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Planning & Housing Committee
City of Toronto
100 Queen Street West
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RE : PH3.3 - 5207 Dundas Street West - Bloor-Kipling (Six Points) Block 1 - Housing Now

Chair & Members of the Planning & Housing Committee,

Over the last **1,600 days**, since these Etobicoke Centre lands were [first announced](#) for inclusion into the City’s “Housing Now” program on December 7th 2018 – many volunteers from our **HousingNowTO.com** civic-tech and open-data project have attended all of the many [in-person](#) and [virtual](#) public meetings that have taken place for this “Housing Now” program site at Bloor-Kipling (Block 1) for the City-owned vacant lands near the Six Points interchange.



HOUSING NOW – BLOOR-KIPLING (Six Points) – Block 1


Our volunteers have also worked with data analysts, urban planners, architects and affordable housing operators over the last 4+ years to crowd-source trustworthy and accessible information about the overall targets of the “Housing Now” program – and the economic-viability of the City’s affordable-housing development goals on the hundreds of acres of surplus lands that the City of Toronto currently owns.

Bloor-Kipling (Block 1) at 2.48 acres, is the first site within the total 18.7 acres of “Housing Now” lands surrounding Kipling and Islington TTC subway stations – to have finally reached this “Final Approval” threshold. We are grateful to see that this [long-delayed milestone](#) has now been achieved, and feel especially optimistic to see that **KT Housing Now Six Points LP** (Kilmer & Tricon) have been selected as the private-sector development partner(s) on this site. We know that they have a proven track-record on co-building and delivering successful mixed-income and

affordable housing re-development projects with WaterfrontToronto on the [West Don Lands](#), and expect a similar model to be successful again here at Block 1 in the Etobicoke Centre planning district.

We would like to thank City staff and CreateTO for their excellent work on this – and highlight how they were able to 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 unit-delievery opportunities on this City-owned lazy-land to help to mitigate the on-going challenges the “Housing Now” program faces from increased construction-costs and interest rates in 2023 –

Table 1: Summary of the Proposal Changes

	Previous Zoning Approval	Current Development Proposal	Change	
Total Gross Floor Area	57,959 square metres	63,144 square metres	+ 5,185 square metres	✓
Residential Gross Floor Area	53,250 square metres	58,435 square metres	+ 5,185 square metres	✓
Non-Residential Gross Floor Area	4,709 square metres	4,709 square metres	No change	
Floor Space Index	5.79	6.31	Increased by 0.52	✓
Dwelling Units	643	710	Increased by 67	✓
Tower 1 Height (zoning by-laws do not set number of tower storeys)	65 metres (17 storeys – conceptual)	78 metres (25 storeys - conceptual)	Increased by 13 metres, 8 storeys	✓
Tower 2 Height (zoning by-laws do not set number of tower storeys)	86 metres (24 storeys – conceptual)	90 metres (29 storeys - conceptual)	Increased by 4 metres, 5 storeys	✓
Parking Spaces	343	199	Decreased by 144	✓
Bicycle Parking Spaces	509	741	Increased by 232	✓

Housing Now: Bloor-Kipling Block 1 (5207 Dundas Street West)

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 on this redevelopment site, and others in the City’s surplus-lands portfolio.

Yours,



Mark J. Richardson
 Technical Lead – [HousingNowTO.com](https://www.housingnowto.com)

APPENDIX 'A' – CreateTO RFP Site Highlights via CBRE (October 2021)

THE PORTFOLIO

5 2 0 7

Dundas Street West

BLOOR-KIPLING (SIX POINTS), BLOCK 1

ETOBICOKE, ONTARIO

CBRE

PROPERTY INFORMATION

 **TOTAL SITE AREA (ACRES)**
2.48 acres

 **EXISTING CONDITIONS**
Vacant and unimproved

 **PROJECTED DEVELOPMENT DENSITY (GFA)**
GFA is 623,865 sq. ft.

 **PROJECT BUILDING HEIGHTS**
18 & 25 storey tall buildings with 5-10 storey base buildings

 **COMPLETED APPROVAL PROCESS**
Block Context Plan and Zoning By-Law Amendment

 **REQUIRED APPROVAL PROCESS**
Site Plan Approval and Building Permit

 **PRIMARY DEVELOPMENT TYPE**
Purpose-built rental with the potential for condominium ownership units as well

 **INTEREST OFFERED**
Leasehold + Freehold for condominium portion

Housing Now Lands Portfolio

WAVE II OPPORTUNITIES

CBRE Limited ("CBRE"), on behalf of CreateTO, as agent of the City of Toronto (the "Owner"), is pleased to offer this unique opportunity to lease a land portfolio (the "Offering") comprising two urban development sites located at 2444 Eglinton Avenue East ("2444 Eglinton") in Scarborough and 5207 Dundas Street West, Block 1 of the Bloor-Kipling (Six Points) lands ("5207 Dundas") in Etobicoke. A portion of the land is available to accommodate up to 73 of the total residential units for a freehold condominium project. The properties are being offered to the market with the opportunity to be acquired individually or as a portfolio. The properties are each uniquely positioned at transit-oriented locations with immediate access to existing TTC subway and GO Stations at Kipling Station and Kennedy Station, and are both highly suited for the development of primarily purpose-built rental with the opportunity for a portion of the units to be condominium ownership.

The Housing Now Initiative seeks to address the rising cost, and increasingly restricted supply of housing in Toronto by activating select City-owned land assets for the purpose of developing affordable housing within mixed-income, mixed-use, transit-oriented communities. To ensure the goals of the Initiative are met, both properties have a requirement that a minimum of 33% of all residential units be affordable rental. The remaining units may be entirely (67%) market rental units or depending on the preference of the developer there is an option to have the remaining units be market rental units with a maximum of 33% condominium ownership units. Please see page four (4) for more information on each of the development sites.

The Owner's primary objective through this offering is to leverage the land value of the sites in exchange for a mixed market, and affordable purpose-built rental housing development with a high quality of design and integration of amenities, providing quality housing opportunities for future generations. 5207 Dundas is also anticipated to be connected to allow carbon thermal district energy network. The Owner's requirements for 5207 Dundas and 2444 Eglinton are detailed in their respective Confidential Information Memorandum (the "CIM") which can be found in the online data room. The Owner has a strong interest in having not-for-profit housing providers and/or Indigenous organizations involved in the development of the project, as well as the eventual operator of the affordable units.

CLICK FOR MORE INFORMATION:

-  5207 DUNDAS STREET WEST, BLOOR-KIPLING (SIX POINTS), BLOCK 1
-  2444 EGLINTON AVENUE EAST

CBRE

