



# HousingNowTO.com

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July 15, 2025

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

## **RE : PH23.2 - 3725 Bloor Street West - City-initiated Zoning By-law Amendment - Approval**

Chair & Members of the Planning & Housing Committee,

Over the last **2,412 days**, since these Etobicoke Centre lands were [first announced](#) for inclusion into the City's "Housing Now" program on December 7<sup>th</sup> 2018 – our volunteers from our **HousingNowTO.com** civic-tech and open-data project have attended all of the many [in-person](#) and [virtual](#) public meetings that have taken place for this Housing Now program site at Bloor-Kipling (Block 3) for the City-owned vacant lands near the former Six Points interchange, and KIPLING subway station.

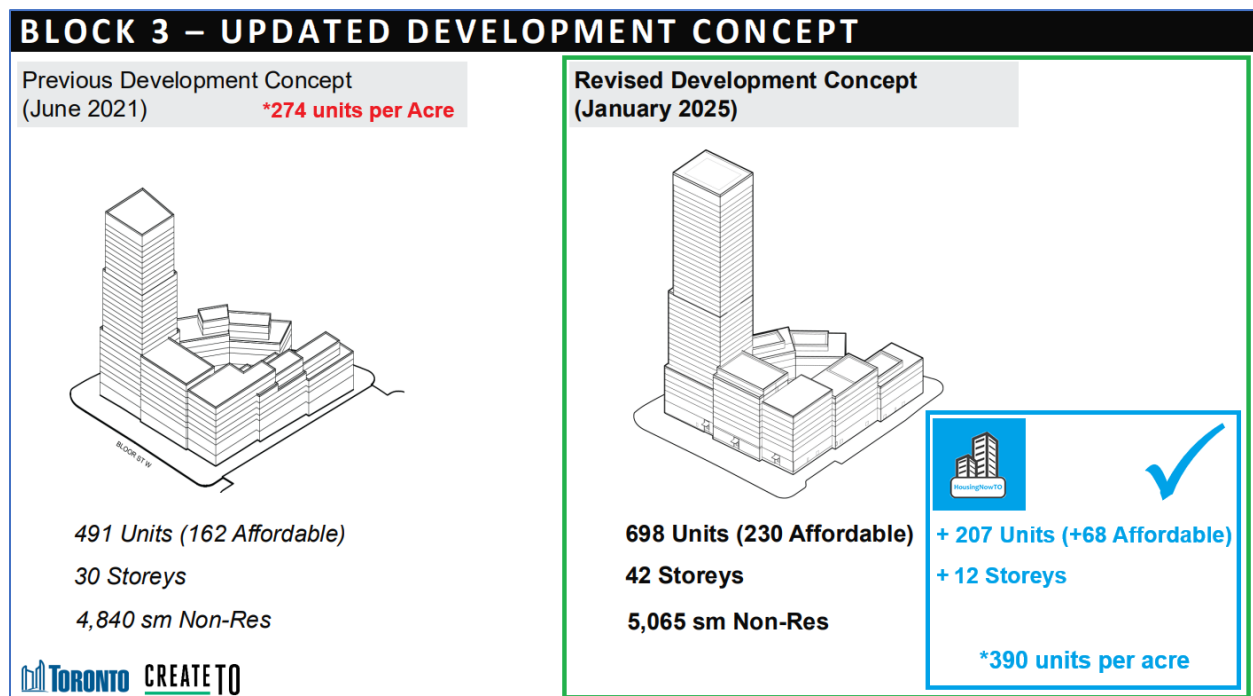


### **HOUSING NOW – BLOOR-KIPLING (Six Points) – Block 3**

Our volunteers have also worked with data analysts, urban planners, architects and affordable housing operators over the last 6+ years to crowd-source trustworthy and accessible information about the overall targets of the Housing Now program – and the economic-viability of the City's own affordable-housing development goals on the hundreds of acres of surplus lands that the City of Toronto currently owns.

Bloor-Kipling (Block 3) at 1.79 acres, is a prime site within the total 18.7 acres of Housing Now lands surrounding Kipling and Islington TTC subway stations – it is good to see it reach this “Final Approval” threshold. We will note that the adjacent Block 4 site for the new Etobicoke Civic Centre is currently under construction as is the new 725-apartment Block 1 site for Housing Now across the street.

**We strongly endorse the plan before you today.** Our HousingNowTO volunteers would like to thank City staff and CreateTO for their excellent work on this Block-3 site at Kipling TTC subway station – and highlight how they were able create [multiple-floors of additional height and unit-density](#) on this parcel during the years long public consultation processes.



Adding **12-Storeys and 230 additional new apartments** to this site both maximizes the new affordable and rental housing unit-delivery opportunities on this City-owned lazy-land and helps to mitigate the on-going challenges the City of Toronto faces in developing mayoral priority lands from increased construction-costs, interest rates geo-political uncertainty, and border-tariffs in 2025.

As always, our open data and civic-tech volunteers are happy to answer any questions the committee or city staff may have on “Transit-Oriented Affordable-Housing” development best practices on this redevelopment site, and others in the City’s surplus-lands portfolio(s).

Yours,



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



## HOUSING NOW - BLOOR-KIPLING & BLOOR-ISLINGTON (18.7 Acres Total)

