



# HousingNowTO.com

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June 13, 2024

Planning & Housing Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

## **RE : PH13.3 - 2444 Eglinton Avenue East - Zoning Amendment - Decision Report - Approval**

Planning & Housing Committee,

For over 4-years, since this “Housing Now” affordable housing site at Kennedy subway station was first announced in May of 2020, our **HousingNowTO.com** civic-tech volunteers have attended all of the many public-meetings and on-line consultations with City Planning, CreateTO, Councillor Thompson and various local Scarborough community groups about how to best unlock these transit-oriented City-owned properties to ensure they are obtaining best-value and city-building objectives, including a priority-focus on the delivery of new, permanent affordable-rental housing apartments on City-owned lands.

Our volunteers, along with other community members have also reviewed all of the available public documents about these City-owned properties at **2444 Eglinton Avenue East** on the CreateTO & City Planning websites. HousingNowTO fully supports the current privately-initiated Zoning By-law Amendment (ZBA) for these Kennedy station Housing Now lands – and we align with the materials in the current approval report by City Planning staff to turn 199 surface Green-P parking-spaces into hundreds of new affordable rental apartments on the border of Scarborough Centre & Scarborough Southwest wards.



Subject Site:	2444 Eglinton Avenue East (Part 1 and Part 2)
Parcel Information:	Designated as Mixed Use Areas   2.86 Acres   Located in Ward 21

We are grateful to local Councillor Thompson, CreateTO, the Housing Secretariat and City Planning staff for listening to our HNTO volunteers’ many submissions over the last 4-years – and agreeing to a target-density on this development at 919 total proposed units on this total 2.86 acre site.

At an average of 321 units-per-acre, the current design proposal takes this site above the **300 units-per-acre** target that our affordable housing volunteers use as a minimum-viability threshold for all sites within the City’s HOUSING NOW program model.

In particular, we would like to draw the Committee’s attention to where this excellent proposal for a HOUSING NOW site has been allowed to break a number of the City’s current “Tower Design Guidelines” (\*page 9 of the Staff report) from 2013 - in order to achieve a more rational built-form that improves the financial-viability in 2024 for creating one of the largest Co-op Housing projects in Ontario’s history :

Three (3) towers, with above-ground parking in the podium -

- **41-storey** (104.90 m) tall w/ **800 m2** floor plate
- **31-storey** (136.25 m) tall w/ **800 m2** floor plate
- **19-storey** (67.60 m) tall w/ **1,092 m2** floor plate



That improved massing also provides more viable opportunities to improve the depth-of-affordability within the estimated ~306 x new affordable rental co-operative housing units – if the City of Toronto and the Co-op Federation is provided with appropriate levels of long-term financial-support by higher levels of government for the overall delivery of the Housing Now program.


Our volunteers will continue to advocate with our contacts within the Federal government and CMHC to ensure that this specific Housing Now site at Kennedy station is given accelerated access to their newly announced \$1.5-BILLION [Co-operative Housing Development Program](#) in 2024.

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.

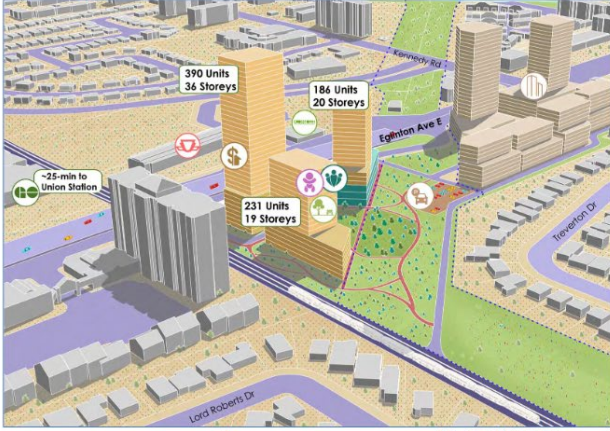
Yours,

Mark J. Richardson  
Technical Lead – [HousingNowTO.com](http://HousingNowTO.com)

Appendix 'A' – HousingNowTO submission about 2444 EGLINTON AVE site (JUNE 2020)



## Site #16 : 2444 Eglinton Avenue East




### Optimized Transit-Oriented Development at Kennedy Station

Unit Composition	Avg. Area	%	Estimated # of Units
1-Bed	530	50.0%	807
2-Bed	770	30.0%	269
3-Bed	970	10.0%	269
1-Bed Barrier-Free	680	4.0%	
2-Bed Barrier-Free	800	4.5%	
3-Bed Barrier-Free	1150	1.5%	
<b>Total</b>		<b>100.0%</b>	

The unit composition is based on the approved HousingNow project at 777 Victoria Park Ave.

- Kennedy GO Station
- Kennedy TTC Station (Scarborough Subway Extension)
- Crosstown LRT Station (approximate location)
- Mixed Income Development
- Community Hub/School
- Daycare
- Hydro Corridor
- Park opening to the Hydro Corridor
- Future Potential Development per Metrolinx's Transit Hub Master Plan



**★ 19, 20 & 36 Storeys | 807 Units**  
**33% Condo / 33% Market-Rental / 33% Affordable-Rental**  
**\*Strong-Viability with 2020 Construction-Costs & TBSB/PFR Strata**

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- PDF - <https://www.toronto.ca/legdocs/mmis/2020/ph/comm/communicationfile-103548.pdf>

Appendix 'B' – Globe & Mail article about 2444 EGLINTON AVE site (SEPTEMBER 2020)



**The Globe and Mail** @globeandmail · Sep 23

Toronto advocacy group fights for more rental units at city-owned 'lazy land'



Toronto advocacy group fights for more rental units at city-owned 'lazy ...  
 Advocates are working to ensure that when the City of Toronto builds affordable housing on a valuable patch of land in Scarborough through ...  
[theglobeandmail.com](https://www.theglobeandmail.com)

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<https://www.theglobeandmail.com/real-estate/toronto/article-toronto-advocacy-group-fights-for-more-rental-units-at-city-owned/>