



HousingNowTO.com

**“Maximizing the Delivery of
New Affordable-Housing
at TTC Subway Stations”**

Feb. 12 , 2020

CONTACT – info@HousingNowTO.com

TWITTER - [@HousingNowTO](https://twitter.com/HousingNowTO)



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

Toronto - "Housing No..."

<http://HousingNowTO.com>

★ **36,019 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

2015 - OPEN DOORS (Pilot Sites)

2016 - OPEN DOORS

Map data ©2020 Google Terms 2 km

Google My Maps

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



- Site List https://www.thestar.com/news/city_hall/2018/12/13/toronto-council-approves-using-surplus-properties-for-affordable-housing.html
- Proposed Sites - Interactive Map <https://HousingNowTO.com>
- TANGO Map <http://tango.to/>
- STAFF REPORT (JAN. 2019) <https://www.toronto.ca/legdocs/mmis/2019/ex/bgrd/backgroundfile-123663.pdf>
- STAFF REPORT (MAY. 2019) <https://www.toronto.ca/legdocs/mmis/2019/ra/bgrd/backgroundfile-132453.pdf>
- STAFF REPORT (JULY 2019) <https://www.toronto.ca/legdocs/mmis/2019/ra/bgrd/backgroundfile-135554.pdf>
- FAST-TRACK SCHEDULE (JULY 2019) <https://www.toronto.ca/legdocs/mmis/2019/ra/bgrd/backgroundfile-135555.pdf>
- CREATE TO BUSINESS CASE (SEPT 2019) <https://www.toronto.ca/legdocs/mmis/2019/ra/bgrd/backgroundfile-138024.pdf>
- ETOBICOKE CENTRE GUIDE (DEC 2019) https://createto.ca/housingnow/wp-content/uploads/sites/2/2019/12/Discussion-Guide_forwebAODA.pdf
- CREATE TO UPDATE (JAN 2020) <https://www.toronto.ca/legdocs/mmis/2020/ra/bgrd/backgroundfile-145155.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*	Ward	Councillor	Provincial MPP (Party)	Current Zoning (Jan. 2019)	TTC Transit Station	Formal Rezoning Documents in AIC	Heights Requested in Rezoning	Local NIMBY History	Staff Estimated - New Residential Units (JAN. 2019) & Priority-Sites (SEP. 2019)*				Staff Estimated - DATES (MAY. 2019) & Priority-Sites (SEP. 2019)*			
													Market Non-Rental*	Market Rental*	Affordable Rental*	TOTAL Units	STAGE 1 Business Case	STAGE 2 Market Offering / Sale	STAGE 3 Construction Starts	STAGE 4 Move-In Ready
1	3741 Bloor St. W. & part 925 Kipling Ave.	13.8	Extra Large	167	3	Grimes	Hogarth (PC)	MIXED USE	Kipling	No	TBD	Low	759	770	771	2,300	Q1 - 2020	Q3 - 2020	2021	~2024
2	3326 Bloor St. W. & 1226 Islington Ave.	4.9	Large	255	3	Grimes	Hogarth (PC)	MIXED USE	Islington	No	TBD	Low	412	419	419	1,250	Q1 - 2020	Q2 - 2020	2021	~2024
3	3933 Keele Street	0.675	Tiny	281	6	Pasternak	Baber (PC)	MIXED USE	Finch West	No	TBD	Medium	0	95	95	190	2020	2021	2021	2026
4	50 Wilson Heights Boulevard	8.0	Large	183	6	Pasternak	Baber (PC)	REGENERATION	Wilson	19 114174 NNY 06 07 (2019/07/15)	11 - 16 Flrs	Medium	488	488	488	1,464	Q3 - 2019	Q4 - 2019	2020	2023
5	1250 Eglinton Avenue West	0.6	Tiny	117	8	Colle	Martin (PC)	MIXED USE	Eglinton West	No	TBD	High	0	35	35	70	Q4 - 2019	2020	2021	2025
6	140 Merton Street	0.84	Tiny	214	12	Matlow	Andrew (NDP)	MIXED USE	Davisville	19 114200 STE 12 07 (2019/06/05)	18 Flrs	High	0	90	90	180	Q3 - 2019	Q4 - 2019	2020	2023
7	770 Don Mills Road	5.5	Large	253	16	Minnan-Wong	Coteau (Liberal)	INSTITUTIONAL & NATURAL	Science Centre	18 131430 NNY 26 07 (2018/03/19)	28, 43, 52 Flrs	Medium	458	466	465	1,389	???	???	???	???
8	805 Don Mills Road	3.1	Medium	319	16	Minnan-Wong	Coteau (Liberal)	MIXED USE	Science Centre	18 131430 NNY 26 07 (2018/03/19)	22, 28, 52 Flrs	Medium	326	331	331	988	Q4 - 2019	2020	2021	2025
9	251 Esther Shiner Boulevard	8.55	Large	211	17	Carroll	Ke (PC)	MIXED USE	Leslie	No	TBD	Low	594	603	603	1,800	2020	2021	2022	2026
10	777 Victoria Park Avenue	2.1	Medium	242	20	Crawford	Begum (NDP)	MIXED USE	Victoria Park	19 114193 ESC 20 07 (2019/07/08)	11, 23 Flrs	Medium	0	254	254	508	Q3 - 2019	Q4 - 2019	2020	2023
11	705 Warden Avenue	7.1	Large	66	20	Crawford	Begum (NDP)	MIXED USE & APARTMENT NEIGHBOURHOOD	Warden	19 114204 ESC 20 07 (2019/06/15)	7, 8, 18 Flrs	Medium	0	233	233	466	Q3 - 2019	Q4 - 2019	2020	2023
TOTAL		49.7		186	*Totals do not include 770 Don Mills Road site which is now TBD due to the Ontario Line plans.								2,579	3,318	3,319	9,216				
													28.0%	36.0%	36.0%	*All Staff Estimated - DATES (Subject-to-Change)*				
*Units and percentages are <i>estimates only</i> , subject to relevant approvals (e.g. planning process, consultation with local councillors and communities), business case and market offering process.																				



HOUSING NOW - WARDEN STATION

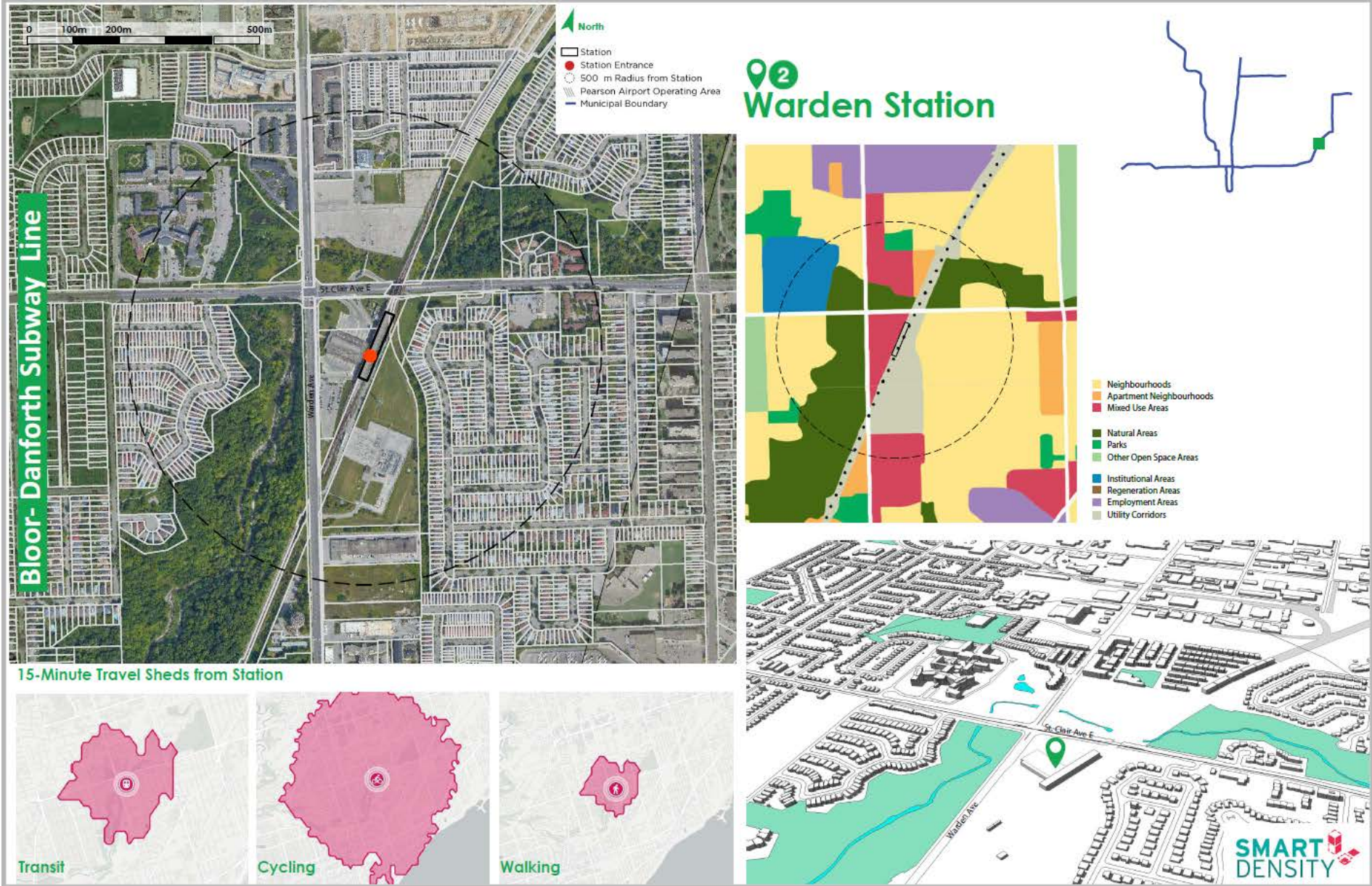


- 7.1 Acre Surface Parking-Lot.
- Next to a 6+ BILLION Subway Extension.
- “LAZY LAND”





HOUSING NOW - WARDEN STATION





HOUSING NOW - WARDEN STATION





HOUSING NOW - WARDEN STATION

Preliminary Development Concept

- 450 residential units
- 225 affordable rental units
- Expanded park
- Community space
- Retail uses
- TTC office building ??
- Improved Warden public realm

Refined Development Concept

- 466 residential units
- 233 affordable rental units
- 18, 8 and 7 storey buildings
- Expanded and improved park (1 acre addition)
- Retail uses
- Child care centre
- TTC office building
- Improved Massey Creek edge

WARDEN STATION





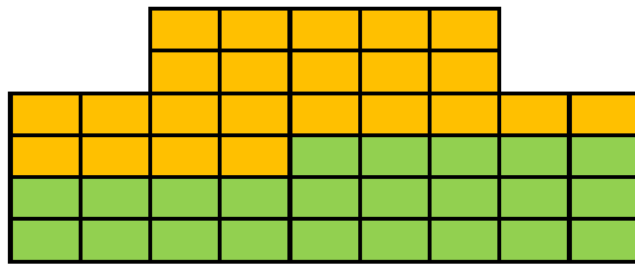
WARDEN – IMPROVED DEVELOPMENT

- **1,500** residential units
 - **500** market-ownership units
 - **500** market-rental units
 - **500** affordable rental units
- Better mix of units
- Better use of 7 Acres of Land
- Expanded park
- Increased Community space
- Retail uses including Grocery
- TTC office building next to Station
- Improved Warden public realm

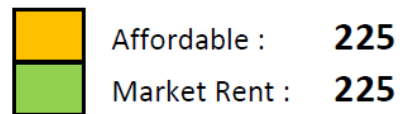




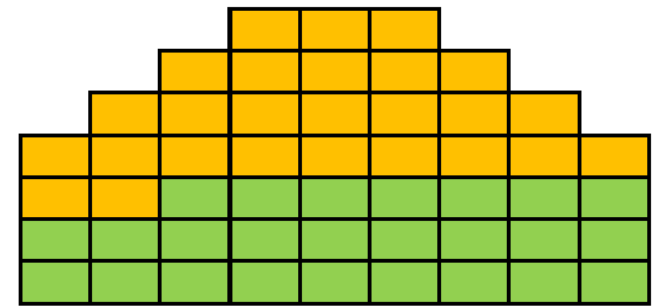
HOUSING NOW - WARDEN STATION



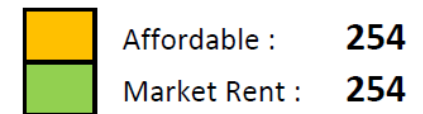
JAN. 2019 TOTAL UNITS : 460



**+16
Units**



SEP. 2019 TOTAL UNITS : 508





- Site List https://www.thestar.com/news/city_hall/2018/12/13/toronto-council-approves-using-surplus-properties-for-affordable-housing.html
- Proposed Sites - Interactive Map <https://HousingNowTO.com>
- TANGO Map <http://tango.to/>
- STAFF REPORT (JAN. 2019) <https://www.toronto.ca/legdocs/mmis/2019/ex/bgrd/backgroundfile-123663.pdf>
- STAFF REPORT (MAY. 2019) <https://www.toronto.ca/legdocs/mmis/2019/ra/bgrd/backgroundfile-132453.pdf>
- STAFF REPORT (JULY 2019) <https://www.toronto.ca/legdocs/mmis/2019/ra/bgrd/backgroundfile-135554.pdf>
- FAST-TRACK SCHEDULE (JULY 2019) <https://www.toronto.ca/legdocs/mmis/2019/ra/bgrd/backgroundfile-135555.pdf>
- CREATE TO BUSINESS CASE (SEPT 2019) <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.*

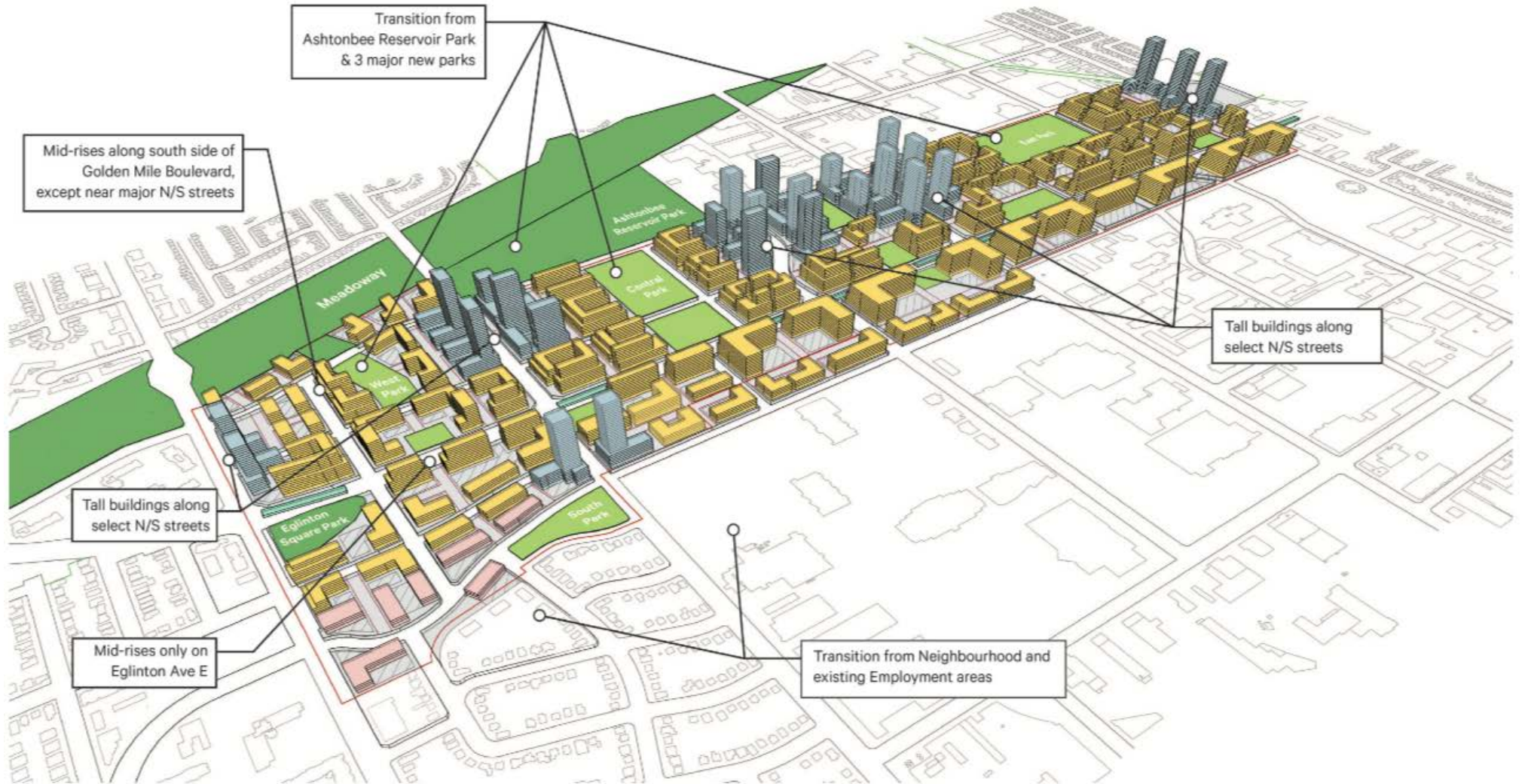
#	Site Address(es)	Acres	Site Size	Estimated Units per Acre (JAN 2019)*	Estimated Units per Acre (SEP 2019)*	Ward	Councillor	Provincial MPP (Party)	Current Zoning (Jan. 2019)	TTC Transit Station	Formal Rezoning Documents in AIC	Heights Requested in Rezoning	Local NIMBY History	CITY PLANNING ORIGINAL Staff Estimated - New Residential Units (JAN. 2019)*				CITY PLANNING UPDATES New Residential Units (SEPT. 2019)*				Change
														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.*





HOUSING NOW - WARDEN STATION (Other Site Comparisons)

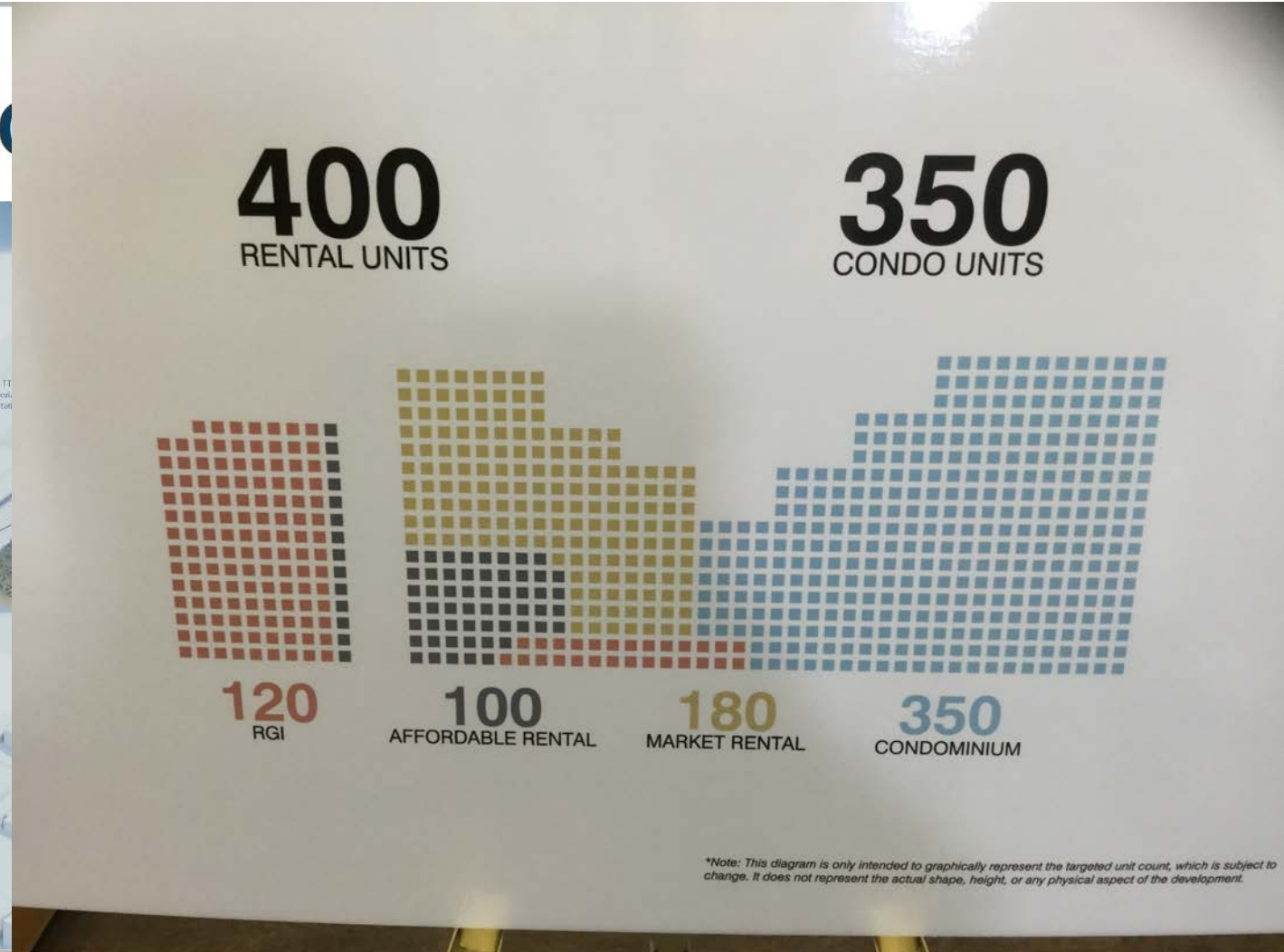




HOUSING NOW - WARDEN STATION (Other Site Comparisons)

Refined Development

- 508 residential units
- 254 affordable rental units
- 23 + 11 storey buildings
- 62-space child care centre
- Community agency space
- Retail uses
- Transit plaza
- Improved Victoria Park public realm





Contact Information



CONTACT – info@HousingNowTO.com

TWITTER - [@HousingNowTO](https://twitter.com/HousingNowTO)