



# HousingNowTO.com

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February 5<sup>th</sup>, 2020

Planning & Housing Committee  
 City of Toronto  
 100 Queen Street West  
 Toronto, ON  
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## **RE : PA13.1 - Housing Now - 50 Wilson Heights Boulevard**

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 Wilson subway station held 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 Torontonian. This work includes the site-by-site comparison of the “fast-track” site proposals - and an "Improved Alternative" massing & site-plan for the Wilson site that was submitted to CreateTO in June 2019.

Based on this technical-work, and the responses we heard at the two open-house events – we would like to offer our support to the current proposal for the “Housing Now” site at 50 Wilson Heights 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 Wilson has increased in Total-Density from 1,150 units to 1,464 units during public-consultations (+314 units, Increase +27%).
- The Affordable-Rental proposal Wilson has increased from 385 units to 488 units during public-consultations (+103 units, Increase +26%).
- The 8.0 acre site at Wilson with 1,464 units creates a more viable-density for the creation of Long-Term Affordable-Rental units (\*now 189 units-per-acre).
- We would agree with the [Design Review Panel](#) that considering the planned decommissioning of the Downsview Runway - there may be additional opportunities for added Height and Density on this Wilson site that should be considered.

This is a greatly improved proposal – and our volunteers were encouraged to see the City commit to adding 27% more density and units to this Wilson parking-lot site during the public-consultation process.

That increase clearly shows that some of the initial unit-targets identified for the eleven (11) "Housing Now" sites in December 2018 were far below the actual housing-opportunities that these sites offered, and should therefore only be used as a baseline number, with a city-wide goal to increase the unit-counts and density on all of the proposed sites under this program.

We would like to thank the City staff for their work on this project, and look forward to seeing how they can use this Wilson example to maximize the affordable-housing opportunities on other surplus TTC surface parking-lot sites as the "Housing Now" program evolves.

Yours,

A handwritten signature in black ink, appearing to read "Mark Richardson", with a horizontal line underneath it.

Mark J. Richardson  
Technical Lead – [HousingNowTO.com](http://HousingNowTO.com)

CC – Mayor Tory