

From: [Ingrid Beausoleil](#)
To: [Toronto East York Community Council](#)
Subject: [External Sender] RE: April 3 TEYCC
Date: March 28, 2024 1:55:01 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[FINAL 646-664 Yonge Street draft TEYCC presentation 03 28 2024.pdf](#)

Thank you, Ana.

Would you kindly upload the attached presentation in case the Committee members as for one.

Thank you,
Ingrid

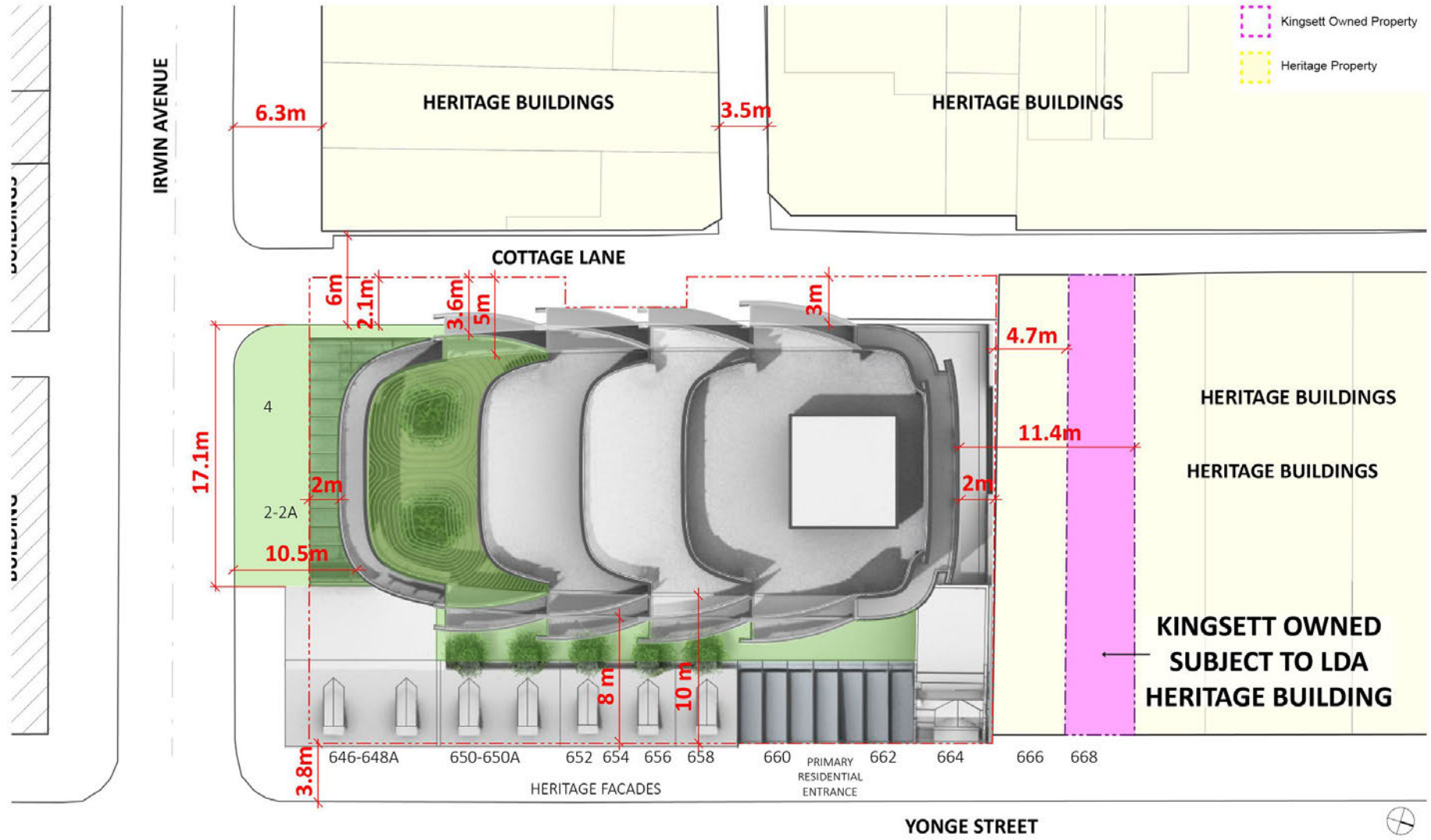
Ingrid Beausoleil | Vice President, Development Planning | KingSett Capital



646-664 Yonge Street
and 2-14 Irwin Avenue



Site Plan



Nearby Developments



A. 1 Bloor West
85 Storeys (309m)



B. 1 Bloor East
76 Storeys (257m)



C. 10 St Mary Street
51 Storeys (172m)



D. 75 St. Nicholas St.
35 Storeys (118m)



E. 15 Charles Street
54 Storeys (174m)



F. 625 Yonge Street
57 Storeys (191m)



G. 8 Gloucester Street
34 Storeys (114m)



H. 587 Yonge Street
44 Storeys (148m)



— SASP 382
— SASP 211



I. 5 St. Joseph Street
48 Storeys (161m)



J. 6-16 Wellesley St.
55 Storeys (175m)



K. 11 Wellesley Street
60 Storeys (194m)



L. 510-528 Yonge St.
59 Storeys (197m)



M. 501 Yonge Street
52 Storeys (170m)



N. 475 Yonge Street
78 Storeys (255m)



O. 460 Yonge Street
62 Storeys (198m)



P. 2 Carlton St.
80 Storeys (251m)








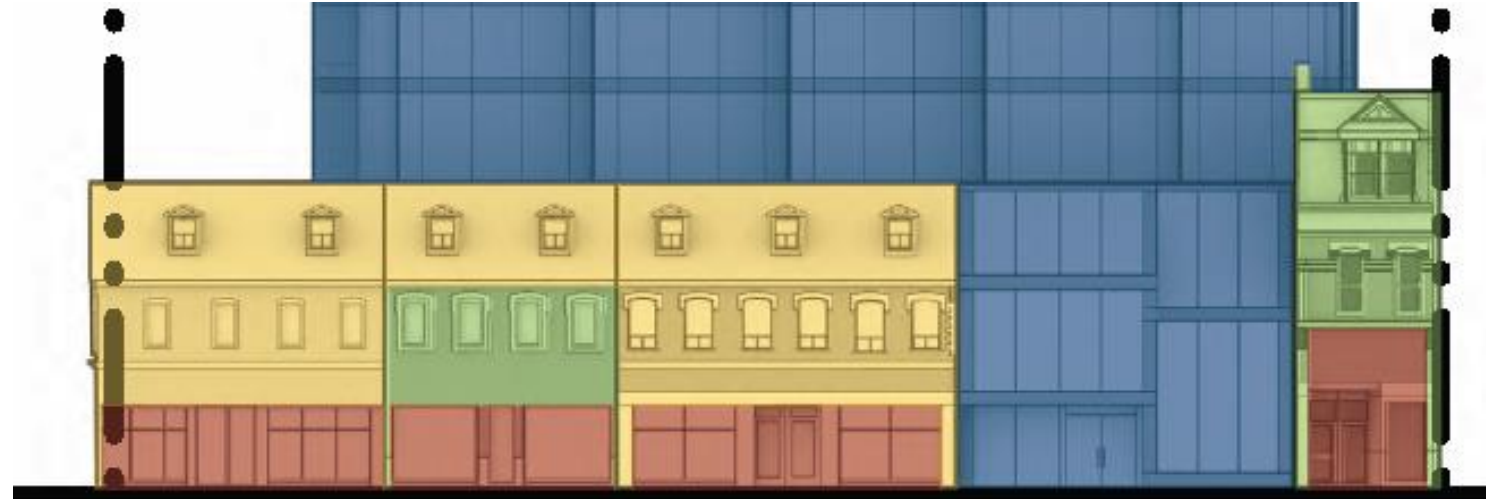
Q. 645 Yonge Street
76 Storeys (246-280m)



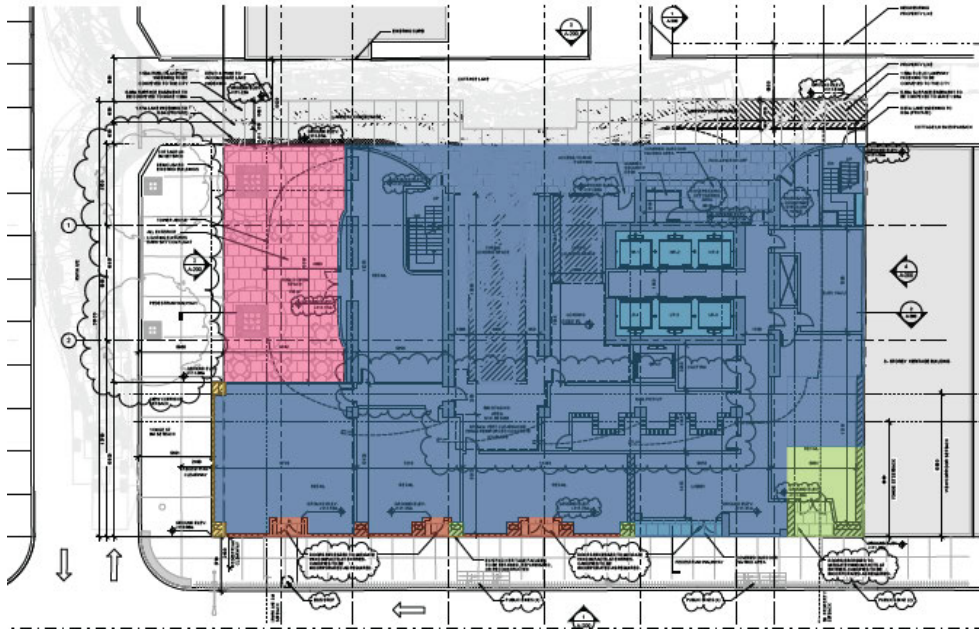
R. 648 Yonge St.
75 Storeys (254m)

Heritage Conservation

-  New Construction
-  Heritage attributes or buildings proposed to be retained
-  Existing building fabric proposed to be re-constructed
-  Existing building fabric proposed to be removed for Public Open Space
-  Heritage attributes proposed to be altered



Yonge Street



Irwin Avenue

Views



Northwest



West



Northeast



KingSett Capital: Affordable Housing Fund

- August 2020 KingSett raised **\$180M** for Affordable Housing Fund

Toronto

- Over 1,026 affordable housing units in the pipeline
- Four new development projects
- Toronto Open Door Housing program
- Toronto Housing Now program
- CMHC's National Housing Co-Investment Fund
- Signed with non-profits to house their clients

Winnipeg

- 169 existing affordable housing units across 8 buildings
- Provides dignified and attainable rental accommodations
- Prioritize underserved groups.
- Improved safety and security at all properties
- Providing opportunity to residents through partnerships with local employers



Valhalla Village, Toronto

- 172 Affordable Units (Phase 1)
- 494 Total Rental Units (Phase 1)



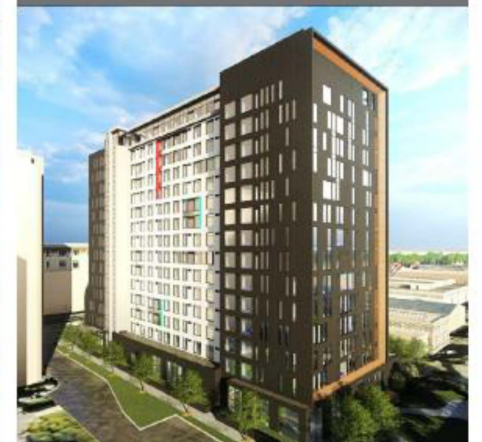
705 Warden, Toronto

- 250 Affordable Units
- 583 Total Rental Units



Wilson Heights, Toronto

- 384 Affordable Units
- 767 Total Rental Units



Birchmount Green, Toronto

- 220 Affordable Units
- Under Construction