



HousingNowTO.com

“Tyndale Green: Creating Real-World New Affordable Housing In Toronto”

May 24, 2024

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HousingNowTO.com

is a pro-bono professional services collective

 **The Globe and Mail**  @globeandmail · Sep 23
Toronto advocacy group fights for more rental units at city-owned 'lazy land'



Toronto advocacy group fights for more rental units at city-owned 'lazy ...
Advocates are working to ensure that when the City of Toronto builds affordable housing on a valuable patch of land in Scarborough through ...
theglobeandmail.com

2 24 27

<https://twitter.com/globeandmail/status/1308740282494590978>

 **Scarborough Mirror**
@SCMirror

Are the City of Toronto's Housing Now plans for Scarborough too small? toronto.com/news-story/957...
#TOpoli #affordablehousing @HousingNowTO #ScarbTO



10:02 AM · Sep 4, 2019 · Twitter Web App

<https://twitter.com/SCMirror/status/1169249435970408450>



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



Public-Demand for Open & Accurate Data

Toronto - "Housing Now" s...

<http://HousingNowTO.com>

★ Toronto is moving toward the creation of 94,032 views
Published on November 7, 2021
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)

Map data ©2022 Google

94,000+
views
in
40-months
(Jan. 2019 –May 2022)

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

1. People

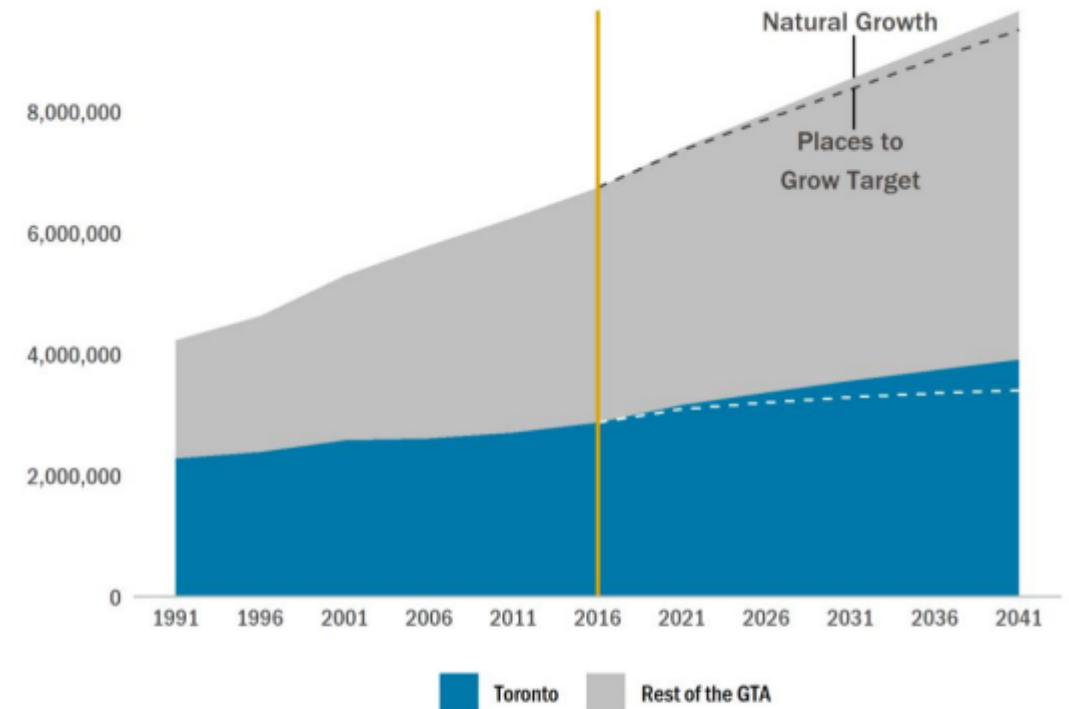
This section provides an overview of the anticipated population growth in Toronto and the Greater Toronto Area and highlights where growth has occurred and is expected to continue in relation to the targets set in the Places to Grow Act.

Population and Projected Growth

In 2016 Toronto's population was 2,876,095, up from 2,704,622 in 2011 – an average annual growth of close to 35,000 people.

Toronto is projected to continue to grow with demand for residential dwellings exceeding what the City has seen in the last ten years. Between 2016 and 2041, Toronto's natural growth is projected to be 1.03 million people - an annual average growth of 41,000 (Figure 1 & Table 2). This projection exceeds the provincial target in the Places to Grow Act by almost 500,000 which represents excess demand of almost 220,000 households over that recognized by Places to Grow.

Toronto's population is expected to grow by 1.03 million people between 2016 and 2041.



Source: Statistics Canada, 2016 Census of Population; Canadian Centre for Economic Analysis, Prosperity at Risk; Government of Ontario, Growth Plan For the Greater Golden Horseshoe

Figure 1 Projected Population Growth In Toronto and the GTA



Approving **40,000** new affordable rental homes including:

18,000

new supportive homes approvals for vulnerable residents including people who are homeless or at risk of being homeless

A minimum of

25% (10,000)

of the 40,000 new affordable rental and supportive homes dedicated to women and girls including female-led households



Real-World Affordable-Housing



Three-Questions

- 1. Does it Pencil..?***
- 2. Does it Scale..?***
- 3. How can we Speed-Up the Delivery..?***



CITY OF TORONTO PROGRAMS

TYNDALE GREEN

OPEN DOORS

- Privately-Owned Lands
- Density Bonus (Extra Floors & Units)
- Waived City-Fees & Taxes on Units
- Requirement was 20% of overall Units as “Affordable” (Now, 50% of Units)
- Lower-Term of Affordability (Now, 40 years)

HOUSING NOW

- City-Owned Lands via 99 year Lease
- Density Bonus (Extra Floors & Units)
- Waived City-Fees & Taxes on Units
- Minimum 30% of overall Units are “Affordable”
- Long-Term of Affordability (99 years)

MODULAR / RAPID HOUSING

- City-Owned Lands / Not for Profit Operator
- Minister’s Zoning Order (Province)
- 100% Supportive Housing / Homeless
- Minimum. ~50 Units per site
- 5-7 months from Approved to “Move-In”
- Long-Term of Operational-Lease (25 years)

Inclusionary Zoning (IZ)

- Privately-Owned Lands
- IZ not in effect yet (*in process at City)
- IZ only apply in Protected Major Transit Station Area (PMTSA) catchments
- Unclear if IZ projects will be given enough waivers to make them viable



TYNDALE GREEN- Proposal

TORONTO

Notice

APPLICANT'S PROPOSAL
JUNE 13, 2021

The above image represents the applicant's proposal as submitted and may change.
The City of Toronto's 3D Mapping Model is available for free at open.toronto.ca/dataset/3d-mapping

- Range of 5-20 Storeys
- 1,504 Units
1,385 m² Non-Residential
- 1,165 Cars
1,527 Bikes

A change is proposed for this site.
The City has received applications to amend the City of Toronto Official Plan, Toronto Zoning By-law No. 569-2013 and North York Zoning By-law No. 7625, as well as a Draft Plan of Subdivision. These applications propose 1,504 market and affordable rental housing units, a daycare, restaurant and multipurpose indoor spaces. The majority of the existing Tyndale University building is proposed to be retained.

APPLICANT: Tyndale University and Markee Developments
Address: 3377 Bayview Avenue

PUBLIC MEETING
Public meeting information will be posted on this sign when available.
File # 21 169802 NNY 17 OZ
File # 21 169804 NNY 17 SB

For more information about this application or to tell us what you think:

- COMMUNITY PLANNING**
Michelle Corcoran
416-395-7130
Michelle.Corcoran@toronto.ca
- APPLICATION INFORMATION CENTRE**
www.toronto.ca/3377BayviewAve

3-1-1
toronto at your service

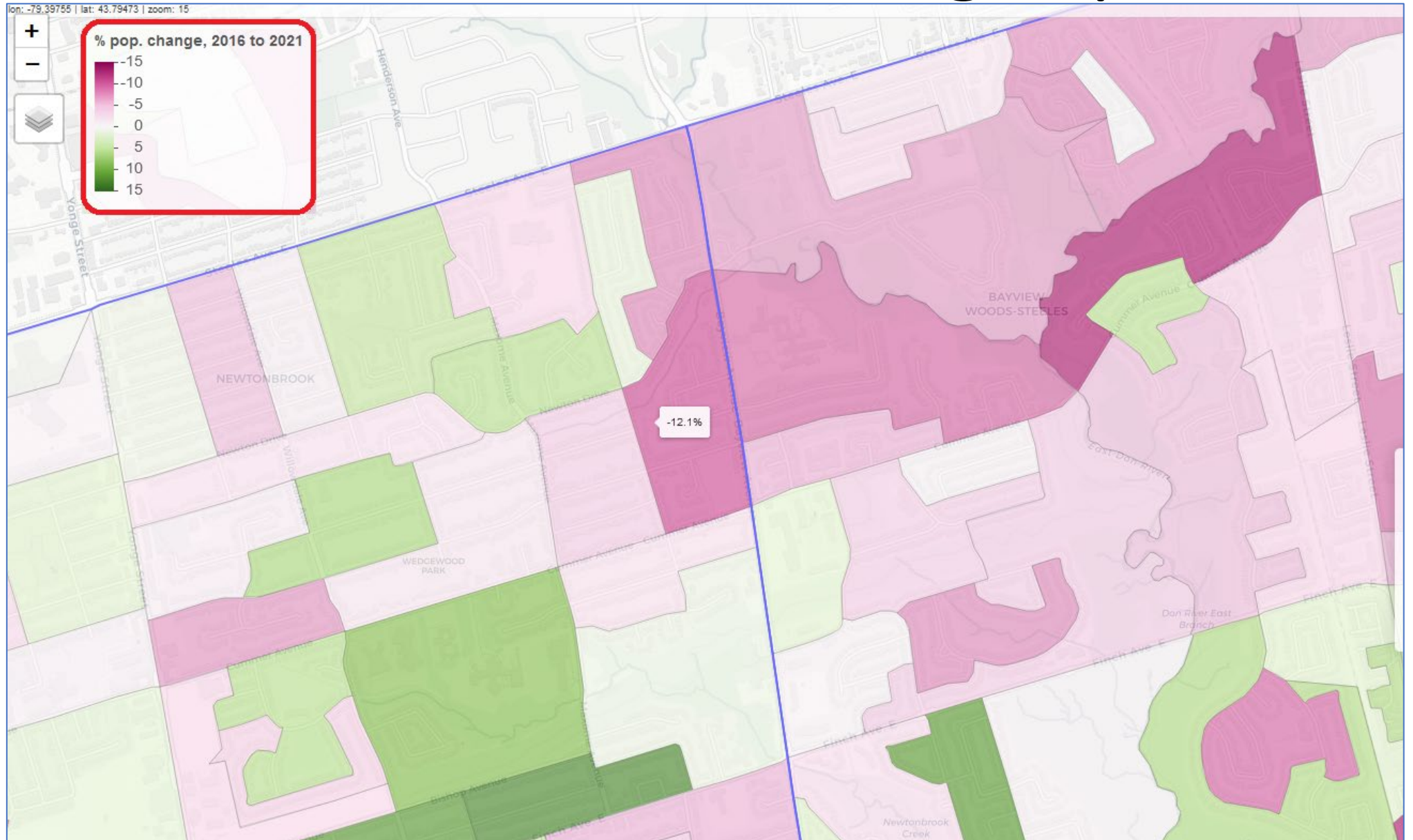
750 x Permanent Affordable Rental Housing Units
(*most at City's "Workforce Housing" rates)

Affordable Rents (2021)

Unit Type	AMR (Current Definition) & Associated Income	Proposed Income Limit and Associated Rent	Proposed Definition & Income
Studio	\$1,211 \$48,440	\$812 \$32,486	\$812 (-\$399) \$32,486
One-Bedroom	\$1,431 \$57,240	\$1,090 \$43,600	\$1,090 (-\$341) \$43,600
Two-Bedroom	\$1,661 \$66,440	\$1,847 \$73,901	\$1,661 (-\$0) \$66,440
Three-Bedroom	\$1,887 \$75,480	\$1,858 \$74,301	\$1,858 (-\$29) \$74,301



TYNDALE GREEN- Declining Population





TYNDALE GREEN

Recurring Local Opposition to Affordable Housing



Nomination Description Summary – 3377 Bayview Avenue

This nomination is being brought forward by four neighbourhood associations located within North York including Bayview-Woods Neighbourhood Association, Bayview Cumber Neighbourhood Association, Silverview Community Association, and Bayview Valley Ratepayers Assoc. This nomination is endorsed by both the North York Historical Society and the North York Preservation Panel. The Panel President, Alex Grenzbach, has noted the impressiveness of the architecture and its landscape in support of this nomination.

The nomination is being brought forward at this time for the following reasons:

- We are seeking to recognize the property's heritage value
- There is a planning/development application which has been submitted that will adversely, impact the landscape views onto the site, especially from Bayview Avenue, its primary viewpoint, and

<https://www.toronto.ca/legdocs/mmis/2022/ny/comm/communicationfile-150118.pdf>



Item PH33.3. Modular Housing 175 Cumber Ward 18, City Initiated Rezoning April 27 Planning and Housing Committee of the City of Toronto City Council consideration on May 11, 2022

We are leaders of seven (7) neighbourhood associations concerned with this City zoning by-law amendment in terms of design, servicing, compatibility of land use and density. Examples of our concern are as follows:

1. A front yard setback of 6 metres is less than the established standard in the area and much less than the City requires of many smaller buildings and single family dwellings in the area.
2. The structure proposed by the City in the front yard space is also an unprecedented permission in a front yard, especially one so small.
3. No parking spaces are required in the zoning by-law. Just because it is not currently contemplated that the residents will have vehicles, this does not mean that they won't, and, what about visitors, service vehicles, etc where will they park.

<https://www.toronto.ca/legdocs/mmis/2022/cc/comm/communicationfile-149859.pdf>



TYNDALE GREEN

Recurring Local Opposition to Affordable Housing

Spring 2022

Your Bayview News

Sharing Important News for Residents in our Community

Now is the time to come together

Residents Groups are valuable and vital to our community. Volunteers care and serve as the voice of the neighbourhood for many reasons.

Among them, to ensure reasonable city planning. It's why we are reaching out to you now, to make you aware of alarming developments detailed in this newsletter.

Help us ensure reasonable planning and help us to protect this historical property, which has been a community landmark for over six decades.

Please join us, take action.

Send a strong message to our City Councillors, Mayor, & Planners.

Markee Developments plans to build 14 for-profit rental apartment buildings from 6 to 20 storeys tall, with 1,500+ units.

Acres of green space, decades-old trees, and the historic high school SJMP will be destroyed.

14 apartment towers will replace them.

at 3377 Bayview Avenue
Tyndale University,
South of Steeles and Bayview

The development will...

- Result in the irreversible alteration of this historic site by destroying an historic high school and replacing it with 14 new high-density buildings.
- Eliminate green space, impact a sensitive tributary to the Don River, and cut down over 300 trees, many of which are older than homes in the area.
- Set a dangerous precedent of over-development for any neighbourhood.

Here are two actions you can do, immediately:

1. Support our local Residents Group, the voice of our community. Your donation will help fund a legal challenge to save our neighbourhood.
2. Call your local politician (see reverse side for contact info), and let them know this is an election year. Our neighbourhood is important.

How to donate today
Please go to:
<https://bit.ly/bwna-donate>
(or scan the QR code to the right to access the URL)

Bayview Woods Neighbourhood Association

Spring 2022

Your Bayview News

Sharing Important News for Residents in our Community

The City has already agreed to give the private developer \$56 million

Labelled as Incentives to build "affordable rental housing"

If Approved... There's more...

The developer's definition of "affordable rate" is 100% OF TORONTO'S AVERAGE MARKET RENT, which is already TOO HIGH.

that's not affordable!

Toronto is in a housing crisis.

We welcome affordable housing in Don Valley north, but what is being forced on us is *not* affordable housing and the scale of the development is beyond reason. We need to arm ourselves with experts so we can negotiate a fair deal for our neighbourhood.

The developer is Markee Developments, whose principals include Jennifer Keesmaat, the City's former Chief Planner.

Markee has decided to abandon the community planning process by disengaging with the Working Group, and appealing directly to the Ontario Land Tribunal for rapid approval.

The best developments are the ones that are built with input from the neighbourhoods where they are being built.

As the City's former Chief Planner, Jennifer Keesmaat should know better.

We need your voice

act now...

CALL or EMAIL:

- Councillor Shelley Carroll
councillor_carroll@toronto.ca
or call 416-338-2650
- Mayor John Tory
mayor_tory@toronto.ca
or call 416-397-2489
- MPP Vincent Ke
vincent.keco@pc.ola.org
or call 416-494-8778

How to donate today
Please go to:
<https://bit.ly/bwna-donate>
(or scan the QR code to the right to access the URL)

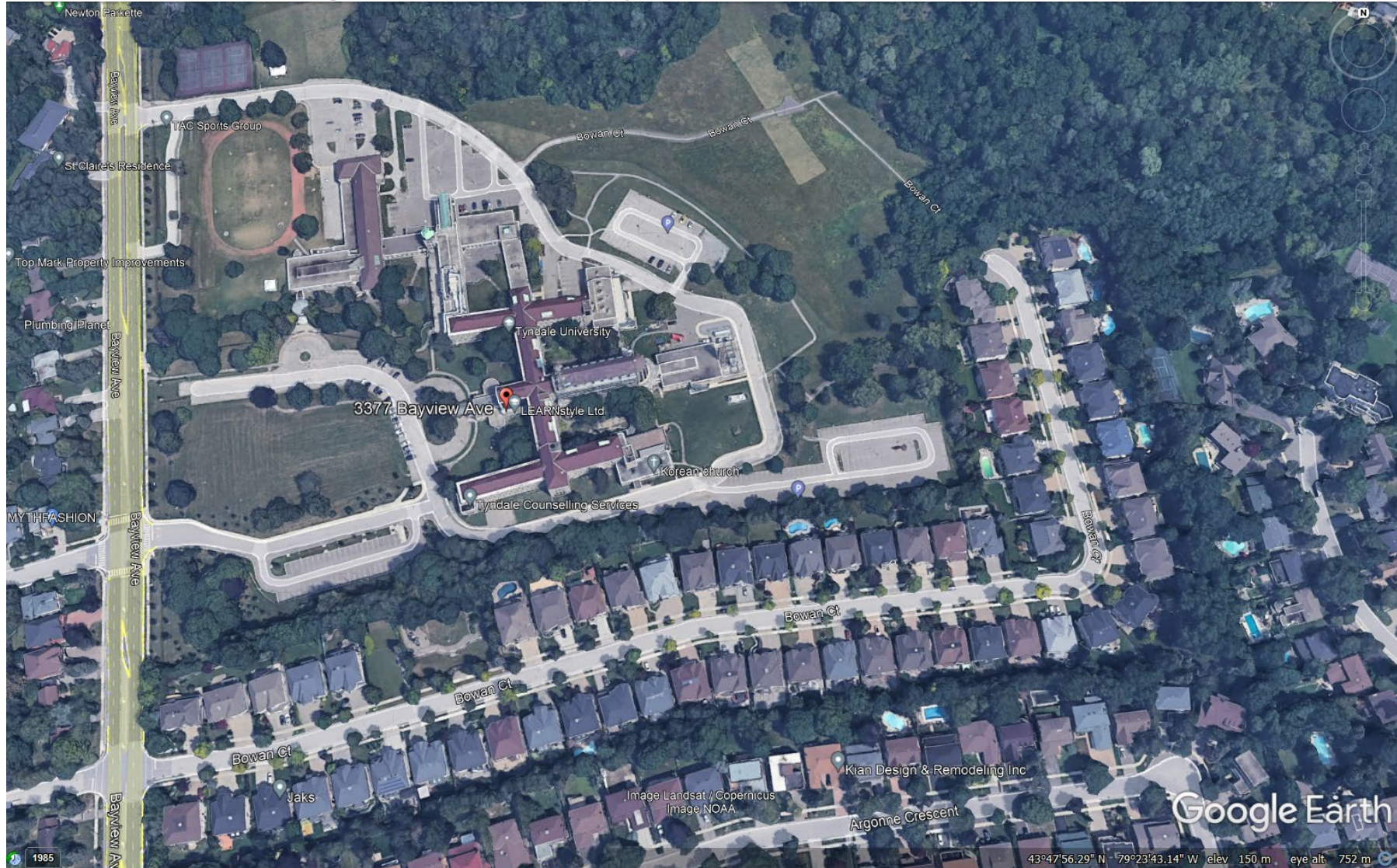
Bayview Woods Neighbourhood Association





TYNDALE GREEN

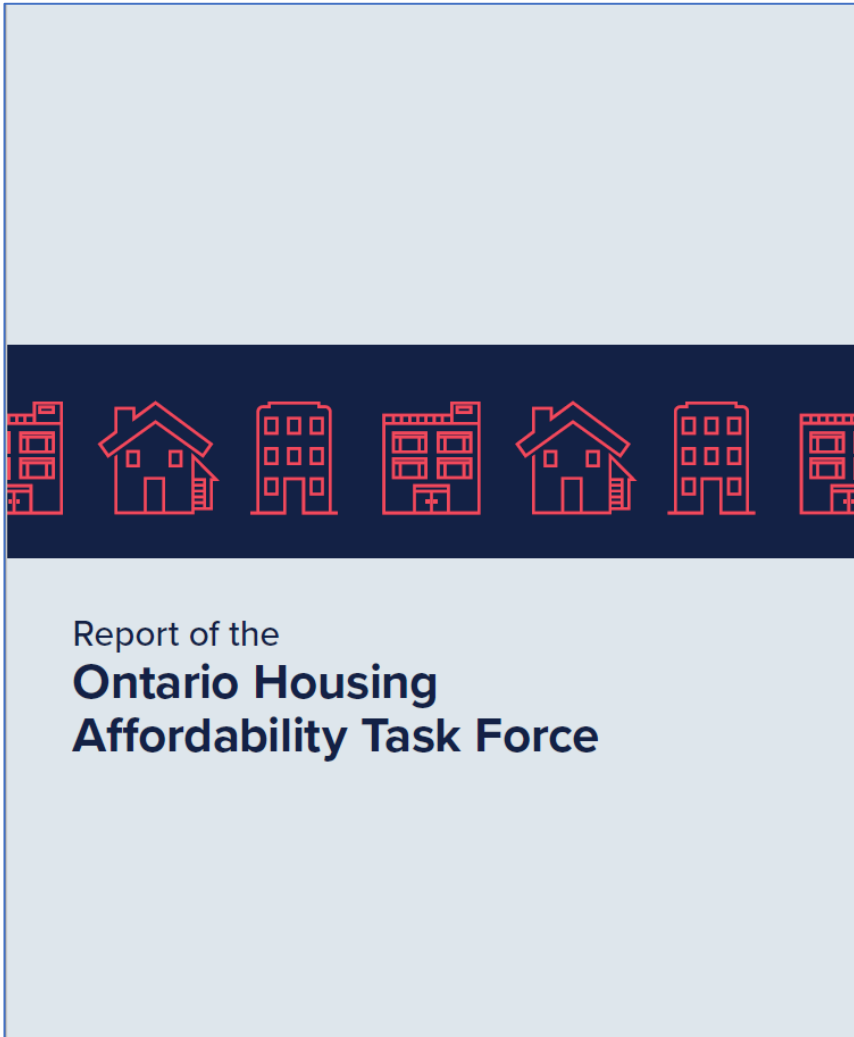
Who is leading Local Opposition to Affordable Housing?





Ontario Housing Affordability Task Force

The problem with Local Opposition to Affordable Housing



Ontario must build

1.5M

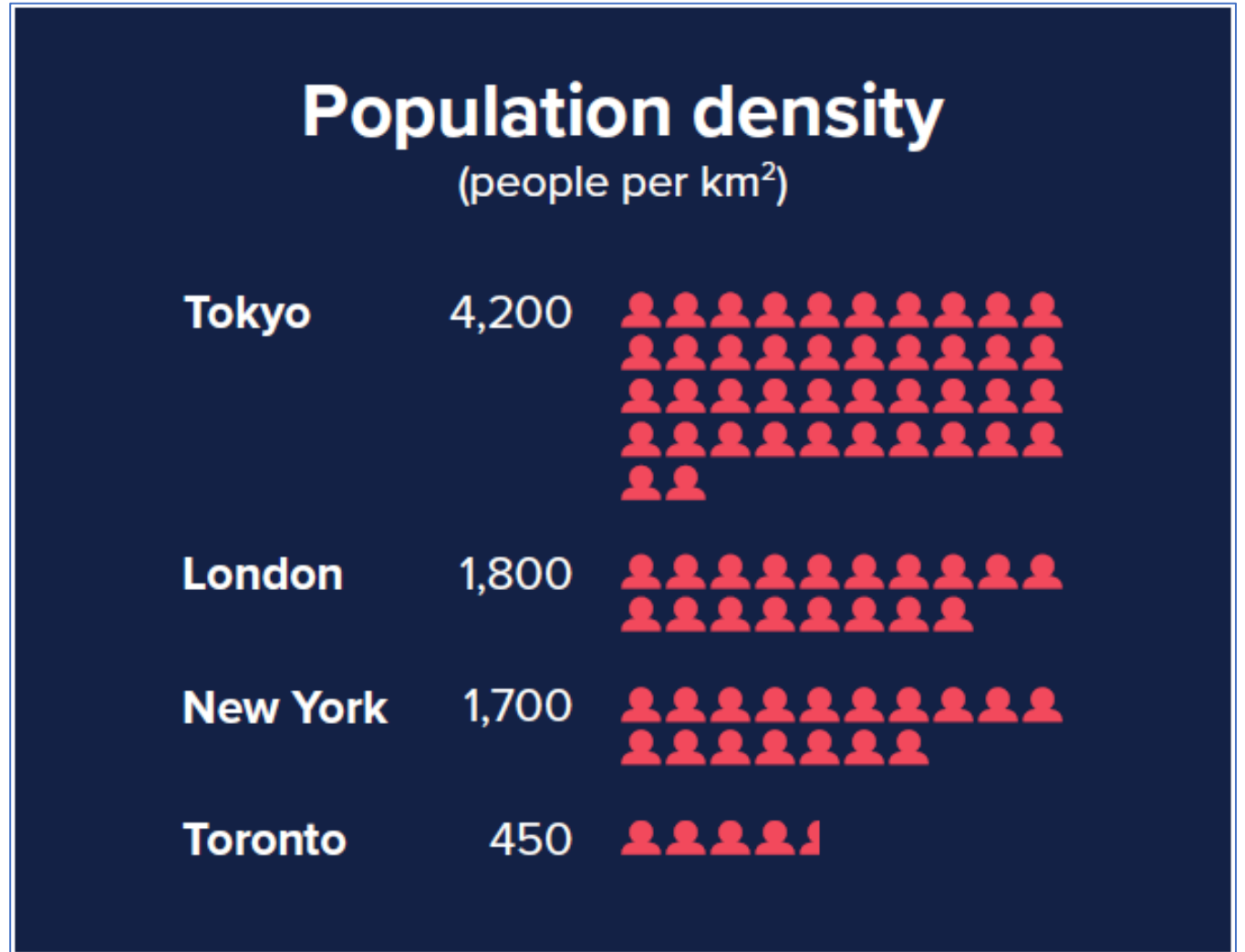
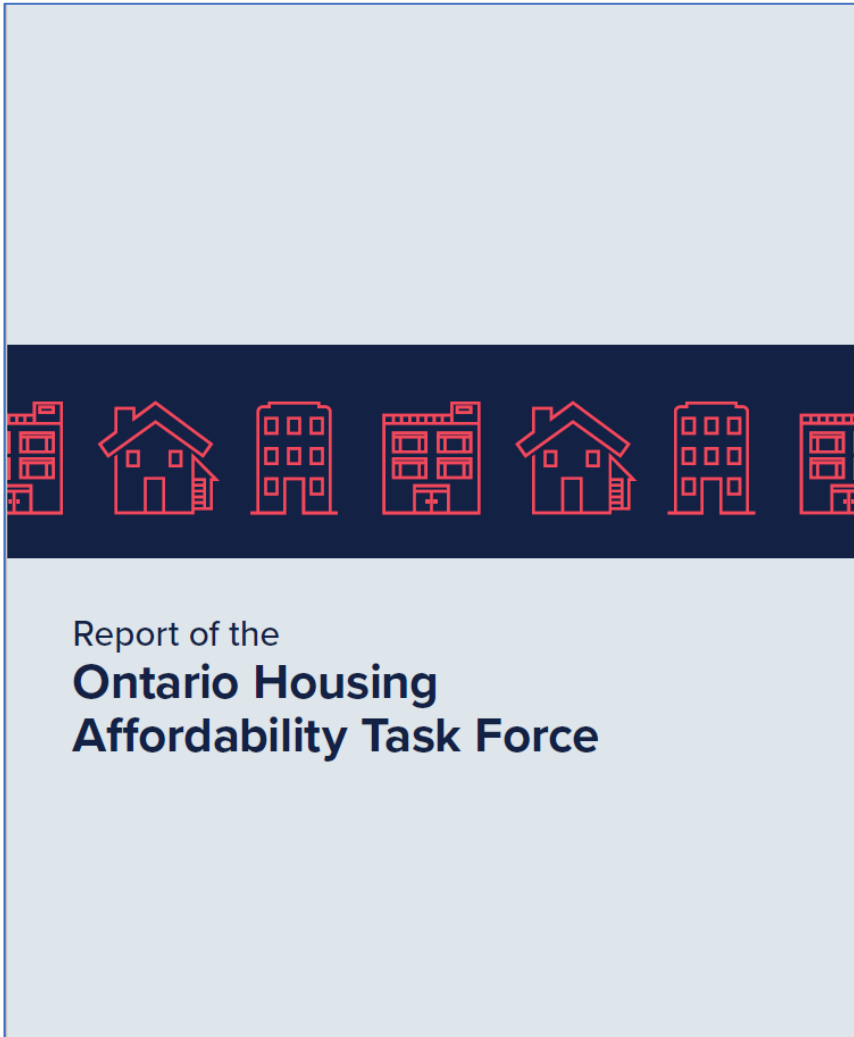
homes over the next 10 years
to address the supply shortage.





Ontario Housing Affordability Task Force

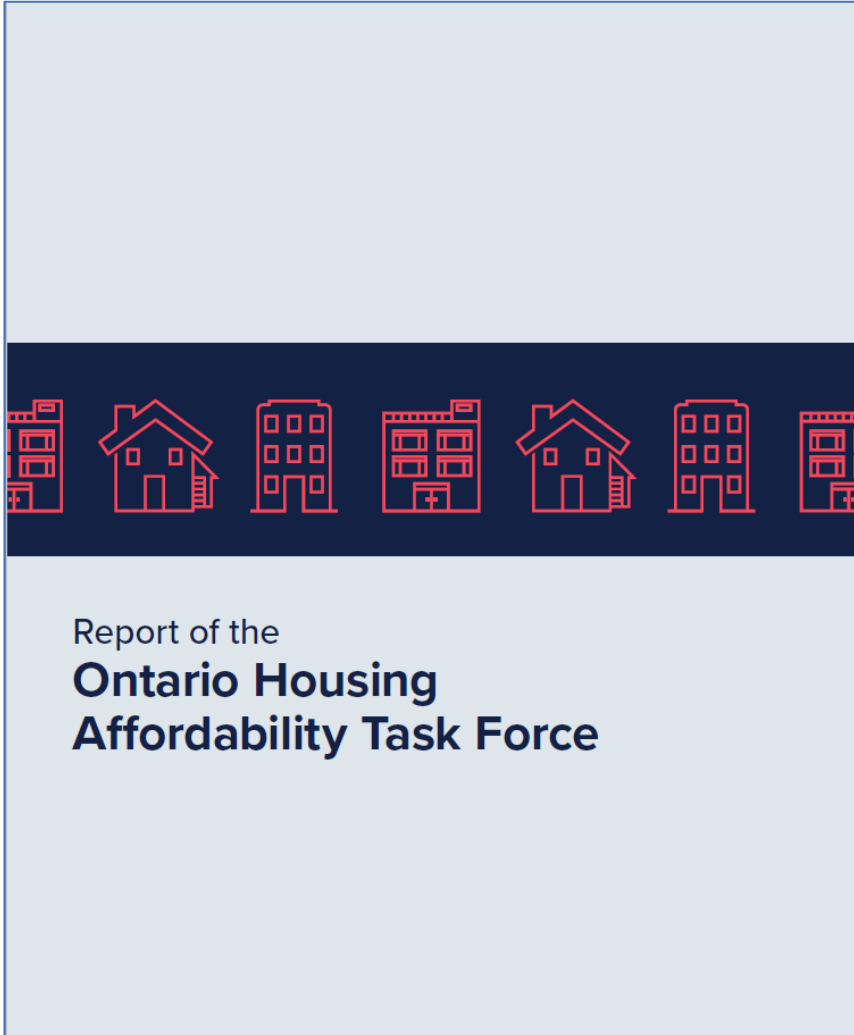
The problem with Local Opposition to Affordable Housing





Ontario Housing Affordability Task Force

The problem with Local Opposition to Affordable Housing



New housing is often the last priority

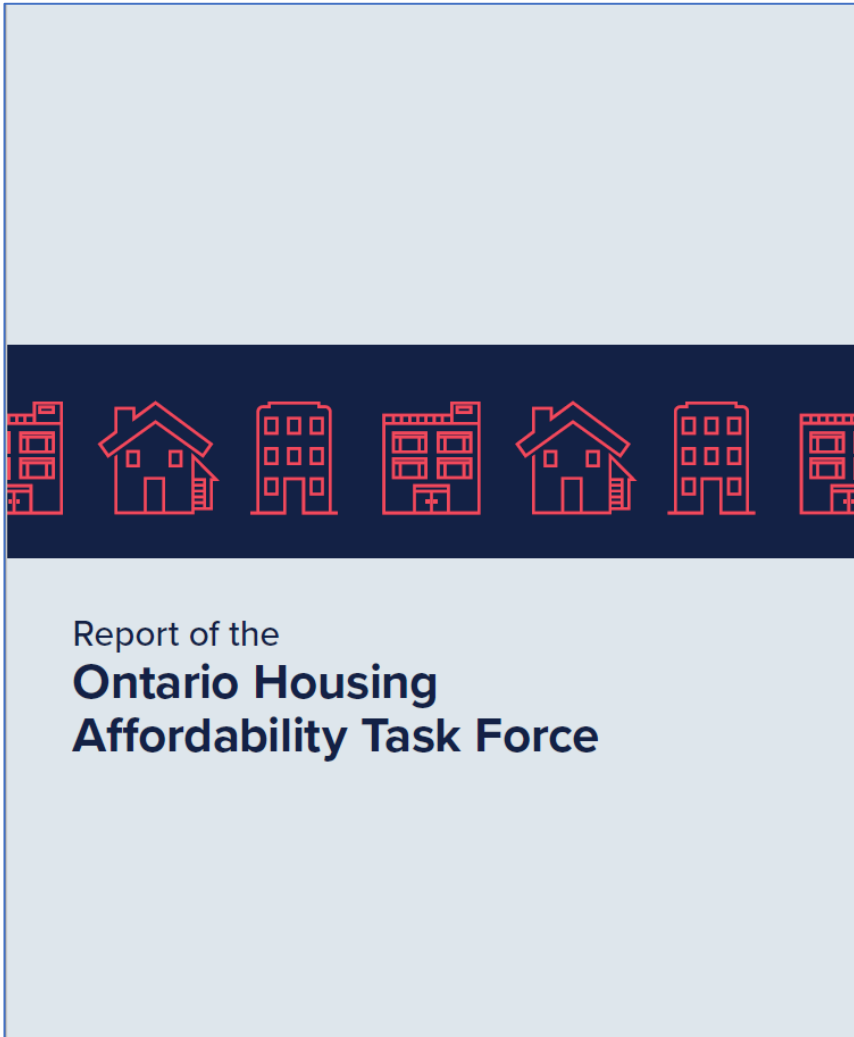
A proposed building with market and affordable housing units would have increased the midday shadow by 6.5% on a nearby park at the fall and spring equinox, with no impact during the summer months. To conform to a policy that does not permit “new net shadow on specific parks”, seven floors of housing, including 26 affordable housing units, were sacrificed.

Multiple dry cleaners along a transit route were designated as heritage sites to prevent new housing being built. It is hard not to feel outrage when our laws are being used to prevent families from moving into neighbourhoods and into homes they can afford along transit routes.



Ontario Housing Affordability Task Force

The problem with Local Opposition to Affordable Housing



NIMBY versus YIMBY

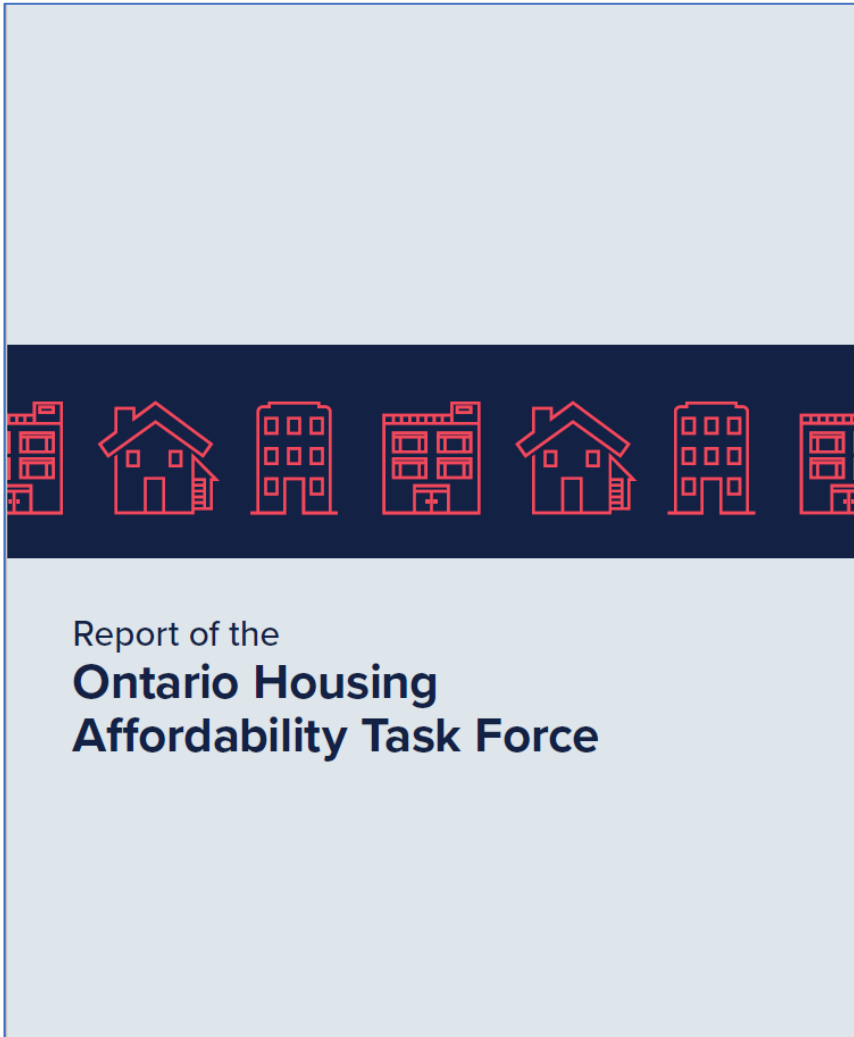
NIMBYism (not in my backyard) is a large and constant obstacle to providing housing everywhere. Neighbourhood pushback drags out the approval process, pushes up costs and discourages investment in housing. It also keeps out new residents. While building housing is very costly, opposing new housing costs almost nothing.

Unfortunately, there is a strong incentive for individual municipal councillors to fall in behind community opposition – it's existing residents who elect them, not future ones. The outcry of even a handful of constituents (helped by the rise of social media) has been enough, in far too many cases, to persuade their local councillor to vote against development even while admitting its merits in private. There is a sense among some that it's better to let the Ontario Land Tribunal approve the development on appeal, even if it causes long delays and large cost increases, then to take the political heat.



Ontario Housing Affordability Task Force

The problem with Local Opposition to Affordable Housing

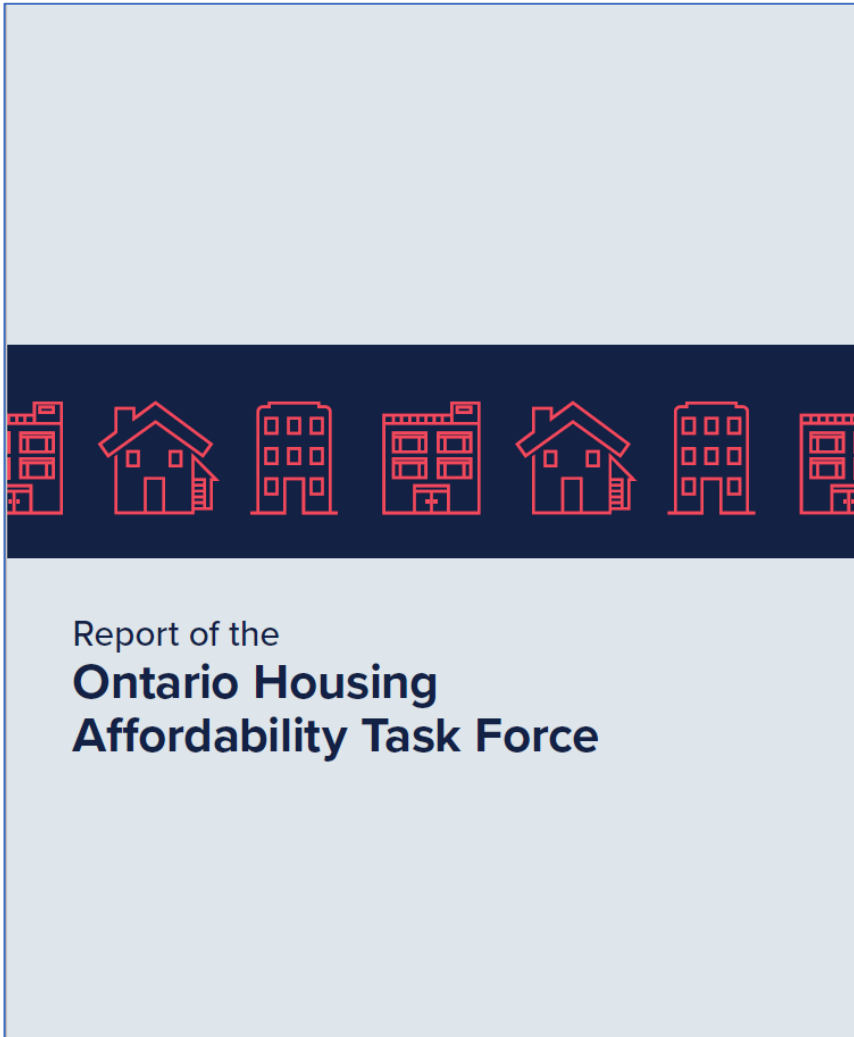


- 16.** Prevent abuse of the heritage preservation and designation process by:
 - a) Prohibiting the use of bulk listing on municipal heritage registers
 - b) Prohibiting reactive heritage designations after a Planning Act development application has been filed**
- 17.** Requiring municipalities to compensate property owners for loss of property value as a result of heritage designations, based on the principle of best economic use of land.



Ontario Housing Affordability Task Force

The problem with Local Opposition to Affordable Housing



27. Prevent abuse of process:

- a) Remove right of appeal for projects with at least 30% affordable housing in which units are guaranteed affordable for at least 40 years.
- b) Require a \$10,000 filing fee for third-party appeals.
- c) Provide discretion to adjudicators to award full costs to the successful party in any appeal brought by a third party or by a municipality where its council has overridden a recommended staff approval.



TYNDALE GREEN

Support this Affordable Housing development



MORE NEIGHBOURS
TORONTO

Dear Members of North York Community Council,

RE: NY32.6 - 3377 Bayview Ave - Request for Direction

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-only organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, and has cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.

Summary

More Neighbours Toronto supports the project at 3377 Bayview Ave, pending the wind study and infrastructure capacity confirmation. At the February North York Community Council (NYCC) meeting, several councillors voiced concerns about Toronto's affordability crisis. This project is an opportunity for committee members to **commit to affordability with concrete action by supporting 750 affordable rental units and 750 rental units when giving direction to staff on Item NY32.6.**

<https://www.toronto.ca/legdocs/mmis/2022/ny/comm/communicationfile-150171.pdf>



- ✓ **750 x Permanent Affordable Rental Housing Units**
- ✓ Renting at the City's "Workforce Housing" rental rates
- ✓ Height, Density & Fast Approvals are ALL required to make OPEN DOOR "Affordable Housing" developments work
- ✓ Council needs to approve HUNDREDS of similar deals by 2030.



Contact Information



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