



HousingNowTO.com

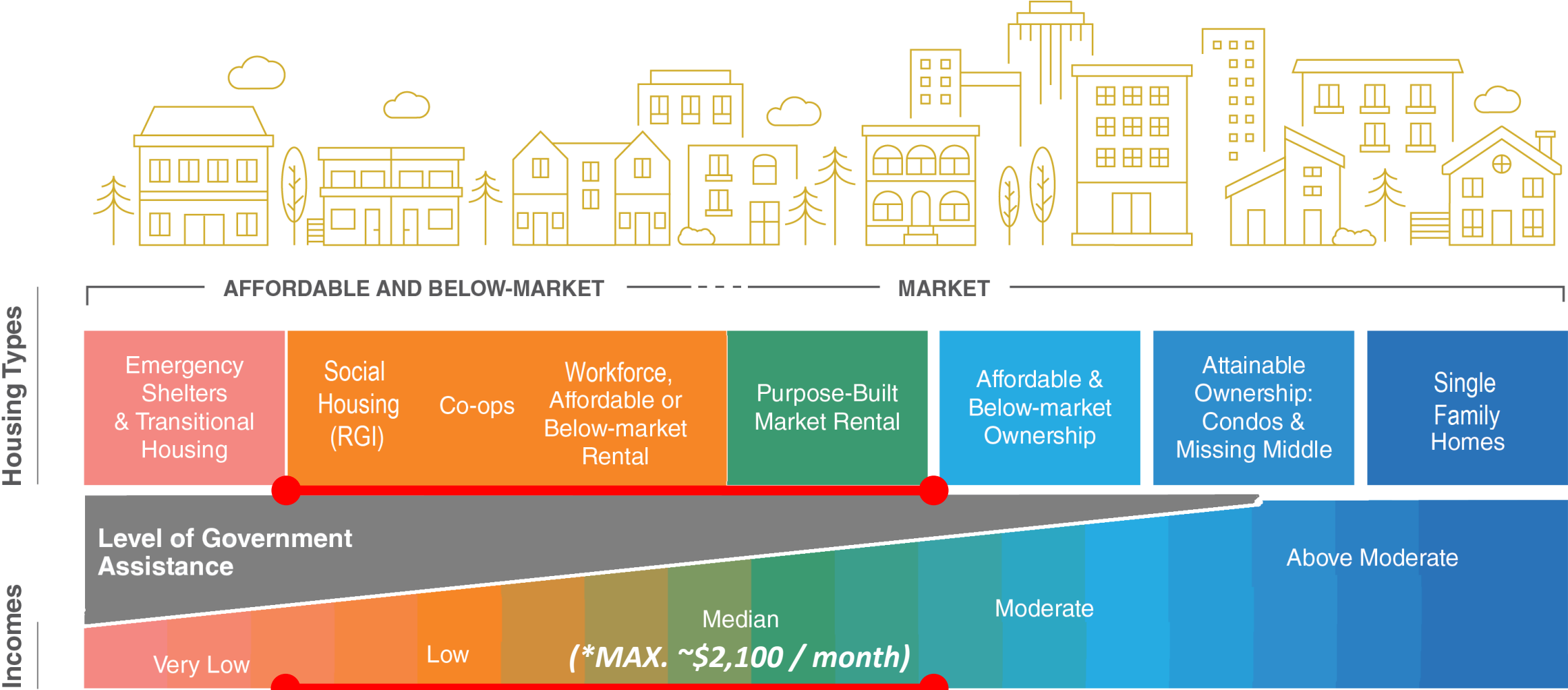
**“PH12.1 - Update Downsview :
Draft Secondary Plan,
Urban Design Guidelines
& Zoning By-law”
(Federal / City Lands)**

May 09, 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

<https://www.toronto.ca/wp-content/uploads/2022/07/9877-City-Planning-2021-Census-Backgrounder-Families-Hhlds-Marital-Status-Income.pdf>



Real-World Affordable-Housing



Three-Questions

- 1. Does it Pencil..?*
- 2. Does it Scale..?*
- 3. How can we Speed-Up the Delivery..?*



DOWNSVIEW SECONDARY PLAN

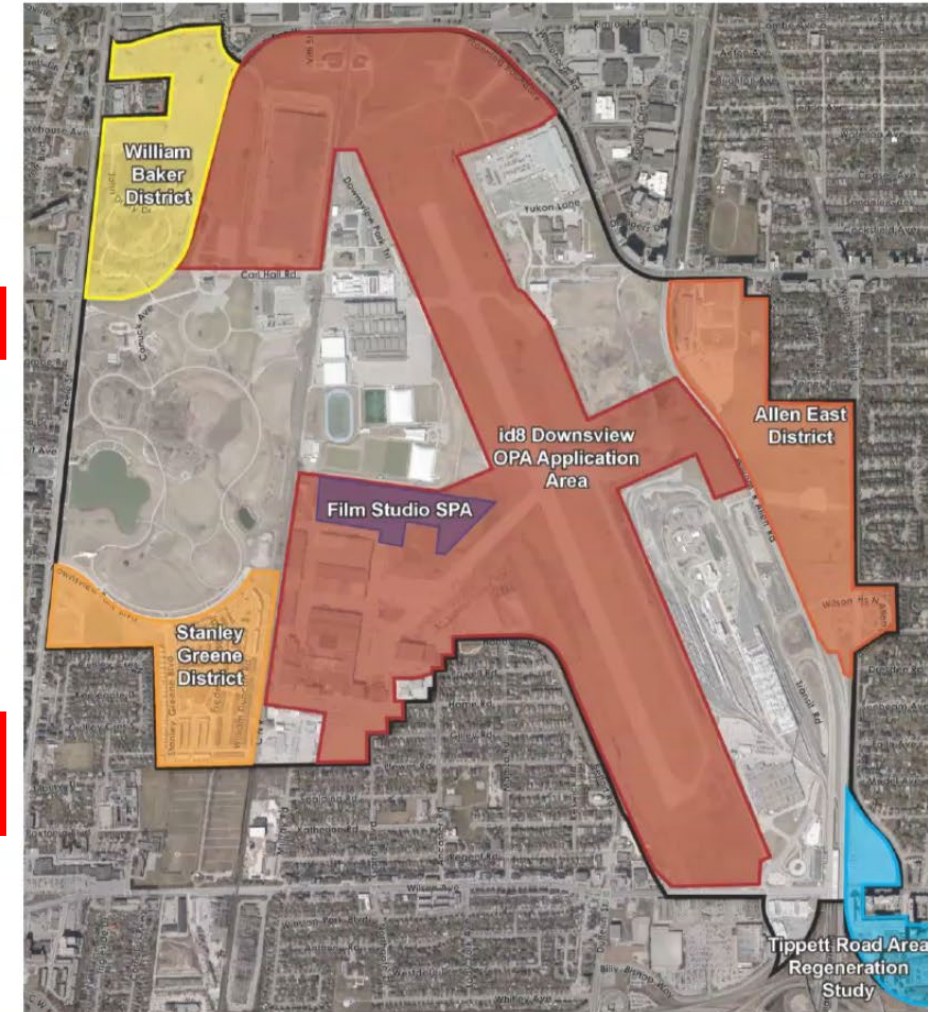
How Does It All Fit Together?

UPDATE >>>
DOWNSVIEW

There are a number of related applications and processes within the Downsview Area Secondary Plan

- **Stanley Greene District:** Substantially built, some ongoing construction in the western portion of the site.
- **Allen East District:** District Plan adopted by City Council.
- **William Baker District:** District Plan application submitted to the City and currently under review.
- **id8 Downsview:** Official Plan Amendment application submitted to the City and currently under review.
- **Site Plan Application for Film Studio:** Submitted to the City and currently under review.
- **Tippett Road Area Regeneration Study:** Adopted by Council and substantially built with some ongoing construction

Additional District Plan applications are also anticipated.



CREATE TO



FEDERAL SURPLUS LANDS IN TORONTO

need an explicit affordable rental housing requirement.



Yes, 100%. #Downsview master-plan area is MASSIVE plot of mostly Vacant-Land with 3 x TTC Subway Stations & a GO Train station.

Equivalent land-size to Downtown #TOCore from Bloor to Union Station between Spadina & Jarvis, ALL of it owned by Governments or Public-Sector Pension.

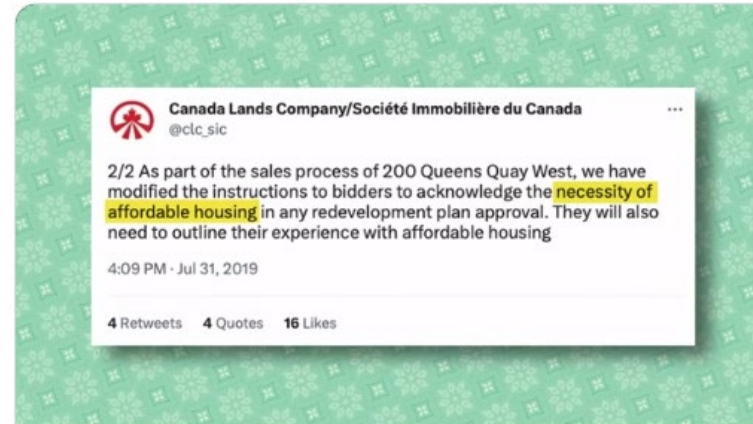


You and 4 others

11:45 AM · Aug 12, 2023 from Toronto, Ontario · 104 Views



Opposition to new housing is not just a suburban problem! In this video we cover a frustrating tale of housing dysfunction in downtown Toronto. Special thanks to @HousingNowTO:



youtube.com
Shady Business: The Surprising Controversy Over Downtown Density &...
People sometimes think of barriers and opposition to new housing construction as coming from a suburban culture of NIMBYism, but urban are...

8:07 AM · May 27, 2023 · 38K Views



1/ Alternate headline, "Former Federal Land site in Downtown Toronto CUTS 479 new apartments (including 34 x #AffordableHousing units) from Original Plan" ...mostly due to #TOPoli Urban Design Guidelines, Shadow Studies and Neighbour's Complaints ... during a #HousingCrisis... 😞



11:41 AM · Jun 30, 2022 from Toronto, Ontario

<https://twitter.com/HousingNowTO/status/1690388935111786496>

<https://twitter.com/OhUrbanity/status/1662430318479933440>

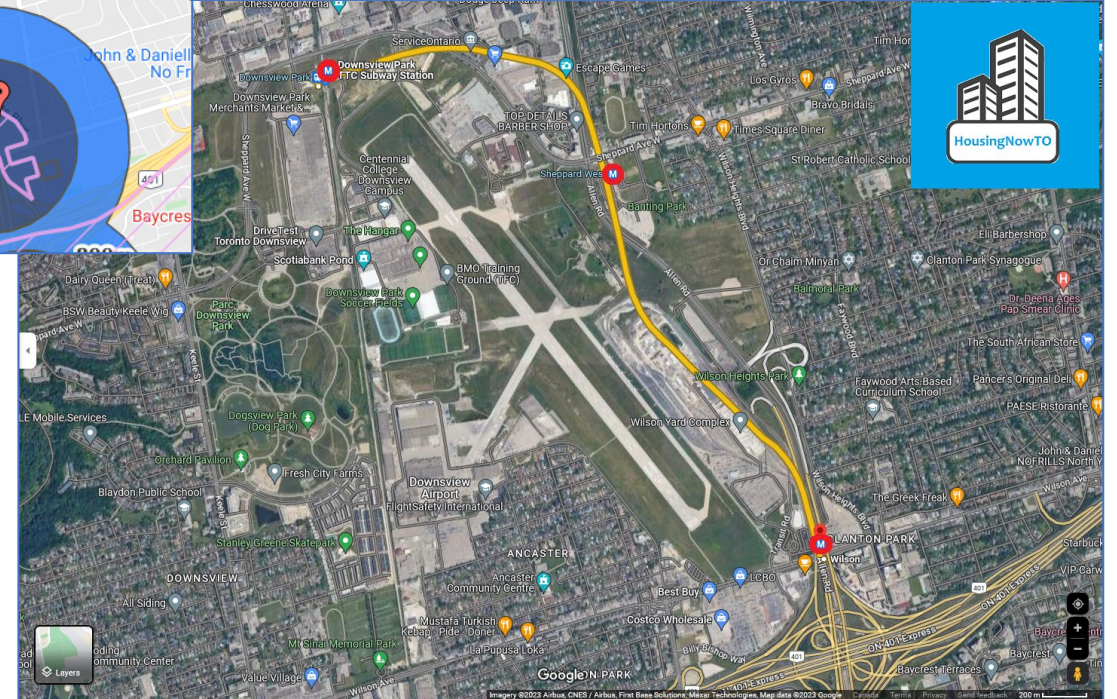
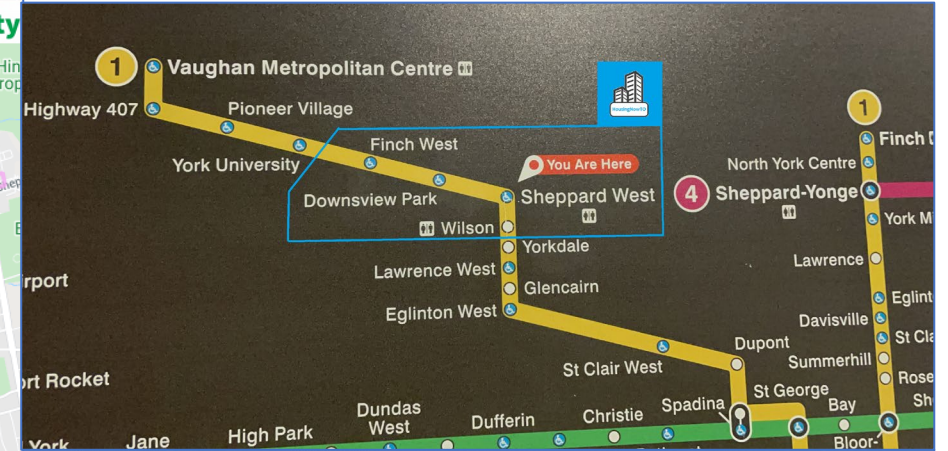
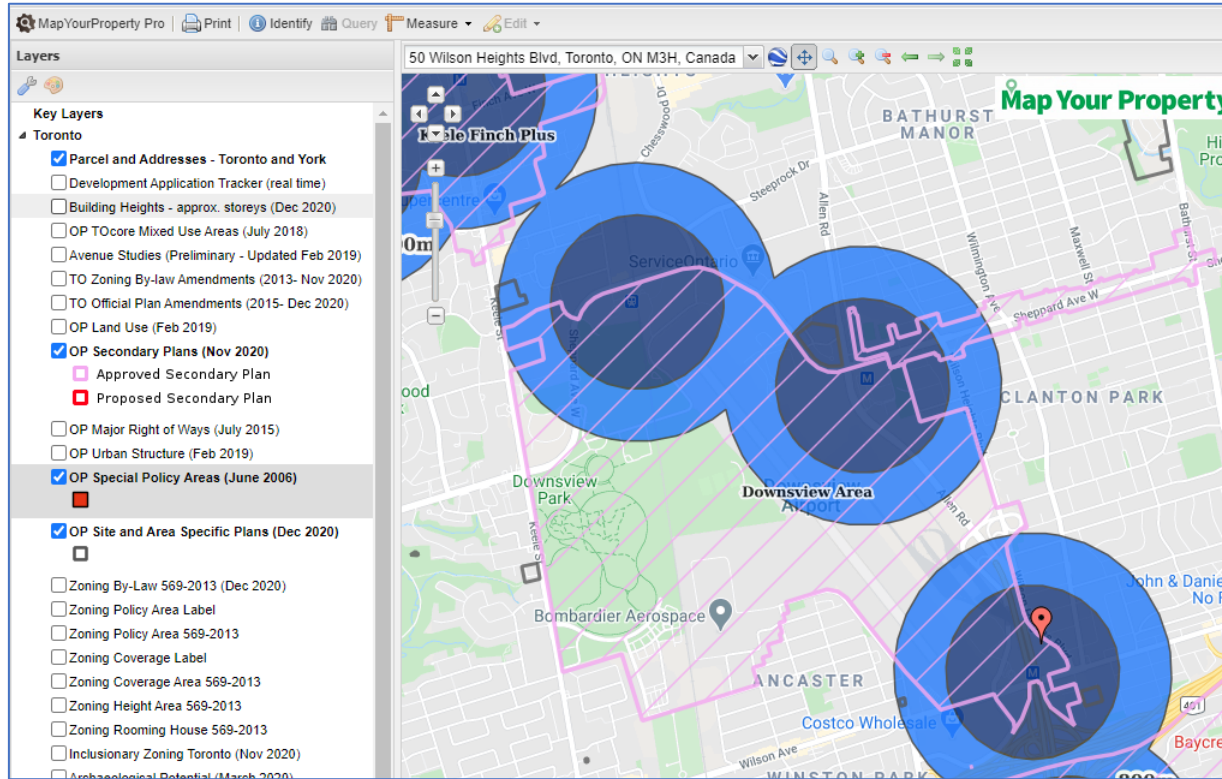
<https://twitter.com/HousingNowTO/status/1542533723886915587>

CANADA LANDS - DOWNSVIEW

CANADA LANDS - 200 QUEENS QUAY WEST



DOWNSVIEW SECONDARY PLAN



HousingNowTO is focused on the three (3) x **Transit-Oriented Development** nodes along the East & North of DOWNSVIEW.



DOWNSVIEW - WILSON




Housing Milestone Report

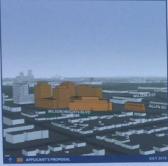
08-Apr-24


Address	Prior Total Units	Current Total Units	Total Rental	Affordable Rental	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
50 Wilson Heights Blvd	1,484	1,484	1,040	520	Zoning & Draft Plan of Subdivision Approved Feb 2020	Q4 2019	Oct 2021	Dec 2021	Jan 2022	Q4 2020	Q4 2023	CMHC Credit Committee approval targeted for April. Construction start pushed to June 2024.






Notice






4-16 Storeys
14-58 Metres




1,464 Residential Units




853 Cars


A change is proposed for this site.
As part of the City of Toronto's Housing Now Initiative, the City is proposing a Zoning By-Law Amendment and Draft Plan of Subdivision to permit six buildings including, 488 affordable rental units, market rent and condominium housing, commercial uses, community space and a public park.

Applicant: City of Toronto (Housing Now)
Address: 50 Wilson Heights Boulevard


**PUBLIC MEETING**

Wednesday, February 12, 2019 - 9:30 a.m.
City Hall Committee Room 1
100 Queen Street West, 2nd Floor
File # 19 114174 NNY 06 OZ and
File # 19 232756 NNY 06 SB


**COMMUNITY PLANNING**
Perry Korouyenko
416-395-7110
perry.korouyenko@toronto.ca


**APPLICATION INFORMATION CENTRE**
416-395-7110
alic@50WilsonHeightsBlvd

311
toronto at your service




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




4-16 Storeys
14-58 Metres




1,464 Residential Units




853 Cars


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311
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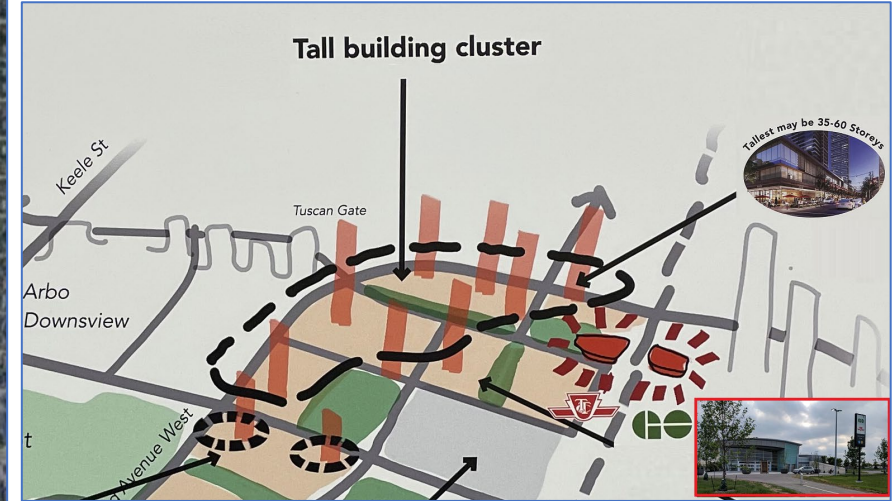


DOWNSVIEW - SHEPPARD WEST





DOWNSVIEW – GO / TTC Interchange



Our Team

Canada Lands Company ("CLC") is a self-financing federal Crown corporation that specializes in real estate, development and attractions management. CLC owns 438 acres of the land in Downsview which includes 147 acres of development land as well as 291 acres of passive park and active commons. CLC is committed to investing in this community and building on the Downsview West's legacy, while listening to and collaborating with all stakeholders.



Canada Lands Company
Société immobilière du Canada





DOWNSVIEW – CANADA LANDS

With the new *Public Lands for Homes Plan*, the federal government is announcing an historic shift in its approach to unlock 250,000 new homes by 2031.

To get this done, Budget 2024 announces:

- ➔ The federal government will use all tools available to convert public lands to housing, including leasing, acquiring other public lands for housing, and retaining ownership, whenever possible. Keeping land under public ownership and leasing it to builders—instead of selling to the highest bidder—will enable new homes to be affordable, forever. This effort will help housing providers avoid unnecessary upfront capital costs, allowing them to build more affordable housing, all while strengthening the federal government's balance sheet to unlock more homes.
- ➔ The federal government is conducting a rapid review of its entire federal lands portfolio to identify more land for housing. As part of this effort, the government will:
 - Review the entire portfolio of federally owned land and properties to rapidly identify sites where new homes can be built;
 - Require departments and agencies to offer up specific parcels of land according to specified targets;
 - Consult with municipal, provincial, and private sector partners to identify the most promising lands to be made available for housing;
 - Publish a new Public Land Bank, encompassing an inventory of available lands, before fall 2024 to accelerate construction on public lands;
 - Release a new geo-spatial mapping tool to help homebuilders more easily access and navigate public lands; and,
 - Introduce legislation, as required, to facilitate the acquisition and use of public lands for homes, in partnership with other orders of government.

Federal Budget 2024 - Chapter 1: More Affordable Homes

<https://www.budget.canada.ca/2024/report-rapport/chap1-en.html>



DOWNSVIEW – CANADA LANDS

- ➔ Budget 2024 proposes to provide \$5 million over three years, starting in 2024-25, to support an overhaul of the Canada Lands Company to expand its activities to build more homes on public lands. These reforms will seek to:
- Cut approval times in half, while abiding by constitutional obligations;
 - Initiate redevelopment processes early;
 - Bundle multiple properties to be transferred at once;
 - Provide leases, including long-term, low-cost leases, for housing providers;
 - Transform underused government offices into multi-use properties;
 - Transfer land from the federal government to Canada Lands Company for \$1, whenever possible, to support more affordable housing;
 - Enable housing development on actively used federal properties; and,
 - Work with Crown corporations to redevelop their surplus, underutilized, or actively used properties for housing.

Federal Budget 2024 - Chapter 1: More Affordable Homes

<https://www.budget.canada.ca/2024/report-rapport/chap1-en.html>



DOWNSVIEW – TOURS & MEETINGS





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

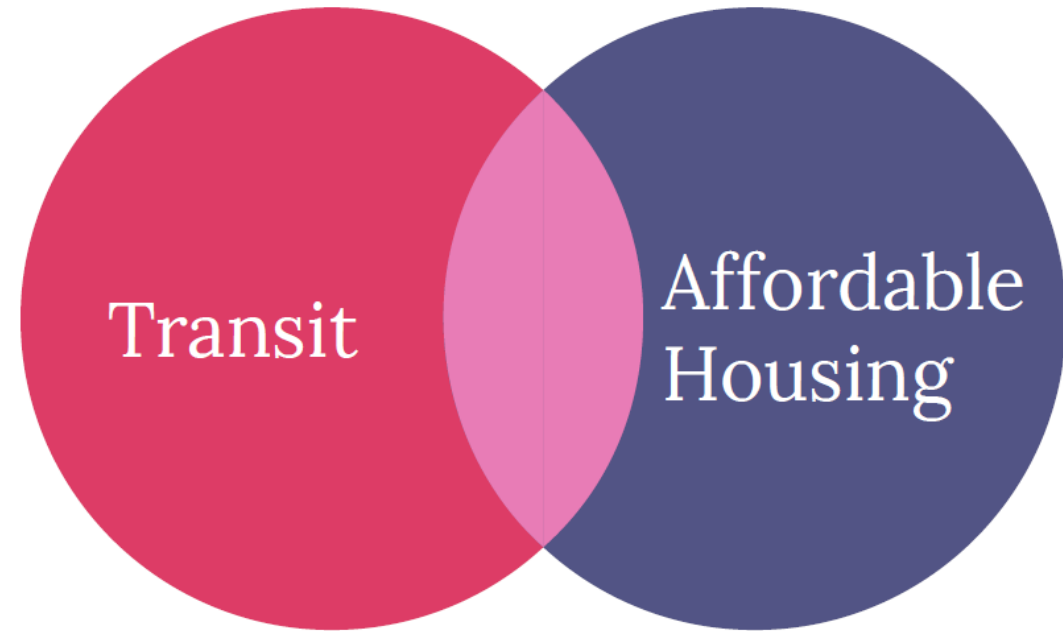
TWITTER - [@HousingNowTO](https://twitter.com/HousingNowTO)



“Transit-Oriented Communities”

Leveraging Transit for Affordable Housing

Breaking the silos of the transit and
land use planning processes



**For transit, adjacent affordable housing
can provide:**

- Greater dedicated ridership than that of owner-occupied market units
- Opportunity to mitigate some of the potentially negative impacts of transit expansion such as displacement due to gentrification

**For housing affordability, adjacent
transit can provide:**

- The land value uplift that, if captured effectively, can help to subsidize affordable housing development
- Affordable mobility in addition to affordable housing, resulting in significantly reduced overall living costs



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



CMHC Recognition (2021)

[INTRODUCTION](#) [INNOVATION SPOTLIGHT](#) [SCALING STRATEGIES](#) [OPPORTUNITIES](#) [CONCLUSION](#) [APPENDIX](#)



HousingNowTO.com

HousingNowTO
A volunteer-run and pro-bono open-source web platform that shares and explains the details of the City of Toronto's affordable-housing development sites.


Created in January 2019, this civic-tech initiative is made up of planning, architecture, technology and social-analytics volunteers who update and translate information valuable to both for residents affected by the development projects as well as municipal processes and operations.

Affordable Housing Innovation

The innovation behind HousingNowTO.com's approach is in the bridging of the communications and information gap that exists between housing professionals (civic, development, planners, etc.) and the average resident. The project noticed that while polling indicated strong public support for affordable housing, there were also trends of complaints and questions from residents when affordable-housing projects were announced in their neighbourhoods.

Using common tools such as Google maps, photographs, videos and data-visualization, HousingNowTO.com removes industry jargon, thereby minimizing misinformation and enhancing transparency and opportunities for genuine civic engagement.

The impact of this increased engagement has a proven track record of supporting the development of affordable housing - the first four "fast-track" sites featured on the platform increased 30% in size and scale from the original City proposal, adding 588 units to the plan, 184 of which are affordable units.

[Learn more about HousingNOWTO](#)

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[INTRODUCTION](#) [INNOVATION SPOTLIGHT](#) [SCALING STRATEGIES](#) [OPPORTUNITIES](#) [CONCLUSION](#) [APPENDIX](#)

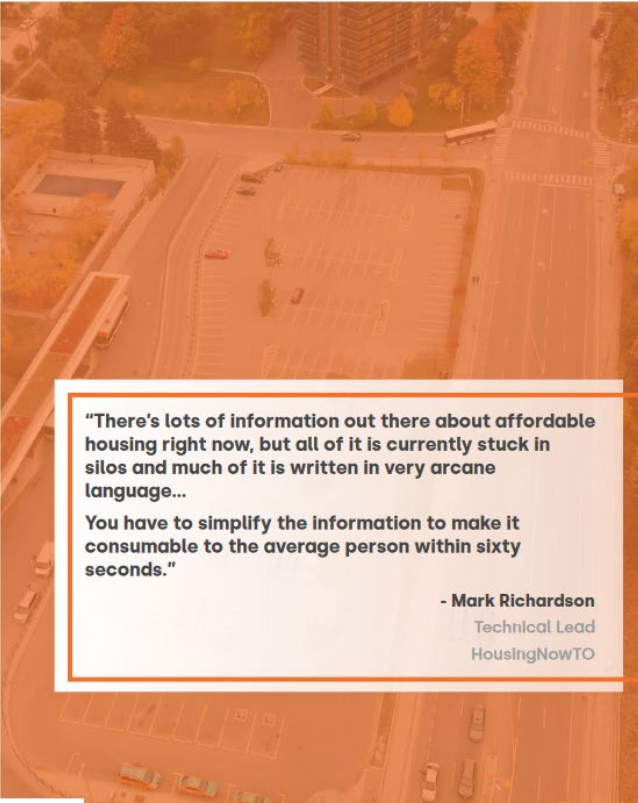
Challenges and Opportunities to Scaling Innovation

HousingNowTO.com's model has been built to be replicated and scaled. The civic-tech and open-government approach can be replicated by digital-government teams within the public sector, or by civic-tech and "data-for-good" voluntary teams.

Groups across Vancouver, Calgary and Ottawa have reached out to HousingNowTO to develop local methods and projects for themselves. This work has great potential in re-imagining land-ownership models across the country, including municipal assets, corporate and Crown lands.

It is also an opportunity to re-imagine how to share expertise. Secondments from government offices for part-time work with content expertise in planning, zoning processing and development engagement can support this work even when additional funding is not available.

Challenges around data upkeep and a sustainable business plan could be addressed with dedicated funding and partnerships to support full-time staff, strategic planning, and the most accessible user experience possible. The collaboration across the private sector, non-profits, government and residents in this model will strengthen two-way communication and impact to and from residents and their needs for innovative affordable housing development.



"There's lots of information out there about affordable housing right now, but all of it is currently stuck in silos and much of it is written in very arcane language... You have to simplify the information to make it consumable to the average person within sixty seconds."

- Mark Richardson
Technical Lead
HousingNowTO

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