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Toronto & East York Community Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

RE : TE12.4 - 350 Bloor Street East - OPA and ZBA Application - Decision Report - Approval

Toronto & East York Community Council,

Our **HousingNowTO.com** civic-tech volunteers have attended the various public-meetings with City Planning about the planned redevelopment at 350 BLOOR STREET EAST. Our volunteers have also reviewed all of the available public documents made available on the city's AIC website about this proposed site for the inclusion of new affordable rental housing near the corner of Bloor and Mount Pleasant.

We fully support the applicant's request for both an Official Plan and Zoning By-law Amendment on this site – and are particularly impressed by the quality of the permanent not-for-profit affordable housing partnership agreement as detailed in [Attachment 7 - Affordable Rental Housing Terms and Conditions](#) of the approval report by City Planning staff :

- ✓ A minimum of **sixteen (16) affordable rental housing units** shall be permanently conveyed (*99-years) to a not-for-profit partner on the second floor of the building as a single stratified parcel in fully finished condition, to a similar standard as the market units in the remainder of the development -
 - **Four (4)** x 1-Bedroom units [*avg. size ~592 sq ft*]
 - **Ten (10)** x 2-Bedroom units [*avg. size ~764 sq ft*]
 - **Two (2)** x 3-Bedroom units [*avg. size ~1,044 sq ft*]
 - Total Bedrooms = **Thirty (30)**

- ✓ Those Affordable Rental Housing Units shall be conveyed to the non-profit housing provider at no more than \$3,500,000 (**\$3.5-MILLION**).
 - NOTE – this is an average cost of only \$218,750 per unit / \$116,666 per bedroom, which is approx. ~40% of the staff projected cost of an average new build affordable housing apartment on City-owned lands (*2023 estimated ~\$550,000 per unit) via Housing Now and ModernTO programs

- ✓ Developer shall be responsible for all applicable land transfer taxes associated with the conveyance of the Affordable Rental Housing Units to the City or non-profit housing provider.

- ✓ Equal access to all facilities within the Condominium for not-for-profit rental tenants and guests.
- ✓ Condominium monthly maintenance fees shall be reduced to 25% of the standard shared use costs for the not-for-profit rental housing operator (75% discount) for the period of 99-years.
- ✓ The **sixteen (16) affordable rental housing units** conveyed to the not-for-profit are to be secured over and above the Community Benefits Charge (CBC) values due to the City on this site.

Considering that this is a fully-private condominium development that is not applying for any level of government subsidy, and is not subject to any mandatory Inclusionary-Zoning (IZ) requirement – this is an exceptionally strong long-term affordable rental housing agreement.

We would encourage Council to approve this OPA and ZBA application with the Affordable Rental Housing Terms and Conditions in attachment 7 – and advise all Councillors to circulate the detailed Terms and Conditions agreement structure on this project as a flexible-template to be suggested for use on future fully-private condominium development proposals in their own wards.

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](https://www.housingnowto.com)