

PH11.2.2

HousingNowTO.com

“Maximizing Affordable-
Housing Opportunities on
City-Owned Lands”

DATA -> DEVELOPMENT -> DELIVERY

DEC. 10, 2019

CONTACT – info@HousingNowTO.com

TWITTER - [@HousingNowTO](https://twitter.com/HousingNowTO)





JAN. 2019 – DEC. 2019

Toronto - "Housing No..."

<http://HousingNowTO.com>

★ "Toronto is moving toward the creation of 29,041 views" [SHARE](#)

✓ "Housing Now" sites 2018/12/07

- 3741 Bloor Street West (Ward 3)
- 925 Kipling Avenue (Ward 3)
- 3326 Bloor Street West (Ward 3)
- 1226 Islington Avenue (Ward 3)
- ... 9 more

✓ Recent Transit Expansion Projects

- Eglinton Crosstown LRT Zone

✓ Toronto Council Wards (2019)

- Ward 01 - Etobicoke North
- Ward 02 - Etobicoke Centre
- Ward 03 - Etobicoke-Lakeshore
- Ward 04 - Parkdale-High Park
- ... 21 more

2015 - OPEN DOORS (Pilot Sites)

2016 - OPEN DOORS

Legend:

- ✓ Public & Open
- ✓ Clarity of Information
- ✓ Transparency of Process
- ✓ Tracking against Targets

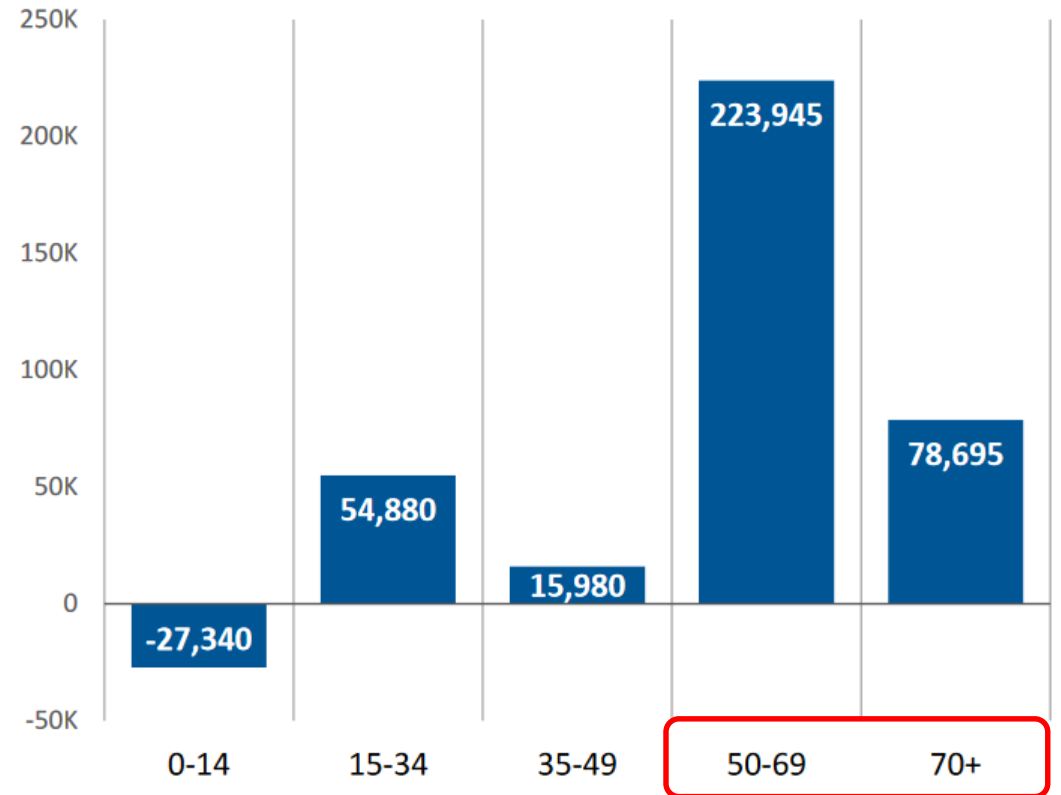
Map data ©2019 Google Terms 2 km



Housing Occupancy Trends 1996-2016

- Net migration to Toronto is increasing.
- 2019 Growth Plan forecasts **3.4-MILLION** people in City of Toronto by 2041.
- Household growth is outpacing population growth.
- One-person households continue to be the largest household type.
- Persons aged **50-69** have increased the most, and population of those aged **70+** has increased second-most.
- The majority of older households still live in houses and low-rise units.

Figure 19: Net Change in Population by Age Group, 1996-2016





Current-Advice from CMHC



"Ineffective supply is at the root of housing affordability problems in our cities...."

"In Toronto, land accounts for 77% of the cost of a new home..."

"Densification is not the only answer but it is without doubt the most effective, the most necessary and the most logical. And it is missing — beyond minor tinkering."

"Aggressive — even disruptive — densification will be necessary if our cities are to continue to serve as engines of economic growth, innovation and job creation that benefits all Canadians."

Evan Siddall, President and Chief Executive Officer,
Canada Mortgage and Housing Corporation (CMHC)

Affordable Housing for Everyone in Canada (Dec. 2019) –

<https://www.cmhc-schl.gc.ca/en/media-newsroom/speeches/2019/affordable-housing-everyone-canada>



Toronto – Seniors Housing (2020)

A looming housing affordability crisis is poised to hit seniors across Canada

Within seven years, the national average for seniors' home rents could reach \$4,000 a month, DBRS report warns



Canada's senior population swelled by 21.7 per cent between 2006 and 2016 — more than double the rate of the seniors' home increase. *Getty Images*

<https://business.financialpost.com/personal-finance/mortgages-real-estate/housing-crisis-to-hit-canadian-seniors-as-retirement-homes-fail-to-keep-up-with-demand>

'We're so far behind': Canada unprepared for housing needs of rising senior population

Statistics Canada census figures show greatest increase in the proportion of seniors



Statistics Canada's new census figures show there are 5.9 million Canadians age 65 and older. (Shutterstock)

<https://www.cbc.ca/news/business/seniors-canadian-census-aging-home-care-1.4097293>



140 MERTON STREET



CreateTO – <https://createto.ca/project/140-merton-street/>

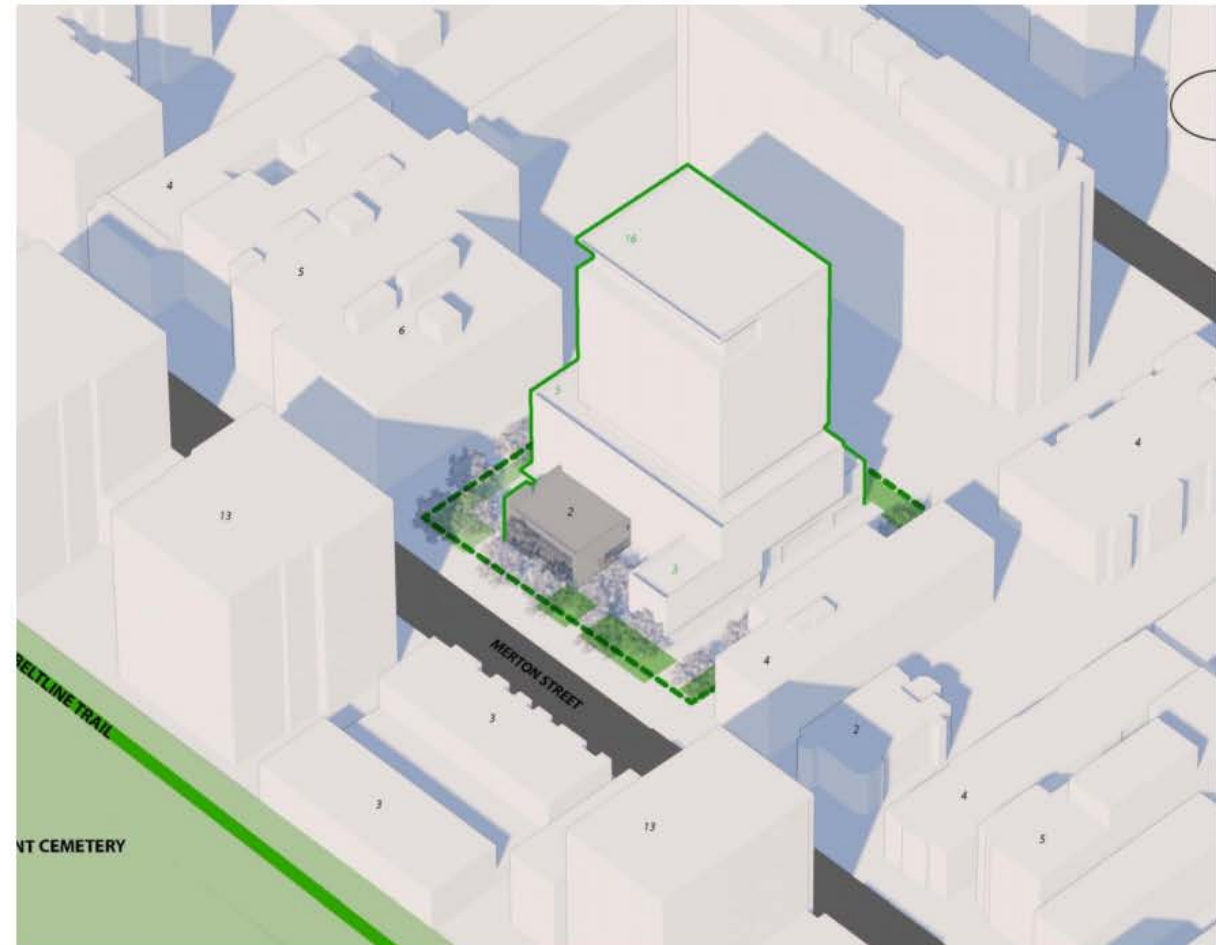


140 MERTON STREET (CreateTO)

**JUNE
2019**

Preliminary Development Concept

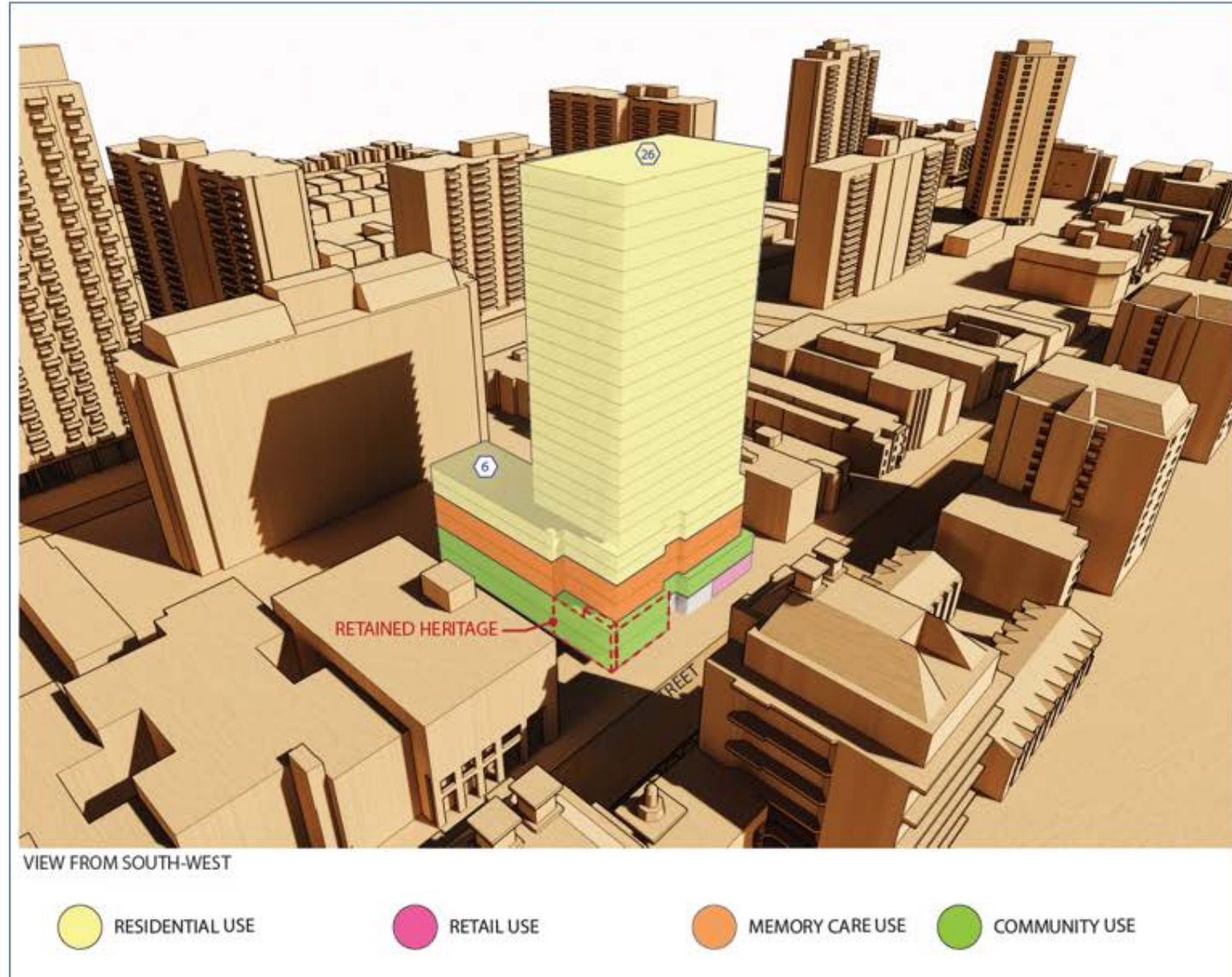
- 15 storey mixed-use building
- Seniors-oriented housing
- 150 residential units (75 affordable units)
- Expanded community space
- Heritage building conservation and reuse
- Improved Merton Street public realm





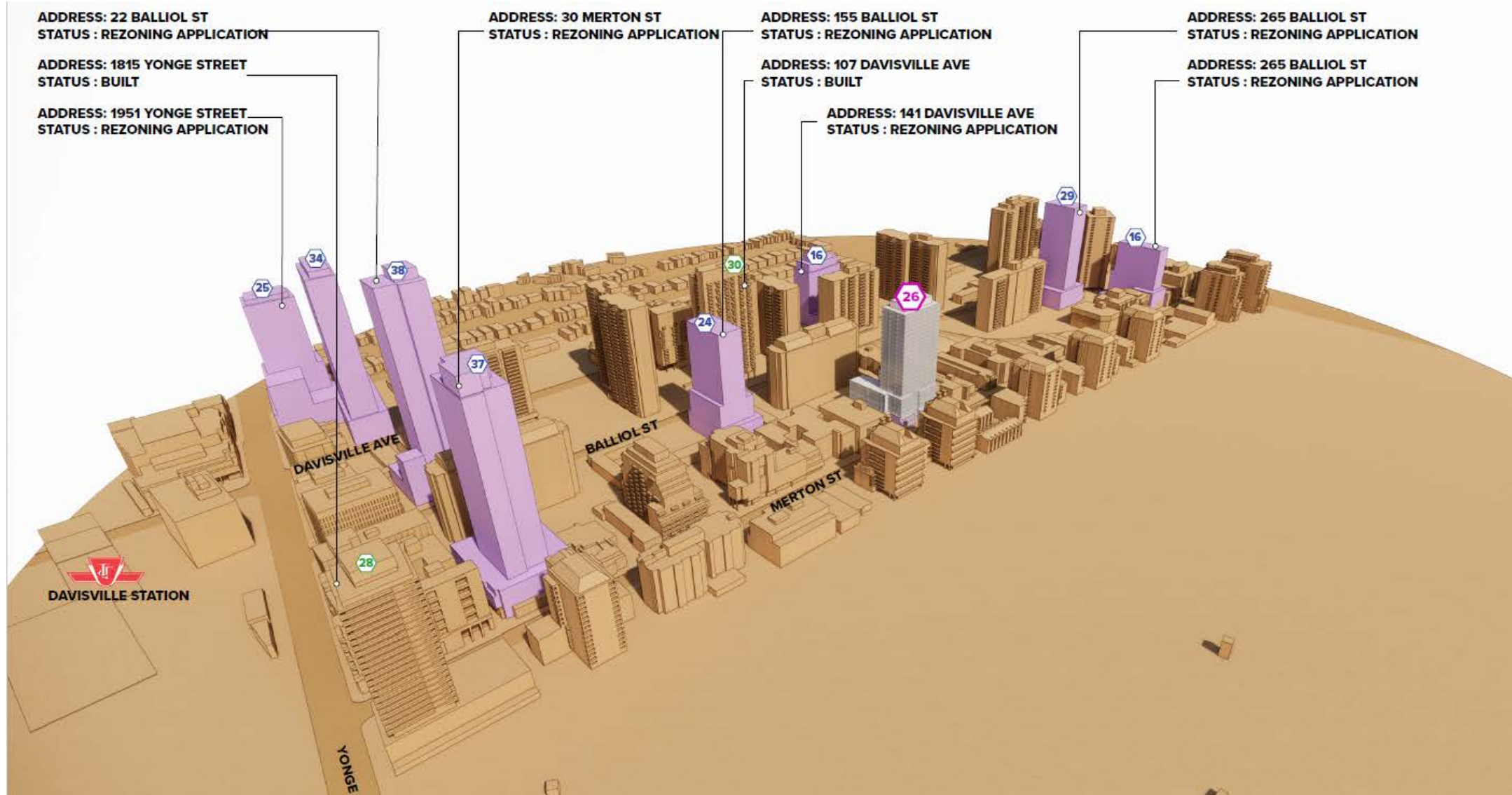
140 MERTON STREET (July 2019)

- **293** residential units
 - **148** market-rental units
 - **145** affordable rental units
- **26 storey mixed-use building**
- Seniors-oriented housing
- Memory-Care Floors
- Designed for Not-for-Profit
- Expanded community space
- Heritage Façade Retained
- Street-Level Retail
- Improved Merton Street public realm





140 MERTON STREET (July 2019)



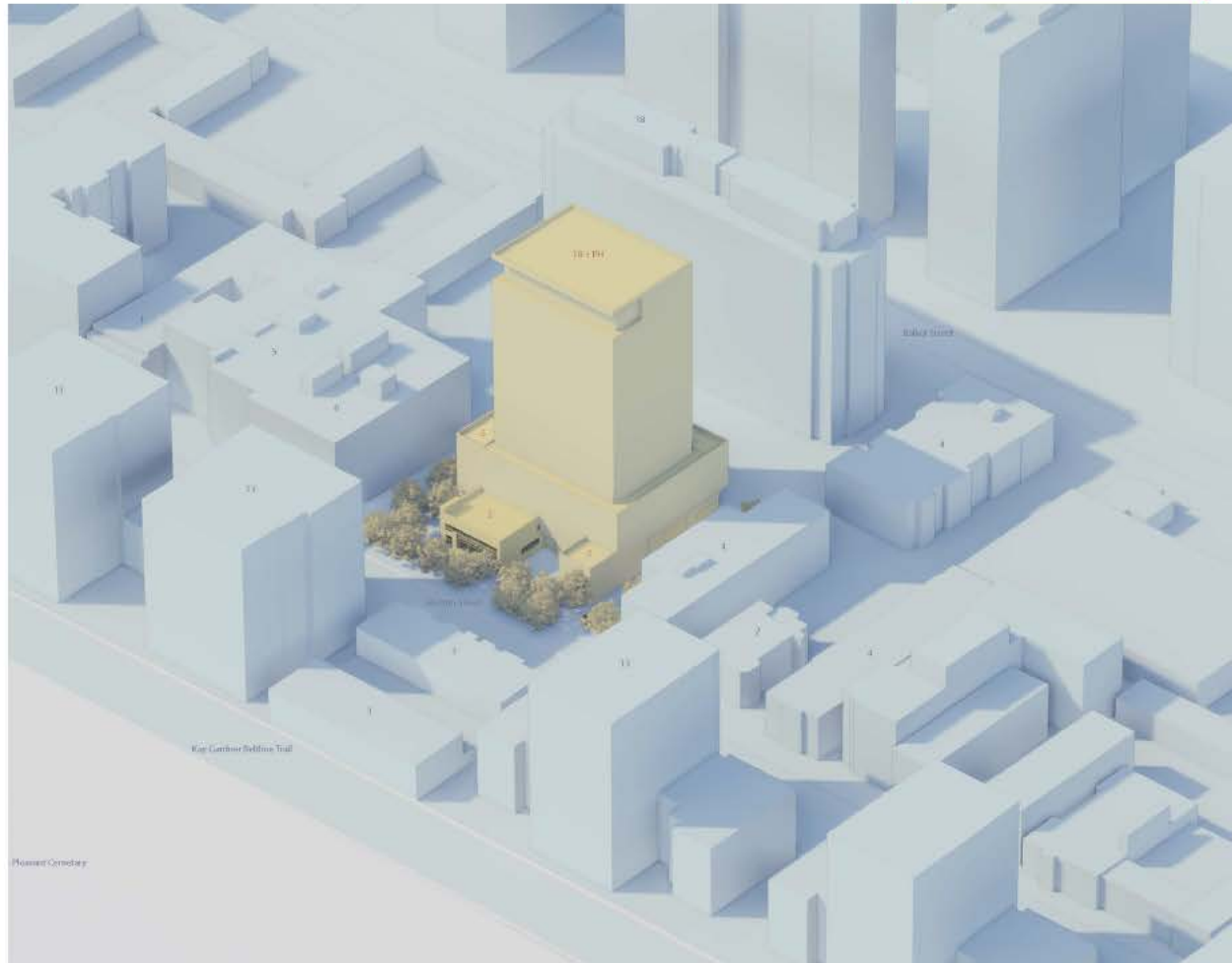


140 MERTON STREET (CreateTO)

SEPT
2019

Refined Development Concept

- 180 seniors-oriented units
- Targeting up to 100% affordable rental
- 18 storey building
- Community service space
- Heritage building conservation and reuse
- Mid-block connections
- Improved Merton Street public realm





Build Bolder at 140 MERTON

1. Give Staff an Explicit-Direction to Maximize the number of Seniors' Housing and Affordable-Housing units you can locate on this site.
2. Reduce (or Remove) the current Heritage constraints on this site.
3. Build a Taller and Denser project on this site project to align with the direction provided by the Province and by CMHC.

