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

RE : PH32.1 - Housing Now - 140, 150, 156, 158 and 160 Borough Drive – Final Report

Chair & Members of the Planning & Housing Committee,

Volunteers from our **HousingNowTO.com** civic-tech and open-data project attended all of the virtual public meetings over the last two years for the “Housing Now” program site at 158 BOROUGH DRIVE in the Scarborough Town Centre neighbourhood. We have also worked with data analysts, urban planners, architects and affordable housing operators to crowd-source trustworthy and accessible information about the overall “Housing Now” program – and the economic-viability of the City’s affordable-housing development goals.

In 2020, when this site was first proposed – there were procedural attempts at council by the local Councillor to remove this 2.86 acre City-owned parking lot site at 158 BOROUGH DRIVE from the HOUSING NOW program, as several constituents had approached him to say – “they oppose rental housing on the property”...

(June 2020) **Drop rental housing plan beside Scarborough Civic Centre, councillor says**

<https://www.thestar.com/news/gta/2020/06/10/drop-rental-housing-plan-beside-scarborough-civic-centre-councillor-says.html>

Today, just 20-months later, the current proposal for 158 BOROUGH DRIVE has the support of the local Councillor – and presents a great opportunity for meaningful affordable-housing development within the catchment area of the new Scarborough Subway Extension station at Scarborough Centre. The final report before you today includes:

- **42 & 27 storey towers on shared podium**
- **Estimated Total Unit Count = ~645 units, including a minimum of ~215 Affordable-Rental Units**
- **99-year period of affordability**
- **New daycare and other community benefits**

We would like to thank City staff and CreateTO for their excellent work on this project – and highlight how they were able create multiple-floors of additional height and unit-density on this site during the public consultation process in order to maximize the new affordable and rental housing opportunities on this City-owned lazy-land.

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' – Initial CreateTO Proposal (April 2021)

158 BOROUGH DRIVE

Preliminary Development Concept




- Tenure: Rental (Affordable Rental, Market Rental)
- Storeys: 27 & 37
- Units: 602
- Suite Mix: 1 Bedroom – 3 Bedroom
- Parking Spaces: 306
- Bicycle Parking Spaces: 602
- Accessibility:
 - 20% accessible (affordable rental)
 - 15% accessible (market rental)
 - 100% barrier-free common areas
- Amenity Space:
 - Indoor: 2.0 m²/unit
 - Outdoor: 2.0m²/unit
- Daycare Space (proposed):
 - 944 m² indoor and outdoor



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APPENDIX 'B' – Improved CreateTO Proposal (JULY 2021)

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: 2.0m²/unit
- Daycare Space (proposed):
 - 789 m² indoor
 - 311 m² outdoor



APPENDIX 'C' – New Subway Station location near Borough Drive (2022-03-07)

