



HousingNowTO.com

Email - info@housingnowto.com

Phone – 416-938-4722

July 11th, 2024

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

RE : PH14.6 - Advancing the Construction of Affordable Rental Homes at 777 Victoria Park Avenue

Chair & Members of the Planning & Housing Committee,

Volunteers from our **HousingNowTO.com** civic-tech and open-data project attended all of the in-person and virtual public meetings over the last 5+ years for the “Housing Now” site on this 2.1 acre Green-P surface parking lot adjacent to the TTC Victoria Park subway station located on the borders of East York & Scarborough.

We have been monitoring the progress on this City-owned “Housing Now” site since it was first announced **2,042** days ago on December 8, 2018 – and our HNTD volunteers have worked with data analysts, urban planners, architects, planning students and affordable housing operators to crowd-source trustworthy and accessible public-facing information about the overall “Housing Now” program – in order to help it achieve the City of Toronto’s ambitious affordable-rental housing development goals.

When last we spoke to this committee about this site in November 2019 (PH10.2) – it was anticipated that this Victoria Park site for the “Housing Now” program would be “under construction” in 2021. Unfortunately, that did not happen – and the site remains a surface parking lot today in Summer 2024.

The attached slides help to explain the changes that have needed to be made to the 2019 tower-design proposal in order to make the redevelopment of this site into over 700+ new rental and affordable apartments viable given the currently available supports from CMHC and the City of Toronto -

- ✓ Added **Eleven (11)** x Storeys to the overall Tower heights.
- ✓ Expanded the Maximum Tower Floor Plate from 750 sq m to **860 sq m**.
- ✓ Increased the Floor Space Index (FSI) from 4.46 to **6.26**
- ✓ Added **197** x Total Apartments to the approved design, almost all on the market side.
- ✓ Reduced the Affordable Rental ratio from 50% of units to **36%**.

We encourage Council to approve this improved design and business case ASAP – so that this project can potentially break-ground within the next 12-months.

Yours,

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



777 VICTORIA PARK AVE (2019)

Toronto Notice

A change is proposed for this site.
As part of the City of Toronto's Housing Now Initiative, the City is proposing to change the Zoning By-Law to allow the construction of two residential rental buildings, including 254 affordable rental housing units, commercial uses and community space.

11 and 23 Storeys
40 and 76 Metres

508 Residences

223 Cars

Applicant: City of Toronto (Housing Now)
Address: 777 Victoria Park Avenue

PUBLIC MEETING
Wednesday, November 13, 2019 - 9:30 a.m.
City Hall Committee Room 1
100 Queen Street West, 2nd Floor
File # 19 114193 ESC 20 0Z

COMMUNITY PLANNING
Kelly Dynes
416-396-4250
kelly.dynes@toronto.ca

APPLICATION INFORMATION CENTRE
alc.to/777VictoriaParkAve

3 1 1
toronto at your service



PH10.2 - Housing Now - 777 Victoria Park Avenue - Zoning Amendment - Final Report

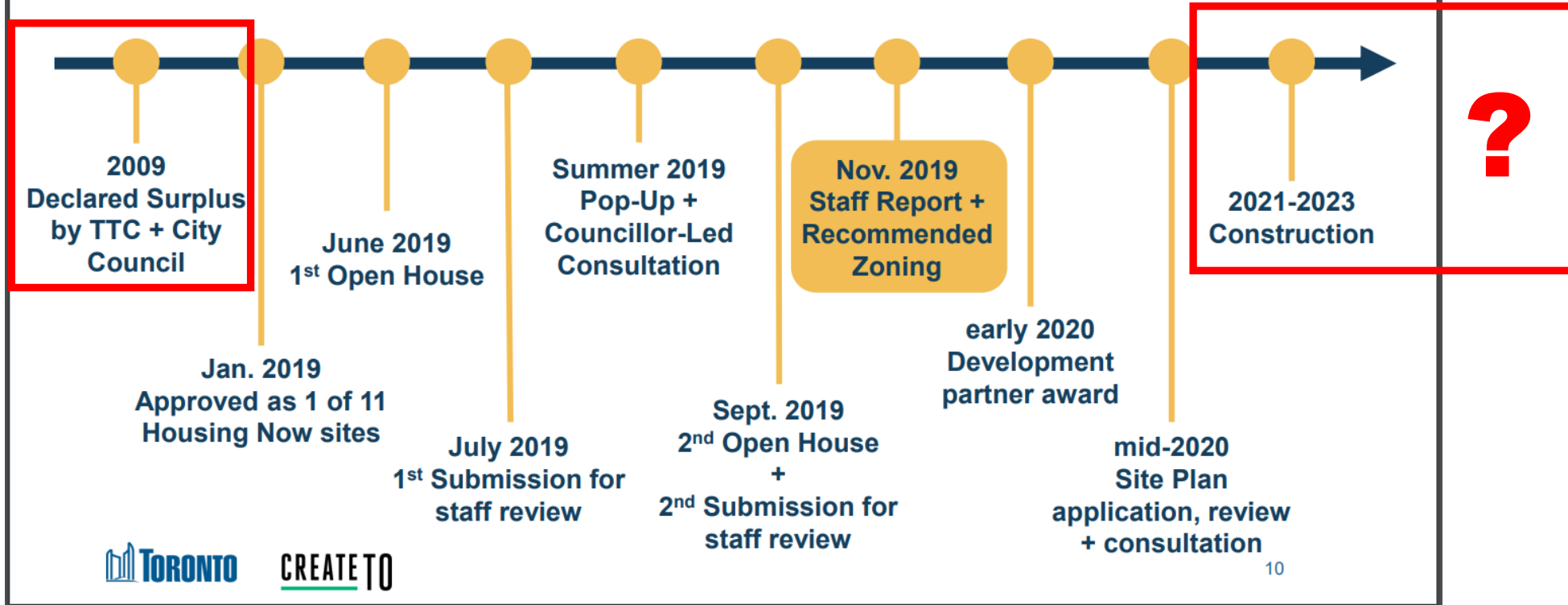
City Council adopted this item on November 26, 2019 without amendments.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.PH10.2>



777 VICTORIA PARK AVE (2019)

777 Victoria Park Timeline



PH10.2 - Housing Now - 777 Victoria Park Avenue - Zoning Amendment - Final Report

City Council adopted this item on November 26, 2019 without amendments.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.PH10.2>

- Over 15-YEARS since this site was “Declared Surplus”

- TIME IS MONEY

- PROCESS HINDERS PROGRESS



777 VICTORIA PARK AVE (2024)

APPROVE
& REPEAT

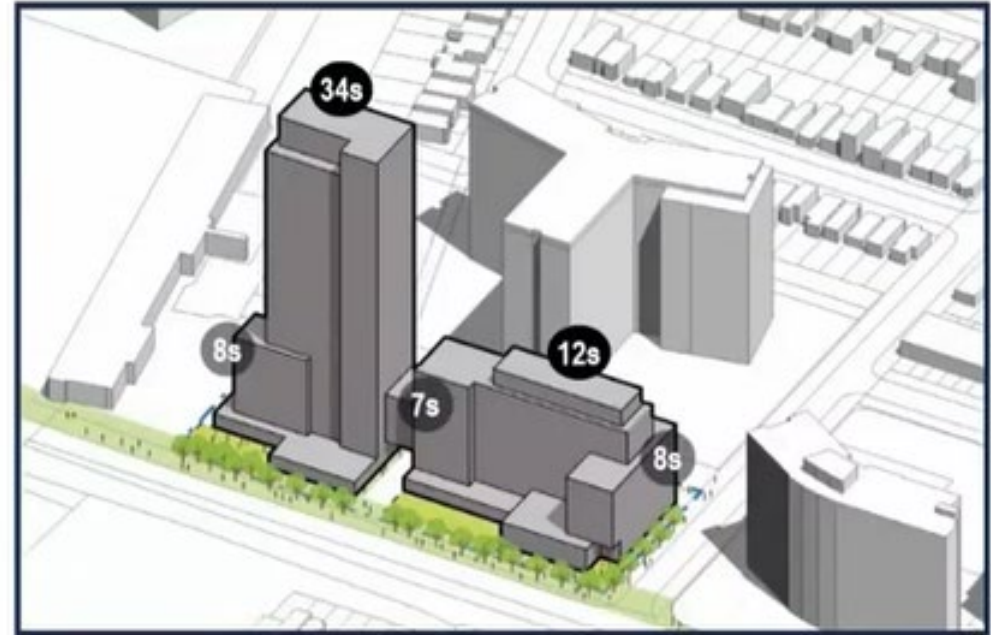


Learn the
Lessons from
this site
- and repeat
this model on
other similar
2-acre parking
lots



Reference Concept

- Height: 11storeys + 23 storeys
- Use: Residential, Retail, Community Facility
- Max. Tower Floor Plate: 750sqm
- Total FSI: 4.46
- Affordable Units: 254 **50%**
- **Market Units : 254** **50%**
- Total Units: 508



Current Concept

- Height: 12 storeys + 34 storeys ✓
- Use: Residential, Retail, Community Facility
- Max. Tower Floor Plate: 860sqm ✓
- Total FSI: 6.26 ✓
- Affordable Units: 256 **(+2)** **36%** ✓
- **Market Units : 449 (+195)** **64%** ✓
- Total Units: 705 ✓