



# HousingNowTO.com

**“Maximizing Rapid New  
Affordable-Housing Delivery  
on City-Owned Lands”**

June. 15, 2020

CONTACT – [info@HousingNowTO.com](mailto:info@HousingNowTO.com)

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



# HOUSING 2020 – 2030 TARGETS

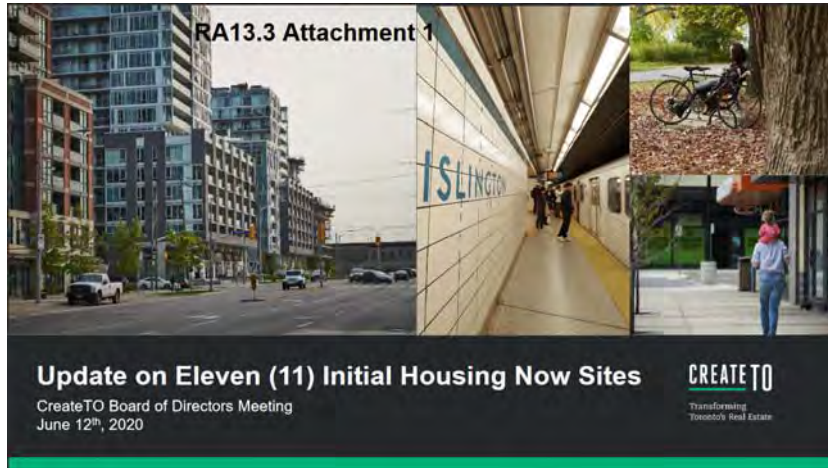
## #HousingTO Program Goals

- ✓ **40,000 new affordable housing units (by 2030)**
- ✓ **22,000 new units of “Workforce Housing”**
- ✓ **18,000 new units of “Supportive Housing”**

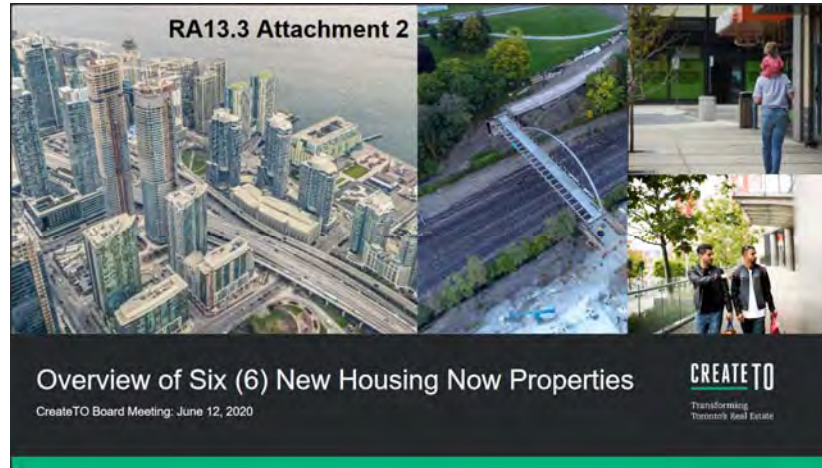
YEAR	NEW “ <u>Affordable Housing</u> ” Units	TOTAL New Units
2019	1,500	1,500
2020	2,000	3,500
2021	2,500	6,000
2022	3,000	9,000
2023	3,500	12,500
2024	3,750	16,250
2025	3,750	20,000
2026	4,000	24,000
2027	4,000	28,000
2028	4,000	32,000
2029	4,000	36,000
2030	4,000	40,000



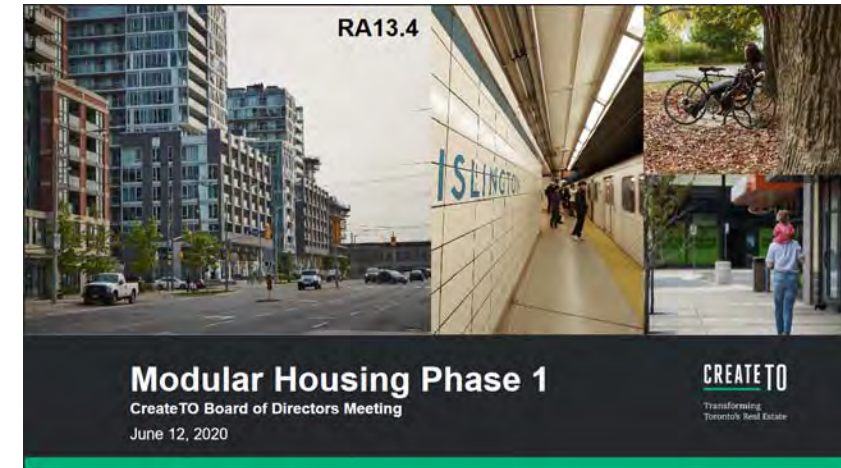
# CreateTO Board Meeting – June 12th



<https://www.toronto.ca/legdocs/mmis/2020/ra/bgrd/backgroundfile-147613.pdf>



<https://www.toronto.ca/legdocs/mmis/2020/ra/bgrd/backgroundfile-147702.pdf>



<https://www.toronto.ca/legdocs/mmis/2020/ra/bgrd/backgroundfile-147750.pdf>





# CreateTO Board Meeting – June 12th

## Housing Now - Milestone Report

(\*with @HousingNowTO alert-icons added)

May 28, 2020

	Address	Prior Total Units	Current Total Units	Total Rental (% of total units)	Afford. Rental (% of total units)	Go To Market	Const'n Start First Forecast	Const'n Start Current Forecast	Change (Months)	Notes
Phase 1	777 Victoria Park	450	✓ 508	508 (100%)	254 (50%)	Q4 2019	Q4 2020	Q4 2021	-12	Covid delays in Lease negotiations & approvals
	50 Wilson Heights	1,150	✓ 1,484	1,072 (72%)	536 (36%)	Q4 2019	Q4 2020	Q1 2022	-15	Covid delays in Lease negotiations & approvals
	705 Warden	450	⚠ 600	600 (100%)	250 (42%)	Q3 2020	Q4 2020	Q2 2022	-18	Covid delays, planning approval revisions & and remarketing
	140 Merton Street*	150	⚠ 180	180 (100%)	90 (50%)	Q3 2020	Q4 2020	Q1 2022	-15	Covid delays & On hold pending market rent report
Phase 2	Bloor/Kipling (Blk 1) *	2,300	✓ 2,300	1,541 (67%)	771 (34%)	Q4 2020	Q4 2021	Q2 2022	-6	Planning approval & covid delays
	Bloor/Islington	1,250	✓ 1,250	838 (67%)	419 (34%)	Q4 2020	Q4 2021	Q2 2022	-6	Planning approval & covid delays
	805 Don Mills ⚠	988	✓ 988	662 (67%)	331 (34%)	Q4 2020	Q4 2021	Q3 2022	-9	Assume no Ontario line location requimts but LRT construction delayed
Phase 3	770 Don Mills ⚠	1,389	✓ 1,389	931 (67%)	465 (33%)	Q4 2021	Q4 2021	Q3 2023	-12	On hold pending confirmation of Ontario Line location & LRT delays
	1250 Eglinton Ave W	70	⚠ 70	70 (100%)	35 (50%)	Q4 2021	Q4 2021	Q1 2023	-15	LRT delays
	251 Esther Shiner	1,800	✓ 1,800	1,206 (67%)	603 (34%)	Q4 2021	Q4 2022	Q2 2023	-6	Requires relocation of public works yards
	3933 Keele Street	190	⚠ 190	190 (100%)	95 (50%)	Q1 2023	Q4 2022	Q4 2024	-24	On hold pending completion of Finch West LRT
<b>TOTAL</b>		<b>10,187</b>	<b>10,759</b>	<b>7798 (72%)</b>	<b>3849(36%)</b>					

### LEGEND

✓ Positive

⚠ Risk

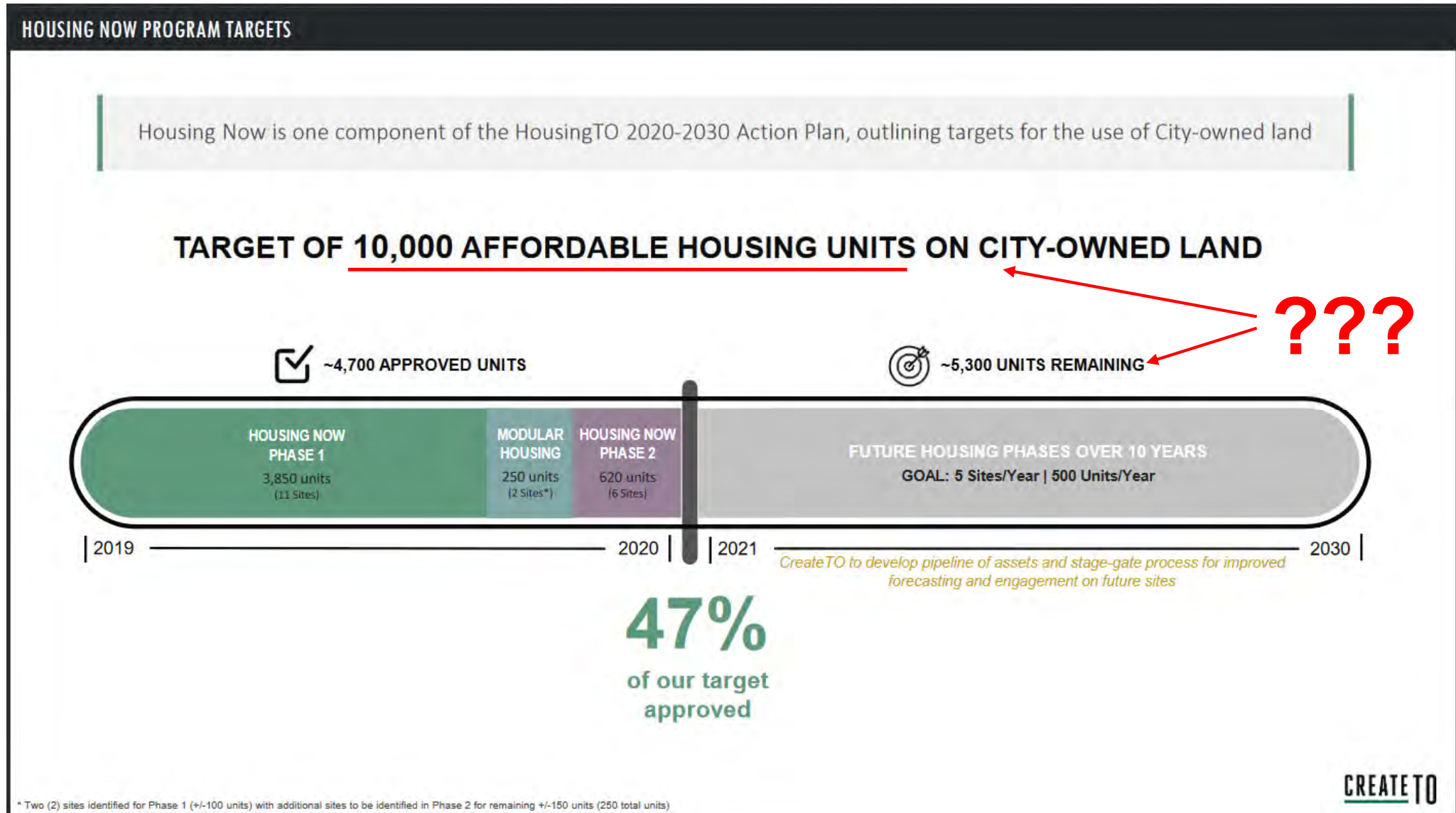
□ Warning

Previously: 3629 (36%)

\* Bloor Kipling has 4 residential blocks containing 2,300 units that will go out to market over the next few years.



# CreateTO Board Meeting – June 12th



Where exactly does the City expect the remaining “**30,000 new units of Affordable-Housing**” to come from by 2030...?



# Public-Demand for Open & Accurate Data

Toronto - "Housing No..."

<http://HousingNowTO.com>

★ "Toronto is moving toward the creation of  
44,015 views  
SHARE

✓ "Housing Now" (Round 1) sites 2018/...

- 3741 Bloor Street West (Ward 3)
- 925 Kipling Avenue (Ward 3)
- 3326 Bloor Street West (Ward 3)
- 1226 Islington Avenue (Ward 3)
- ... 9 more

✓ "Housing Now" (Round 2) sites 2020/...

- 150 Queens Wharf Road
- 405 Sherbourne Street
- 1627 & 1675 Danforth Avenue
- 1631 Queen Street East
- 2444 Eglinton Avenue East
- 158 Borough Drive

✓ Modular Housing Initiative (2020)

- 150 Harrison Street
- 11 Macey Avenue

✓ Recent Transit Expansion Projects

- Eglinton Crosstown LRT Zone

Map data ©2020 Google Terms 2 km

Google My Maps

**44,000+**  
views  
in  
**18-months**  
(Jan. 2019 – Jun. 2020)

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



# Building on Other Civic-Tech Work & Tools

**GROUND SOLUTIONS NETWORK** **EVERGREEN** Ontario Affordable Housing Calculator

Projects: **Mixed Market Midrise Rental** Save Sign In Create Account

**AFFORDABLE UNITS**  
AS % OF TOTAL UNITS  
**100%**

**FEASIBLE** ✓ COST: \$52.74 M  
PROFIT: \$8.43 M  
PROJECT VALUE: \$61.17 M (36.0%)

**PROJECT**

DESCRIPTION: HOUSING NOW - Midrise Rental Tenure: Rental Ownership

BASE UNITS: 140 SITE AREA: 0.60 acres

PARKING RATIO (spaces per unit): 0.00 COMMON AREA %: 22% COMMERCIAL SPACE (sq ft): 18,000 COMMERCIAL RENT (per sq ft, per month): \$10.00

OTHER RENTAL INCOME (per month): \$0.00

**UNIT MIX**

- 30% 1br
- 50% 2br
- 20% 3br

**UNIT SPECIFICATIONS**

	# units	avg. size (sq. ft)	approx. rent
<input type="checkbox"/> Bachelor	0	0	\$0.00
<input checked="" type="checkbox"/> 1BR	42	550	\$800
<input checked="" type="checkbox"/> 2BR	70	700	\$1,050
<input checked="" type="checkbox"/> 3BR	28	1050	\$1,350
<input type="checkbox"/> 4BR	0	0	\$0.00

**HOUSING NOW - Midrise Rental**

- Total square feet: 148,128
- Cost per square foot: \$356
- Total units (inc. bonus): 140
- Units per acre: 233.33
- Development cost per unit: \$376.7 K
- Net Operating Income: \$3.00 M
- Total Profit: \$8.43 M
- Profit as % of TDC: 15.99%

**ONTARIO AFFORDABLE HOUSING CALCULATOR (EVERGREEN)**

<https://ontariocalculator.evergreen.ca/ihc/>

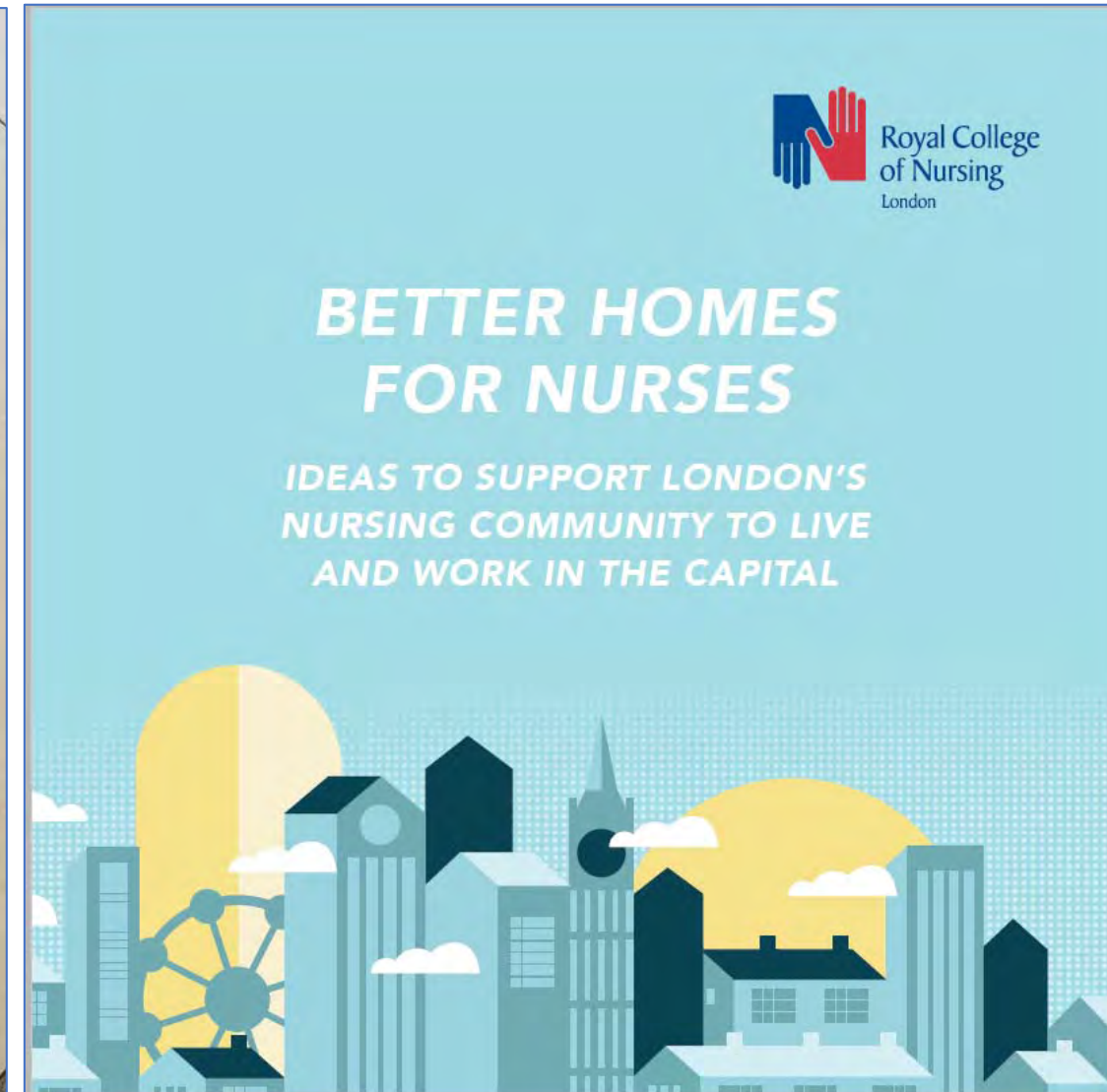


# Using Global “Real-World” Examples



**Urban Land Institute - Workforce Housing**

<https://americas.uli.org/research/centers-initiatives/terwilliger-center-for-housing/>



**Royal College of Nursing (London, UK)**

<https://www.rcn.org.uk/professional-development/publications/pub-005653>





# Using Current “Real-World” Cost-Data



2019 CANADIAN COST GUIDE



## PRIVATE SECTOR PRICE PER SQUARE FOOT

BUILDING TYPE	GTA
<b>RESIDENTIAL</b>	
<b>CONDOMINIUMS/APARTMENTS (Excludes Parking)</b>	
Up to 6 Storeys (Hybrid Construction)	180 – 250
Up to 12 Storeys	185 – 265
13-39 Storeys	190 – 255
40-60 Storeys	200 – 260
60+ Storeys	225 – 280
Premium for High Quality	75 – 200
<b>WOOD FRAMED RESIDENTIAL</b>	
Row Townhouse with Unfinished Basement	105 – 160
Single Family Residential with Unfinished Basement	115 – 215
3 storey Stacked Townhouse	135 – 180
Up to 4 Storey Wood Framed Condo	150 – 200
5 to 6 Storey Wood Framed Condo	160 – 215
Custom Built Single Family Residential	400 – 900
<b>SENIORS HOUSING</b>	
Independent / Supportive Living Residences	185 – 270
Assisted Living Residences	210 – 295
Complex Care Residences	250 – 330

### Hard Construction Costs Only

The unit costs outlined herein cover hard construction costs only. In all developments the project budget must also include development or “soft” costs. These would include some or all of the following:

- ⚠ • Land and related costs
- Legal fees
- ⚠ • Site services outside the property
- Tenant incentives
- ⚠ • Soil and environmental tests
- Contingencies
- Architectural and engineering fees
- Special design consultants
- ⚠ • Interest charges and lenders' fees
- ⚠ • Permits and development charges
- ⚠ • Land surveys
- ⚠ • Government registered programs
- Special equipment and furnishings
- Marketing and advertising
- Purchaser upgrades
- ⚠ • Property taxes
- ⚠ • Other municipal fees
- ⚠ • Insurance and bond costs
- Management costs
- ⚠ • Levies
- Appraisals
- Broker commissions
- Developer profit
- ⚠ • Rezoning costs

**ALTUS GROUP - Construction Cost Guide (\*Greater Toronto Area)**

<https://www.altusgroup.com/services/reports/2020-canadian-cost-guide/>

# Round-2 Site-Assessments

## \*NO Additional Land-Capture

- Almost Double the CreateTO targets.
- All Require Substantial Up-Zones from Planning Dept.
- 4 of the 6 sites could be Fast-Tracked.

HOUSING NOW - (ROUND TWO) - Announced Site Details															Estimates Updated: 2020-06-14							
Proposed Sites - Interactive Map <a href="https://HousingNowTO.com">https://HousingNowTO.com</a> TANGO Map <a href="http://tango.to/">http://tango.to/</a> Site Overheads - ROUND 2 (MAY 2020) <a href="https://www.toronto.ca/files/docs/mmmis/2020/co/bernd/badcsroundfile-147529.pdf">https://www.toronto.ca/files/docs/mmmis/2020/co/bernd/badcsroundfile-147529.pdf</a> CreateTO Slides - ROUND 2 (JUNE 2020) <a href="https://www.toronto.ca/files/docs/mmmis/2020/ra/bernd/badcsroundfile-147702.pdf">https://www.toronto.ca/files/docs/mmmis/2020/ra/bernd/badcsroundfile-147702.pdf</a>															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.*							
#	Housing Now Round	Announced	Site Address(es)	Acres	Site Size	Estimated Units per Acre*	Ward	Councillor	Provincial MPP (Party)	Current Zoning (May 2020)	TTC / Transit Access	Formal Rezoning Documents in AIC	Proposed Heights HousingNowTO (June 2020)	Local NIMBY History	HousingNowTO.com - Innovation Team				Staff Estimated - DATES (May, 2020)			
															Proposed New Residential Units (June 2020)				*All Dates on Round-2 are "TBD"			
															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
12	TWO	May, 2020	150 Queens Wharf Road	0.38	Tiny	742	10	Cressy	Glover (NDP)	MIXED USE	Bathurst Streetcar	No	22 Flrs	Low	0	141	141	282	~TBD	~TBD	~TBD	~TBD
13	TWO	May, 2020	405 Sherbourne Street	0.74	Tiny	474	13	Wong-Tam	Morrison (NDP)	APARTMENT NEIGHBOURHOOD	Sherbourne Subway	No	22 Flrs	Medium	117	117	117	351	~TBD	~TBD	~TBD	~TBD
14	TWO	May, 2020	1627 & 1675 Danforth Avenue	5.05	Large	153	19	Bradford	Berns-McGowan (NDP)	MIXED USE	Coxwell Subway	No	9, 14, 19 Flrs	Medium	258	259	258	775	~TBD	~TBD	~TBD	~TBD
15	TWO	May, 2020	1631 Queen Street East (*Part 1 & 2 Only)	1.19	Medium	261	19	Bradford	Berns-McGowan (NDP)	MIXED USE	Queen Streetcar	No	8, 12 Flrs	Medium	100	110	100	310	~TBD	~TBD	~TBD	~TBD
16	TWO	May, 2020	2444 Eglinton Avenue East	2.86	Medium	282	21	Thompson	Mitas (PC)	MIXED USE	Kennedy (Subway), GO Train, Eglinton LRT	No	19, 20, 36 Flrs	Low	269	269	269	807	~TBD	~TBD	~TBD	~TBD
17	TWO	May, 2020	158 Borough Drive	1.48	Medium	507	21	Thompson	Mitas (PC)	MIXED USE	Scarborough Centre (*Scarb. Subway)	No	6, 30, 40 Flrs	Medium	250	250	250	750	~TBD	~TBD	~TBD	~TBD
ROUND TWO (Totals)				11.7		280	HousingNowTO.com - Innovation Team - Proposed New Residential Units (June 2020)								994	1,146	1,135	3,275				
CreateTO ROUND TWO (Totals)				11.7		146	*No PER-SITE details, Counting HIGHEST ESTIMATES from CreateTO Staff Presentation (June 12, 2020)								470	620	620	1,710	*All Staff Estimated - DATES (Subject-to-Change)*			
															29.0%	35.5%	35.5%					
															27.5%	36.3%	36.3%					
															*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.							
12			13			14			15			16			17							
150 QUEENS WHARF RD			405 SHERBOURNE ST			1627 DANFORTH AVE			1631 QUEEN ST EAST			2444 EGLINTON AVE E.			158 BOROUGH DR							
WARD 10: Councillor Cressy Mixed Use Areas   0.38 acres			WARD 13: Councillor Wong-Tam Apartment Areas   0.74 acres			WARD 19: Councillor Bradford Mixed Use Areas   5.05 acres			WARD 19: Councillor Bradford Mixed Use Areas   1.19 acres			WARD 21: Councillor Thompson Mixed Use Areas   2.86 acres			WARD 21: Councillor Thompson Mixed Use Areas   1.48 acres							



# Site #12 : 150 QUEEN'S WHARF



Subject Site:	150 Queens Wharf Road (Part 1)
Parcel Information:	Designated as Mixed Use Areas   0.38 Acres   Located in Ward 10



# Site #12 : 150 QUEEN'S WHARF

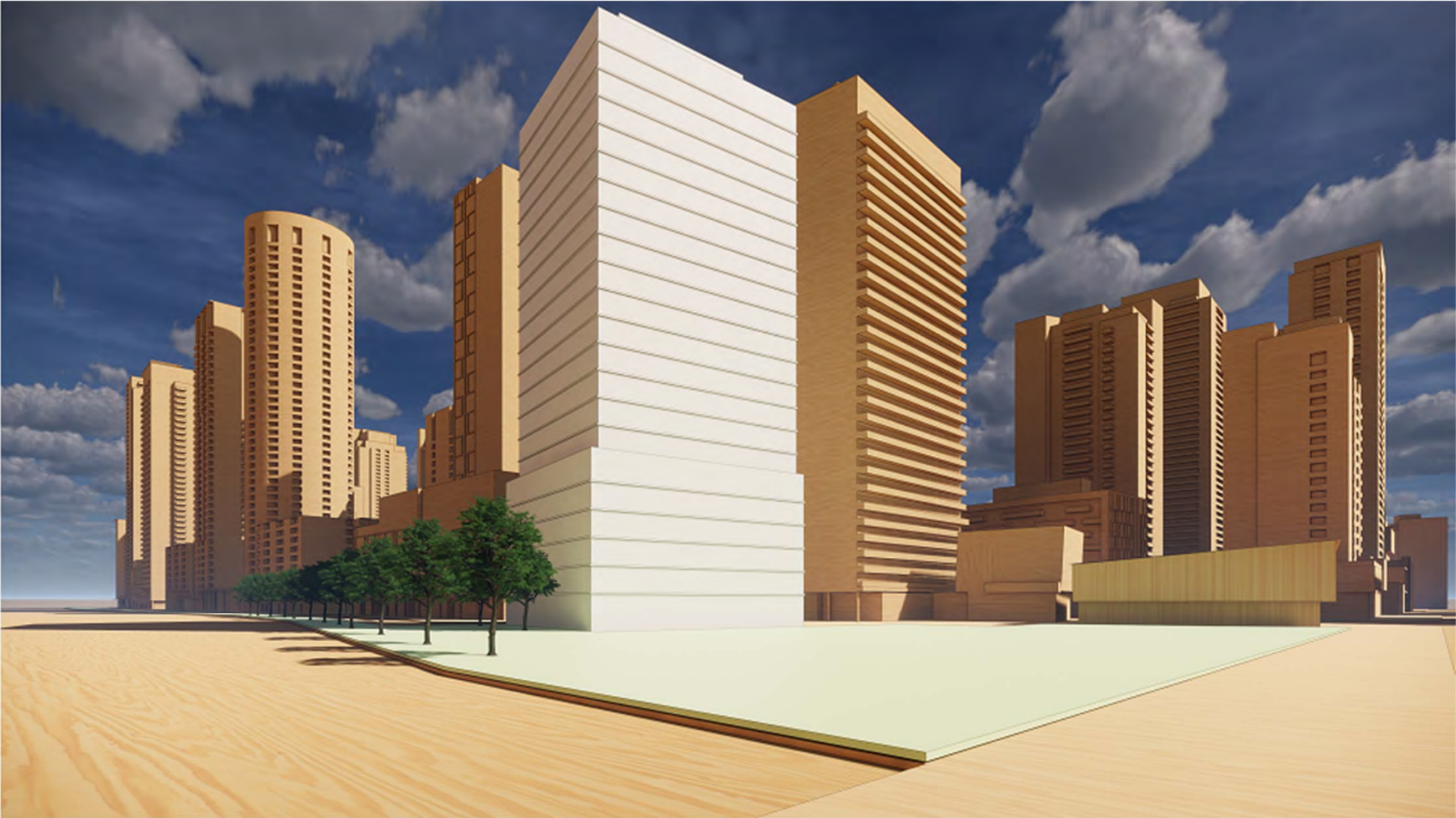
## CityPlace Block 36 North

Queen's Wharf

22 Storeys  
282 Units

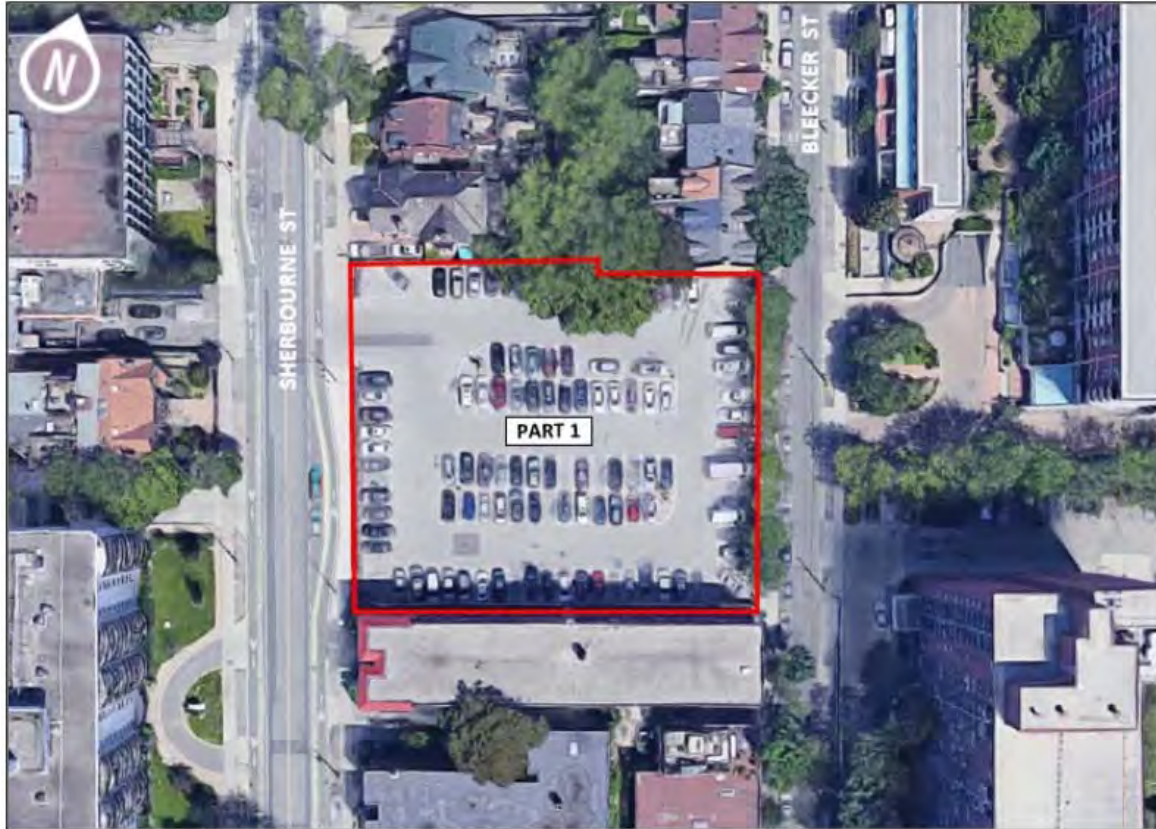
**Not-for-Profit, Mixed-Income**  
*\*Including Supportive and  
Transitional Units.*

	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
<b>TOTAL</b>		<b>282</b>	<b>148,900</b>





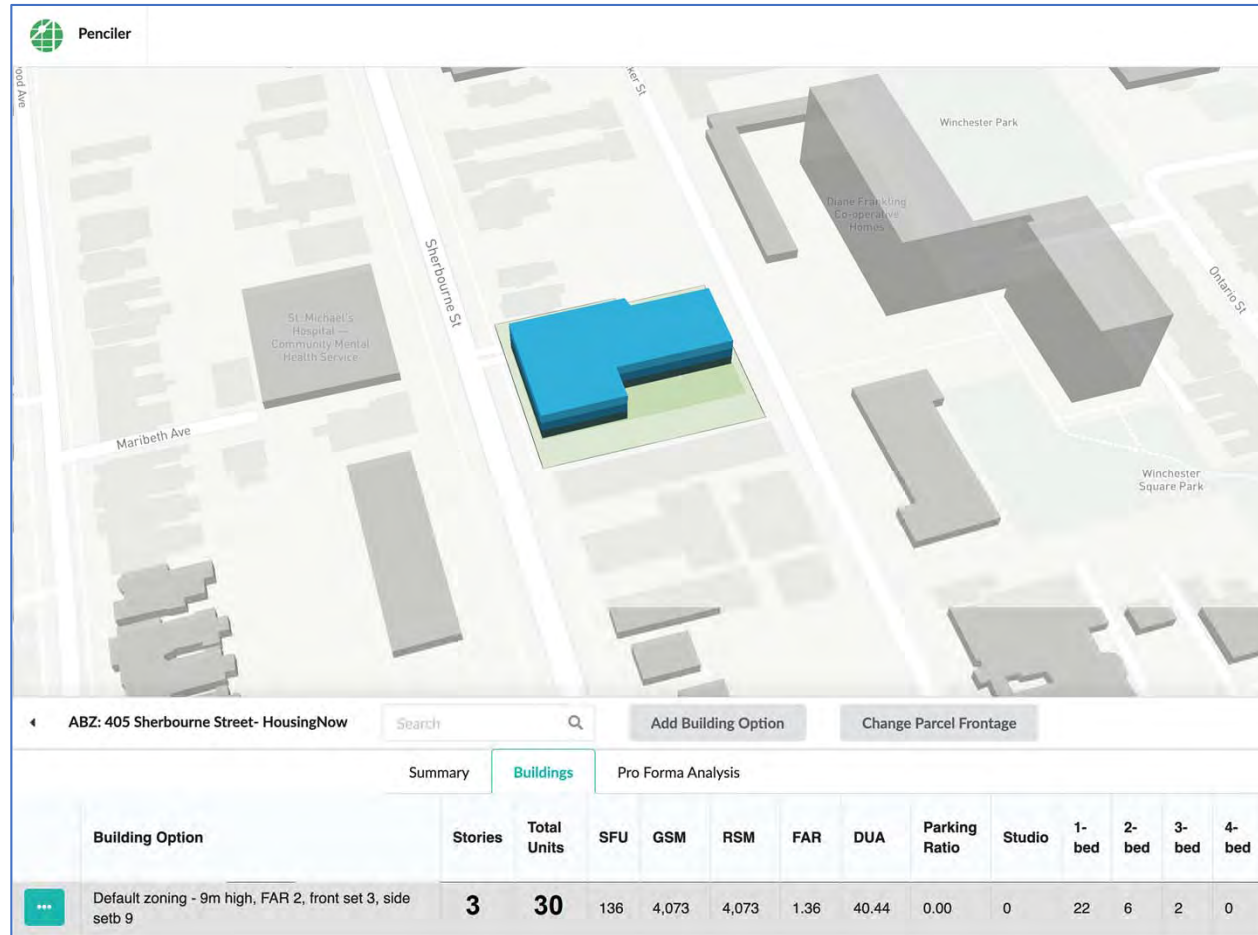
# Site #13 : 405 SHERBOURNE



Subject Site:	405 Sherbourne Street (Part 1)
Parcel Information:	Designated as Apartment Neighbourhood Areas   0.74 Acres   Located in Ward 13



# Site #13 : 405 SHERBOURNE

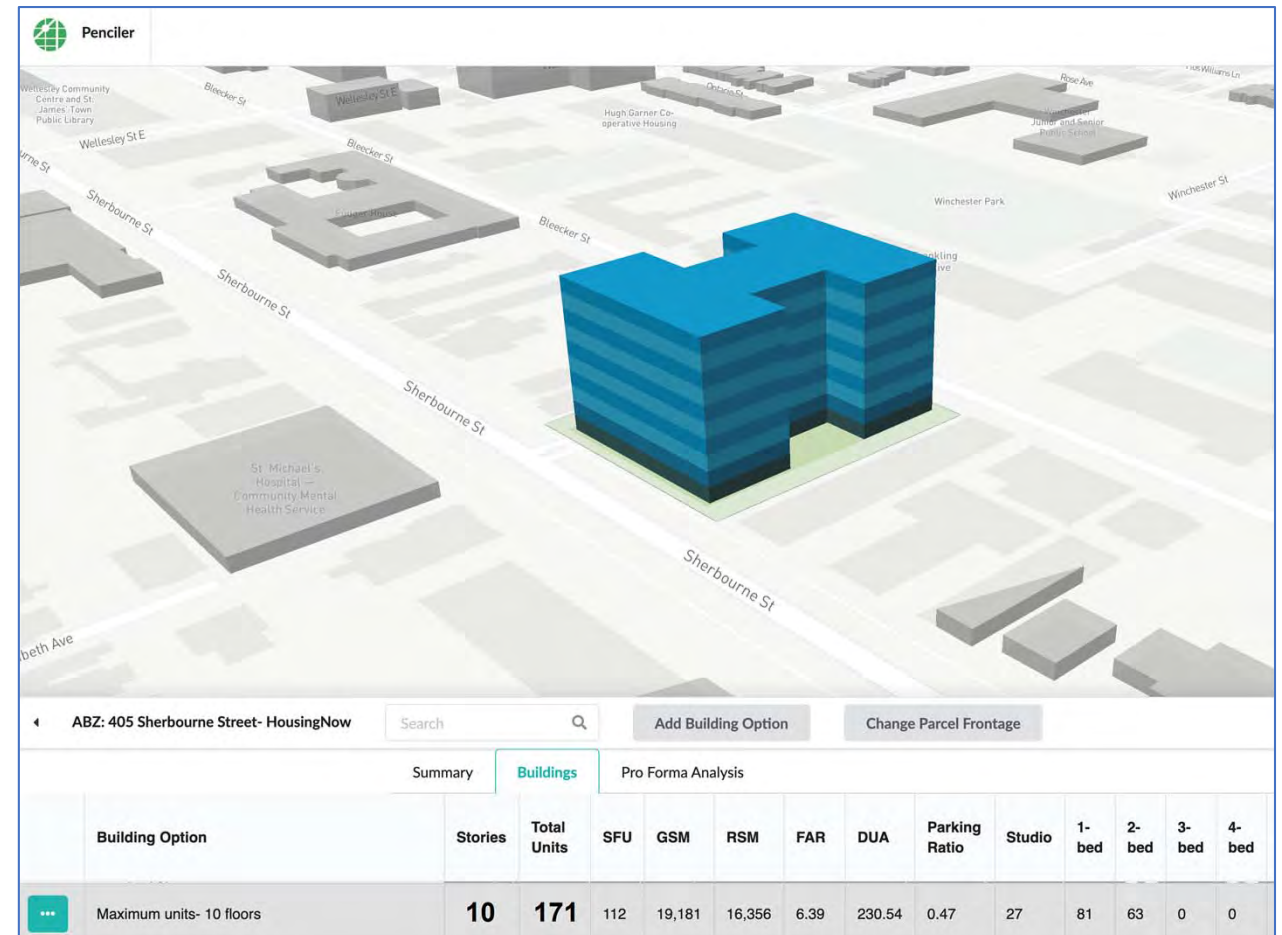


## Scenario 1 : Default "As Is" Zoning

3 Storeys | 30 Units

100% Affordable-Rental

**\*NOT Financially-Viable with 2020 Construction-Costs**



## Scenario 2 : Mid-Rise Zoning

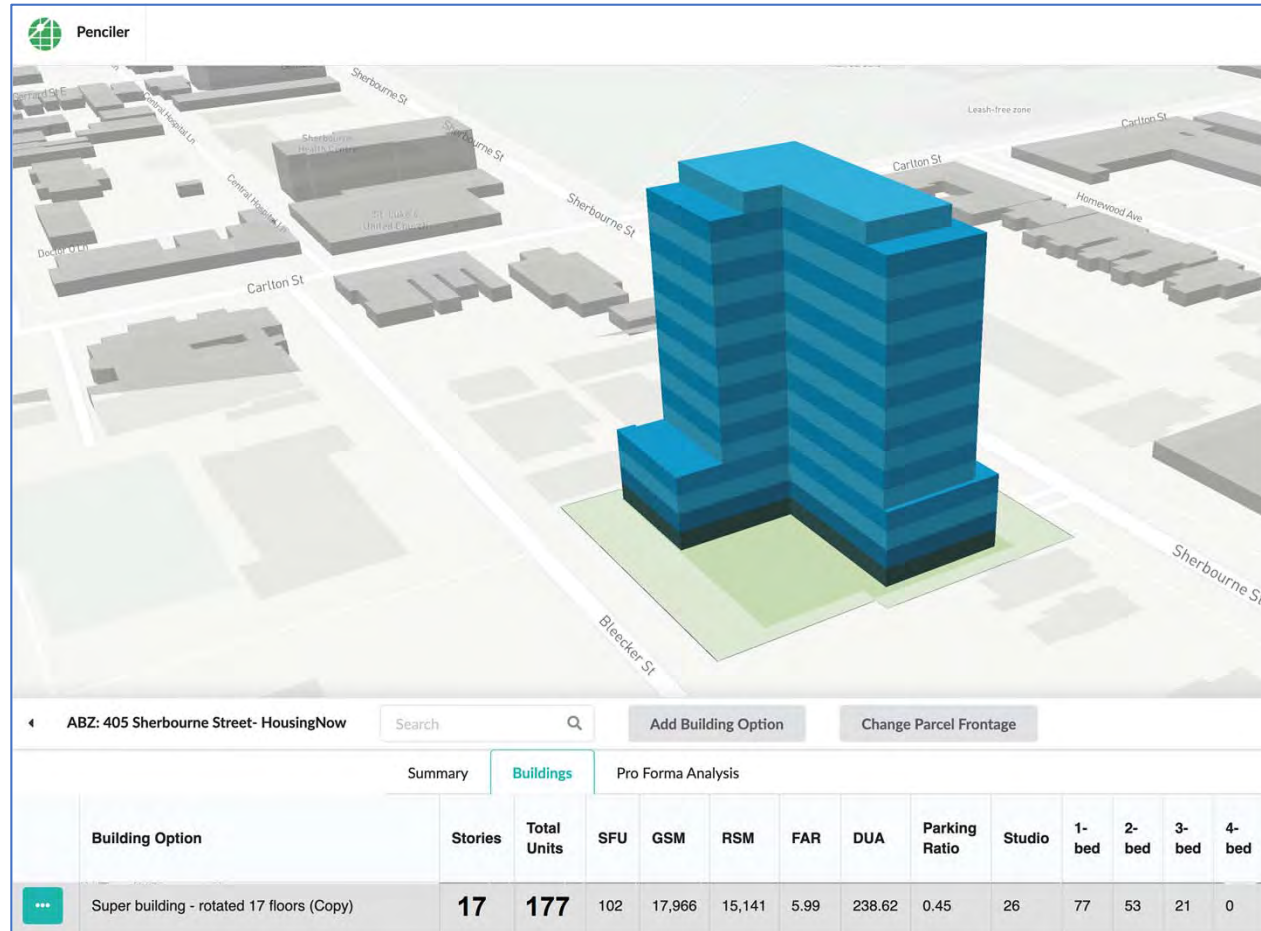
10 Storeys | 171 Units

100% Affordable-Rental

**\*Weak-Viability with 2020 Construction-Costs**



# Site #13 : 405 SHERBOURNE

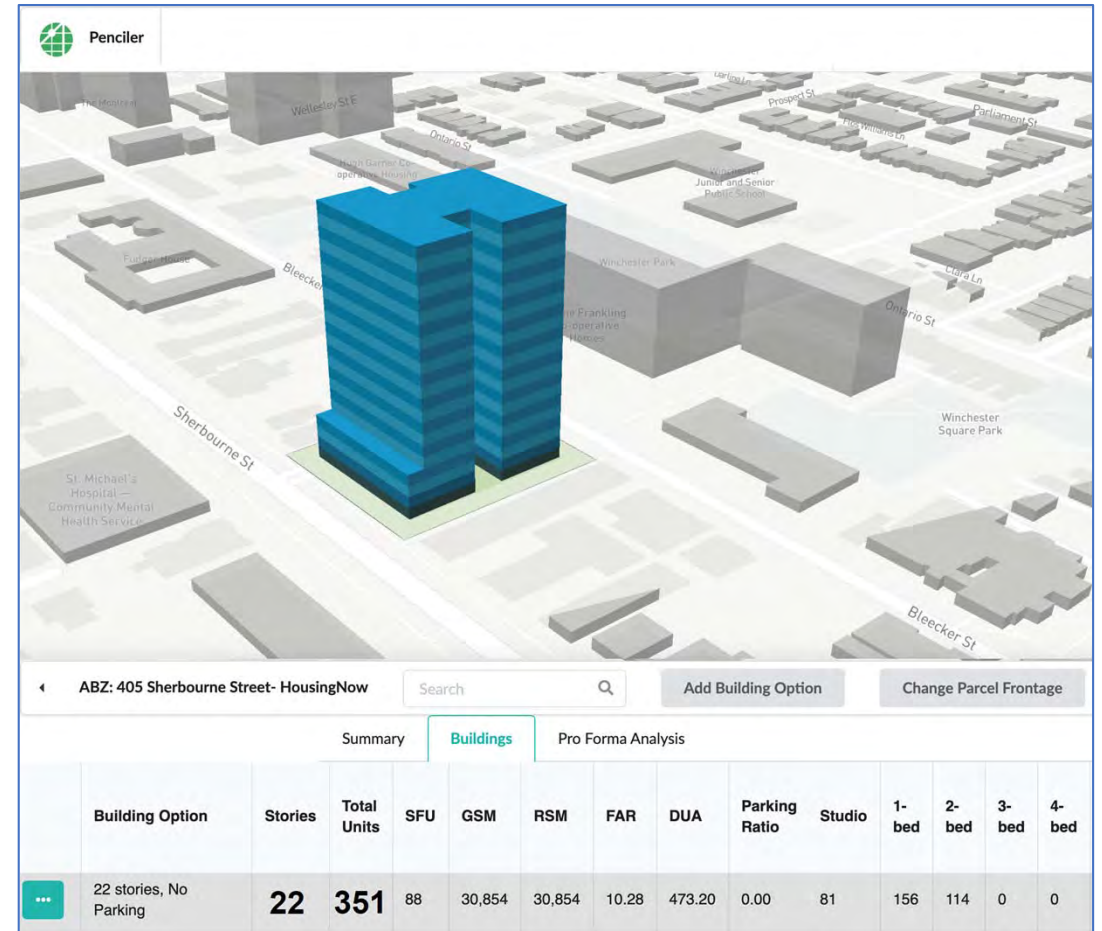


## Scenario 3 : Mid-Teens Zoning

17 Storeys | 177 Units

100% Affordable-Rental (or Coop)

\*Financially-Viable with 2020 Construction-Costs



## Scenario 4 : Mid-20's Zoning

22-Storeys | 351 Units

50% Market-Rental / 50% Affordable-Rental (or Coop)

\*Strongest-Viability with 2020 Construction-Costs



# Site #14 : DANFORTH GARAGE

<https://www.danforthgarage.com/>



Subject Site:	1627 & 1675 Danforth Avenue (Part 1)
Parcel Information:	Designated as Mixed Use Areas   5.05 Acres   Located in Ward 19

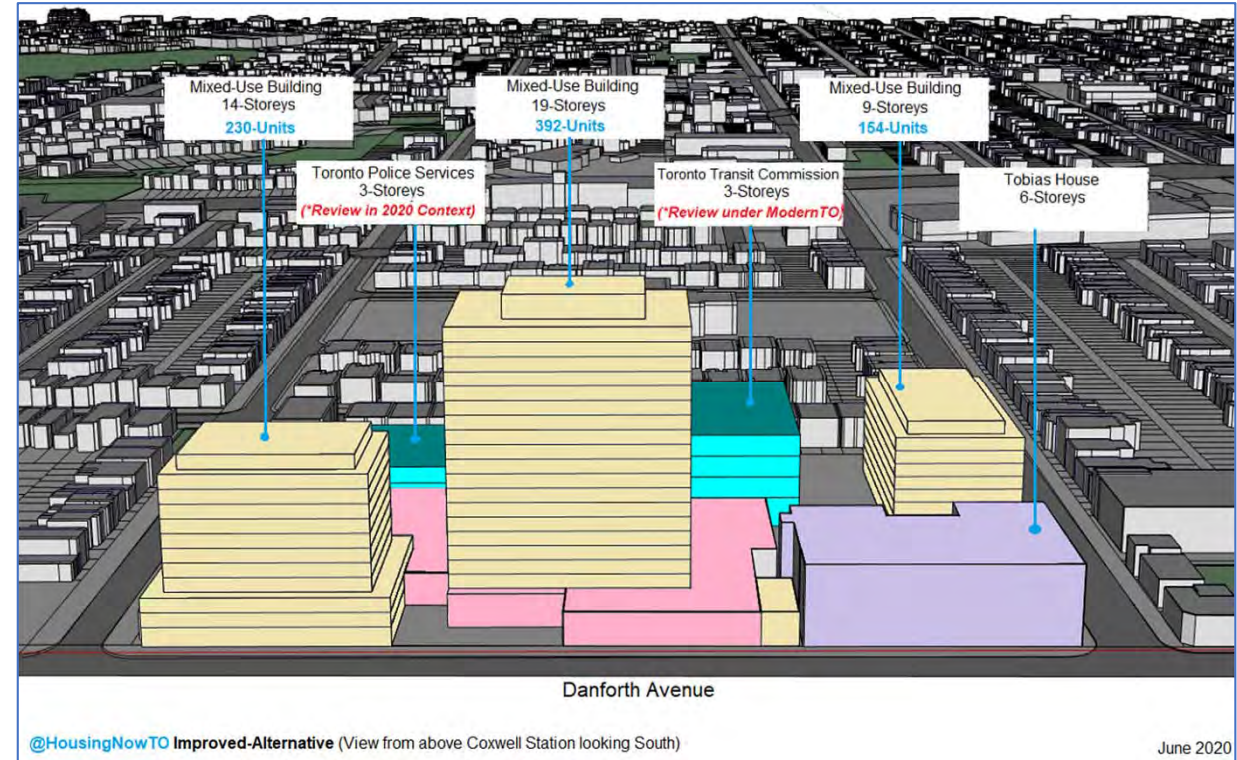
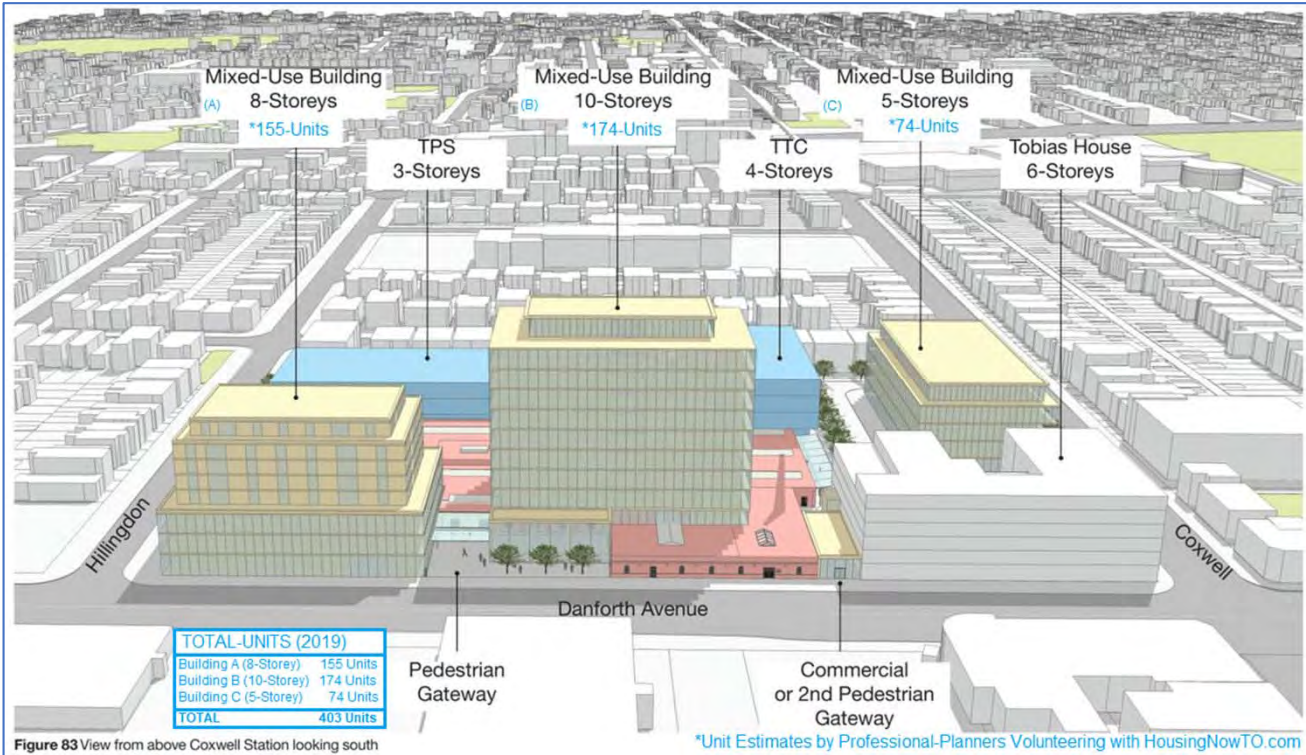






# Site #14 : DANFORTH GARAGE

<https://www.danforthgarage.com/>



## Scenario 1 : Danforth Garage “Master Plan”

5, 8 & 10 Storeys | Approx. ~403 Units

Unit-Counts / Affordability-Mix not targeted by City Planning

**\*Weak-Viability with 2020 Construction-Costs**



## Scenario 2 : Danforth Garage – Housing Now

9, 14 & 19 Storeys | 775 Units

33% Condo / 33 % Market-Rental / 33% Affordable-Rental

**\*Stronger-Viability with 2020 Construction-Costs**



# Site #15 : 1631 QUEEN STREET EAST

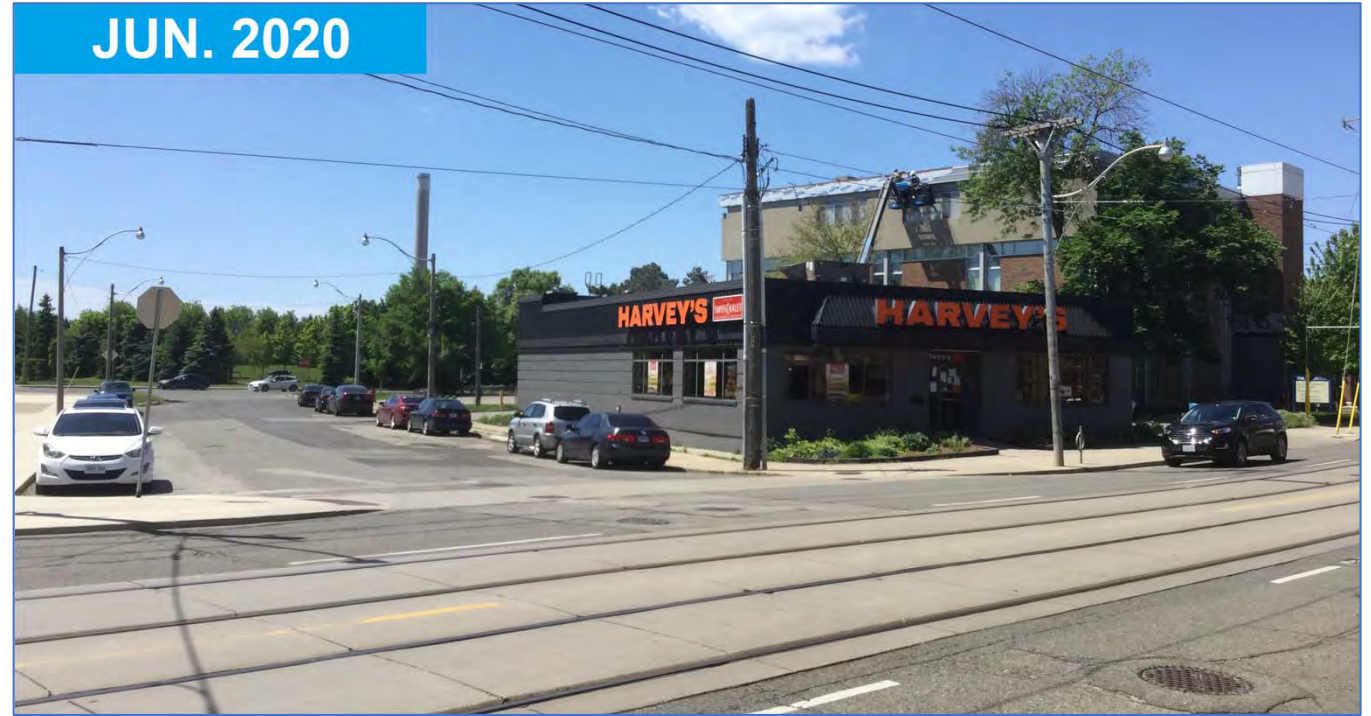


Subject Site:	1631 Queen Street East (Part 1 and Part 2)
Parcel Information:	Designated as Mixed Use Areas   1.19 Acres   Located in Ward 19





# Site #15 : 1631 QUEEN STREET EAST



Subject Site:	1631 Queen Street East (Part 1 and Part 2) + Part 3 (Harvey's) and Part 4 (TCHC)
Parcel Information:	Designated as Mixed Use Areas   2.01 Acres   Located in Ward 19



**★ Smarter Land Assembly to Maximize New Affordable-Housing**



# Site #15 : 1631 QUEEN STREET EAST



## Scenario 1 : Part 1 Lands Only

8 & 10 Storeys | 198 Units

50% Market-Rental / 50% Affordable-Rental

**\*Weak-Viability with 2020 Construction-Costs**



## Scenario 2 : Part 1 & 2 Lands Only

8 & 12 Storeys | 310 Units

50% Market-Rental / 50% Affordable-Rental

**\*Moderate-Viability with 2020 Construction-Costs**



# Site #15 : 1631 QUEEN STREET EAST

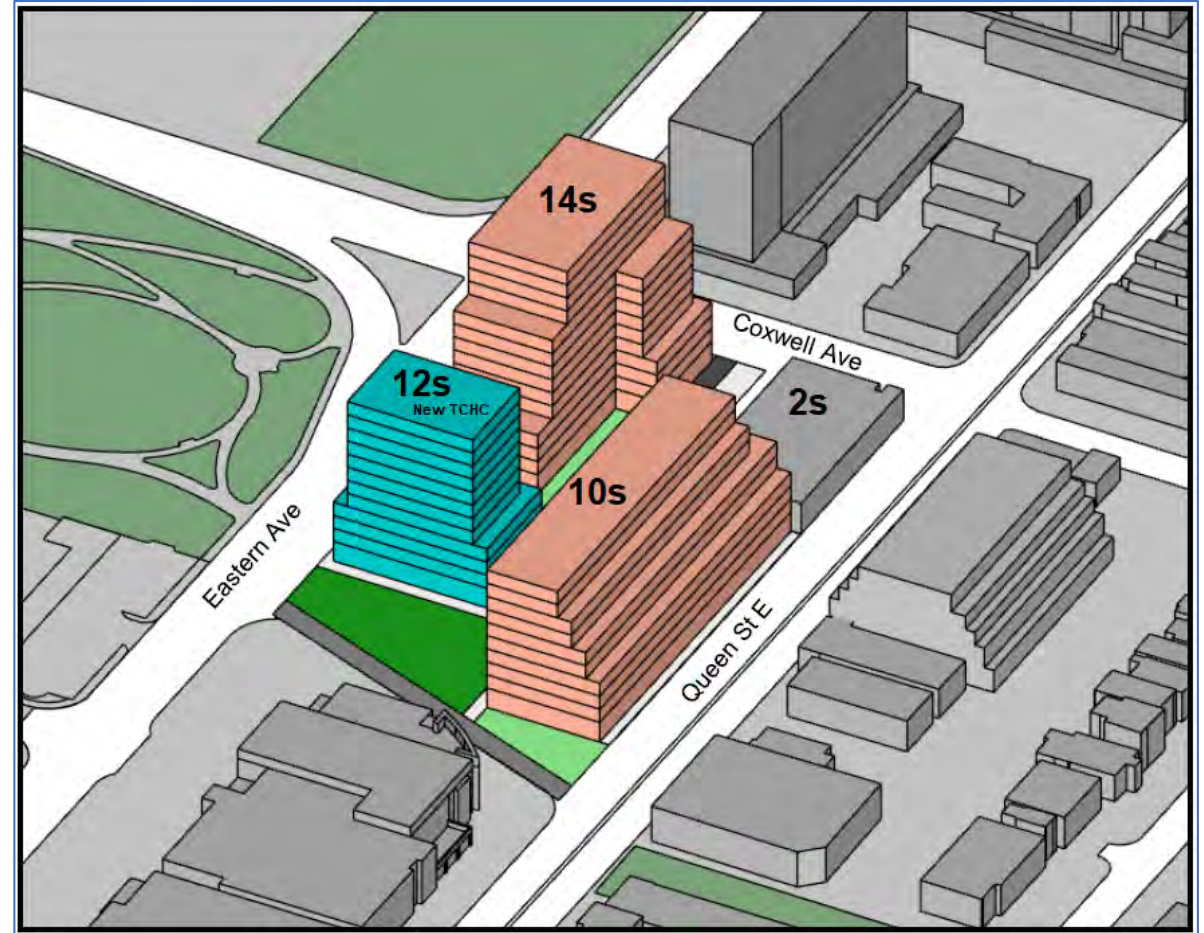


## Scenario 3 : Part 1,2 + 3 Lands Only

10 & 12 Storeys | 440 Units

33% Condo / 33 % Market-Rental / 33% Affordable-Rental

**\*Moderate-Viability with 2020 Construction-Costs**



## Scenario 4 : Part 1, 2 + 3 & 4 Lands

10, 12 & 14 Storeys | 626 Units

33% Condo / 33 % Market-Rental / 33% Affordable-Rental

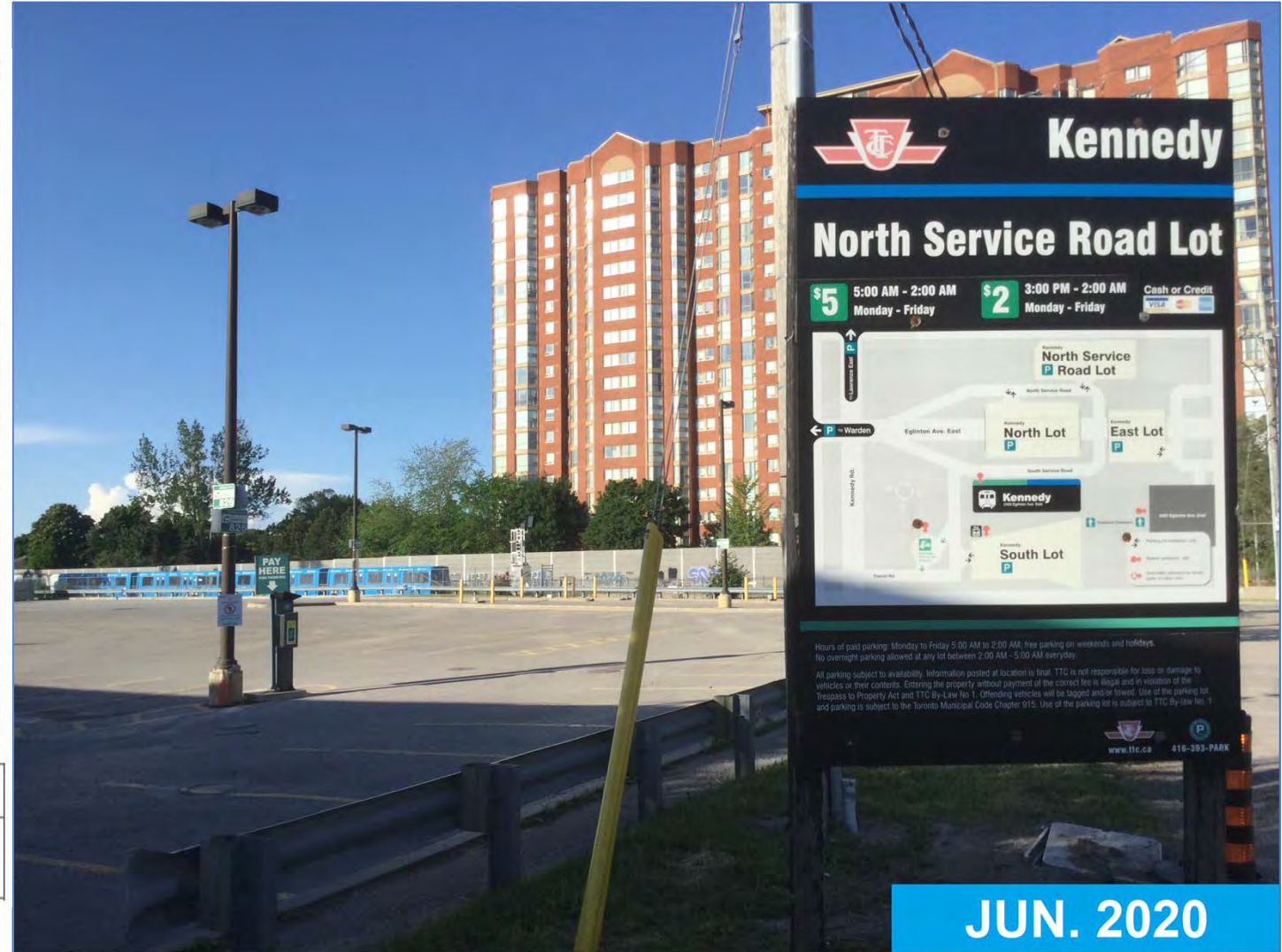
**\*Strongest-Viability with 2020 Construction-Costs & TCHC Rebuild+.**



# Site #16 : 2444 Eglinton Avenue East

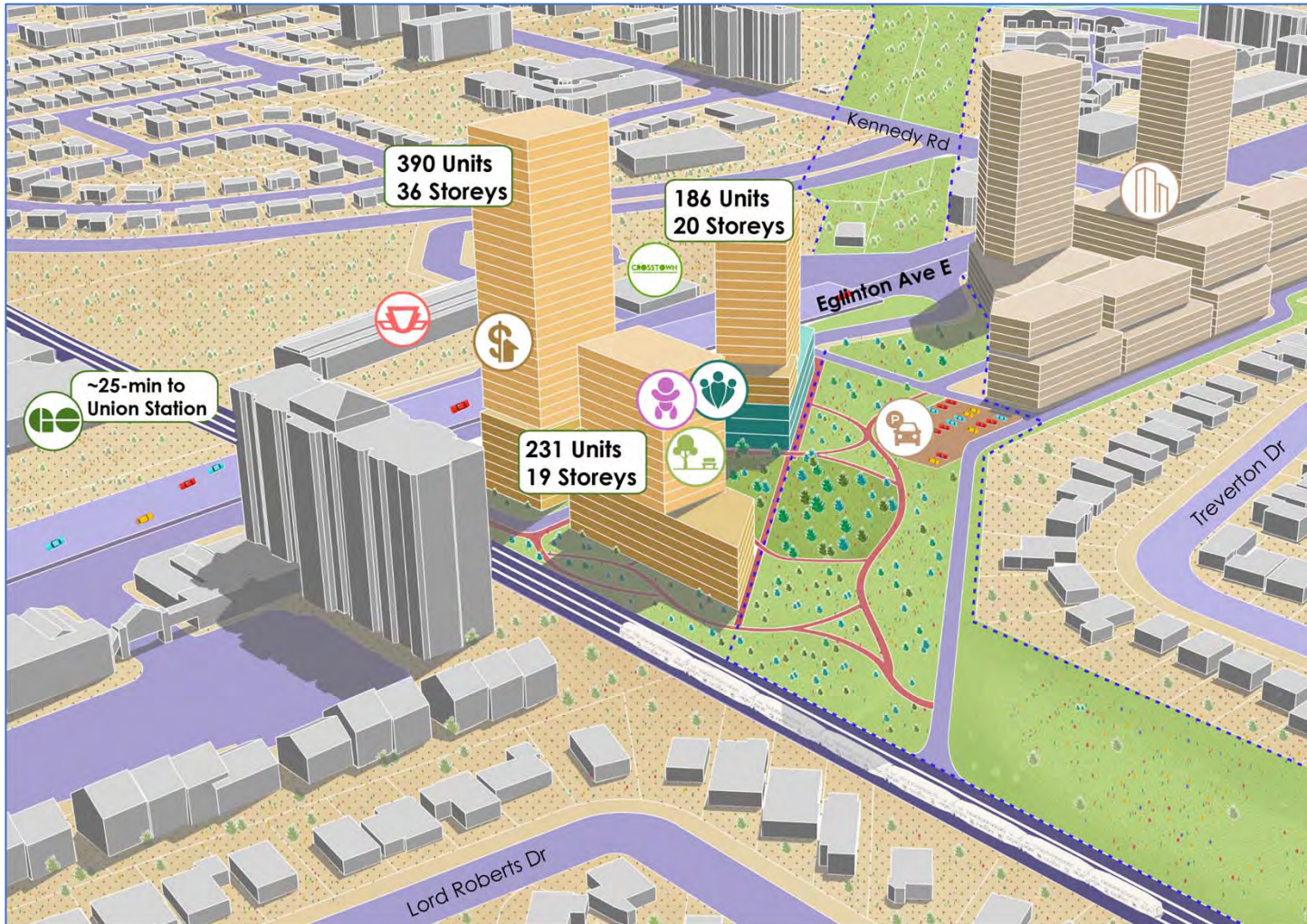


Subject Site:	2444 Eglinton Avenue East (Part 1 and Part 2)
Parcel Information:	Designated as Mixed Use Areas   2.86 Acres   Located in Ward 21





# Site #16 : 2444 Eglinton Avenue East



## Optimized Transit-Oriented Development at Kennedy Station

### Unit Composition

	Avg. Area	%
1-Bed	530	50.0%
2-Bed	770	30.0%
3-Bed	970	10.0%
1-Bed Barrier-Free	680	4.0%
2-Bed Barrier-Free	800	4.5%
3-Bed Barrier-Free	1150	1.5%
Total		100.0%

Estimated # of Units		807
Estimated # of Market Rate Units (Ownership)		269
Estimated # of Market-Rental Units		269
Estimated # of Affordable-Rental Units		269

The unit composition is based on the approved HousingNow project at 777 Victoria Park Ave.

- Kennedy GO Station
- Daycare
- Kennedy TTC Station (Scarborough Subway Extension)
- Hydro Corridor
- Crosstown LRT Station (approximate location)
- Park opening to the Hydro Corridor
- Mixed Income Development
- Future Potential Development per Metrolinx's Transit Hub Master Plan
- Community Hub/School



**19, 20 & 36 Storeys | 807 Units**

**33% Condo / 33% Market-Rental / 33% Affordable-Rental**

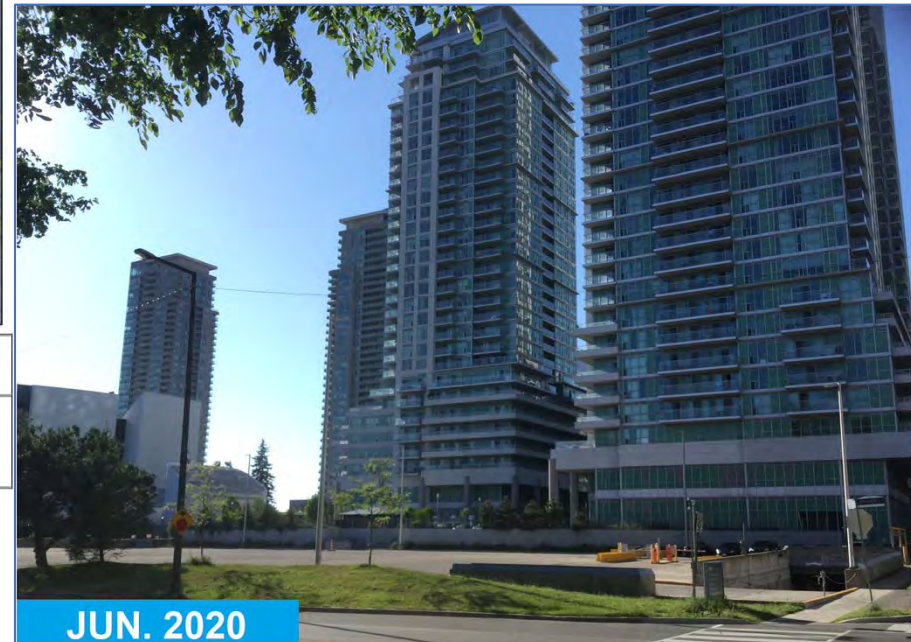
**\*Strong-Viability with 2020 Construction-Costs & TBSB/PFR Strata**



# Site #17 : 150 Borough Drive



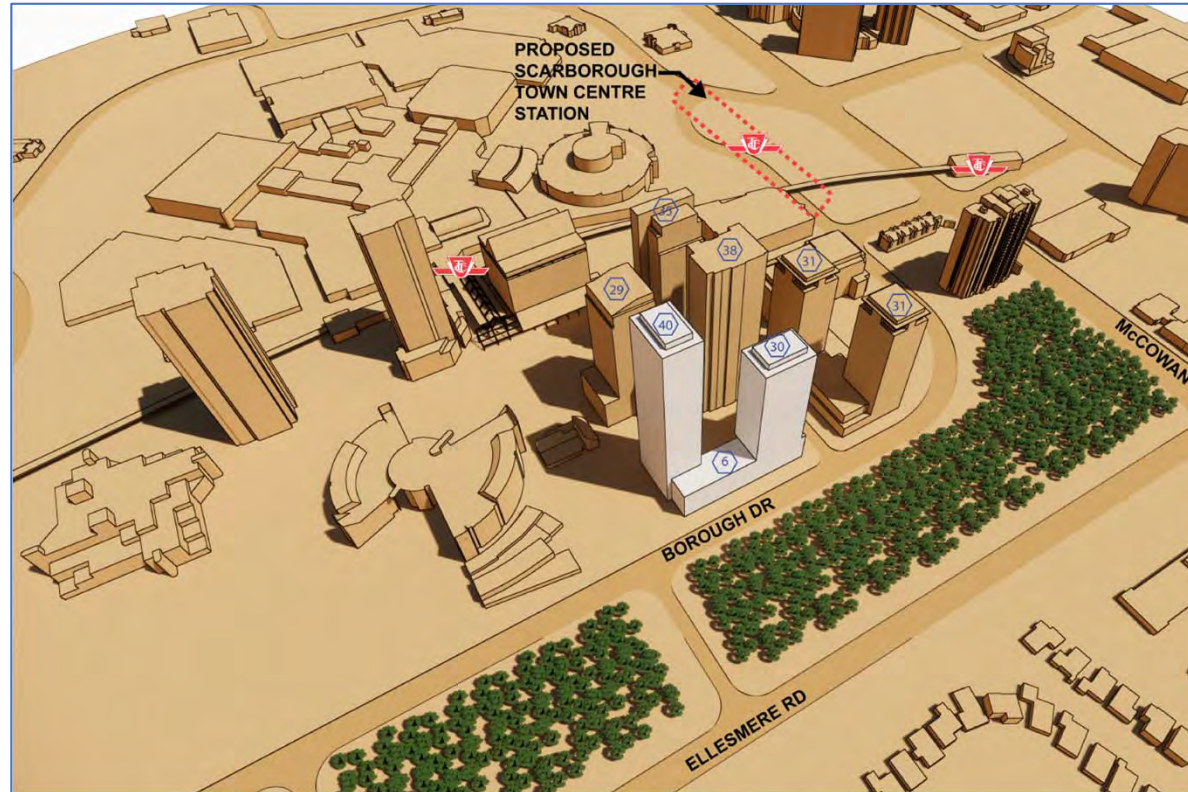
Subject Site:	158 Borough Drive (Part 1)
Parcel Information:	Designated as Mixed Use Areas   1.48 Acres   Located in Ward 21







# Site #17 : 150 Borough Drive



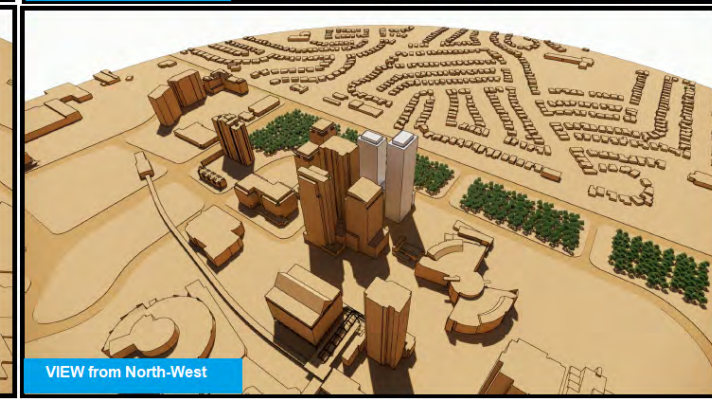
VIEW from South-West



VIEW from South-East



VIEW from North-East



VIEW from North-West



**6, 30 & 40 Storeys | 750 Units**  
**33% Condo / 33 % Market-Rental / 33% Affordable-Rental**  
**\*Strong-Viability with 2020 Construction-Costs**

# Round-2 Site-Assessments

**\*with Additional Land-Capture**

- More than Double the CreateTO targets.
- Requires cooperation from TCHC & Harvey's Owner.
- Huge Additional Benefits.

HOUSING NOW - (ROUND TWO) - Announced Site Details															Estimates Updated: 2020-06-14								
Proposed Sites - Interactive Map <a href="https://HousingNowTO.com">https://HousingNowTO.com</a> TANGO Map <a href="http://tango.to/">http://tango.to/</a> Site Overheads - ROUND 2 (MAY 2020) <a href="https://www.toronto.ca/leedocs/mmis/2020/cc/berd/backgroundfile-147529.pdf">https://www.toronto.ca/leedocs/mmis/2020/cc/berd/backgroundfile-147529.pdf</a> CreateTO Slides - ROUND 2 (JUNE 2020) <a href="https://www.toronto.ca/leedocs/mmis/2020/ra/berd/backgroundfile-147702.pdf">https://www.toronto.ca/leedocs/mmis/2020/ra/berd/backgroundfile-147702.pdf</a>															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.*								
IMPROVED PROPOSAL (this tracking-chart includes Improved Site Selection) *ADDITIONAL LAND INCLUDED IN Site #15 - 1631 QUEEN STREET E.																							
ROUND TWO																							
#	Housing Now Round	Announced	Site Address(es)	Acres	Site Size	Estimated Units per Acre*	Ward	Councillor	Provincial MPP (Party)	Current Zoning (May 2020)	TTC / Transit Access	Formal Rezoning Documents in AIC	Proposed Heights HousingNowTO (June 2020)	Local NIMBY History	HousingNowTO.com - Innovation Team				Staff Estimated - DATES (May, 2020)				
															Proposed New Residential Units (June 2020)				*All Dates on Round-2 are "TBD"				
															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	
12	TWO	May, 2020	150 Queens Wharf Road	0.38	Tiny	742	10	Cressy	Glover (NDP)	MIXED USE	Bathurst Streetcar	No	22 Flrs	Low	0	141	141	282	~TBD	~TBD	~TBD	~TBD	
13	TWO	May, 2020	405 Sherbourne Street	0.74	Tiny	474	13	Wong-Tam	Morrison (NDP)	APARTMENT NEIGHBOURHOOD	Sherbourne Subway	No	22 Flrs	Medium	117	117	117	351	~TBD	~TBD	~TBD	~TBD	
14	TWO	May, 2020	1627 & 1675 Danforth Avenue	5.05	Large	153	19	Bradford	Berns-McGowan (NDP)	MIXED USE	Coxwell Subway	No	9, 14, 19 Flrs	Medium	258	259	258	775	~TBD	~TBD	~TBD	~TBD	
15	TWO	May, 2020	1631 Queen Street East (*Part 1 & 2 + Harvey's & TCHC)	2.01	Medium	311	19	Bradford	Berns-McGowan (NDP)	MIXED USE	Queen Streetcar	No	8, 12 Flrs	Medium	208	208	210	626	~TBD	~TBD	~TBD	~TBD	
16	TWO	May, 2020	2444 Eglinton Avenue East	2.86	Medium	282	21	Thompson	Mitas (PC)	MIXED USE	Kennedy (Subway, GO Train, Eglinton LRT)	No	19, 20, 36 Flrs	Low	269	269	269	807	~TBD	~TBD	~TBD	~TBD	
17	TWO	May, 2020	158 Borough Drive	1.48	Medium	507	21	Thompson	Mitas (PC)	MIXED USE	Scarborough Centre (*Scar. Subway)	No	6, 30, 40 Flrs	Medium	250	250	250	750	~TBD	~TBD	~TBD	~TBD	
ROUND TWO (Totals)				12.52		287	HousingNowTO.com - Innovation Team - Proposed New Residential Units (June 2020)								1,102	1,244	1,245	3,591					
CreateTO ROUND TWO (Totals)				11.7		146	*No PER-SITE details, Counting HIGHEST ESTIMATES from CreateTO Staff Presentation (June 12, 2020)								470	620	620	1,710	*All Staff Estimated - DATES (Subject-to-Change)*				
															29.0%	35.5%	35.5%						
															27.5%	36.3%	36.3%						
			12				13				14				15				16				17
			150 QUEENS WHARF RD				405 SHERBOURNE ST				1627 DANFORTH AVE				1631 QUEEN ST EAST				2444 EGLINTON AVE E.				158 BOROUGH DR
			WARD 10: Councillor Cressy Mixed Use Areas   0.38 acres				WARD 13: Councillor Wong-Tam Apartment Areas   0.74 acres				WARD 19: Councillor Bradford Mixed Use Areas   5.05 acres				WARD 19: Councillor Bradford Mixed Use Areas   2.01 acres				WARD 21: Councillor Thompson Mixed Use Areas   2.86 acres				WARD 21: Councillor Thompson Mixed Use Areas   1.48 acres



# @HousingNowTO – June 2020 Advice



1. The first Four (4) “Fast-Track” sites helped to highlight the many Policy and Process issues within City Hall & it’s various Agencies (\*especially Province/MetroLinx).



2. City proposed Unit-Targets for Round 1 and Round 2 of HOUSING NOW are consistently **-30%** under Global Best-Practices for creating new Affordable-Housing at speed & scale.



3. Give **ALL** Staff an Explicit-Direction to **“Maximize the number of new Housing units they propose on every site”**. Ignore legacy Planning policy on these HOUSING NOW sites, if they do not meet your Affordable-Housing threshold.



4. City Councillors (\*especially Executive Committee members) need to **“Get with the Program”** – if this is really the City’s Number-One Priority program to 2030.



5. Everyone needs to Ask **“Does It Pencil..?”** on every Affordable-Housing proposal.



6. Regularly request **Ministerial Zoning Orders (MZO)** on high-value HOUSING NOW sites to get Shovels-in-the-Ground before **December 31, 2021**. (\*18-Months from Now)



# Contact Information



CONTACT – [info@HousingNowTO.com](mailto:info@HousingNowTO.com)







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



Proposed Sites - Interactive Map <https://HousingNowTO.com>  
 TANGO Map <http://tango.to/>  
 Site Overheads - ROUND 2 (MAY 2020) <https://www.toronto.ca/legdocs/mmis/2020/cc/bgrd/backgroundfile-147529.pdf>  
 CreateTO Slides - ROUND 2 (JUNE 2020) <https://www.toronto.ca/legdocs/mmis/2020/ra/bgrd/backgroundfile-147702.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**.\*

ROUND TWO														HousingNowTO.com Innovation Team Proposed New Residential Units (June 2020)				Staff Estimated DATES (May, 2020) *All Dates on Round-2 are TBD				
#	Housing Now Round	Announced	Site Address(es)	Acres	Site Size	Estimated Units per Acre*	Ward	Councillor	Provincial MPP (Party)	Current Zoning (May 2020)	TTC / Transit Access	Formal Rezoning Documents in AIC	Proposed Heights HousingNowTO (June 2020)	Local NIMBY History	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
12	TWO	May, 2020	150 Queens Wharf Road	0.38	Tiny	742	10	Cressy	Glover (NDP)	MIXED USE	Bathurst Streetcar	No	22 Flrs	Low	0	141	141	282	~TBD	~TBD	~TBD	~TBD
13	TWO	May, 2020	405 Sherbourne Street	0.74	Tiny	474	13	Wong-Tam	Morrison (NDP)	APARTMENT NEIGHBOURHOOD	Sherbourne Subway	No	22 Flrs	Medium	117	117	117	351	~TBD	~TBD	~TBD	~TBD
14	TWO	May, 2020	1627 & 1675 Danforth Avenue	5.05	Large	153	19	Bradford	Berns-McGowan (NDP)	MIXED USE	Coxwell Subway	No	9, 14, 19 Flrs	Medium	258	259	258	775	~TBD	~TBD	~TBD	~TBD
15	TWO	May, 2020	1631 Queen Street East <i>(*Part 1 &amp; 2 Only)</i>	1.19	Medium	261	19	Bradford	Berns-McGowan (NDP)	MIXED USE	Queen Streetcar	No	8, 12 Flrs	Medium	100	110	100	310	~TBD	~TBD	~TBD	~TBD
16	TWO	May, 2020	2444 Eglinton Avenue East	2.86	Medium	282	21	Thompson	Mitas (PC)	MIXED USE	Kennedy (Subway, GO Train, Eglinton LRT)	No	19, 20, 36 Flrs	Low	269	269	269	807	~TBD	~TBD	~TBD	~TBD
17	TWO	May, 2020	158 Borough Drive	1.48	Medium	507	21	Thompson	Mitas (PC)	MIXED USE	Scarborough Centre (*Scar. Subway)	No	6, 30, 40 Flrs	Medium	250	250	250	750	~TBD	~TBD	~TBD	~TBD
<b>ROUND TWO (Totals)</b>				<b>11.7</b>		<b>280</b>	<b>HousingNowTO.com Innovation Team Proposed New Residential Units (June 2020)</b>							<b>994</b>	<b>1,146</b>	<b>1,135</b>	<b>3,275</b>					
														29.0%	35.5%	35.5%						
<b>CreateTO ROUND TWO (Totals)</b>				<b>11.7</b>		<b>146</b>	<b>*No PER-SITE details, Counting HIGHEST ESTIMATES from CreateTO Staff Presentation (June 12, 2020)</b>							<b>470</b>	<b>620</b>	<b>620</b>	<b>1,710</b>	<b>*All Staff Estimated - DATES (Subject-to-Change)*</b>				
							<b>*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.</b>							27.5%	36.3%	36.3%						




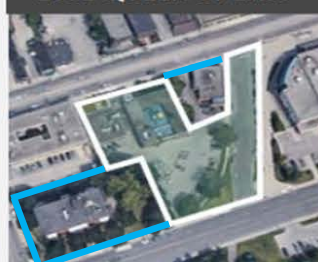

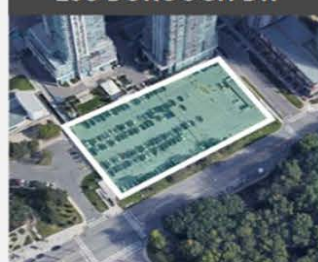
12 <b>150 QUEENS WHARF RD</b>  <b>WARD 10:</b> <b>Councillor Cressy</b> Mixed Use Areas   0.38 acres	13 <b>405 SHERBOURNE ST</b>  <b>WARD 13:</b> <b>Councillor Wong-Tam</b> Apartment Areas   0.74 acres	14 <b>1627 DANFORTH AVE</b>  <b>WARD 19:</b> <b>Councillor Bradford</b> Mixed Use Areas   5.05 acres	15 <b>1631 QUEEN ST EAST</b>  <b>WARD 19:</b> <b>Councillor Bradford</b> Mixed Use Areas   1.19 acres	16 <b>2444 EGLINTON AVE E.</b>  <b>WARD 21:</b> <b>Councillor Thompson</b> Mixed Use Areas   2.86 acres	17 <b>158 BOROUGH DR</b>  <b>WARD 21:</b> <b>Councillor Thompson</b> Mixed Use Areas   1.48 acres
---	--	---	---	---	---

Proposed Sites - Interactive Map <https://HousingNowTO.com>  
 TANGO Map <http://tango.to/>  
 Site Overheads - ROUND 2 (MAY 2020) <https://www.toronto.ca/legdocs/mmis/2020/cc/bgrd/backgroundfile-147529.pdf>  
 CreateTO Slides - ROUND 2 (JUNE 2020) <https://www.toronto.ca/legdocs/mmis/2020/ra/bgrd/backgroundfile-147702.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.\*

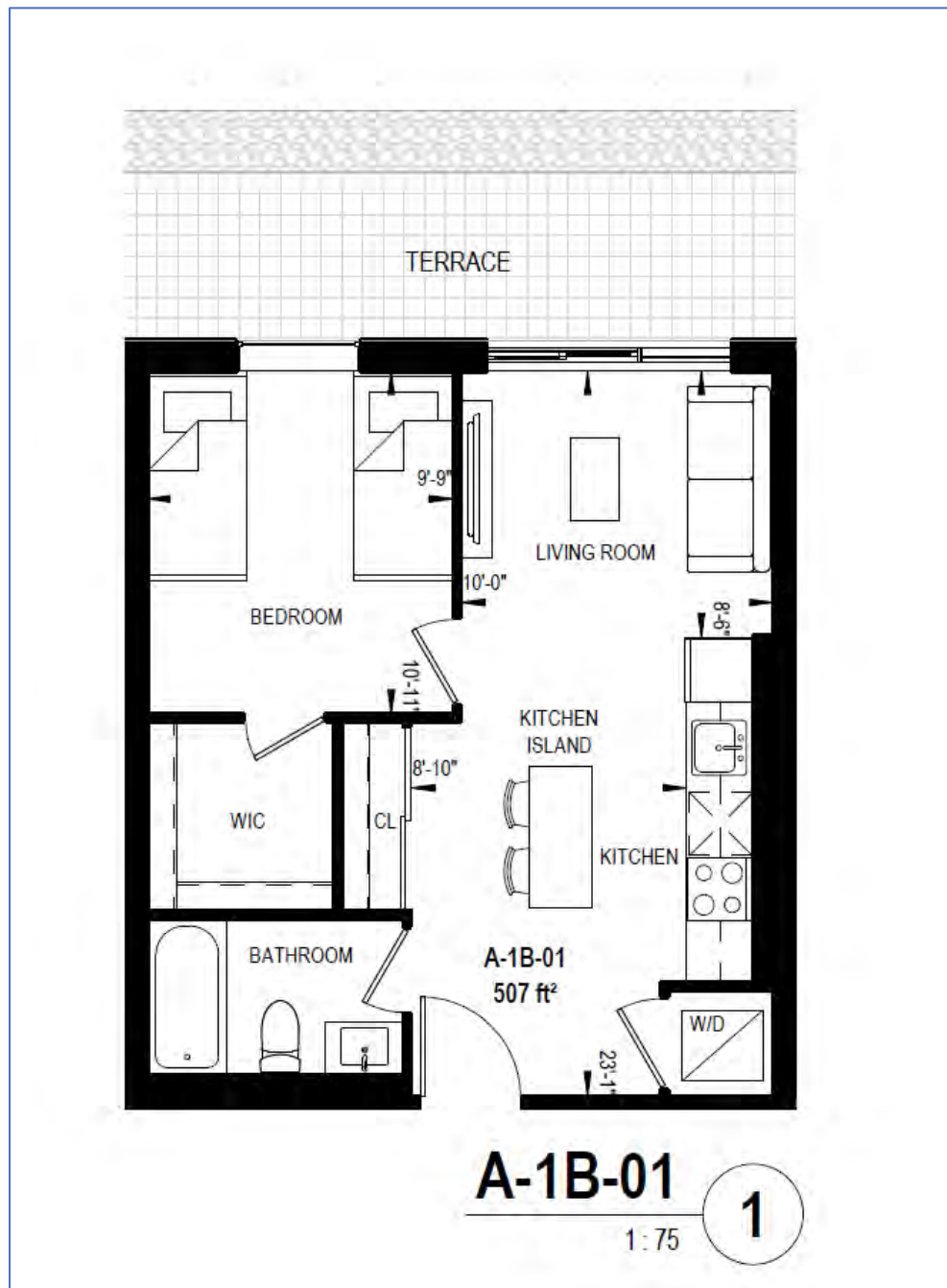
IMPROVED PROPOSAL (this tracking-chart includes Improved Site Selection)  
 \*ADDITIONAL LAND INCLUDED IN Site #15 1631 QUEEN STREET E.

#	Housing Now Round	Announced	Site Address(es)	Acres	Site Size	Estimated Units per Acre*	Ward	Councillor	Provincial MPP (Party)	Current Zoning (May 2020)	TTC / Transit Access	Formal Rezoning Documents in AIC	Proposed Heights HousingNowTO (June 2020)	Local NIMBY History	HousingNowTO.com Innovation Team Proposed New Residential Units (June 2020)				Staff Estimated DATES (May, 2020) *All Dates on Round-2 are TBD			
															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
12	TWO	May, 2020	150 Queens Wharf Road	0.38	Tiny	742	10	Cressy	Glover (NDP)	MIXED USE	Bathurst Streetcar	No	22 Flrs	Low	0	141	141	282	~TBD	~TBD	~TBD	~TBD
13	TWO	May, 2020	405 Sherbourne Street	0.74	Tiny	474	13	Wong-Tam	Morrison (NDP)	APARTMENT NEIGHBOURHOOD	Sherbourne Subway	No	22 Flrs	Medium	117	117	117	351	~TBD	~TBD	~TBD	~TBD
14	TWO	May, 2020	1627 & 1675 Danforth Avenue	5.05	Large	153	19	Bradford	Berns-McGowan (NDP)	MIXED USE	Coxwell Subway	No	9, 14, 19 Flrs	Medium	258	259	258	775	~TBD	~TBD	~TBD	~TBD
15	TWO	May, 2020	1631 Queen Street East <i>(*Part 1 &amp; 2 + Harvey's &amp; TCHC)</i>	2.01	Medium	311	19	Bradford	Berns-McGowan (NDP)	MIXED USE	Queen Streetcar	No	8, 12 Flrs	Medium	208	208	210	626	~TBD	~TBD	~TBD	~TBD
16	TWO	May, 2020	2444 Eglinton Avenue East	2.86	Medium	282	21	Thompson	Mitas (PC)	MIXED USE	Kennedy (Subway, GO Train, Eglinton LRT)	No	19, 20, 36 Flrs	Low	269	269	269	807	~TBD	~TBD	~TBD	~TBD
17	TWO	May, 2020	158 Borough Drive	1.48	Medium	507	21	Thompson	Mitas (PC)	MIXED USE	Scarborough Centre (*Scarb. Subway)	No	6, 30, 40 Flrs	Medium	250	250	250	750	~TBD	~TBD	~TBD	~TBD
ROUND TWO (Totals)				12.52		287	HousingNowTO.com Innovation Team Proposed New Residential Units (June 2020)								1,102	1,244	1,245	3,591				
															29.0%	35.5%	35.5%					
CreateTO ROUND TWO (Totals)				11.7		146	*No PER-SITE details, Counting HIGHEST ESTIMATES from CreateTO Staff Presentation (June 12, 2020)								470	620	620	1,710	*All Staff Estimated - DATES (Subject-to-Change)*			
							*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.								27.5%	36.3%	36.3%					

<p>12</p> <p><b>150 QUEENS WHARF RD</b></p>  <p><b>WARD 10:</b> Councillor Cressy Mixed Use Areas   0.38 acres</p>	<p>13</p> <p><b>405 SHERBOURNE ST</b></p>  <p><b>WARD 13:</b> Councillor Wong-Tam Apartment Areas   0.74 acres</p>	<p>14</p> <p><b>1627 DANFORTH AVE</b></p>  <p><b>WARD 19:</b> Councillor Bradford Mixed Use Areas   5.05 acres</p>	<p>15</p> <p><b>1631 QUEEN ST EAST</b></p>  <p><b>WARD 19:</b> Councillor Bradford Mixed Use Areas   <u>2.01</u> acres</p>	<p>16</p> <p><b>2444 EGLINTON AVE E.</b></p>  <p><b>WARD 21:</b> Councillor Thompson Mixed Use Areas   2.86 acres</p>	<p>17</p> <p><b>158 BOROUGH DR</b></p>  <p><b>WARD 21:</b> Councillor Thompson Mixed Use Areas   1.48 acres</p>
--	---	--	---	--	--

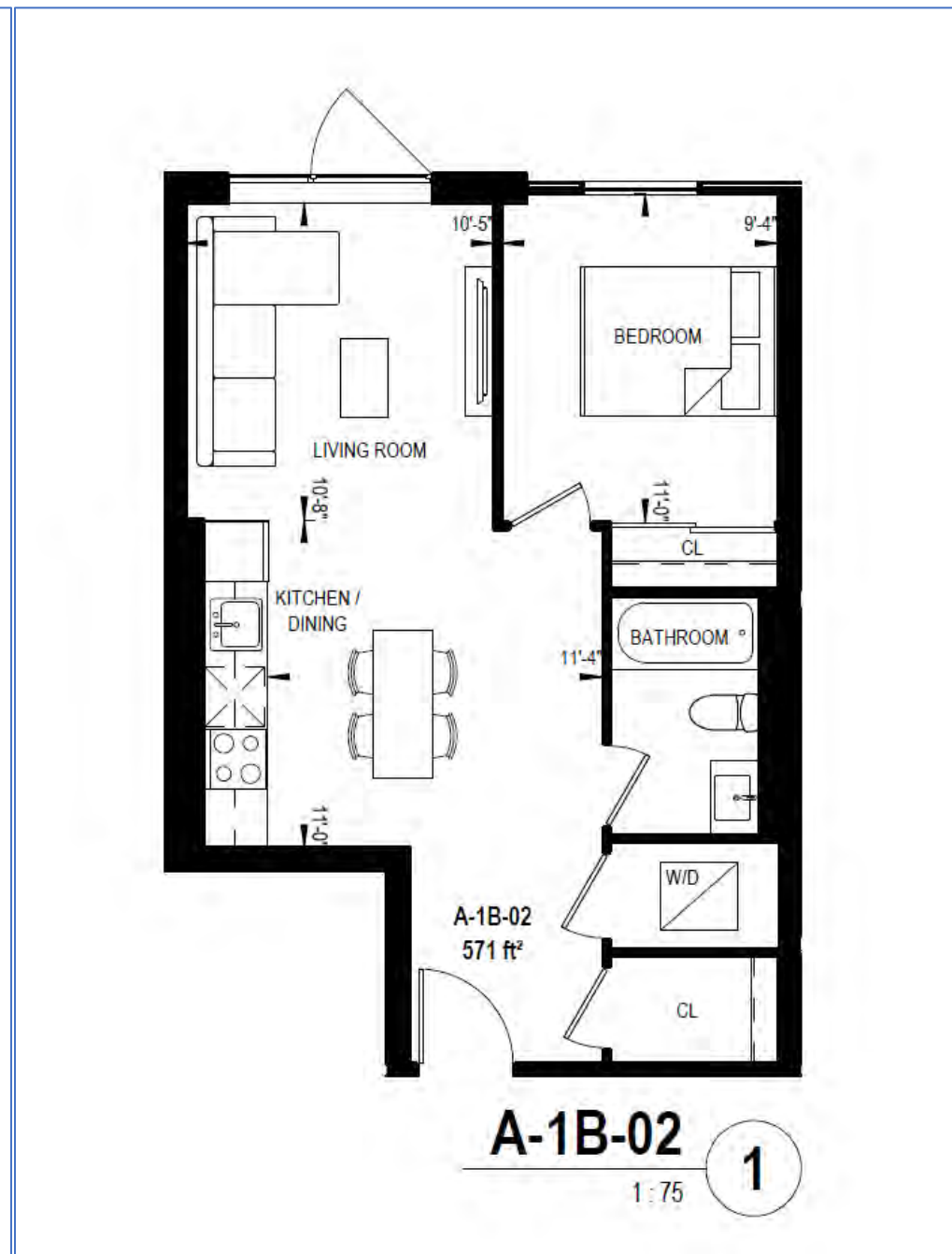
# HousingNowTO.com – Approx. Unit-Sizes (One-Bedroom)

**\*NOT TO SCALE – for Initial-Massing Reference Purposes ONLY**



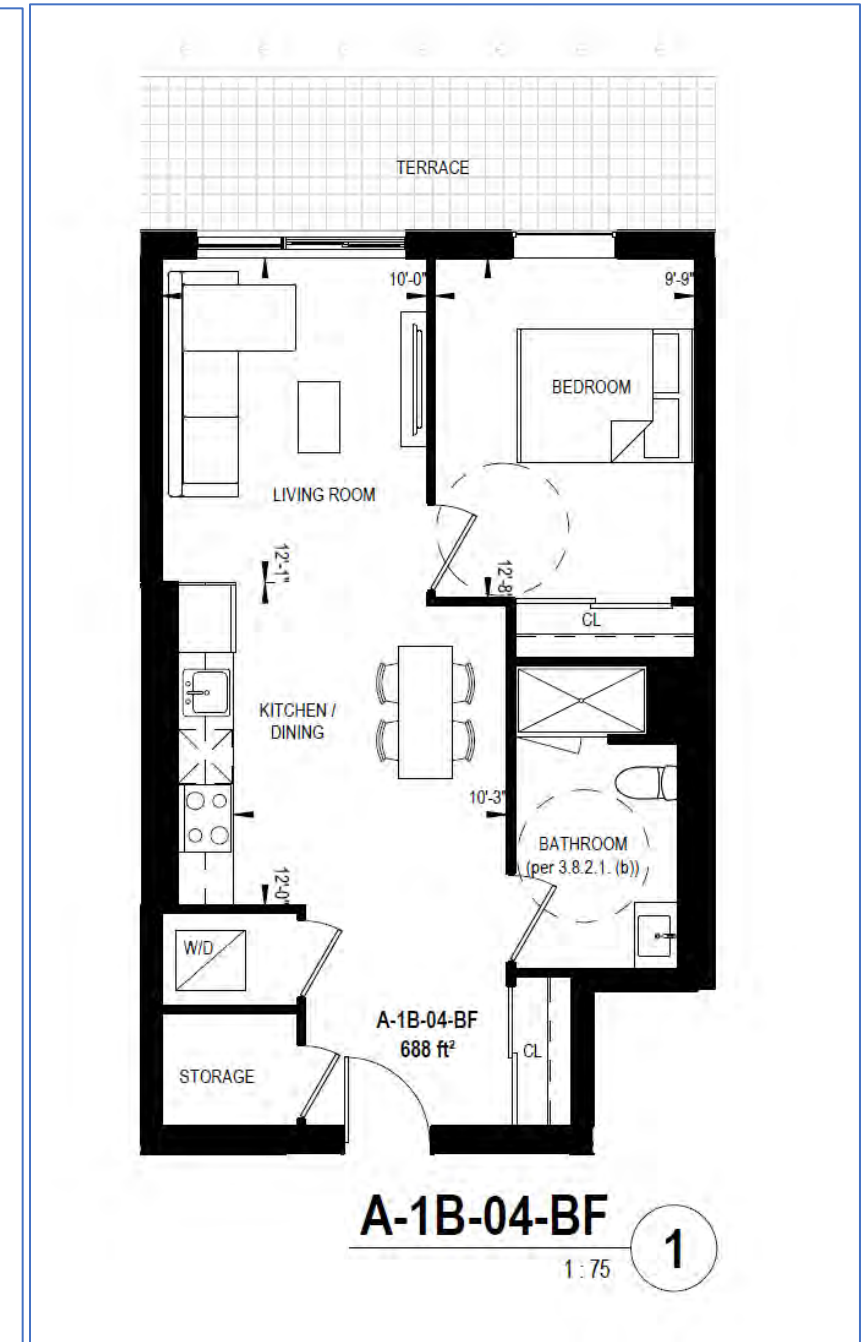
One (1) Bedroom w/ Terrace

**507 Sq. Ft.**



One (1) Bedroom w/o Terrace

**571 Sq. Ft.**



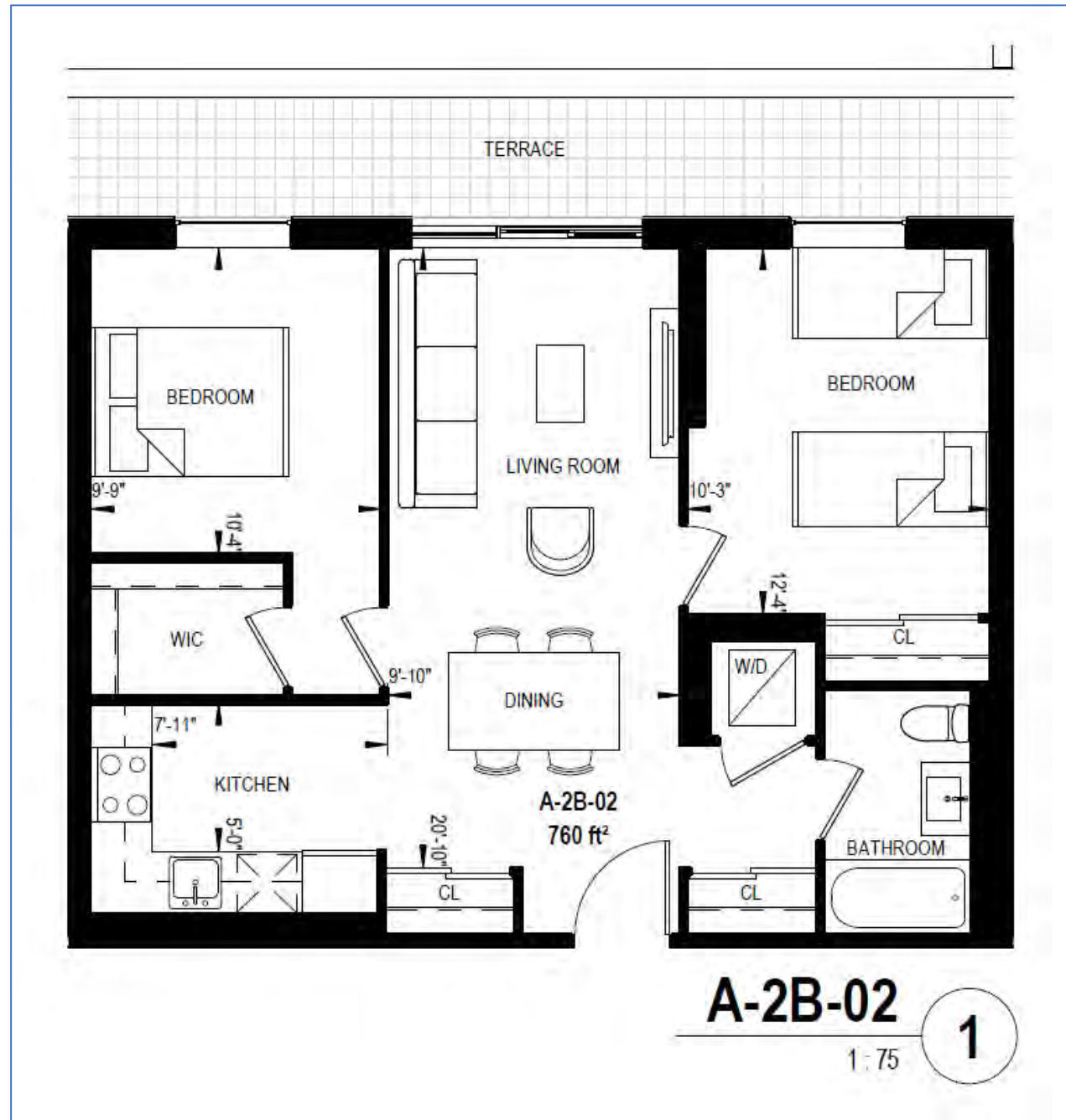
One Bedroom (ACCESSIBLE) w/ Terrace

**688 Sq. Ft.**

# HousingNowTO.com – Approx. Unit-Sizes

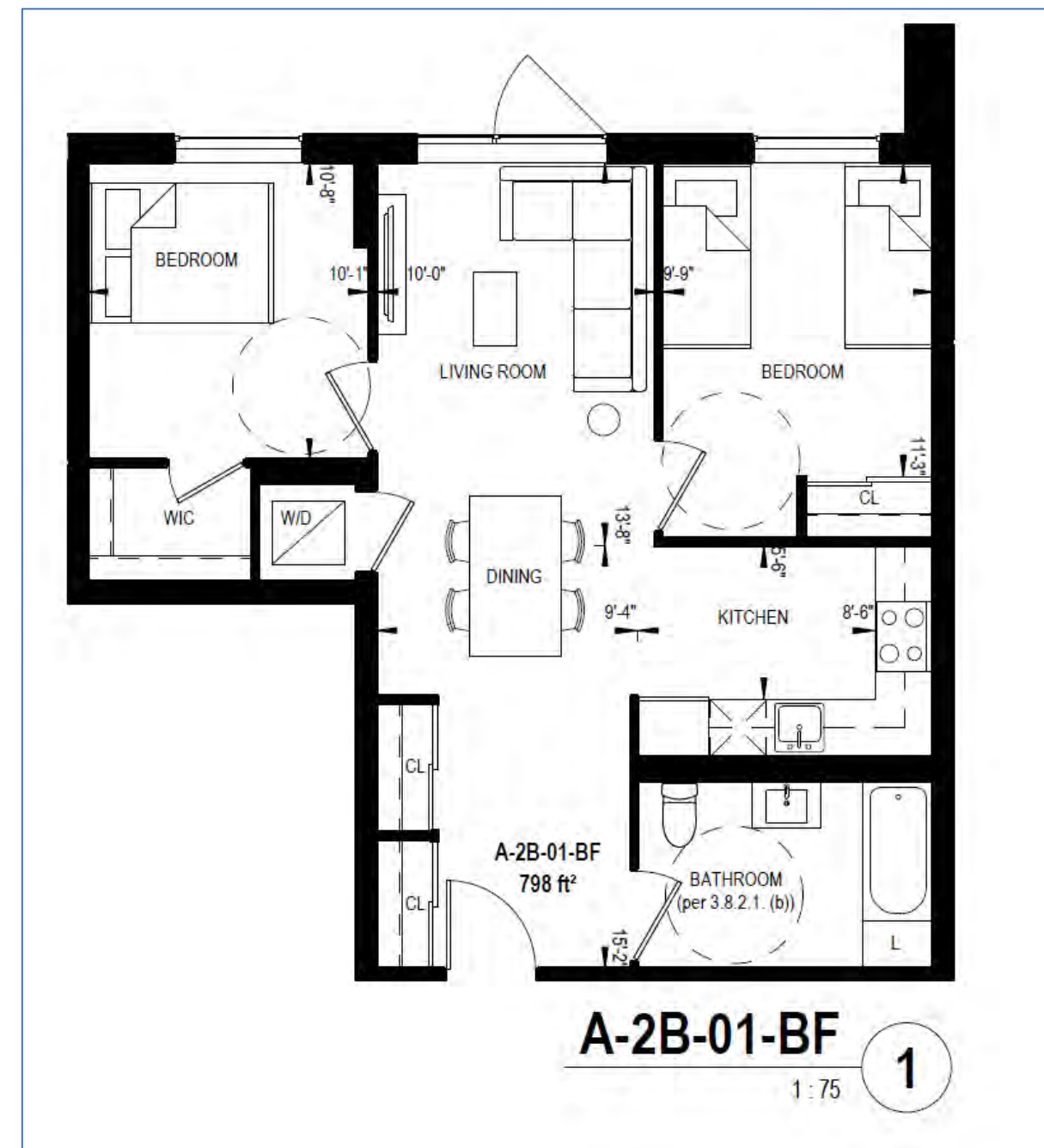
(Two-Bedroom)

**\*NOT TO SCALE – for Initial-Massing Reference Purposes ONLY**



Two Bedroom w/ Terrace

**760 Sq. Ft.**



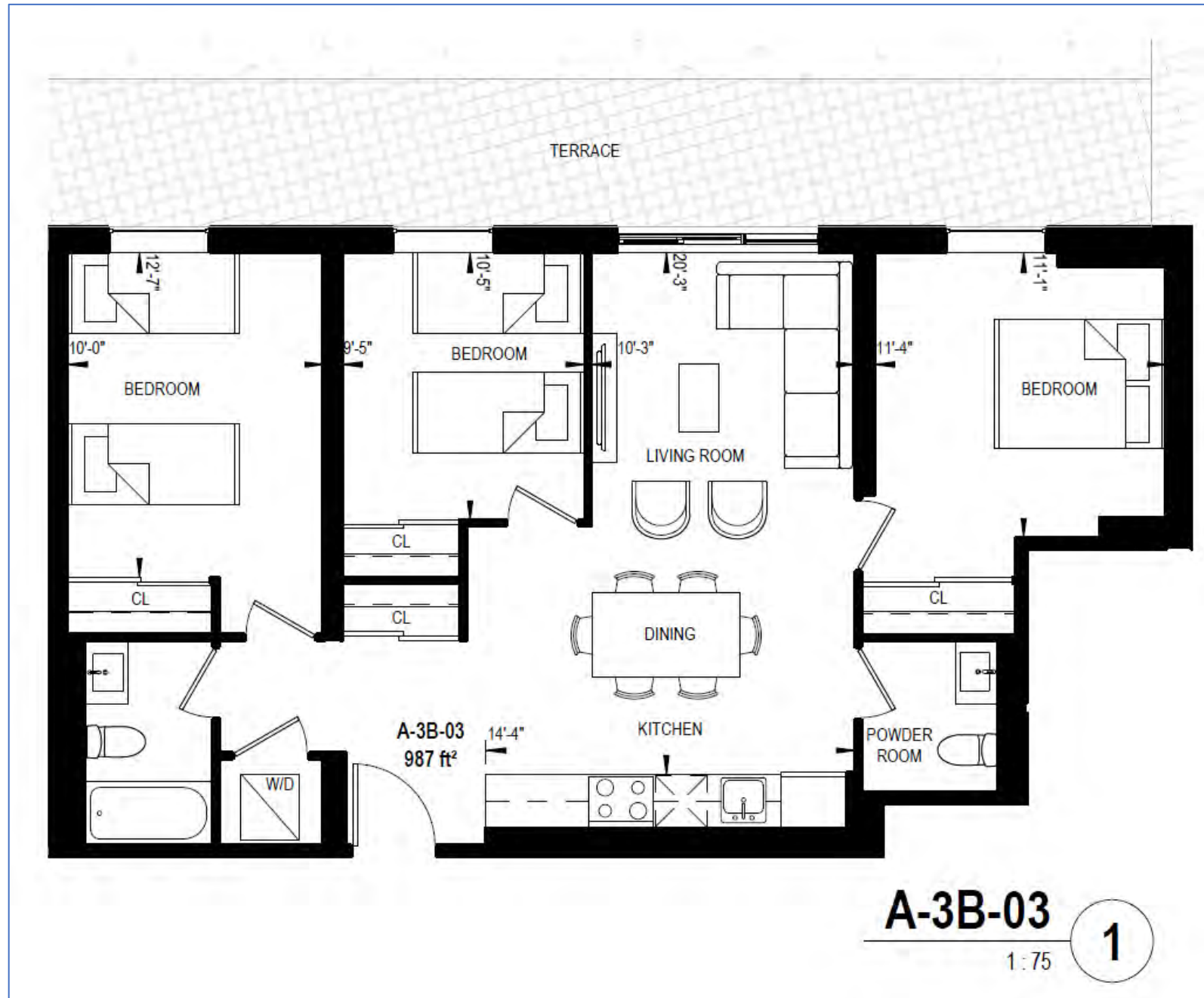
Two Bedroom (ACCESSIBLE) w/o Terrace

**798 Sq. Ft.**

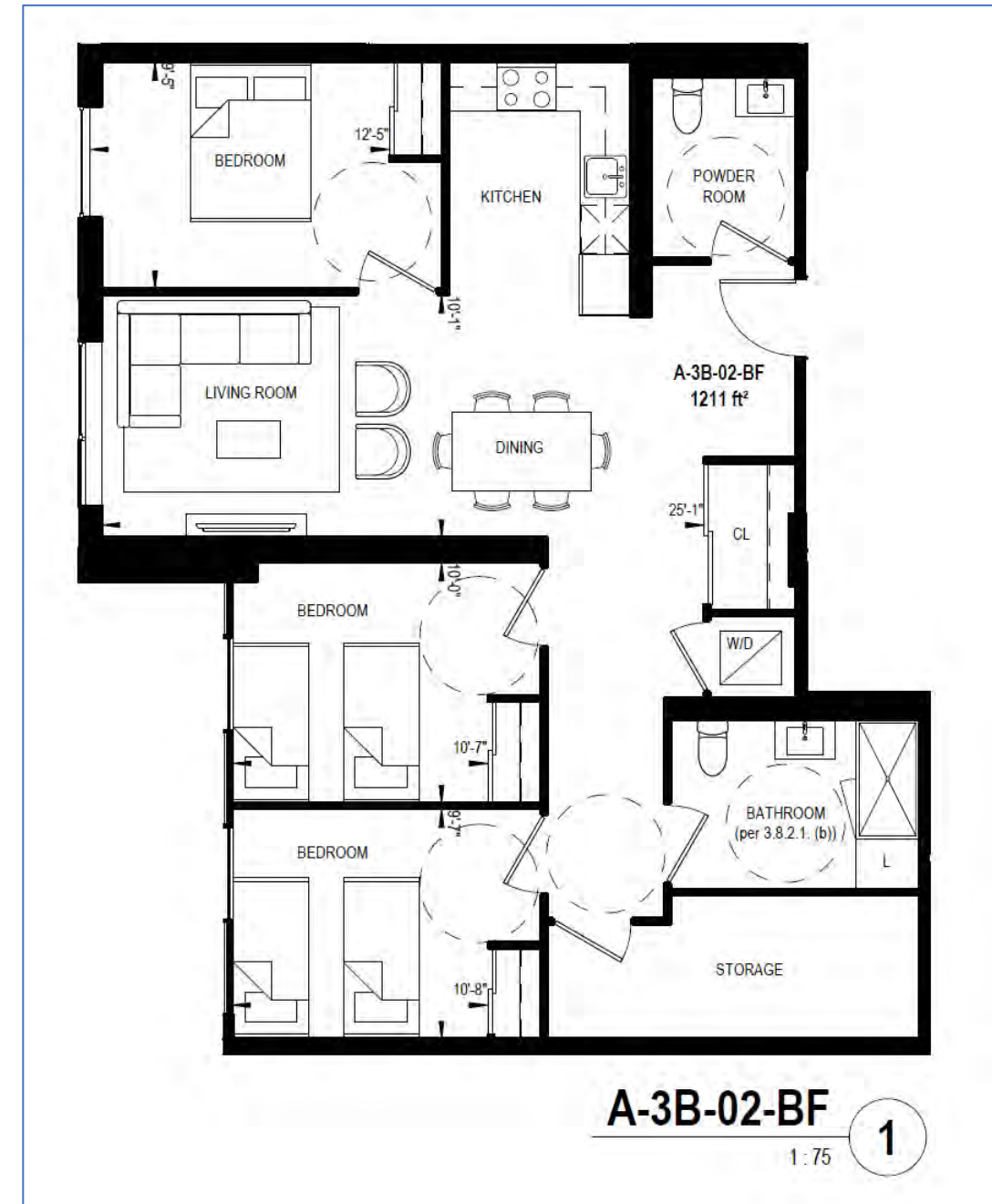


# HousingNowTO.com – Approx. Unit-Sizes (Three-Bedroom)

**\*NOT TO SCALE – for Initial-Massing Reference Purposes ONLY**



Three Bedroom w/ Terrace  
**987 Sq. Ft.**



Three Bedroom (ACCESSIBLE) w/o Terrace  
**1,211 Sq. Ft.**



# HOUSING NOW


1631 Queen Street East

(4 x Conceptual Massings)

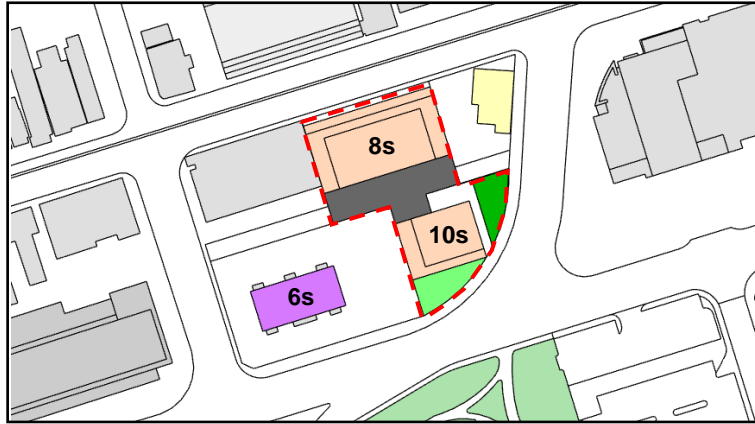


 [info@housingnowto.com](mailto:info@housingnowto.com)

 <http://HousingNowTO.com>

 @HousingNowTO

# CONCEPTUAL MASSING - PART 1



- Subject Site
- Existing Harvey Building
- Existing TCHC Building
- Park Land

## 198 Units

- **Site Area (sq. ft.):** 30,970
- **Total GFA (sq. ft.):** 116,550
- **Height:** 8 & 10 storeys
- **Parkland Dedication:** 6.5%

Unit Type	NSA (sq. ft.)	Avg Unit Size (sq. ft.)	# of Units	Total %
BA	6,294	280	22	6%
1 BR	41,961	450	93	40%
2 BR	36,716	600	61	35%
3+ BR	19,932	925	22	19%
<b>Total</b>	<b>104,903</b>	<b>564</b>	<b>198</b>	<b>100%</b>



View Looking SE



View Looking SW



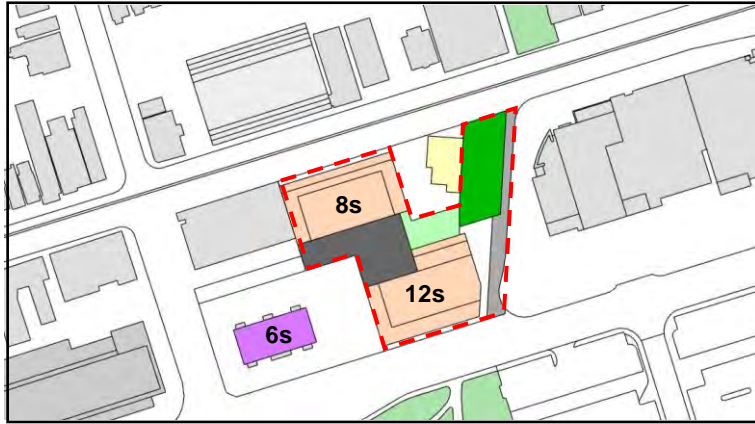
View Looking NE



View Looking NW



# CONCEPTUAL MASSING - PART 2



- Subject Site
- Existing Harvey Building
- Existing TCHC Building
- Park Land

## 310 Units

- **Site Area (sq. ft.):** 51,836
- **Total GFA (sq. ft.):** 181,880
- **Height:** 8 & 12 storeys
- **Parkland Dedication:** 14%

Unit Type	NSA (sq. ft.)	Avg Unit Size (sq. ft.)	# of Units	Total %
BA	9,822	280	35	6%
1 BR	65,478	450	146	40%
2 BR	57,293	600	95	35%
3+ BR	31,102	925	34	19%
<b>Total</b>	<b>163,694</b>	<b>564</b>	<b>310</b>	<b>100%</b>



View Looking SE



View Looking SW



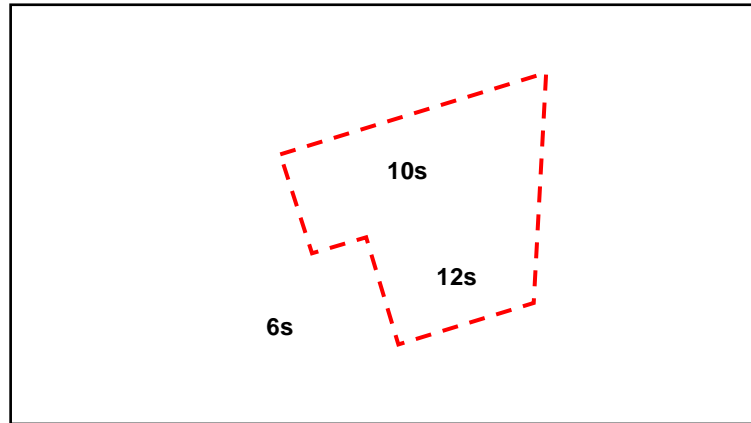
View Looking NE




View Looking NW



# CONCEPTUAL MASSING - PART 3



-  Subject Site
-  Park Land
-  Existing TCHC Building

## 440 Units

- **Site Area (sq. ft.):** 60,124
- **Total GFA (sq. ft.):** 258,665
- **Height:** 10 & 12 storeys
- **Parkland Dedication:** 6.5%

Unit Type	NSA (sq. ft.)	Avg Unit Size (sq. ft.)	# of Units	Total %
BA	13,968	280	50	6%
1 BR	93,119	450	207	40%
2 BR	81,479	600	136	35%
3+ BR	44,232	925	48	19%
<b>Total</b>	<b>232,799</b>	<b>564</b>	<b>440</b>	<b>100%</b>



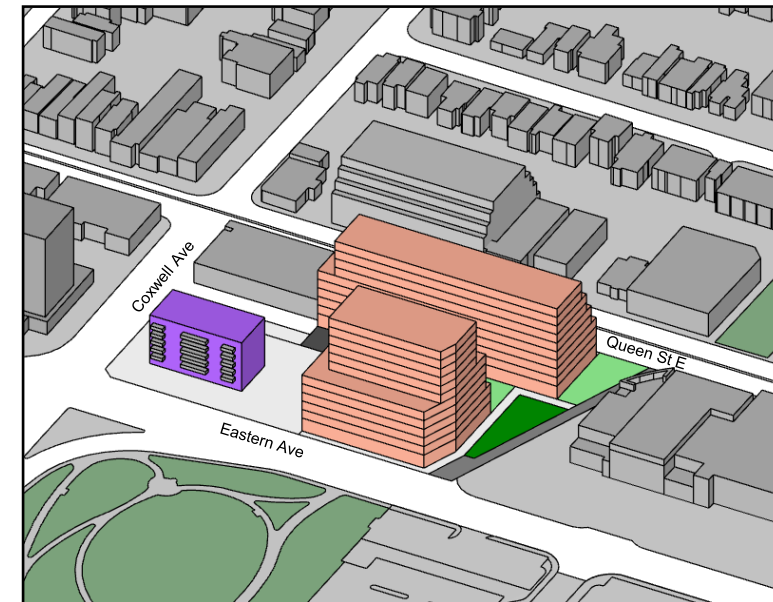
View Looking SE



View Looking SW



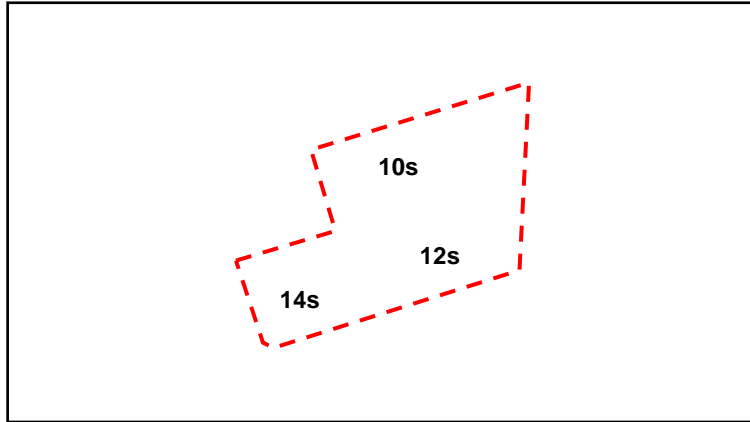
View Looking NE



View Looking NW



# CONCEPTUAL MASSING - PART 4



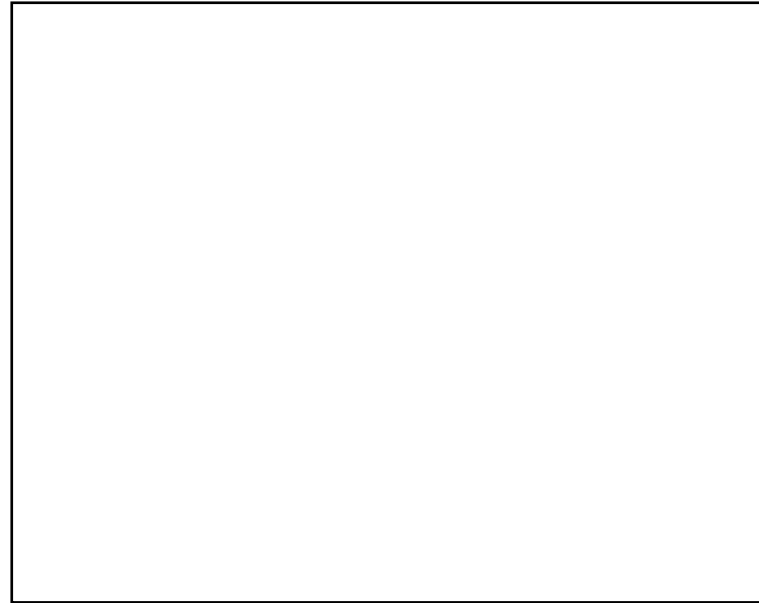
Subject Site
  Park Land

New TCHC Building

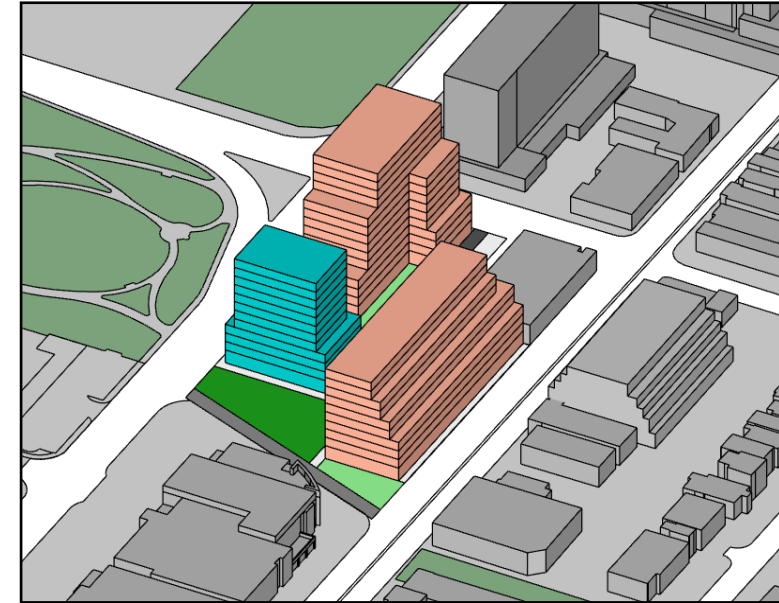
## 626 Units

- **Site Area (sq. ft.):** 87,421
- **Total GFA (sq. ft.):** 367,700
- **Height:** 10, 12 & 14 storeys
- **Parkland Dedication:** 12%

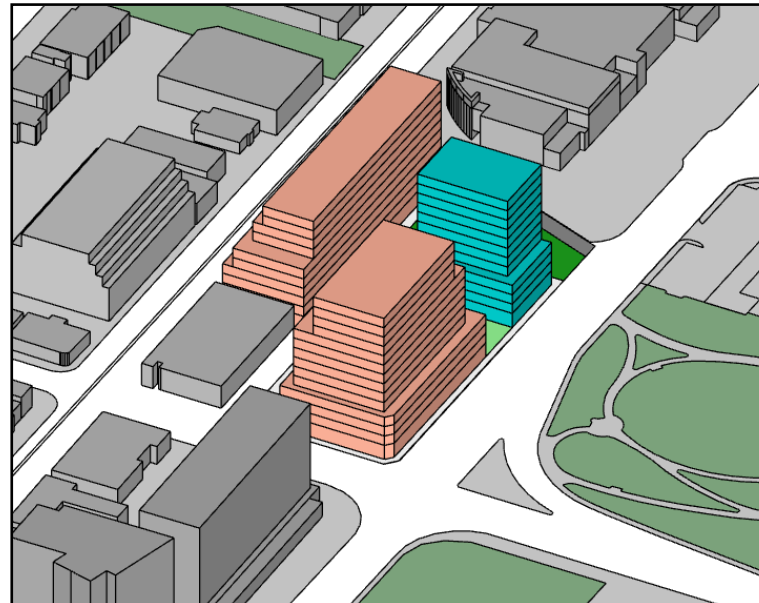
Unit Type	NSA (sq. ft.)	Avg Unit Size (sq. ft.)	# of Units	Total %
BA	19,856	280	71	6%
1 BR	132,371	450	294	40%
2 BR	115,825	600	193	35%
3+ BR	62,876	925	68	19%
<b>Total</b>	<b>330,927</b>	<b>564</b>	<b>626</b>	<b>100%</b>



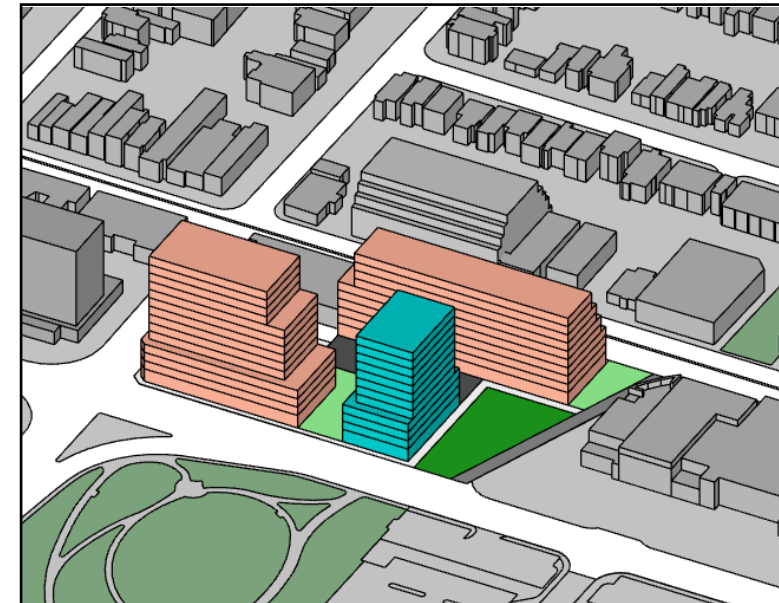
View Looking SE



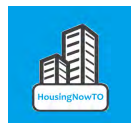
View Looking SW



View Looking NE



View Looking NW



[info@housingnowto.com](mailto:info@housingnowto.com)  
<http://HousingNowTO.com>  
[@HousingNowTO](https://twitter.com/HousingNowTO)

# Optimized Transit-Oriented Development at Kennedy Station


2438-2450 Eglinton Avenue East, Toronto

June 11, 2020

192 Spadina Ave. #300  
Toronto, ON M5T 2C2  
647-687-4474  
info@smartdensity.com



Image 1: Context Map

 Subject Site

The following report is a pro-bono project by Smart Density as part of the HousingNowTO.com volunteer-collective. The purpose of this report is to provide a leading-vision of how to maximize the city-building and affordable-housing opportunities on the Kennedy station north parking lot site within the goals of the City of Toronto's HousingNOW program.

## Planning Summary

The site is comprised of a TTC commuter parking lot at the eastern portion, and a vacant auto-repair facility with its parking at the western portion. The TTC commuter parking lot contains 199 surface parking spaces and primarily services the Kennedy GO and subway station. The site is owned by CreateTO (formerly Build Toronto), an agency established by the City of Toronto to manage its portfolio of real estate assets.

In 2019, CreateTO launched the HousingNow initiative to support and incentivize the construction of new affordable rental housing within mixed-income and transit-friendly communities on City-owned lands. The initiative's first phase saw development recommendation at 11 locations, and its recently announced second phase recommends the development of six additional City-owned properties, including the subject site.

## Existing Context (Image 1)

**West** Hydro corridor next to the site and single-storey commercial buildings further west

**South** Eglinton Avenue East with six lanes of traffic and two service roads, and the Kennedy Mobility Hub further south

**East** Rail corridor adjacent to the site, and an 18-storey residential building further east

**North** Hydro corridor, and single-family detached houses further north

## Transportation

The site is very well served by existing and future transit, as it is located directly across from the Kennedy Mobility Hub. The Hub includes the Kennedy Subway Station and Bus terminal and the Kennedy GO Station. In the future, it will also include the terminus station of phase 1 of the Eglinton LRT, which is currently under construction.

The GO train reaches Union Station from the Kennedy GO Station in 19 minutes; Metrolinx's Regional Express Rail (RER) project will further improve the area's access to the core by converting the existing GO service into frequent all-day, two-way service.

The high level of transit service enjoyed by the site strongly supports intensification.

## Railway Safety

New development adjacent to railway properties is required to provide measures for protection in case of derailment. The Proximity Guidelines and Best Practices guide require a 30 m setback from a railway corridor to usable spaces, in combination with an earth berm or a crash wall. In Toronto, a 20 m setback from the railway to residential uses has been permitted in combination with a crash wall. Based on a precedent set in the OMB decision for 328 Dupont Street, the 20 m setback is required for any high-occupancy use and not only for residential uses.

## Hydro Separation Requirements

The site is adjacent to a Hydro corridor. Hydro One requires that buildings are set back a minimum of 4.8 m horizontally from the outermost power line, but this separation distance is already fully accommodated within the corridor property and should have no impact on the development.

## Easements

The site is subject to temporary easements by Metrolinx during the construction of the Crosstown LRT.

## Parkland Dedication

The project is located within a parkland acquisition priority area, and it is subject to parkland dedication at an alternative rate. Based on the site's expected net area of less than 1 hectare after road conveyances, the required dedication rate will be 10% for the relative portion of residential uses (excluding non-profit housing) and 2% for non-residential uses.

## Cultural Heritage

Per the Toronto Heritage Register online mapping, the only heritage listed or registered properties in the area are the listed Bethel Cemetery at 741 Kennedy Road and Thomas Ionson House at 12 Londale Place, which are located 550 m and 1.1 km from the site, respectively. Because of the large distance, the development on the site is not likely to have an impact on their heritage value.

## Growth Plan

The Growth Plan directs strategic growth at locations with existing or planned transit stations with a priority on higher-order transit. The Plan contains policies pertaining to population and employment densities that should be planned for in Major Transit Station Areas (MTSA) along priority transit corridors or subway lines. MTSA's are generally defined as the areas within an approximately 500 to 800 m radius of the station, representing about a 10-minute walk. The Growth Plan requires that the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSA's achieve appropriate densities.

Kennedy Station is of special interest because it is one of only a few stations with a subway and GO station (on the Stouffville Line) in the same location.

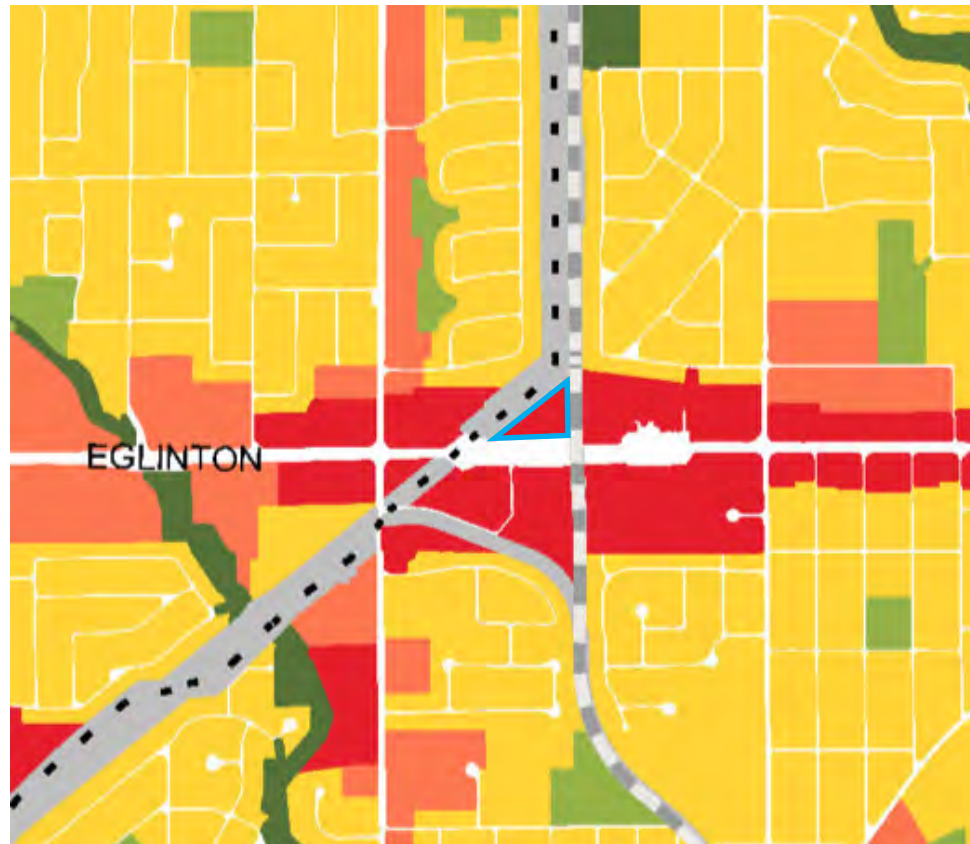


Image 2: Official Plan Land Use map

- Mixed-Use Areas
- Apartment Neighbourhoods
- Neighbourhoods
- Parks
- Natural Areas

Subject Site

### Land Use Designation

The site is designated Mixed-Use in the Official Plan Land Use map, supporting intense development. The properties to the east, south and west are similarly designated Mixed-Use. The properties north of the Hydro corridor are designated Neighbourhoods and will limit the height of development on the site due to requirements for providing transitions in height and scale towards them.

### Eglinton Connects Planning Study

The Eglinton Connects Planning Study (2014) includes recommendations and implementation strategies to transform Eglinton Avenue into Toronto’s main East-West avenue.

For the Kennedy Mobility Hub, it encourages redevelopment to create an attractive, intense concentration of employment, housing, shopping and office space around the transit interchange.

During the public consultation, the majority of survey respondents indicated they were supportive of a mix of mid-rise and tall buildings in the Focus Areas, provided there is an appropriate transition to lower scale neighbourhoods.



Image 3: Kennedy Mobility Hub Master Plan - Vision for the North of Eglinton Area

Subject Site

### Kennedy Mobility Hub Study

The Metrolinx Big Move Regional Transportation Plan (2008) identified some major transit stations as Mobility Hubs. Mobility Hubs are major transit stations and their surrounding areas, which will enjoy significant levels of planned transit service and, as a result, have high residential and employment development potential. Mobility Hubs generally contain the areas within approximately 800 m of the rapid transit station.

Metrolinx completed the Study for Kennedy Mobility Hub in 2014. The Study provides a vision for the TTC and Metrolinx lands; for other lands, the Study only provides guidance to the City for creating a future Secondary Plan and for reviewing development applications.

The Study divides the area into zones. The subject site is located within the Primary Zone, which includes the area within about 250 m from the station, and it is where the highest intensity and greatest mix of uses are anticipated.

The Master Plan for the Kennedy Mobility Hub (Image 3) contains a few framework elements relevant to the site:

- The Mobility Hub Study states that the site is relatively constrained due to the adjacent Rail and Hydro infrastructure corridors and has

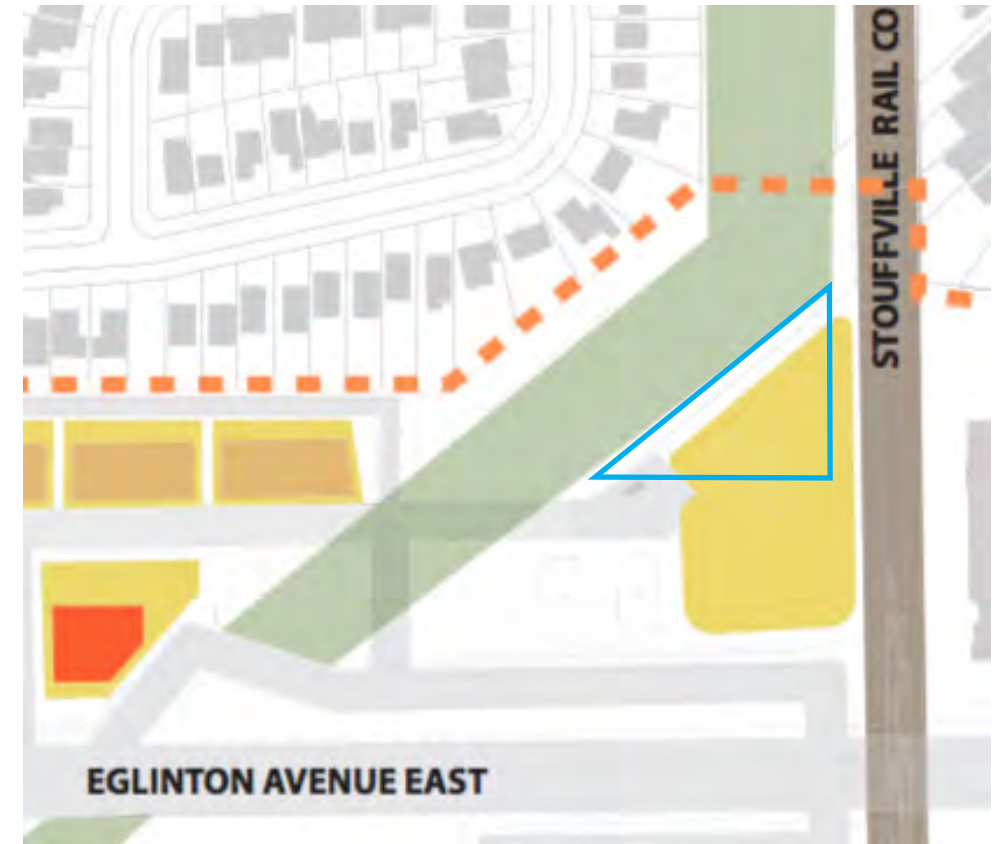


Image 4: Kennedy Mobility Hub Master Plan - Heights

- Low Rise Buildings

Subject Site

limited private development potential. It recommends parking, open space, and relocation of the Don Montgomery Community Centre to the site. In addition, the building height map shows low-rise buildings on the site (Image 4).

These recommended low-density uses are not appropriate for a site so close to Kennedy Station and do not match the existing and planned development east, west and south of the site.

- The Public Street Network Map shows a new public street that would be created from the north and west portions of the site and provide local road access at the rear. This configuration is intended to service the three different lots and should be reconsidered for a consolidated property.
- The Pedestrian Circulation Map shows north-south and east-west paths within the site that complement the public street network.





Image 5: Kennedy Mobility Hub Master Plan - Green Spaces

■ Subject Site

■ Tree-Lined Streets

- The Green Spaces map identifies opportunities for public green spaces, as well as tree-lined streets.
- The Master Plan Vision and the Green Spaces map show a very open space on the west side of the site; increased residential intensification would change the layout of this open space.

Regarding tall buildings, the Study emphasizes a few guidelines on top of the Tall Building Guidelines:

- The height of the podium elements should be between 3 and 4 storeys.  
This guideline is mainly intended for buildings facing Eglinton Avenue East directly and may not be relevant to the site, which is fronting a service road parallel to Eglinton.
- The tower element should be stepped back at least 2.5 m from the podium.

## Golden Mile Secondary Plan Study

The site lies approximately 1 km east of the Golden Mile Secondary Plan (GMSP) study area, which is itself 113 km in area. The Golden Mile functions as a western gateway to the former City of Scarborough and is expected to see major growth as a mixed-use, transit-oriented community. This Plan contains policies that promote residential intensification combined with non-residential uses within lands designated Mixed Use Areas. The Plan also encourages density that will promote a transit-supportive environment, increase transit ridership and optimize the significant public investment in the Eglinton Crosstown LRT.

## Tall Building Guidelines

The Mobility Hub Study recommends low-rise buildings on the site, but tall buildings can be supported by a few factors:

- The areas to the south and west are shown as appropriate for tall buildings in the Master Plan, and there are existing tall buildings east of the site.
- The site is located directly across from Kennedy Station, which will create an appropriate transit-oriented dense environment justifying intensification.
- The Hydro corridor north-west of the site will provide sufficient buffering from Neighbourhoods further north.

The Guidelines have a few provisions that will be relevant to the massing on the site:

- The recommended tower floor plate sizes are limited to 750 m<sup>2</sup>.
- The buildings should provide transitions in height and scale to adjacent Neighbourhoods, generally by containing the building within a 45-degree angular plane from the Neighbourhoods.
- A minimum separation distance of 25 m is required between the tower elements of tall buildings on the same site.
- The podium street-wall height should be limited to 80% of the width of the right-of-way, but the Mobility Hub Study further limits the podium street-wall height to 4 storeys.
- The maximum podium height is limited to 24 m.

## Commercial Use

The Street-Related Retail map in the Eglinton Connects Study shows that retail is not required at the site. The Mobility Hub Master Plan promotes a vibrant streetscape in the area, and there are commercial uses along the Avenue east and west of the site. However, the site fronts onto a service road and not onto Eglinton Avenue East (which is located on a

bridge at this location). As a result, there will likely be too little pedestrian movement to support street-oriented retail.

Even though there is limited potential for retail on the site, small-scale retail that serves local needs may still be vital.

## Relevant Development Precedents

### 320 McCowan Road (Blason Asset Management)

The site is occupied by a 19-storey residential building, a 4-storey above-grade parking structure and a single-storey stand-alone amenity building. A rezoning application was submitted in February 2020 which proposes the replacement of the parking structure with a 6-storey podium with two towers of 27 storeys and 31 storeys containing rental and condo residential units.

### Large-Scale Applications on the Golden Mile

A few applications have been submitted in the Golden Mile Area, which will be subject to the Golden Mile Secondary Plan (once it is completed); all the applications are still in progress.

### 1 Eglinton Square (KingSett Capital)

An Official Plan Amendment was submitted in 2016. In 2017, the applicant appealed to the OMB following the City's failure to make a decision within the prescribed time frame.

The site area is 18.5 acres, and the proposal included multiple tall buildings and stacked townhomes in five blocks. On Block A, which fronts Eglinton Avenue East, the proposal is for a mixed-use development consisting of two towers of 38 and 40 storeys on a 6-storey base building.

### 1920 Eglinton Ave E (Madison Group)

An Official Plan Amendment Application was submitted in February 2019 and is currently under review. The proposal includes multiple tall and mid-rise buildings for retail, office and residential uses. The site is approximately 19.7 acres.

### 1966 Eglinton Ave E (RioCan)

An Official Plan Amendment was submitted in 2015. In 2017, the applicant appealed to the OMB following the City's failure to make a decision within the prescribed time frame. The application is still under appeal.

The site area is 26.4 acres, and the proposal includes multiple tall and mid-rise and single-storey commercial buildings. The redevelopment plan is seeking general permission for approximately 1,640 residential units in five towers ranging in height from 30 to 40 storeys.

### 2200-2206 Eglinton Ave E (Dream)

An Official Plan Amendment Application was submitted in 2018 and is currently under review by the City. The proposal contains multiple tall and mid-rise buildings, including a diversity of built forms, with base buildings between 4 and 6 storeys and tall buildings subject to separation distances and other guidelines. The application also proposes to add a SASP at 2200-2206 Eglinton Avenue East, 1020-1030 Birchmount Road and 75 Thermos Road to permit a mixed-use development with new streets and parkland.

## Urban Design

The design for the site introduces two major types of public components: new open spaces and a relocated community centre.

### Parks and Open Spaces

- The Master Plan shows a park at the southwest part of the site. This location has an advantage in protecting the park from shadows from the new development, but it creates other issues. The site is located between two very large open spaces: the 72 m wide right-of-way of Eglinton Avenue East with its service roads, and the 50 m wide hydro corridor. A small park located between these large open areas would be very exposed, with no feeling of enclosure and no protection from the wind.
- Instead, the park was located in the northern part of the site. There, it is separated from the very wide road, it is partially enclosed by building for a more comfortable urban feel and better micro-climate conditions, and it has a good level of exposure to the large open space in the hydro corridor. While a park in this location is more impacted by shadows from the buildings, different parts of the park will still enjoy sunlight on different times of the day.
- The necessary setback area from the railway corridor at the eastern portion of the site is also used as an active open space connecting that provides a connection between the hydro corridor and Eglinton Avenue East.

### The Community Hub

- The Don Montgomery Community Centre was relocated to the site from its current location, per the recommendation of the Kennedy Mobility Hub Master Plan.
- The Community Centre was integrated into a mixed-use building with the Centre at the lower levels and the residential uses above. This approach uses land efficiently while creating a convenient and mutually-supportive combination of uses.
- The Hub was located at the southwest part of the site where it enjoys good visibility and direct access to the new park and the open space in the Hydro corridor.

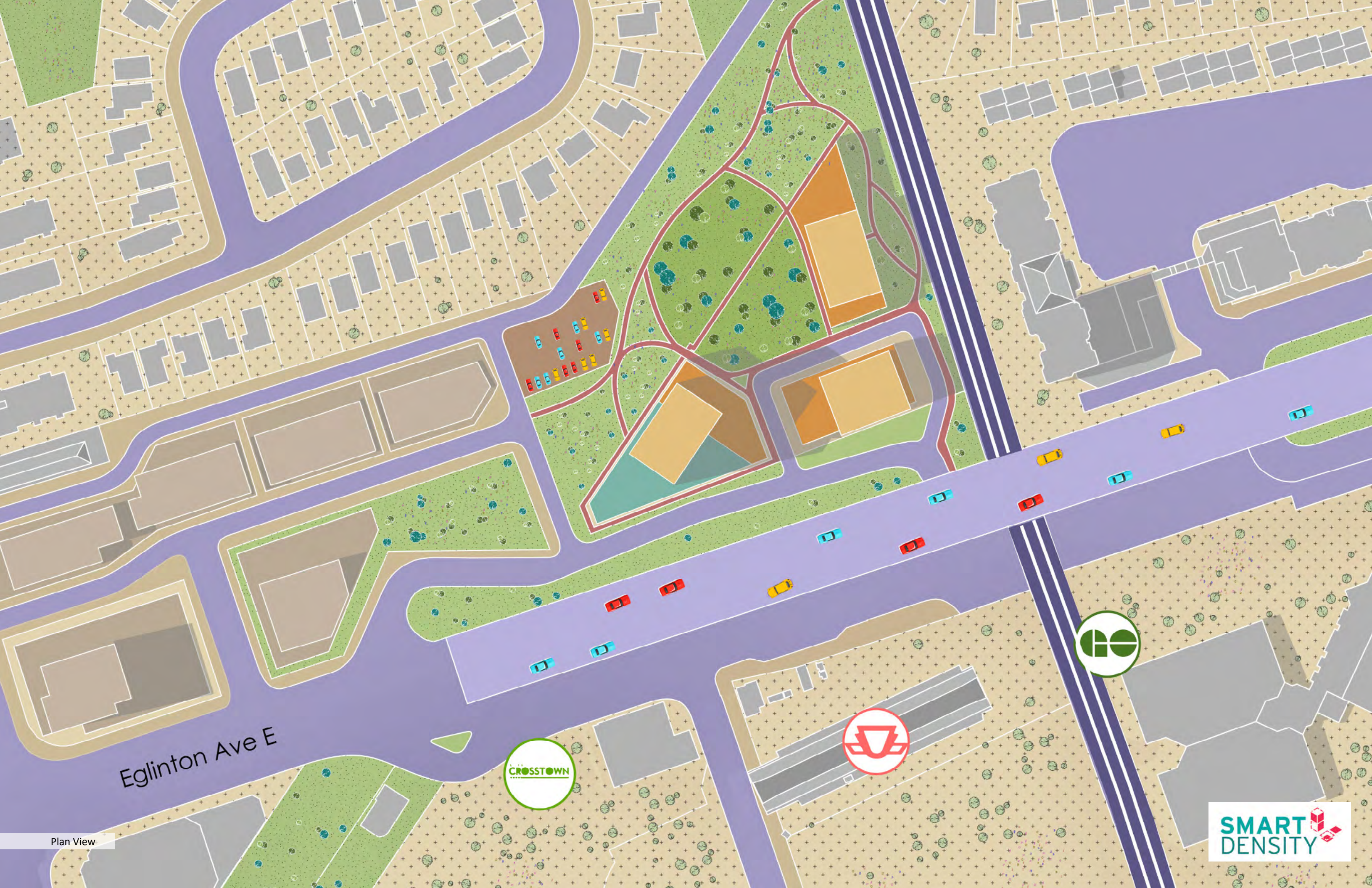
### Built Form

- The vehicular circulation system is organized so that the two of the buildings have direct pedestrian access to the park, the community centre and the hydro corridor without the need to cross any roads.
- The heights of the tall buildings were determined by using angular planes from the nearest Neighbourhoods. However, because of the large buffer provided by the Hydro Corridor and considering the site is adjacent to a Transit Hub, greater heights should be encouraged.

- The tall buildings meet the floor plate and tower separation requirements of the Tall Building Guidelines.
- The building act to provide enclosure to the park.
- The tower elements are stepped back or cantilevered to provide separation from the podium elements.

### Retail Use

- While the street the development fronts is not well-suited for retail, small retail spaces were provided to animate the park and provide the local needs of the community.

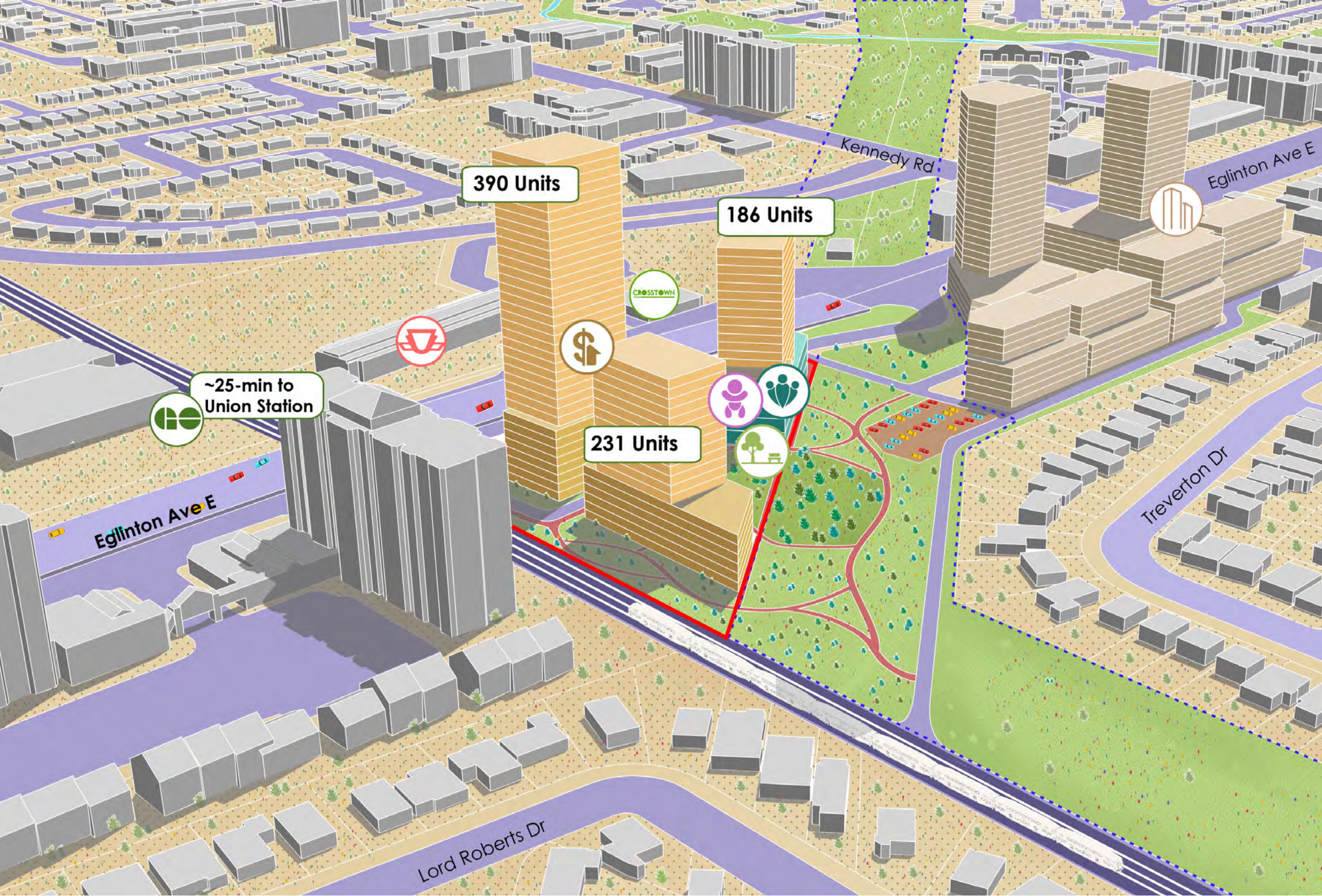


Eglinton Ave E



Plan View





-  Kennedy GO Station
-  Kennedy TTC Station  
(Scarborough Subway Extension)
-  Crosstown LRT Station  
(approximate location)
-  Mixed Income Development
-  Community Hub/School
-  Daycare
-  Hydro Corridor
-  Park opening to the Hydro Corridor
-  Future Potential Development  
per Metrolinx's Transit Hub Master Plan

View to South-West



-  Kennedy GO Station
-  Kennedy TTC Station (Scarborough Subway Extension)
-  Crosstown LRT Station (approximate location)
-  Mixed Income Development
-  Community Hub/School
-  Daycare
-  Hydro Corridor
-  Park opening to the Hydro Corridor
-  Future Potential Development per Metrolinx's Transit Hub Master Plan

## Development Stats

### GFA (ft<sup>2</sup>)

	Levels	# of Levels	Residential		Community		Commercial		Total
			Floor Plate	Total	Floor Plate	Total	Floor Plate	Total	
SW Block	1-3	3			24,095.7	72,287.0			72,287.0
	3-6	3	14,636.7	43,910.0					43,910.0
	7-20	14	8,070.0	112,980.0					112,980.0
	<b>Total</b>		<b>20</b>	<b>156,890.0</b>	<b>72,287.0</b>	<b>0.0</b>	<b>229,177.0</b>		
SE Block	1	1	9,889.3	9,889.3			3,296.4	3,296.4	13,185.8
	2-8	7	13,185.8	92,300.5					92,300.5
	9-36	28	8,070.0	225,960.0					225,960.0
	<b>Total</b>		<b>36</b>	<b>328,149.9</b>	<b>0.0</b>	<b>3,296.4</b>	<b>331,446.3</b>		
NE Block	1	1	11,711.7	11,711.7			3,903.9	3,903.9	15,615.6
	2-6	5	15,615.6	78,078.0					78,078.0
	7-19	13	8,070.0	104,910.0					104,910.0
	<b>Total</b>		<b>19</b>	<b>194,699.7</b>	<b>0.0</b>	<b>3,903.9</b>	<b>198,603.6</b>		
<b>Total</b>			<b>679,739.6</b>	<b>72,287.0</b>	<b>7,200.3</b>	<b>759,226.9</b>			

### Project - Summary (ft<sup>2</sup>)

#### Areas (ft<sup>2</sup>)

<b>Site</b>	
Gross Site Area	124,422.4
Net Site Area (before parkland dedication)	101,672.3
<b>Total GFA</b>	
Res GFA	679,739.6
Non-Res GFA	79,487.3
<b>Total</b>	<b>759,226.9</b>

FSI (from net site area) **7.5**

#### Residential Units

Weighted Average Unit Size	673.5
Estimated Net Residential Area	543,791.7
Estimated # of Units	807
Estimated # of Market Rate Units (Ownership)	269
Estimated # of Market-Rental Units	269
Estimated # of Affordable-Rental Units	269

#### Unit Composition

	Avg. Area	%
1-Bed	530	50.0%
2-Bed	770	30.0%
3-Bed	970	10.0%
1-Bed Barrier-Free	680	4.0%
2-Bed Barrier-Free	800	4.5%
3-Bed Barrier-Free	1150	1.5%
<b>Total</b>		<b>100.0%</b>

The unit composition is based on the approved HousingNow project at 777 Victoria Park Ave.

#### Notes:

1. The parcel measurements and dimensions are based on the Toronto Open Data city model.
2. The GFA figures do not exclude service and circulation areas as well as areas open-to-below, if applicable.
3. The balconies in some of the building faces may have to be recessed and will reduce the estimated GFA.

