

SC8.6, "66 to 80 Dale Avenue - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report"



HousingNowTO.com

"Failure is NOT an Option"

OPEN DOORS proposal at 80 DALE

SEPT. 16, 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'



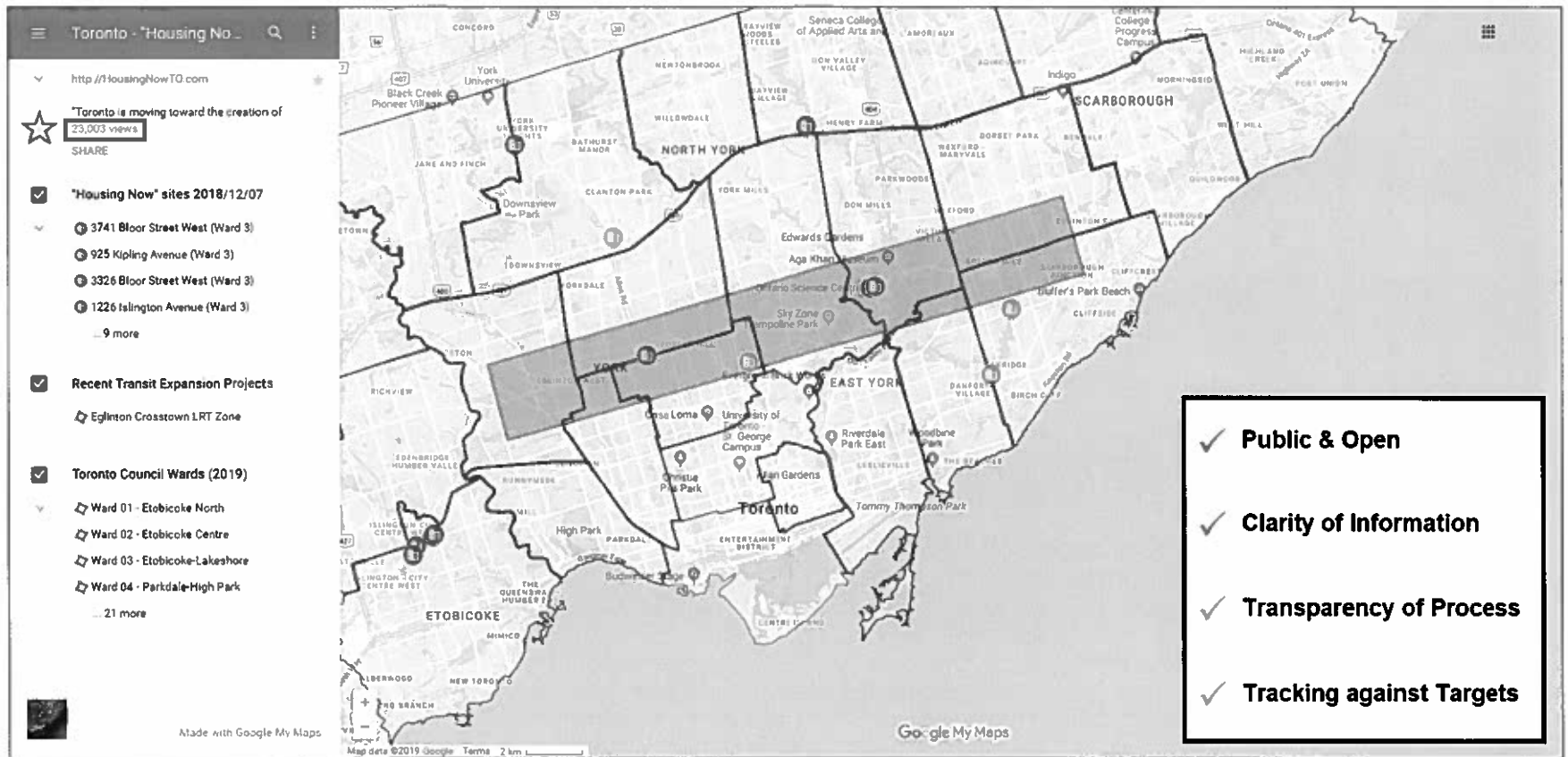
“Mayor John Tory is vowing he will not waver on a campaign promise to build 40,000 new affordable housing units over the next 12 years.”

(*Avg. 3,300 per Year)

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



JAN. 2019 – SEP. 2019



HousingNowTO – <http://HousingNowTO.com>



JAN. 2019 – SEP. 2019



COMING SOON – Tracking of all the “OPEN DOORS” sites for the Mayor’s Affordable-Housing Plan.



OPEN DOORS – 80 DALE

80 Dale Ave.

- Ward 36
- Proposal by 80 Dale Avenue Ltd.
c/o Podium Developments
33
- ~~116~~ affordable rental homes
252
- ~~269~~ 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

- HOUSING NOW
- OPEN DOORS
- INCLUSIONARY-ZONING

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

