



HousingNowTO.com

Email - info@housingnowto.com

Phone – 416-938-4722

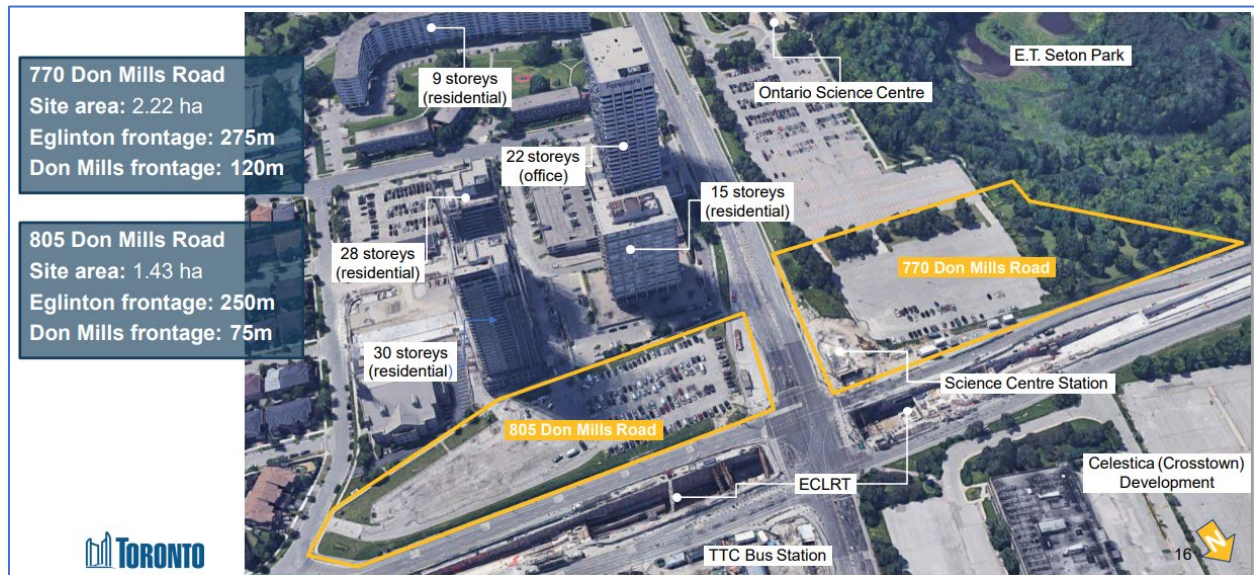
May 30, 2022

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

RE : PH34.2 & PH34.3 - Housing Now – 770 & 805 Don Mills Road – Final Report

Chair & Members of the Planning & Housing Committee,

Volunteers from our **HousingNowTO.com** civic-tech and open-data project attended the virtual public meeting for the “Housing Now” program sites at 770 & 805 DON MILLS ROAD - the City-owned Parking-Lots around the Ontario Science Centre. 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.



These neighbouring on the south-east and south-west corners of Don Mills & Eglinton were originally proposed for redevelopment by CreateTO prior to the creation of the City’s HOUSING NOW program – and before the addition of an Ontario Line terminus station to this intersection. Today, these sites at “Don Mills Crossing” - sit at the future interchange station between the Eglinton Crosstown LRT and the Ontario Line.

These two (2) massive, surface parking-lots are a perfect example of what our volunteers refer to as “**Government-owned Lazy Land**”. All three levels of government are spending billions of dollars to bring new high-order transit to this intersection, and it is imperative that the City of Toronto leverages its underdeveloped land-holdings at these transit nodes to create hundreds of units of new Affordable-Rental housing, within an expansive, new Transit-Oriented Community.

The final reports for the two (2) sites before you today include :

SITE	TOTAL UNITS	AFFORDABLE RENTAL UNITS
770 DON MILLS ROAD	1,254	418
805 DON MILLS ROAD	840	277
TOTAL	2,094	695

- **99-year period of affordability**
- **New TDSB Elementary School**
- **New daycare and other community benefits**

Our volunteers would like to thank City staff and CreateTO for their excellent work on this project – In particular, their work to maximize the new affordable and rental housing opportunities on this City-owned lazy-land while accommodating the elevated-track and piers required for the Ontario Line route as it crosses Don Mills . We also want to thank the local Councillor, Deputy-Mayor Minnan-Wong for his support of this HOUSING NOW redevelopment during the public consultation process.

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 : 770 DON MILLS – OCT. 2021



APPENDIX – B : 805 DON MILLS – OCT. 2021

