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Toronto & East York Community Council
 Toronto City Hall
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 Toronto, ON M5H 2N2

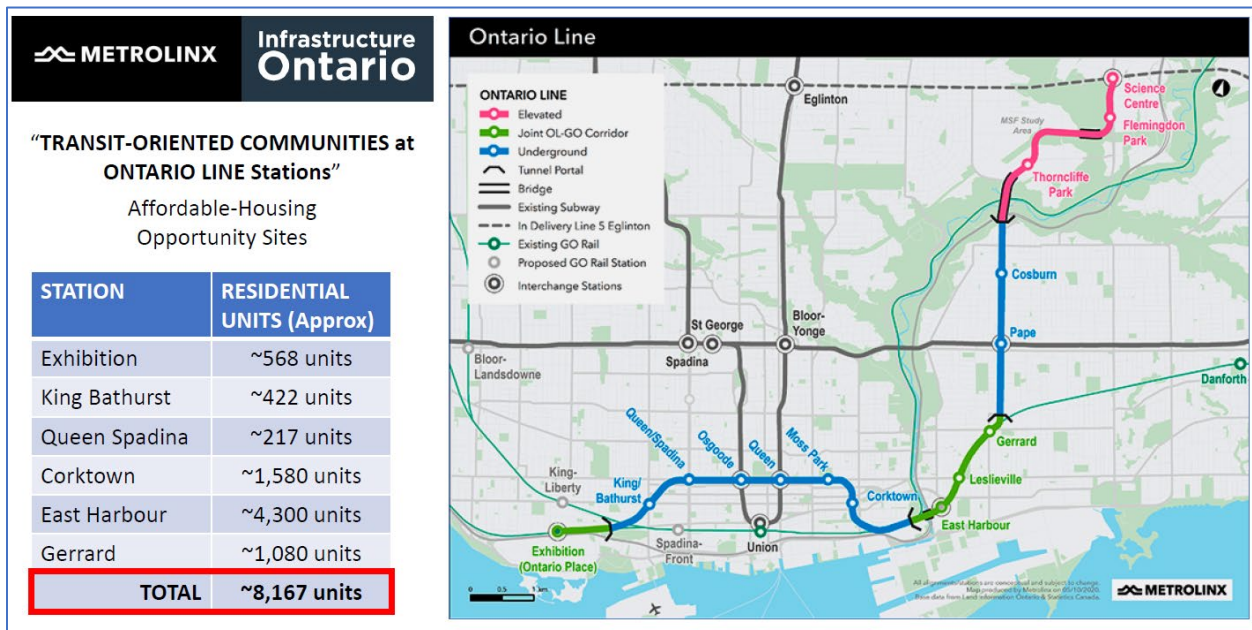
RE : TE3.17 - Status Report on the Gerrard-Carlaw North Transit Oriented Community

Toronto & East York Community Council,

Our **HousingNowTO.com** civic-tech volunteers – many of whom live in the wards near the Gerrard-Carlaw Transit-Oriented Community (ToC) site – attended the Fall 2022 public-meeting with City Planning, Infrastructure Ontario, Metrolinx and Choice REIT (Loblaws / Weston). Our volunteers, along with other community members have also reviewed all of the available public documents made available on the Infrastructure Ontario website - <https://engagegerrardcarlawnorth.ca/>

As detailed in the City staff report, this is a large 5.61 acre commercial site connected to the new planned “Gerrard” station on the Ontario Line. Based on earlier Ontario Line ToC sites, our volunteers anticipate that a provincial Minister's Zoning Order (MZO) for the Gerrard-Carlaw North Transit-Oriented Community will be issued within the next 6-months.

Toronto City Council cannot wait for a new Mayor to be elected before developing 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 south of Bloor-Danforth. To date, there are anticipated to be approx. **~8,167** new residential units in these ToC sites.



Of the approx. **~8,167** 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 this 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 the Gerrard-Carlaw 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 in all of these Transit-Oriented Community (ToC) sites?
2. How can the City work with Pension Funds and land-owners like Choice REIT 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 many Grocery store employees working at the current No Frills location at the Gerrard-Carlaw Transit-Oriented Community (ToC) site will be able to afford to live in any of the 1,080 apartment units that will be delivered in the new 3-tower development on that site?

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.

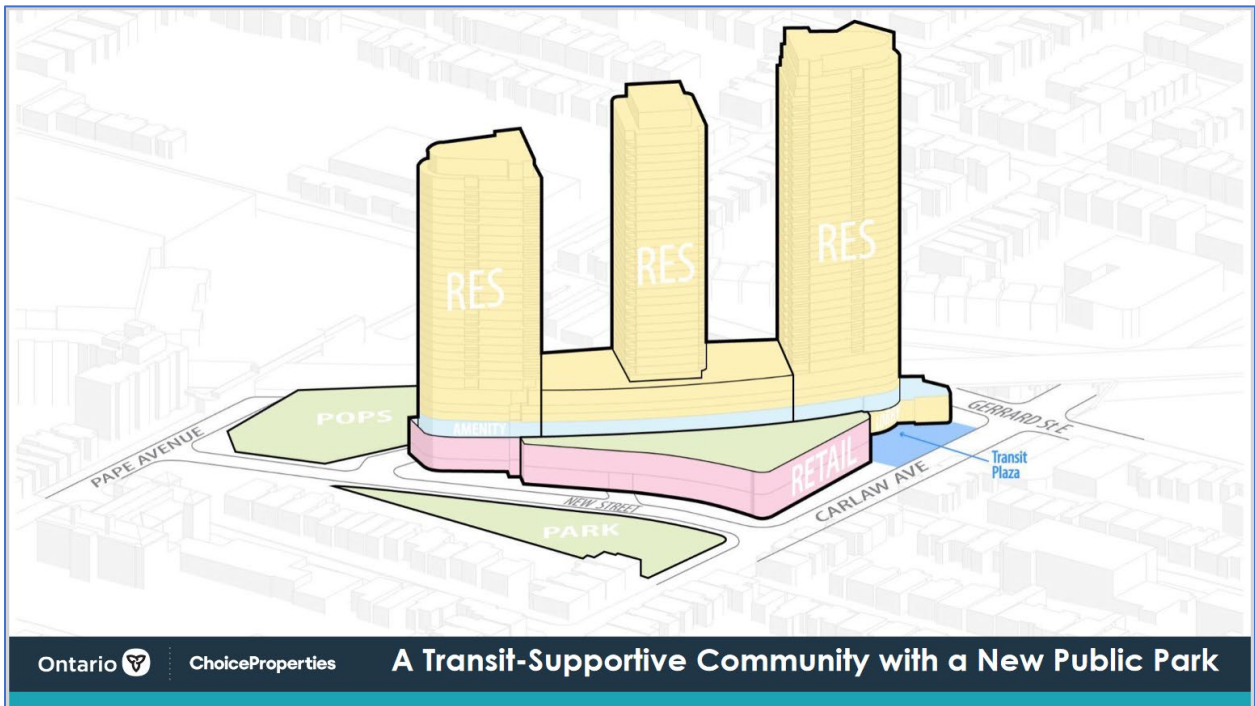
Yours,



Mark J. Richardson

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

Public Slides from 'Engage Gerrard-Carlaw North' website



Project by Numbers



92,242 sq.m
of TOTAL GFA



**410 below grade
Parking spaces** with
internal loading



**1,080
Residential Units**
(10% 3-bedroom;
or 37% 2 & 3 bedroom)



**7,810 sq.m of
Non-Res GFA**
(incl. a grocery store
anchor)



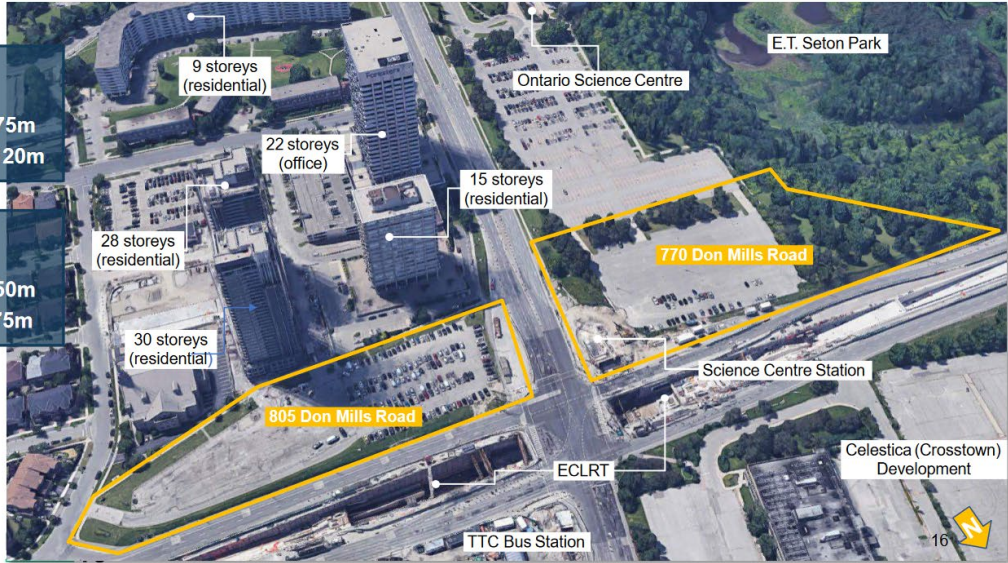
**3,370 sq.m
Public Park**
With 5,619 sq.m of POPS
and open spaces
(40% of the site is publicly
accessible open space)

770 Don Mills (Housing Now) – Ontario Line site for Comparison

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

“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

