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October 17, 2021

Planning & Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

RE : PH27.1 - Housing Now – 150 Queens Wharf Road

Chair & Members of the Planning & Housing Committee,

Volunteers from our **HousingNowTO.com** civic-tech and open-data project attended all of the virtual public meetings over the last year for the “Housing Now” program site at 150 QUEENS WHARF ROAD in the CityPlace neighbourhood. We have also worked with data analysts, urban planners, architects and affordable housing operators to crowd-source trustworthy and accessible information about the overall “Housing Now” program – and the economic-viability of the City’s affordable-housing development goals.

In 2015, this 0.36 acre site at 150 QUEENS WHARF ROAD was proposed as only an 80-unit / 9-storey building – which we raised as an example of the City of Toronto’s terrible land-use defaults when we presented our submission “**Maximizing New Affordable-Housing on CityPlace Lands**” to your committee in February 2020 – <https://www.toronto.ca/legdocs/mmis/2020/ph/comm/communicationfile-101211.pdf>

Today, just 20-months later, the current proposal for 150 QUEENS WHARF ROAD is a much more realistic and viable solution than what was proposed by the City for these same surplus lands just 6-years ago. Today, you have:

- **29 storey tower on podium**
- **Estimated Total Unit Count = ~282, including a minimum of ~94 Affordable-Rental Units**
- **99-year period of affordability**

We would like to thank City staff and CreateTO for their excellent work on this project – and how they were able create multiple-floors of additional height and unit-density on this site during the public consultation process in order to maximize the new affordable and rental housing opportunities on this City-owned lazy-land.

We would also like to thank Councillor Cressy and his staff for their support for adding the appropriate height and density on this site to make this development financially-viable with 2020’s construction-costs.

As always, our open data and civic-tech volunteers are happy to answer any questions the committee or city staff may have on “Transit-Oriented Affordable-Housing” development best practices.

Yours,

Mark J. Richardson
Technical Lead – HousingNowTO.com

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



APPENDIX 'B' – Initial CreateTO Proposal (March, 2021)

Preliminary Concept Site Statistics



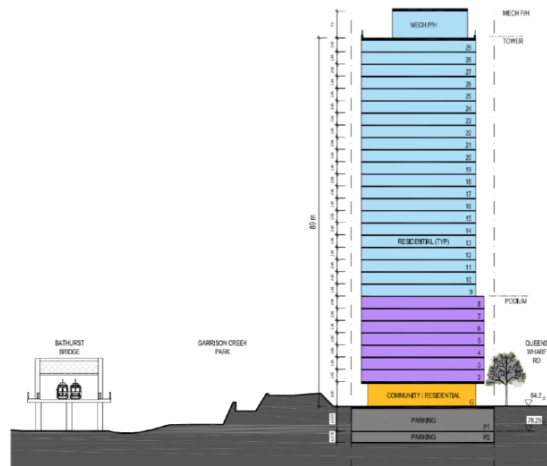
- Tenure: Rental (Affordable Rental, Market Rental)
- Storeys: 25
- Units: 224
- Suite Mix: Studio – 3 Bedroom
- Parking Spaces: 70
- Bicycle Parking Spaces: 224
- Accessibility:
 - 20% accessible (affordable rental)
 - 15% accessible (market rental)
 - 100% barrier-free common areas
- Amenity Space:
 - Indoor: 1.5 m²/unit
 - Outdoor: 1.5m²/unit
- Potential Community Space:
 - 275 sq. m indoor
 - 245 sq. m outdoor



APPENDIX 'C' – Improved CreateTO Proposal (JULY 2021)

Revised Site Statistics

- 29 storeys
- 282 rental units (21,900 square metres)
 - Minimum requirement of 33% affordable units
 - Market offering will target 50% affordable units
- Suite Mix:
 - 5% Studio
 - 49% One-Bed
 - 36% Two-Bed
 - 10% Three-Bed
- 535 square metres of community space
- 67 Vehicle Parking Spaces
- 339 Bicycle Parking Spaces



APPENDIX 'D' – Councillor Cressy's excellent visualization of how the HOUSING NOW math works



Joe Cressy ✓

@joe_cressy



At last night's Community Meeting, I joined local residents and City staff to discuss the proposal for 150 Queen's Wharf Road – which now has 25% more affordable housing, and will include on-site child care services for the community.

Learn more here: createto.ca/housingnow/hou...



9:30 AM · Jul 13, 2021 · Hootsuite Inc.