



HousingNowTO.com

**“EAST HARBOUR :
Affordable Housing (In Context)”**

March 30, 2022

CONTACT – info@HousingNowTO.com

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



HousingNowTO.com

is a pro-bono professional services collective



<http://rich-analytics.com/>



<http://ryersonplanners.com/>



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



<https://taeh.ca/>



<https://smartdensity.com/>



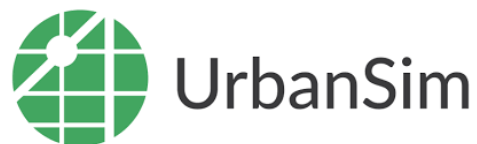
<https://trolleybusdevelopment.com/>

KEARNS MANCINI ARCHITECTS

<https://kmai.com/>

**Sweeny&Co
Architects**

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



<https://urbansim.com>



<http://beevision.com/digital/>



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



HousingNowTO.com collaborates with



<https://www.bot.com/PolicyInsights/Reports.aspx>



<https://www.schoolofcities.utoronto.ca/HousingNowTO>



<https://www.ryerson.ca/school-of-urban-and-regional-planning/>



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



Public-Demand for Open & Accurate Data

90,000+
views
in
38-months
(Jan. 2019 –Mar. 2022)

The screenshot displays the HousingNowTO website interface. On the left, a sidebar lists various housing sites categorized by round and date. A red star icon highlights a specific site, and a red arrow points to it from the text '90,000+ views in 38-months'. The main content area shows a map of Toronto with various housing sites marked by icons. The map is titled 'Toronto - "Housing Now" s...' and includes a search bar and a list of sites. The map shows the city of Toronto with various neighborhoods and landmarks. The sidebar lists the following sites:

- "Housing Now" (Round 1) sites 2018/12/...**
 - 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 2020/05/...**
 - 150 Queens Wharf Road (Ward 10)
 - 405 Sherbourne Street (Ward 13)
 - 1627 & 1675 Danforth Avenue (Ward 19)
 - 1631 Queen Street East (Ward 19)
 - 2444 Eglinton Avenue East (Ward 21)
 - 158 Borough Drive (Ward 21)
- "Housing Now" (Round 3) sites 2021/10/...**
 - 2700 Eglinton Avenue West (Ward 05)
 - East Bayfront – Block R6 (Ward 10)
 - 40 Bushby Drive (Ward 24)
 - 4040 Lawrence Avenue East (Ward 24)

The map shows the city of Toronto with various neighborhoods and landmarks. The map is titled 'Toronto - "Housing Now" s...' and includes a search bar and a list of sites. The map shows the city of Toronto with various neighborhoods and landmarks. The map is titled 'Toronto - "Housing Now" s...' and includes a search bar and a list of sites. The map shows the city of Toronto with various neighborhoods and landmarks.

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

ONTARIO LINE – EAST HARBOUR

Infrastructure
Ontario



Cadillac
Fairview

METROLINX

STATION	RESIDENTIAL UNITS
East Harbour	4,300 units
Affordable Rental (5% of Units / 99-years)	215 units

**(Estimated Value) = \$100 MILLION*

The Mixed-Use Master Plan



~926,000m²
Commercial Space



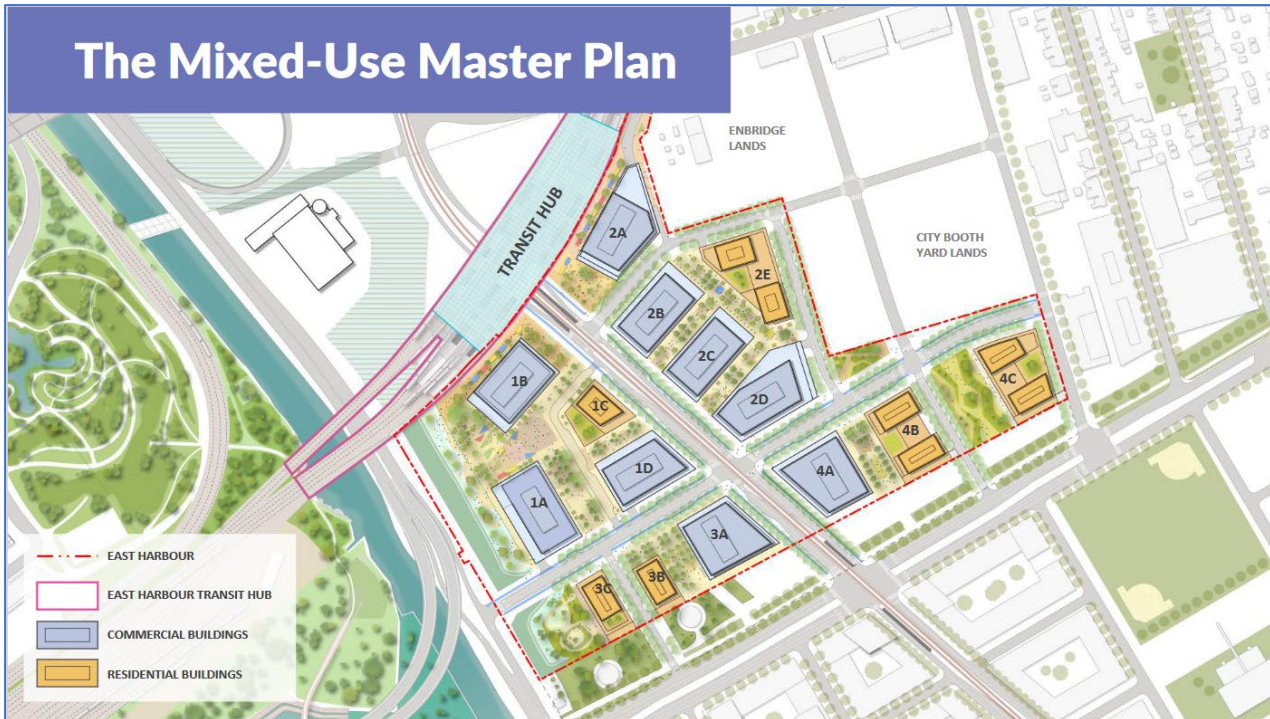
~302,000m²
Residential Space
(approx. 4,300 units)



~15,000m²
Open Space
(Including approved and
proposed plazas and parkland)



The Mixed-Use Master Plan



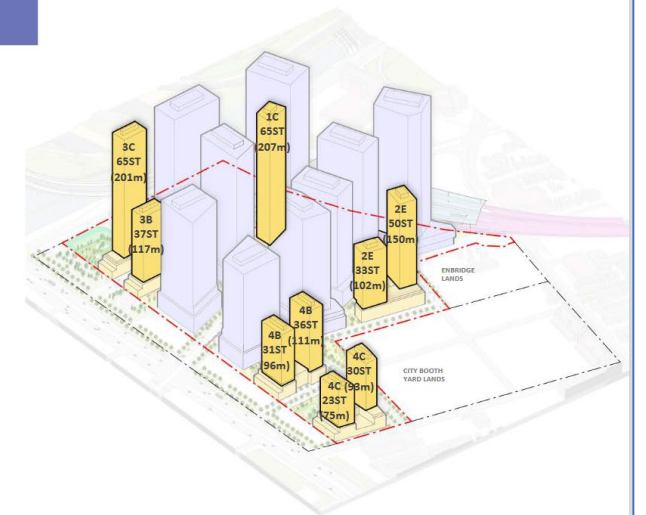
Residential Buildings



25% of Total GFA
~302,000m²
Residential Space
(approx. 4,300 units)



South Core, Toronto



SOURCE - <https://courbanize.com/projects/engage-east-harbour/faq>



East Harbour -vs- Housing Now



CreateTO
@_CreateTO

Today on [#NationalHousingDay](#), we're pleased to announce that [@AlterraGroup](#) and Mahogany Management will develop the Phase One [#HousingNow](#) site at 777 Victoria Park Avenue. View today's press release for details: bit.ly/3FC5YPQ [#AffordableHousing](#) [@cityoftoronto](#)



5:13 PM · Nov 22, 2021 · Twitter Web App

777 VICTORIA PARK AVE
(508 Total Units / 254 Affordable Rental)

<https://twitter.com/CreateTO/status/1462907010396176386>



UrbanToronto
@Urban_Toronto

[.@CreateTO](#) advances plans for Housing Now site at Don Mills and Eglinton. ow.ly/7hUq50GAwhw [#Toronto](#) [#development](#) [#planning](#) [#realestate](#) [#architecture](#)



3:51 PM · Oct 28, 2021 · Hootsuite Inc.

Don Mills (Science Centre)
(1,255 Total Units / 418 Affordable Rental)

https://twitter.com/Urban_Toronto/status/1453811592353701893



East Harbour -vs- Housing Now




Our volunteers have submitted our Letter of Support for the new [#HousingNow](#) site at [#158BoroughDrive](#) in Scarborough to today's meeting of the Planning & Housing Committee in [#TOPoli](#)...

[#ScarbTO](#) [#AffordableHousing](#)

PDF - toronto.ca/legdocs/mmis/2...

158 Borough Drive Summary

- Tenure: Rental (Affordable Rental, Market Rental)
- Storeys: 27 & 42
- Units: 645
- Suite Mix: 1 Bedroom – 3 Bedroom
- Parking Spaces: 266
- Bicycle Storage: 636
- Accessibility:
 - 20% accessible (affordable rental)
 - 15% accessible (market rental)
 - 100% barrier-free common areas
- Amenity Space:
 - Indoor: 2.0 m²/unit
 - Outdoor: 2.0 m²/unit
- Daycare Space (proposed):
 - 789 m² indoor
 - 311 m² outdoor



8:47 AM · Mar 25, 2022 from Toronto, Ontario · Twitter Web App

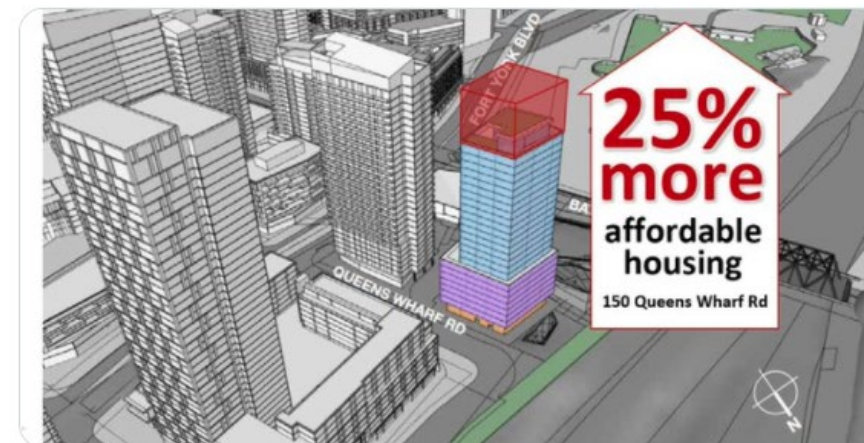
158 Borough Drive
(645 Total Units / 215 Affordable Rental)

<https://twitter.com/HousingNowTO/status/1507338274813235203>



When it comes to building affordable housing on City-owned land, we have to think big.

For the past few months I've pushed to get 25% more units added to our affordable housing development at 150 Queens Wharf Rd. I'm thrilled to share that Council just approved the plan.



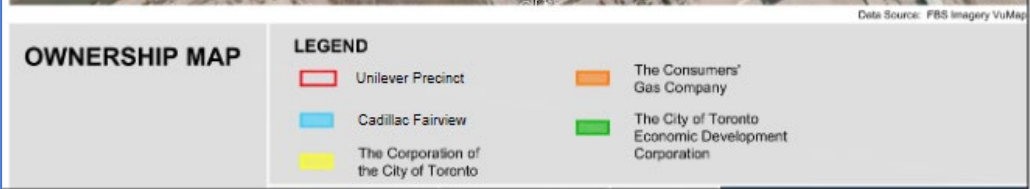
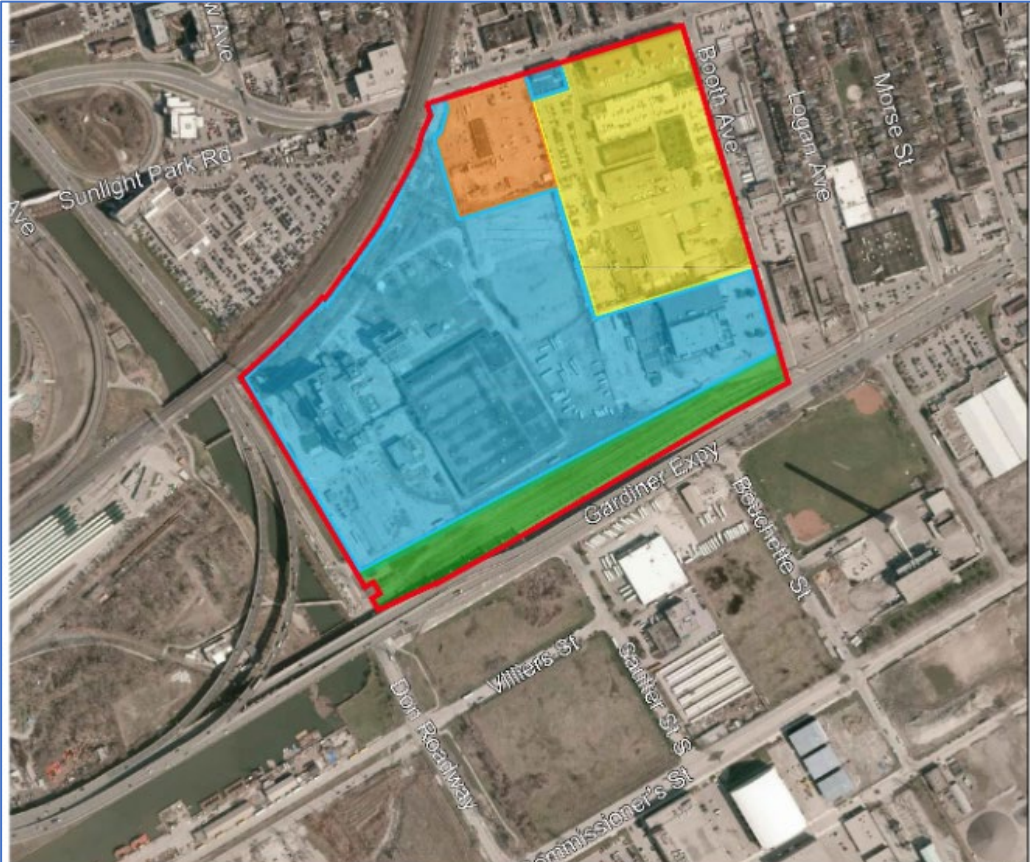
11:02 AM · Nov 9, 2021 · Twitter Web App

150 Queens Wharf Rd
(282 Total Units / 141 Affordable Rental)

https://twitter.com/joe_cressy/status/1458102728320823300



East Harbour (Now What..?)



1. Treat current MOU (215 Affordable Rental Units x 99 Years) as a **MINIMUM** number - and Work cooperatively to add more.
2. Require Cadillac Fairview / Teachers' Pension Plan to Front-load those 215 Affordable Rental units into **Phase 1** of East Harbour.
3. Work with Cadillac Fairview / Teachers' Pension Plan on ways to deliver additional Affordable Housing (eg. provide Open Door supports) at East Harbour.
4. Encourage Cadillac Fairview / Teachers' Pension Plan to focus on ***-“How many first-year TDSB teachers could afford to live at East Harbour..?”***
5. Work with Provincial/Federal Government and CMHC to deliver additional Affordable Housing at East Harbour.
6. Focus limited City Resources on lands that you already own (eg. Housing Now, ModernTO, etc) to deliver Affordable Housing.
7. Assess **BOOTH AVE** City-yard for inclusion into the Housing Now program pipeline sites.



Contact Information



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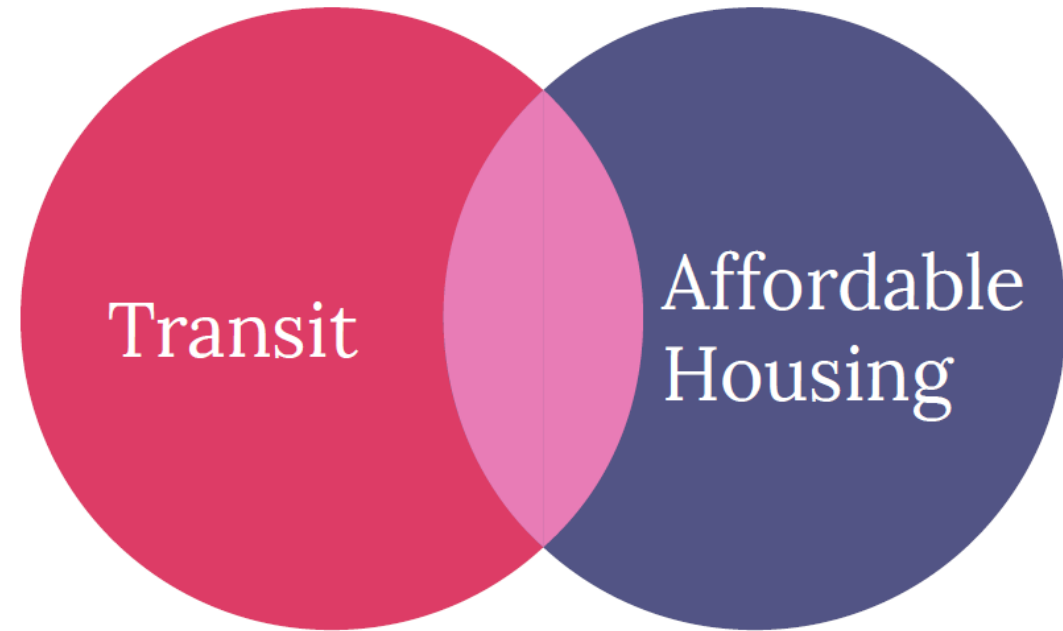
APPENDIX SLIDES w/ Research Links



Provincial “Transit-Oriented Communities”

Leveraging Transit for Affordable Housing

Breaking the silos of the transit and
land use planning processes



**For transit, adjacent affordable housing
can provide:**

- Greater dedicated ridership than that of owner-occupied market units
- Opportunity to mitigate some of the potentially negative impacts of transit expansion such as displacement due to gentrification

**For housing affordability, adjacent
transit can provide:**

- The land value uplift that, if captured effectively, can help to subsidize affordable housing development
- Affordable mobility in addition to affordable housing, resulting in significantly reduced overall living costs



HOUSING FOR WORKERS (PART 1 & 2)



<https://workforcehousing.trbot.ca>



<https://workforcehousing2.trbot.ca>



HOUSING FOR WORKERS (Cont'd)

Housing a Generation of Essential Workers

The Cost of Inaction

JULY 2021

3

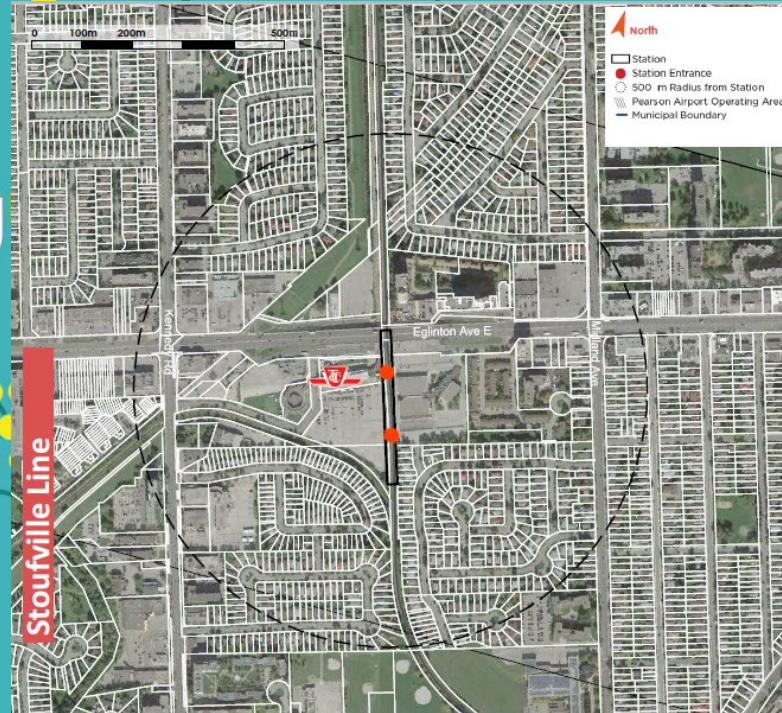
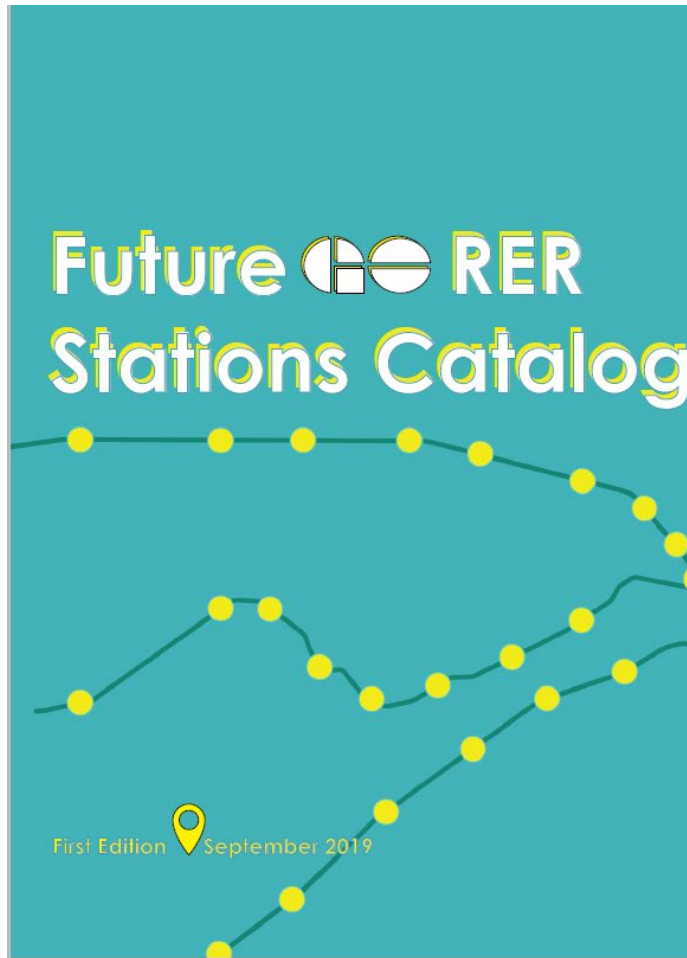
<https://workforcehousing3.trbot.ca>



https://www.bot.com/Portals/0/PDFs/Priced_Out_Workforce_Housing_Affordability_GPDD.pdf



SmartDensity Transit Research



15-Minute Travel Sheds from Station

