



# HousingNowTO.com

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April 20<sup>th</sup>, 2021

Toronto & East York Community Council  
City of Toronto  
100 Queen Street West  
Toronto, ON  
M5H 2N2

**RE : TE24.7 - 315-325 Spadina Avenue - Zoning By-law Amendment Application - Final Report**

Toronto & East York Community Council,

Volunteers from our **HousingNowTO.com** civic-tech and open-data project are happy to support the proposed development at 315-325 Spadina Avenue – and would like to thank City staff for working through a very difficult process to ensure the delivery of 22 new affordable rental-apartments on this site. We would also support the request for Toronto Council to provide the OPEN DOOR financial-supports needed to extend the period of affordability on this site from twenty-five (25) years to forty (40) years.

The development at 315-325 Spadina Avenue is a 13-storey purpose-built rental apartment building with 219 rental dwelling units, including 22 affordable-rental units (10% of total units as affordable) -

UNIT TYPE	UNIT COUNT	AVERAGE UNIT SIZE
Studio	7	~516 sq. ft
One-Bedroom	11	~645 sq. ft
Two-Bedroom	3	~786 sq. ft
Three+ Bedroom	1	~1,100 sq. ft
<b>TOTAL UNITS</b>	<b>22</b>	

Considering the proximity of this site to the future ONTARIO LINE station at Queen & Spadina there may have been an opportunity to deliver an extra thirty (30) or more additional affordable-housing units to this location by offering the developer a DENSITY BONUS to allow a 16 or 17 storey purpose-built rental building on this site, rather than a 13-storey building that is before you today. Sadly, that opportunity does not appear to have been explored.

Hopefully, the local councillor and City Planning staff can be encouraged to use the DENSITY BONUS model to create additional new units of affordable-housing on other proposed development sites within the catchment area of the planned ONTARIO LINE stations in Ward 11 (University-Rosedale) in 2021 and 2022.

Yours,

Mark J. Richardson  
Technical Lead – [HousingNowTO.com](http://HousingNowTO.com)