

**From:** [REDACTED]  
**To:** [Toronto East York Community Council](#)  
**Cc:** [info@housingnowto.com](mailto:info@housingnowto.com)  
**Subject:** [External Sender] My comments for - TE15.5 - 257-259 and 291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East (Quayside Blocks 1 and 2) - Zoning By-law Amendment Application - Decision Report - Approval  
**Date:** July 10, 2024 2:56:45 PM  
**Attachments:** [TE15.5 Quayside Blocks 1 and 2 HousingNowTO 20240710.pdf](#)

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To the City Clerk:

Please add my comments to the agenda for the July 10, 2024 Toronto and East York Community Council to speak on item **TE15.5 - 257-259 and 291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East (Quayside Blocks 1 and 2) - Zoning By-law Amendment Application - Decision Report - Approval**

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

Please provide the attached PDF of our slides to Council and make it available as a [public-document](#) on the TMMIS website.

Thanks,  
Mark Richardson  
Technical Lead - [@HousingNowTO](#)

[REDACTED]

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# HousingNowTO.com

**“QUAYSIDE :  
Affordable Housing (In Context)”**

July 10, 2024

CONTACT – [info@HousingNowTO.com](mailto:info@HousingNowTO.com)

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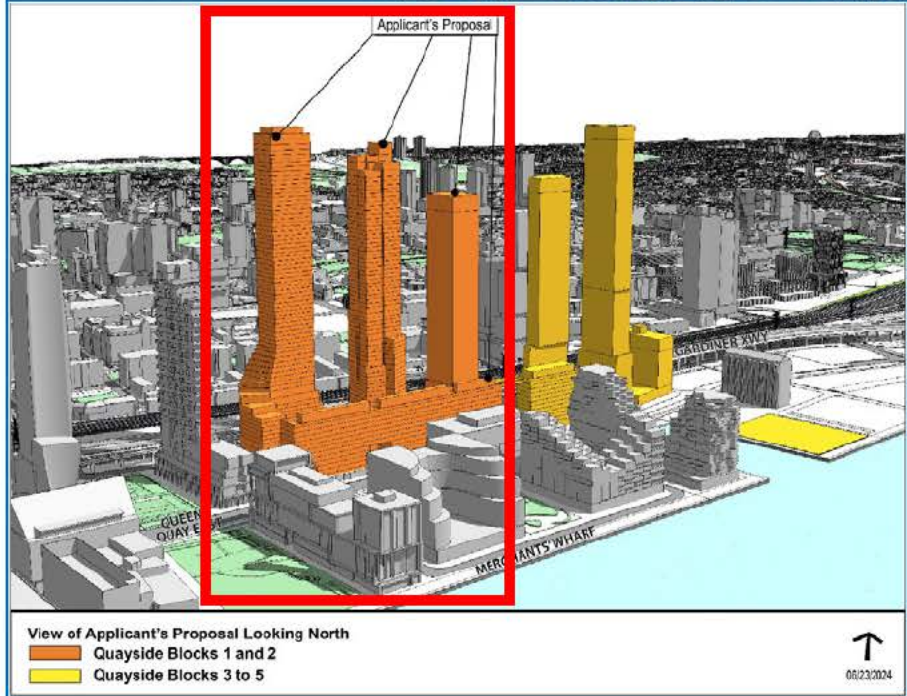
# TE15.5 - Quayside Blocks 1 & 2







# TE15.5 - Quayside Blocks 1 & 2



**APPROVE  
& REPEAT**



this kind of new building belongs on similar sites all Waterfront Toronto lands in East Bayfront and the Portlands.

Figure 1 – Proposed Unit Mix

	Studio	1- bedroom	2- bedroom	3- bedroom	4- bedroom	Total
Market Condo (?)	144	1,378	583	248	0	2,353
	6.1%	58.6%	24.8%	10.5%	0.0%	83.7%
ARH Affordable Rental Housing	40	143	183	68	24	458
	8.7%	31.2%	40.0%	14.8%	5.2%	16.3%
Total	184	1521	766	316	24	2,811



# TE15.5 - Quayside Blocks 1 & 2

## Rental Housing Supply Program

A new framework to support a range of rental homes from inception to construction start

Rent-geared-to-income (RGI)

Affordable rental

Rent-controlled



(June 26, 2024) Presentation from the **Housing Secretariat on Launching the Rental Housing Supply Program**

<https://www.toronto.ca/legdocs/mmis/2024/cc/bgrd/backgroundfile-247229.pdf>





# TE15.5 - Quayside Blocks 1 & 2

## Rent-geared-to-income (RGI) Homes

Rents do not exceed 30% of a household's gross annual income, or shelter allowance of social assistance.

Maximum eligible household income by size ranges from \$53,500 to \$82,500

Support the City's new HousingTO target of 6,500 RGI homes by 2030



Family Size	Monthly maximum shelter allowance (OW)	Monthly maximum shelter allowance (ODSP)
1 person	\$390	\$556
2 person	\$642	\$875
3 person	\$697	\$947
4 person	\$756	\$1,109

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## Income-Based Affordable Rental Homes

The income-based definition of affordable housing will be in alignment with the Official Plan and Development Charges Act (DCA)

Unit Type	Proposed Rental Housing Supply Program (2024)	Affordable to Households with Annual Income:
Studio	\$1,088	\$43,520
1-bedroom	\$1,378	\$55,040
2-bedroom	\$1,992	\$79,680
3-bedroom	\$2,190	\$87,600



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# TE15.5 - Quayside Blocks 1 & 2

## Community Housing Rent-Controlled Homes

- Distinct from RGI and affordable rental housing
- Rent up to 150% AMR but above the income-based affordable rent
- Rents secured for **40+** years, targeting 99 years
- Annual rent increases limited at the Provincial guideline + 2%
- Encouraging mixed-income housing by requiring a min. of **30%** residential GFA as affordable rental.

	Studio	1-Bdrm	2-Bdrm	3-Bdrm +
<b>150% Average Market Rent (AMR) - 2024</b>	\$2,140	\$2,562	\$2,988	\$3,361
<b>Household income (paying 30% of income)</b>	\$85,600	\$102,480	\$119,520	\$134,440



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# Contact Information



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