



HousingNowTO.com

**“Maximizing Rapid New
Affordable-Housing Delivery
on City-Owned Lands”**

October 28, 2021

CONTACT – info@HousingNowTO.com

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



HOUSING 2020 – 2030 TARGETS

#HousingTO Program Goals

- ✓ **40,000 new affordable housing units (by 2030)**
- ✓ **22,000 new units of “Workforce Housing”**
- ✓ **18,000 new units of “Supportive Housing”**

YEAR	NEW “ <u>Affordable Housing</u> ” Units	TOTAL New Units
2019	1,500	1,500
2020	2,000	3,500
2021	2,500	6,000
2022	3,000	9,000
2023	3,500	12,500
2024	3,750	16,250
2025	3,750	20,000
2026	4,000	24,000
2027	4,000	28,000
2028	4,000	32,000
2029	4,000	36,000
2030	4,000	40,000



Public-Demand for Open & Accurate Data

The screenshot shows a Google search for "Toronto - Housing Now". The top result is a link to <http://HousingNowTO.com>. Below it, a search result is highlighted with a red star and a red arrow pointing to the text "78,018 views". The search results list several articles, including "Housing Now" (Round 1) sites 2018/12/... and "Housing Now" (Round 2) sites 2020/05/... The map on the right shows Toronto with a purple shaded area covering parts of North York, York, and East York.

78,000+
views
in
33-months
(Launched - Jan. 2019)

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



CreateTO Board Meeting – Sept. 13th

Housing Now - Milestone Report

*Mark-Up Icons by @HousingNowTO volunteers

26-Aug-21

	Address	Prior Total Units	Current Total Units	Total Rental (% of total units)	Afford. Rental (% of total units)	Go To Market	Const'n Start First Forecast	Const'n Start Current Forecast	Change/ (Months)	Milestone Notes
Phase 1	777 Victoria Park	450	575 ✓	575 (100%)	288 (50%)	Q4 2019	Q4 2020	Q1 2022	-15	Term Sheet signed. Lease Agreements being finalized. Due Diligence under way.
	50 Wilson Heights	1,150	1,484 ✓	1,040 (70%)	520 (35%)	Q4 2019	Q4 2020	Q1 2022	-15	Term Sheet signed. Lease Negotiations complete. Agreement of Purchase and Sale being finalized. Due Diligence waived. SPA drawings being prepared.
	705 Warden	450	600 ✓	600 (100%)	250 (42%)	Q3 2020	Q4 2020	Q2 2022	-18	Bidder selected, term sheet signed, Lease Agreements being finalized.
	140 Merton Street*	150	180 ⚠	180 (100%)	90 (50%)	Q2 2021	Q4 2020	Q2 2022	-18	Market Offering launched on June 2nd, closing on Aug 27.
	Bloor/Kipling *	2,300	2,300 ✓	1,541 (67%)	771 (34%)	Q3 2021	Q4 2021	Q4 2022	-12	Zoning Approved , preparing market offering for blk one (568 units)
	Bloor/Islington	1,250	1,250 ✓	838 (67%)	419 (34%)	Q1 2022	Q4 2021	Q4 2022	-12	Zoning and plan of subdivision submission planned for Q42021.
	805 Don Mills	988	988 ✓	662 (67%)	331 (34%)	Q2 2022	Q4 2021	Q2 2023	-18	Community Meeting planned for Sept 14, DRP scheduled for Sept 16
	770 Don Mills	1,389	1,389 ✓	931 (67%)	465 (33%)	Q2 2022	Q4 2021	Q3 2023	-21	Community Meeting planned for Sept 14, DRP scheduled for Sept 16
	1250 Eglinton Ave W	70	70 ⚠	70 (100%)	35 (50%)	TBD	Q4 2021	Q1 2023	-15	On Hold due to Eglinton LRT. Timing of LRT completion delayed.
	251 Esther Shiner	1,800	1,800 ⚠	1,206 (67%)	603 (34%)	Q2 2022	Q4 2022	Q4 2023	-12	Block Plan under development. Development requires relocation of works yard. MOU with NYGH under negotiation
	3933 Keele Street	190	190 ⚠	190 (100%)	95 (50%)	TBD	Q4 2022	Q4 2024	-24	On hold pending completion of Finch West LRT
TOTAL		10,187	10,826	7833 (72%)	3867 (36%)					
	Address	Prior Total Units	Current Total Units	Total Rental (% of total units)	Afford. Rental (% of total units)	Go To Market	Const'n Start First Forecast	Const'n Start Current Forecast	Change/ (Months)	Milestone Notes
Phase 2	1627 Danforth Ave***		200	200 (100%)	100 (100%)	TBD	Q4 2023			Concept development underway
	1631 Queen St E		279 ✓	279 (100%)	140 (50%)	Q1 2022	Q3 2023			1st zoning submission made on May 31st, community meeting #2 held on June 10.
	158 Borough Drive		645 ✓	645 (100%)	323 (50%)	Q1 2022	Q1 2024			2nd Community Meeting held on July 26.
	2444 Eglinton Ave E***		900 ✓	900 (100%)	300 (33%)	Q3 2021	Q4 2023			Market Offering being prepped.
	405 Sherbourne St		266 ✓	266 (100%)	133 (50%)	Q3 2021	Q2 2023			Zoning Approved. RFP timing under consideration.
	150 Queens Wharf Rd		282 ✓	282 (100%)	141 (50%)	Q4 2021	Q3 2023			2nd Community meeting held on July 12. .
	TOTAL			2,572	2572 (100%)	1137 (50%)				
OVERALL TOTAL			13,398	10,405	5004					

LEGEND

-  Awarded
-  Positive
-  Risk
-  Warning

* Bloor Kipling has 5 residential blocks containing 2,300 units that will go out to market over the next few years.

**Changes from June 2021 report shown in Bold

***Unit counts shown are estimates only



HOUSING NOW – WILSON & WARDEN

You Retweeted

 **John Tory** ✓
@JohnTory

This morning, I announced the development partners for 2 #HousingNow sites to make progress on building new affordable and market rental housing.

 50 Wilson Heights Blvd.
 @tridel & @GreenwinTALKS

 705 Warden Ave.
 @GreenwinTALKS & @kingsettcapital

toronto.ca/news/city-of-t...



 CreateTO and 2 others

12:30 PM · Oct 19, 2021 · Twitter Web App

<https://twitter.com/JohnTory/status/1450499615216779267?s=20>

You Retweeted

 **CreateTO** ✓
@_CreateTO

We joined Mayor @johntory @anabailaoTO @CllrCrawford on site this morning at 705 Warden Avenue to announce the development partners on two Phase One Housing Now sites. #AffordableHousing



12:00 PM · Oct 19, 2021 · Twitter Web App

https://twitter.com/_CreateTO/status/1450491977494106112?s=20



HOUSING NOW – WILSON & WARDEN

Refined Development Concept

- 1,464 total residential units
- 488 affordable rental units
- 11 to 16 storey buildings
- Retail and commercial uses
- Child care + community space
- New public park
- Improved pedestrian connections to Wilson station
- Underground public parking



The eight-acre site at 50 Wilson Heights Blvd. is directly adjacent to the Wilson Subway Station, at the northwest corner of Wilson Avenue and Wilson Heights Boulevard, and is planned to include 1,484 residential homes, comprising:

- 520 market rental homes
- 520 affordable rental homes
- 444 market condominiums

The development will include a new park, commercial/retail uses, a child care centre, new public streets, improvements to the public realm and a community space for non-profit organizations.

The proposed development of the seven-acre site at 705 Warden Ave., at the northeast corner of Warden Avenue and St. Clair Avenue East, will include approximately 600 residential homes, comprising:

- 275 affordable rental homes
- 325 market rent homes

The development also includes the expansion of Warden Hilltop Park, the renaturalization of land adjacent to Taylor Massey Creek, new public streets, improvements to the public realm, additional retail space, and a new child care centre.

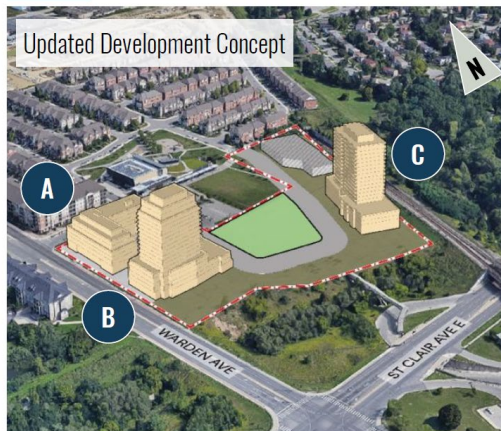
On both sites, 10 per cent of the affordable rental homes will be deeply affordable, having rents at no more than 40 per cent of the average market rent. Each site will also include a minimum of 20 per cent accessible affordable rental homes and 15 per cent accessible market rental homes.

The affordable homes created through Housing Now will be geared to households earning between \$21,000 and \$68,000 per year. The homes will be affordable to Toronto residents working in many front-line occupations. Many of these residents have been recognized as essential workers delivering critical services throughout the COVID-19 pandemic.

HOUSING
NOW.

3D MASSING SECTIONS

705 WARDEN AVE



Updated Development Concept

Key Details:

- Total Gross Floor Area: Approx. 60,000 sq. m
- Total Residential Units: Approx. 600
- Total Affordable Units: Approx. 250
- Building A: 6 storeys
- Building B: 19 storeys
- Building C: 18 storeys
- Total Parking Spaces: Approx. 300
- Total Bicycle Parking Spaces: Approx. 440

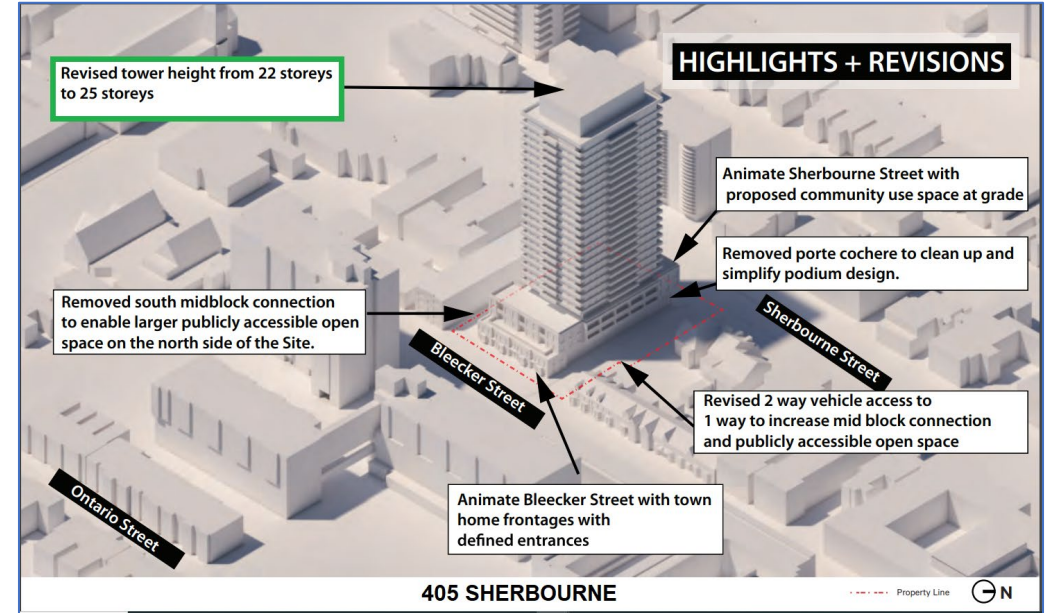
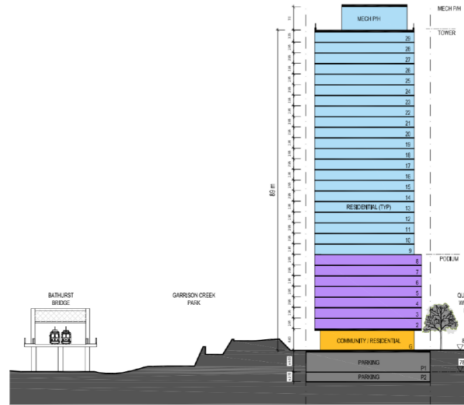


HOUSING NOW – ROUND 2 Sites

Revised Site Statistics

- 29 storeys
- 282 rental units (21,900 square metres)
 - Minimum requirement of 33% affordable units
 - Market offering will target 50% affordable units
- Suite Mix:
 - 5% Studio
 - 49% One-Bed
 - 36% Two-Bed
 - 10% Three-Bed
- 535 square metres of community space
- 67 Vehicle Parking Spaces
- 339 Bicycle Parking Spaces

150 QUEENS WHARF ROAD



158 Borough Drive Summary

- Tenure: Rental (Affordable Rental, Market Rental)
- Storeys: 27 & 42
- Units: 645
- Suite Mix: 1 Bedroom – 3 Bedroom
- Parking Spaces: 266
- Bicycle Storage: 636
- Accessibility:
 - 20% accessible (affordable rental)
 - 15% accessible (market rental)
 - 100% barrier-free common areas
- Amenity Space:
 - Indoor: 2.0 m²/unit
 - Outdoor: 2.0m²/unit
- Daycare Space (proposed):
 - 789 m² indoor
 - 311 m² outdoor



Revised Site Statistics

- 279 rental units (20,223 square metres)
 - Minimum requirement of 33% affordable units
 - Market offering will target 50% affordable units
- Suite Mix:
 - 4% studio
 - 55% One-Bed
 - 31% Two-Bed
 - 10% Three-Bed
- 687 square metres of community or retail space
- 81 vehicle parking spaces
- 280 bicycle parking spaces



1631 QUEEN STREET EAST





HOUSING NOW – ROUND 2 Sites



Joe Cressy ✓
@joe_cressy

This week, Toronto's Planning and Housing Committee approved our pitch to add 25% more affordable housing units to the development at 150 Queens Wharf Road in CityPlace.

When it comes to building affordable housing on City-owned land, we can't be afraid to think big.



3:29 PM · Oct 22, 2021 · Twitter Web App

https://twitter.com/joe_cressy/status/1451631890771939348?s=20



HOUSING NOW – ROUND 3 Sites

Round-2 Initial Site-Assessments

***NO Additional Land-Capture**

- Four (4) sites / 4.91 acres total
- Two (2) – Transit-Oriented Sites
- Two (2) – Sensitive Adjacent Land Uses
- All Require Substantial Up-Zones from Planning Dept.
- Initial Unit Yield = **2,480** units
- Affordable Units = **943** units



Subject Site	2700 Eglinton Avenue West
Ward	Ward 5 – York South Weston
Parcel information	Designated as <i>Mixed Use Areas</i> Site size: 1.5 acres
Preliminary site considerations	<ul style="list-style-type: none"> • Current Toronto Parking Authority lot • Proximity to Eglinton Crosstown Keele station



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



Subject Site	40 Bushby Drive
Ward:	Ward 24 – Scarborough-Guildwood
Parcel information	Designated as <i>Mixed Use Areas</i> Site size: 1.67 acres



Subject Site	4040 Lawrence Avenue East
Ward	Ward 24 – Scarborough-Guildwood
Parcel information	Designated as <i>Apartment Neighbourhoods</i> Site size: 1.19 acres Located in Ward 24 – Scarborough-Guildwood



Site #18 : 2700 Eglinton Ave West



Subject Site	2700 Eglinton Avenue West
Ward	Ward 5 – York South Weston
Parcel information	Designated as <i>Mixed Use Areas</i> Site size: 1.5 acres
Preliminary site considerations	<ul style="list-style-type: none">• Current Toronto Parking Authority lot• Proximity to Eglinton Crosstown Keele station

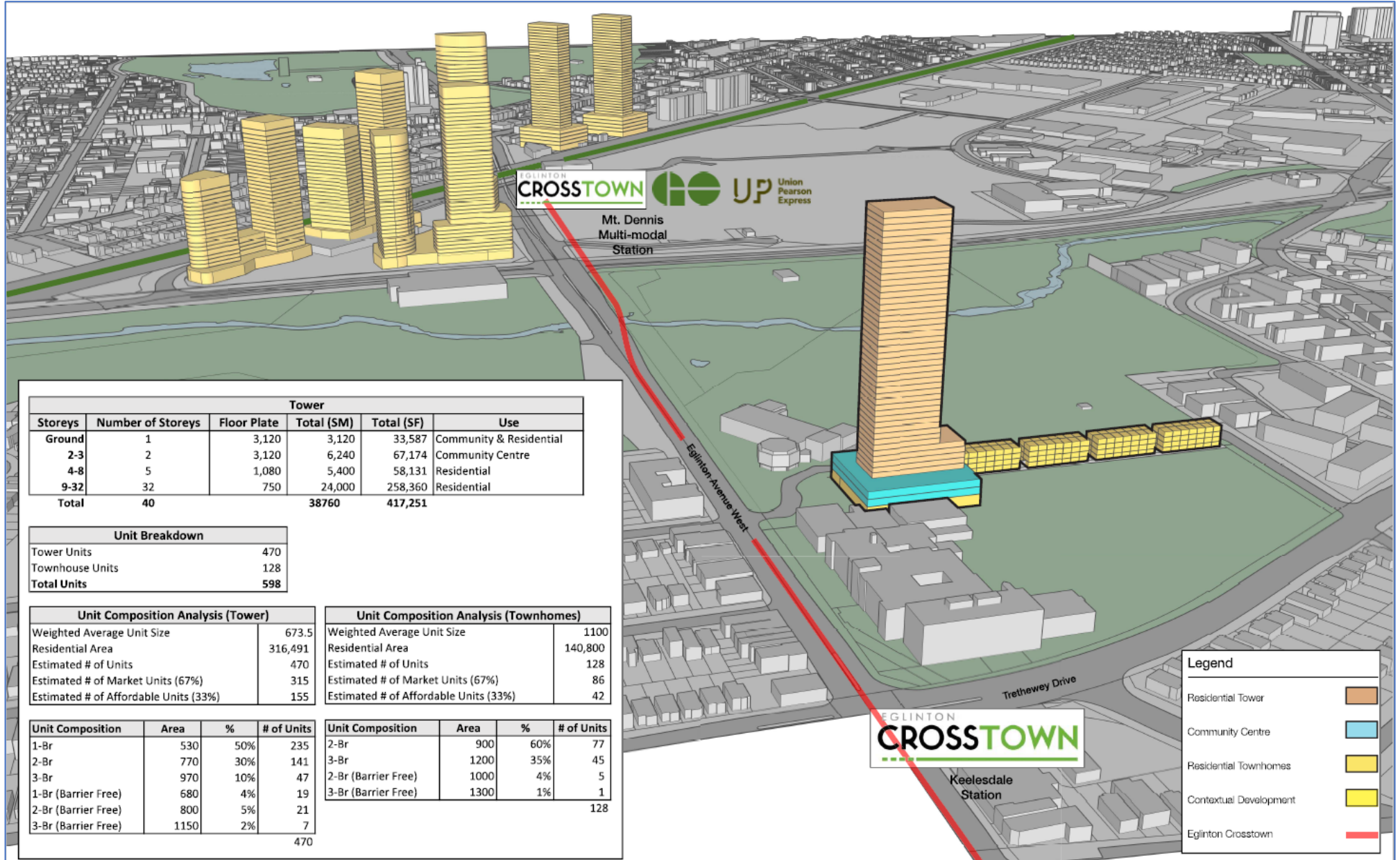


Site #18 : 2700 Eglinton Ave West

Round-2 Initial Site- Assessment

***NO Additional
Land-Capture**

- 1.5 acres
- Transit-Oriented Site
- Sensitive Adjacent Land Uses
- Require Up-Zones from Planning Dept.
 - Initial Unit Yield = **598** units
 - Affordable Units = **197** units



Tower					
Storeys	Number of Storeys	Floor Plate	Total (SM)	Total (SF)	Use
Ground	1	3,120	3,120	33,587	Community & Residential
2-3	2	3,120	6,240	67,174	Community Centre
4-8	5	1,080	5,400	58,131	Residential
9-32	32	750	24,000	258,360	Residential
Total	40		38760	417,251	

Unit Breakdown	
Tower Units	470
Townhouse Units	128
Total Units	598

Unit Composition Analysis (Tower)		
Weighted Average Unit Size		673.5
Residential Area	316,491	
Estimated # of Units	470	
Estimated # of Market Units (67%)	315	
Estimated # of Affordable Units (33%)	155	

Unit Composition Analysis (Townhomes)		
Weighted Average Unit Size		1100
Residential Area	140,800	
Estimated # of Units	128	
Estimated # of Market Units (67%)	86	
Estimated # of Affordable Units (33%)	42	

Unit Composition	Area	%	# of Units
1-Br	530	50%	235
2-Br	770	30%	141
3-Br	970	10%	47
1-Br (Barrier Free)	680	4%	19
2-Br (Barrier Free)	800	5%	21
3-Br (Barrier Free)	1150	2%	7
			470

Unit Composition	Area	%	# of Units
2-Br	900	60%	77
3-Br	1200	35%	45
2-Br (Barrier Free)	1000	4%	5
3-Br (Barrier Free)	1300	1%	1
			128



Site #19 : East Bayfront (Block R6)



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 be 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



Site #20 : 40 BUSHBY DRIVE



Subject Site	40 Bushby Drive
Ward:	Ward 24 – Scarborough-Guildwood
Parcel information	Designated as <i>Mixed Use Areas</i> Site size: 1.67 acres

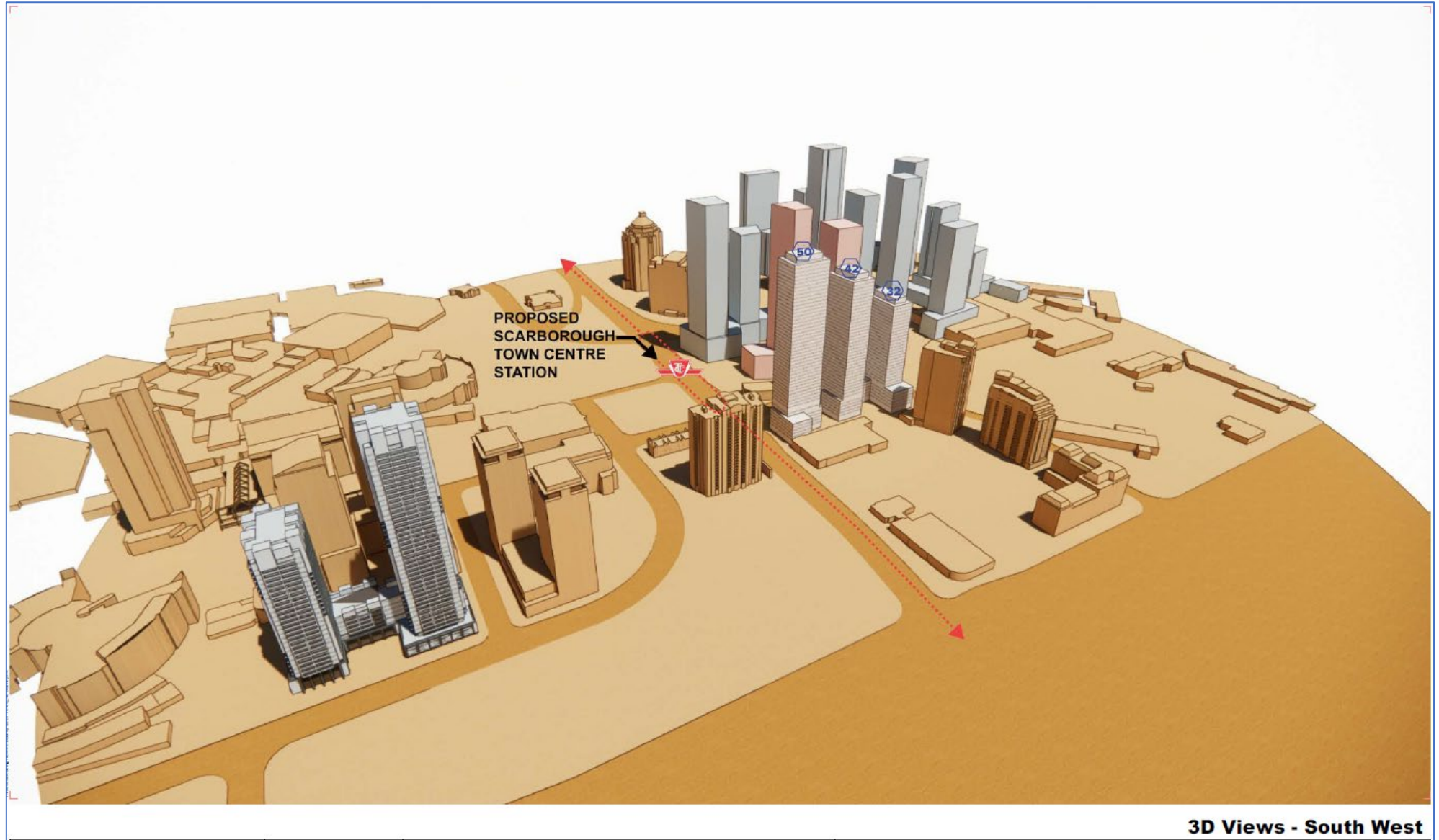


Site #20 : 40 BUSHBY DRIVE

Round-2 Initial Site- Assessment

***NO Additional Land-Capture**

- 1.67 acres
- Transit-Oriented Site
- Next to new Scarborough Subway Station
- Require Up-Zones from Planning Dept.
 - Initial Unit Yield = **1,273** units
 - Affordable Units = **425** units





Site #21 : 4040 Lawrence Ave East



Subject Site	4040 Lawrence Avenue East
Ward	Ward 24 – Scarborough-Guildwood
Parcel information	Designated as <i>Apartment Neighbourhoods</i> Site size: 1.19 acres Located in Ward 24 – Scarborough-Guildwood



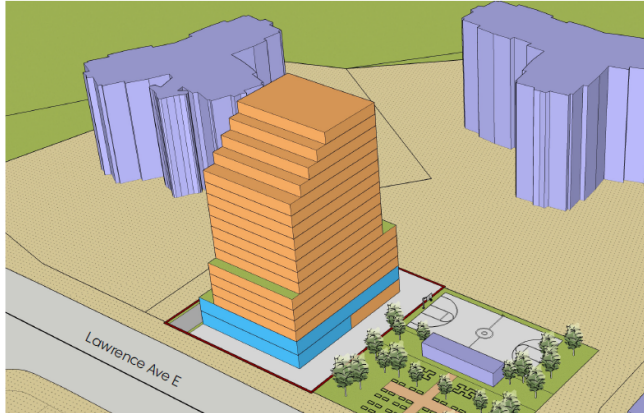
Site #21 : 4040 Lawrence Ave East

Round-2 Initial Site- Assessment

***NOT including
Eastern-Half**

- Approx. ~1.00 acres
- NOT a Transit-Oriented Site
- Will require long local process with current STOREFRONT groups
- Require Up-Zones from Planning Dept.
 - Initial Unit Yield = **212** units
 - Affordable Units = **106** units

4040 Lawrence Ave East, Scarborough



Scenario A

Levels	# of Levels	Residentials	Community	Total
Levels	# of Levels	Floor Plate	Floor Plate	
Level 1 - 2	2	6,065.06	18,195.00	24,260.06
Level 3 - 6	4	10,154.00		40,616.00
Level 7-14	8	8,079.00		64,632.00
Level 15	1	7,111.00		7,111.00
Level 16	1	6,281.00		6,281.00
Level 17	1	5,451.00		5,451.00

Project Summary		Residential Units	
Site		Weighted Average Unit Size	673.50
Gross Site Area	23,961.00	Estimated Net Residential Area	114,559.65
Total GFA		Estimated # of Units	170
Res GFA	134,776.06	Estimated # of Market-Rental Units (50%)	85
Non-Res GFA	18,195.00	Estimated # of Affordable-Rental Units (50%)	85
Total	152,971.06		
FSI (From Net Site Area)	6.38	Replacement and Improvement of Community Center	18,195.00

Unit Composition

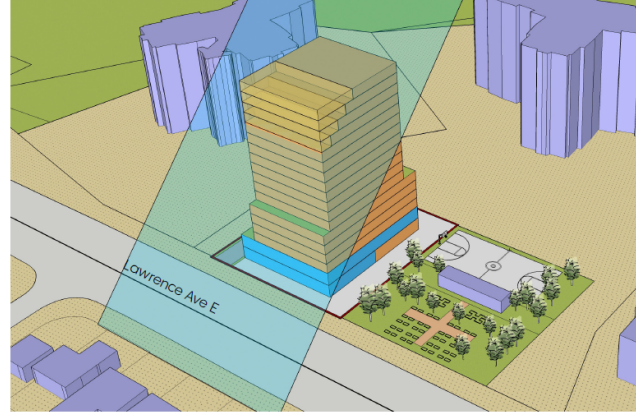
	Avg. Area	%	# of Units
1-Bed	530	0.5	85
2-Bed	770	0.3	51
3-Bed	970	0.1	17
1-Bed Barrier-Free	680	0.04	7
2-Bed Barrier-Free	800	0.045	8
3-Bed Barrier-Free	1150	0.015	3
Total			170



**DRAFT SITE ASSESSMENT
For Discussion Purposes**



4040 Lawrence Ave East, Scarborough



Scenario B

Levels	# of Levels	Residentials	Community	Total
Levels	# of Levels	Floor Plate	Floor Plate	
Level 1 - 2	2	6,065.06	18,195.00	24,260.06
Level 3 - 6	4	10,154.00		40,616.00
Level 7-18	12	8,079.00		96,948.00
Total	18	143,629.06	18,195.00	161,824.06

Project Summary		Residential Units	
Site		Weighted Average Unit Size	673.50
Gross Site Area	23,961.00	Estimated Net Residential Area	122,084.70
Total GFA		Estimated # of Units	181
Res GFA	143,629.06	Estimated # of Market-Rental Units (50%)	91
Non-Res GFA	18,195.00	Estimated # of Affordable-Rental Units (50%)	91
Total	161,824.06		
FSI (From Net Site Area)	6.75	Replacement and Improvement of Community Center	18,195.00

Unit Composition

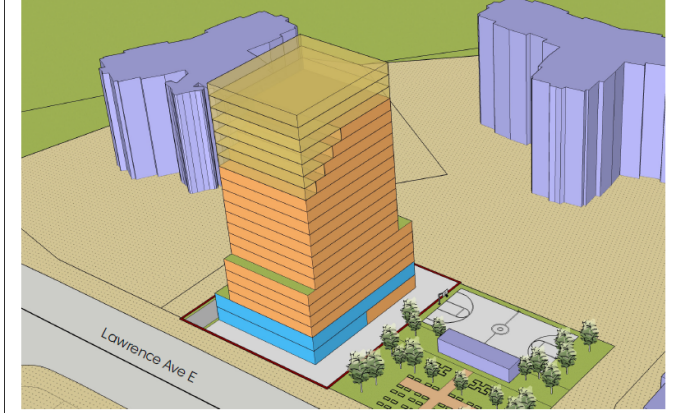
	Avg. Area	%	# of Units
1-Bed	530	50.0%	91
2-Bed	770	30%	54
3-Bed	970	10.0%	18
1-Bed Barrier-Free	680	4.0%	7
2-Bed Barrier-Free	800	4.5%	8
3-Bed Barrier-Free	1150	1.5%	3
Total		100.0%	181



**DRAFT SITE ASSESSMENT
For Discussion Purposes**



4040 Lawrence Ave East, Scarborough



Scenario C

Levels	# of Levels	Residentials	Community	Total
Levels	# of Levels	Floor Plate	Floor Plate	
Level 1 - 2	2	6,065.06	18,195.00	24,260.06
Level 3 - 6	4	10,154.00		40,616.00
Level 7-21	15	8,079.00		121,185.00
Total	21	167,866.06	18,195.00	186,061.06

Project Summary		Residential Units	
Site		Weighted Average Unit Size	673.50
Gross Site Area	23,961.00	Estimated Net Residential Area	142,686.15
Total GFA		Estimated # of Units	212
Res GFA	167,866.06	Estimated # of Market-Rental Units (50%)	106
Non-Res GFA	18,195.00	Estimated # of Affordable-Rental Units (50%)	106
Total	186,061.06		
FSI (From Net Site Area)	7.77	Replacement and Improvement of Community Center	18,195.00

Unit Composition

	Avg. Area	%	# of Units
1-Bed	530	50.0%	106
2-Bed	770	30%	64
3-Bed	970	10.0%	21
1-Bed Barrier-Free	680	4.0%	8
2-Bed Barrier-Free	800	4.5%	10
3-Bed Barrier-Free	1150	1.5%	3
Total		100.0%	212



**DRAFT SITE ASSESSMENT
For Discussion Purposes**





HOUSING NOW – “Future Pipeline”

1. Block 7 – Christie’s Secondary Plan



Subject Site	Block 7 – Christie’s Secondary Plan
Ward	Ward 3 – Etobicoke-Lakeshore
Parcel information	Designated as <i>Regeneration Areas</i> (Official Plan) and <i>Mixed Use Areas</i> (Christie’s Secondary Plan) Site size: 2.0 acres

2. Parkdale Hub



Subject Site	Parkdale Hub
Ward	Ward 4 – Parkdale-High Park
Parcel information	Designated as <i>Mixed Use Areas</i> and <i>Neighbourhoods</i> Site size: 4.24 acres

3. Allen East District (Downsview)



Subject Site	Allen East District (Downsview)
Ward	Ward 6 – York-Centre
Parcel information	Designated as <i>Mixed Use Areas</i> , <i>Apartment Neighbourhoods</i> , <i>Neighbourhoods</i> , and <i>Parks</i> Site size: 72 acres

- Important addition to the program.
- Over 80+ acres of new surplus city-owned lands to be provisioned for new HOUSING NOW developments over the next 10-15 years
- Add WaterfrontTO Portlands in 2022

4. 101 Coxwell Avenue



Subject Site	101 Coxwell Ave
Ward	Ward 19 – Beaches-East York
Parcel information	Designated as <i>Neighbourhoods</i> Site size: 1.8 acres

5. 5151 Yonge Street



Subject Site	5151 Yonge St
Ward	Ward 18 – Willowdale
Parcel information	Designated as <i>Mixed Use Areas</i> and <i>Other Open Space</i> Site size: 0.64 acres



Contact Information



CONTACT – info@HousingNowTO.com

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