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September 17th, 2021


Scarborough Community Council
Scarborough Civic Centre
3rd floor, 150 Borough Dr.
Toronto, ON
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RE : SC26.1 – FINAL REPORT 66 and 80 Dale Avenue (Loss of AFFORDABLE HOUSING units)

Scarborough Community Council,

As we did during the earlier discussions on this site at your Committee over 2-years ago in September 2019, our affordable-housing volunteers from HousingNowTO.com feel obliged to raise our deep concerns about the extremely weak affordable-housing outcomes on this site, most of which was formerly 3.2 acres of City-owned lands next to a high-order transit station at Guildwood GO.


This land was sold by BuildTO a number of years ago. If the City still owned this land today, it would be a HOUSING NOW site – at much higher-density than anything that is before you in today’s report.



[SOLD] 80 Dale Avenue

PROJECT HISTORY

Quietly tucked away, this property off Dale Avenue is situated next to a planned City park and within walking distance to the Guildwood GO station. It was declared surplus by the City and for transfer to Build Toronto (now part of CreateTO) to create development potential. We worked on a new access route and an extension of the planned park pathway to integrate into the low and high-rise residential development.



[SOLD] 80 Dale Avenue Photo #1

<https://createto.ca/project/dale-avenue-3/>

As with many other sites from the City’s OPEN DOOR program, we see the same recurring problem on the City side of the table – that the number of Affordable-Housing units proposed in the initial OPEN DOOR approvals by City Council gets cut-down by during the negotiation and approval process with the City Planning department, local councillors and neighbourhood homeowners’ groups. This fundamentally flawed practice needs to be called-out –

and City Planning staff need to be instructed that it has to end.

Our city has a “Housing Crisis”. That crisis is a key topic of the current federal election - and will be a prime voter-concern during next years provincial and municipal elections. There is ZERO chance of Toronto solving our “Housing Crisis” if your Scarborough Council is afraid to upset and anger existing homeowners near these redevelopment sites. As your own HOUSING NOW program shows – the trade-off for new affordable and workforce housing on City-owned land, requires greatly increased height and density to allow the added market-rate units to help pay for a high-percentage of affordable-housing units on that site.

The FINAL REPORT before you today at 80 Dale, fails on almost all of those metrics.

	Original Proposal May 2018	Revised Proposal July 2019	Current Proposal March 2021
Building Heights	27-storeys and 4-storey townhouses	12-storeys and 7-storeys	12-storeys and 7-storeys
Total Number of Units and Unit Mix	386 Studio: 63 One bedroom: 145 Two bedroom: 108 Three bedroom: 17 Four Bedroom: 53	285 (to a maximum of 325 with retirement uses) Studio: 30 One bedroom: 94 Two bedroom: 148 Three bedroom: 11 Four bedroom: 2	285 Studio: 23 One bedroom: 84 Two bedroom: 147 Three bedroom: 31 Four bedroom: 0
Total Number of Affordable Units	116	33	Refer to Housing Issues in Comments section
Floor Space Index (FSI)	2.0	1.6	1.55
Number of Vehicle Parking Spaces	408 (including 80 visitor parking spaces)	317 (including 43 visitor parking spaces)	305 (including 46 visitor parking spaces)
Number of Bicycle Parking Spaces	347	285	290

Final Report – 66 and 80 Dale Avenue

In 2018, this building was proposed to be at 27-storeys, with 386 units – including 116 affordable-rental homes via OPEN DOOR program. It also included 53 units of four-bedroom apartments. The very kind of family-sized units that we often hear Scarborough Council demanding from developers.

Today's Final Report, has only 19-storeys (combined 12-storeys and 7-storeys), and a "hope" that you might be able to retain 47 affordable-housing OPEN DOOR units from the original proposal. The choice to proceed with a much smaller building - mostly based on complaints from local homeowners - resulted in the loss of dozens of potential affordable-housing units on this site, and ZERO of 53 four-bedroom units from 2018 remain.

City Planning staff have justified this loss in today's report by stating - *"It should be noted that Council approval of Open Door support for the development does not constitute any form of approval of the development application under review by City Planning staff. The financial incentives and funding being recommended under the Open Door Program are subject to adjustment once any and all applicable planning permissions are secured.."*

At a time when Toronto has literally hundreds of people sleeping in our parks, perhaps it is time for City Council to reset some of our City Planning priorities – in order to ensure that we end the practice of placing default-policy and entitled neighbourhood NIMBY voices above the needs for creating the 40,000 new affordable-housing units we require by 2030?

For reference, we have included the future-vision for the Guildwood GO station parking lot in the Appendix pages attached. We would encourage you to look at today's report for 80 Dale – and consider just how much missed opportunity there is on this site because of the planning decision to reduce the reasonable heights that were proposed on this site in 2018.

As always, our volunteers are happy answer questions about the real-world data around creating new affordable-housing via transit-oriented development on government-owned lands.

Yours,

Mark J. Richardson
Technical Lead – HousingNowTO.com

APPENDIX 'A' – 4121 KINGSTON ROAD (Guildwood GO station parking-lot) – BLOCK CONTEXT PLAN

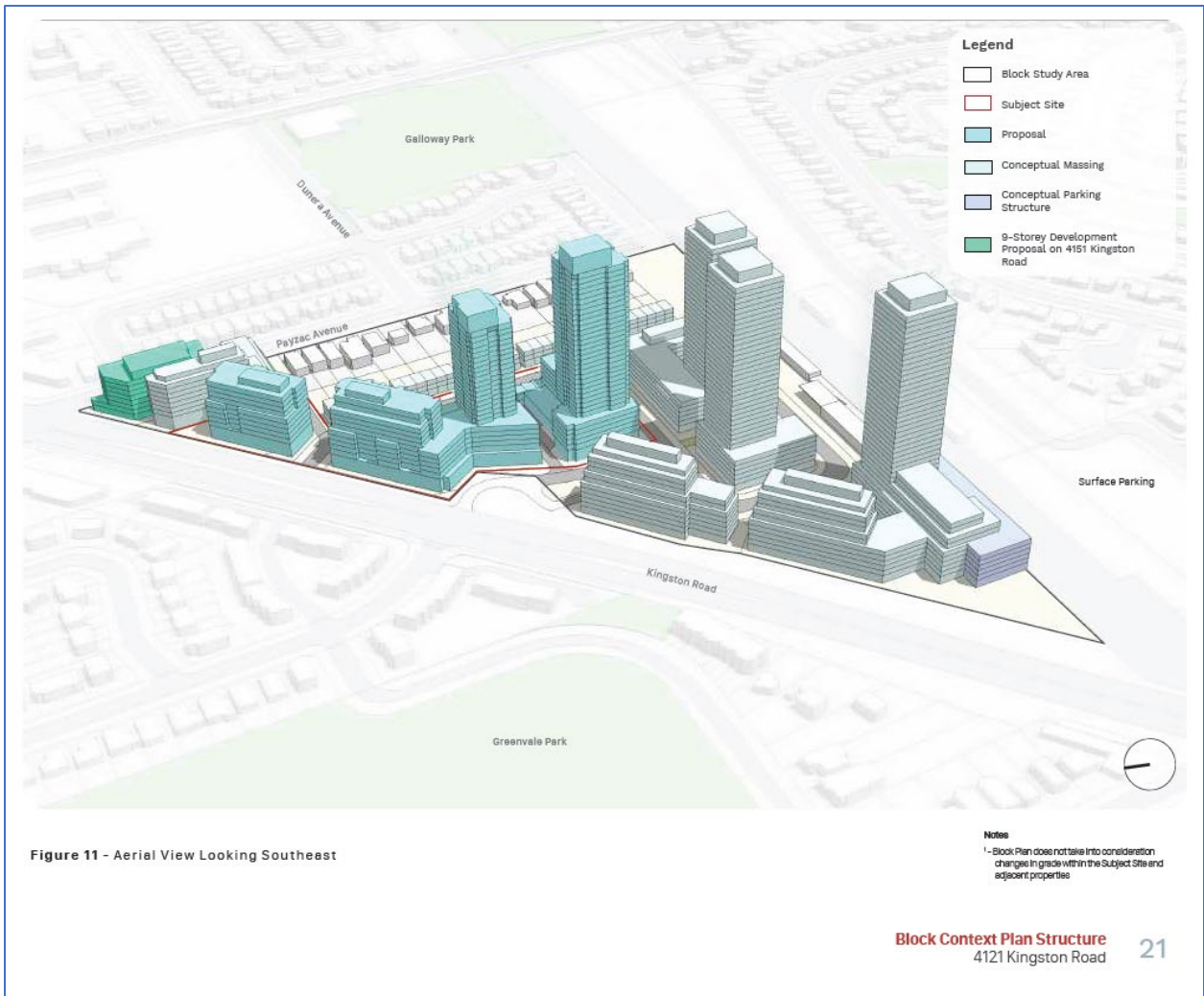


Figure 11 - Aerial View Looking Southeast