



HousingNowTO.com

**PH8.9 - Acquisition of
Affordable Housing
Development Project at
355 Coxwell Avenue**

November 30, 2023

CONTACT – info@HousingNowTO.com

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



HISTORY – 355 Coxwell Ave (2016)

355 COXWELL AVE

Application Status: Open

Date Submitted: 2016-07-28

Type: Community planning

Proposal for a 6-storey residential building, containing 33 affordable housing units with FSI of 3.3 times the area of the lot.

Count Days

2681 days

July 28, 2016 -
November 30, 2023



Community considers Coxwell and Gerrard co-op plans

© February 2, 2017



An architect rendering of the proposed co-op development at Coxwell and Gerrard.



West Elevation

355 and 363 Coxwell Avenue

Applicant's Submitted Drawing

Not to Scale
09/15/2016

Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
2016				2017				2018				2019				2020				2021				2022				2023				2024			



HISTORY – 355 Coxwell Ave (2017)

Community considers Coxwell and Gerrard co-op plans

© February 2, 2017



An architect rendering of the proposed co-op development at Coxwell and Gerrard.

<https://beachmetro.com/2017/11/28/coxwell-gerrard-co-operative-approach-housing/>

Access and Parking

Vehicular access will be from the existing public laneway that parallels the north property line. The proposal includes 7 surface vehicular parking spaces and an additional 2 tandem spaces. Zoning By-law 569-2013 requires 35 resident spaces and 6 visitor spaces.

(2017) **PARKING MINIMUMS** : 6-Storey / 33-Unit Senior's Coop on a TTC Streetcar line to have **FORTY-ONE (41)** underground Parking-Spaces as Mandatory STANDARD.

(2017) **41** underground parking spaces x **\$75,000** = **~\$3-MILLION.**



NO LARGER THAN A PARKING SPOT



United Way Greater Toronto transformed a 150-square-foot parking spot into a one-bedroom apartment to highlight the city's housing crisis. The creation was part of the "OpenHouse" pop-up exhibit in Liberty Village. United Way is hoping the exhibit will start a conversation about making homes more affordable.

Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
2016				2017				2018				2019				2020				2021				2022				2023				2024			



HISTORY – 355 Coxwell Ave (2019)

toronto.com @torontodotcom · Apr 24
 Register on @torontodotcom today to make sure you get more important local stories like this: **Affordable housing** project cancelled in Toronto's #Leslieville area.
torstar.co/FZTZ50ryunG

“An accessible, affordable housing development slated for the northeast corner of Upper Gerrard St. & Coxwell Ave. is no more.”

<https://www.thestar.com/news/gta/2019/04/23/affordable-housing-project-in-leslieville-cancelled-as-construction-costs-escalate.html>

Innstead Co-operative Housing Inc. has cancelled its 33-unit, six-storey mixed-use apartment building.

Innstead received just over \$4 million for the project through the city’s Open Door Program, which provides capital funding, property tax breaks, development fee exemptions and a faster approval process based on units being affordable for 25 years. The rest of the funding needed for the \$12.5-million project would have come from the sale of its former office building as well as a mortgage, which would have been paid back from members’ housing charges (similar to rent).

The development became unsustainable when construction costs nearly doubled to \$21 million in three years. Despite efforts to find a solution, the co-op was unable to come up with a plan to make ends meet and decided to halt the project.

Co-op members learned of Innstead’s decision to call off the development and sell the land at a Jan. 31 meeting.

Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
2016				2017				2018				2019				2020				2021				2022				2023				2024			



HISTORY – 355 Coxwell Ave (2020-21)



Building in
Brampton, Caledon,
Toronto & York Region **stability and self-reliance.**

We build strength,

October 28, 2021

Greg Whitfield
Planning Consultant, Toronto & East York District
City of Toronto
100 Queen Street West
Toronto, ON, M5H 2N2

RE: **355 Coxwell Avenue**
Habitat for Humanity GTA
3rd Site Plan Submission
File No. 16 198307 STE 32 SA

Dear Mr. Whitfield,

As you may be aware, Habitat for Humanity Greater Toronto Area (“Habitat GTA”) has purchased the 0.09 ha site located at the northeast corner of Coxwell Avenue and Gerrard Street East, municipally known as 355 Coxwell Avenue (the “subject site”) from Innstead Co-operative Inc.

On January 9th, 2020 Habitat GTA and City Staff participated in a pre-application meeting to formally re-initiate the existing site plan control application (File No. 16 198307 STE 32 SA) and review the proposed build changes to accommodate Habitat GTA’s affordable housing program (discussed below). On September 19th, 2020 and July 20, 2021 Habitat GTA submitted a site plan control application to the City of Toronto.

Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
2016				2017				2018				2019				2020				2021				2022				2023			



HISTORY – 355 Coxwell Ave (2021-23)



To the Planning and Housing Committee,

Re: PH8.9 - Acquisition of Affordable Housing Development Project at 355 Coxwell Avenue

We are writing to show our enthusiastic support for the City's acquisition of this property with the goal of developing up to 80 affordable rental homes.

This committee is well aware of the urgent need for affordable purpose-built rental housing in Toronto. This site is well suited for an affordable development. The development has secured significant approvals. The property has sat vacant for far too long in a city where development-ready land is a precious commodity. In the words of the staff report, the City's acquisition of this property represents "the only feasible approach to ensuring affordable housing outcomes are realized through the redevelopment of 355 Coxwell Avenue." It would be beyond negligent to walk away from this opportunity or to allow this property to pass into the hands of private developers who will not realise its potential to address our urgent need for affordable housing.

As community members with a strong interest in ensuring that our community remains accessible, affordable, and vibrant, we encourage the City to ensuring that this development includes a mix of residential units, including 2- and 3-bedroom units.

Sincerely,

Kaila Hunte and Jennie Worden
Founders, East York Organize

Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4								
2016				2017				2018				2019				2020				2021				2022				2023				2024			



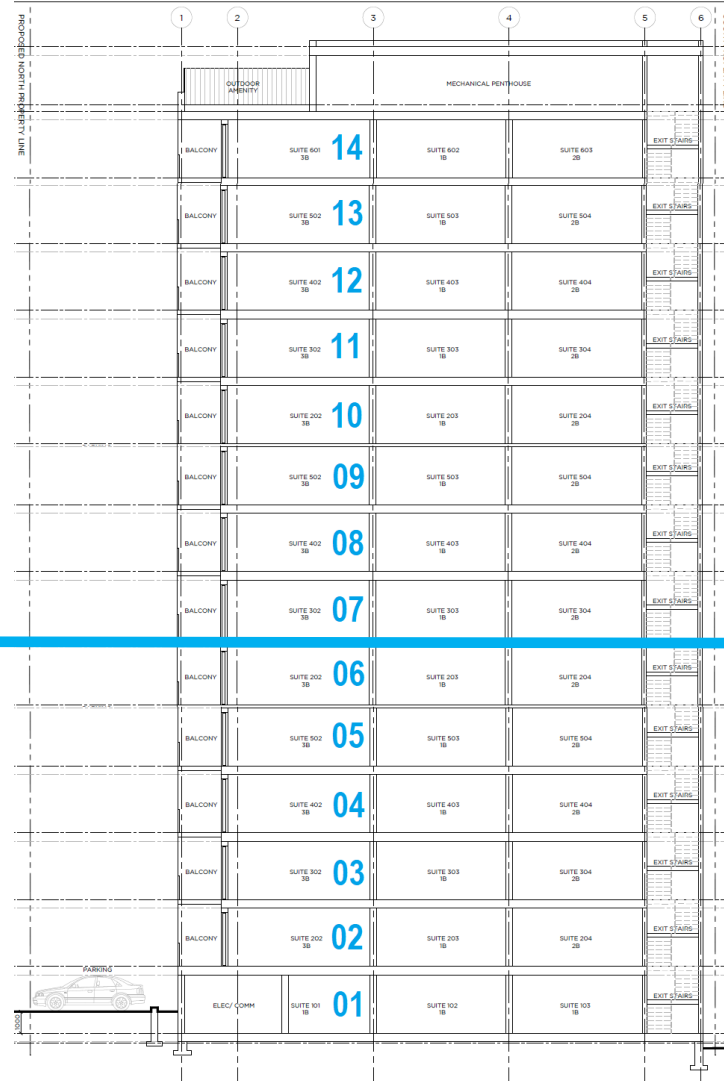
FUTURE – 355 Coxwell Ave (2024..?)

Potential

14 Storeys
80 Units

Original

6 Storeys
33 Units



FINANCIAL IMPACT

This report seeks City Council authority for the acquisition of the Project. The purchase price for the land and development project is \$3,800,000, funded from the Development Charges Reserve Fund for Subsidized Housing (XR2116).

City Council previously allocated \$3,135,000 from the Development Charges Reserve Fund for Subsidized Housing (XR2116) for the development of 33 affordable cooperative homes by the non-profit group Community Affordable Housing Solutions (CAHS) under the Open Door Program at 355 Coxwell Avenue. This report recommends committing this unused development funding to the purchase of the Project. The remaining up to \$665,000 required to acquire the Project is recommended from available funds in the same reserve account and will be added to the 2023-2032 Approved Capital Budget and Plan.

In addition, this report provides an estimate of \$4,160,923 in financial incentives under the terms of the City's Open Door Affordable Rental Housing Program. Estimates are based on current rates and excludes the Bill 23 non-profit exemption. The actual value of the incentives is dependant on the number, type and timing of affordable homes that will be developed on site and the applicable taxes, fees and charges to those units, including whether the units are determined to be eligible for exemptions for non-profit housing or affordable housing through Bill 23 which will be assessed during the development review process. The currently approved proposal is for a 6-storey building containing 33 apartments with a mix of one-, two- and three-bedroom homes. Should City staff be successful in increasing the number of affordable homes built on the Property, the above figure is based on an upset maximum of 80 homes to illustrate the potential financial implications of waivers for this higher number of affordable units.

Table 1 – Estimated Open Door Program Incentives for up to 80 Affordable Rental Homes

Affordable Rental Homes	Estimated Affordability Period	Estimated Development Charges	Estimated Planning Fees and Charges	Estimated Total Value of Incentives
80	99 years	\$2,691,552	\$1,469,371	\$4,160,923

On a per unit basis, the estimated Open Door Program incentives are \$52,012 for each affordable rental apartment.

Following Council approval, City staff would initiate a City-led development process and seek to maximize federal and provincial financial contributions. Should additional City funds be required, staff will request funds through a subsequent staff report.

Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
2016				2017				2018				2019				2020				2021				2022				2023				2024			



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

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