



HousingNowTO.com

**“Maximizing New
Affordable-Housing
on CityPlace Lands”**

Feb. 12 , 2020

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HOUSING NOW – ANNUAL TARGETS

#HousingTO Program Goals

- ✓ **40,000 new affordable housing units (by 2031)**
- ✓ **22,000 new units of “Workforce Housing”**
- ✓ **18,000 new units of “Supportive Housing”**

YEAR	NEW “Affordable Housing” Units	TOTAL New Units
2019	1,500	1,500
2020	2,000	3,500
2021	2,500	6,000
2022	3,000	9,000
2023	3,500	12,500
2024	3,750	16,250
2025	3,750	20,000
2026	4,000	24,000
2027	4,000	28,000
2028	4,000	32,000
2029	4,000	36,000
2030	4,000	40,000



Public-Demand for Data

The screenshot displays the HousingNowTO website interface. The top navigation bar includes a menu icon, the text "Toronto - 'Housing No...", a search icon, and a settings icon. Below the navigation bar, the URL "http://HousingNowTO.com" is shown. A featured article titled "Toronto is moving toward the creation of 36,019 views" is highlighted with a red box. The sidebar on the left contains several filter categories, each with a red checkmark:

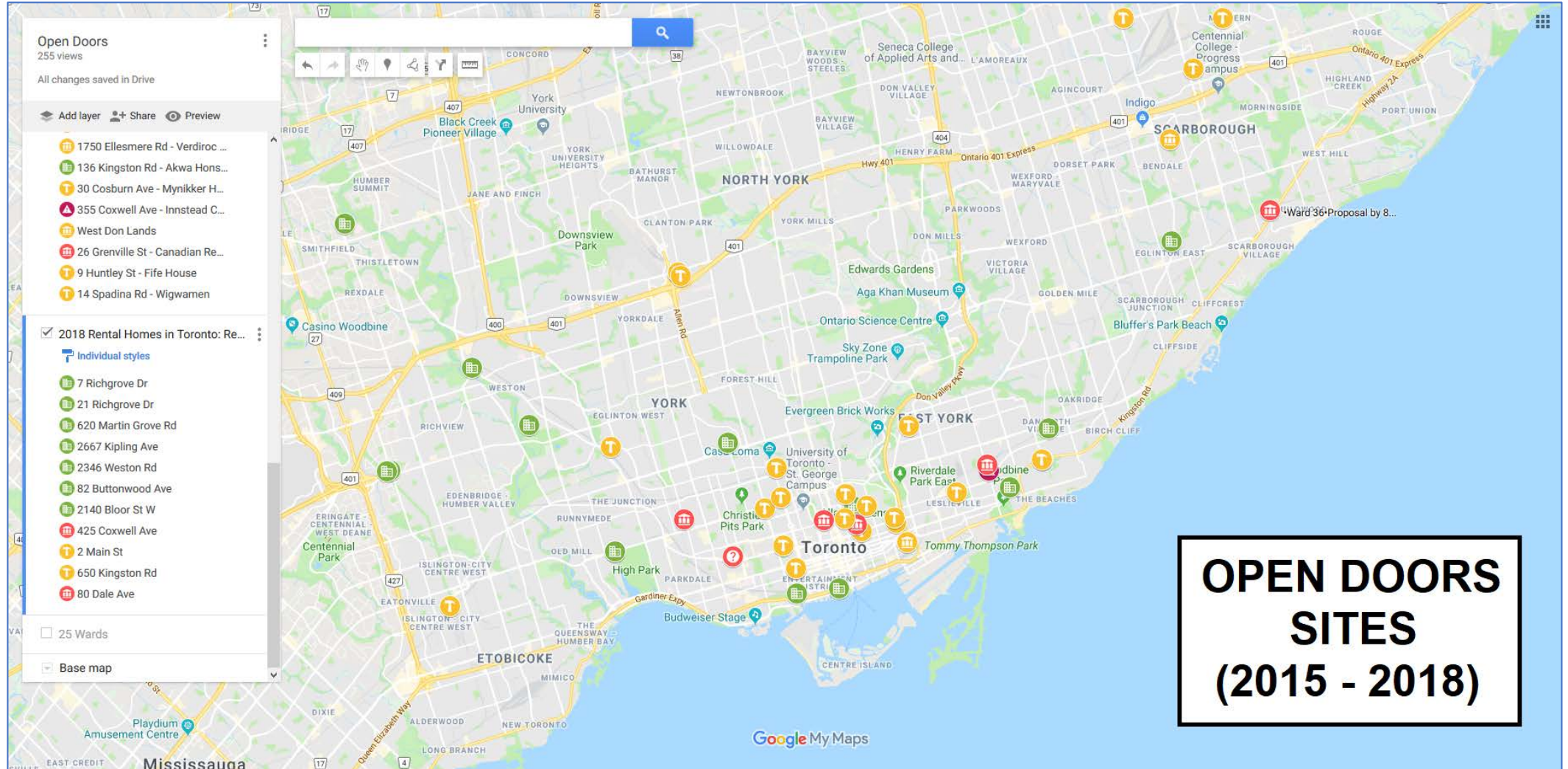
- "Housing Now" sites 2018/12/07
 - 3741 Bloor Street West (Ward 3)
 - 925 Kipling Avenue (Ward 3)
 - 3326 Bloor Street West (Ward 3)
 - 1226 Islington Avenue (Ward 3)
 - ... 9 more
- Recent Transit Expansion Projects
 - Eglinton Crosstown LRT Zone
- Toronto Council Wards (2019)
 - Ward 01 - Etobicoke North
 - Ward 02 - Etobicoke Centre
 - Ward 03 - Etobicoke-Lakeshore
 - Ward 04 - Parkdale-High Park
 - ... 21 more
- 2015 - OPEN DOORS (Pilot Sites)
- 2016 - OPEN DOORS

The main content area shows a map of Toronto with a purple highlighted region in the central-eastern part of the city. The map includes labels for various neighborhoods and landmarks, such as the Aga Khan Museum, Ontario Science Centre, and Casa Loma. The map is powered by Google My Maps, as indicated by the logo in the bottom right corner.

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



OPEN DOORS – What Works..?



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



OPEN DOORS – 2015 sites

200 Madison Avenue



505 Richmond Street West



Block 36 North in City Place



150 Harrison





OPEN DOORS – 2015 Railway Lands

Block 36 North in City Place

- Second Open Door pilot development
- 2016 RFP for Fed/prov. funding, City incentives and public land, with equity contributions from selected proponent Cityzen Development Group
- 80 affordable rental homes, including 1, 2, and 3 bedrooms
- In partnership with Toronto Community Housing
- Rents range from 76% to 100% AMR, 15 RGI home, and up to 25% of homes to be available to households receiving housing allowances





OPEN DOORS – 2015 Railway Lands

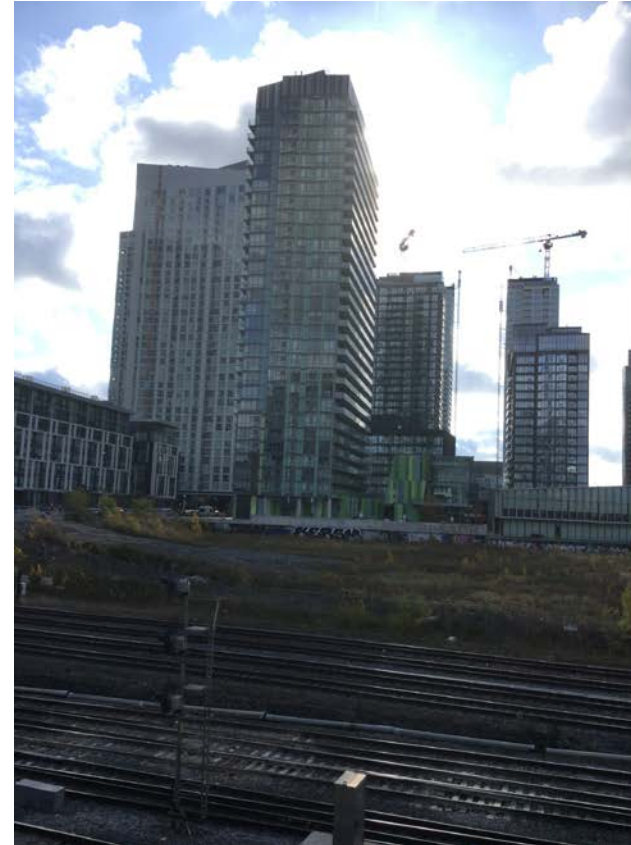
Block 36 North in City Place

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Affordable Housing Office

16



“OPEN DOORS” (2015) FAST-TRACK.

80 Units of “Open Doors” Rental

(2020) – Still an EMPTY field a 10 minute walk from the CN Tower



'NICE' POLICY ≠ SUCCESSFUL PROJECTS



The Vancouver Sun @VancouverSun · Jul 2

Dan Fumano: Some **developers abandon** Vancouver's affordable rental pilot project vancouversun.com/news/local-new...



“Of the 20 proposals selected last year for Vancouver's affordable rental-housing project, 6 have now formally withdrawn.”

<https://vancouversun.com/news/local-news/dan-fumano-some-developers-abandon-vancouvers-affordable-rental-pilot-project>



toronto.com @torontodotcom · Apr 24

Register on @torontodotcom today to make sure you get more important local stories like this: **Affordable housing** project cancelled in Toronto's #Leslieville area. torstar.co/FZTZ50ryunG

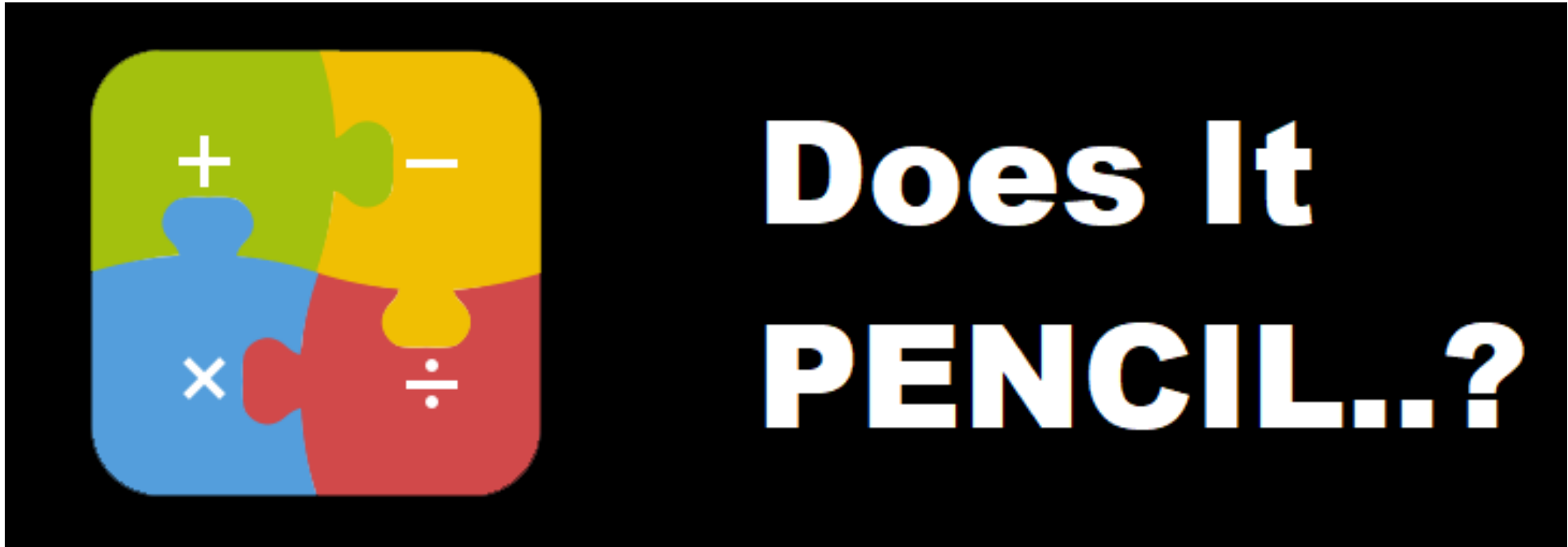


“An accessible, affordable housing development slated for the northeast corner of Upper Gerrard St. & Coxwell Ave. is no more.”

<https://www.thestar.com/news/gta/2019/04/23/affordable-housing-project-in-leslieville-cancelled-as-construction-costs-escalate.html>



'NICE' POLICY \neq SUCCESSFUL PROJECTS





Block 36 North - (2020)

CityPlace Block 36 North

Queen's Wharf

22 Storeys
282 Units

Not-for-Profit, Mixed-Income
**Including Supportive and
Transitional Units.*

	sq ft per	units	sq ft total
BA	280	45	12,600
1 BR	400	92	36,800
1 BR A	500	25	12,500
2 BR	600	70	42,000
3 BR	850	40	34,000
4 BR	1100	10	11,000
TOTAL		282	148,900





Block 36 North - (2020)

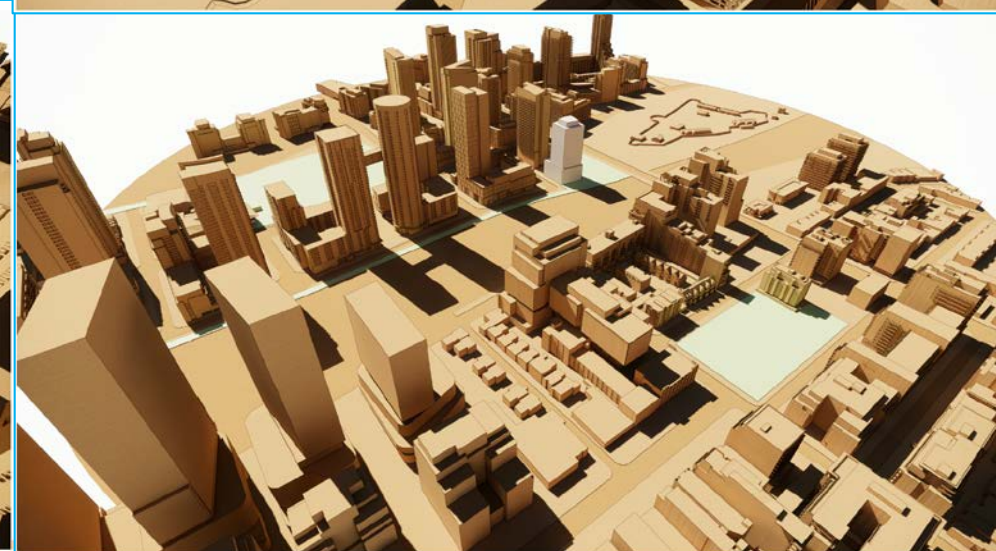
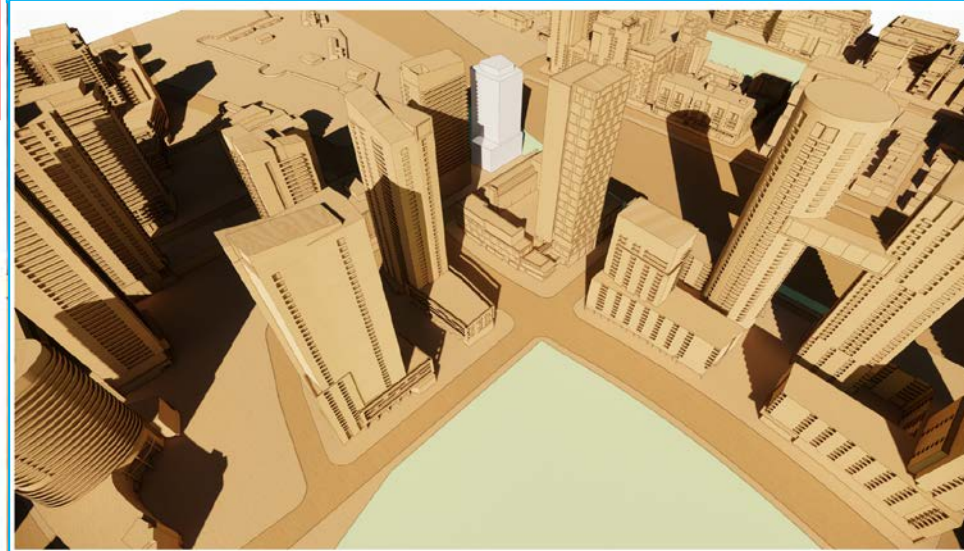
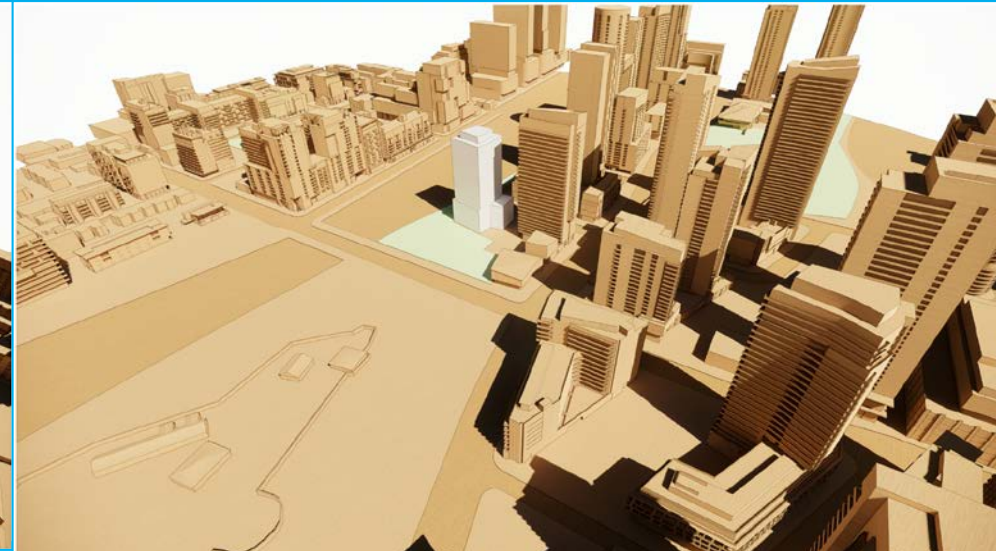
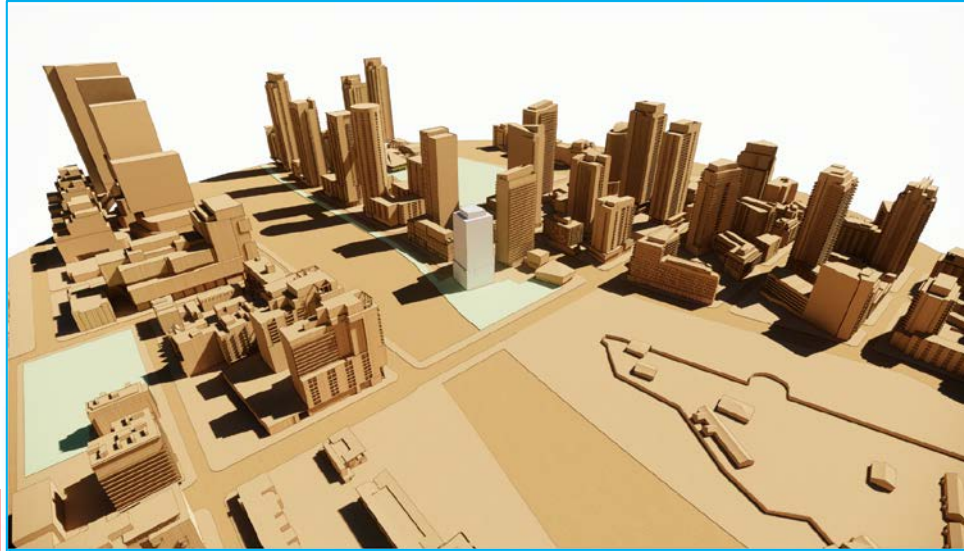
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Block 36 North - (2020 Targets)

1. Assign this CityPlace site to CreateTO to include as a 2020 site under HOUSING NOW.
2. Throw away the Design-Guidelines that **FAILED** to deliver Affordable-Housing on this site under OPEN DOORS (2015).
3. Give Staff an Explicit-Direction to Maximize the number of Affordable-Housing units you can locate on this site.
4. Ask **“Does It Pencil..?”** on every Affordable-Housing proposal.



Southeast-facing rendering of the proposed development





Contact Information



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