



HousingNowTO.com

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February 5, 2024

City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

RE : PH8.5 - City-Initiated Zoning By-law Amendments to Implement Ontario Line - Final Report

Members of City Council,

Our **HousingNowTO.com** civic-tech and affordable housing volunteers have been attending all of the virtual and in-person public-consultation meetings held by Metrolinx for the new Ontario Line subway, it's fourteen (14) stations - and for the seventeen (17) adjacent Transit-Oriented Communities (TOC) housing development projects being managed by Infrastructure Ontario.

Our volunteers support the development of the Ontario Line – and the housing development opportunities for over thirteen-thousand new apartment units (approx. ~13,348) to be incorporated into adjacent Transit-Oriented Communities (TOC) projects from Exhibition station to the Science Centre station at Eglinton and Don Mills. However, our volunteers are also concerned that [despite TOC sites going out to RFI by Infrastructure Ontario](#) – the only firm-commitment to delivering affordable-rental housing in any of these TOC projects is for 215 units that were locked into an earlier legal agreement at East Harbour.

We are encouraging Mayor Chow - and the Federal Minister of Housing and Infrastructure – to work together with the Province to ensure that further legal commitments to delivering new affordable-rental housing at Ontario Line Transit-Oriented Communities (TOC) are agreed to with Infrastructure Ontario during calendar-year 2024.

You will find attached our most recent summary of the Ontario Line Transit-Oriented Communities (TOC), including unit counts, project status – and LINKS to the source materials from the province.

As always, our open data and civic-tech volunteers are happy to answer any questions 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](https://housingnowto.com)



ONTARIO LINE - Provincial (Infrastructure Ontario) Transit-Oriented Communities - SUMMARY

DATE : 5-Feb-24
Summary created by - info@housingnowto.com

Station	Ward	ToC Site	Height	Housing Unit Count	Affordable Unit Count	Percent Affordable	Planning Status	RFI / RFP Status	Development Partner
Exhibition Station	Ward 10 - Spadina-Fort York	Exhibition – TOC - Site A (Atlantic)	19 & 20 Storeys	265	TBD	TBD	MZO Issued - April 2022	RFE01 - Issued August 2023	TBD
		Exhibition – TOC - Site B (Jefferson)	19 & 19 Storeys	303	TBD	TBD	MZO Issued - April 2022	RFE01 - Issued August 2023	TBD
King-Bathurst Station	Ward 10 - Spadina-Fort York	King-Bathurst – TOC - North	25 Storeys	187	TBD	TBD	MZO Issued - April 2022	RFE01 - Issued August 2023	TBD
		King-Bathurst – TOC - South	25 Storeys	235	TBD	TBD	MZO Issued - April 2022	RFE01 - Issued August 2023	TBD
Queen-Spadina Station	Ward 10 - Spadina-Fort York	Queen-Spadina – TOC - North	15 Storeys	95	TBD	TBD	MZO Issued - April 2022		
		Queen-Spadina – TOC - South	14 Storeys	122	TBD	TBD	MZO Issued - April 2022		
Osgoode Station	Ward 10 - Spadina-Fort York	N/A							
Queen Station	Ward 13 - Toronto Centre	N/A							
Moss Park Station	Ward 13 - Toronto Centre	N/A							
Corktown Station	Ward 10 - Spadina-Fort York	Corktown – TOC - King	46 & 46 Storeys	840	TBD	TBD	MZO Issued - April 2022		
		Corktown – TOC - Front	25 & 46 Storeys	740	TBD	TBD	MZO Issued - April 2022		
East Harbour Station	Ward 14 - Toronto-Danforth	East Harbour - TOC	23 to 65 Storeys	4,300	215	5%	MZO Issued - April 2022	N/A	Cadillac Fairview (Ontario Teachers' Pension Plan)
	Ward 14 - Toronto-Danforth	356 Eastern Ave - TOC	11 Storeys	142	TBD	TBD	Pre-Consultation	N/A	TBD
Gerrard Station	Ward 14 - Toronto-Danforth	Gerrard-Carlaw – TOC - North	30, 35 & 40 Storeys	1,080	TBD	TBD	Awaiting MZO		Choice Properties (Weston / Loblaw's)
		Gerrard-Carlaw – TOC - South - West	30 & 39 Storeys	745	TBD	TBD	Pre-Consultation		
		Gerrard-Carlaw – TOC - South - East	11, 12 & 23 Storeys	569	TBD	TBD	Pre-Consultation		
Pape Station	Ward 14 - Toronto-Danforth	Pape - TOC	TBD	440	TBD	TBD	Pre-Consultation		
Cosburn Station	Ward 14 - Toronto-Danforth	Cosburn- TOC	TBD	620	TBD	TBD	Pre-Consultation		
Thornccliffe Park Station	Ward 15 - Don Valley West	Thornccliffe Park – TOC - West	24, 31, 46 & 56 Storeys	1,574	TBD	TBD	Pre-Consultation		
		Thornccliffe Park – TOC - East	13, 46 & 56 Storeys	1,091	TBD	TBD	Pre-Consultation		
Flemingdon Park Station	Ward 16 - Don Valley East	N/A							
Science Centre Station	Ward 16 - Don Valley East	N/A - *See CreateTO HOUSING NOW							
TOTAL TOC HOUSING UNITS :				13,348	215				

Station	Ward	ToC Site	Height	Housing Unit Count	Affordable Unit Count	Percent Affordable	Planning Status	RFI / RFP Status	Development Partner
Exhibition Station	Ward 10 - Spadina-Fort York	Exhibition – TOC - Site A (Atlantic)	19 & 20 Storeys	265	TBD	TBD	MZO Issued – April 2022	RFEOI - Issued August 2023	TBD
		Exhibition – TOC - Site B (Jefferson)	19 & 19 Storeys	303	TBD	TBD	MZO Issued – April 2022	RFEOI - Issued August 2023	TBD
TOTAL TOC HOUSING UNITS :				568	TBD	TBD			

For Sale

Exhibition Station Development

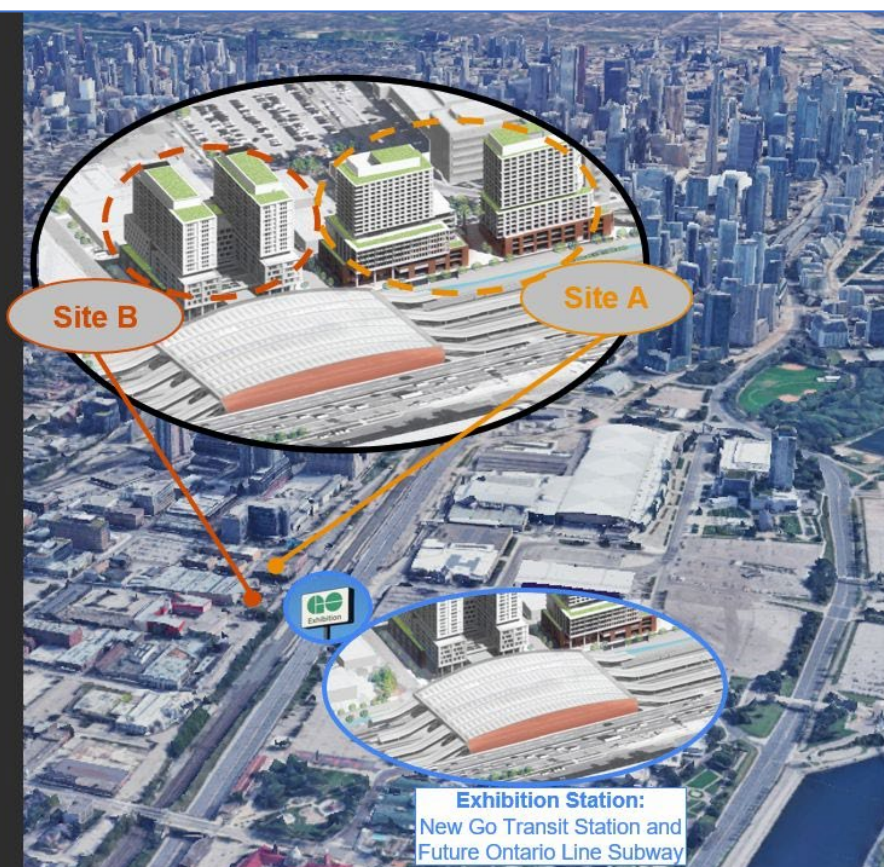
Site A

1-1 Atlantic Ave, Toronto

Site B

2-20 Atlantic Ave, Toronto

# of Sites	2 (Site A and Site B)
Approx. Total GLA	780,000 SF
Approx. Total Residential GLA	478,000 SF



<https://engageio.ca/en/exhibition>

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King-Bathurst Station	Ward 10 - Spadina-Fort York	King-Bathurst – TOC - North	25 Storeys	187	TBD	TBD	MZO Issued – April 2022	RFEOI - Issued August 2023	TBD
		King-Bathurst – TOC - South	25 Storeys	235	TBD	TBD	MZO Issued – April 2022	RFEOI - Issued August 2023	TBD
TOTAL TOC HOUSING UNITS :				422	TBD	TBD			

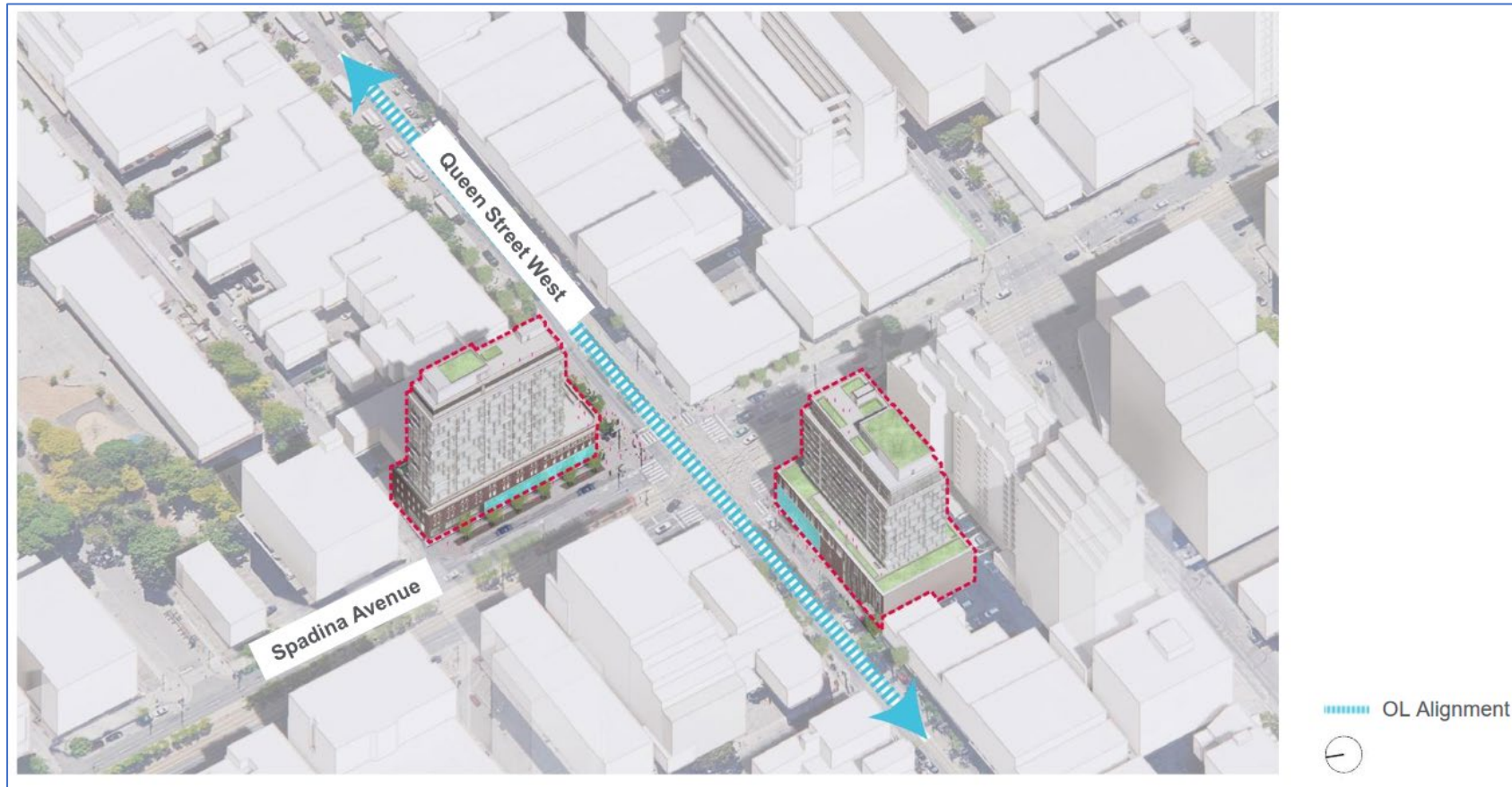
Development Statistics

	NORTH	SOUTH	TOTAL
SITE AREA (± sq. ft.)	17,000	20,000	37,000
GROSS FLOOR AREA (± sq. ft.)			
Residential	159,000	248,000	407,000
Commercial	14,000	-	14,000
TOTAL	173,000	248,000	421,000
OTHER KEY STATISTICS			
Number of Residential Units	187	235	422
Car Parking Stalls	-	-	-
Bike Parking	244	256	500
Height (# of Storeys)	25	25	-

For additional information and documents related to the development, please refer to: <https://engageio.ca/en/engagement-initiatives/king-bathurst>

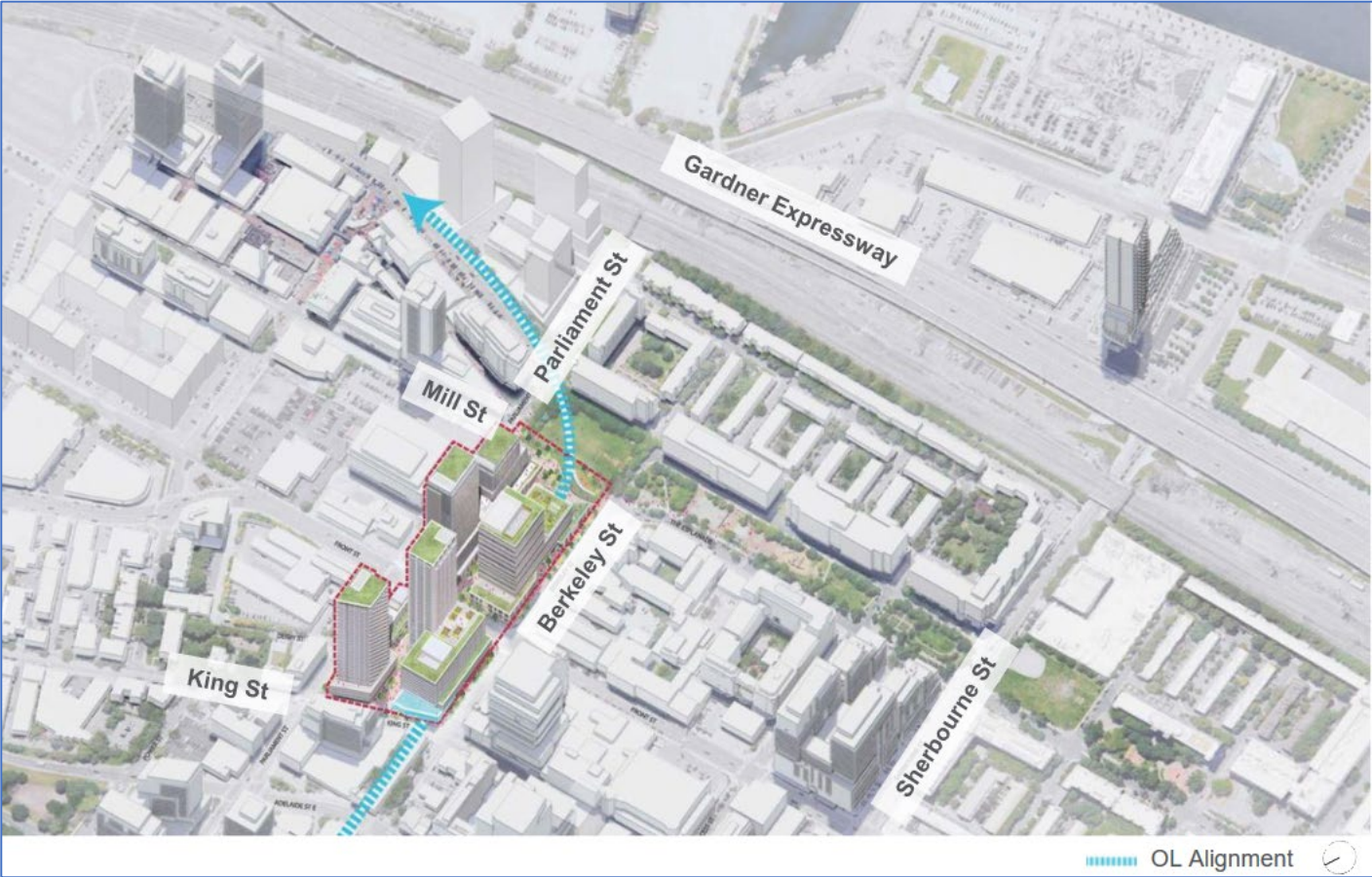


Station	Ward	ToC Site	Height	Housing Unit Count	Affordable Unit Count	Percent Affordable	Planning Status	RFI / RFP Status	Development Partner
Queen-Spadina Station	Ward 10 - Spadina-Fort York	Queen-Spadina – TOC - North	15 Storeys	95	TBD	TBD	MZO Issued – April 2022		
		Queen-Spadina – TOC - South	14 Storeys	122	TBD	TBD	MZO Issued – April 2022		
TOTAL TOC HOUSING UNITS :				217	TBD	TBD			

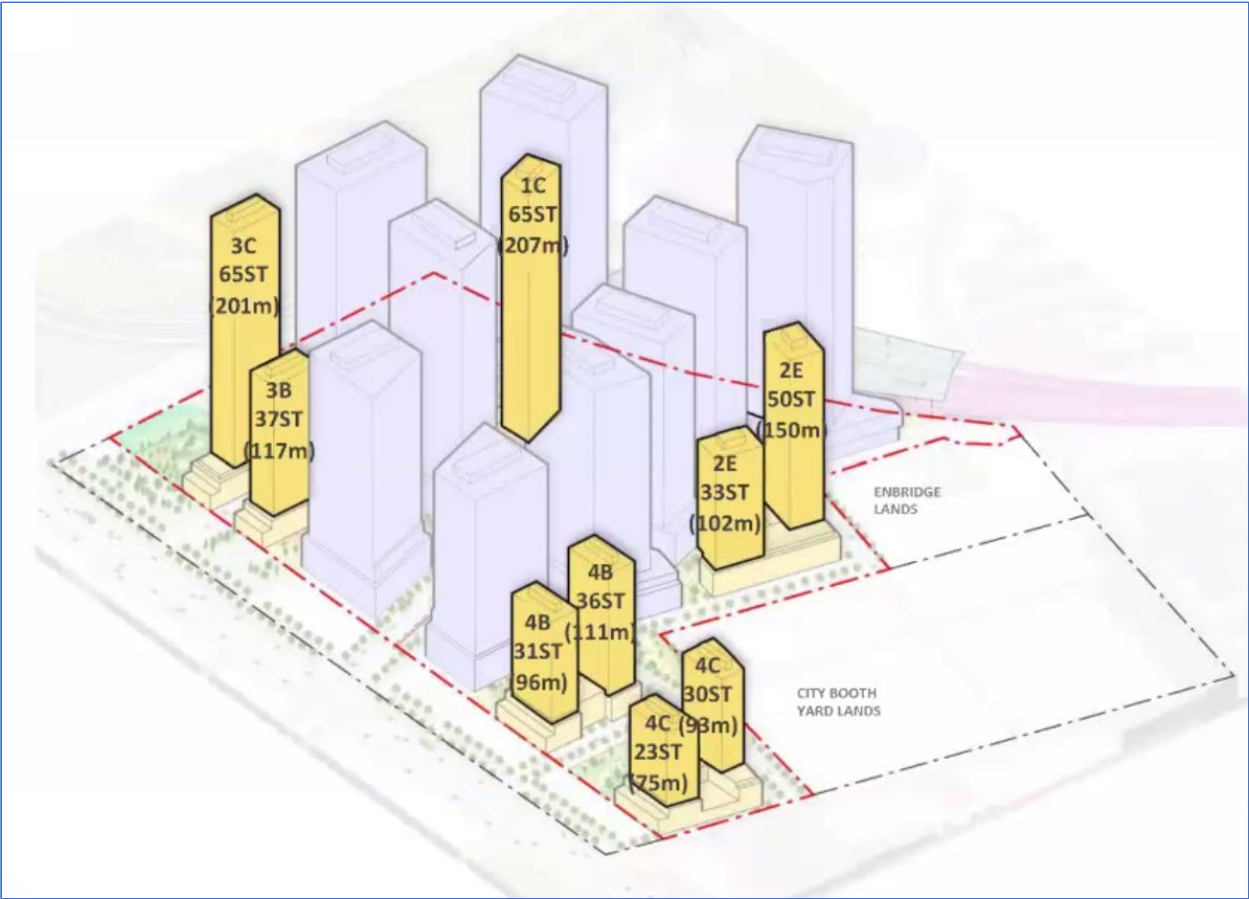


<https://engageio.ca/en/queen-spadina>

Station	Ward	ToC Site	Height	Housing Unit Count	Affordable Unit Count	Percent Affordable	Planning Status	RFI / RFP Status	Development Partner
Corktown Station	Ward 10 - Spadina-Fort York	Corktown – TOC - King	46 & 46 Storeys	840	TBD	TBD	MZO Issued – April 2022		
		Corktown – TOC - Front	25 & 46 Storeys	740	TBD	TBD	MZO Issued – April 2022		
TOTAL TOC HOUSING UNITS :				1,580	TBD	TBD			



Station	Ward	ToC Site	Height	Housing Unit Count	Affordable Unit Count	Percent Affordable	Planning Status	RFI / RFP Status	Development Partner
East Harbour Station	Ward 14 - Toronto-Danforth	East Harbour - TOC	23 to 65 Storeys	4,300	215	5%	MZO Issued – April 2022	N/A	Cadillac Fairview (Ontario Teachers' Pension Plan)
TOTAL TOC HOUSING UNITS :				4,300	215	5%			



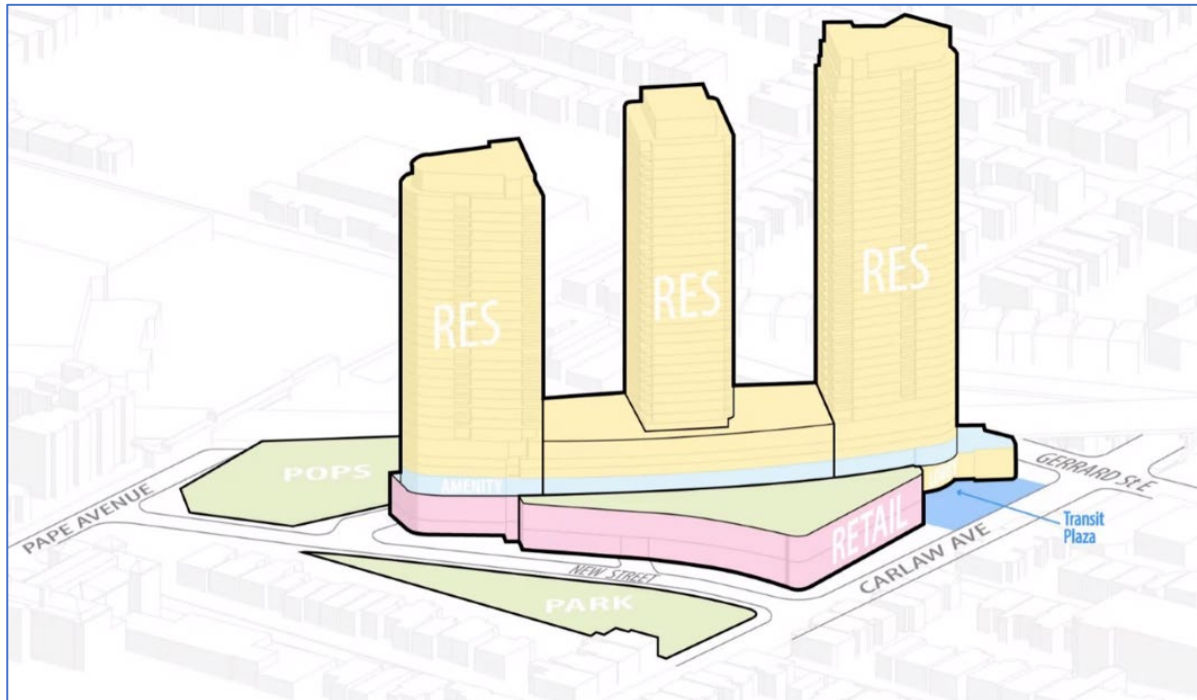
<https://www.cadillacfairview.com/development/east-harbour/>

Station	Ward	ToC Site	Height	Housing Unit Count	Affordable Unit Count	Percent Affordable	Planning Status	RFI / RFP Status	Development Partner
	Ward 14 - Toronto-Danforth	356 Eastern Ave - TOC	11 Storeys	142	TBD	TBD	Pre-Consultation		TBD
TOTAL TOC HOUSING UNITS :				142	TBD	TBD			

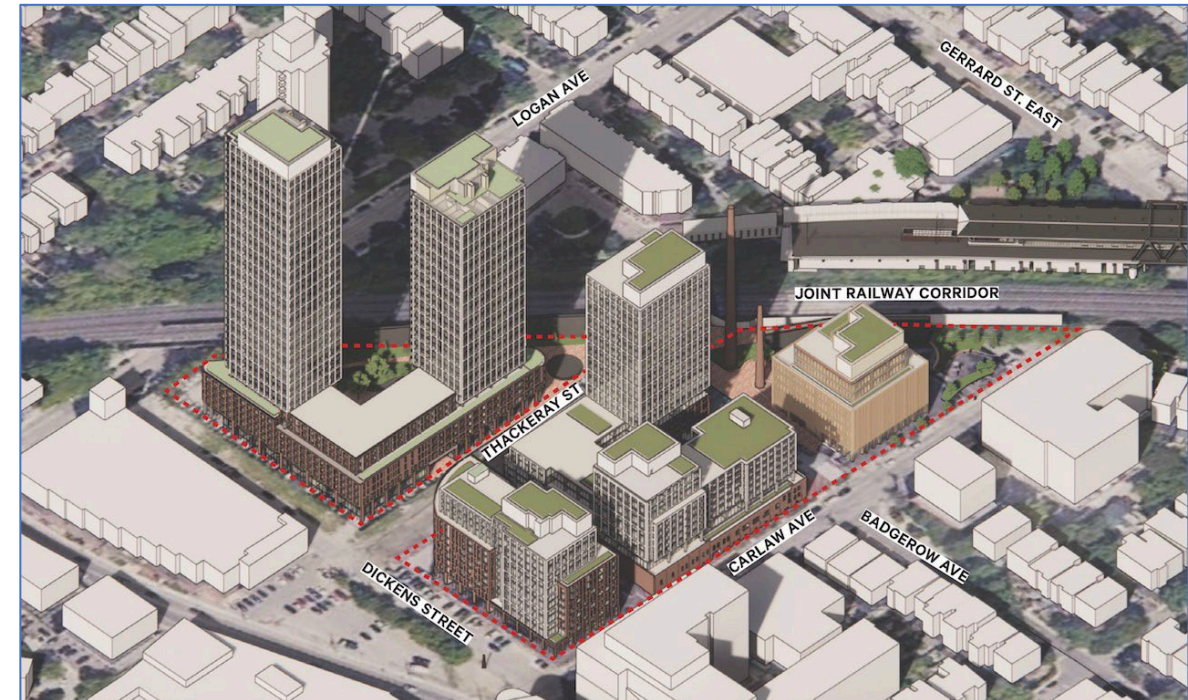


<https://engageio.ca/en/EasternAvenue>

Station	Ward	ToC Site	Height	Housing Unit Count	Affordable Unit Count	Percent Affordable	Planning Status	RFI / RFP Status	Development Partner
Gerrard Station	Ward 14 - Toronto-Danforth	Gerrard-Carlaw– TOC - North	30, 35 & 40 Storeys	1,080	TBD	TBD	Awaiting MZO	N/A	Choice Properties (Weston / Loblaws)
		Gerrard-Carlaw – TOC - South - West	30 & 39 Storeys	745	TDB	TBD	Pre-Consultation		
		Gerrard-Carlaw – TOC - South - East	11, 12 & 23 Storeys	569	TBD	TBD	Pre-Consultation		
TOTAL TOC HOUSING UNITS :				2,394	TBD	TBD			



<https://engagegerrardcarlawnorth.ca>



<https://engageio.ca/en/GerrardCarlawSouth>

Station	Ward	ToC Site	Height	Housing Unit Count	Affordable Unit Count	Percent Affordable	Planning Status	RFI / RFP Status	Development Partner
Pape Station	Ward 14 - Toronto-Danforth	Pape - TOC	TBD	440	TBD	TBD	Pre-Consultation		
TOTAL TOC HOUSING UNITS :				440	TBD	TBD			



<https://www.infrastructureontario.ca/en/what-we-do/projectssearch/pape-transit-oriented-community/>

Station	Ward	ToC Site	Height	Housing Unit Count	Affordable Unit Count	Percent Affordable	Planning Status	RFI / RFP Status	Development Partner
Cosburn Station	Ward 14 - Toronto-Danforth	Cosburn- TOC	TBD	620	TBD	TBD	Pre-Consultation		
TOTAL TOC HOUSING UNITS :				620	TBD	TBD			



<https://www.infrastructureontario.ca/en/what-we-do/projectssearch/cosburn-transit-oriented-community/>

Station	Ward	ToC Site	Height	Housing Unit Count	Affordable Unit Count	Percent Affordable	Planning Status	RFI / RFP Status	Development Partner
Thorncliffe Park Station	Ward 15 - Don Valley West	Thorncliffe Park – TOC - West	24, 31, 46 & 56 Storeys	1,574	TBD	TBD	Pre-Consultation		
		Thorncliffe Park – TOC - East	13, 46 & 56 Storeys	1,091	TBD	TBD	Pre-Consultation		
TOTAL TOC HOUSING UNITS :				2,665	TBD	TBD			

