



# HousingNowTO.com

**PH9.13 - Committees of Adjustment  
and Minor Variances**

**(HNTO Budget Advice)**

JAN. 29, 2024

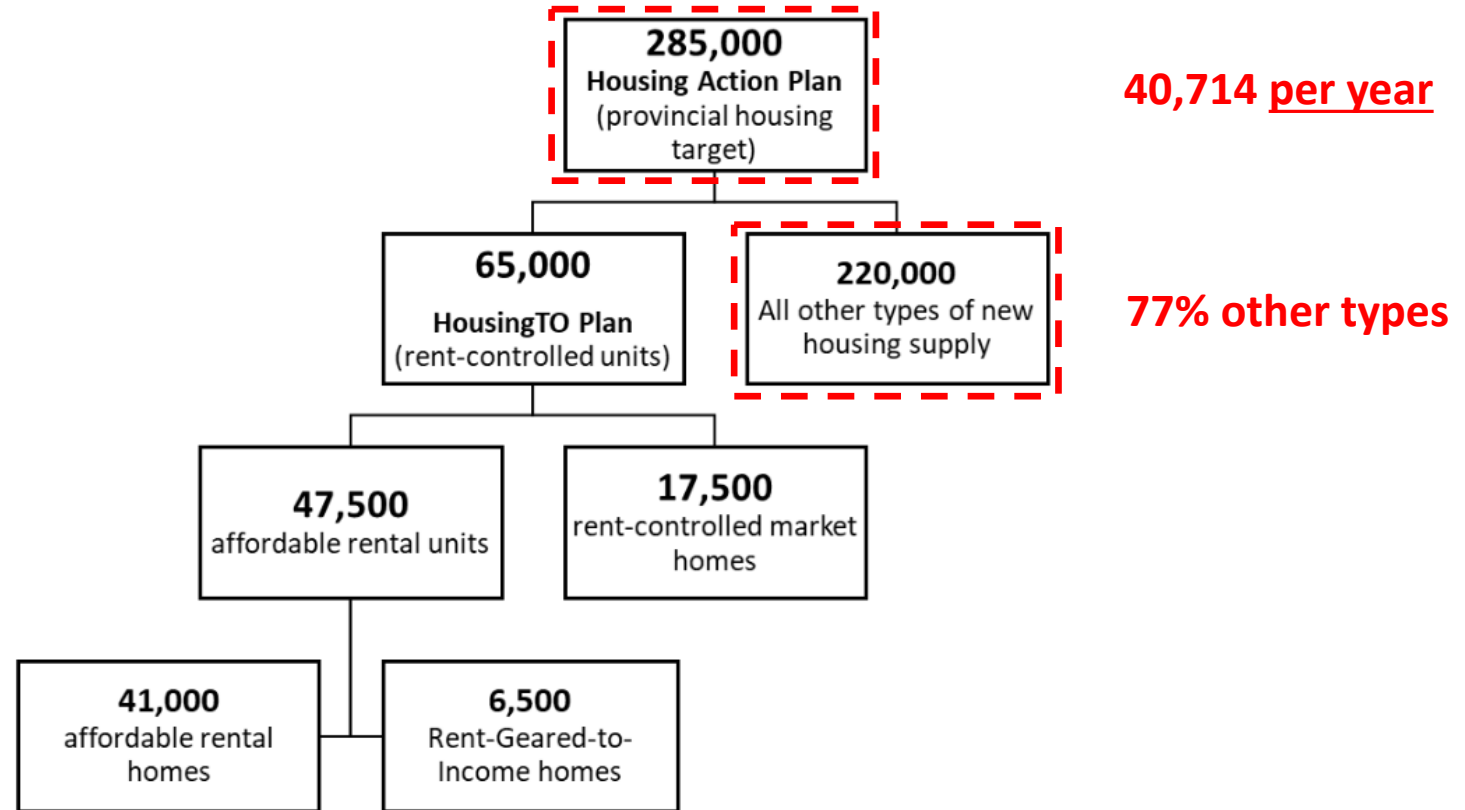
CONTACT – [info@HousingNowTO.com](mailto:info@HousingNowTO.com)

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



# City of Toronto Housing 2030 Targets

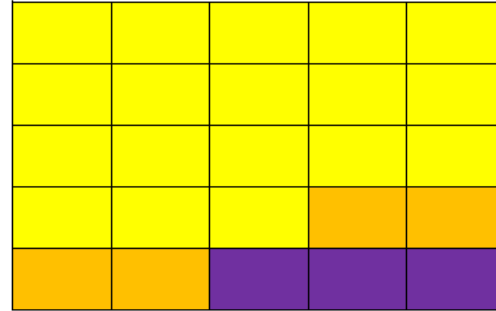
## Putting the Targets into Perspective – The ‘Big Picture’








# City of Toronto Housing 2030 Targets

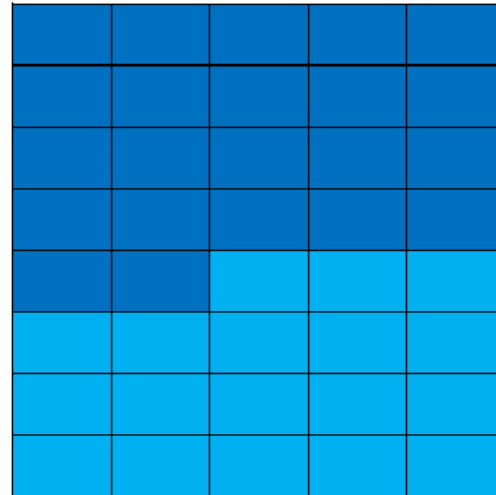
**Olivia Chow**  
[2023]





-  17,500 x new units of new "Rent Controlled" housing
  -  5,000 x additional new units of "Affordable Rental" housing
  -  2,500 x new units of "Rent Geared to Income" (RGI) housing
- 
- 25,000** x additional new housing units (2023)

+

**John Tory**  
[2020]



-  22,000 x new units of "Affordable Rental" housing
-  18,000 x new units of "Supportive Housing"

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**40,000** x new housing units (2020)

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REVISED City of Toronto Target for Dec. 31, 2030 deadline **65,000** x new City lead new housing units

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**EX7.2 - Urgently Building More Affordable Homes**

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX7.2>



# What defines a “Minor Variance” (2024)?



PO Box 19057, RPO Walmer  
Toronto, ON M5S 3C9  
[theara.org](http://theara.org)

December 28, 2023

as part of that planning process is the Committee of Adjustment (C of A). We, as a residents' organization, are puzzled by some recent decisions by the C of A with respect to what is an adjustment and what constitutes a minor variance.

It is perhaps useful to look at two definitions as set out in the Oxford dictionary.

Adjustment - a small alteration or movement made to achieve a desired fit, appearance or result.

Minor - lesser in importance, seriousness or significance.

**Letter from the Annex Ratepayers' Association, December 28, 2023**

<https://www.toronto.ca/legdocs/mmis/2024/ph/bgrd/backgroundfile-242178.pdf>



# “Minor Variance” for Affordable Rental

386-394 Symington Avenue,  
485 Perth Avenue & 17 Kingsley Avenue

## PROPOSAL

CoA File No.  
A0970/23TEY



Rendering of Proposal Looking Southeast

	2021 Rezoning	Current Design (Under Construction)	Proposed Design
Ownership	Limen Developments	Tricon Residential	Tricon Residential
Type	Condo	Rental	Rental
Total Units	375	332	398
% Family Sized Units (2B & Larger)	34%	42%	42%
Affordable Units (up to 40-years)	0	0	6
Building Height	17 Storeys	17 Storeys	23 Storeys



# “Minor Variance” for Affordable Rental

Affordable Housing Delivery Improvements			Affordable Bedrooms		
Unit Count	Units Type	Bedroom Count	25-years	40-year	Increase
3	1-Bedroom	1	75	120	45
1	2-Bedroom	2	50	80	30
2	3-Bedroom	3	150	240	90
<b>TOTAL - "Affordable Bedroom Years"</b>			<b>275</b>	<b>440</b>	<b>165</b>

CoA application Supported by :

- ✓ **Abigail Bond, Housing Secretariat, City of Toronto**
- ✓ **Woodgreen Community Services**
- ✓ **HousingNowTO**
- ✓ **More Neighbours Toronto**
- ✓ **Large local petition of support**

CoA (Wed. Jan. 17th) 386-394 SYMINGTON AVE

<https://www.toronto.ca/city-government/planning-development/application-details/?id=5357495&pid=169314>



# “Minor Variance” for HOUSING NOW

## Housing Now - Milestone Report

31-Oct-23

	Address	Prior Total Units	Current Total Units	Total Rental (% of total units)	Afford. Rental (% of total units)	Date of Planning Submissions / Approvals	Go To Market	Date of Proponent Selection	Date of SPA Submission	Date of First CMHC Financing Submission	Const'n Start First Forecast	Const'n Start Current Forecast	Milestone Notes
Phase 1	777 Victoria Park Ave	575	589	589 (100%)	254 (43%)	Zoning Approved Nov 2019	Q4 2019	Nov 2021	Feb 2022	Jun 2022	Q4 2020	TBD	Renegotiation of terms are ongoing with consideration for fairness and new HST rebate on rental construction.
	50 Wilson Heights Blvd	1,484	1,484	1,040 (70%)	520 (35%)	Zoning & Draft Plan of Subdivision Approved Feb 2020	Q4 2019	Oct 2021	Dec 2021	Jan 2022	Q4 2020	Q4 2023	Site works pushed to Spring 2024 due to multiple factors, including delays in financing and seasonal considerations tied to winter mobilization.
	705 Warden Ave	450	600	600 (100%)	250 (42%)	Zoning & Draft Plan of Subdivision Approved Jun 2020	Q3 2020	Oct 2021	Dec 2021	Jan 2022	Q4 2020	TBD	Renegotiation of terms are ongoing with consideration for fairness and new HST rebate on rental construction.
	140 Merton St	180	<b>294</b>	<b>294 (100%)</b>	<b>98 (33%)</b>	Zoning Approved Dec 2019	Q2 2021	Jul 2022	<b>Targeted for Q4 2023</b>	Mar 2023	Q4 2020	<b>Q3 2024</b>	City-initiated rezoning to consider +11 storeys and 294 rental homes at City Council's November 8, 2023.
	Bloor/Kipling Block 1	644	725	725 (100%)	218 (30%)	Zoning for Blocks 1 Approved Jun 2021	Q3 2021	May 2022	Block 1 SPA filed Oct 2022	Mar 2023	Q4 2021	Q3 2023	Groundbreaking ceremony held in August 2023.
	Bloor/Kipling Block 5	586	586	391 (67%)	196 (33%)	Zoning for Block 5 Approved Jun 2021	TBD	N/A	TBD	N/A	Q4 2021	TBD	Site available for market offering pending provincial Bill 23 reimbursement.
	Bloor/Kipling Blocks 3,6,7	1,470	1,470	980 (67%)	490 (33%)	Zoning for Blocks 1 & 5 Approved Jun 2021	TBD	N/A	TBD	N/A	Q4 2021	TBD	Zoning submission held pending resolution of funding impacts due to Bill 23.
	Bloor/Islington	1,415	1,453	959 (67%)	494 (33%)	Zoning Filed May 2022	TBD	N/A	TBD	N/A	Q4 2021	TBD	Final zoning report targeted for Q1 2024. HONI technical review completed.

CreateTO – HOUSING NOW – Milestone Report (Phase 1 sites) – October 31, 2023

<https://www.toronto.ca/legdocs/mmis/2023/ra/bgrd/backgroundfile-240374.pdf>



# 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

CONTACT – [info@HousingNowTO.com](mailto:info@HousingNowTO.com)

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





# HOUSING FOR WORKERS (PART 1 & 2)



<https://workforcehousing.trbot.ca>



<https://workforcehousing2.trbot.ca>



# HOUSING FOR WORKERS (Cont'd)

## Housing a Generation of Essential Workers

The Cost of Inaction

JULY 2021

3

<https://workforcehousing3.trbot.ca>



[https://www.bot.com/Portals/0/PDFs/Priced\\_Out\\_Workforce\\_Housing\\_Affordability\\_GPDD.pdf](https://www.bot.com/Portals/0/PDFs/Priced_Out_Workforce_Housing_Affordability_GPDD.pdf)