



# HousingNowTO.com

**“QUAYSIDE :  
Affordable Housing (In Context)”**

July 12, 2022

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# HousingNowTO.com

is a pro-bono professional services collective



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<http://ryersonplanners.com/>



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<https://taeh.ca/>



<https://smartdensity.com/>



<https://trolleybusdevelopment.com/>

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<https://kmai.com/>

**Sweeny&Co  
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<https://urbansim.com>



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



<https://www.squeezeecmm.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

Toronto - "Housing Now" s... 🔍

<http://HousingNowTO.com> ★

★ Toronto is moving toward the creation of 97,026 views  
Published 8 days ago  
SHARE

✓ "Housing Now" (Round 1) sites 2018/12/...

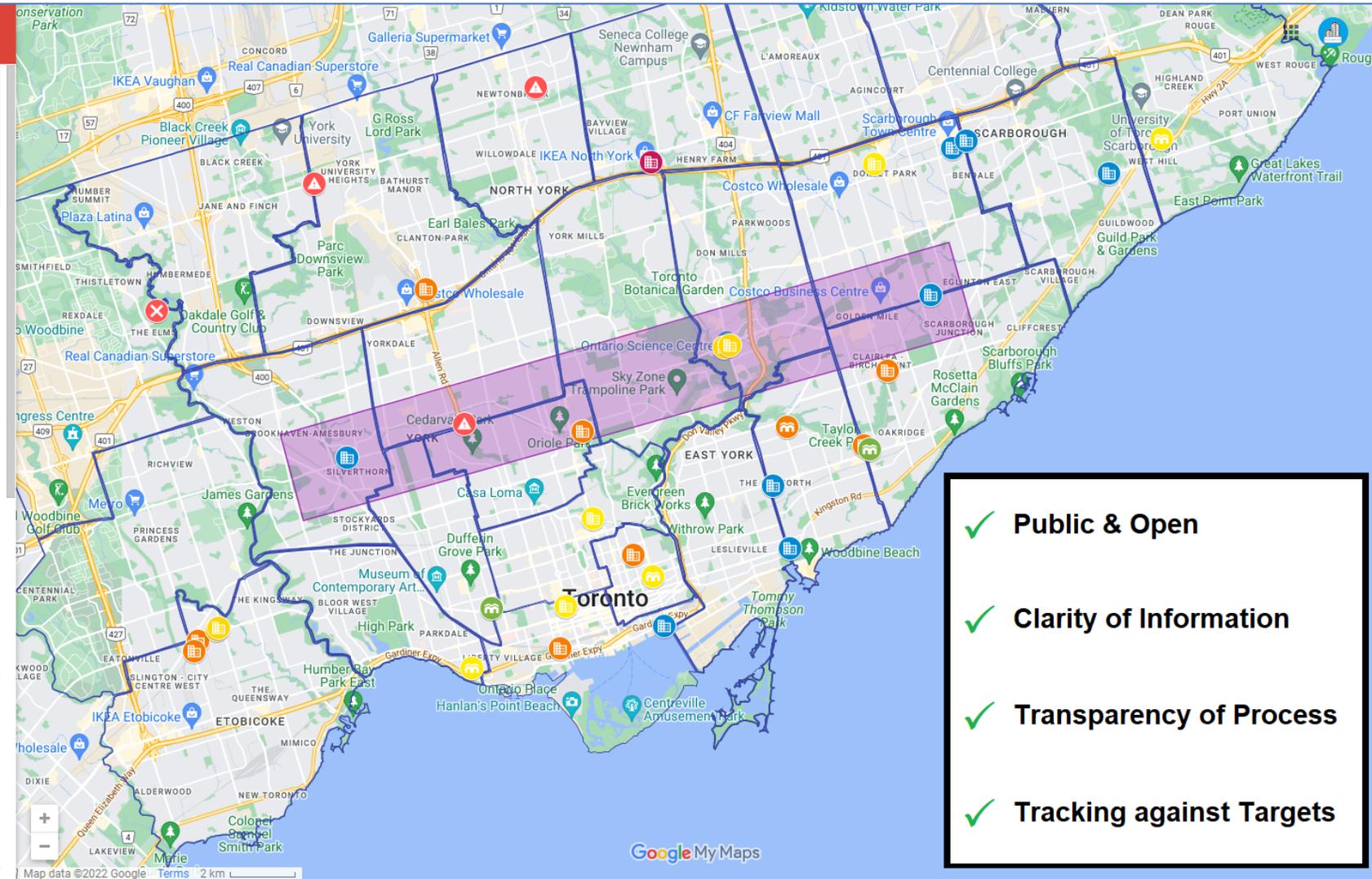
- 3741 Bloor Street West (Ward 3)
- 925 Kipling Avenue (Ward 3)
- 3326 Bloor Street West (Ward 3)
- 1226 Islington Avenue (Ward 3)
- ... 9 more

✓ "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)



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

97,000+  
views  
in  
42-months  
(Jan. 2019 –Jul. 2022)



# Quayside (2022 – 203X)



**TODAY**



**FUTURE**



# Quayside (2022) Housing Math



	RESIDENTIAL UNITS	UNIT TYPE RATIO
Quayside	~4,300 units	100%
Affordable Rental	~800 - 875 units	23%
Affordable Ownership	~200 units	5%

The Quayside site totals **12 acres**, including **8 acres** of developable land across five development blocks.

It is one of the last undeveloped expanses of land steps from Toronto's downtown.



# Quayside -vs- East Harbour



<b>QUAYSIDE</b>	<b>~4,300 units</b>	<b>100%</b>
Affordable Rental	~800 - 875 units	23%
Affordable Ownership	~200 units	5%

<b>EAST HARBOUR</b>	<b>~4,300 units</b>	<b>100%</b>
Affordable Rental	~215 units	5%

# ONTARIO LINE – EAST HARBOUR

Infrastructure  
**Ontario**



Cadillac  
Fairview

METROLINX

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

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

## The Mixed-Use Master Plan



~926,000m<sup>2</sup>  
Commercial Space



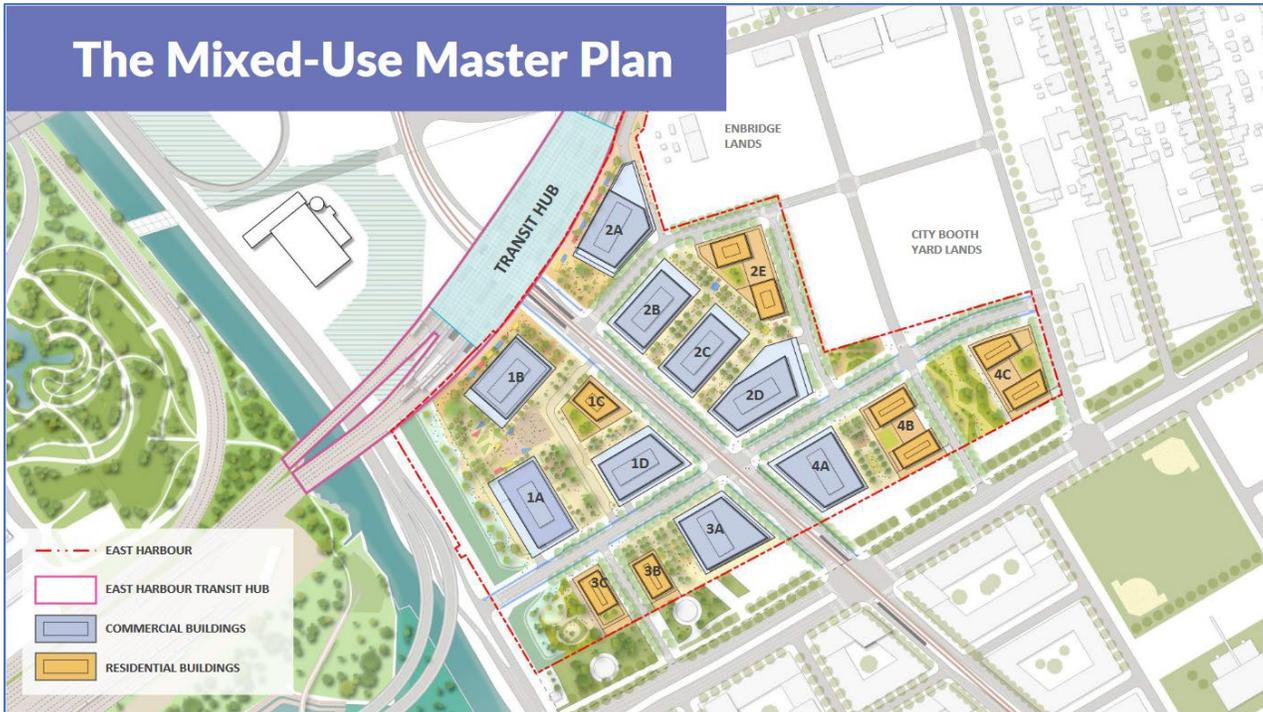
~302,000m<sup>2</sup>  
Residential Space  
(approx. 4,300 units)



~15,000m<sup>2</sup>  
Open Space  
(Including approved and proposed plazas and parkland)



## The Mixed-Use Master Plan



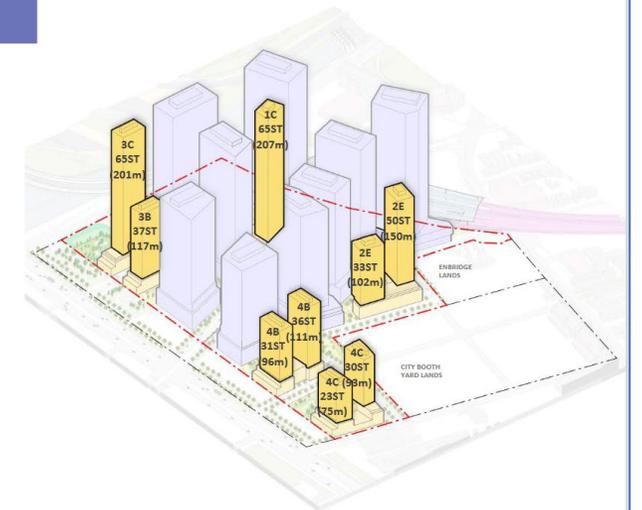
## Residential Buildings



25% of Total GFA  
~302,000m<sup>2</sup>  
Residential Space  
(approx. 4,300 units)



South Core, Toronto



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



# Quayside – Waterfront LRT

The time to build the  
#WaterfrontEastLRT is now...

Union Station

Existing LRT

See what supporters are saying



SUPPORT FOR THE  
WATERFRONT EAST LRT



When our volunteers talk about creating new transit-oriented affordable housing in Toronto, the first word in that description is always 'TRANSIT!' - Quayside, Villiers Island and the Port Lands are amazing opportunities to deliver new long-term affordable rental housing in Toronto, but those sites only makes sense if all levels of government come together quickly to approve the Waterfront East LRT to Cherry Street, and beyond.

Mark Richardson | Technical Lead,  
HousingNowTO.com

<https://www.waterfrontbia.com/lrt/>



# Election 2022 & Affordable Housing





# Contact Information



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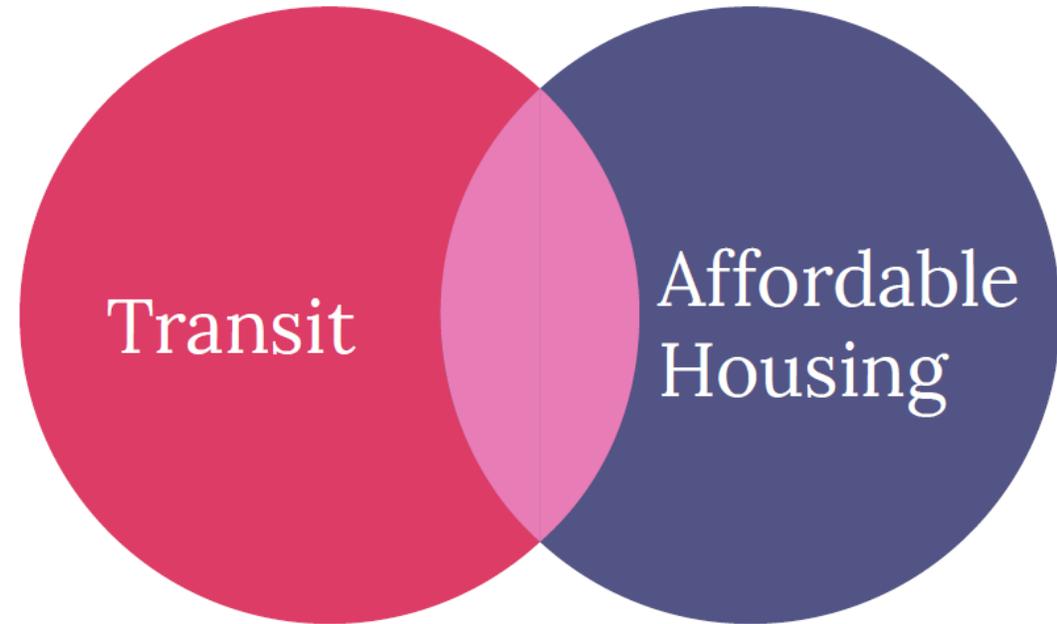
APPENDIX SLIDES w/ Research Links



# 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>



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