



## Open Door Program Call for Applications 2019: Support for 651 New Affordable Rental Homes

**Date:** September 4, 2019  
**To:** Planning and Housing Committee  
**From:** Executive Director, Housing Secretariat  
**Wards:** Wards 4, 5, 6, 9, 14, 19, 20, 21

### SUMMARY

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This report outlines the results of the 2019 Open Door Program Call for Affordable Rental Housing Applications and recommends eight non-profit and private sector development proposals, representing a total of 651 affordable homes, for approval by City Council. Three of the eight recommended proposals are from non-profit housing organizations representing 215 homes across the City.

The recommended development proposals follow a competitive Call for Applications which was issued on February 25, 2019 and closed on May 3, 2019. The applications were reviewed by an interdivisional committee of staff from the Housing Secretariat, City Planning, City Legal, Shelter Support and Housing Administration, and Corporate Finance.

In addition to the eight applications being recommended for Council approval, this report recommends pre-development funding for five non-profit groups to assist them in revising their plans should they wish to apply in future Call for Applications. These five proposals represent another potential 538 non-profit homes in the affordable housing development pipeline.

This report recommends that authority be granted to the Executive Director, Housing Secretariat to enter into the necessary agreements to fund and secure the construction and operation of these homes as affordable housing for a minimum period of 30 years, and in some cases in perpetuity.

### RECOMMENDATIONS

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The Executive Director, Housing Secretariat recommends that:

1. City Council authorize the Executive Director, Housing Secretariat, to provide capital funding from the Development Charges Reserve Fund for Subsidized Housing (XR2116), in the amounts and for the developments described in Chart

A in the Financial Impact section of this Report and in an amount not to exceed \$12,327,344 to facilitate creation of the 651 affordable rental homes through the Open Door Program.

2. City Council authorize the Executive Director, Housing Secretariat to provide capital funding from the Development Charges Reserve Fund for Subsidized Housing (XR2116), in the amounts and for the developments described in Chart C in the Financial Impact section of this Report and in an amount not to exceed \$250,000 for the purpose of conducting pre-development activities including addressing issues identified by City staff to facilitate the creation of 538 affordable rental homes through the 2020 Open Door Program.
3. City Council authorize the Executive Director, Housing Secretariat, to exempt the developments described in Chart A in the Financial Impact section of this Report from the payment of development charges, building, planning and parkland dedication fees.
4. City Council authorize an exemption from taxation for municipal and school purposes for the developments and for the periods of time described in Chart B in the Financial Impact section and Appendix 1 of this Report.
5. City Council authorize City staff to cancel or refund any taxes paid after the effective date of the municipal housing facility agreement (the City's Contribution Agreement).
6. City Council authorize the Executive Director, Housing Secretariat, to negotiate and enter into, on behalf of the City, a municipal housing facility agreement (the City's Contribution Agreement) with the developers of the developments described in Chart A, or related corporations, to secure the financial assistance and to set out the terms of the development and operation of the new affordable rental housing, on terms and conditions satisfactory to the Executive Director, Housing Secretariat, in consultation with the Chief Financial Officer & Treasurer and General Manager, Shelter, Support and Housing Administration, in a form approved by the City Solicitor.
7. City Council authorize the Executive Director, Housing Secretariat, to negotiate and enter into, on behalf of the City, a pre-development agreement with the developers of the proposals described in Chart C, or related corporations, to secure the financial assistance, on terms and conditions satisfactory to the Executive Director, Housing Secretariat, in consultation with the Chief Financial Officer & Treasurer and General Manager, Shelter, Support and Housing Administration, in a form approved by the City Solicitor.
8. City Council authorize severally each of the Executive Director, Housing Secretariat and the General Manager, Shelter, Support and Housing Administration to execute, on behalf of the City, any security or financing documents or any other documents required to facilitate the funding process, including any documents required by the developers of the developments described in Charts A and B in the Financial Impact section and Appendix 1 of

this Report, or their related corporations to complete pre-development activities, construction and secure conventional financing, where required, including any postponement, confirmation of status, discharge or consent documents where and when required during the term of the municipal housing facility agreement, as required by normal business practices, and provided that such documents do not give rise to financial obligations on the part of the City that have not been previously approved by Council.

9. City Council authorize the General Manager, Shelter, Support and Housing Administration, in consultation with the Executive Director, Housing Secretariat, to make any necessary future budget adjustments to accommodate the funds approved in this report from the Development Charges Reserve Fund for Subsidized Housing.

## **FINANCIAL IMPACT**

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This report recommends that City Council allocate up to \$12,327,344 in City funding from the Development Charges Reserve Fund for Subsidized Housing (XR2116) (DCRF) and approximately \$38,313,062 value in financial incentives under the terms of the Open Door Program. The capital funding and incentives are recommended to support the creation of 651 affordable rental homes in eight housing developments, as summarized at Chart A below.

The number of homes and incentive amounts in this report are based on best available data at this time. Through the development review and community consultation processes, an appropriate built form will be identified for each site, which will ultimately determine the final number of rental homes at the sites.

The Housing Secretariat will report to Council on a per project basis should the estimated value of incentives exceed the amounts approved by Council through this report.

**Chart A: Financial Details of Recommended Developments**

<b>Organization/ Company Name</b>	<b>Project Address</b>	<b>Ward</b>	<b>Affordable Homes</b>	<b>Capital Funding Request</b>	<b>Estimated Fees &amp; Charges Exemptions</b>	<b>Estimated Net Present Value of Property Tax Exemption</b>
<b>Riverdale Co-operative Houses</b>	685 Queen St. E.	14	32	\$640,000	\$1,369,303	\$821,721
<b>Thunder Woman Healing Lodge Society</b>	2217 Kingston Rd.	20	24	\$997,344	\$851,877	\$522,555

<b>Organization/ Company Name</b>	<b>Project Address</b>	<b>Ward</b>	<b>Affordable Homes</b>	<b>Capital Funding Request</b>	<b>Estimated Fees &amp; Charges Exemptions</b>	<b>Estimated Net Present Value of Property Tax Exemption</b>
<b>Sionito Community Development Corporation</b>	591 Finch St. W.	6	159	\$4,500,000	\$5,624,626	\$3,472,212
<b>1953083 Ontario Inc.</b>	884 Kingston Rd.	19	30	n/a	\$1,076,105	\$384,533
<b>Amico Properties</b>	82 Buttonwood Ave.	5	106	\$4,250,000	\$4,156,320	\$1,618,474
<b>A + Aero Technology Services</b>	989 College St.	9	17	\$340,000	\$579,809	\$272,046
<b>3803 DSW Urban Properties Inc.</b>	3775-4005 Dundas St. W.	4	63	n/a	\$2,304,750	\$975,962
<b>Birchmount Green Inc.</b>	1236 Birchmount Rd	21	220	\$1,600,000	\$9,523,148	\$4,759,623
<b>Subtotal</b>			651	\$12,327,344	\$25,485,937	\$12,827,125
<b>Total</b>			651	\$12,327,344	\$38,313,062	

### ***Financial Incentives***

City financial incentives represent relief from development charges, building permits and planning fees and municipal property taxes. The combined average of these incentives for the developments recommended in this report is \$58,850/home, for a total of approximately \$38,313,062. These incentives are not a direct capital payment from the City but rather foregone revenues that the City waives or forgives under the Open Door Program. The values in Chart A are based on the City's 2019 fees, charges and tax relief estimates.

Municipal property tax relief is recommended for the affordability term of the rental homes and the total value of the City incentives includes an estimated net present value of these taxes for the affordability period. Ongoing municipal property tax exemption is conditional upon compliance with terms and conditions as set in the City's Contribution Agreement with each proponent over the affordability period.

The value of annual property tax exemptions associated with these developments is estimated at \$501,416 at current 2019 rates. The net present value over the various

agreement terms of the developments (from a minimum of 30 years to 99 years), included in Chart B below, is estimated at \$12,827,125.

**Chart B: Annual and Net Present Value of Property Taxes for Recommended Developments**

<b>Organization/ Company Name</b>	<b>Agreement Term (yrs)</b>	<b>Property Tax</b>	<b>City</b>	<b>Education</b>	<b>City Building</b>	<b>Total</b>
<b>Riverdale Co-operative Houses</b>	99	<i>Annual</i>	\$19,133	\$6,822	\$93	<b>\$26,048</b>
		<i>NPV</i>	\$603,580	\$215,198	\$2,943	<b>\$821,721</b>
<b>Thunder Woman Healing Lodge Society</b>	99	<i>Annual</i>	\$12,167	\$4,338	\$59	<b>\$16,564</b>
		<i>NPV</i>	\$383,833	\$136,850	\$1,872	<b>\$522,555</b>
<b>Sionito Community Development Corporation</b>	99	<i>Annual</i>	\$80,846	\$28,825	\$394	<b>\$110,065</b>
		<i>NPV</i>	\$2,550,450	\$909,326	\$12,437	<b>\$3,472,212</b>
<b>1953083 Ontario Inc.</b>	30	<i>Annual</i>	\$14,410	\$5,138	\$70	<b>\$19,619</b>
		<i>NPV</i>	\$282,451	\$100,704	\$1,377	<b>\$384,533</b>
<b>Amico Properties</b>	30	<i>Annual</i>	\$60,653	\$21,625	\$296	<b>\$82,573</b>
		<i>NPV</i>	\$1,188,821	\$423,857	\$5,797	<b>\$1,618,474</b>
<b>A+ Aero Technology Services</b>	40	<i>Annual</i>	\$8,645	\$3,082	\$42	<b>\$11,769</b>
		<i>NPV</i>	\$199,826	\$71,245	\$974	<b>\$272,046</b>
<b>3803 DSW Urban Properties Inc.</b>	30	<i>Annual</i>	\$36,574	\$13,040	\$178	<b>\$49,793</b>
		<i>NPV</i>	\$716,875	\$255,591	\$3,496	<b>\$975,962</b>
<b>Birchmount Green Inc.</b>	50	<i>Annual</i>	\$135,877	\$48,445	\$663	<b>\$184,985</b>
		<i>NPV</i>	\$3,496,093	\$1,246,481	\$17,048	<b>\$4,759,623</b>
Total		<i>Annual</i>	\$368,306	\$131,314	\$1,796	<b>\$501,416</b>
		<i>NPV</i>	\$9,421,929	\$3,359,252	\$45,945	<b>\$12,827,125</b>

### **Capital Funding**

An additional \$12,327,344 in direct capital assistance is recommended from the Development Charges Reserve Fund for Subsidized Housing (XR2116). The uncommitted balance in the Development Charges Reserve Fund as of August 28th,

2019 is \$35.7M. This amount includes 2019 projected Development Charge revenues of \$21M.

The DCRF is an important funding source to support new affordable rental homes. The City's capital funding contributions will supplement equity contributions from the applicants.

### ***Pre-development Funding***

Five non-profit proponents whose proposals were not successful in this Call for Applications are recommended to receive up to \$50,000 each, for a total of \$250,000, in pre-development funding from the DCRF. This financial support from the City will enable the groups to continue to work on their proposals, resolve issues identified by staff during the review and evaluation process and revise their submissions for the 2020 Open Door Call for Applications. The five non-profit proponents and sites are included in Chart C.

**Chart C: Projects Recommended for Pre-Development Funding**

<b>Organization/Company Name</b>	<b>Project Address</b>	<b>Ward</b>	<b>Proposed Affordable Homes</b>	<b>Pre-development Funding</b>
<b>St. Stephen's Presbyterian Church and Pickering Presbytery</b>	3817 Lawrence Ave. E.	24	101	\$50,000
<b>The Scott Mission</b>	502 Spadina Av	11	147	\$50,000
<b>Bnei Akiva Schools of Toronto</b>	45 Canyon Ave./ 4455 Bathurst St.	6	27	\$50,000
<b>WoodGreen Community Housing</b>	835-841 Queen St. E.	14	110	\$50,000
<b>Brenyon Way Charitable Foundation</b>	250 Brenyon Way	25	153	\$50,000
<b>Total</b>			<b>538</b>	<b>\$250,000</b>

The DCRF is sufficiently funded to accommodate the transactions proposed in this report. Future year operating budget submissions will include the necessary DCRF funding for the advancement of these developments, based on implementation and construction timelines.

As funding for affordable housing initiatives is administered by the Shelter, Support and Housing Administration Division (SSHA) on behalf of the Housing Secretariat, the above funds will flow through the SSHA's Operating Budget.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

## **EQUITY IMPACT STATEMENT**

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Access to safe, secure, affordable housing in all parts of Toronto is a fundamental goal of the City's 10-year Housing Opportunities Toronto (HOT) Action Plan 2010-2020. The provision of new affordable housing is also a goal of the City's Poverty Reduction Strategy.

The HOT Action Plan 2010-2020 also supports the provision of a mix of housing opportunities and the creation of affordable housing in mixed-income, inclusive and complete communities.

Developments recommended in this report, and those non-profit proposals recommended for pre-development funding, serve Indigenous persons, people experiencing homelessness, low-income seniors, people with disabilities and seniors struggling with mental housing challenges, in addition to low- and moderate-income households of various sizes.

Creating affordable homes for Toronto residents improves their economic and social well-being, and contributes to more inclusive communities and a more equitable city.

## **DECISION HISTORY**

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On August 5 and 6, 2009, City Council adopted EX33.47 Housing Opportunities Toronto: An Affordable Housing Action Plan 2010-2020 as the plan to address Toronto's affordable housing challenges over 10 years. The City Council Decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.EX33.47>

City Council on December 9 and 10, 2015, adopted EX10.18 Affordable Housing Open Door Program, with amendments, which detailed land, planning and financial actions to enhance the City's ability to deliver affordable housing and achieve its approved housing targets. Council adopted actions to better utilize surplus public lands and provide financial contributions for new affordable housing from the City's Development Charges Reserve Fund for Subsidized Housing (XR2116). The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX10.18>

City Council on July 12, 13, 14 and 15, 2016, adopted with amendments EX16.26 Implementing the Open Door Affordable Housing Program which provided financial and implementation details regarding the City initiative. The Council Decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX16.26>

## COMMENTS

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### ***Open Door Affordable Housing Program***

The Open Door Program was approved by City Council in July 2016. The program is designed to scale up City efforts to deliver new affordable homes and assist in achieving Toronto's housing targets.

This is the third annual Open Door Program Call for Applications and, since 2016, a total of 6,694 affordable rental homes have been approved under the program. Subject to approval of this report by Council, the total number of affordable homes created through the Open Door Program will be approximately 7,350 spread across the City.

### ***2019 Call for Applications Summary***

The financial contributions available from the City through the Open Door Program include capital funding as well as fees, charges and property tax exemptions to support new affordable rental housing.

Affordable rental housing in this Call for Applications was defined, according to the Official Plan, as new housing where the total monthly shelter cost (gross monthly rent, including heat, hydro and hot water, excluding parking and internet/cable charges) is at or below Toronto's average market rent (AMR) by unit type (number of bedrooms), as reported in the fall of each year by Canada Mortgage and Housing Corporation.

The rental homes recommended in this report will be affordable to a range of households of varying incomes and sizes. Bachelor apartments will be affordable for households with incomes ranging from \$25,000 to \$49,000; one bedroom apartments for households with incomes between \$35,000 and \$60,000; and two bedroom apartments for households with incomes of \$47,000 to \$71,000. In addition, 10% of the homes are targeted towards lower income households in receipt of housing benefits that will further reduce rents and improve affordability.

City Council in 2018 requested adjustments be made to the Open Door Program criteria to provide recognition of the importance of non-profit and co-operative rental housing providers and public housing. As a result the following changes were made for the 2019 Call for Applications:

- The minimum affordability period was increased to 30 years from 25 years;
- Affordability details, including depth and length of affordability, were given more weight in the evaluation and scoring;
- Community consultation and outreach plans were scored higher, and;
- Pre-development funding is recommended in this report for non-profit groups with unsuccessful applications to support them in resolving issues with their proposals so that they can re-apply to the Open Door Program in 2020.

The Open Door Program requires approved organizations to develop an Access Plan and follow the City's requirements for tenant selection, income verification, reporting,



and overall administration of the affordable rental homes. Future residents will be chosen through the City's Housing Access System.

### ***Summary of 2019 Applications***

In total, 20 applications were submitted to the City, of which one was deemed ineligible as the proposal was made for a city-owned parcel of land.

The remaining 19 applications were assessed by an interdivisional review committee of staff from the Housing Secretariat, City Planning, City Legal, Shelter Support & Housing Administration, and Corporate Finance.

Applications were assessed on the basis of Evaluation Criteria outlined in the Call for Applications, which included: affordability details (including size and mix of units, length and level/depth of affordability), development and management qualifications and plans, housing design and development schedule, corporate financial viability and capital and operating budgets. To be successful, applications were required to score a minimum of 70 points out of 100.

### ***Summary of Recommended Developments***

#### **1. Riverdale Co-operative Houses**

**Address: 685 Queen Street East**

The non-profit applicant is a housing co-operative that proposes to revitalize their property at 685 Queen Street East by renovating an existing residential building and adding a new 6-storey addition at the rear. The new building will have a total of 32 homes including 22 one-bedroom (14 of which will be accessible), seven two-bedroom, and three three-bedroom apartments. The proposed affordability period is 99 years.

The applicant is targeting the new homes to current co-operative members who have mobility issues and/or who are seniors who want to move into a smaller apartment. The existing larger homes vacated by these members will be targeted to families with children.

All rents are proposed to be at 80% of average market rent and the applicant is requesting 16 housing allowances to deepen affordability for half of the new residents.

Minor Variance and Site Plan Approval applications are required to be submitted for the proposal. Construction is expected to start in June 2020, with completion scheduled for December 2021.

#### **2. Thunder Woman Healing Lodge Society**

**Address: 2217 Kingston Road**

The proposal by the non-profit Thunder Woman Healing Lodge Society serves Toronto's urban indigenous community as an Indigenous-led healing place for aboriginal women.

There are only two Healing Lodges for women in Canada and this will be the first in the Greater Toronto Area.

The Healing Lodge will offer wrap-around supports, including life skills, spiritual connections, personal counseling and health/fitness to enable women to fulfill their post-release obligations and find homes, education, work, independence and community. The organization has entered into a Contribution Agreement with Miziwe Biik to receive \$3.6 million in provincial Indigenous Supportive Housing Program funding.

The proposed development consists of a new 6-storey building comprised of four bachelor, eight one-bedroom affordable homes and 12 dwelling rooms with shared facilities. The rents for the self-contained homes are set at 80% of average market rent and will remain affordable for 99 years. The proponent is seeking additional operating funding to reduce the rents well below 80% of average market rent. The 12 dwelling rooms are proposed to receive per diem funding from various federal and provincial government agencies responsible for administering the corrections systems.

The proposed project is subject to Site Plan Approval, for which an application is required to be submitted. The proposed construction start date is in February 2020 with occupancy anticipated in July 2021. The proposed timeline is subject to the Board finalizing the land transaction and securing additional capital and operating funding from other sources.

### **3. Sionito Community Development Corporation**

**Address: 591 Finch Street West**

This non-profit development proposal is for a new 12-storey building with 159 affordable rental homes. The building includes 103 bachelor and 56 one-bedroom homes. These new homes will be dedicated to low-income seniors struggling with mental health challenges who are on fixed-incomes or receiving Ontario Disability Support Program assistance. Residents will be referred by community agencies and service providers working with senior clients.

Rents are proposed between 59% and 79% of the average market rent and will remain affordable in perpetuity (99 years). The applicant is also seeking a minimum of 16 rent supplements to lower rents and additional assistance from the federal government through the Canada Housing Benefit initiative.

A Site Plan Approval application for this project is currently under review and the applicant is anticipated to start construction by the end of 2019 with a completion date by end of 2020.

### **4. 1953083 Ontario Inc.**

**Address: 884 Kingston Road**

The proposed development will create a new 6-storey mixed-use building including 30 new affordable rental homes located above an existing restaurant. The Fred Victor Centre is proposed as a non-profit partner that will be head-leasing the apartments.

The self-contained bachelor homes will be provided to single persons referred from shelters and other social services agencies. With the support and programming provided by Fred Victor, it is anticipated that these homes will serve as transitional housing for individuals who have been homeless for less than one year to receive support to find permanent housing and employment opportunities. A similar partnership between the applicant and Fred Victor is operating successfully on Dundas Street East.

Rents are proposed to be set at 95% of average market rent and the proposed affordability period is 30 years. Zoning By-law Amendment and Site Plan Approval applications are required to be submitted for the proposal. Construction is projected to start in September 2020 and complete in October 2021.

## **5. Amico Properties**

**Address: 82 Buttonwood Avenue**

Amico was selected by West Park Healthcare Centre (WPHC) to develop five acres of land at 82 Buttonwood Avenue as a residential component of a larger hospital redevelopment and integrated campus of care. Amico's affordable housing proposal will deliver independent living opportunities for an active and aging population in a community setting.

Open Door support is recommended for 106 new affordable rental homes in two new buildings comprised of one-bedroom and two-bedroom homes. The proposed affordability period is 30 years.

In addition to these affordable homes for seniors, the two buildings will include communal housing, community-based services, including family physician offices, retail and other types of services for seniors and persons with disabilities.

All rents are proposed to be between 90% and 100% of average market rent with 10% of the new homes available to those households receiving housing benefits. Amico also has referral agreements for a number of the homes with COTA and PACE, both of which are community agencies that provide support services to people with disabilities and mental health and cognitive challenges.

The Plan of Subdivision application for this proposed project is currently under review. A Site Plan Approval application is also required. Construction is expected to start in October 2019, with completion scheduled for May 2022.

## **6. A+ Aero Technology Services**

**Address: 989 College Street**

This proposal is for a 3-story building with 17 new affordable rental homes comprised of 11 bachelor and six one-bedroom homes. All rents are between 80% and 100% of average market rent with an affordability period of 40 years.

The applicant has secured all planning approvals and anticipates starting above grade construction in December 2019. Completion is scheduled for March 2020.

**7. 3803 DSW Urban Properties Inc.**  
**Address: 3775-4005 Dundas Street West**

This proposal includes 63 affordable homes (out of a total of 297 new rental homes) and commercial space at ground level - including a creative co-working space, micro retail and restaurants. The affordable component is comprised of 53 one-bedroom, six two-bedroom, and four three-bedroom homes. Rents are set at 100% of average market rent and will remain affordable for 30 years.

The Site Plan Approval application for this project is currently under review and the applicant is also required to submit a Minor Variance application. Construction is scheduled to start in September 2019, beginning with remediation and demolition of existing buildings. Above-ground construction is scheduled for December 2020, with completion in July 2022.

**8. Birchmount Green Inc.**  
**Address: 1236 Birchmount Road**

This proposal is for 220 affordable and supportive rental homes. The new building will include 108 one-bedroom, 90 two-bedroom and 22 three-bedroom homes. The proposed rents are set at 100% of average market rent and are to remain affordable for 50 years. The applicant is partnering with four non-profit organizations to provide tenant supports and take referrals from the community.

The proposed project is subject to Site Plan Approval, for which an application is required to be submitted. Construction is planned to begin in October 2020, with completion in August 2022.

***Proposals Recommended for Pre-Development Funding***

In recognition of the importance of long-term affordable, non-profit community housing, the following five proponents and sites are recommended for pre-development funding of up to \$50,000 each from the City's DCRF. These five groups applied to the 2019 Call for Applications but were unsuccessful due to a variety of issues identified during the review and evaluation process.

The recommended pre-development support will be available to the groups subject to submission of a business plan to Executive Director, Housing Secretariat and can be used to revise and advance their proposals by, for example, refining architectural plans and undertaking required technical studies. Housing Secretariat staff will be assigned to assist each of these applicants and their development teams.

**1. St. Stephen's Presbyterian Church and Pickering Presbytery**  
**Address: 3817 Lawrence Avenue East**

This proposal includes the demolition of an existing place of worship and the construction of a new 11-storey, mixed-use building consisting of 101 new affordable homes and a new place of worship.

## **2. The Scott Mission**

**Address: 502 Spadina Avenue**

This proposed development includes an 11-storey mixed-use building including an emergency shelter, services for those experiencing homelessness, and 147 new affordable rental homes.

## **3. Bnei Akiva Schools of Toronto**

**Address: 45 Canyon Avenue/4455 Bathurst Street**

This proposal involves the redevelopment of an existing school at 45 Canyon Avenue and the construction of a new 20-storey mixed-use building. The proposed building will house the school as well as 155 affordable rental apartments.

## **4. WoodGreen Community Housing**

**Address: 835-841 Queen Street East**

The proposed project by WoodGreen Community Housing at 835-841 Queen Street East is to develop a seven-storey building comprised of 110 affordable rental apartments, as well as non-residential uses at grade.

## **5. Brenyon Way Charitable Foundation**

**Address: 250 Brenyon Way**

This non-profit applicant has proposed a new 8-storey building with 153 affordable rental homes with a mix of one, two and three- bedroom homes.

## ***Conclusion***

Since the launch of the Open Door Program in 2016, the Program has assisted the City in scaling up delivery of new affordable rental homes. A total of 6,694 affordable homes have been supported with Open Door contributions, including those approved under related programs such as the Housing Now City lands initiative. Subject to approval of this report by Council, the total number of affordable homes created through the Open Door Program will be approximately 7,350 across the City.

In the context of Toronto's expensive housing market, these homes will reduce financial pressures on lower-income families and individuals and contribute to inclusive, mixed-income communities. Toronto's forthcoming 10-year housing plan, HousingTO 2020-2030 Action Plan, will build on these foundations to improve housing opportunities and outcomes for people across the housing spectrum.

## **CONTACT**

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## **SIGNATURE**

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Sean Gadon  
Executive Director (I)  
Housing Secretariat

## **ATTACHMENTS**

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Appendix 1 - Overview of Recommended Projects

## Appendix 1- Overview of Recommended Projects

<b>Organization/Company Name</b>	<b>Project Address</b>	<b>Ward</b>	<b>Affordable Homes</b>	<b>Affordability Period</b>	<b>Estimated Construction Start Date</b>	<b>Expected Completion Date</b>
<b>Riverdale Co-operative Houses</b>	685 Queen Street East	14	32	99	06/01/2020	12/10/2021
<b>Thunder Woman Healing Lodge Society</b>	2217 Kingston Road	20	24	99	06/01/2021	07/29/2023
<b>Sionito Community Development Corporation</b>	591 Finch Street West	6	159	99	02/03/2020	06/30/2021
<b>1953083 Ontario Inc.</b>	884 Kingston Road	19	30	30	09/01/2020	10/31/2021
<b>Amico Properties</b>	82 Buttonwood Avenue	5	106	30	10/15/2019	04/15/2022
<b>A + Aero Technology Services</b>	989 College Street	9	17	40	12/01/2019	02/01/2020
<b>3803 DSW Urban Properties Inc.</b>	3775-4005 Dundas Street West	4	63	30	09/03/2019	07/01/2022
<b>Birchmount Green Inc.</b>	1236 Birchmount Road	21	220	50	07/01/2019	12/31/2020