



2018 Open Door Program Progress Update

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Overview

1. Open Door Program
2. 2018 Call for Applications and its Results
3. Other Open Door Developments
4. Looking Forward to 2019

Open Door Program

- In July 2016, Council approved \$222.8 million in capital funding and incentives to support five-year targets of 5,000 new affordable rental and 2,000 new affordable ownership homes
- The City's new Open Door Affordable Housing Program has 3 key components:
 - Streamlining access to City incentives and capital
 - Activating public land
 - Fast-tracking planning approvals.



Open Door Program in 2018

- The City is on track to approve up to 1,521 affordable rental homes through recommending:
 - 606 affordable rental homes through the Open Door Call for Applications
 - 160 affordable rental homes through the Provincial Affordable Housing Lands Program
 - 755 affordable rental homes through residential developments in the Planning approval process
- This represents approximately 7% of the average number of residential units approved per year.
- The City is also recommending 422 mid-range market homes for the provincial Development Charges Rebate Program.

2018 Call for Applications

- Issued on January 17th – closed on March 22nd
- Resources include:
 - \$10 million in capital funding
 - Exemptions from development charges and fees and property taxes (for the duration of affordability)
 - Open Door Planning Service
 - Housing benefits for 10% of the project's affordable units available to eligible households
- Opportunity to apply for the Provincial Development Charges Rebate Program for mid-range rental housing.

Join the City of Toronto to

OPEN DOORS to Housing Opportunity!

Now is the time to contribute to a better city by creating affordable housing.

The Open Door Program is Now Open for Business to assist private and non-profit organizations to build affordable rental housing across the City through:

- Providing City funding and incentives
- Fast-tracking the planning approvals
- Activating public land



Call for Applications- Results

- 19 submissions were received in total including two ineligible applications
- Applications reviewed by a team with staff from Affordable Housing Office, Shelter, Support and Housing Administration, City Legal, City Planning and Corporate Finance
- Eight applications are being recommended in six wards representing 606 affordable and 422 mid-range rental units.
- The number of units, built form, financial incentives and funding being recommended is subject to adjustment once any and all applicable planning permissions are secured.

2667-2677 Kipling Rd.

- Ward 1
- Proposal by 1241676 Ontario Inc.
- 120 affordable rental homes
- 25 years affordability period



2667-2677 KIPLING AVENUE

TORONTO, ONTARIO
MARCH 22, 2018

620 Martingrove Rd. and 7, 21 Richgrove

- Ward 4
- Proposal by Minto Properties Inc.
- 100 affordable rental homes
- 125 mid-range rental homes
- 25 years affordability period



2346 Weston Rd.

- Ward 11
- Proposal by 2346weston.com Inc.
- 157 affordable rental homes
- 25 years affordability period



82 Buttonwood Ave.

- Ward 11
- Proposal by Amico Properties Inc.
- 76 affordable rental homes
- 40 years affordability period



Submitted by Amico Properties Inc. - South Section of the "Complementary Zone"

2140 Bloor St. West

- Ward 13
- Proposal by 1656851 Ontario Inc.
o/a High Park Villa
- 13 affordable rental homes
- 40 years affordability period



2 Main St. and 650 Kingston Rd.

- Ward 32
- Proposal by 2432953 Ontario Inc.
- 12 affordable rental homes
- 28 mid-range rental homes
- 25 years affordability period



Submitted by: 2432953 Ontario Inc. / Demirov Fine Homes

419-425 Coxwell Ave.

- Ward 32
- Proposal by New Frontiers
Aboriginal Residential Corporation
- 12 affordable rental homes
- 30 years affordability period



80 Dale Ave.

- Ward 36
- Proposal by 80 Dale Avenue Ltd.
c/o Podium Developments
- 116 affordable rental homes
- 269 mid-range rental homes
- 25 years affordability period



Other Open Door Developments

51 Panarama Court

- Ward 1
- Proposal by YWCA and Wigwamen Inc.
- 160 affordable rental homes
- 40 years affordability period



1260 Dufferin Street (Galleria Mall)

- Ward 18
- Proposal by Freed Developments and Elad Canada
- 150 affordable rental homes
- 25 years affordability period



An artistic rendering of the resubmitted development proposal for the Galleria Mall.
Reimagine Galleria/Image from Toronto.com (Dec. 5, 2017)

844 Don Mills Road (Celestica Lands)

- Ward 26
- Proposal by Diamond Corp
- 390 affordable rental homes
- 25 years affordability period



Rendering of Wynford Green looking southeast/ Image from Urban Toronto (April 3, 2017)

R6 Bayside

- Ward 28
- Proponent TBD
- 215 affordable rental homes
- 99 years affordability period



Looking Forward to 2019

- 2019 Open Door Call for Applications scheduled for January 2019
- Implementing Inclusionary Zoning
- Partnership with CMHC in implementing the Co-investment Fund
- Partnership with the Ontario government to implement the DC Rebates Program
- Partnership with CreateTO to identify/activate public lands at or near transit hubs

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