



# HousingNowTO.com

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April 2, 2024

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

## **RE : TE12.6 - 931 Yonge Street - Zoning By-law Amendment Application - Decision Report - Approval**

Toronto & East York Community Council,

Since February 2022, our **HousingNowTO.com** civic-tech volunteers have attended all of the public-meetings and pop-ups with City Planning and CreateTO about the ModernTO program to unlock eight (8) City-owned properties to ensure they are obtaining best-value and addressing City needs and city-building objectives, including the delivery of new affordable housing apartments on City-owned lands.

Our volunteers, along with other community members have also reviewed all of the available public documents made available about 931 YONGE STREET on the CreateTO & City Planning websites - <https://createto.ca/projects/931-yonge-street>

HousingNowTO fully supports the current Zoning By-law Amendment (ZBA) application for 931 Yonge Street – and we align with the materials in the current approval report by City Planning staff.

The existing 7-storey office building is occupied by the head office for the Toronto Community Housing Corporation (TCHC) – and is located across the street from Rosedale subway station, with Ramsden Park, Budd Sugarman Park and Rosedale Ravine Lands all located in a northern-arc above the City’s proposed affordable housing redevelopment site.

This is a physically-restricted location, and the change of use from an existing 7-storey office building to a 32-storey mixed-income, mixed-use, high-rise development that will accommodate 250 new apartments on City-owned land presented some challenges with regards to the previous default City Planning policies about “net new shadow on parks” and “office replacement / retention”.

We are grateful to the local Councillor, CreateTO and City Planning staff for listening to our HNTO volunteers’ submissions, including alternative shadow studies rendered at different

potential building heights – and agreeing to increase the massing of the 931 YONGE STREET development from 21-Storeys (165 units) in December 2022 to 32-Storeys (250 units) in November 2023. That 50% increase in building-massing, and the addition of 11-Storeys (+85 units) to the building design greatly increases the opportunities for the City of Toronto to deliver new build affordable housing on the border of Yorkville and Rosedale, if you are provided with appropriate levels of financial-support by higher levels of government.

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)

#### Appendix – (931 Yonge Street) site



#### **Located in close proximity to:**

- Higher Order Transit at Rosedale Subway Station
- Significant City Parks at Ramsden Park, Budd Sugarman Park and Severn Creek Park
- Existing Residential Neighbourhoods
- Existing Office and Retail Space

# 931 YONGE STREET (ModernTO)



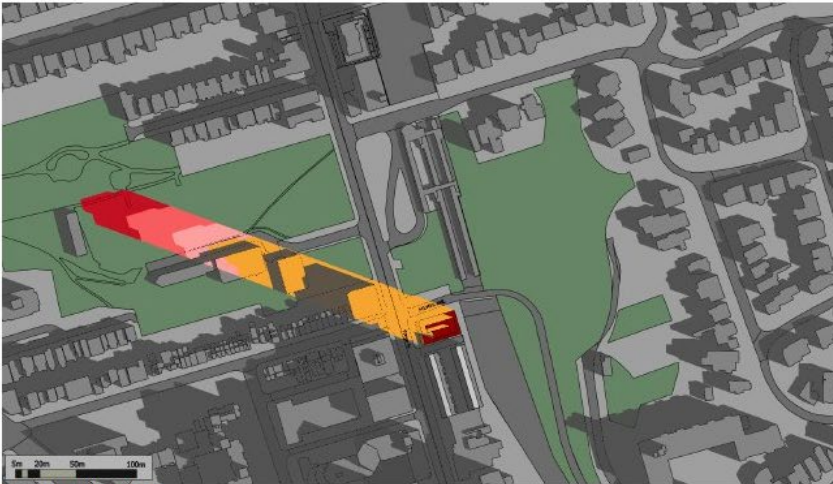
DECEMBER 2022 (21 Storeys) → NOVEMBER 2023 (32 Storeys)

**Table 1 – Comparative Statistics**

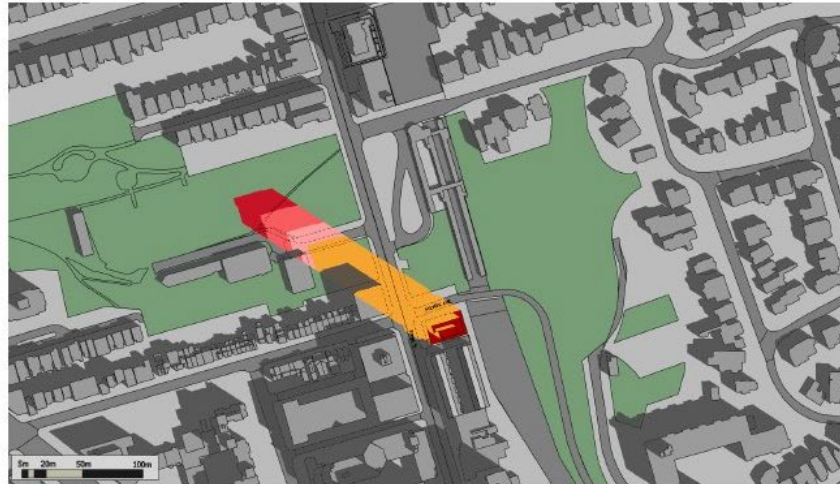
Key Statistics	Original Application (December 2022)	Revised Application (November 2023)
<b>Site Area</b>	837 m <sup>2</sup>	835 m <sup>2</sup>
<b>Total Gross Floor Area</b>	<b>12,226 m<sup>2</sup></b>	<b>18,726 m<sup>2</sup></b>
Residential GFA	12,062 m <sup>2</sup>	18,576 m <sup>2</sup>
Non-residential GFA	164 m <sup>2</sup>	150 m <sup>2</sup>
<b>Density</b>	14.6 FSI	22.4 FSI
<b>Height</b>	21 Storeys 66 metres plus a 7- metre mechanical penthouse	32 Storeys 99.3 metres plus a 7.7- metre mechanical penthouse/amenity level
<b>Total Units</b>	<b>165 (100%)</b>	<b>250 (100%)</b>
One-Bedroom	124 (75.2%)	184 (75%)
Two-Bedroom	24 (14.5%)	36 (15%)
Three-Bedroom	17 (10.3%)	30 (10%)
	<b>223</b> Bedrooms	<b>346</b> Bedrooms
<b>Amenity Space</b>	<b>660 m<sup>2</sup> (4 m<sup>2</sup>/unit)</b>	<b>897 m<sup>2</sup> (3.6 m<sup>2</sup>/unit)</b>
Indoor Amenity Space	330.0 m <sup>2</sup> (2 m <sup>2</sup> /unit)	506 m <sup>2</sup> (2 m <sup>2</sup> /unit)
Outdoor Amenity Space	330.0 m <sup>2</sup> (2 m <sup>2</sup> /unit)	391 m <sup>2</sup> (1.6 m <sup>2</sup> /unit)







March 21 - 09\_18 AM



March 21 - 10\_18 AM




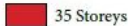


March 21 - 11\_18 AM



March 21 - 12\_18 PM


**AgileForm**  
 agileform.ca  
 18 King Street East, Suite 1400  
 Toronto ON M5C 1C4  
 T 647 569 5754

 21 Storeys	 25 Storeys
 30 Storeys	 35 Storeys

**Shadow Study - March**  
 931 Yonge Street, Toronto