



HousingNowTO.com

Email - info@housingnowto.com

Phone – 416-938-4722

July 4, 2022

Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

RE : PH5.4 - Affordable Housing in Transit Oriented Communities

Planning & Housing Committee,

Our **HousingNowTO.com** civic-tech volunteers – many of whom live in the wards along the Ontario Line route – have attended almost two-dozen public-meetings with City Planning, Infrastructure Ontario, Metrolinx and their various development partners (Cadillac Fairview / Ontario Teachers' Pension Plan & Choice REIT / Loblaws / Weston) for the multiple provincial "Transit-Oriented Community" (ToC) sites that have had their proposed development details made public. Our volunteers, along with other community members have also reviewed all of the available public documents made available on the Infrastructure Ontario website - <https://www.infrastructureontario.ca/en/what-we-do/projectssearch/?cpage=1&facets=projectstage%3Ainplanning>

As detailed in the City staff report, there have been six (6) Ontario Line ToC sites where the development details have been made public along the southern portion of the Ontario Line between Exhibition Stadium and Gerrard-Carlaw -

1. **Exhibition (*MZO)**
2. **King / Bathurst (*MZO)**
3. **Queen / Spadina (*MZO)**
4. **Corktown / First Parliament (*MZO)**
5. **East Harbour (*MZO)**
6. **Gerrard / Carlaw**

To date, the first five (5) of these ToC sites have been given a provincial Minister's Zoning Order (MZO) for their redevelopment, and our volunteers anticipate that the Gerrard-Carlaw North Transit-Oriented Community will also be issued an MZO within the next 4-months. We also anticipate provincial "Transit-Oriented Community" (ToC) sites will be announced by Infrastructure Ontario for the new Pape and Cosburn stations on the Ontario Line route before the end of 2023.

Toronto City Council and Mayor-elect Chow need to confirm an agreement with our Federal and Provincial governments to lock-in a repeatable model for delivering dedicated units of new "Affordable Rental Housing" on all of these Transit-Oriented Community / MZO sites in Toronto.

Of the approx. ~**8,100** new residential units that are included in the Provincial ToC sites between Exhibition Station and Gerrard Station --- the only specific public agreement for the delivery of new “Affordable Housing” units is two-hundred and fifteen (**215**) units that were negotiated at East Harbour with the Ontario Teacher’s Pension Fund. That represents just **2.6%** of the total units that our Provincial government anticipates creating at their ToC sites along the southern portion of the Ontario Line.

In comparison, the City of Toronto has two (2) x HOUSING NOW program sites adjacent to the northern terminus of the Ontario Line on Science Centre Station site at Don Mills and Eglinton. One of the HOUSING NOW parcels – 770 Don Mills – is a large 5.5 acre commercial site, very similar dimensions and transit-access as the Gerrard-Carlaw Transit-Oriented Community (ToC) site. However, on the 770 Don Mills site - City Council has approved Create TO’s plans for a 3-tower development with a total of 1,252 new residential units – and has locked in a requirement for one-third of the new housing (417 units) to be offered as Affordable Rental units.

On all of these Transit-Oriented Community (ToC) site, Torontonians should ask the same questions that our volunteers ask on all of these ToC / MZO developments –

1. How quickly can the City work with both our Provincial and Federal Governments to deliver an agreement in 2023 to ensure a substantial quantity of new Affordable Rental units are locked-in on all of these Transit-Oriented Community (ToC) sites?
2. How can the City work with Pension Funds and land-owners like Choice REIT and Cadillac Fairview (Ontario Teachers’ Pension Plan) to ensure that their Transit-Oriented redevelopment projects provide Affordable Rental units that would be affordable to junior employees within their own organizations?
3. How can the City learn from recent Provincial Affordable Housing / MZO examples like the Aspen Ridge / Foundry site in the West Don Lands to ensure firm commitments in new ToCs?

As always, our open data and civic-tech volunteers are happy to answer any questions the committee or city staff may have on affordable-housing development best practices – and how to make most effective use of Transit-Oriented Lands to help alleviate Toronto’s rental-housing crisis.

Yours,



Mark J. Richardson

Technical Lead – HousingNowTO.com

“TRANSIT-ORIENTED COMMUNITIES at ONTARIO LINE Stations”

Affordable-Housing Opportunity Sites

STATION	RESIDENTIAL UNITS (Approx)
Exhibition	~568 units
King Bathurst	~422 units
Queen Spadina	~217 units
Corktown	~1,580 units
East Harbour	~4,300 units
Gerrard	~1,080 units
TOTAL	~8,167 units



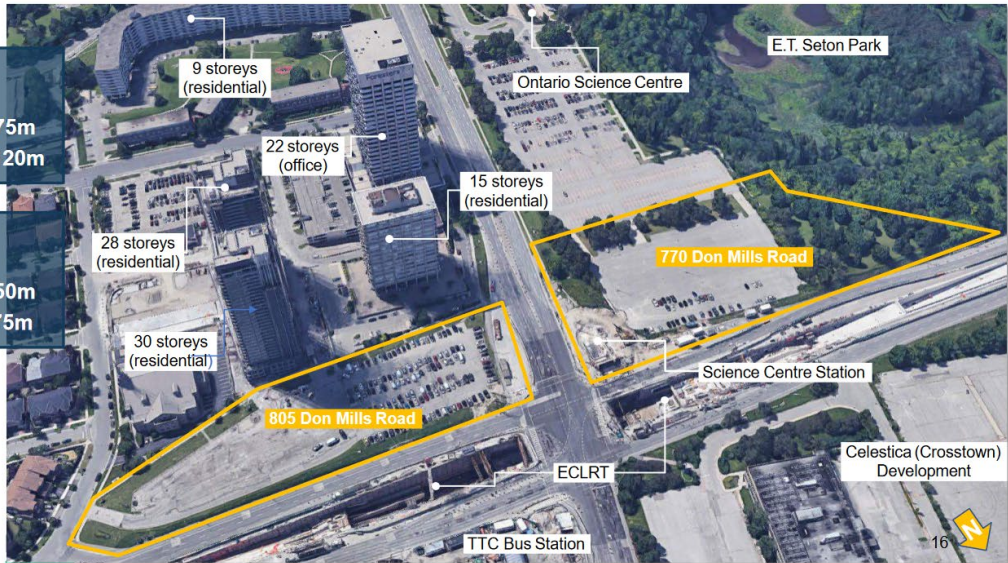
Ontario Line – Transit-Oriented Communities (Spring 2023)

Ontario Line – Approved HOUSING NOW sites at the Science Centre

Site Context and Details

770 Don Mills Road
 Site area: 2.22 ha
 Eglinton frontage: 275m
 Don Mills frontage: 120m

805 Don Mills Road
 Site area: 1.43 ha
 Eglinton frontage: 250m
 Don Mills frontage: 75m



770 Don Mills

- New Daycare
- New Retail
- New Shool (TDSB)
- New Housing (1,252 Units)
- (*417 Affordable Rental Units)



SOUTH-WEST | Axonometric



NORTH-EAST | Axonometric

COMMON AREA	RESIDENTIAL (CONDO)
DAY CARE	RESIDENTIAL (RENTAL)
INDOOR AMENITY	RETAIL
OUTDOOR AMENITY	TDSB
MECHANICAL	

PROGRAM DISTRIBUTION | Axonometric

Community Meeting | September 2021
 770 & 805 DON MILLS ROAD | CreateTO | Montgomery Sisam Architects | The Planning Partnership

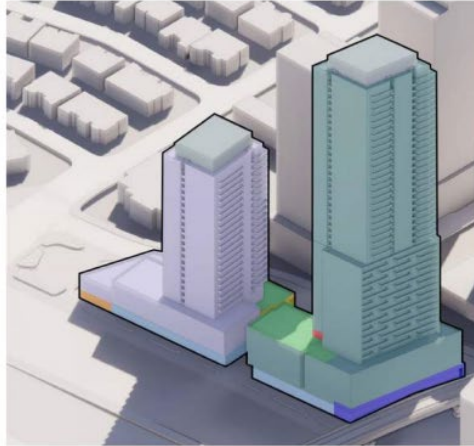
770 DON MILLS – Approved by City Council – June 15, 2022

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH34.2>

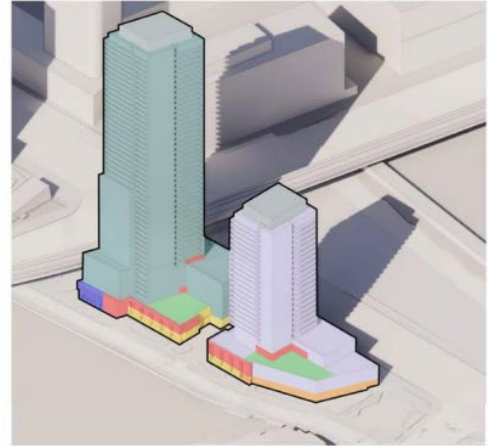
The Proposal

805 Don Mills | Program

- New Daycare
- New Retail
- New Community Space
- New Housing (806 Units)
- (*269 Affordable Rental Units)



SOUTH-EAST | Axonometric



NORTH-WEST | Axonometric



Community Meeting | September 2021
 770 & 805 DON MILLS ROAD | CreateTO | Montgomery Sisam Architects | The Planning Partnership

805 DON MILLS – Approved by City Council – June 15, 2022

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH34.3>

Housing Now - Milestone Report

05-Apr-23

Address	Prior Total Units	Current Total Units	Total Rental (% of total units)	Afford. Rental (% of total units)	Date of Planning Submissions / Approvals	Go To Market	Date of Proponent Selection	Date of SPA Submission	Date of First CMHC Financing Submission	Const'n Start First Forecast	Const'n Start Current Forecast	Milestone Notes
805 Don Mills Rd	834	840	554 (67%)	286 (33%)	Zoning Approved Jun 2022	TBD	N/A	TBD	N/A	Q4 2021	TBD	Market Offering expected to follow consideration of Housing Now Annual Report at the April 27th PHC
770 Don Mills Rd	1,254	1,254	836 (67%)	418 (33%)	Zoning Approved Jun 2022	TBD	N/A	TBD	N/A	Q4 2021	TBD	Final contract discussions with TDSB ongoing. Market Offering expected to follow consideration of the Housing Now Annual Update Report at April 27th PHC.

TOTAL **2,094** **1,390** **704**

CreateTO - 770 & 805 DON MILLS (Total "Affordable Rental" Units) – April 2023

<https://www.toronto.ca/legdocs/mmis/2023/ra/bgrd/backgroundfile-235915.pdf>

West Don Lands (Block 17 & 26) – Approved MZO at the Provincial “Foundry” site (153 – 185 Eastern Ave)



Registered Agreements

153 – 185 Eastern Ave.

Proponent: Aspen Ridge Homes

Design Team: Core Architects

Review Stage: Issues Identification

MZO does not address matters of heritage and affordable housing

Affordable Housing:

- Minimum of 264 units and no less than 25% of the total units to be provided as affordable housing
- Required unit mix and sizes
 - 40% one-bedroom units
 - 40% two-bedroom units
 - 15% three-bedroom units
 - 5% four-bedroom units
- Rents
 - 50% at less than 100% of CMHC market rent
 - 40% at less than 80% of CMHC market rent
 - 10% at less than 40% of CMHC market rent



Waterfront Toronto – Design Review Panel (March 22, 2023)

https://www.waterfronttoronto.ca/sites/default/files/2023-03/March%202022,%202023%20WDRP%20Review%202023-185%20Eastern%20Ave_Issues%20Identification.pdf