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November 29th, 2022

Toronto & East York Community Council
City of Toronto
100 Queen Street West
Toronto, ON
M5H 2N2

RE : TE1.4 - 645-655 Northcliffe Boulevard - ZBLA - Request for Direction Report

Toronto & East York Community Council,

Our **HousingNowTO.com** volunteers have been working on site-assessments for two (2) of the City's future HOUSING NOW affordable housing development sites at the Eglinton Crosstown LRT stations at Fairbank and Cedarvale stations. Through that work we have been introduced to various local organisations in the "Little Jamaica" neighbourhood – including the Oakwood Vaughan Community Organization (OVCO).

The proposed residential intensification of the site at 645-655 Northcliffe Boulevard is located inside the Protected Major Transit Station Area (PMTSA) for Fairbank station, and is on "Apartment" zoned lands. The proposal replaces six (6) detached bungalows with a simple 15-storey / 159-unit box-shaped building that is similar to the existing apartment buildings that already exist on adjacent lots. We support the "as is" above-ground built form of this development.

Our volunteers participated in the webex public-consultations with City Planning in April 2022. Almost all of the speakers agree that with the arrival of the Eglinton Crosstown LRT line – this site provided excellent opportunity to encourage new smart, transit-oriented development with the proviso that it also provided some new dedicated affordable housing capacity, in an existing Toronto neighbourhood. Replacing bungalows with denser multi-family housing near underground transit-stations in Toronto is better than building in auto-dependent single-family homes on the greenbelt.

During those public-consultations it was clear that OVCO and others were predominantly concerned with the on-site – "*provision of affordable units, family sized units and accessible units for older residents*" at 645-655 Northcliffe Boulevard. This local priority is also supported by our **HousingNowTO.com** volunteers - and the Co-operative Housing Federation of Toronto (CHFT).

In today's staff report regarding the on-going Ontario Land Tribunal (OLT) process, while there is mention of "Rental Housing" in the staff comments regarding possible, unconfirmed rental replacement policy that may be in effect on the site – there are no specific policy considerations or staff comments specific to the on-site provision of new "Affordable Housing" on this site.

In fact, the mostly strongly defined sections of the staff reports states unequivocally that – ***“Urban Forestry requires the redesign of the proposal to retain three of the existing City-owned trees.”***

We have a housing crisis in Toronto, we have an affordable housing crisis in Toronto, we have local non-profit organizations who are looking for opportunities to partner with developers on these kinds of sites. As a council we need you to make it clear to staff that while Toronto may have thousands of overlapping by-law policies around new development – we have one primary policy in 2023 and beyond. That priority is new Affordable Rental housing.

Today, we join with the Oakwood Vaughan Community Organization (OVCO) and the Co-operative Housing Federation of Toronto (CHFT) – in asking Council to provide explicit direction to the City Solicitor and appropriate City staff that **the – “*provision of affordable units, family sized units and accessible units for older residents*” at 645-655 Northcliffe Boulevard** should be considered as a City of Toronto priority item during any OLT hearings and mediation processes.

As always, our open data and civic-tech volunteers are happy to answer any questions that councillors 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,



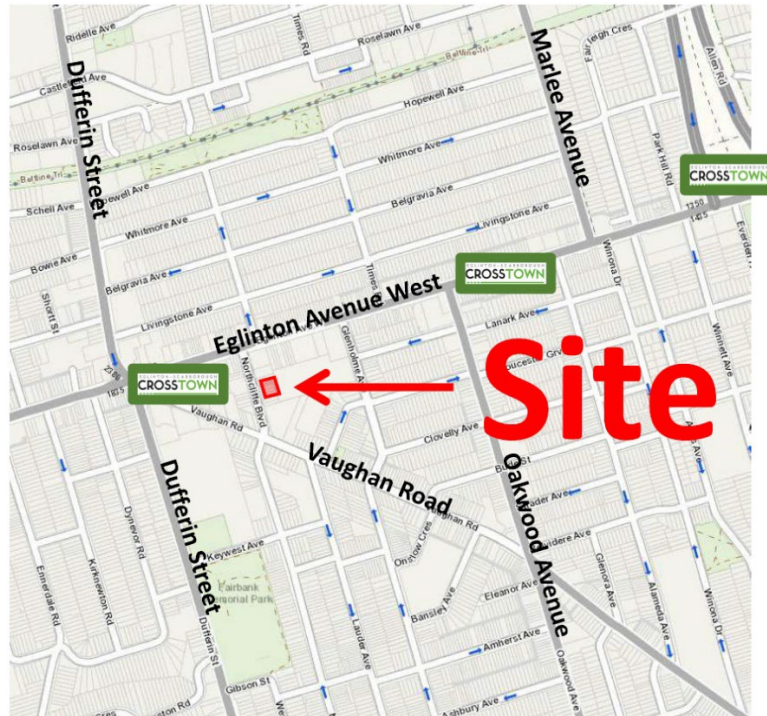
Mark J. Richardson

Technical Lead – HousingNowTO.com

Attached

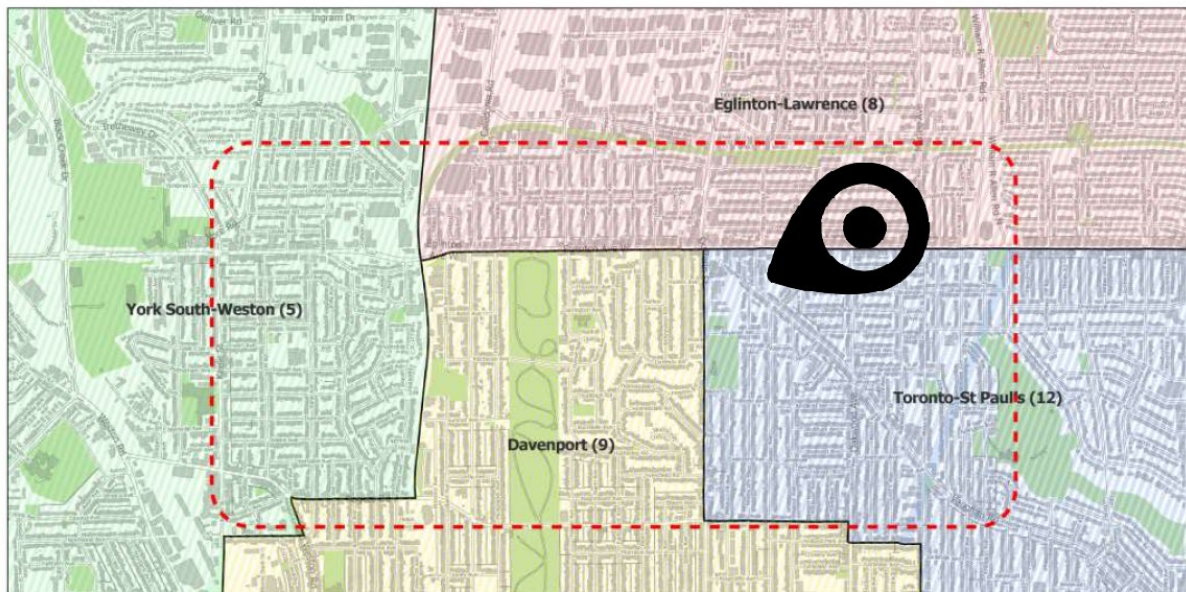
- Appendix ‘A’ – Site Location / Transit Proximity - 645-655 Northcliffe Boulevard
- Appendix ‘B’ – Little Jamaica Context Map - 645-655 Northcliffe Boulevard
- Appendix ‘C’ – Street Level – Current Site / Current Trees - 645-655 Northcliffe Boulevard
- Appendix ‘D’ – Overhead View – Current Site / Current Trees - 645-655 Northcliffe Boulevard
- Appendix ‘E’ – PROPOSAL (Applicant’s Perspective Views) - 645-655 Northcliffe Boulevard
- Appendix ‘F’ – PROPOSAL (Typical Floor Plan, Floors 3-8) - 645-655 Northcliffe Boulevard

Appendix 'A' – Site Location / Transit Proximity - 645-655 Northcliffe Boulevard



Appendix 'B' – Little Jamaica Context Map - 645-655 Northcliffe Boulevard

Little Jamaica Initiative – Focus Area



Appendix 'C' – Street Level – Current Site / Current Trees - 645-655 Northcliffe Boulevard

The Site - From Northcliffe Boulevard Looking East



655, 653, and 651 Northcliffe Blvd.

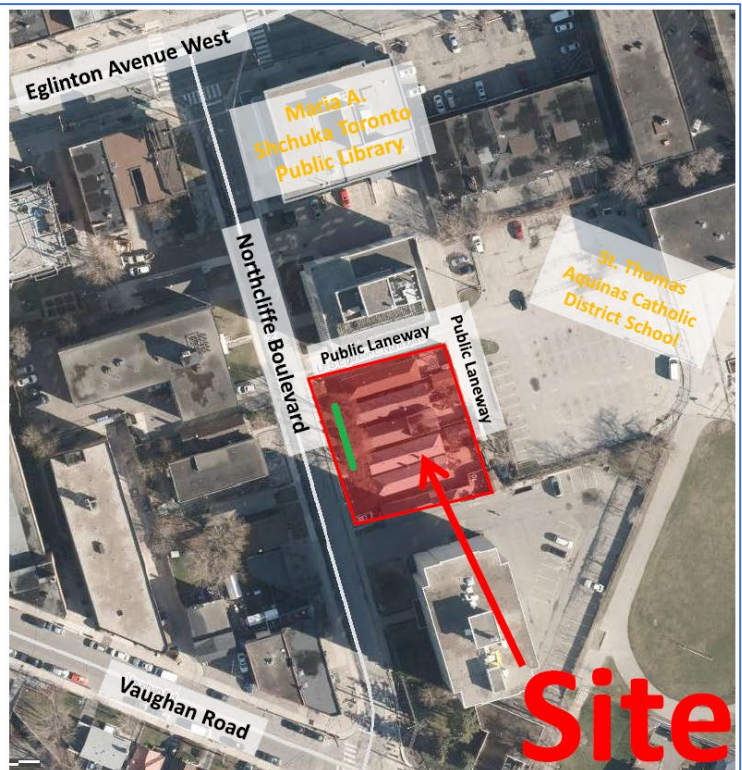
649, 647, and 645 Northcliffe Blvd.

Existing use: Six One-Storey Detached Dwellings

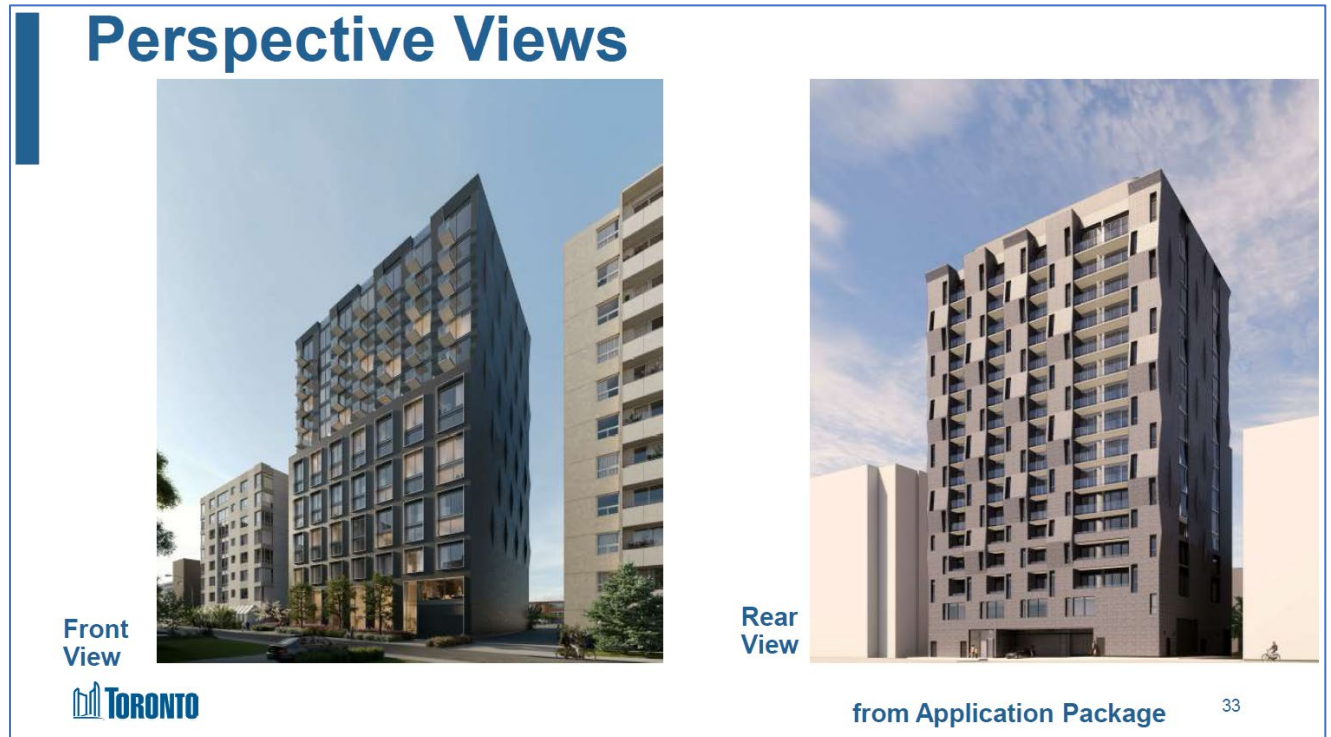
Appendix 'D' – Overhead View – Current Site / Current Trees - 645-655 Northcliffe Boulevard

The Site

- **Site Area**
Approx. 1,075 m² (11,571 ft²)
- **Frontage** (along Northcliffe Blvd.)
36.5 m. (120 ft.)
- **Lot Depth**
approx. 28.7 m. (94 ft.)

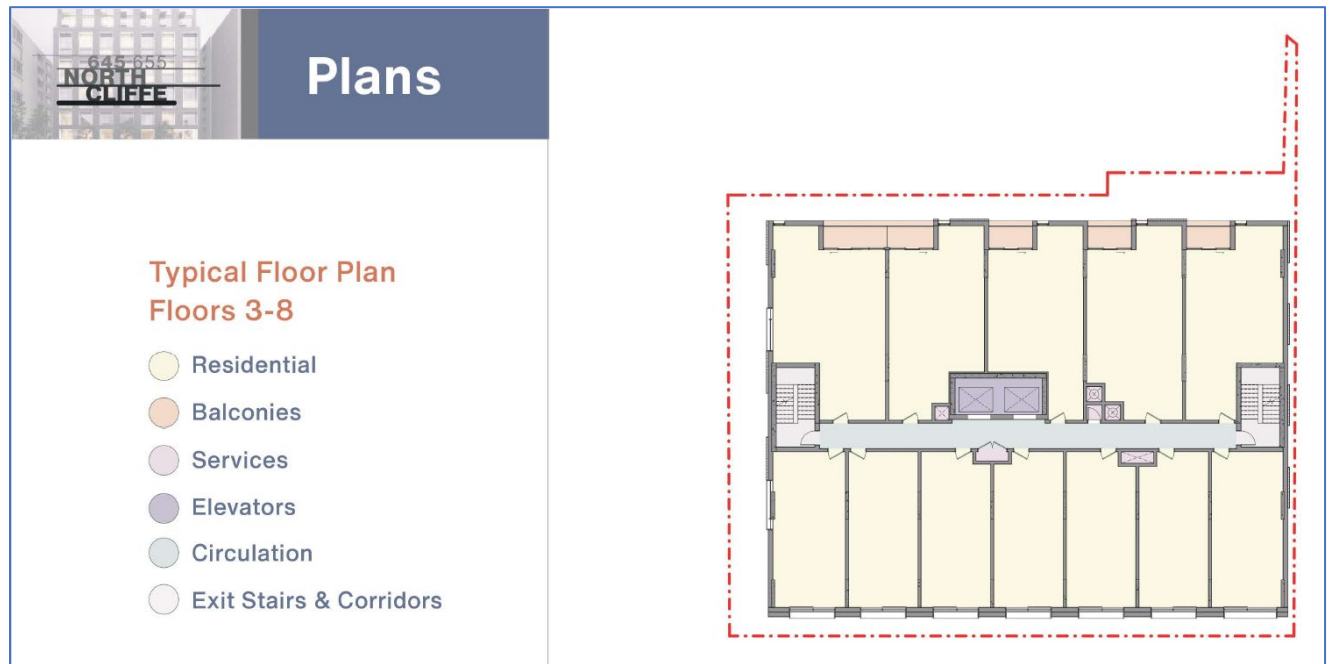


Appendix 'E' – PROPOSAL (Applicant's Perspective Views) - 645-655 Northcliffe Boulevard



AS PROPOSED = 15-STOREYS / 159-Units

Appendix 'F' – PROPOSAL (Typical Floor Plan, Floors 3-8) - 645-655 Northcliffe Boulevard



AS PROPOSED = 10 to 12 Units per floor