



HousingNowTO.com

EX9.3 - Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes

(Additional HNTO Context)

Oct. 31, 2023

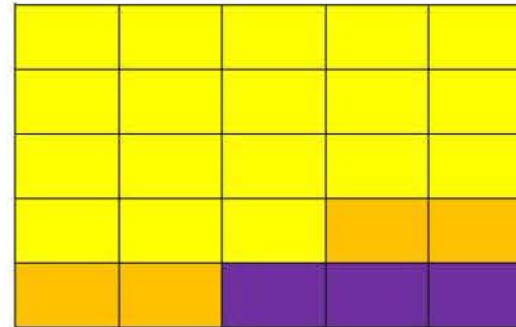
CONTACT – info@HousingNowTO.com




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



City of Toronto Housing 2030 Targets

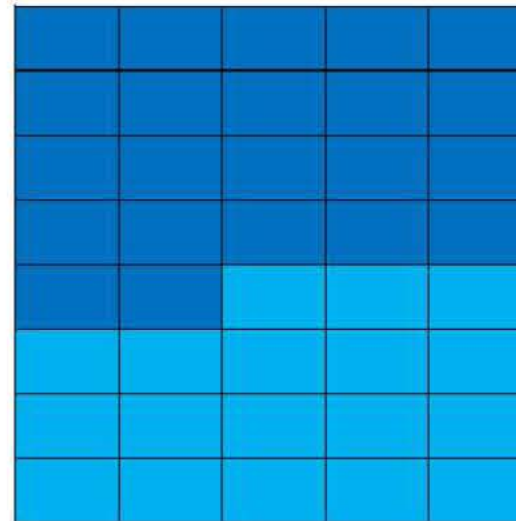
Olivia Chow
[2023]



-  17,500 x new units of new "Rent Controlled" housing
 -  5,000 x additional new units of "Affordable Rental" housing
 -  2,500 x new units of "Rent Geared to Income" (RGI) housing
-
- 25,000** x additional new housing units (2023)

+

John Tory
[2020]



-  22,000 x new units of "Affordable Rental" housing
-  18,000 x new units of "Supportive Housing"

40,000 x new housing units (2020)

REVISED City of Toronto Target for Dec. 31, 2030 deadline **65,000** x new City lead new housing units

“GOVERNMENT-SUPPORTED AFFORDABLE RENTAL HOUSING” (*Toronto 2023)



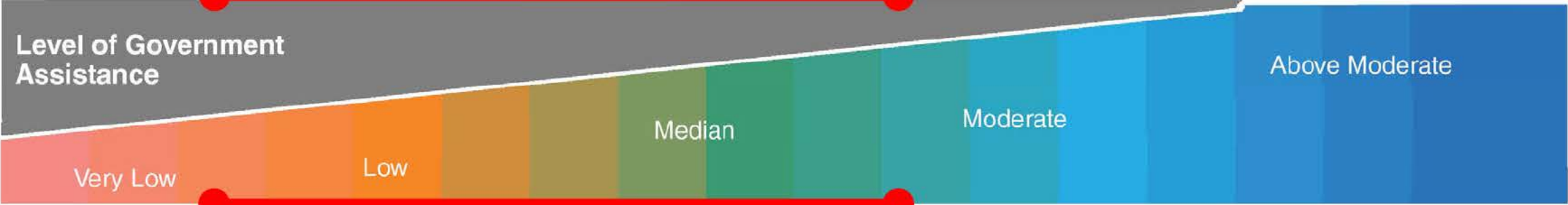
AFFORDABLE AND BELOW-MARKET

MARKET

Housing Types



Incomes



In 2021 Census, the median total household income within City of Toronto was -

\$84,000

<https://www.toronto.ca/wp-content/uploads/2022/07/9877-City-Planning-2021-Census-Backgrounder-Families-Hhlds-Marital-Status-Income.pdf>



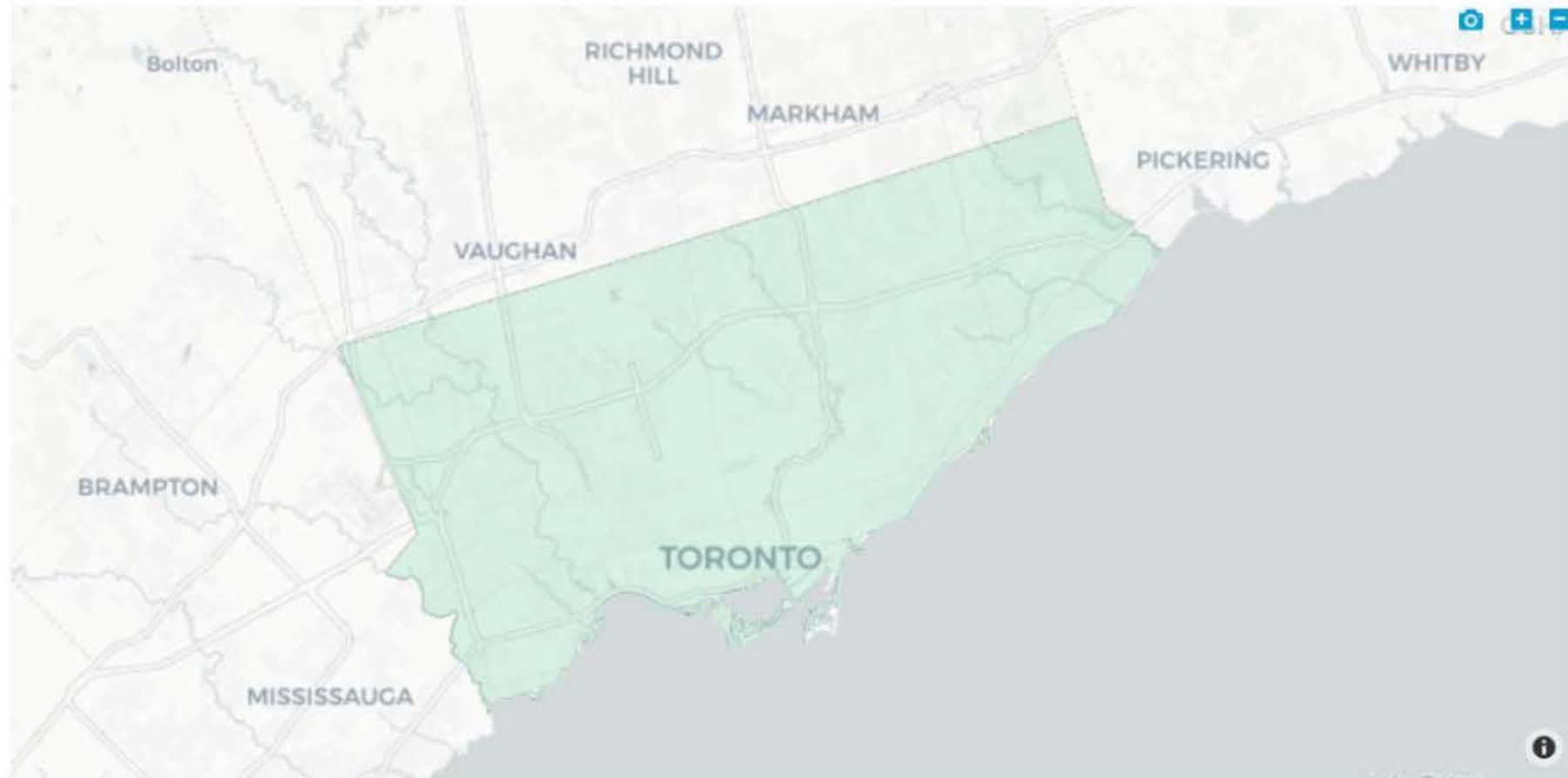
Housing Assessment Resource Tools (HART)

<https://hart.ubc.ca/>

Select Census Geography

Toronto C (CSD, ON) × ▾

VIEW CENSUS SUBDIVISION (CSD)



Toronto

The Housing Needs Assessment data produced by HART's HNA Tool



Housing Assessment Resource Tools (HART)

<https://hart.ubc.ca/>

2021 Affordable Housing Deficit

The following table shows the total number of households in Core Housing Need by household size and income category, which may be considered as the existing deficit of housing options in the community.

Toronto C (CSD, ON)						
Income Category (Max. affordable shelter cost)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH	Total
Very Low Income (\$425)	11,385	1,405	290	65	40	13,185
Low Income (\$1062)	83,755	30,365	8,590	3,525	1,190	127,425
Moderate Income (\$1700)	9,715	25,580	16,465	11,110	6,655	69,525
Median Income (\$2550)	0	0	855	1,780	2,460	5,095
High Income (>\$2550)	0	0	0	0	0	0
Total	104,855	57,350	26,200	16,480	10,345	215,230

City of Toronto

210,135

Deficit of units below
\$1,700 / month rent

Toronto

The Housing Needs Assessment data produced by HART's HNA Tool



TCHC - Social / Rent-Geared to Income

Rent Geared to Income (RGI)

Rent charged at 30% of pre-tax income

Example 1: Single parent with two children on Ontario Works (OW)

Total annual income



RGI rent



Example 2: Couple over 65 years old

Total annual income



RGI rent



Rent Geared to Income (RGI)

Average RGI rent:

\$409



Average RGI Hshld Annual Income:

\$16,368

**2022 average based on TCHC income data.*



2022

Explainer – RGI rent bands (June 2023)

<https://x.com/HousingNowTO/status/1666880604120416296>



City of Toronto – “Public Builder” Pilot



City as a public builder

The report recommends that the City advance a City-led development model at five housing ready sites whereby the City leads all aspects of the delivery of these sites under a public builder model.

The housing ready sites in consideration for City-led development are:

LARGE SITES



- 405 Sherbourne St. → 267 units
- 150 Queens Wharf Rd. → 282 units

SMALL SITES



- 1113-1117 Dundas St. W. → 100 units
- 11 Brock Ave. → 100 units



- 25 Bellevue Ave. → 100 units

MINIMUM AFFORDABLE RENTAL HOUSING UNIT DELIVERY TARGET (*DEC. 31, 2026)

849+
units

Generational Transformation of Toronto’s Housing System to Urgently Build More Affordable Homes (October 24, 2023)

<https://www.toronto.ca/news/city-of-torontos-generational-transformation-of-torontos-housing-system-to-urgently-build-more-affordable-homes-report/>



City of Toronto – “Public Builder” Pilot (MAP)

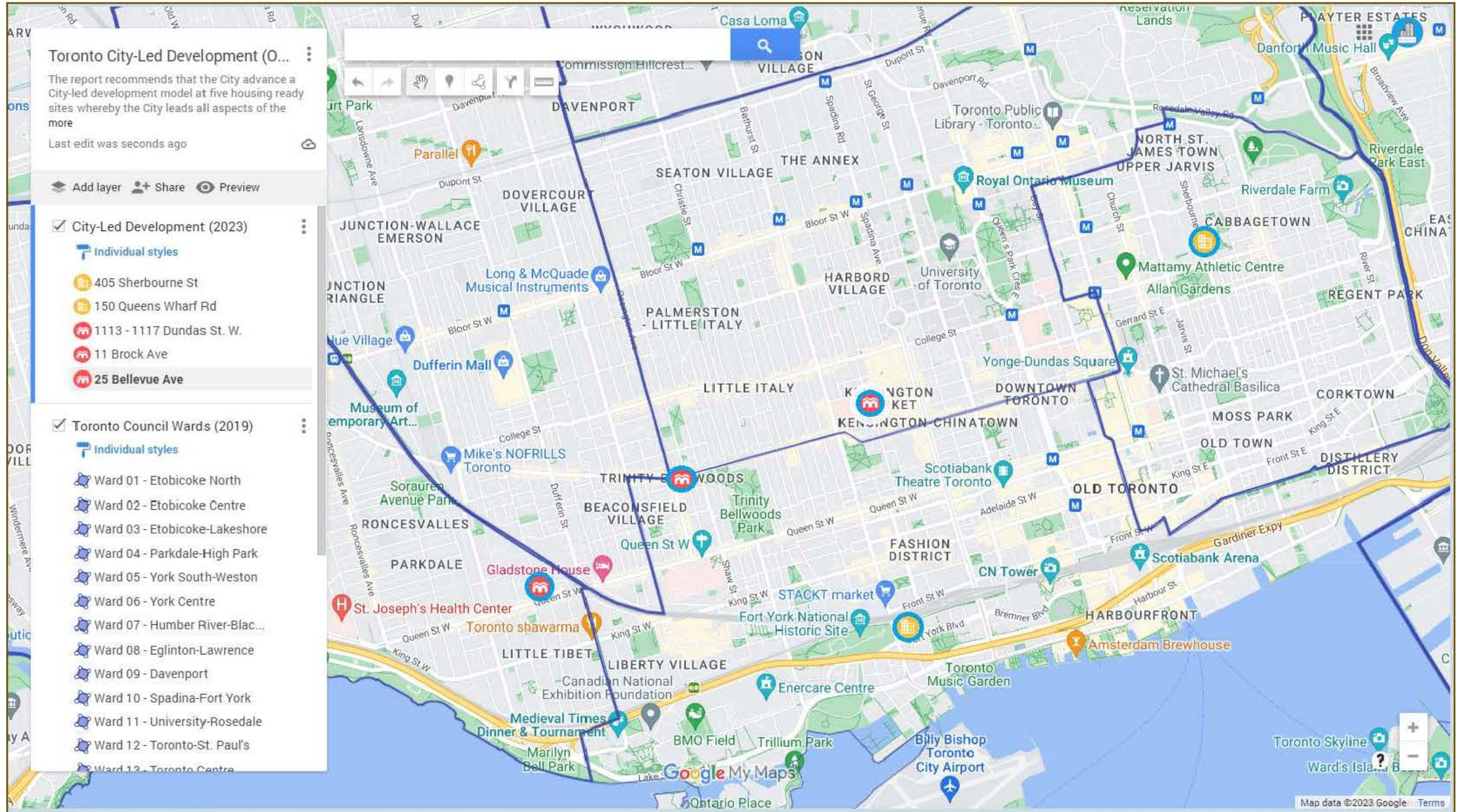
CITY WARDS

04 – Parkdale

10 – Spadina Fort York

11 – University – Rosedale

13 – Toronto Centre





City of Toronto – “Public Builder” Pilot (MAP)

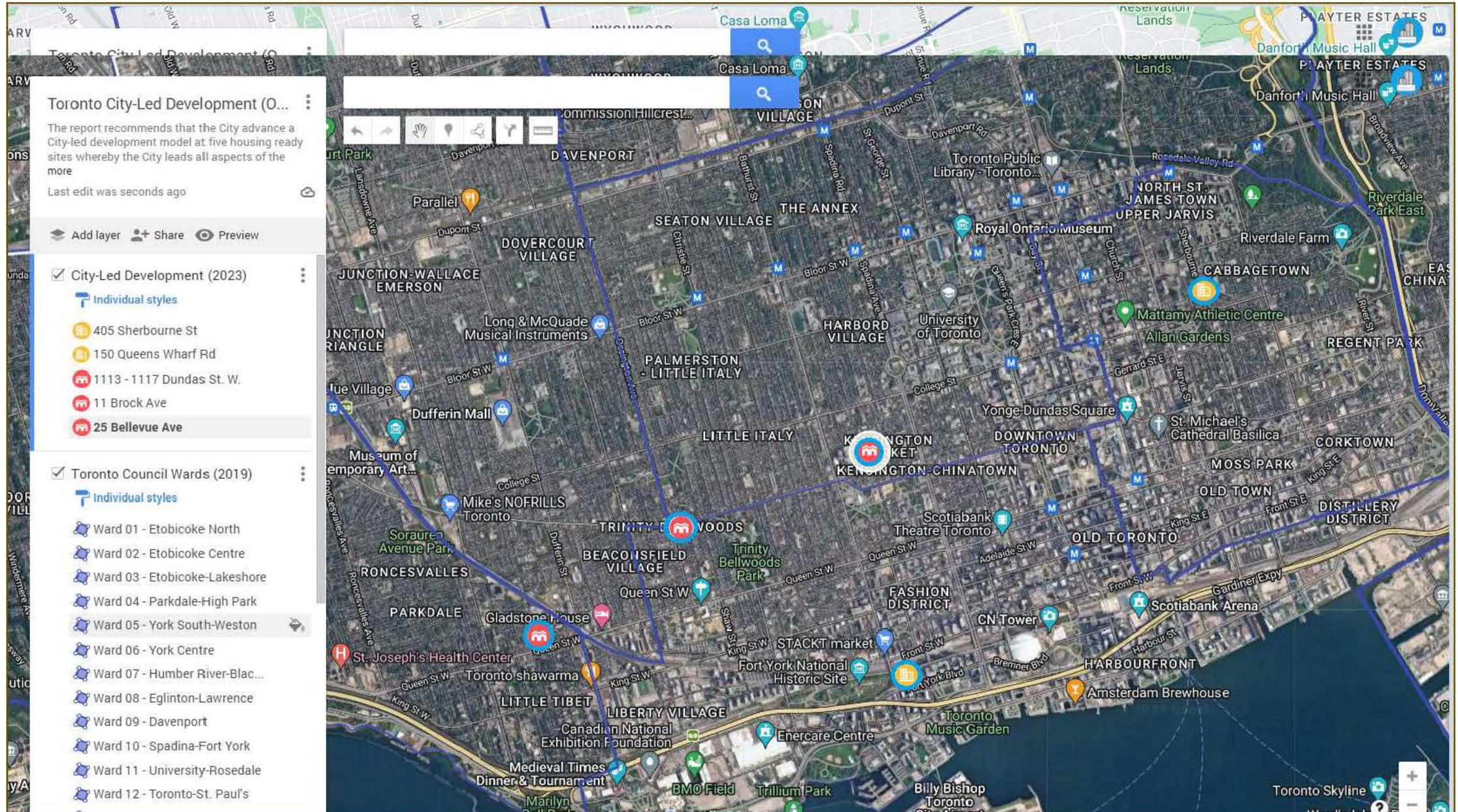
CITY WARDS

04 – Parkdale

10 – Spadina Fort York

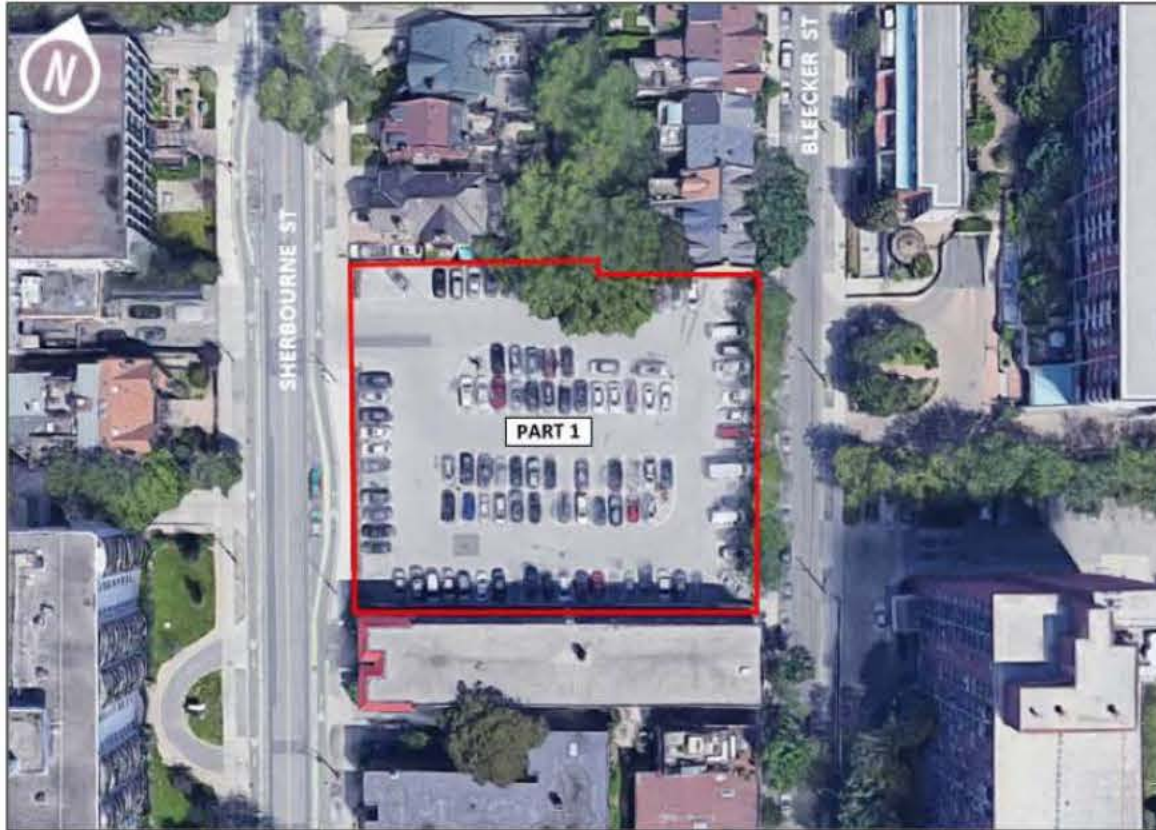
11 – University – Rosedale

13 – Toronto Centre





HOUSING NOW - 405 SHERBOURNE



Subject Site:	405 Sherbourne Street (Part 1)
Parcel Information:	Designated as Apartment Neighbourhood Areas 0.74 Acres Located in Ward 13



HOUSING NOW - 405 SHERBOURNE

*Revised CreateTO Proposal (March 2021)



NORTH-EAST AERIAL VIEW

CREATE TO SvN

T10 Adelaide St. E, info@svn-ap.com
Toronto, ON M5C 1K9 416.593.6499

405 Sherbourne Street
405 Sherbourne Street M4X 1K5
Toronto, Ontario

CreateTO

AERIAL VIEW



HOUSING NOW (March 2021)

Revised as 25-storey mixed use building

266 Total-Units
*133 Market-Rental
*133 Affordable-Housing units

67 parking spaces (below grade)
267 bicycle parking space

Community facility space on ground floor

Mid-block connection between Sherbourne
St and Blecker St.



HOUSING NOW – 150 QUEENS WHARF

HousingNowTO @HousingNowTO

2/ Goal from @CHRA_ACHRU presentation in MARCH 2017 was to deliver EIGHTY (80) new units of #AffordableHousing on "Block 36 North - Queens Wharf" site in #CityPlace with residents moving in early 2019.

*This Land was declared #TOPoli "surplus" by #TCHC.

chra-achru.ca/wp-content/upl...

Block 36 North in City Place

- Second Open Door pilot development
- 2016 RFP for Fed/prov. funding. City incentives and public land, with equity contributions from selected proponent Citizen Development Group
- 80 affordable rental homes, including 1, 2, and 3 bedrooms
- In partnership with Toronto Community Housing
- Rents range from 75% to 100% AMR, 15 RGI home, and up to 25% of homes to be available to households receiving housing allowances

Affordable Housing Office 16

Toronto

You and 3 others

11:19 AM · Nov 3, 2019

<https://twitter.com/HousingNowTO/status/1191027247374880768>

2017

HousingNowTO @HousingNowTO

3/ ...the 2015 #AffordableHousing math did NOT work for modern construction-costs. Our Volunteers have come back with a "Fiscally-Viable" 2020 plan for Block 36N at CityPlace.

- ✓ 22 Storeys
- ✓ 282 Total Units
- ✓ Mixed-Income
- ✓ Including #SupportiveHousing Units

#TOPoli #HousingNow

Place	Units	Total	
Block 36 North	280	45	12,600
Queens Wharf	400	92	36,800
City Place	600	35	12,500
Other	600	70	42,000
Supportive	850	40	34,000
Other	1100	19	11,000
Total	282		148,900

You and 3 others

4:56 PM · Feb 12, 2020

<https://twitter.com/HousingNowTO/status/1227713023374233601>

FEB. 2020

Joe Cressy @joe_cressy

This week, Toronto's Planning and Housing Committee approved our pitch to add 25% more affordable housing units to the development at 150 Queens Wharf Road in CityPlace.

When it comes to building affordable housing on City-owned land, we can't be afraid to think big.

25% more affordable housing
150 Queens Wharf Rd

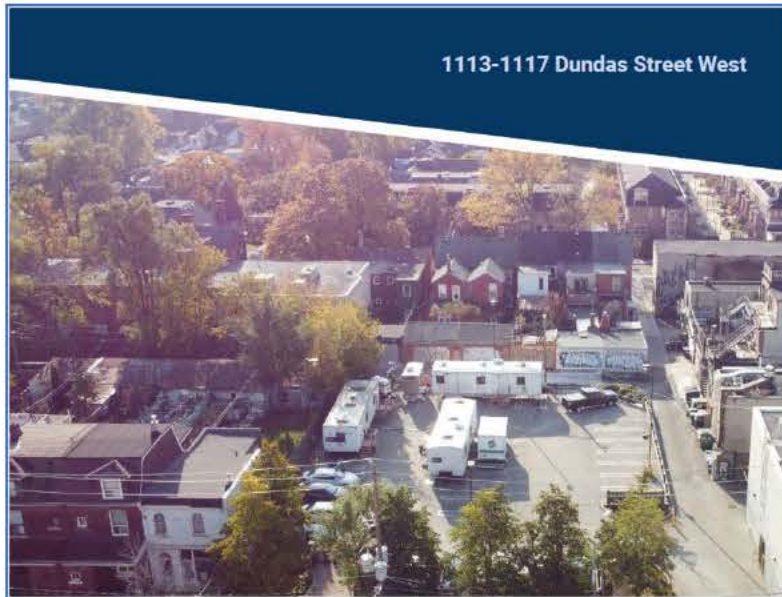
3:29 PM · Oct 22, 2021

https://twitter.com/joe_cressy/status/1451631890771939348

OCT. 2021



TMU PROJECT – 1117 DUNDAS ST W



1113-1117 Dundas Street West

Affordable Rental Housing Concept Technical Final Report

Prepared by: Planning Group 720

PLG 720: Advanced Planning Studio II
X (Ryerson) University



As-of-Right



Follows Zoning By-Law

15 Units (FSI: 0.8)	
Affordable Units	13 (87%)
Market Units	2 (13%)
Total Development Cost	\$ 8,011,329

6-Storey Concepts



Box

73 Units (FSI: 4.0)	
Affordable Units	58 (79%)
Market Units	15 (21%)
Total Development Cost	\$ 41,551,787



Follows Mid-Rise Design Guidelines

60 Units (FSI: 3.3)	
Affordable Units	38 (63%)
Market Units	22 (37%)
Total Development Cost	\$ 39,233,014

8-Storey Concepts



Box

97 Units (FSI: 5.3)	
Affordable Units	77 (79%)
Market Units	20 (21%)
Total Development Cost	\$ 55,420,425



Moderate

75 Units (FSI: 4.0)	
Affordable Units	54 (72%)
Market Units	21 (28%)
Total Development Cost	\$ 45,399,957



Follows Mid-Rise Design Guidelines

85 Units (FSI: 3.8)	
Affordable Units	42 (49%)
Market Units	23 (27%)
Total Development Cost	\$ 42,090,226

10-Storey Concepts



Box

122 Units (FSI: 6.6)	
Affordable Units	97 (80%)
Market Units	25 (20%)
Total Development Cost	\$ 69,254,764



Moderate

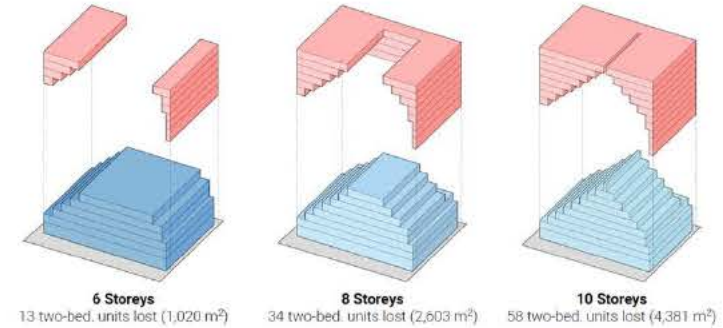
75 Units (FSI: 4.1)	
Affordable Units	52 (69%)
Market Units	23 (31%)
Total Development Cost	\$ 46,411,961



Follows Mid-Rise Design Guidelines

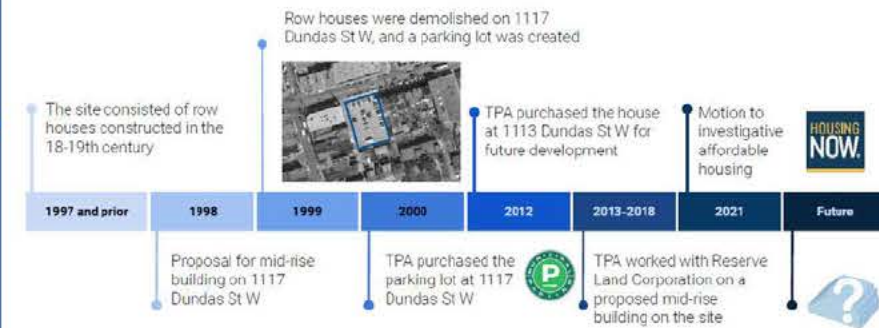
67 Units (FSI: 3.6)	
Affordable Units	43 (64%)
Market Units	24 (36%)
Total Development Cost	\$ 43,284,492

Mid-Rise Design Guideline: Angular Plane



These diagrams illustrate how many units are lost due to angular planes.

Below is a timeline that gives an overview of the history of the site.



These two tables are the key characteristics of the proposed developments in 1998 and between 2013-2018 found within historic newspapers.

1998 4-Storey Mid-Rise proposal

Height	4 storeys (13 meters)
Residential Units	36 Units, 50% "suitable for families"
Parking Spaces	49 spaces
FSI	2.43 times the lot area

2013-2018 6-Storey Mid-Rise proposal

Height	6 storeys (~19.5 meters)
Total GFA	6,205 meters ² (66,787 ft ²)
Residential GFA	5,417 meters ² (58,307 ft ²)
Commercial GFA	788 meters ² (8,480 ft ²)
FSI	3.5 times the lot area
Parking Spaces	50-60, (55 estimate)

<https://www.toronto.ca/legdocs/mmis/2022/ph/comm/communicationfile-149147.pdf>



CreateTO – 1117 DUNDAS ST W

Two Building Typologies

TYOLOGY 1: MIDRISE

Mid Rise residential mixed-use building with Encapsulated Mass Timber Construction (EMTC)



10-storey building with laneway housing
modelled on 1113-1117 Dundas Street



12-storey hybrid building
modelled on 1627 Danforth Ave

TYOLOGY 2: TALL BUILDING

Tall Building, EMTC/Concrete (Hybrid) construction



18-storey hybrid tall building
modelled on 150 Queens Wharf Rd

BUILDING FOR BELONGING
OCT 26-28 2023



ONPhA



CreateTO – 1117 DUNDAS ST W

Early program parameters

- Generally mid-rise sites (e.g. 7-12 storeys)
 - Avoid OBC Alternative Solutions if possible
- Flexible approach to built form (i.e. boxier is better)
- Minimize below-grade structure, especially parking
- Focus on carbon
 - Electrify and use low carbon materials
 - Optimize envelope (performance vs cost vs carbon)
 - Be renewable energy-ready
- Pre-fabrication
 - Less waste, fewer vehicle trips, better work environment, etc.
 - Faster construction



BUILDING FOR
OCT 26-28 2023
BELONGING



ONPhA



LCBO – 11 BROCK AVE (Parkdale)



1/ Visited the old surplus government-land in #Parkdale (*former LCBO & Surface-Lot) that will be at Planning & Housing Committee on TUE to discuss finally replacement with new #AffordableHousing & #SupportiveHousing on this site in #TOPoli...

LINK - app.toronto.ca/tmmis/viewAgen...



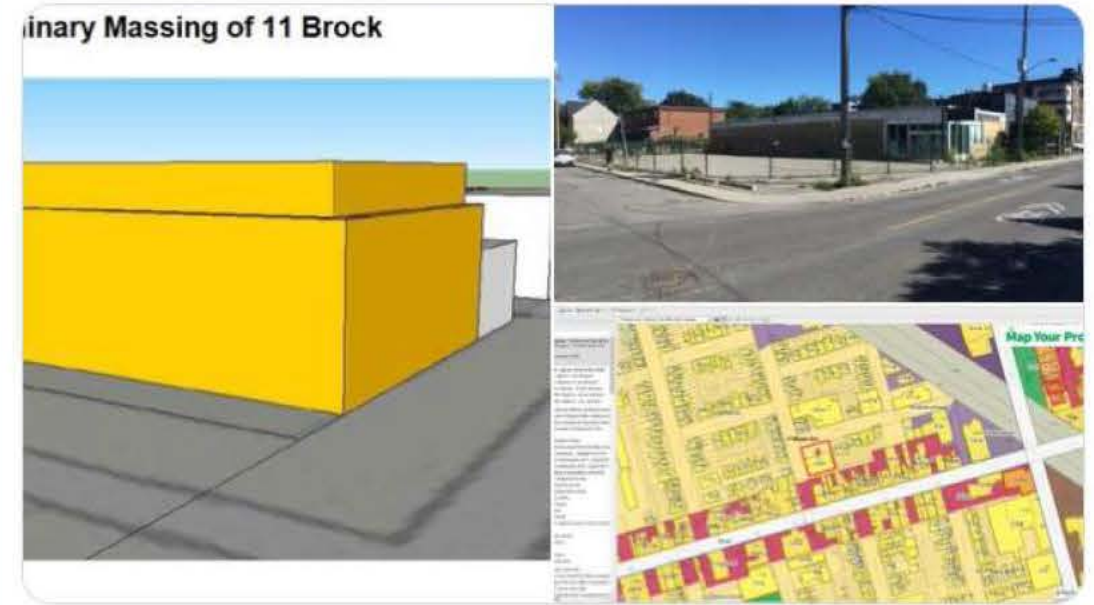
You and CityPlanTO

9:59 AM · Sep 20, 2021 from South Parkdale, Toronto



4/ ...we have a #HousingCrisis in #TOpoli. When we have Surplus-Government lands in PRIME locations near Transit, we can't squander them on on 4-storeys / 40-units of #AffordableHousing, just because they sit inside the #YellowBelt "neighbourhoods".

PDF - toronto.ca/legdocs/mmis/2...



You and CityPlanTO

10:25 AM · Sep 20, 2021

(*SURPLUS LANDS - 2016)

<https://x.com/HousingNowTO/status/1439952340958728192>

(*Density = Affordable Unit Delivery - 2021)

<https://x.com/HousingNowTO/status/1439958789420208139>



GREEN P – 25 BELLEVUE AVE

HousingNowTO @HousingNowTO

Congratulations to Councillor @m_layton for starting the "Formal-Process" in #TOPoli to convert this 0.61 acres / 91-spaces of Surface Parking-Lot #LazyLand in #KensingtonMarket into New #AffordableHousing in 2020..!

🏗️🧱🔧🏠🔑

AGENDA LINK - app.toronto.ca/tmmis/viewAgen...



You and 2 others


4:41 PM · Jul 24, 2020

(*SURPLUS LANDS - 2020)

<https://twitter.com/HousingNowTO/status/1286763421472612354>

HousingNowTO @HousingNowTO

Agree 100% that using #MZO is smart way to quickly deliver this needed Hospital-Expansion Tower in Downtown Toronto. We would encourage you to do the SAME to deliver a substantial block of new #AffordableHousing on the nearby #KensingtonMarket parking-lot.



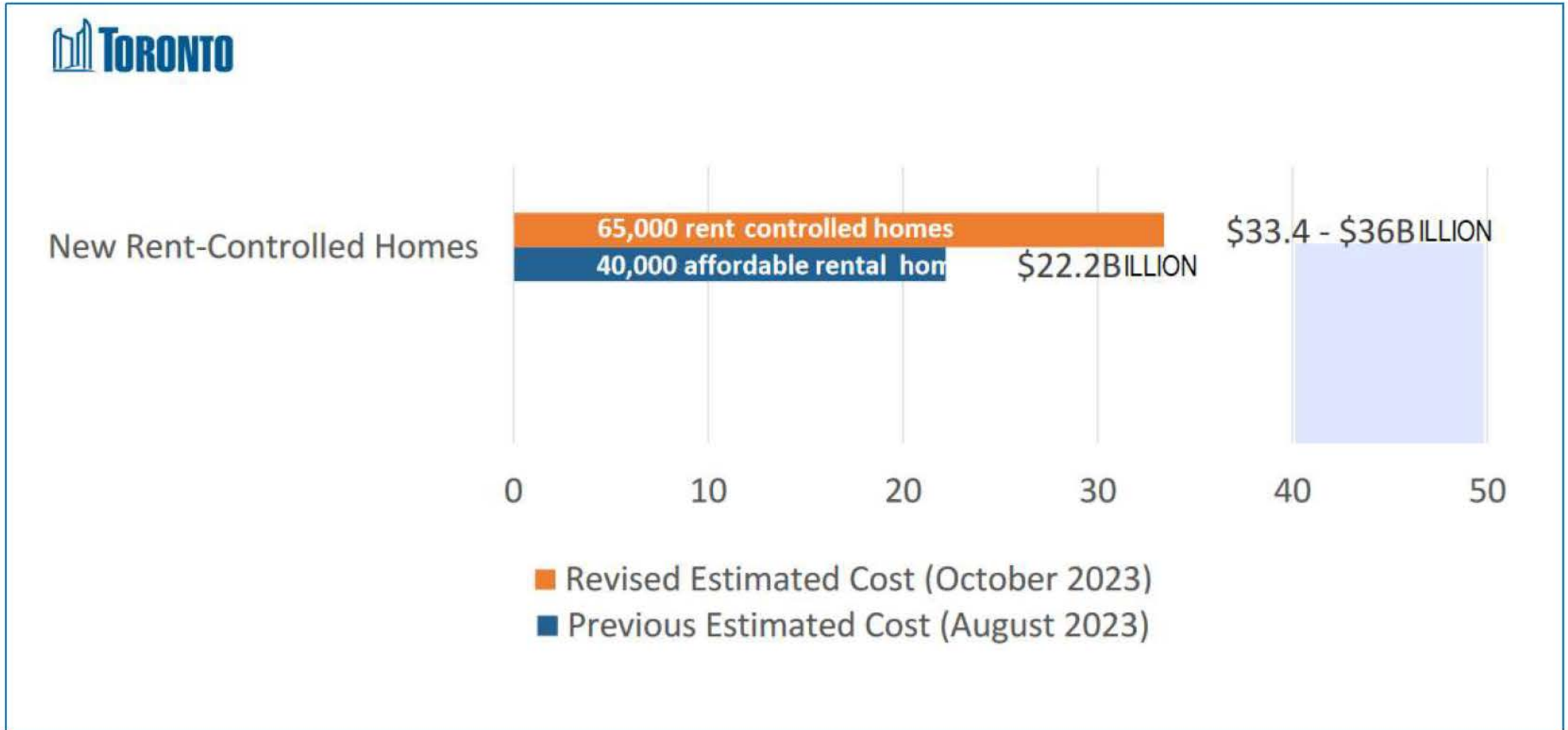
8:22 PM · Mar 18, 2022 from Toronto, Ontario

(*Density = Affordable Unit Delivery – JAN 2021)

<https://x.com/HousingNowTO/status/1504976518220587010>



STAFF - HousingTO Plan Cost Comparison



\$36,000,000,000 (\$36-BILLION) / 65,000 apartments = *AVERAGE ~\$554,000 per apartment



STAFF - HousingTO Plan Cost Comparison



**\$36
BILLION**



**\$36,000,000,000 (\$36-BILLION) / 65,000 apartments =
*AVERAGE ~\$554,000 per apartment**

EX9.3 - Generational Transformation of Toronto's Housing System (Staff Presentation) – Oct. 31, 2023

<https://www.toronto.ca/legdocs/mmis/2023/ex/bgrd/backgroundfile-240371.pdf>



Volunteer Team - Contact Information

H2 | REAL ESTATE

G THE GLOBE AND MAIL | FRIDAY, SEPTEMBER 25, 2020



Left to right: Housing advocates Andrea Adams of St. Clare's, Rich Analytics chief technology officer Mark Richardson, Smart Density's Joshua Papernick, architect Naama Blonder, urban planner Alexei Guerra and Diane Dyson of The Neighbourhood Group gather at 2444 Eglinton Ave. East in the Scarborough neighbourhood of Toronto. Their work aims to ensure that when the City of Toronto builds affordable housing on this site through its Housing Now initiative, the maximum number of units is built. DAVE LEBLANC/THE GLOBE AND MAIL

HousingNowTO

CONTACT – info@HousingNowTO.com

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



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](https://www.bot.com/Portals/0/PDFs/Priced_Out_Workforce_Housing_Affordability_GPDD.pdf)