

**HOUSING  
NOW.**

Re: PH10.2

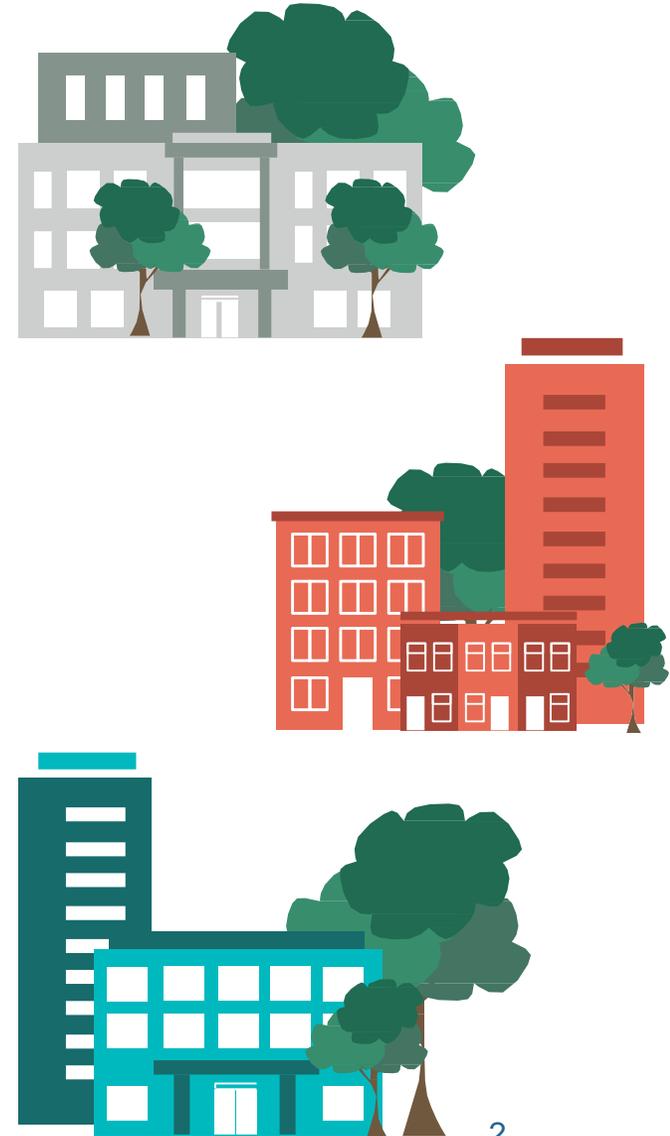
**Housing Now**  
**777 Victoria Park Avenue**  
**Planning and Housing Committee**  
**November 13, 2019**

# Introducing Housing Now

- Launched by the Mayor and City Council in December 2018
- **11 City-owned properties** dedicated across Toronto
- Accelerating the development of **affordable housing**
- Maximizing **public land for public benefits**, including housing as well as new community facilities, parkland and public realm improvements
- Developing **mixed-income, mixed-use, transit-oriented communities**

# Our Housing Challenges

1. Housing affordability getting worse
2. Minimal rental stock being built
3. Age & condition of existing rental housing
4. Long waitlists
5. Ongoing population growth



# HousingTO 2020-2030 Action Plan

- *HousingTO 2020-2030 Action Plan* will address housing needs across the entire housing spectrum



# Housing Now: The Opportunity

**11** City-owned sites across the city

**10,000** new units

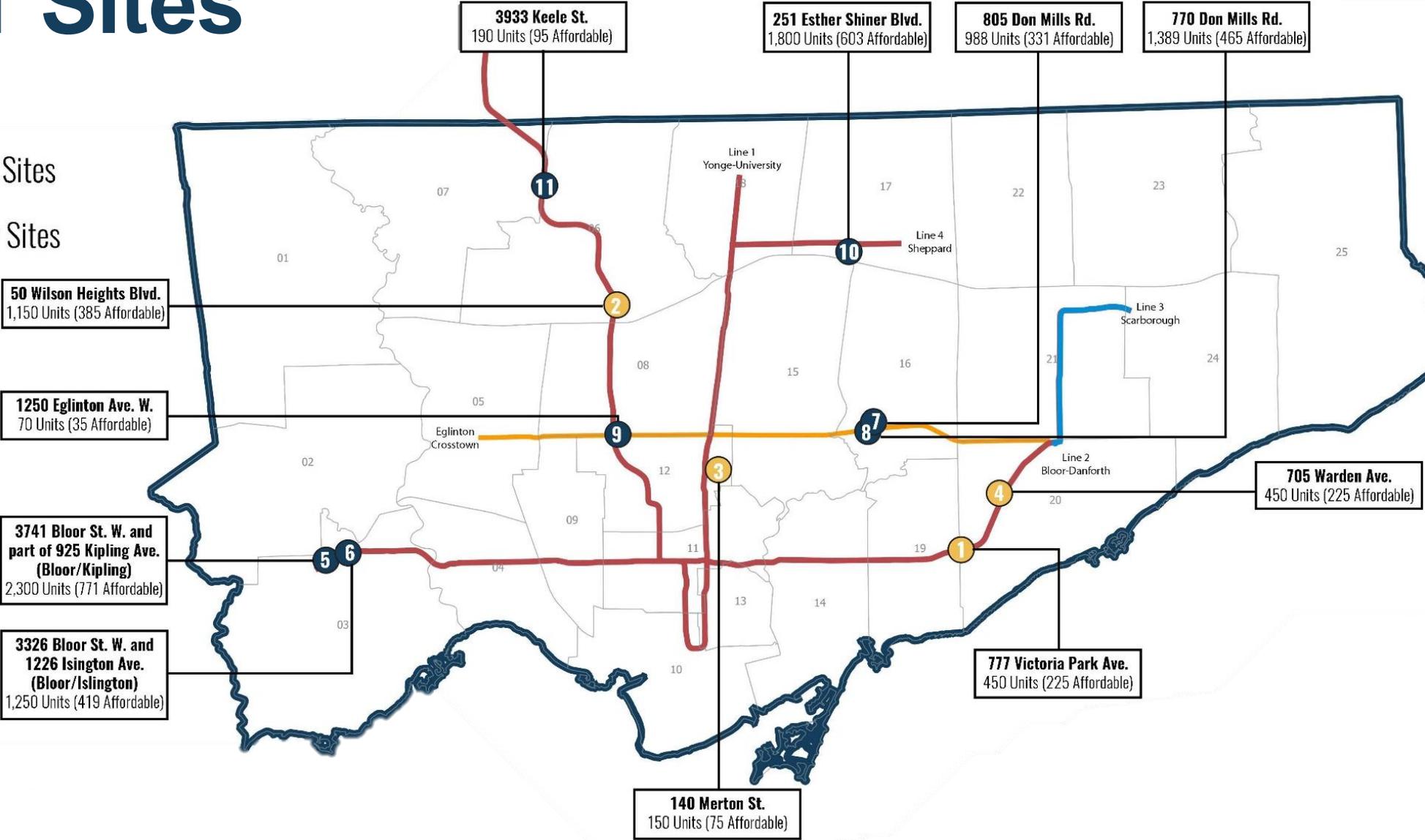
**3,700** new affordable rental units

**\$21k-\$52k** income range for affordable units

# The 11 Sites

- Phase 1: 2019 Priority Sites
- Phase 2: 2020 Priority Sites

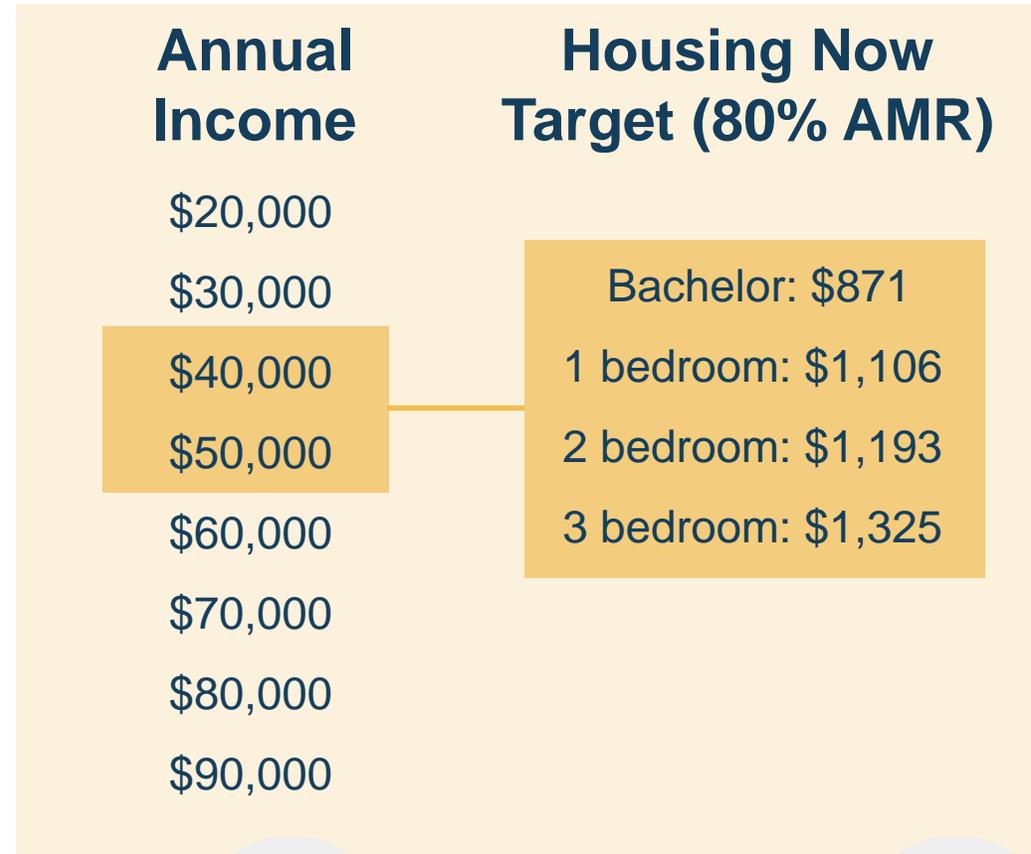
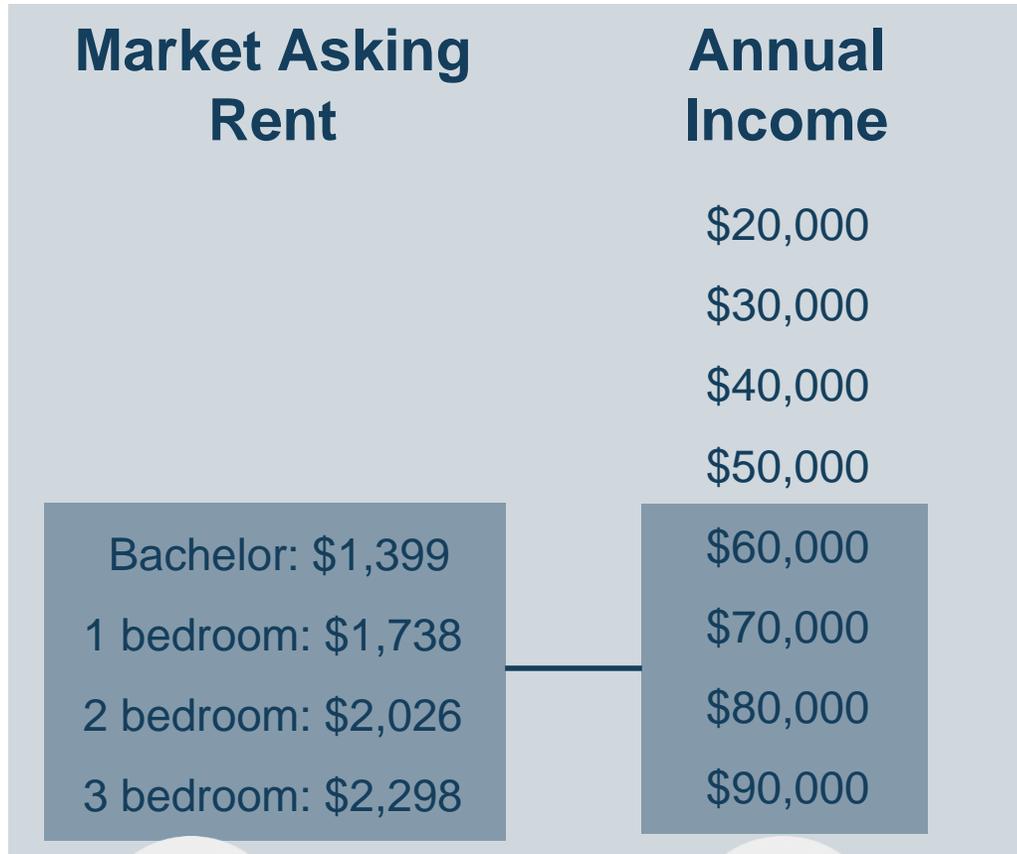
Units are estimates only, subject to relevant approvals, business case and market offering process.



# Program and Principles

- City land maximized for public benefits
- Mix of **affordable rental, market rental and ownership** (1/3 each)
- Affordable for a **diverse range of incomes**
  - Target of 80% Toronto average market rent
  - Including deeply affordable and supportive units
- Public retention of sites through **long-term land leases**
- Land + Federal Financing + Open Door incentives (application fees, building permit fees, parkland dedication, DCs, property taxes)

# Affordable to whom?



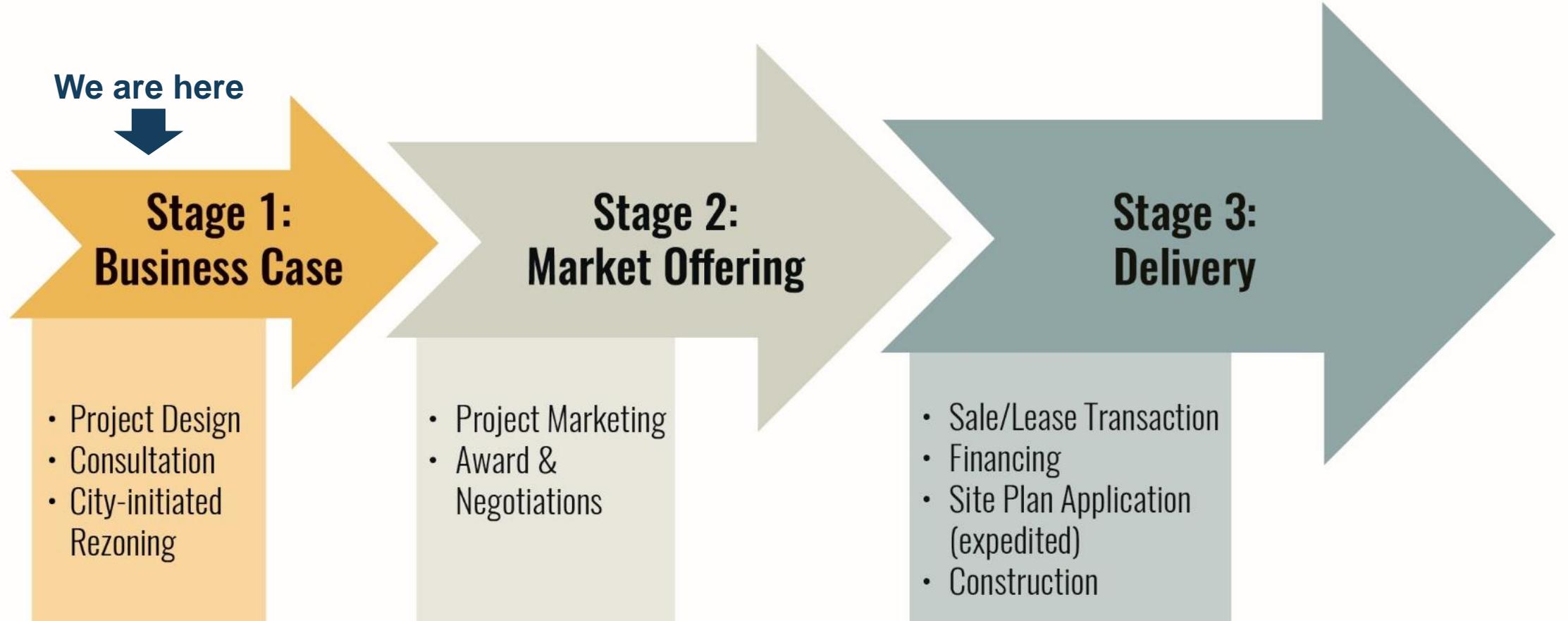
**Early Childhood Educator**  
Annual Income: \$33,150

**Retired / Pensioner**  
Annual Income: \$38,400

**Welder**  
Annual Income: \$44,850

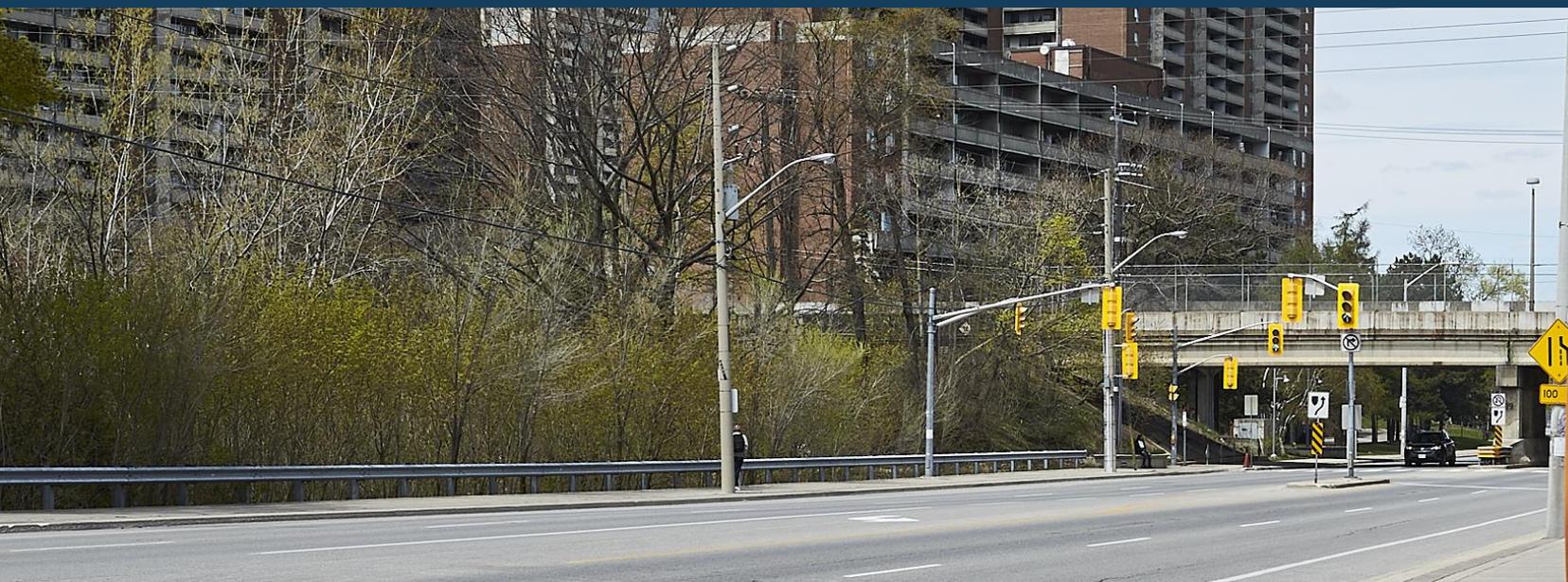
**Employment Counsellor**  
Annual Income: \$52,000

# Steps to Delivery





# 777 VICTORIA PARK AVENUE

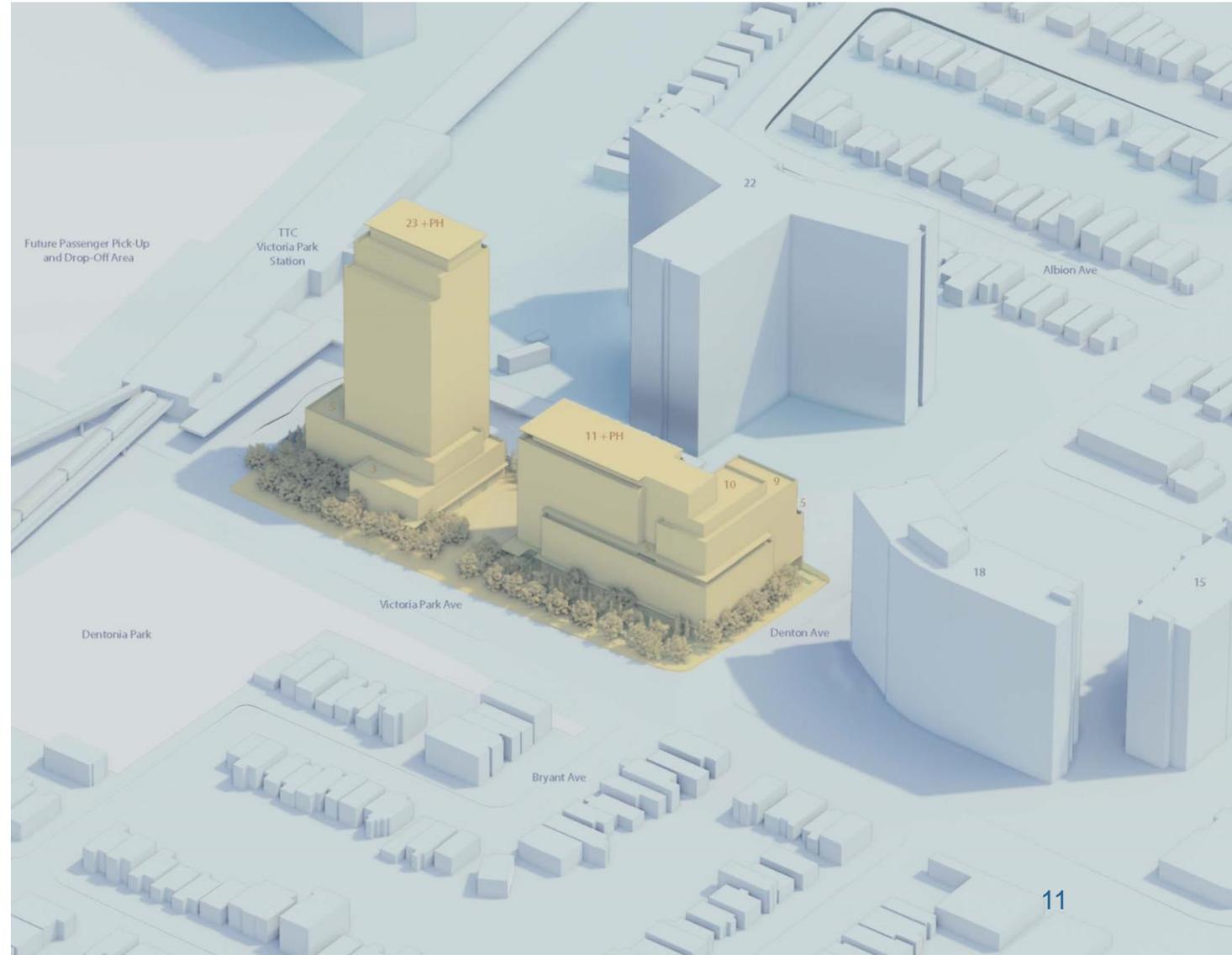


# 777 Victoria Park Timeline



# Refined Development Concept

- 508 residential units
- 254 affordable rental units
- 23 + 11 storey buildings
- 62-space child care centre
- Community agency space
- Retail uses
- Transit plaza
- Improved Victoria Park public realm



# Conceptual Massing + Design



# Recommendations

- Amend Zoning By-law 569-2013 in accordance with the draft Zoning By-law Amendment
- Direct staff to advance the design of a rebuilt facility combining golf course parking and a Passenger Pick-up and Drop-off facility at Dentonia Park Golf Course
- Request staff to engage development proponents on the operation of a paid public parking facility at 777 Victoria Park Avenue

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**THANK YOU**

