



HousingNowTO.com

PH25.4 - 2024-2025 Annual Progress Report - HousingTO 2020-2030 Action Plan and Housing Action Plan (2022-2026)

October 30, 2025

CONTACT – info@HousingNowTO.com

TWITTER - [@HousingNowTO](https://twitter.com/HousingNowTO)



ALL THREE (3) LEVELS OF GOVERNMENT ARE NEEDED



<https://urbantoronto.ca/news/2024/10/revised-plans-submitted-housing-now-site-near-wilson-station.57171>



ONTARIO NON-PROFIT HOUSING 2025



HousingNowTO ✓

@HousingNowTO



2/ ...at today's #ONPHAconference, connecting w/ all 3-Levels of Government on innovation opportunities — and how to accelerate the delivery of new #AffordableHousing buildings in Toronto in the next 6-MONTHS w/ @anabailaoTO, @RobFlackEML & @MayorOliviaChow... ❤️

#BuildCanadaHomes



You and 9 others

10:57 AM · Oct 30, 2025 · 68 Views

<https://x.com/HousingNowTO/status/198391118952071348>



James Maloney 🇨🇦🇺🇸🇨🇦

@j_maloney



A first for Etobicoke–Lakeshore!

I toured Toronto's tallest mass timber project at 230 Royal York with @mckelvieAJAX:

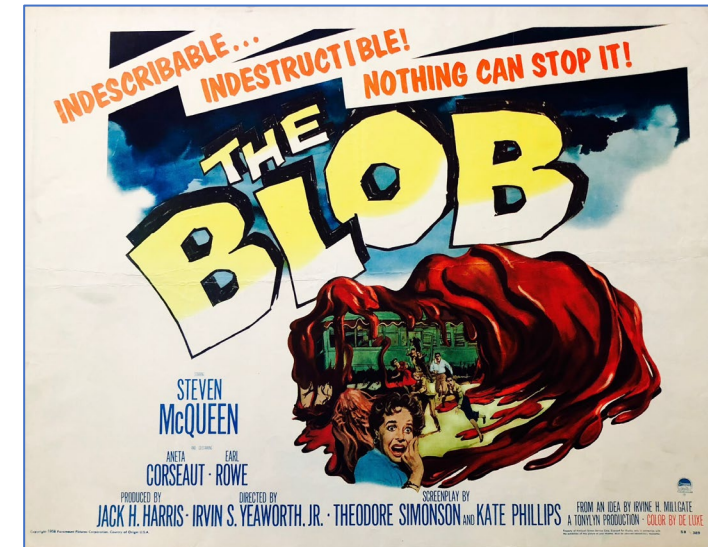
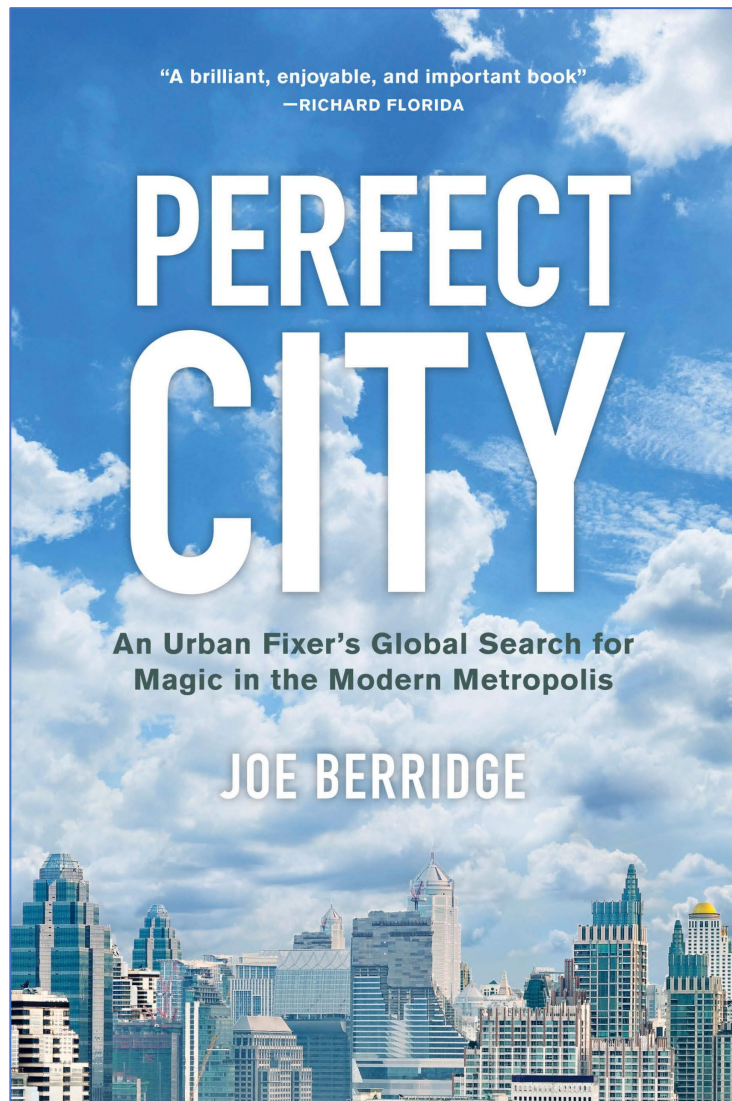
- ✓ 9 storeys of Canadian timber
- ✓ Passive House design
- ✓ 60 rentals

Greener, faster, affordable homes—built right here.



12:44 PM · Aug 28, 2025 · 940 Views

https://x.com/j_maloney/status/1961107528126800319

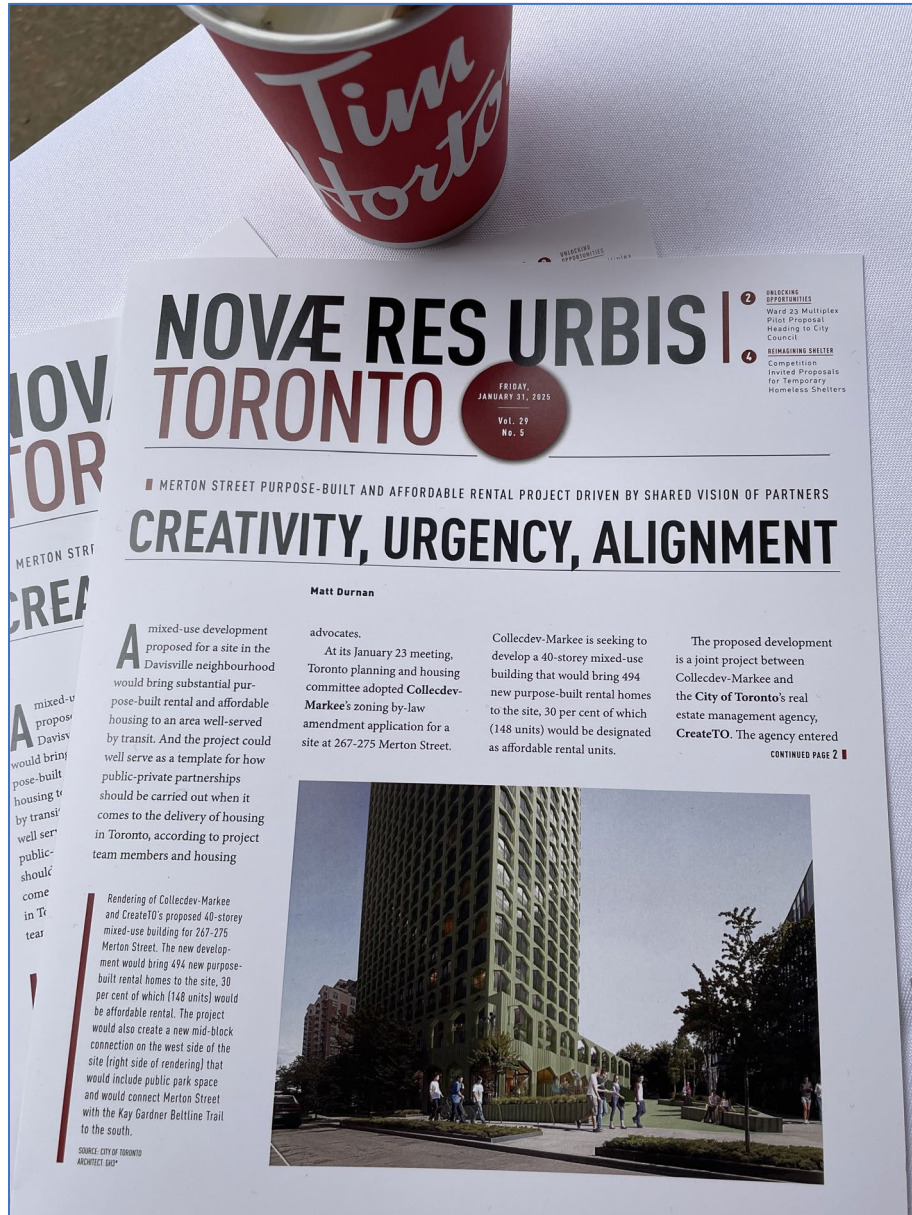


"...The ENEMY is always '*the BLOB*', the congealed mess of outdated & overlapping jurisdiction, the diffuseness of responsibility, the fact that simultaneously no one & everyone is in charge..."

- Joe Berridge, PERFECT CITY (2019)



AFFORDABLE HOUSING 2025- 2026



Mark J. Richardson
@mjrichardson_to



...did a "little bit" of light reading on my Porter flight to back to Toronto, after 36-Hours of IT and Housing meetings in Ottawa...

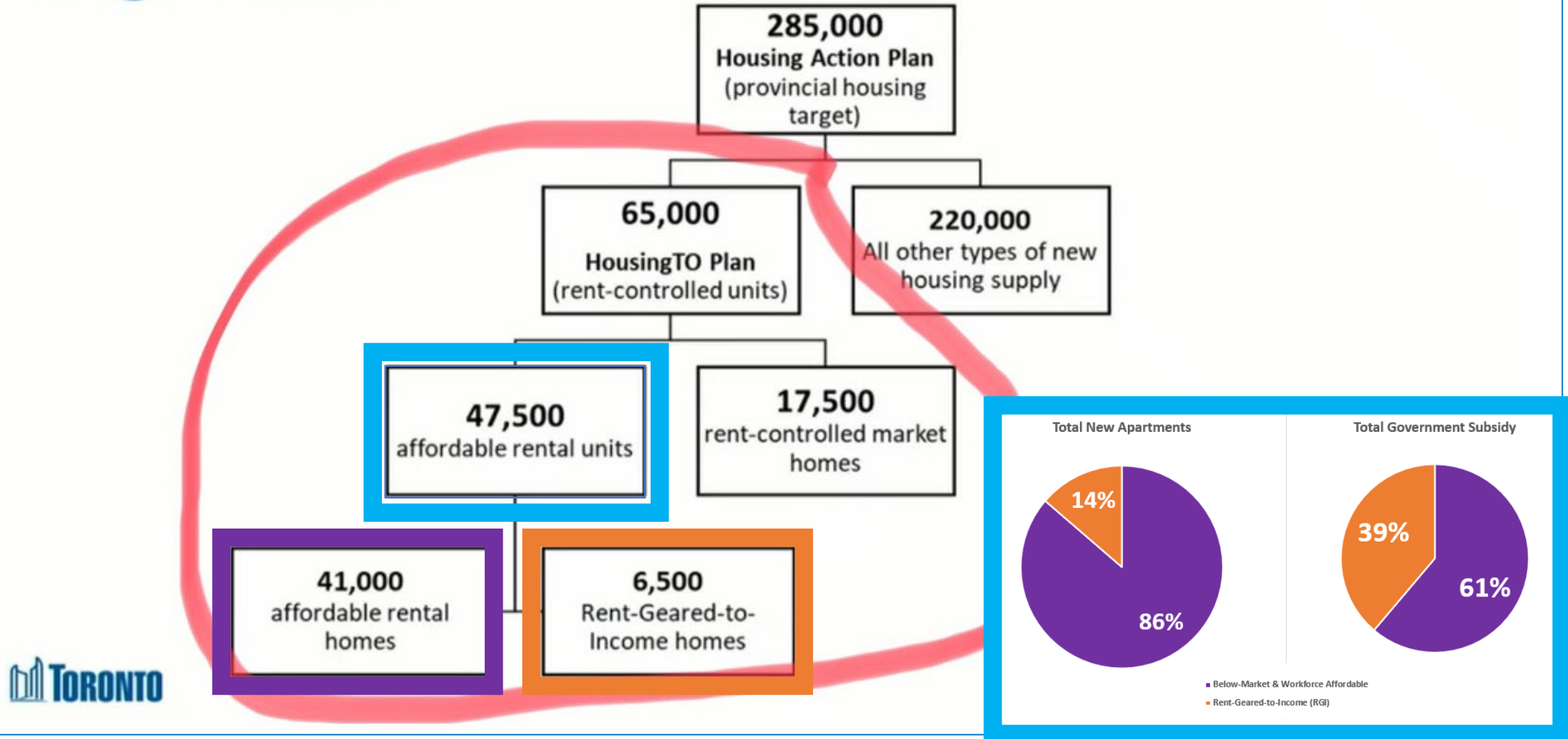
LINK - [foreignaffairs.com/united-states/...](https://foreignaffairs.com/united-states/)



4:54 PM · Oct 22, 2025 · 73 Views

https://x.com/mjrichardson_to/status/1981101919251951826

Putting the Targets into Perspective – The ‘Big Picture’





HOUSING NOW – TARGET RENTS (2025)

Affordable Housing

Key information about the proposed affordable housing.

Following the City's HousingTO Action Plan, the proposed housing at this Site includes a mix of affordable rental and market rental, with the aim to create a diverse, mixed-income community of residents. This site is part of the Toronto Builds a policy framework to build more affordable rental homes on public land.

How many homes will be affordable?

Currently 30% of the homes in the development are targeted to be available at affordable rents, including a mix of unit sizes and barrier free units.

Who are the affordable homes for?

Creating equitable, diverse and mixed-income communities

2025 Affordable monthly rents by unit size:

- Studio: \$1,109
- 1-bedroom: \$1,404
- 2-bedroom: \$1,985
- 3-bedroom: \$2,257

City of Toronto
"Affordable Rents"
are approximately

\$2-3 / per sq ft

Per Month
Inclusive of
Utilities.

HOUSEHOLD INCOME TARGET (*30% of Gross)

- STUDIO **\$44,360**
- 1-BDRM **\$56,160**
- 2- BDRM **\$79,400**
- 3-BDRM **\$90,280**



Real-World Affordable-Housing



Three-Questions

- 1. Does it Pencil..?*
- 2. Does it Scale..?*
- 3. How can we Speed-Up the Delivery..?*



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100% understands your political, process & schedule constraints.

- ***“We are NOT short of sites – we are SHORT of Money...”***

– Vic Gupta, CEO, CreateTO

- CMHC funds do not flow during contested elections (*at all 3-levels of Government).
- GC Federal Fiscal-Year ENDS on MARCH 31, 2026.
- Municipal Elections START on MAY 1st, 2026.
- You have ONLY have **19-ish work-weeks** to **CLOSE funding deals** with Federal Partners.

The screenshot shows the House of Commons Sitting Calendar. At the top, it says 'HOUSE OF COMMONS CHAMBRE DES COMMUNES CANADA' with navigation links: 'Parliamentary Business', 'Members', 'Participate', 'About the House', and 'Employment'. A 'Share' button is in the top right. The main title is 'House of Commons Sitting Calendar'. Below it, there are two sections for the years 2025 and 2026, each with a left and right arrow. The 2025 section shows three calendars for October, November, and December. The 2026 section shows three calendars for January, February, and March. Each calendar is a grid with days of the week (Sun to Sat) and dates. Some dates are highlighted in red (e.g., Oct 1-5, 10-14, 19-24, 27-31), green (e.g., Nov 3-8, 17-22, 24-29), yellow (e.g., Dec 22-26, Jan 5-6, Feb 2-7, 9-14, 23-28, Mar 2-7, 9-14, 23-28), or black (Mar 30-31). Some dates are circled (e.g., Dec 17, 2025; Jan 21, 2026; Feb 18, 2026).

October 2025							November 2025							December 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4							1		1	2	3	4	5	6
5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13
12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20
19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27
26	27	28	29	30	31		23	24	25	26	27	28	29	28	29	30	31			
							30													

January 2026							February 2026							March 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3	1	2	3	4	5	6	7	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28	22	23	24	25	26	27	28
25	26	27	28	29	30	31								29	30	31				

LINK - <https://www.ourcommons.ca/en/sitting-calendar>



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NEW 416-FEDERAL LIBERAL MPs (2025)

ETOBICOKE NORTH

MP John Zerucelli (LIB)

TAIAIAKO'N—PARKDALE—HIGH PARK

MP Karim Bardeesy (LIB)

EGLINTON—LAWRENCE

MP Vince Gasparro (LIB)

TORONTO—ST. PAUL'S

MP Leslie Church (LIB)

TORONTO CENTRE

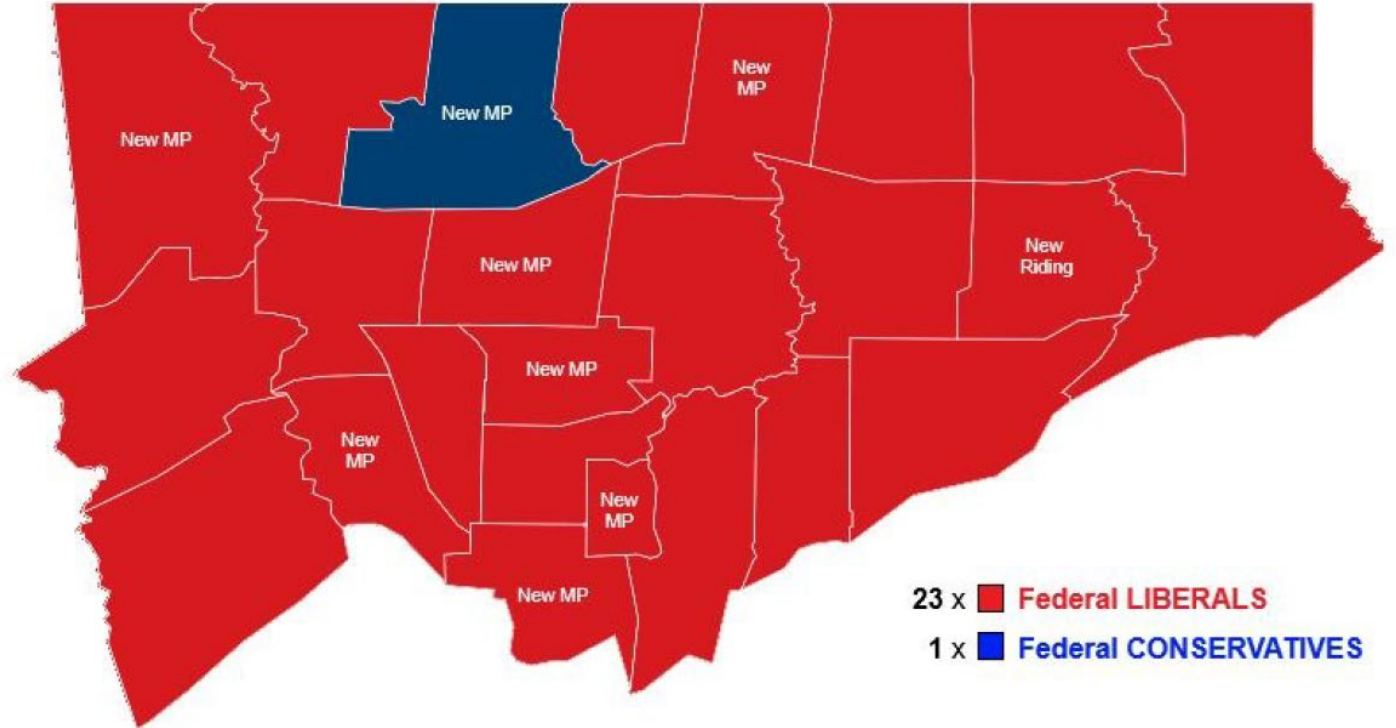
MP Evan Solomon (LIB)

SPADINA—HARBOURFRONT

MP Chi Nguyen (LIB)

DON VALLEY NORTH

MP Maggie Chi (LIB)



23 x ■ Federal LIBERALS
1 x ■ Federal CONSERVATIVES

© OpenStreetMap



Election 2026 & Affordable Housing





Volunteer Team - Contact Information

H2 | REAL ESTATE

G THE GLOBE AND MAIL | FRIDAY, SEPTEMBER 25, 2020



Left to right: Housing advocates Andrea Adams of St. Clare's, Rich Analytics chief technology officer Mark Richardson, Smart Density's Joshua Papernick, architect Naama Blonder, urban planner Alexei Guerra and Diane Dyson of The Neighbourhood Group gather at 2444 Eglinton Ave. East in the Scarborough neighbourhood of Toronto. Their work aims to ensure that when the City of Toronto builds affordable housing on this site through its Housing Now initiative, the maximum number of units is built. DAVE LEBLANC/THE GLOBE AND MAIL

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