

# EX1.1.12



HOUSING NOW 2018/12/07 - Site Details

Estimates Updated : 2019-01-17

Site List

[https://www.thestar.com/news/city\\_hall/2018/12/13/toronto-council-approves-using-surplus-properties-for-affordable-housing.html](https://www.thestar.com/news/city_hall/2018/12/13/toronto-council-approves-using-surplus-properties-for-affordable-housing.html)

Site Map

<https://HousingNowTO.com>

TANGO Map

<http://tango.to/>

STAFF REPORT (JAN. 2019)

<https://www.toronto.ca/legdocs/mmis/2019/ex/bgrd/backgroundfile-123663.pdf>

#	Site Address(es)	Acres	Site Size	Estimated Units per Acre*	Ward	Councillor	Provincial MPP (Party)	Current Zoning (Jan. 2019)	TTC Transit Station	Heights Requested in Rezoning	Local NIMBY History	Staff Estimated New Residential Units (JAN. 2019)*			
												Market Non-Rental*	Market Rental*	Affordable Rental*	TOTAL Units
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TOTAL		55.2		185								2,928	3,630	3,629	10,187
				*Units and percentages are estimates only , subject to relevant approvals (e.g. planning process, consultation with local councillors and communities), business case and market offering process.								28.7%	35.6%	35.6%	



# HousingNowTO.com

“Failure is NOT an Option”

SPEAKER – **Mark J. Richardson**

CONTACT – [info@HousingNowTO.com](mailto:info@HousingNowTO.com)

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



# HOUSING NOW

## Toronto Planning Review Panel: 2015 - 2017



The Toronto Planning Review Panel is an exciting initiative to improve public engagement by capturing input from a broader segment of the population. It was created so that a representative group of Torontonians could help the City Planning Division guide growth and change in Toronto.

The Panel began in 2015 with 28 members randomly selected via Civic Lottery. They were asked to work together over the course of two years to provide City Planning with informed public input on major planning initiatives.

<https://www.toronto.ca/city-government/planning-development/outreach-engagement/toronto-planning-review-panel/>



# HOUSING NOW



OPEN  
DATA



MYP

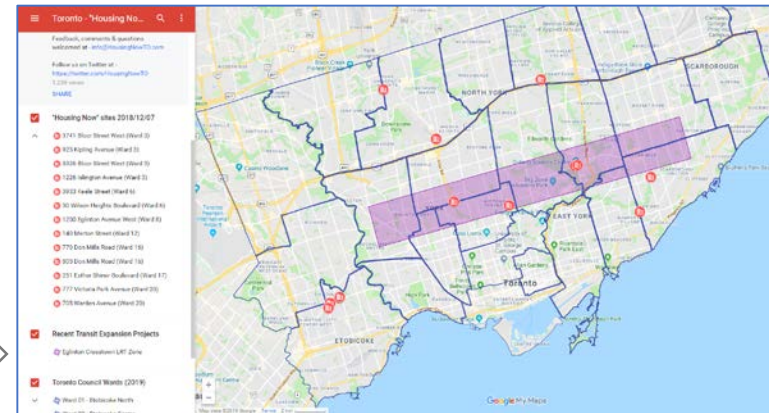


EVERGREEN



RYERSON  
ASSOCIATION OF  
PLANNING STUDENTS

**ANALYZE**



<http://HousingNowTO.com>

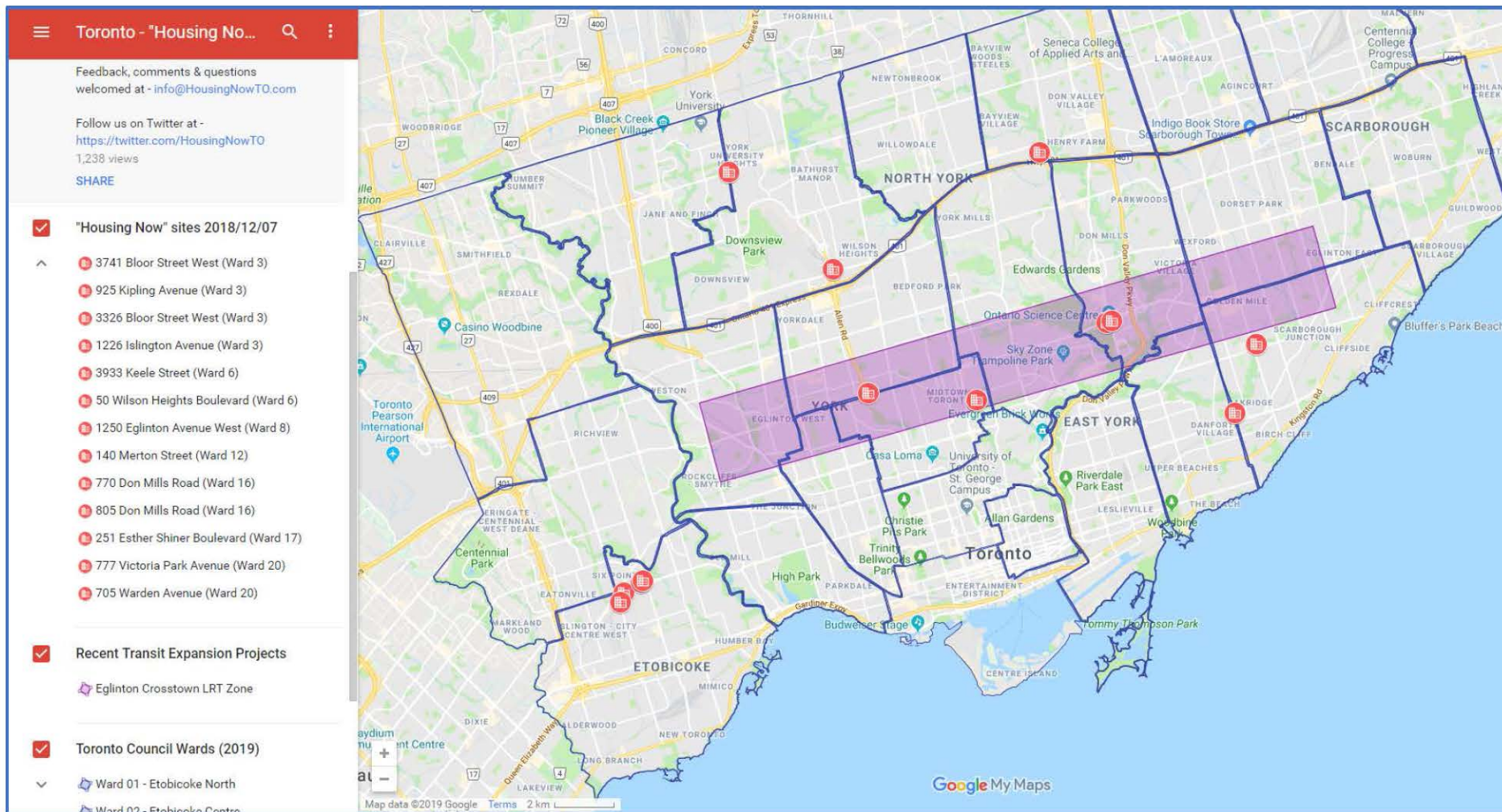
- ✓ FREE Tools
- ✓ Public / Global
- ✓ Interactive
- ✓ Desktop & Mobile
- ✓ Site Details & Photos
- ✓ Track Per-Site Progress

**SOURCE(S)**





# HOUSING NOW



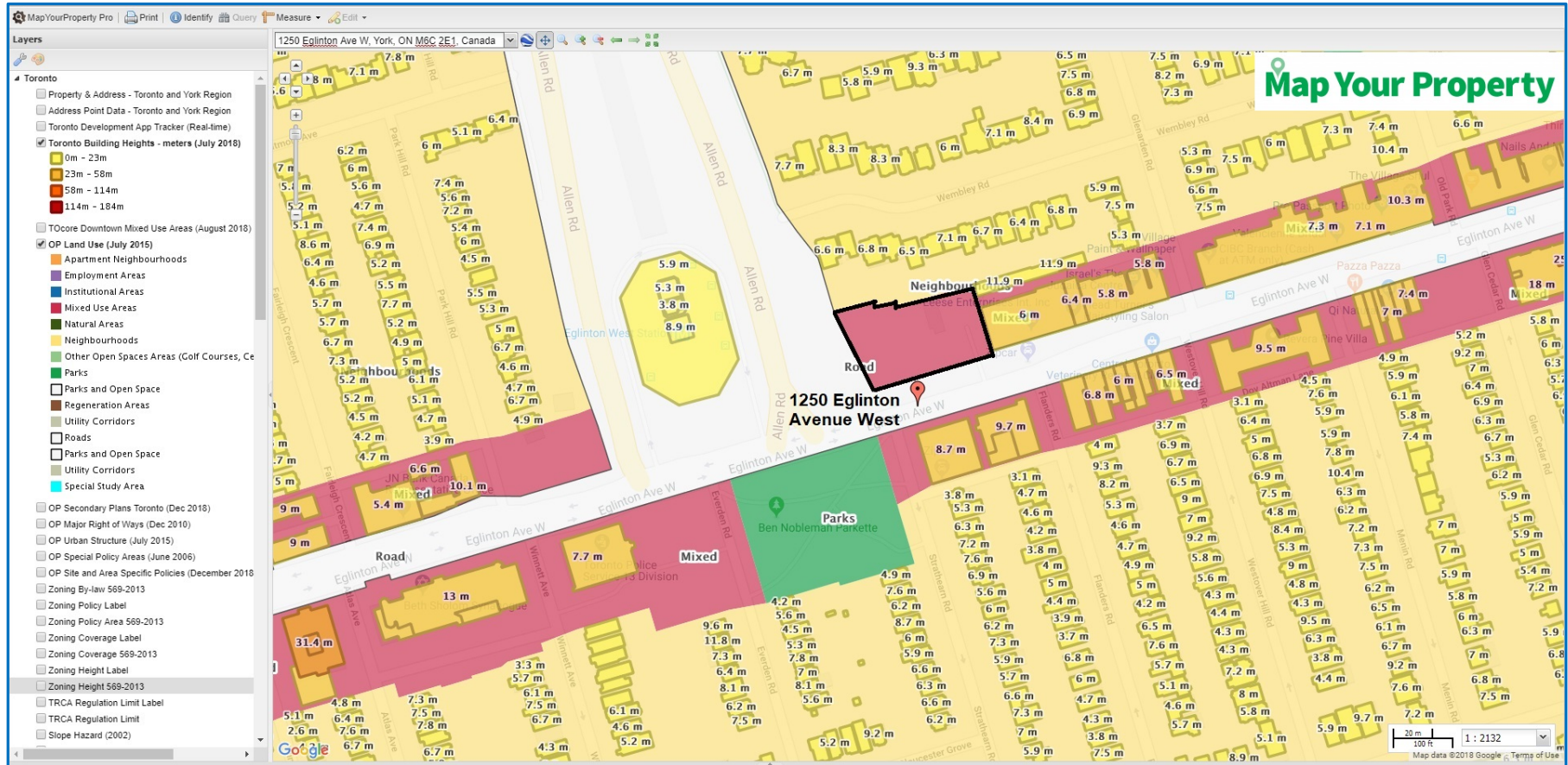
FREE, Public, Interactive Website – <http://HousingNowTO.com>



# HOUSING NOW

Where is It..?

How is it Zoned..?



MAP YOUR PROPERTY  
<https://www.mapyourproperty.com/>

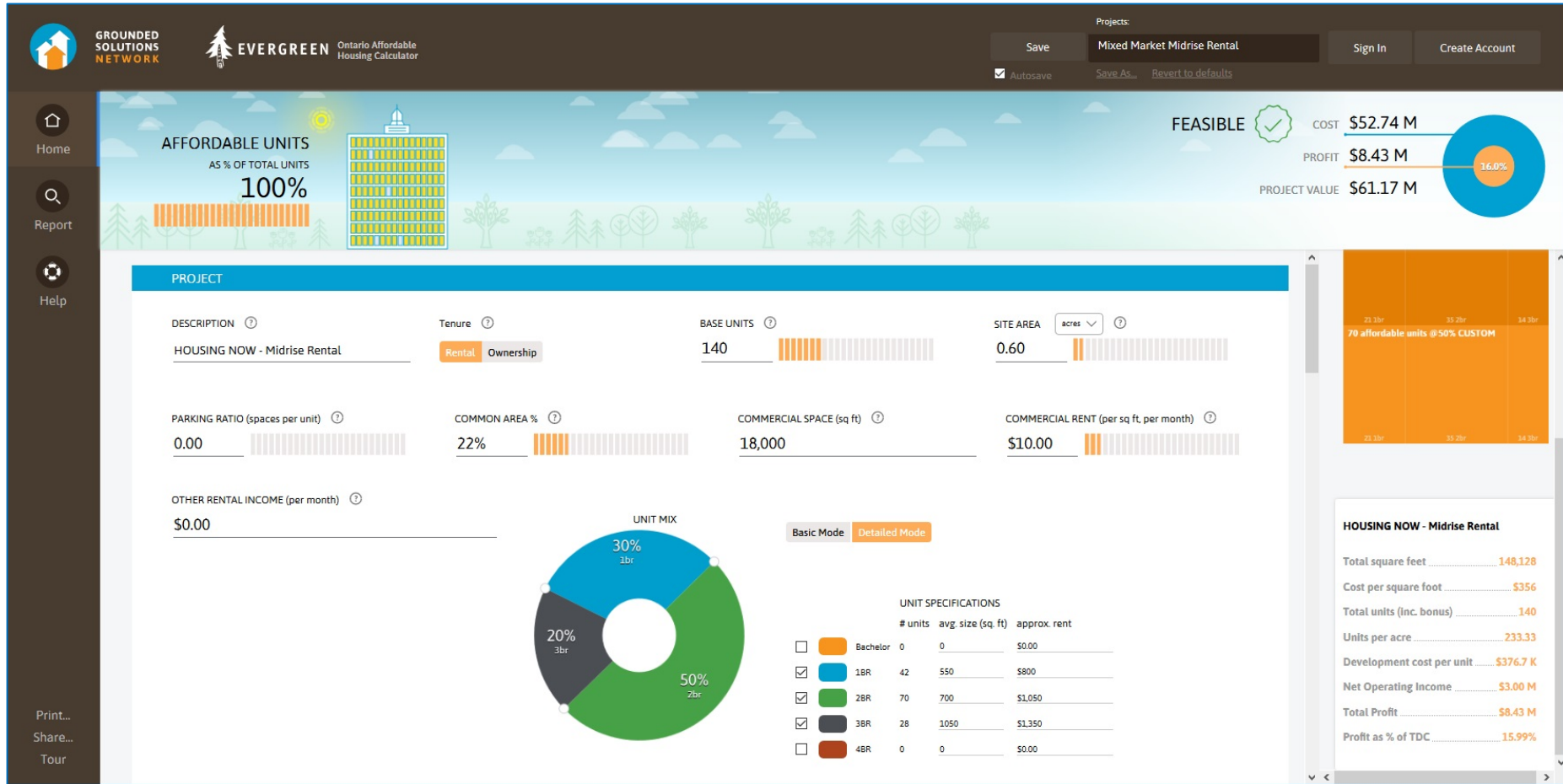




# HOUSING NOW

Does It Pencil..?

Is it Feasible..?



## Ontario Affordable Housing Calculator

<https://ontariocalculator.evergreen.ca/ihc/>



# HOUSING NOW

## Toronto Housing Rents and Affordability by Income Band

### Rents

### Annual Income

### Occupations\*\*

150% AMR  
Mid-range income rents under the City's  
Official Plan  
Monthly average rent of **\$1,962**

- Annual income required for 150% AMR at 30%: **\$78,480**

Nurses  
Carpenters  
Executive Assistants

100% AMR\*  
Moderate income rents under the City's  
Official Plan  
Monthly average rent of **\$1,308**

- Annual income required for 100% AMR at 30%: **\$52,320**

Dental Assistants  
Social Service Workers  
Secretaries

80% AMR  
Low income rents under the Federal-  
Provincial Program  
Monthly average rent of **\$1,046**

- Annual income required for 80% AMR at 30%: **\$41,840**

Security Guards  
Factory Workers  
Data Entry Clerks

60% AMR  
Lower income rents under the City's  
Housing Allowance Program of \$250  
Monthly average rent of **\$785**

- Annual income required for 60% AMR (Housing Allowance) at 30%: **\$31,400**

Hotel Receptionists  
Personal Support Workers  
Nannies, Daycare Workers

30% AMR  
Very low income rents under the City's  
Rent-Geared to Income subsidy  
Monthly average rent of **\$392**

- Annual income required for 30% AMR (Rent-Geared to Income) at 30% : **\$15,680**

Cashiers  
Retail Sales Associates  
Cab Drivers

**HOUSING  
LOTTERY  
UNITS**

Notes: \*100% Average Market Rent (AMR) is total average of bachelors, 1, 2 and 3 bedroom units in Toronto – Adapted from CMHC Rental Market Report, Fall 2017

\*\*Occupational data adapted from Employment and Social Development Canada, Labour Market Information, Summer 2014

Prepared by: Affordable Housing Office  
Date: January 2018





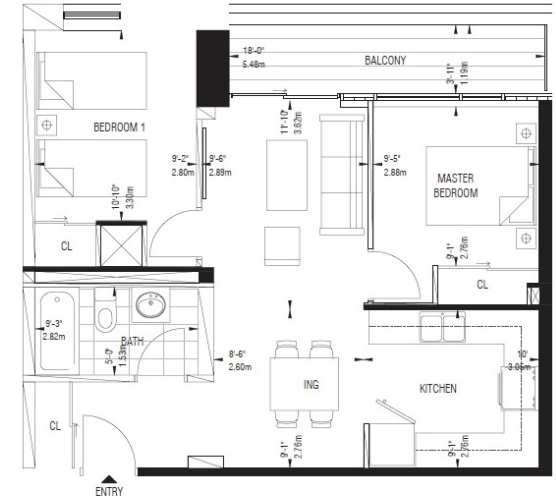


# HOUSING NOW

## HOUSING LOTTERY UNITS (2018)



**UNIT 201**  
**2 BEDROOM APARTMENT**  
**707 SQ. FT. 66 SQ. M.**



Drawing is not to scale. All areas and room dimensions are approximate. Floor area measure in accordance with standard practices. All furniture is for illustrative purposes only.

To qualify for an affordable rental unit, an applicant's household annual gross income cannot exceed four times the annual rent of the unit they are applying for. Please see the table below for income limit for the units at 110 River St.:

Bedroom Size	Monthly rent (utilities included)	Minimum gross household income per year	Maximum gross household income limit per year
1 bedroom	\$962	\$11,544	\$46,176
2 bedroom	\$1,141	\$13,692	\$54,768
3 bedroom	\$1,358	\$16,296	\$65,184



# HOUSING NOW

***“Mayor John Tory is vowing he will not waver on a campaign promise to build 40,000 new affordable housing units over the next 12 years.”***

CBC -

<https://www.cbc.ca/news/canada/toronto/john-tory-affordable-housing-promise-1.4876659>

***In 2017, Toronto City Council APPROVED 1,310 new affordable housing units.***

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

**\*\*Average per Year = 3,300 Units Delivered**



# HOUSING NOW



MaRS

@MaRSDD

An unprecedented influx of top-tier international talent and capital is coming into Toronto.



**28,900**  
**Number of tech jobs created  
in 2017 in Toronto**

Why top international talent is coming to Toronto

[www.marsdd.com](http://www.marsdd.com)

<https://twitter.com/MaRSDD/status/1082292393091743744>





# HOUSING NOW

**PUBLIC NOTICE**  
**ON**  
**HOUSING SHORTAGE**

Due to the Lack of Housing Accommodation in This City

Notification is hereby given to families residing outside this City, that THIS MUNICIPALITY WILL NOT ASSUME ANY RESPONSIBILITY OR PROVIDE ANY ASSISTANCE IN LOCATING LIVING QUARTERS for those families contemplating moving to Toronto.

The City has exhausted every available means of finding accommodation for those families already in the City and is unable to cope with an additional number.

For your own comfort and convenience DO NOT COME TO TORONTO FOR HOUSING ACCOMMODATION.

ROBERT H. SAUNDERS  
Acting Mayor

J. W. SOMERS  
City Clerk

*Telegram — July 29/44.*



# HOUSING NOW



Delivering New Affordable-Rental Housing at Scale, at Speed  
in this Term of Toronto Council  
(2019-2022)



# HOUSING NOW

**FAILURE  
IS NOT  
AN  
OPTION**

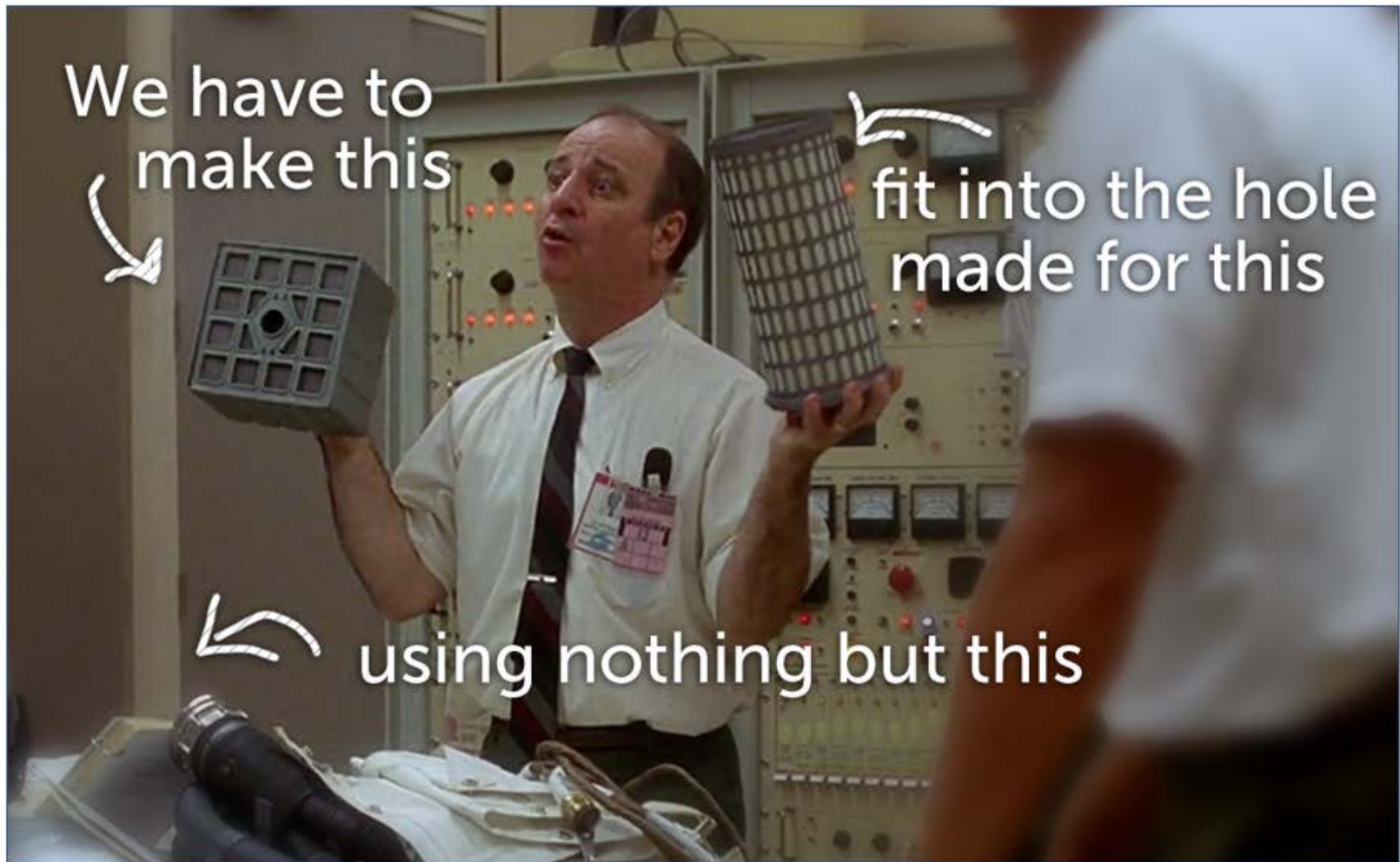


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# HOUSING NOW

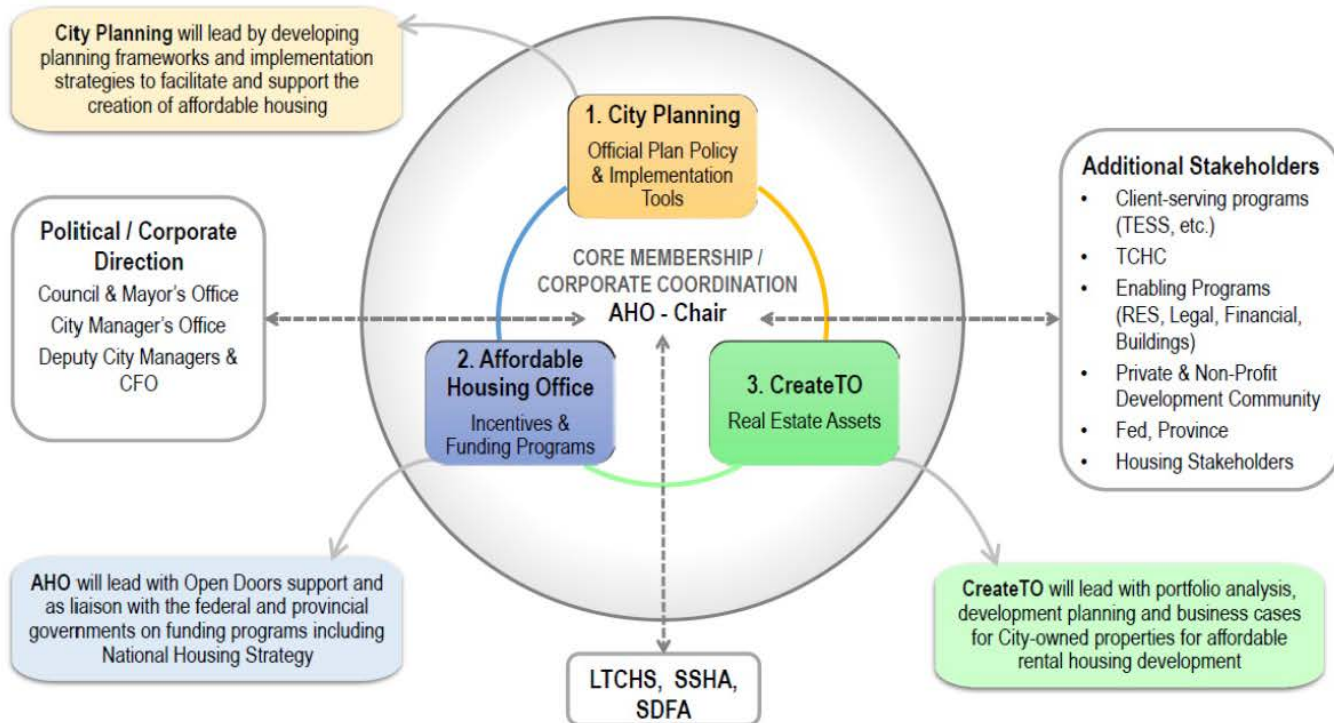


Delivering New Affordable-Rental Housing at Scale, at Speed  
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# HOUSING NOW..?

## Appendix B: Delivery Team Structure



10

**CREATE TO**

**RA1.1 - CreateTO - Affordable Housing Plan Update (Dec. 10, 2018)**

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.RA1.1>



# HOUSING NOW..?

**Table 4 – Housing Now: Delivery Framework**

	<b>Stage 1: Business Case</b>	<b>Stage 2: Market Offering</b>	<b>Stage 3: Delivery</b>
Key Actions	<ul style="list-style-type: none"> <li>- Design Project</li> <li>- Stakeholder Consultations</li> <li>- Due Diligence and Market Sounding</li> <li>- Planning Guidelines</li> <li>- Affordability Program</li> <li>- Feasibility Analysis</li> <li>- Initiate Rezoning</li> </ul>	<ul style="list-style-type: none"> <li>- Select Delivery Partner</li> <li>- Broker Selection</li> <li>- Project Underwriting</li> <li>- Project Marketing</li> <li>- Evaluation of Bids</li> <li>- Award and Negotiations</li> </ul>	<ul style="list-style-type: none"> <li>- Complete Planning &amp; Construction</li> <li>- Sale/Lease Transaction</li> <li>- Developer Financing</li> <li>- Developer Planning Application (expedited)</li> <li>- Developer Construction Awards</li> </ul>
Duration (estimate)	3-6 months <b>2019</b>	7-10 months <b>2020</b>	2-4 years <b>2022 - 2024</b>
Administrator	<ul style="list-style-type: none"> <li>- Affordable Housing Office</li> <li>- CreateTO</li> <li>- City Planning</li> </ul>	CreateTO	CreateTO
Staff Level Approval	<ul style="list-style-type: none"> <li>- DCM, Corporate Services</li> <li>- Chief Financial Officer</li> <li>- Executive Director, Housing Secretariat</li> </ul>	<ul style="list-style-type: none"> <li>- DCM, Corporate Services</li> <li>- Chief Financial Officer</li> <li>- Executive Director, Housing Secretariat</li> </ul>	<ul style="list-style-type: none"> <li>- DCM, Corporate Services*</li> <li>- Chief Financial Officer*</li> <li>- Executive Director, Housing Secretariat*</li> </ul>
Reporting	CreateTO staff reporting to CreateTO Board	CreateTO staff reporting to CreateTO Board	CreateTO staff reporting to CreateTO Board*

\*Approvals as relevant to the agreement with the successful proponent.

## 2019.EX1.1 - Implementing the "Housing Now" Initiative

<https://www.toronto.ca/legdocs/mmis/2019/ex/bgrd/backgroundfile-123663.pdf>





# HOUSING NOW

## AQUAVISTA



Floors	13
Acres	1.8*
Rent Geared to Income (RGI-TCHC)	0
Affordable-Rental Units (*Artscape)	80
Market-Rate Units (*Tridel)	228
TOTAL Units of Housing	308
Units per Acre	171*

## Regent Park



Floors (Mixed Heights – up to)	28
Acres	69
Replace <u>EXISTING</u> Units (RGI-TCHC)	2,083
Affordable-Rental Units (*Lottery)	310
Market-Rate Units (*Daniels)	5,400
TOTAL Units of Housing	7,793
Units per Acre	113



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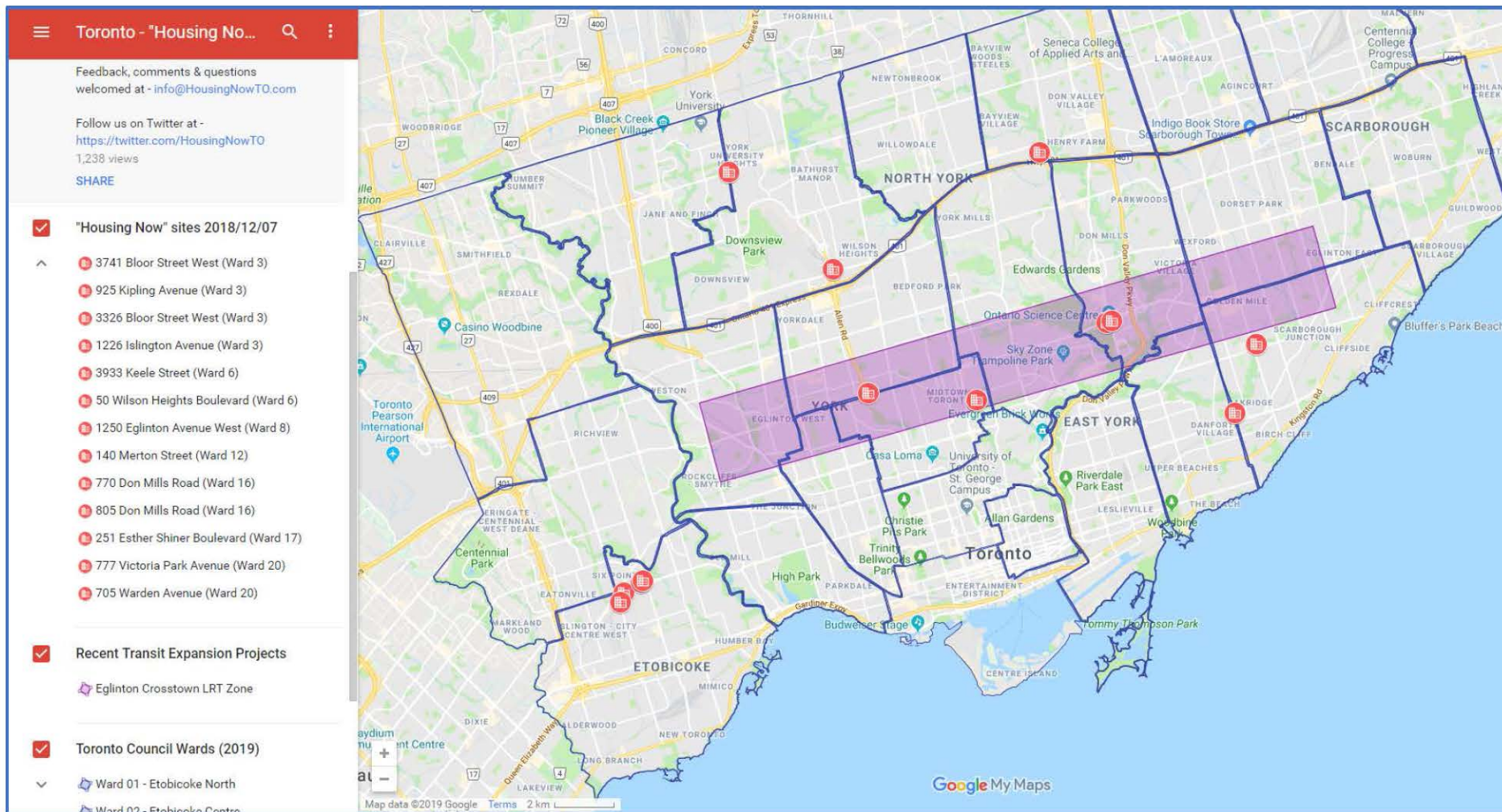
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# HOUSING NOW



FREE, Public, Interactive Website – <http://HousingNowTO.com>





# HOUSING NOW

1. Move fast NOW - in 2019 - focus on “Progress OVER Process”.
2. Establish MINIMUM new-unit targets for every listed “Housing Now” site.
3. Fund stand-alone 100% Affordable-Housing Units on Tiny sites (\*under 1-acre).
4. REMOVE Parking Minimums on all “Housing Now” sites at Transit Stations.
5. Up-Zone EVERY listed “Housing Now” site in 2019 before you SELL any of these sites.



## Zoning cuts payout for Toronto Hydro sale of North York site



The Times Group Corporation bought the 8.1-acre site at 5800 Yonge St. from Toronto Hydro for \$122.2-million.

*If the deal was priced per acre, you could say Toronto Hydro got a much worse deal: Its \$15-million an acre was **35 per cent lower** than what Aoyuan paid for Newtonbook.*



# HOUSING NOW

6. Be prepared to “upset some neighbours & neighbourhoods” who have been very effective at delaying new housing projects and removing hundreds of new housing-units from previous development-proposals.



7. Move fast NOW - in Q1 2019 – aim to have Shovels-in-the-Ground on all Eleven “Housing Now” sites by December 2020.
8. Use Province’s Ministerial Zoning-Orders power to enable rezoning of these Eleven “Housing Now” sites by January 2020.



# HOUSING NOW

9. Take an Aggressive look at the OPEN DOOR plans that were submitted in 2018. Can they be accelerated and/or enhanced..?

Appendix 1- Overview of Recommended Projects							
Company Name	Project Address	Ward	Affordable Homes	Affordability Period	Mid-range homes	Construction Start Date	Expected Completion Date
1241676 Ontario Inc.	2667-2677 Kipling Rd	1	120	25	0	02/01/2019	02/01/2021
Minto Properties Inc.	620 Martingrove Rd and 7, 21 Richgrove	4	100	25	125	11/08/2019	11/04/2021
2346weston.com Inc.	2346 Weston Road	11	157	25	0	09/01/2018	01/01/2020
Amico Properties Inc.	82 Buttonwood Ave.	11	76	40	0	12/15/2018	06/15/2022
1656851 Ontario Inc. o/a High Park Villa	2140 Bloor St. West	13	13	40	0	10/01/2018	12/31/2019
2432953 Ontario Inc.	2 Main St. and 650 Kingston Rd	32	12	25	28	11/15/2018	06/30/2020
New Frontiers Aboriginal Residential Corporation	419-425 Coxwell Avenue	32	12	30	0	03/31/2019	01/01/2020
80 Dale Avenue Ltd c/o Podium Developments	80 Dale Avenue	36	116	25	269	03/31/2019	01/01/2022
			606			422	

Results of the 2018 Open Door Rental Housing Call for Applications

Page 14 of 14