

HousingNowTO.com



**NY18.13 - 1800 Sheppard Avenue East
- Fairview Mall (OPA & ZBA)**

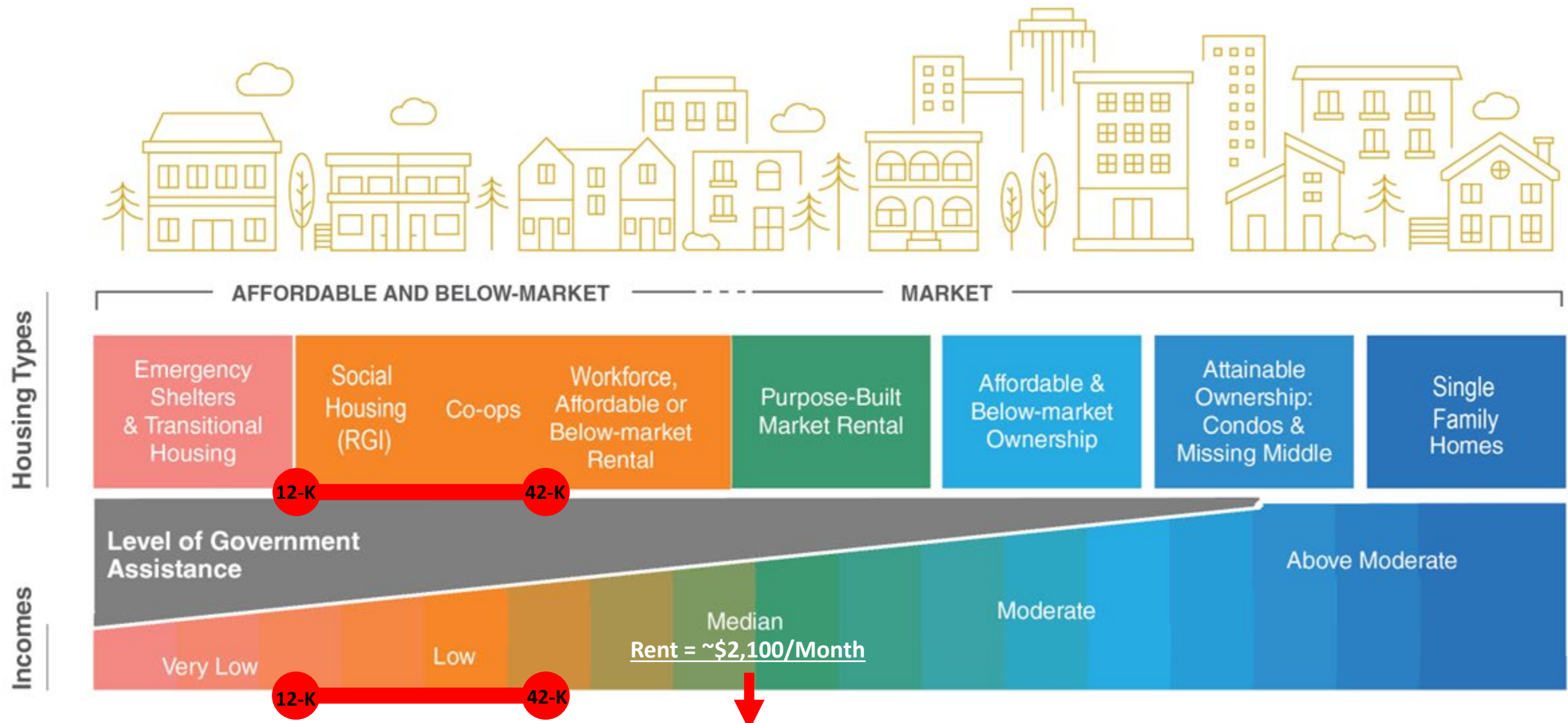
Housing For Teachers in 2024

OCT. 29, 2024

CONTACT – info@HousingNowTO.com

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

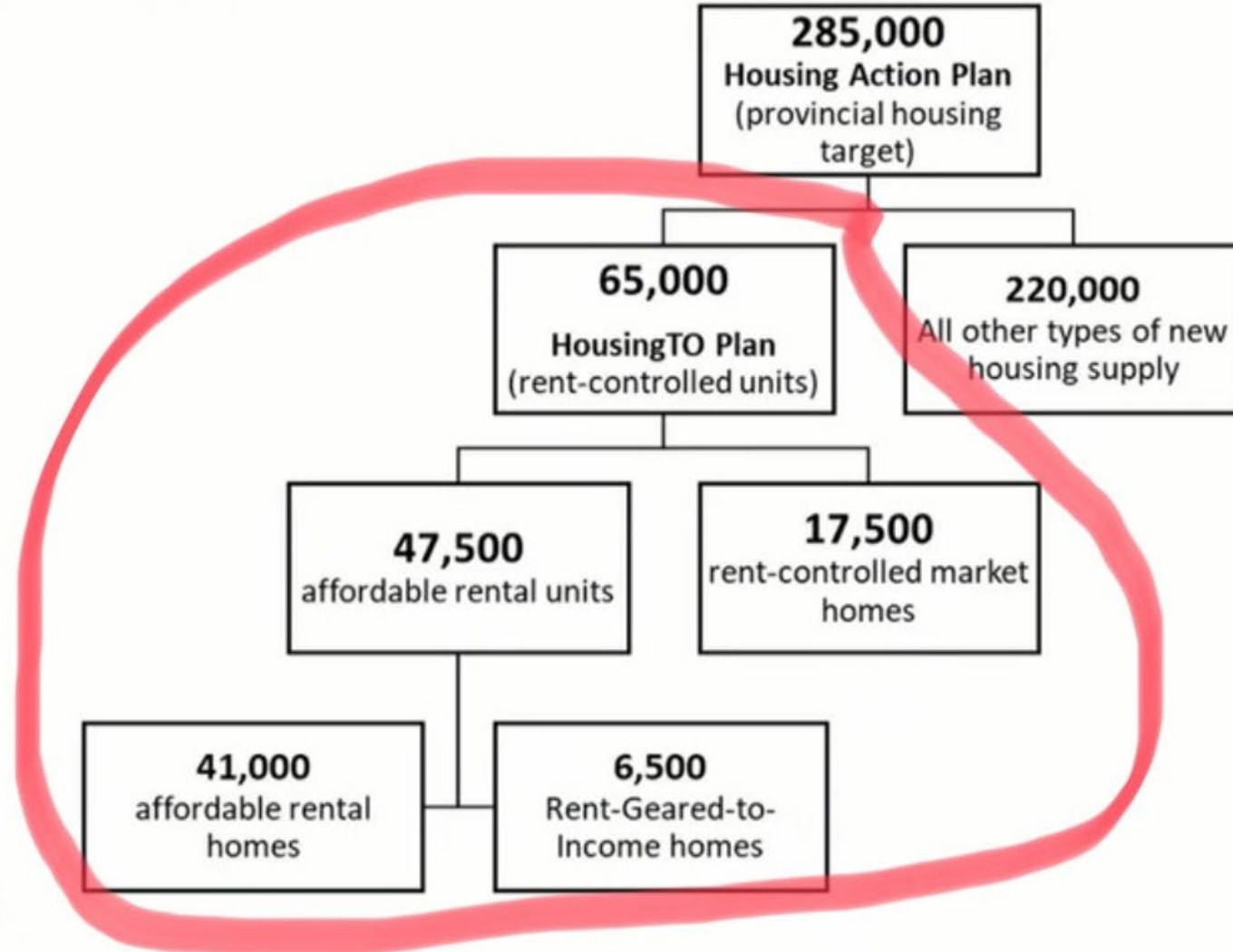
“GOVERNMENT-SUPPORTED AFFORDABLE RENTAL HOUSING” (*Toronto 2023)



In 2021 Census, the median total household income within City of Toronto was -

\$84,000

Putting the Targets into Perspective – The ‘Big Picture’





Housing Assessment Resource Tools (HART)

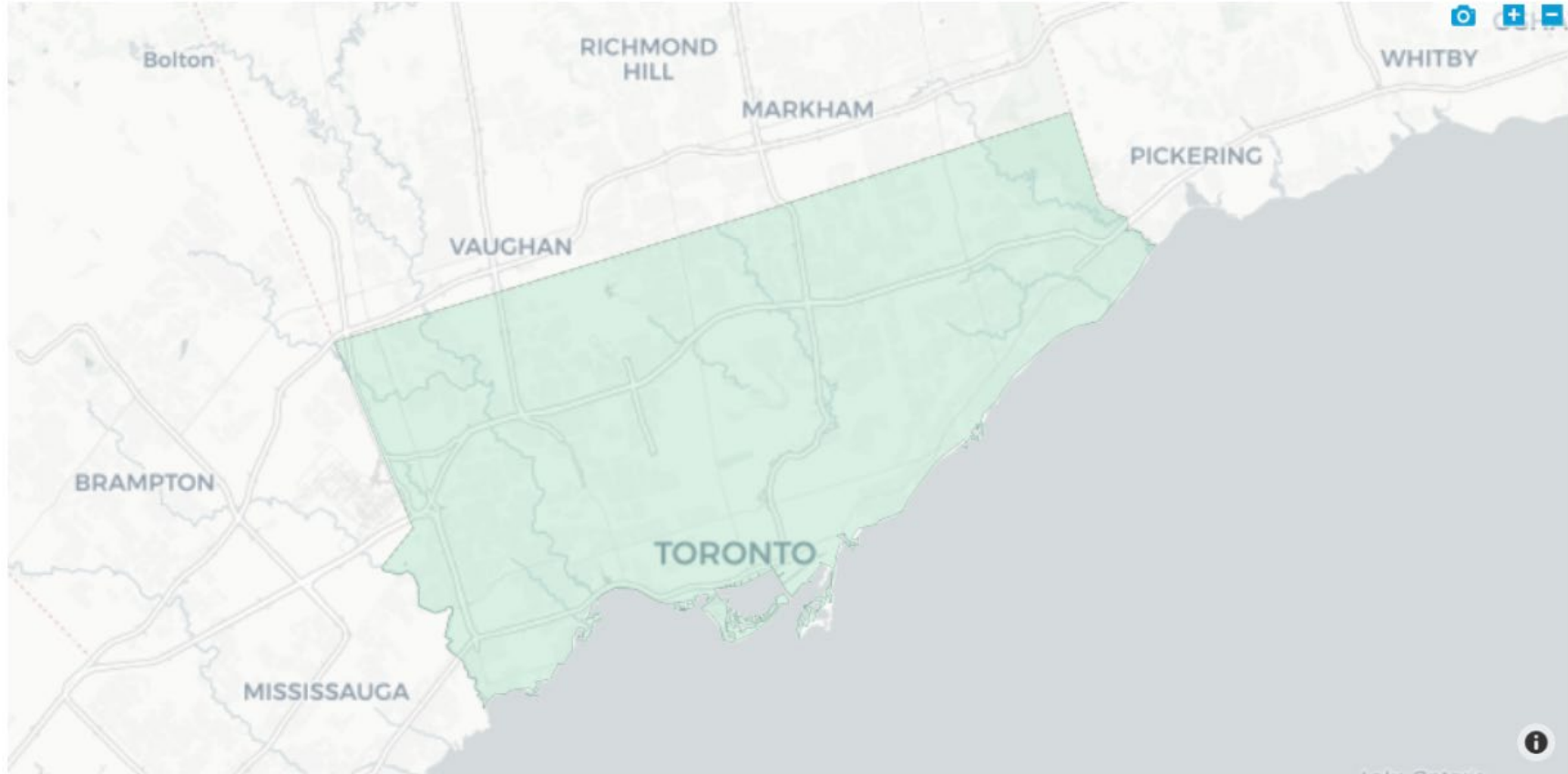
<https://hart.ubc.ca/>

Select Census Geography

Toronto C (CSD, ON)



VIEW CENSUS SUBDIVISION (CSD)



Toronto

The Housing Needs Assessment data produced by HART's HNA Tool



Housing Assessment Resource Tools (HART)

<https://hart.ubc.ca/>

2021 Affordable Housing Deficit

The following table shows the total number of households in Core Housing Need by household size and income category, which may be considered as the existing deficit of housing options in the community.

| Toronto C (CSD, ON) | | | | | | |
|--|-------------|-------------|-------------|-------------|--------------|---------|
| Income Category (Max. affordable shelter cost) | 1 Person HH | 2 Person HH | 3 Person HH | 4 Person HH | 5+ Person HH | Total |
| Very Low Income (\$425) | 11,385 | 1,405 | 290 | 65 | 40 | 13,185 |
| Low Income (\$1062) | 83,755 | 30,365 | 8,590 | 3,525 | 1,190 | 127,425 |
| Moderate Income (\$1700) | 9,715 | 25,580 | 16,465 | 11,110 | 6,655 | 69,525 |
| Median Income (\$2550) | 0 | 0 | 855 | 1,780 | 2,460 | 5,095 |
| High Income (>\$2550) | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 104,855 | 57,350 | 26,200 | 16,480 | 10,345 | 215,230 |

City of Toronto

210,135

Deficit of units below
\$1,700 / month rent

Toronto

The Housing Needs Assessment data produced by HART's HNA Tool



Cadillac Fairview = O.T.T.P.



[Toronto, ON] "Cadillac Fairview (@CadFairview) is signaling to the city & province it wants MORE housing & less office space than was planned on its #EastHarbour lands."

What are the responsibilities of @OTTPinfo to build "Housing for Teachers"?

STORY - thebridgenews.ca/market-conditions-may-expand-housing-in-east-harbour/

JULY 2024

www.thebridgenews.ca

the bridge Community News | 7

Market conditions may expand housing in East Harbour

Andre Demson, Publisher

Cadillac Fairview is signaling to the city and province it wants more housing and less office space than was planned on its East Harbour lands. According to a city staff report, market conditions for commercial development in the wake of the post-Covid-19 office space glut prompted the real estate firm, wholly owned by the Ontario Teachers' Pension Plan, to switch tack.

The city's master plan for East Harbour, which governs zoning for the area of the former Unilever soap factory east of the Don River, requires a minimum of 926,000 square metres of commercial space to be developed. In 2022, the Ford government passed a Ministerial Zoning Order (MZO) approving 302,000 square metres (around 4000 units) of residential development in addition to the commercial space. Currently, more than a dozen towers are slated, with heights from 16 to 68 stories.

East Harbour is one of 11 transit-oriented communities the province designated for development near future stations of the planned Ontario Line subway. East Harbour is by far the biggest, offering nearly a quarter of all residential units zoned by the province near the

Ontario Line

The site will also connect the new subway with existing GO train lines. In many respects, it will be a Union Station of the east.

Cadillac Fairview, via lawyers Goodman LLP, last September asked the city to eliminate minimum requirements for the site's non-residential space. Its letter argues the East Harbour master plan is "highly problematic," too prescriptive and at odds with the province's MZO for residential housing.

The letter suggests foregoing any minimum or maximum rules, and permitting the already zoned 926,000 square metres of commercial space to be as-of-right. This would permit future commercial development to exceed or fall short of the designated amount without consequence, potentially opening up more room for housing.

City staff are to respond to the request by the end of 2024. Office vacancy rates in Toronto are growing. According to the commercial real estate firm CBRE, the city's office vacancy rate in the first quarter this year was 19.2 percent, the highest since the 1990s. Vacancy levels will likely remain elevated, as many leases were signed before the pandemic induced work-from-home orders.



Artistic conception of future East Harbour to suit vibrant community.

In the city's master plan, East Harbour "was supposed to be an office park (but) that's probably not going to happen," says Aaron Ginsberg of More Housing Toronto, an advocacy group.

"We would like to see more housing than the current allotment, but I don't know what's going on behind closed doors. Are we going to get way more housing or just a couple more units?"

Negotiations for the East Harbour site are ongoing, but the City of Toronto is only a minor player. The province is leading the discussions, and additional housing units would likely require tweaking the provincial MZO.

A city staff report states that

per cent of any new housing project.) Critics believe more can be done. HousingNowTO's lobbying of the province to increase affordable housing targets has drawn little response, said Mark Richardson, volunteer technical lead of the advocacy group. And Cadillac Fairview, though owned by the teachers' pension fund, "is not in the business of building affordable housing that young teachers can afford to live in, their only fiduciary responsibility is paying out to their pension holders."

Toronto is "having trouble attracting and retaining young teachers, daycare workers, early childhood educators," he commented to the bridge. "Twenty-five years ago, a first-year teacher could afford to rent a one-bedroom apartment by themselves in the city."

More affordable housing can be built on the East Harbour site if teachers and their pension fund demand it, said Richardson. "We feel that the fund has an obligation to the next generation of teachers, not just to retired ones."

Public sector unions have the power to change union behaviour, he believes, citing public pension plans that disinvested from industries like Big Tobacco.



HOME

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ENTERTAINMENT

Sure, this is a private development, but it's a private development being helped by major public investment in transit infrastructure. And it's worth mentioning too that Cadillac Fairview is wholly owned by the Ontario Teachers' Pension Plan. You'd think they'd have some motivation to create affordable housing.

"How many first-year Toronto District School Board teachers could afford to live at East Harbour?" asked Mark Richardson of volunteer advocacy group HousingNowTO at a recent meeting of Tory's executive committee. It's a darn good question. The answer: not enough.

It's a plan crying out for more affordable housing. Heck, it's a plan that could use more market-rate housing too. East Harbour, served by not one but two transit stations, is projected to have a population of only about 7,000 — significantly smaller than the planned populations of similar condo tower developments like the Canary District (about 11,000 people) or CityPlace (more than 20,000).

You and 3 others

1:57 PM · Jul 10, 2024 from Toronto, Ontario · 1,805 Views

<https://x.com/HousingNowTO/status/1811097512138170401>

https://www.thestar.com/opinion/contributors/from-hub-of-the-future-to-mushy-mediocrity-how-toronto-s-east-harbour-development-comes/article_0144a715-2514-560d-8038-7c674b2fc867.html



Fairview Mall - Redevelopment



1/ Attending tonight's @CityPlanTO meeting about the proposed redevelopment of #FairviewMall in #NorthYork by @CadFairview which is "Wholly-owned by the Ontario Teacher's Pension Fund" (@OTPPinfo).

📍 Phase 1 - has 1,416 new units (550 as Rental-Housing), all Phases have 4,700...



You and 3 others

7:28 PM · Jul 11, 2022 from Toronto, Ontario

<https://x.com/HousingNowTO/status/1546637568887988225>



2/ ...smart #ESG opportunities to work w/ large public-sector pension funds (@OTPPinfo / @CadFairview) at #FairviewMall in #NorthYork to ensure that the next-generations of Toronto teachers & education workers can afford to rent many of the new apartments on those Mall lands...



You and 4 others

7:43 PM · Mar 13, 2023 from Toronto, Ontario · 2,711 Views

<https://x.com/HousingNowTO/status/1635426314092961792>



Fairview Mall - Redevelopment



Pension plans should build housing members can actually afford.

Toronto's public sector pension funds need to take some direct responsibility for housing the next generation of public sector workers in our city at rents that they can afford. #Opinion



From thestar.com

5:35 PM · Sep 5, 2024 · 11.8K Views

<https://x.com/TorontoStar/status/1831808294727348533>



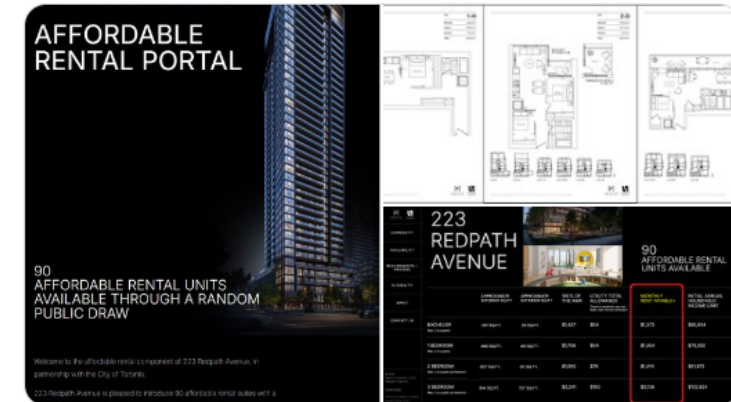
HousingNowTO @HousingNowTO · Oct 5

[Toronto, ON] New #HousingLottery application-window is OPEN near Yonge & Eglinton. Ninety (90) x brand-new #AffordableRental / #WorkforceHousing homes.

Rents range : \$1,373 - \$2,138 /mth

Applications Deadline = NOV. 17, 2024 at 11:59 PM (EST)

DETAILS -



You and CityPlanTO



City of Toronto @cityoftoronto · Oct 4



We're partnering with Reserve Properties and Westdale Properties to offer more affordable housing in the heart of #Toronto. The #CityOfTO has secured 90 new affordable homes at 223 Redpath Ave. in the Yonge Eglinton neighbourhood. Register by November 17: ...

<https://x.com/HousingNowTO/status/1842620556970971479>



Toronto Teachers' Housing (2024)



City of Toronto
@cityoftoronto

We're partnering with Reserve Properties and Westdale Properties to offer more affordable housing in the heart of #Toronto. The #CityOfTO has secured 90 new affordable homes at 223 Redpath Ave. in the Yonge Eglinton neighbourhood. Register by November 17: [223redpathaffordablerental.com](https://www.223redpathaffordablerental.com)



5:05 PM · Oct 4, 2024 · 12.5K Views

223 REDPATH AVENUE

90
AFFORDABLE
RENTAL UNITS
AVAILABLE

| | 100% OF THE AMR | UTILITY TOTAL ALLOWANCE <small>(Tenant is required to pay own hydro, heat, hot and cold water)</small> | MONTHLY RENT PAYABLE* | INITIAL ANNUAL HOUSEHOLD INCOME LIMIT | HNTD ESTIMATED MINIMUM ANNUAL HOUSEHOLD INCOME REQUIRED |
|--|--------------------|--|-----------------------------|---|--|
| BACHELOR <small>(Max. 2 occupants)</small> | \$1,427 | \$54 | \$1,373 | \$65,904 | \$49,500 |
| 1 BEDROOM <small>(Max. 2 occupants)</small> | \$1,708 | \$54 | \$1,654 | \$79,392 | \$59,500 |
| 2 BEDROOM <small>(Max. 2 occupants per Bedroom)</small> | \$1,992 | \$78 | \$1,914 | \$91,872 | \$62,500 |
| 3 BEDROOM <small>(Max. 2 occupants per Bedroom)</small> | \$2,241 | \$103 | \$2,138 | \$102,624 | \$77,000 |

Affordable Rental Housing Lottery (Deadline – NOV. 17th) - <https://www.223redpathaffordablerental.com>



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

HousingNowTO

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