



# HousingNowTO.com

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Planning & Housing Committee  
City of Toronto  
100 Queen Street West  
Toronto, ON  
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## **RE : PH23.5 - From Concept to Construction: Creating More Homes Across the Housing Continuum**

Members of the Planning and Housing Committee:

Our **HousingNowTO** civic-tech and affordable housing volunteers from across Toronto – have actively watched all of the not-profit partnership projects that are before you this week to receive Capital Grants to enable them to create new affordable rental housing on a number of sites around the City of Toronto.

We also welcome the private-sector participation of KingSett, Castlepoint Numa, Woodbourne, TAS, Choice Properties and Collecdev-Markee on the larger and more complex sites in this portfolio that are at a size and scale that Toronto's local non-profit community partners are unable to manage within their risk profiles. It is important that our private-sector partners are willing and able to step-up and take-on some of the heavy lifting on large-scale development projects, as their knowledge and experience is an invaluable asset to the City as we deal with Toronto's rental housing crisis.

No matter the proponent type - many of these sites have spent years fighting various NIMBY battles during the rezoning process, and it is good to see that all Fourteen (14) sites have now reached the point with both the City and CMHC approval processes that they are currently able to proceed with construction in 2025 and 2026.

HNTO fully supports the capital allocation of **\$85.7-MILLION** dollars in forgivable loans to these affordable rental apartment development projects to generate 963 net new units in wards in every district of the City. This shows both the Provincial and Federal governments that the City of Toronto is willing to "put it's money where it's mouth is" on the affordable rental housing development – and hopefully will encourage high-level governments to launch and expand similar forgivable loan programs in 2025.

In addition to approving the Fourteen (14) Capital Grants identified in this staff report, we would also respectfully request that these grants and the associated developments be transparent and able to be tracked via the City's HOUSING DATA HUB – and Open Data portals. For example, tracking the projects through construction and occupancy, and tracking the annual dollar-value and balance of each loan that is forgiven until the loan expires.

As always, our open data and civic-tech volunteers are happy to answer any questions the committee or city staff may have about these requests.

Yours,

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

**APPENDIX 'A' – Capital Grants / Forgivable Loans to Non-Profit Community Partners**

Table 1: Summary of Projects Recommended for Capital Funding

No.	Address	Proponent	Ward	Est. Number of Affordable Rental Homes Proposed	Maximum Capital Funding Recommended	Local Non-Profit Community Partner
2	430 Royal York Rd.*	WoodGreen Community Housing Incorporated	3 – Etobicoke Lakeshore	19	\$4,940,000	✓
3	1337-1339 King St. W.	Parkdale United Church Foundation	4 – Parkdale – High Park	82**	\$3,993,027	✓
4	22 Maynard Ave.	The Neighbourhood Land Trust	4 – Parkdale High Park	9	\$1,890,000	✓
5	976 College St.*	Operation Springboard	9 – Davenport	19	\$3,450,000	✓
11	507 Kingston Rd.*	Nodin of Kanata Affordable Housing	19 – Beaches East York	30	\$7,800,000	✓
12	3385 Lawrence Ave. E.	Kindred Works (on behalf of Greencedar Communities LP)	21 – Scarborough Centre	47	\$7,050,000	✓
13	80 Dale Ave.*	Community Affordable Housing Solutions (CAHS)	24 – Scarborough Guildwood	87	\$14,250,000	✓
14	260 Brenyon Way (25 Sewells Rd Building B)	Brenyon Way Charitable Foundation	25 – Scarborough - Rouge Park	117	\$1,955,000	✓