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November 10th, 2019

Planning & Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON
M5H 2N2

RE : PH10.2 - Housing Now - 777 Victoria Park Avenue - Zoning Amendment - Final Report

Chair & Members of the Planning & Housing Committee,

Volunteers from our HousingNowTO.com civic-tech and open-data project attended all of the eight (8) open-houses that CreateTO held for “fast-track” sites that were identified for RFP in 2019. Our volunteers attended both of the meetings that were held for the proposal at VICTORIA PARK subway station held at the Seicho-No-Ie Toronto Centre in June and September.

We have also worked with data analysts, urban planners, architects and affordable housing operators to crowd-source trustworthy and accessible information about the “Housing Now” program to the average Torontonians. This work includes the site-by-site comparison of the “fast-track” site proposals that is attached.

Based on this technical-work, and the responses we heard at the two open-house events – we would like to offer our full-support to the current proposal for the “Housing Now” site at 777 Victoria Park Ave for the following reasons -

- All of our TTC subway station surface parking-lots are prime-locations for new “Transit-Oriented Development” under the Housing Now program.
- The CreateTO proposal for Victoria Park has increased in Density from 450 units to 508 units during public-consultations.
- The 2.1 acre site at Victoria Park with 508 units creates a viable-density for the creation of Long-Term Affordable-Rental units (*now 254 units-per-acre).
- The CreateTO proposal for Victoria Park includes 254 units of Affordable-Rental (50% of Units).

This is an excellent proposal – and should be used as an easily-repeatable template for rapidly creating new “Housing Now” developments on city-owned surface parking-lots near high-order transit by repeating the metrics above, and making them “as-of-right” via zoning-reform for TTC sites.

Yours,

Mark J. Richardson
Technical Lead – HousingNowTO.com

Site List
 Proposed Sites - Interactive Map
 TANGO Map
 STAFF REPORT (JAN. 2019)
 STAFF REPORT (MAY. 2019)
 STAFF REPORT (JULY 2019)
 FAST-TRACK SCHEDULE (JULY 2019)
 CREATE TO BUSINESS CASE (SEPT 2019)

https://www.thestar.com/news/city_hall/2018/12/13/toronto-council-approves-using-surplus-properties-for-affordable-housing.html
<https://HousingNowTO.com>
<http://tango.to/>
<https://www.toronto.ca/legdocs/mmis/2019/ex/bgrd/backgroundfile-123663.pdf>
<https://www.toronto.ca/legdocs/mmis/2019/ra/bgrd/backgroundfile-132453.pdf>
<https://www.toronto.ca/legdocs/mmis/2019/ra/bgrd/backgroundfile-135554.pdf>
<https://www.toronto.ca/legdocs/mmis/2019/ra/bgrd/backgroundfile-135555.pdf>
<https://www.toronto.ca/legdocs/mmis/2019/ra/bgrd/backgroundfile-138024.pdf>

NOTE : To achieve promised delivery of "40,000 Units of Affordable-Housing in 12-Years" - the City needs to Identify, Rezone, Approve & Permit 3,300 New units of Affordable-Housing EVERY year.*

#	Site Address(es)	Acres	Site Size	Estimated Units per Acre (JAN 2019)*	Estimated Units per Acre (SEP 2019)*	Ward	Councillor	Provincial MPP (Party)	Current Zoning (Jan. 2019)	TTC Transit Station	Formal Rezoning Documents in AIC	Heights Requested in Rezoning	Local NIMBY History	CITY PLANNING ORIGINAL				CITY PLANNING UPDATES				Change
														Staff Estimated	New Residential Units (JAN. 2019)*			New Residential Units (SEPT. 2019)*				
														Market Non-Rental*	Market Rental*	Affordable Rental*	TOTAL Units	Market Non-Rental*	Market Rental*	Affordable Rental*	TOTAL Units	
4	50 Wilson Heights Boulevard	8.0	Large	144	183	6	Pasternak	Baber (PC)	REGENERATION	Wilson	19 114174 NNY 06 OZ (2019/07/15)	11 - 16 Flrs	Medium	379	386	385	1,150	488	488	488	1,464	314
6	140 Merton Street	0.84	Tiny	179	214	12	Matlow	Andrew (NDP)	MIXED USE	Davisville	19 114200 STE 12 OZ (2019/06/05)	18 Flrs	High	0	75	75	150	0	90	90	180	30
10	777 Victoria Park Avenue	2.1	Medium	214	254	20	Crawford	Begum (NDP)	MIXED USE	Victoria Park	19 114193 ESC 20 OZ (2019/06/08)	11, 23 Flrs	Medium	0	225	225	450	0	254	254	508	58
11	705 Warden Avenue	7.1	Large	63	65	20	Crawford	Begum (NDP)	MIXED USE & APARTMENT NEIGHBOURHOOD	Warden	19 114204 ESC 20 OZ (2019/06/15)	7, 8, 18 Flrs	Medium	0	225	225	450	0	233	233	466	16
TOTAL		18		122	145									379	911	910	2,200	488	1,065	1,065	2,618	418
														17.2%	41.4%	41.4%		18.6%	40.7%	40.7%		

*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.

