



HousingNowTO.com

Email - info@housingnowto.com

Phone – 416-938-4722

January 11, 2022

Planning & Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

RE : PH30.4 - Bloor-Danforth Corridor Draft Delineations for Protected Major Transit Station Areas

Chair & Members of the Planning & Housing Committee,

Volunteers from our **HousingNowTO.com** civic-tech and open-data project have reviewed the draft delineations for Bloor-Danforth Corridor Protected Major Transit Station Areas (PMTSA). We have specifically focused on the potential Inclusionary Zoning (IZ) and Affordable Housing opportunities that having ambitious PMTSA standards along Danforth Avenue would allow within the IZ market area 2 (highlighted on Appendix 'A' of this submission).

The City's Inclusionary Zoning policy like the Housing Now program requires an affordability-period of 99-years, but unlike the Housing Now program there are no additional financial incentives (eg. waived development charges, property taxes, etc) available to off-set the development costs of the Affordable Housing units. In addition, new developments are exempt from Inclusionary Zoning if they are proposing less than 100 units and less than 8,000 square metres of residential gross floor area (GFA).

Therefore, in order for any Inclusionary Zoning Affordable Housing units to be included by default within the draft PMTSAs along Danforth Avenue, it is imperative that the MINIMUM density on Danforth Avenue at transit nodes be high enough to trigger the minimum 100-unit threshold.

Sadly, the highest MINIMUM density identified within any the draft maps from City staff along the Danforth is currently a Floor Space Index (FSI) of 3.0 – and that is only in very limited areas. The majority of MINIMUM density suggested by staff along 6+ KMs of Danforth Ave between Broadview and Victoria Park is a FSI of only 2.0.

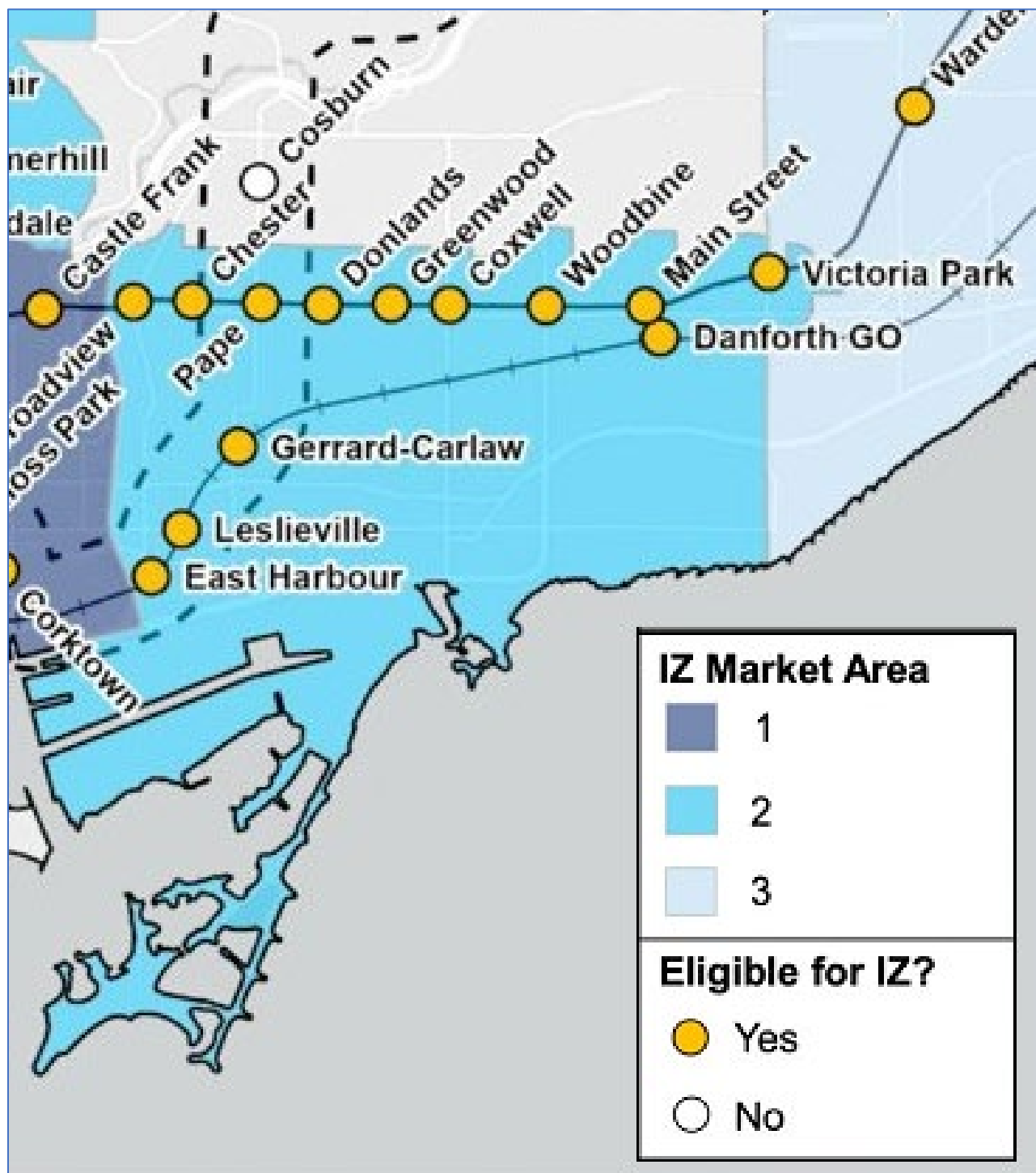
In order to trigger Inclusionary Zoning Affordable Housing units to be included by default within the draft PMTSAs along Danforth Avenue, the default MINIMUM density along Danforth Avenue would need to be an FSI of 4.5 or greater – otherwise, below the 100-unit threshold, any potential Affordable Housing units will be at the whim of a site-by-site haggle on every future development near existing TTC subway stations and the future Ontario Line.

As always, our open data and civic-tech volunteers are happy to answer any questions the committee or city staff may have on "Transit-Oriented Affordable-Housing" development best practices.

Yours,

Mark J. Richardson
Technical Lead – HousingNowTO.com

APPENDIX 'A' – Danforth Avenue (ZOOM) of Inclusionary Zoning Market Areas & Inclusionary Zoning sites

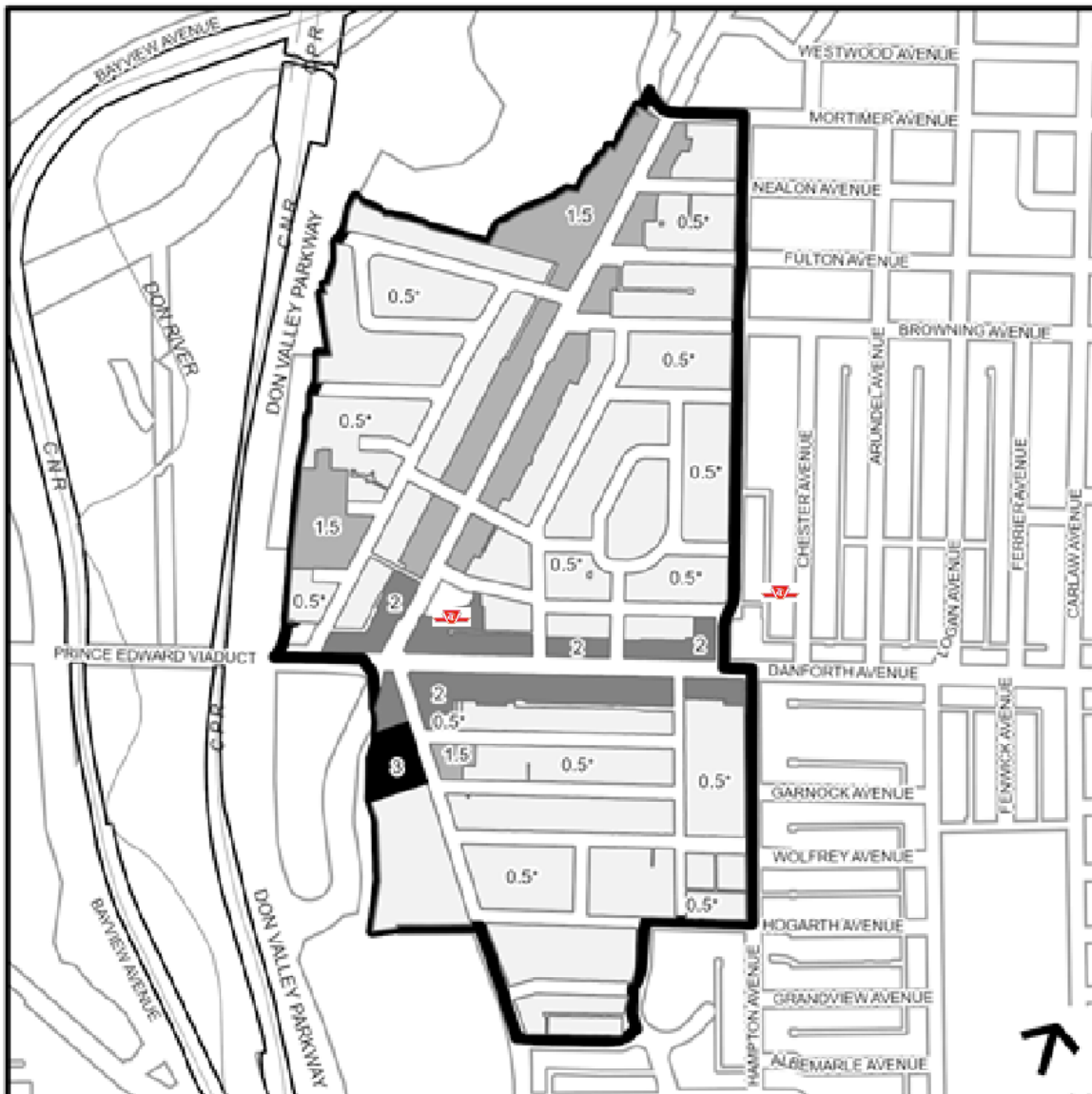


City Staff Presentation – (November 2021)

<https://www.toronto.ca/legdocs/mmis/2021/ph/bgrd/backgroundfile-172528.pdf>

APPENDIX 'B' – Broadview Station

Minimum Densities, Broadview Protected Major Transit Station Area



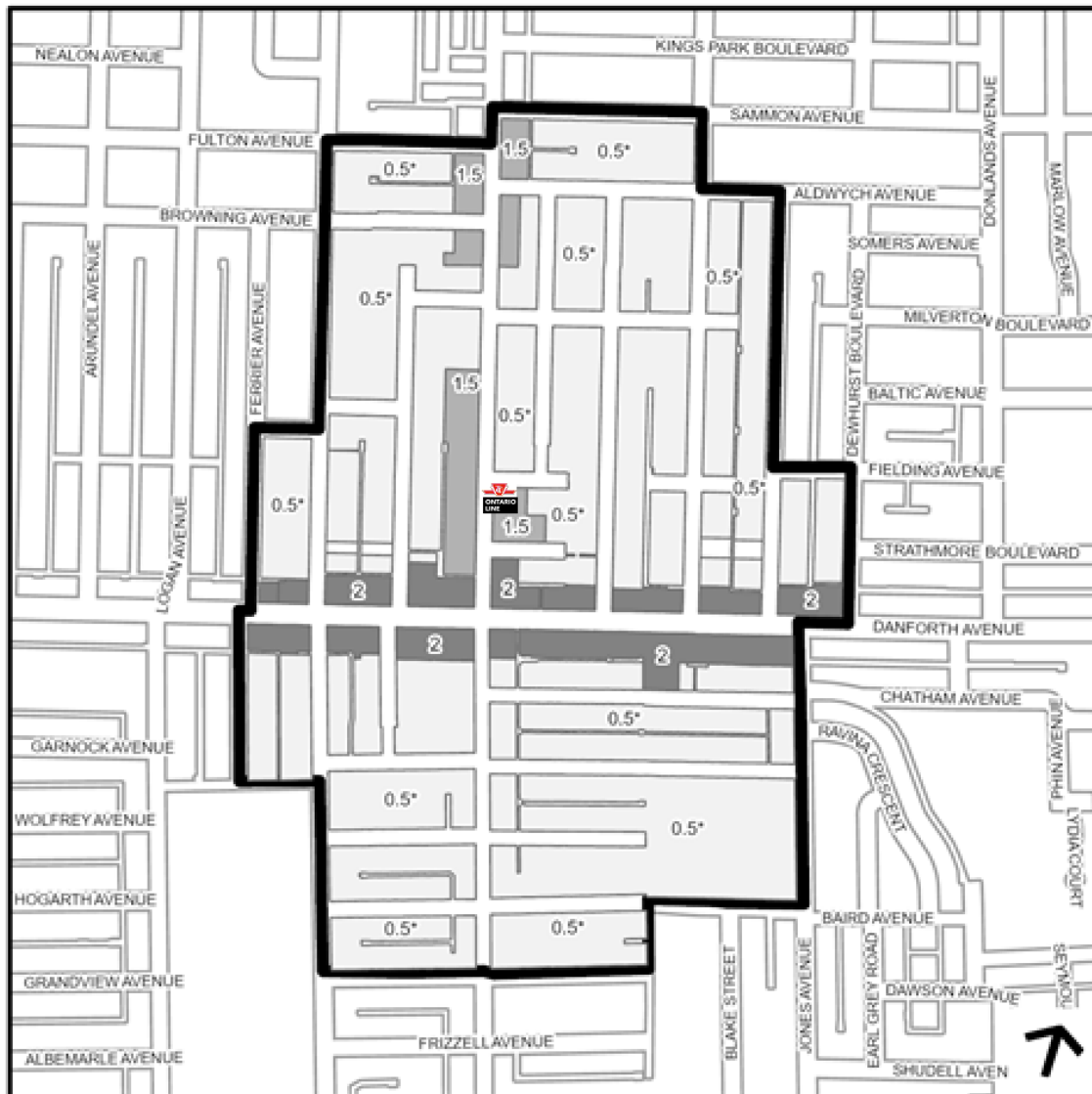
Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
0.9 FSI or 3 units*	2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

APPENDIX 'C' – Pape (TTC Subway and Ontario Line) Interchange Station

Minimum Densities, Pape Protected Major Transit Station Area



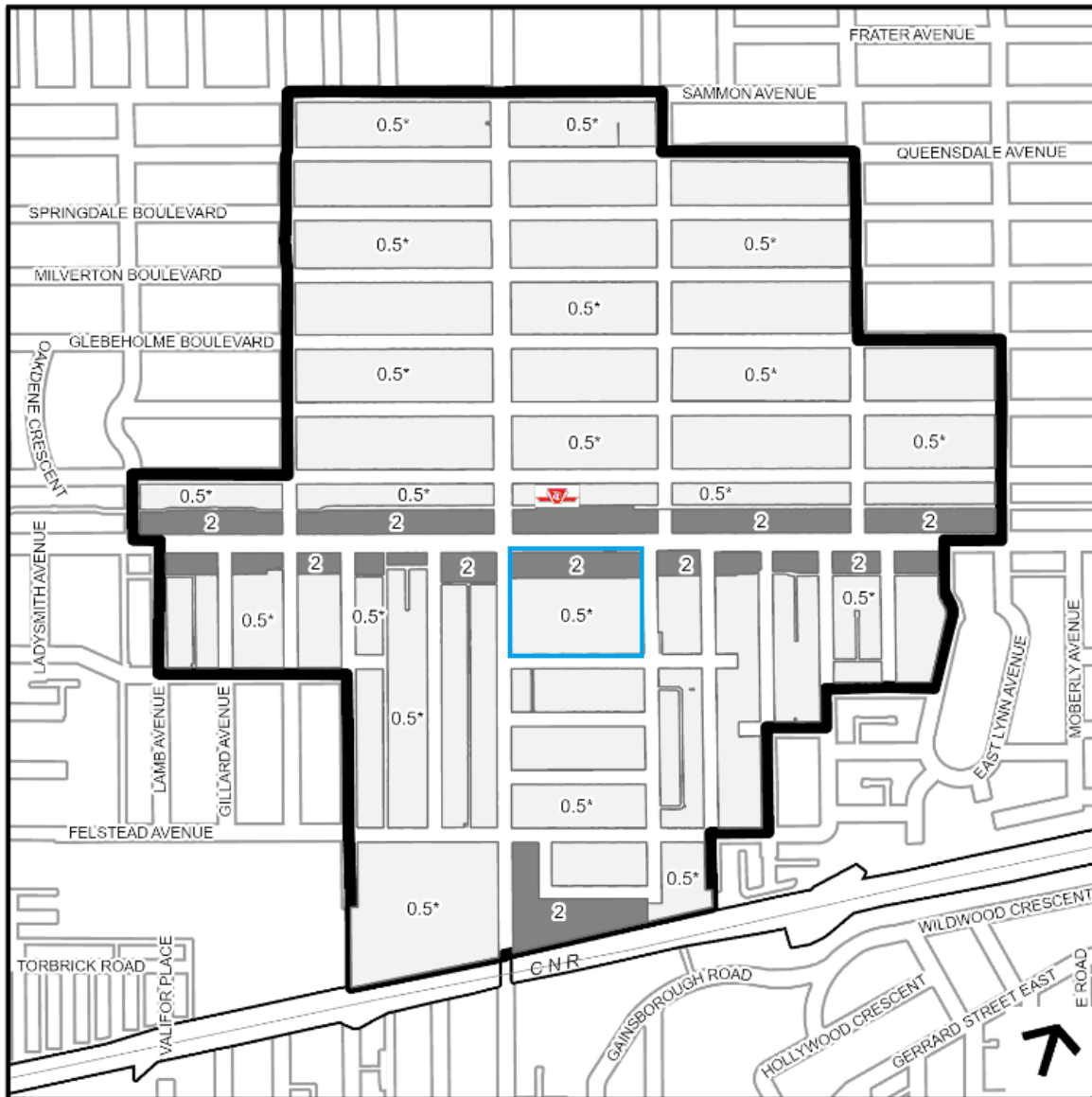
Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
0.9 FSI or 3 units*	2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

APPENDIX 'D' – Coxwell Station (w/ HOUSING NOW site highlighted)

Minimum Densities, Coxwell Protected Major Transit Station Area



Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
0.9 FSI or 3 units*	2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

APPENDIX 'E' -

Minimum Densities, Main Street Protected Major Transit Station Area



Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
0.9 FSI or 3 units*	2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.