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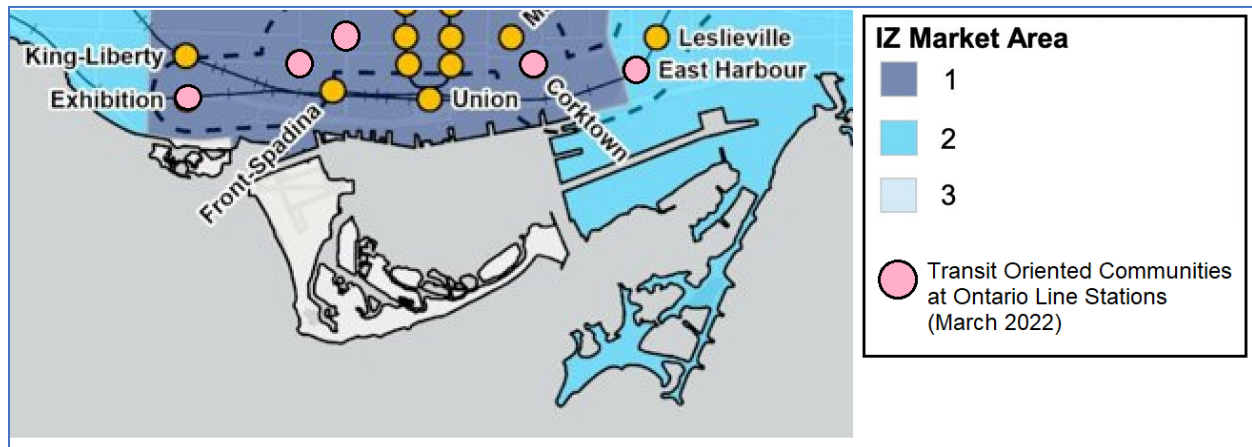
Executive Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

RE : EX31.2 - Ontario Line Transit Oriented Communities

Mayor Tory and members of the Executive committee,

Volunteers from our **HousingNowTO.com** civic-tech and open-data project attended all of the virtual public meetings hosted by Infrastructure Ontario for their Provincial Transit-Oriented Community developments proposed to be constructed adjacent to the new Ontario Line Stations at Exhibition, King/Bathurst, Queen/Spadina and Corktown/First Parliament.

At all of these meetings we have requested that the Province works to ensure alignment of their proposed development of 2,700 units of new condos and apartments within these core neighbourhoods of Toronto with the City of Toronto's affordable housing development goal of creating 40,000 new affordable housing units by 2030.



Infrastructure Ontario is now seeking approvals within the Provincial government, with our volunteers expecting that new **Enhanced Minister's Zoning Orders** (eMZO) will be issued for all of these sites within the next 35-days.

Your staff report on this item includes the following details about affordable housing on these TOC sites –

- *Under the terms of the Value Allocation Framework, the Province has confirmed that it will contribute up to 8% of TOC value toward affordable housing, and community services and facilities.*
- *This Provincial investment will be on top of the City's Community Benefits Charge that will fund community services and facilities in these same communities.*
- *For this first group of Ontario Line TOC proposals, the Province needs to confirm the approach that will be taken with regard to affordable housing, and community services and facilities, by July 2022.*

- *The inclusion of specific facilities and affordable housing on a TOC property will need to be outlined in the Province's commercial offering process to find a development partner for the sites.*
- *Terms still need to be confirmed, related to such things as affordable rental and/or affordable ownership housing, number of years of affordability and the depth of affordability.*
- *The City's Open Door program could provide an opportunity for the City to increase the number of units or depth of affordability of the secured affordable housing where the City's Inclusionary Zoning requirements are being met.*

The list above means that there are a lot of very-specific details that need to be confirmed between the City and the Province over the next four (4) months in order to ensure the delivery of a meaningful number of long-term (40+ years) affordable housing rental units within the 2,700 total-units proposed to be adjacent and above these new Ontario Line sites.

#	TOC Site Name	TOTAL Unit Count*	Affordable Units
1	Corktown Station block	840	TBD
2	First Parliament block	653	TBD
3	Queen/Spadina NE corner	95	TBD
4	Queen/Spadina SW corner	122	TBD
5	King/Bathurst NE corner	187	TBD
6	King/Bathurst SE corner	235	TBD
7	Exhibition Jefferson site	265	TBD
8	Exhibition Atlantic site	303	TBD
TOTAL		2,700	TBD

*Total Unit Counts based on Infrastructure Ontario (Dec. 2021) documents

We would encourage the City and the Province to be both as focused - and as flexible - as possible during these rapid negotiation cycles. We would also encourage our Federal government leaders to quickly bring new, dedicated affordable housing funding into these Provincial Transit-Oriented Community developments in Toronto, and to treat affordable housing as urban infrastructure spending – wherever new housing is attached to high-order transit stations.

As always, our open data and civic-tech volunteers are happy to answer any questions the committee or city staff may have on affordable-housing development best practices – and how to make most effective use of Transit-Oriented Lands to help alleviate Toronto's rental-housing crisis.

Yours,



Mark J. Richardson
Technical Lead – HousingNowTO.com