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Executive Committee
 Toronto City Hall
 100 Queen Street West
 Toronto, ON M5H 2N2

RE : EX27.6 - Next Phase of Waterfront Revitalization

Mayor Tory and members of the Executive committee,

Our **HousingNowTO.com** civic-tech volunteers have monitored the city’s plans for Waterfront revitalization, and are encouraged to see that the first Waterfront Toronto site for inclusion into the HOUSING NOW program (East Bayfront – Block R6) will be reviewed by council at your November 9th meeting as a new ‘phase 3’ site for your signature affordable housing program.

East Bayfront – Block R6	
Subject Site	East Bayfront – Block R6
Ward	Ward 10 – Spadina-Fort York
Parcel information	Designated as <i>Regeneration Areas</i> Site size: 0.55 acres

Preliminary site considerations

- Under the jurisdiction of Waterfront Toronto
- Report to Council EX36.28, Creating New Purpose-Built Affordable Rental Homes in R6 Bayside Waterfront District, passed in July of 2018 set the following boundaries:
 - the City-owned land is to offered on a 99 year lease at below market rent;
 - the affordable units are to be operated by a not for profit;
 - the project is to yield a minimum of 215 affordable units;
 - Open Door incentives are provided;
 - Funding of \$6.9M is available through a section 37 transaction. Of this, the City can use up to \$1 million of this amount for predevelopment and construction stage experts

LINK - <https://www.toronto.ca/legdocs/mmis/2021/ph/bgrd/backgroundfile-172099.pdf>

This small, 0.55 acre site at East Bayfront (Block R6) will yield approx. ~397 total units with 182 market-rental units, and a minimum of 215 affordable-rental units, operated by a not for profit for a period of 99 years. This is a notable milestone as it is the first HOUSING NOW program site to use surplus city-lands for such a high ratio of affordable-housing units. It has also been decades since the City of Toronto delivered anything at that scale and ambition with a not-for-profit partner along Queens Quay.

However, when we read the supporting materials on the “Next Phase of Waterfront Revitalization” – our volunteers do not see any specific improved targets for affordable housing delivery. In a 57-page background study from KPMG – the words “affordable housing” only appear four (4) times.

The report from your Deputy City Manager does speak to “An affordable housing strategy to exceed the minimum requirements in the Planning Framework as per Council direction, including consideration of cooperative housing, rent-g geared-to-income housing and mid-range rental housing, addressing the financial resources required and potential sources of financial support” – but no specific improved target numbers for affordable housing unit delivery, percentages or years of affordability have been identified. This needs to be corrected.

We would respectfully request that the Executive Committee direct CreateTO, the Housing Secretariat, and other appropriate City departments and agencies to work with Waterfront Toronto to prepare all of the city-owned residential-lands within the “Waterfront Revitalization” zone(s) for future inclusion into the pipeline for the Mayor’s HOUSING NOW program to ensure that the following criteria are applied to those surplus government-owned lands over the next 20 years –

- **All residential and mixed lands are leased for redevelopment for 99-years, not sold.**
- **Require that a minimum 1/3rd of total-units are developed as Affordable-Rental.**
- **Period of required-affordability on the Affordable-Rental units is 99-years.**

This request follows the model that City Council approved at your October 1, 2021 meeting to update the affordable housing targets on the [Allen East District](#) lands to align with the HOUSING NOW program. It is a model that we believe should be repeated on all of the city-owned residential-lands within the “Waterfront Revitalization” zone – and other large developable residential lands in the city’s portfolio.

As always, our open data and civic-tech volunteers are happy to answer any questions the committee or city staff may have on affordable-housing development best practices – and how to make most effective use of surplus government-owned lands to help alleviate Toronto’s rental-housing crisis.

Yours,



Mark J. Richardson
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APPENDIX 'A' – East Bayfront (BLOCK R6) in Context

