



HousingNowTO.com

“Failure is NOT an Option”

OPEN DATA for OPEN DOORS

SEPT. 17, 2019

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“HOUSING NOW” – DEC. 2018

Mayor John Tory unveils 3-point plan for building affordable housing

Fresh off election win, Tory says goal of developing 40,000 units is ‘realistic’



“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.”

*(*Avg. 3,300 per Year)*



JAN. 2019 – SEP. 2019

Toronto - "Housing No...
http://HousingNowTO.com
"Toronto is moving toward the creation of 23,003 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

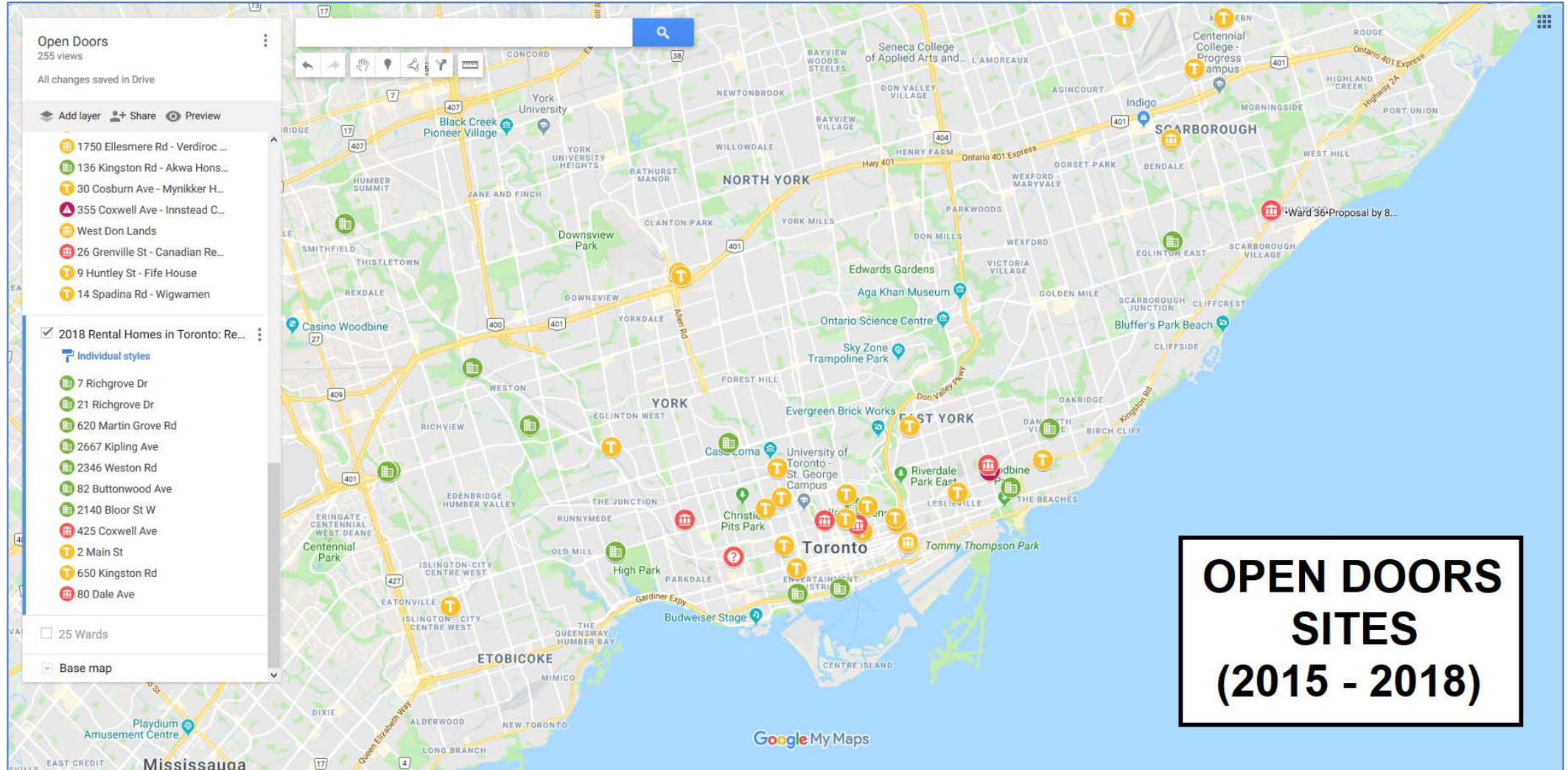
Made with Google My Maps
Map data ©2019 Google Terms 2 km

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

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COMING SOON – OPEN DOORS



Tracking of all the “OPEN DOORS” sites for the Mayor’s Affordable-Housing Plan in our Public-Map.



OPEN DOORS – 355 COXWELL

Paperwork has been submitted with the City of Toronto to re-develop the 355 Coxwell Plaza site as Mid-Size Co-op Housing by Innstead.

"Proposal for a 6 storey mixed use building containing 33 residential units (5 x 2-Bedrooms, 21 x 1-Bedrooms, 7 x Bachelor), 1 retail unit at the ground level and office units on the 6th level with a gross density of 2.5 times the lot area and 9 surface parking spaces."

Seems to meet all of the City's goals for Density and Affordable-Housing.

<http://app.toronto.ca/Develo.../associatedApplicationsList.do...>



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torstar.co/FZTZ50ryunG



“OPEN DOORS” sites CANCELLED. Loses 33 units of Affordable-Housing on a TTC streetcar line.



OPEN DOORS – 80 DALE

80 Dale Ave.

- Ward 36
- Proposal by 80 Dale Avenue Ltd.
c/o Podium Developments
- ~~116~~ ³³ affordable rental homes
- ~~269~~ ²⁵² mid-range rental homes
- 25 years affordability period



14



	Original Proposal May 2018	Current Proposal July 2019
Building Heights	27-storeys and 4-storey townhouses	12-storeys and 7-storeys
Total Number of Units and Unit Mix	386 Studio: 63 One bedroom: 145 Two bedroom: 108 Three bedroom: 17 Four Bedroom: 53	285 (to a maximum of 325 with retirement uses) Studio: 30 One bedroom: 94 Two bedroom: 148 Three bedroom: 11 Four bedroom: 2
Total Number of Affordable Units	116	33
Floor Space Index (FSI)	2.0	1.58

Staff Report for Action - Preliminary Report - 66-80 Dale Ave

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“OPEN DOORS” sites LOSES 8-Storeys and 83 Units of Affordable-Housing next to a GO RER station.

-83 Units of “Open Doors” Rental

-17 Units of Market Rental



OPEN DOORS & HOUSING NOW

Active Affordable Rental Developments

# of active affordable rental developments 49	# of projects in pre-development 31	# of active developments under construction 18
# of affordable rental units under development* 6,994	# of affordable rental units in pre-development 6,044	# of affordable rental units under construction 950

*This includes the Housing Now Program approved in January 2019 representing 11 developments with 3,700 units.

TALKING-POINTS about “Under-Development” & “Pre-Development” units are too often unreliable.



OPEN DOORS & HOUSING NOW

- HOUSING NOW
- OPEN DOORS
- INCLUSIONARY-ZONING

ALL Require “More Density than the Locals want to make the Math Work”.

- Need to be “Painfully-Transparent” with your Site-by-Site Information to earn Public-Confidence.
- Address FAILURES as they happen.

