

New Affordable Housing Opportunities



7 Proposals representing 1,433 new rental homes

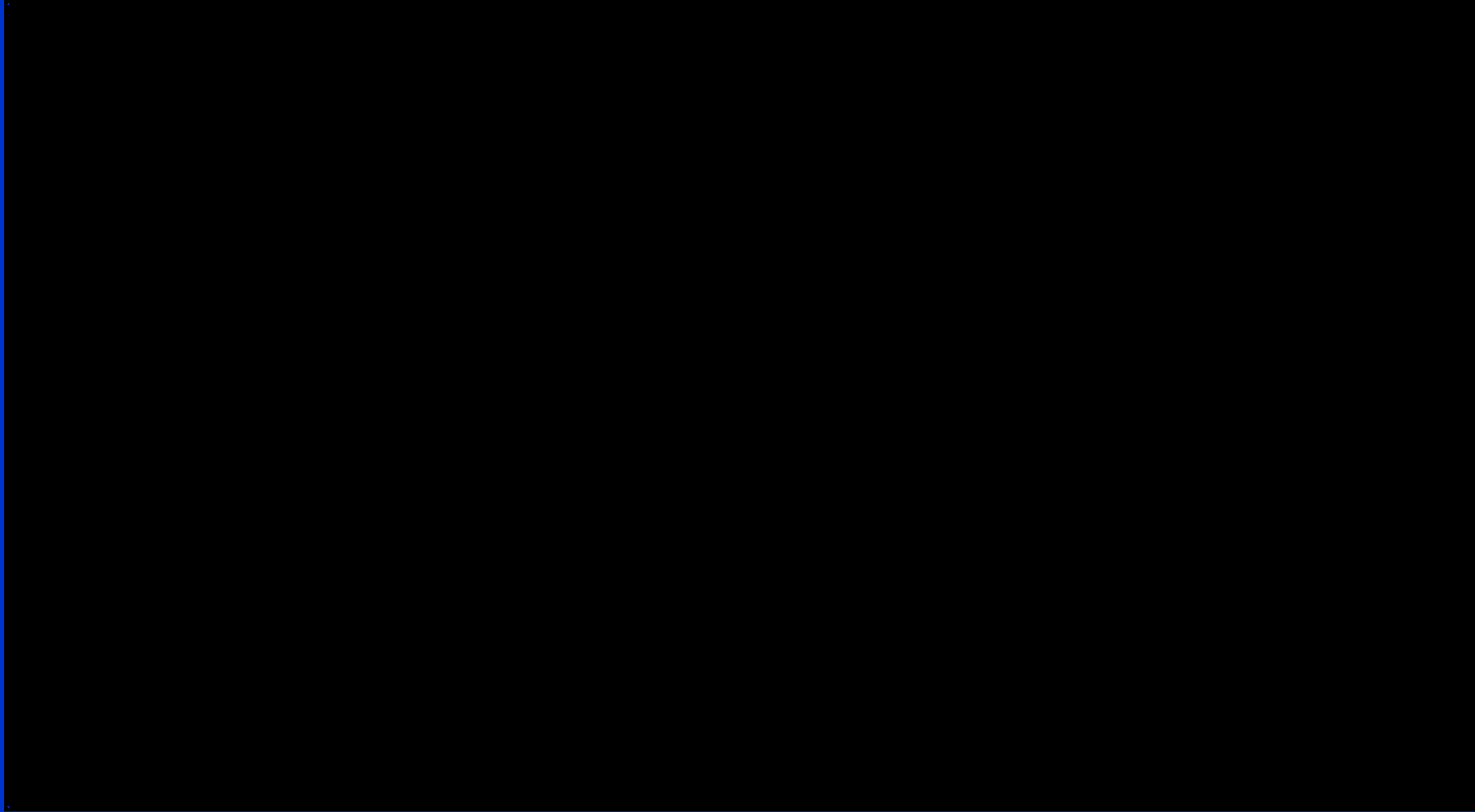
Presentation to the
Affordable Housing Committee
October 20, 2009

Ontario Overview

- Federal/Provincial governments have set aside \$540 Million in affordable housing economic stimulus funding (4,500 homes) for Ontario
- \$200M committed to date province-wide
- Very competitive funding process - funding must be committed by March 31st, 2011
- Province-wide demand outstrips available funding

Toronto Update

- So far \$20.9M approved in Toronto (171 homes)
- City Council has recommended an additional 7 developments to the province for 1,433 homes
 - AHP funding request: \$170M
 - City approved contribution: \$30M
- Province expected to roll out additional funding announcements from end of October 2009 through March 2010



<u>Proponent</u>	<u>Homes</u>	<u>Address</u>	<u>Main Intersection</u>	<u>Ward</u>
Toronto Community Housing	180	Railway Lands NW	Front St. / Bathurst St.	20
Deauville Place Inc.	62	5 Deauville Lane	Don Mills Rd. / Eglinton Ave. E.	26
Medallion Corporation	361	3415 Weston Rd.	Weston Rd. / Finch Ave. W.	7
Minto Apartments Ltd.	204	7 - 21 Richgrove Dr.	Martin Grove Rd. / Eglinton Ave W.	4
Patricia and Bathurst Developments	237	485 Patricia Ave.	Bathurst St. / Steeles Ave. W.	10
The Remington Group Inc.	210	8 Chichester Pl.	Victoria Park Ave. / Sheppard Ave. E.	40
Verdiroc Development Corporation	179	1001 Queen St. W.	Ossington Ave. / Queen St. W.	19

Toronto Community Housing

Railway Lands Block 32

Ward 20



Rendering

180 New Homes

50 One bedroom

78 Two bedroom

32 Three bedroom

20 Four bedroom

AHP funding

\$18 M

City assistance:

\$10.8 M

Toronto Community Housing

Railway Lands Block 32

Ward 20

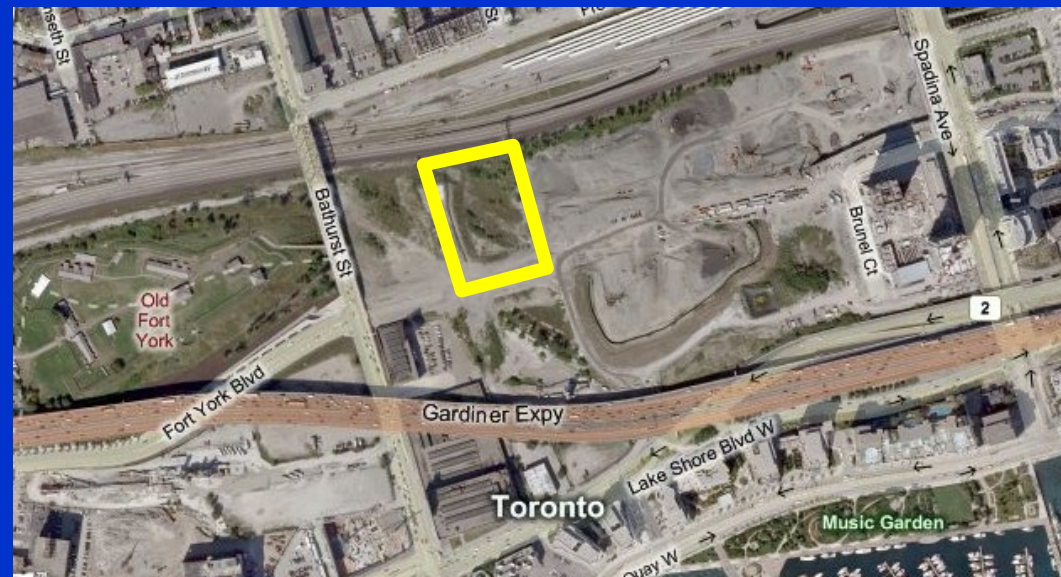
New homes for families & singles

Brownfield redevelopment

Management provided by TCHC

Adjacent parcel to provide 242 more affordable homes (\$17M Provincial funding previously allocated)

Construction start: December 2009

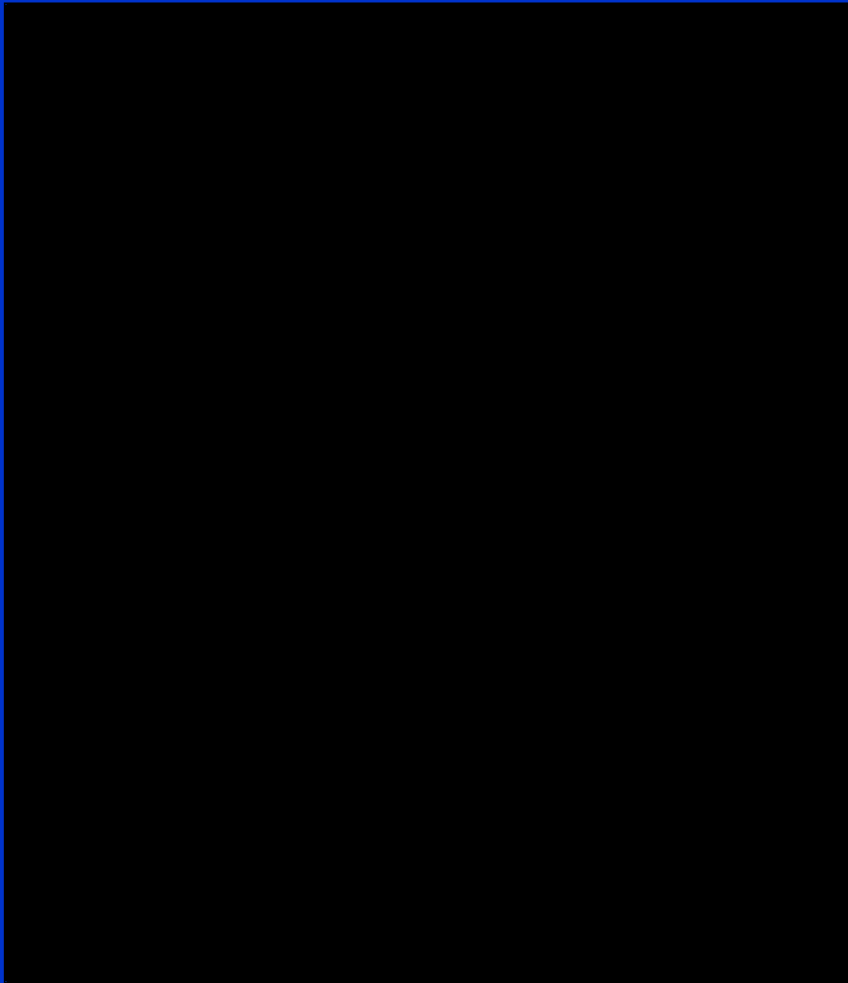


Existing Condition



The Remington Group

8 Chichester Place Ward 40



210 New Homes

114 One bedroom

96 Two bedroom

AHP funding:

\$25.2 M

City assistance:

\$3.15 M

Rendering

AHC Presentation Oct. 20, 2009

The Remington Group

8 Chichester Place Ward 40

New homes for seniors & recent immigrants

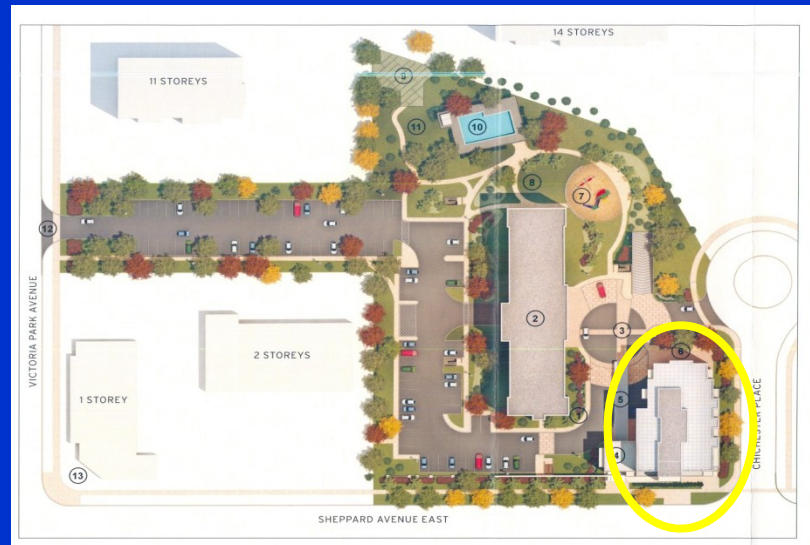
Infill development among existing apartment towers

Management & tenant support provided by Brown Management Services

Building fully accessible

Includes geothermal heating and cooling system

Construction start: December 2009



Verdiroc Development Corporation

1001 Queen St. W. Ward 19



Rendering

179 New Homes

36 bachelor

68 one bedroom

59 two bedroom

16 three bedroom

AHP funding:

\$21.5M

City assistance:

\$2.6M

Verdiroc Development Corporation

1001 Queen St. W. Ward 19



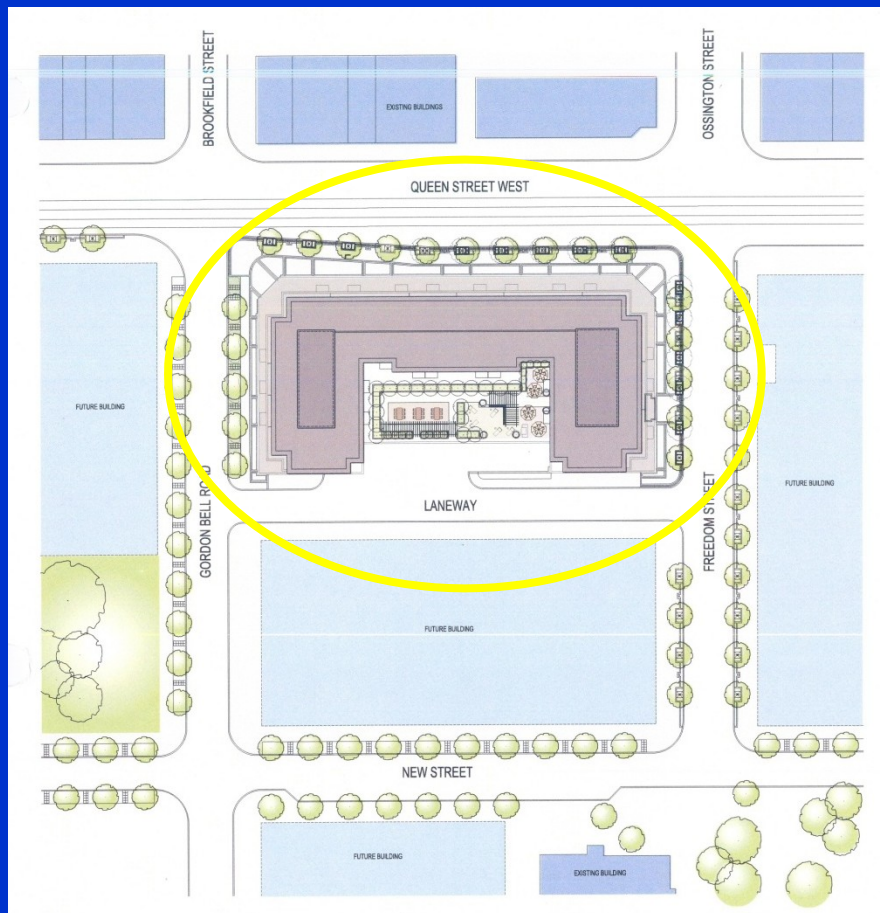
Existing Condition

Part of
redevelopment of
CAMH site

Construction start:
July 2010

Verdiroc Development Corporation

1001 Queen St. W. Ward 19



Site Plan

New homes for seniors, persons with disabilities, victims of domestic violence & recent immigrants

Managed by Greenwin Property Management

Tenant support provided by Reconnect Mental Health services

Medallion Corporation

3415 Weston Rd Ward 7



Rendering

361 New Homes

185 one bedroom

167 two bedroom

9 three bedroom

AHP funding:

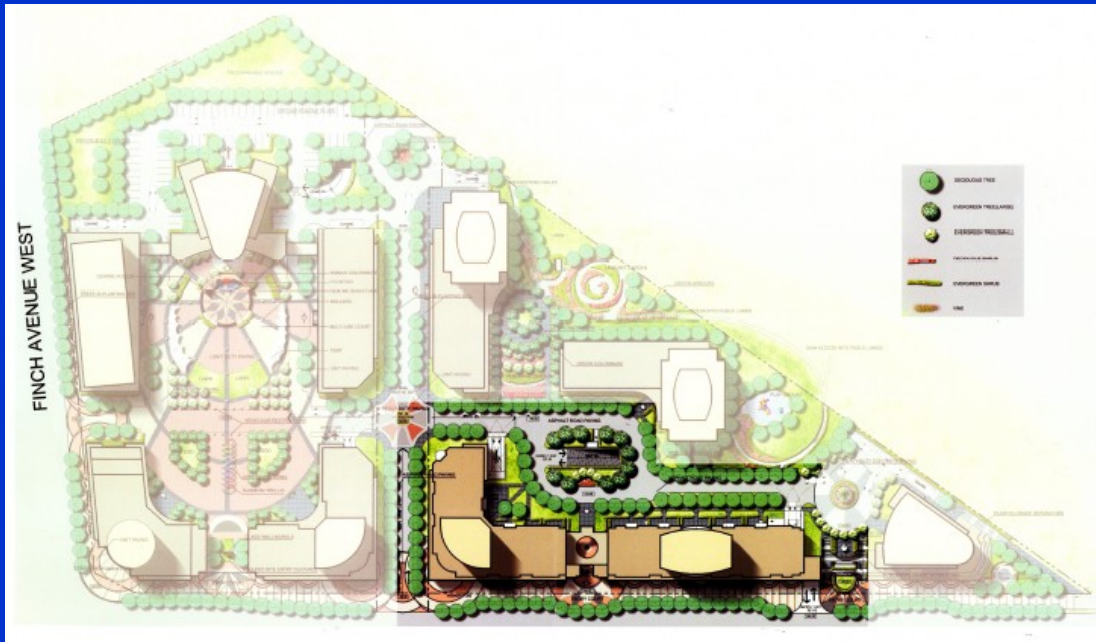
\$43.3M

City assistance:

\$5.5M

Medallion Corporation

3415 Weston Rd Ward 7



Site Plan

New homes for seniors,
victims of domestic
violence & working poor
families

Management and tenant
support by Medallion
Corporation

Local 183 of the Universal
Workers Union will assist
Medallion to implement a
youth mentorship program
as part of construction

Medallion Corporation

3415 Weston Rd Ward 7



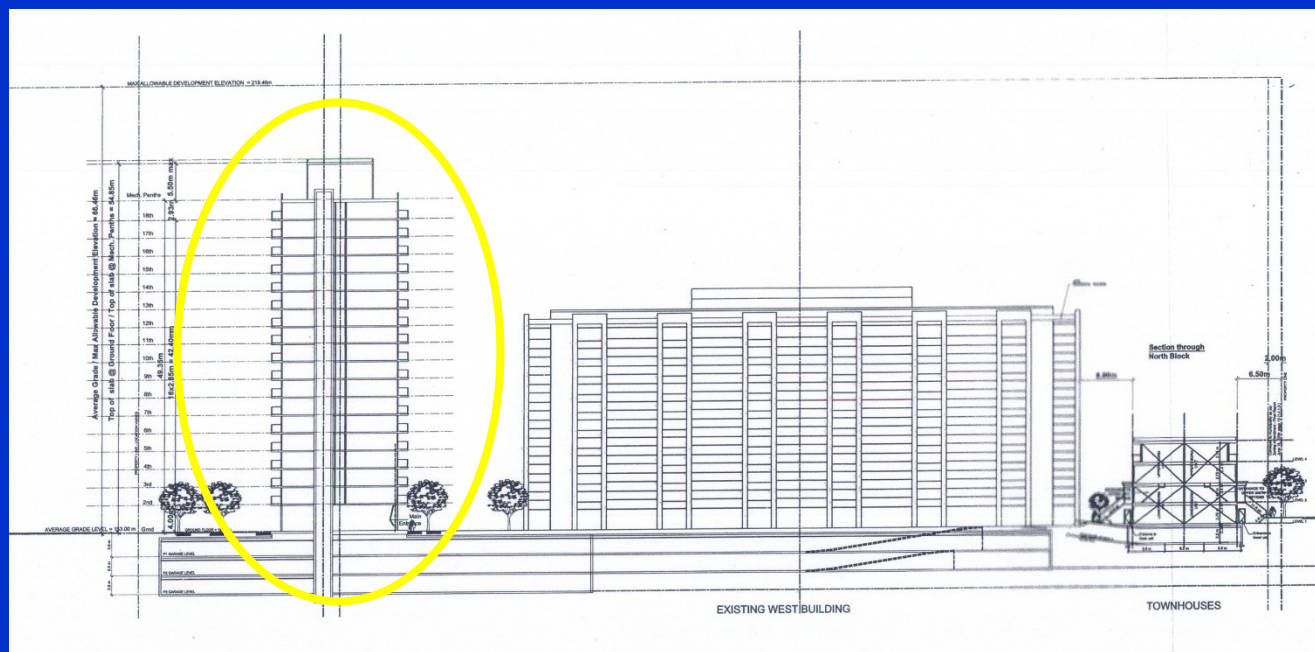
Existing Condition

Part of new 10 building
subdivision on brownfield site

Construction start: November
2009

Minto Apartments Ltd.

7-21 Richgrove Dr. Ward 4



Elevation (west)

204 New Homes
All one-bedroom

AHP funding:
\$24.5M

City assistance:
\$2.6M

Minto Apartments Ltd.

7-21 Richgrove Dr. Ward 4



Existing Condition

New homes for seniors

Managed by Minto Apartments Ltd.

Tenant support provided by Etobicoke Services for Seniors

Infill development among existing apartment towers

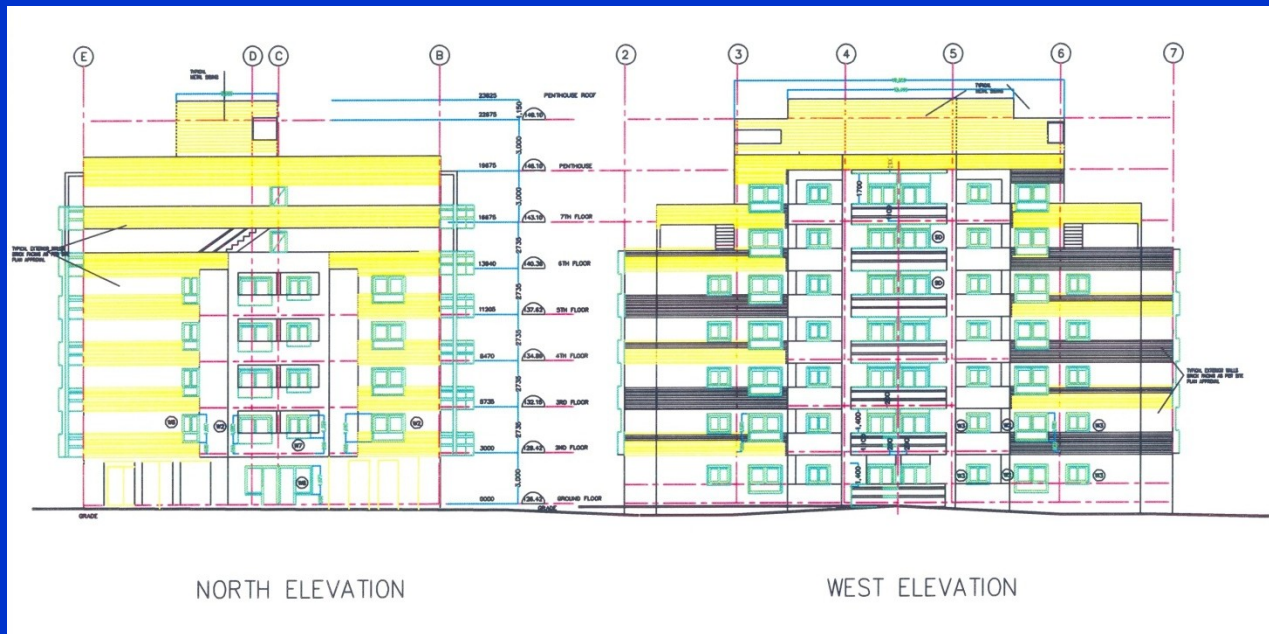
Construction start: December 2009



Deauville Place Inc. (Mahogany Management Inc.)

5 Deauville Lane

Ward 26



62 New Homes
All one-bedroom

AHP funding:
\$7.4M

City assistance:
\$.5M

Elevations

Deauville Place Inc. (Mahogany Management Inc.)

5 Deauville Lane

Ward 26



Existing Condition

New homes for seniors & people with disabilities

Managed by Deauville Place Inc. (Mahogany Management Inc.)

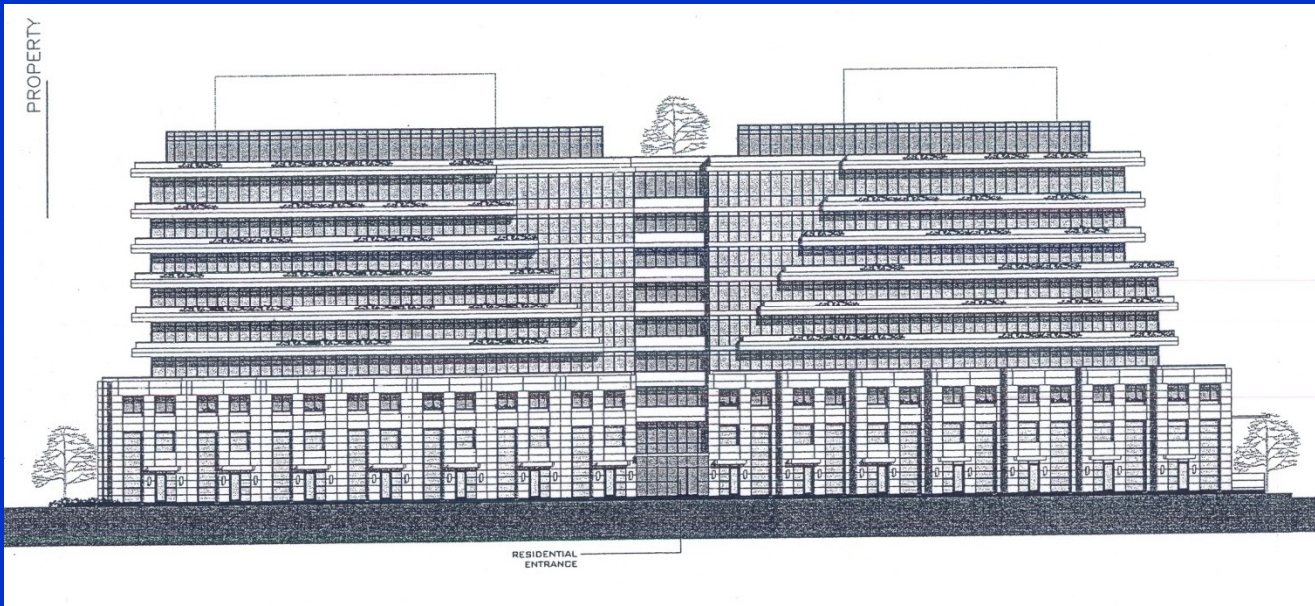
Tenant support by Better Living Health and Community Services

Infill development in apartment neighbourhood

Construction start:
November 2009

Patricia and Bathurst Developments Inc.

485 Patricia Ave. Ward 10



Elevation (west)

237 New Homes

167 one bedroom
70 two bedroom

AHP funding

\$28.4M

City assistance:

\$3.4M

Patricia and Bathurst Developments Inc.

485 Patricia Ave.

Ward 10

New homes for seniors
& persons with
disabilities

Managed by Myriad
Property Management

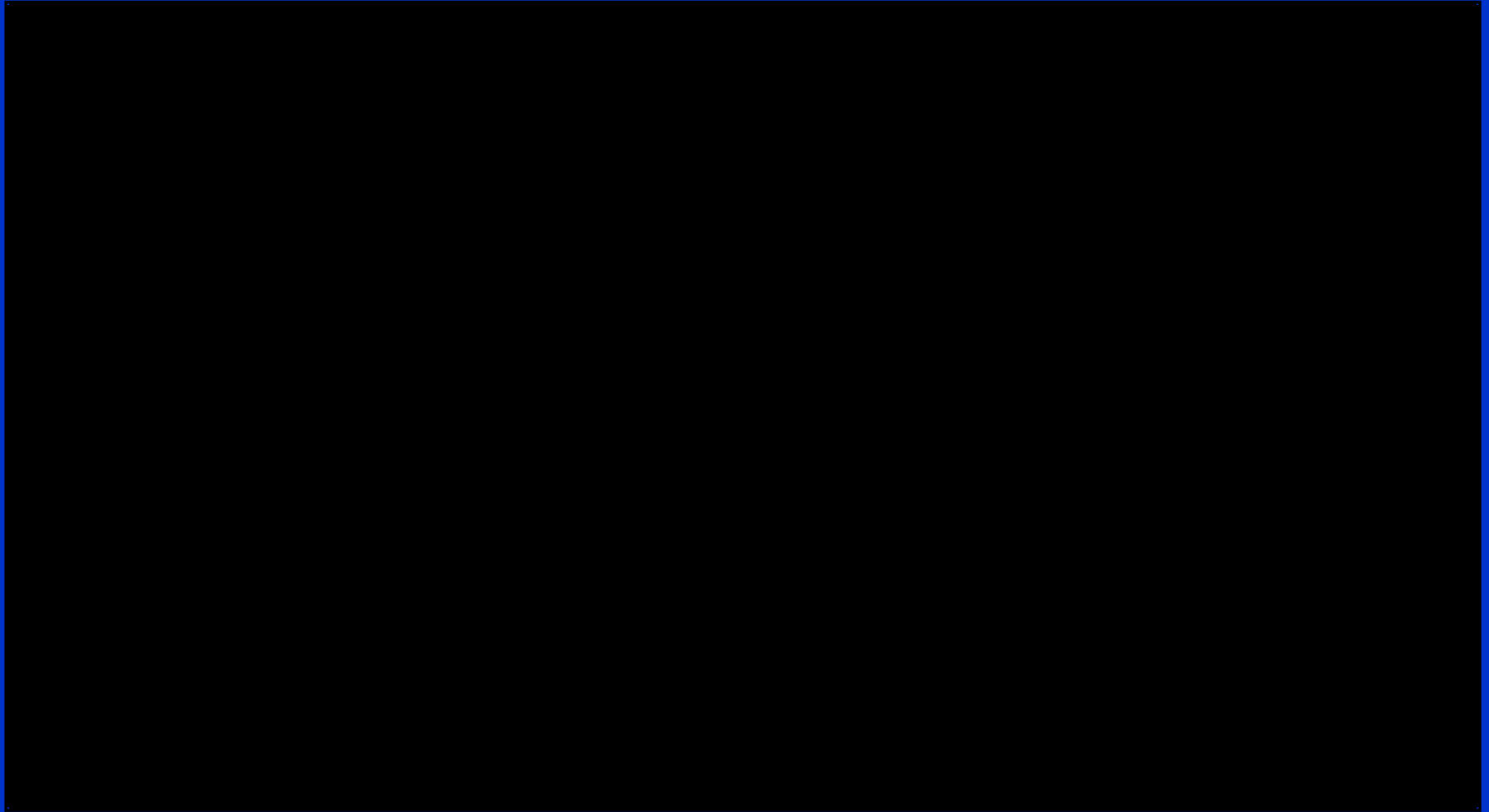
Tenant support provided
by B'nai Brith Canada

Construction start:
June 2010



Existing Condition

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