



MARK RICHARDSON
TECHNICAL LEAD (VOLUNTEER)

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HousingNowTO.com

**RAPIDLY RELEASING NEW
AFFORDABLE RENTAL HOUSING PROJECTS
ON SHOVEL-READY SITES
IN TORONTO IN FALL 2025**

**New 416 – Liberal MPs –
Introductory Ottawa Briefing**

Monday, Sept 15, 2025

Ottawa Parliamentary Offices



SPEAKER – Mark Richardson

Volunteer Technical Lead – [HousingNowTO.com](https://www.housingnowto.com)

Toronto Planning Review Panel: 2015 - 2017



The Toronto Planning Review Panel is an exciting initiative to improve public engagement by capturing input from a broader segment of the population. It was created so that a representative group of Torontonians could help the City Planning Division guide growth and change in Toronto.

The Panel began in 2015 with 28 members randomly selected via Civic Lottery. They were asked to work together over the course of two years to provide City Planning with informed public input on major planning initiatives.

<https://www.toronto.ca/city-government/planning-development/outreach-engagement/toronto-planning-review-panel/>

Open Data (2017-2018)



Community Advisory Board (42 Members)

<https://www.toronto.ca/city-government/data-research-maps/open-data/open-data-master-plan/>



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is a pro-bono professional services collective



<http://rich-analytics.com/>



<https://www.tmu planners.com/>



<https://www.mapyourproperty.com/>



<https://taeh.ca/>



<https://smartdensity.com/>



<https://trolleybusdevelopment.com/>

KEARNS MANCINI ARCHITECTS

<https://kmai.com/>

**Sweeny&Co
Architects**

<https://www.sweenyandco.com/>



<https://urbansim.com>



<https://agileform.ca/>



<https://bio.site/FutureModelTO>



<http://beevision.com/digital/>



<https://www.squeezecmm.com/>



HousingNowTO.com collaborates with



<https://www.bot.com/PolicyInsights/Reports.aspx>



<https://www.schoolofcities.utoronto.ca/HousingNowTO>



<https://www.torontomu.ca/school-of-urban-and-regional-planning/>

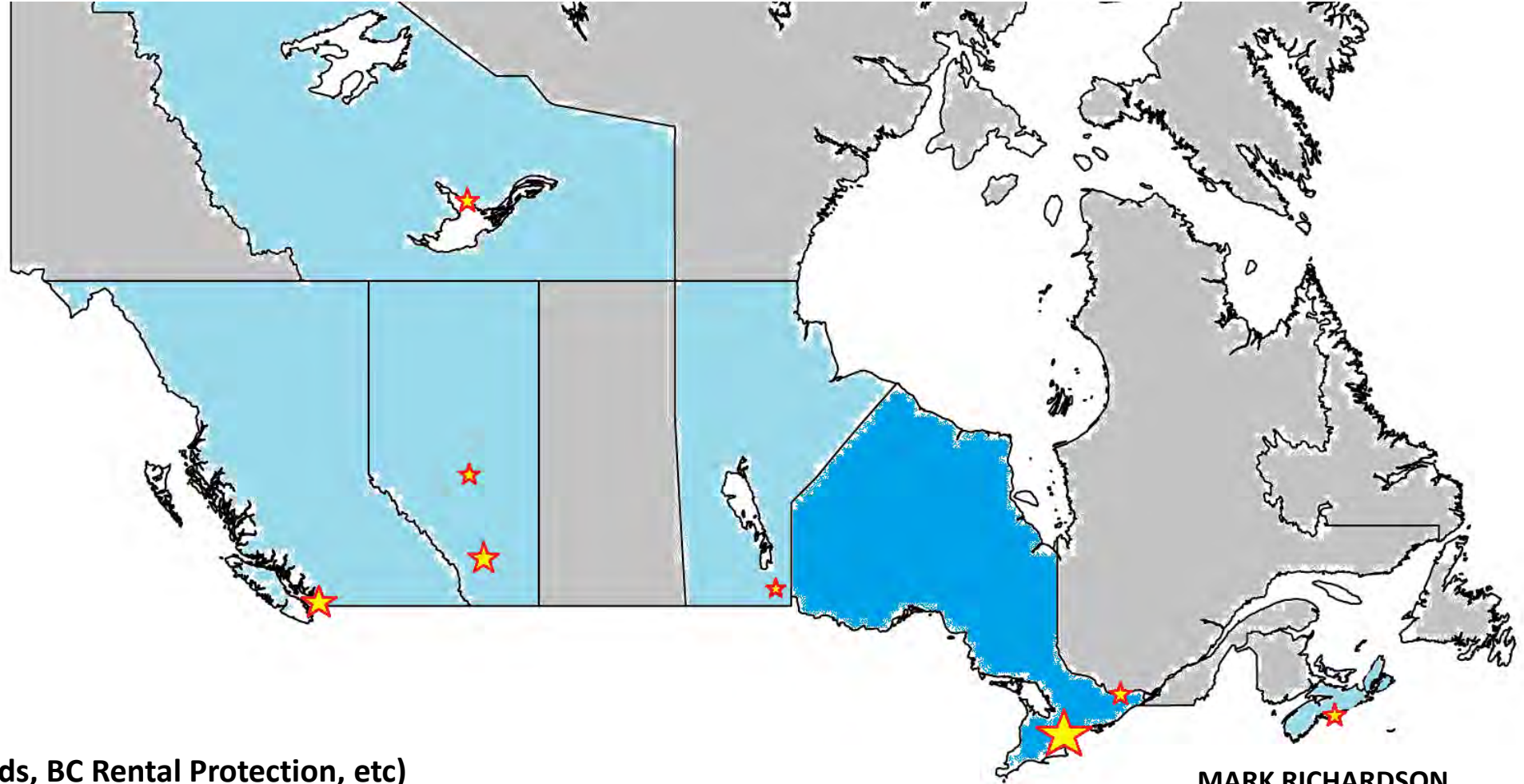


<https://americas.uli.org/research/centers-initiatives/terwilliger-center-for-housing/>



HousingNowTO.com collaborates with highly-trusted partners delivering affordable housing across Canada -

- City of Toronto
- City of Ottawa
- Government of Ontario
- U of T – School of Cities
- Toronto Metropolitan
- York University
- City of Winnipeg
- City of Yellowknife
- University of Alberta
- City of Edmonton
- City of Calgary
- Province of Nova Scotia
- BC Crown Agencies (BC Builds, BC Rental Protection, etc)
- UBC HART
- Code for Canada, National Housing Organizations, CHRA, FCM, etc.



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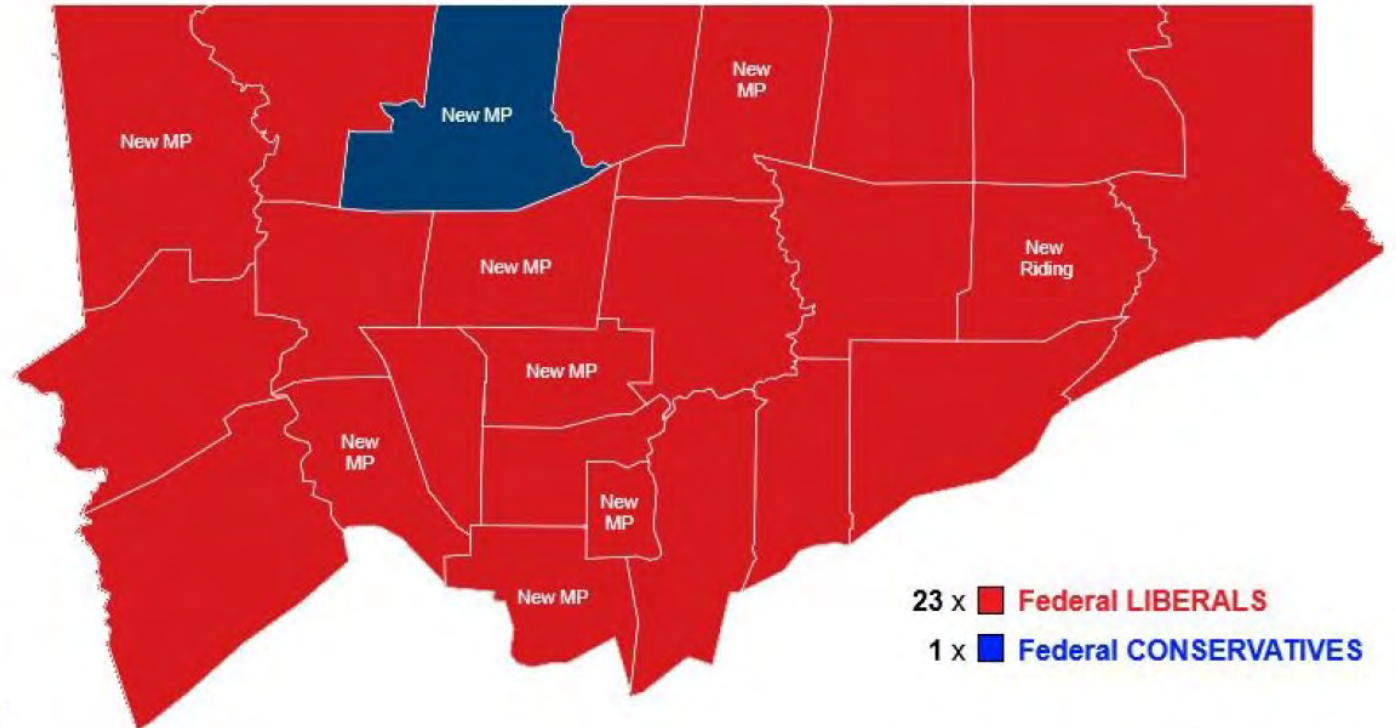
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CELL / TEXT – **416-938-4722**



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© OpenStreetMap

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)



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PARLIAMENT OF CANADA

VISIT PARLIAMENTFRANÇAIS



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

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House of Commons Sitting Calendar - 2025

< 2025 >

September

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

October

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

November

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

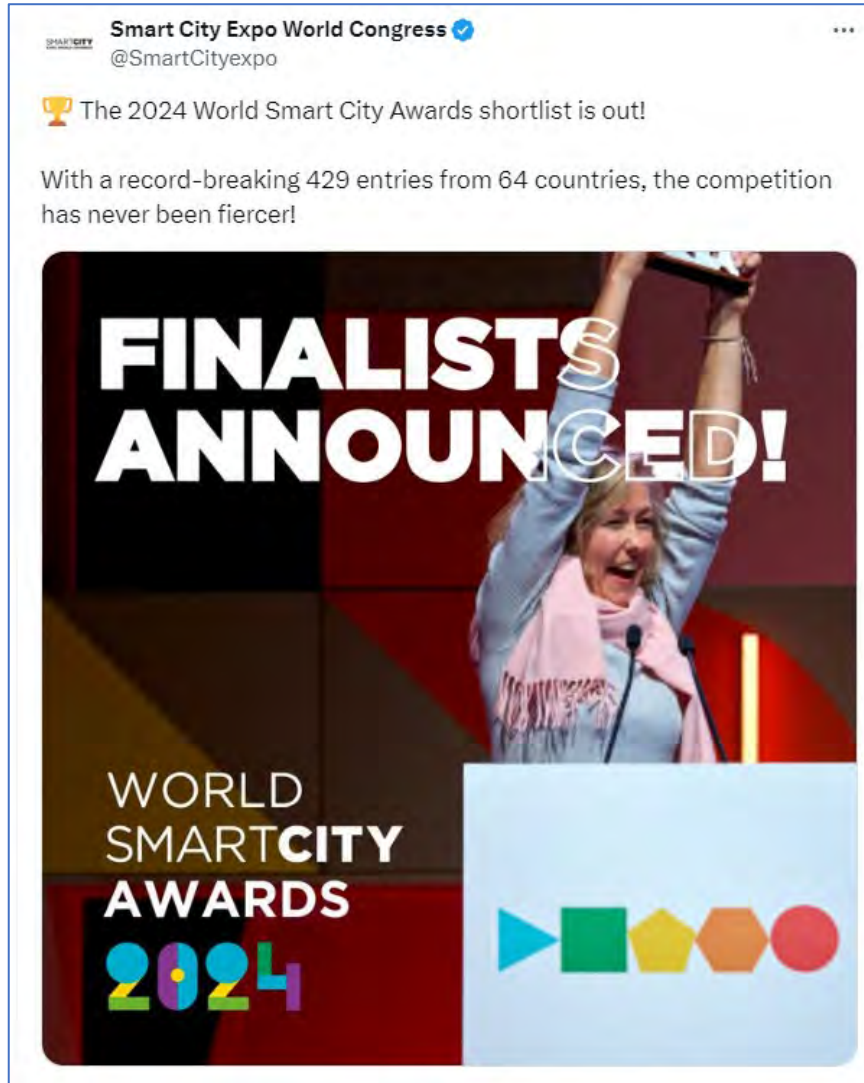
December

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



HousingNowTO.com

WORLD SMART CITY AWARDS 2024 (FINALIST)



<https://x.com/SmartCityexpo/status/1848343252635681075>



<https://x.com/HousingNowTO/status/1854226610615984625>

TORONTO

City of Toronto

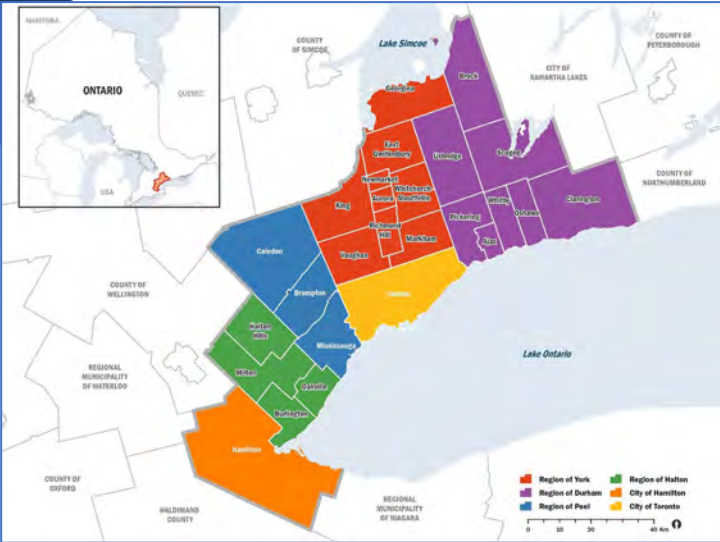
Population :
3,025,647

<https://www.toronto.ca/city-government/data-research-maps/toronto-at-a-glance/>

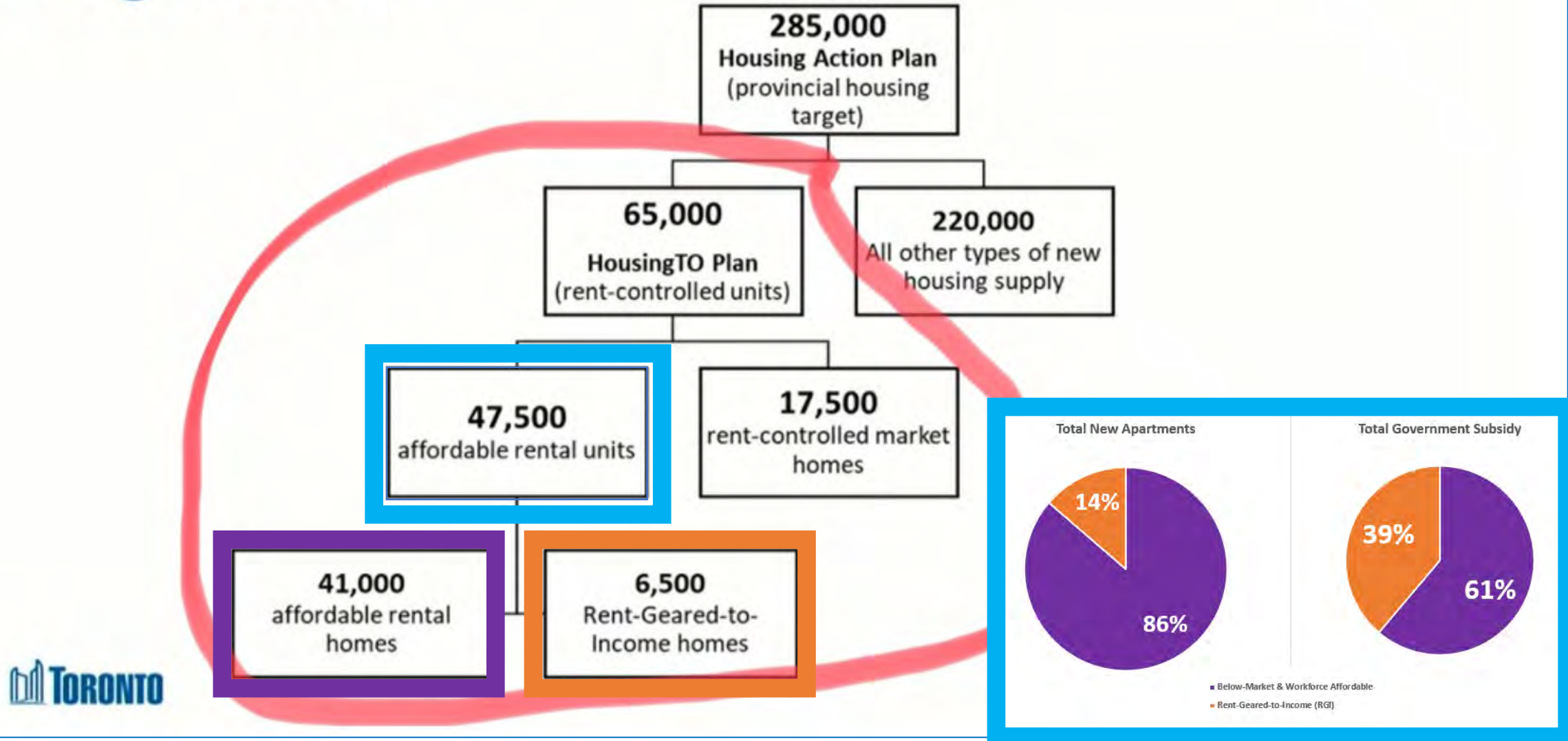
SCHOOL
OF CITIES

Greater Toronto & Hamilton Area (GTHA)

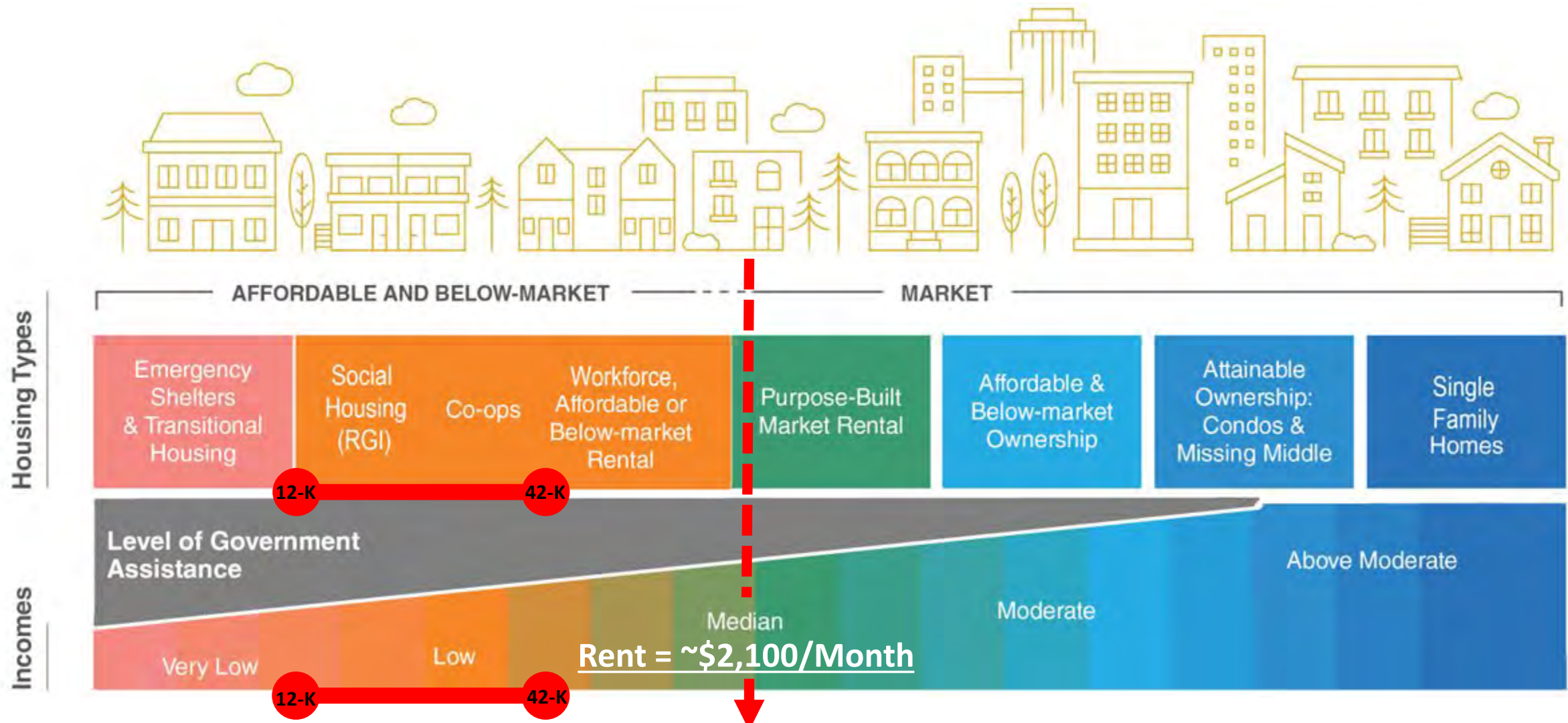
Population :
7,281,694



Putting the Targets into Perspective – The ‘Big Picture’



“GOVERNMENT-SUPPORTED AFFORDABLE RENTAL HOUSING” (*Toronto 2023)



In 2021 Census, the median total household income within City of Toronto was -

\$84,000



HOUSING NOW – TARGET RENTS

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.

How many homes will be affordable?

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

Creating equitable, diverse and mixed-income communities

2024 Affordable monthly rents by unit size:

- Studio: \$1,088
- 1-bedroom: \$1,378
- 2-bedroom: \$1,992
- 3-bedroom: \$2,190

City of Toronto
"Affordable Rents"
are approximately

\$2-3 / per sq ft

Per Month
Inclusive of
Utilities.

HOUSEHOLD INCOME TARGET
(*30% of Gross)

- STUDIO **\$43,530**
- 1-BDRM **\$55,120**
- 2- BDRM **\$79,680**
- 3-BDRM **\$87,600**



TCHC - Social / Rent-Geared to Income

Rent Geared to Income (RGI)

Rent charged at 30% of pre-tax income

Example 1: Single parent with two children on Ontario Works (OW)

Total annual income



RGI rent



Example 2: Couple over 65 years old

Total annual income



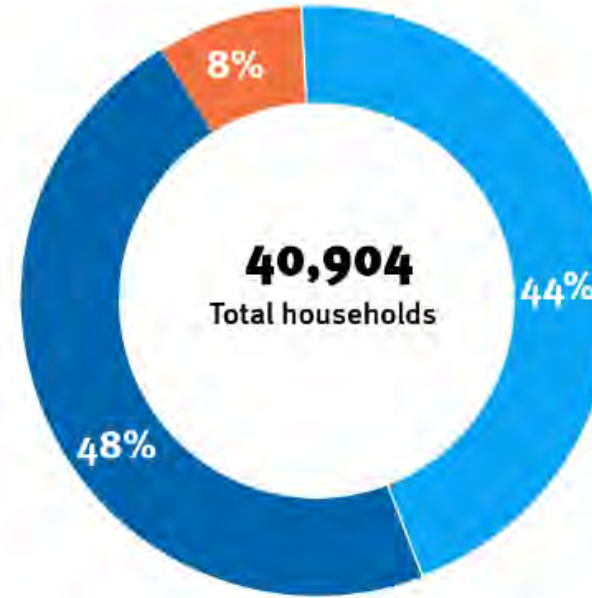
RGI rent



TORONTO

2022

Households



Household Composition

	Single-person households	17,937
	Multigenerational households*	19,623
	Couple/Roommate households	3,344

*Multigenerational households include parent/child relationships of all ages

\$20,387

Household annual income

13.1 years

Average tenancy length

AVERAGE TCHC RGI RENT (2024) = **~\$510/month**

TCHC RGI RENTS (2024)

<https://torontohousing.ca/transparency/reporting/annual-reports>



Housing Assessment Resource Tools (HART)

<https://hart.ubc.ca/>

2021 Affordable Housing Deficit

The following table shows the total number of households in Core Housing Need by household size and income category, which may be considered as the existing deficit of housing options in the community.

Toronto C (CSD, ON)						
Income Category (Max. affordable shelter cost)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH	Total
Very Low Income (\$425)	11,385	1,405	290	65	40	13,185
Low Income (\$1062)	83,755	30,365	8,590	3,525	1,190	127,425
Moderate Income (\$1700)	9,715	25,580	16,465	11,110	6,655	69,525
Median Income (\$2550)	0	0	855	1,780	2,460	5,095
High Income (>\$2550)	0	0	0	0	0	0
Total	104,855	57,350	26,200	16,480	10,345	215,230

City of Toronto

210,135

Deficit of units below
\$1,700 / month rent

Toronto

The Housing Needs Assessment data produced by HART's HNA Tool



SIMPLE ELECTION-QUESTION - AUG. 2018

TORONTO STAR

TORONTO VOTES OCT. 22, 2018

Are John Tory and Jennifer Keesmaat's affordable housing plans achievable?

By **Jennifer Pagliaro** City Hall Bureau
▲ Sat., Aug. 25, 2018 | 7 min. read



In a mayoral race that has suddenly heated up, the two top candidates both launched their platforms with promises on the same topic: affordable housing.

<https://www.thestar.com/news/toronto-election/2018/08/25/are-john-tory-and-jennifer-keesmaats-affordable-housing-plans-achievable.html>



DEC. 2018 - JUST A PDF ADDRESS LIST

Appendix 2– Summary of Locations and Residential Unit Targets

#	Address	Estimated-Total Residential Units*	Estimated-Total Rental Units*	% of Total	Estimated-Affordable Rental Units*	% of Rental
1	777 Victoria Park	450	450	100%	225	50%
2	50 Wilson Heights	1,150	771	67%	385	50%
3	Bloor/Kipling	2,300	1541	67%	771	50%
4	Bloor/Islington	1,250	838	67%	419	50%
5	805 Don Mills	988	662	67%	331	50%
6	770 Don Mills	1,389	931	67%	465	50%
7	140 Merton Street	150	150	100%	75	50%
8	705 Warden Ave	450	450	100%	225	50%
9	1250 Eglinton Ave W	70	70	100%	35	50%
10	251 Esther Shiner	1,800	1206	67%	603	50%
11	3933 Keele Street	190	190	100%	95	50%
	Total	10,187	7,258	71%	3,629	50%

* Units and percentages are estimates only, subject to relevant approvals (e.g. planning process, consultation with local councillors and communities), business case and market offering process.



OPEN DATA



PLANNING A GREAT CITY TOGETHER



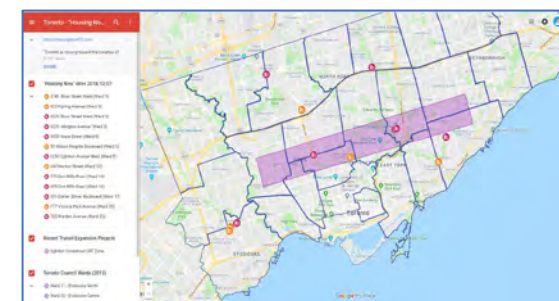
MYP



TMAPS

TORONTO METROPOLITAN ASSOCIATION OF PLANNING STUDENTS

ANALYZE



<http://HousingNowTO.com>

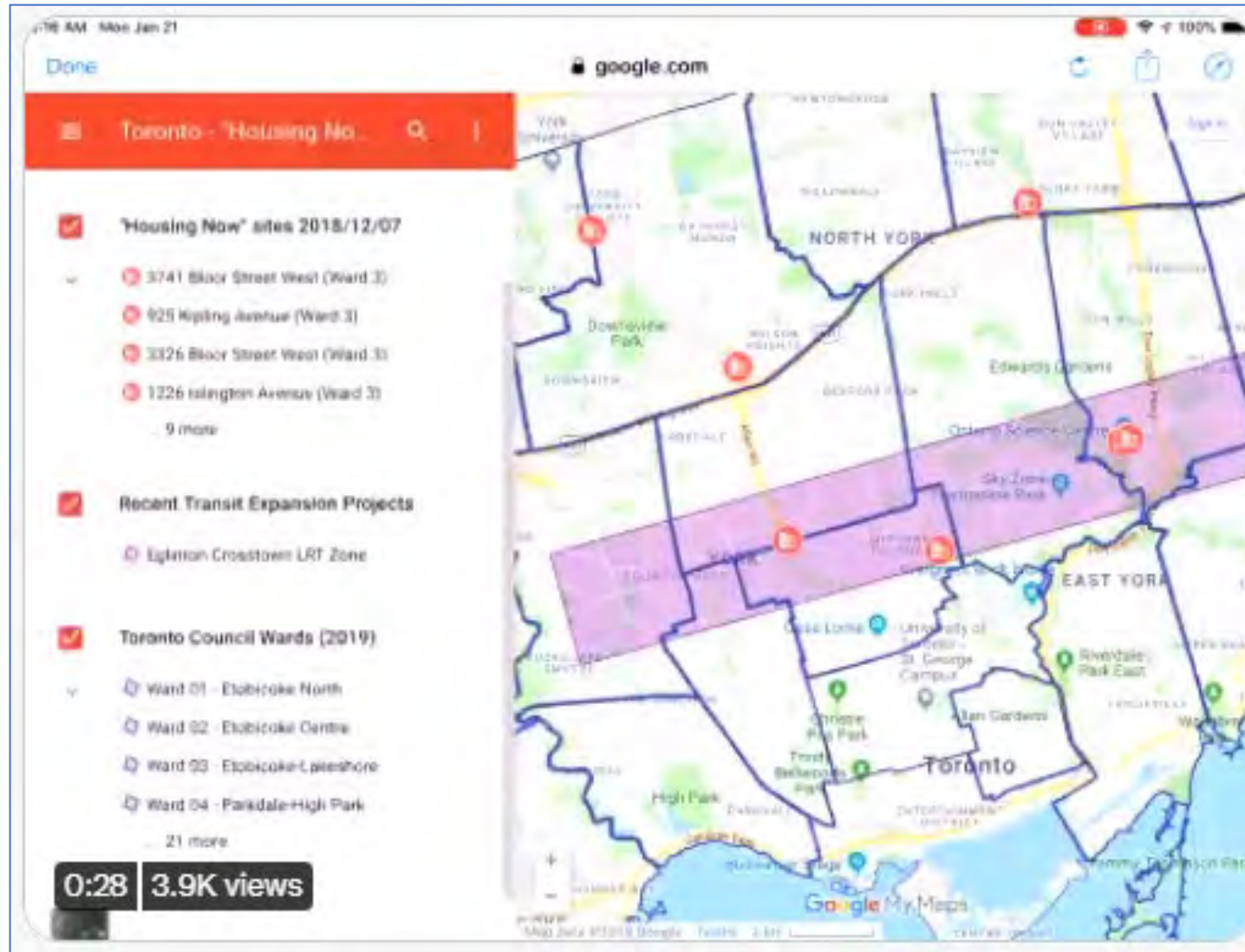
- ✓ FREE Tools
- ✓ Public / Global
- ✓ Interactive
- ✓ Desktop & Mobile
- ✓ Site Details & Photos
- ✓ Track Per-Site Progress

*TMMIS Reports ≠ OPEN DATA

SOURCE(S)



PROJECT LAUNCH DAY – JAN. 21, 2019



[VIDEO] Launch Tweet - <https://twitter.com/HousingNowTO/status/1087309762985906176?s=20>



Real-World Affordable-Housing



Three-Questions

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



'NICE' POLICY ≠ SUCCESSFUL PROJECTS



David Rider
@dmrider

Unusual to see @JoshMatlow standing with @JohnTory at a news conference like this one, announcing sale of surplus land for housing.

None of the backdrop councillors looked particularly excited about being there



11:16 AM · Dec 7, 2018

[DEC. 7, 2018] HOUSING NOW program launched

2,328 days ago...

<https://x.com/dmrider/status/1071075926153277441>



David Rider
@dmrider

Here is list of city sites proposed for sale and mixed use development including affordable housing

Appendix 1- Proposed sites identified through the "Housing Now"

	Address	Ward
1	777 Victoria Park	20
2	50 Wilson Heights	6
3	3741 Bloor St. West and part 925 Kipling Ave.	3
4	3326 Bloor St. West and 1226 Islington Ave.	3
5	805 Don Mills	16
6	770 Don Mills	16
7	140 Merton St.*	12
8	705 Warden Ave.	20
9	1250 Eglinton Ave. West	8
10	251 Esther Shiner*	17
11	3933 Keele St.*	6

*Surplus process pending or in progress

8:13 PM · Dec 7, 2018



'NICE' POLICY ≠ SUCCESSFUL PROJECTS



[AUG. 2019] “...a group of local activists is warning that three of the four initial site proposals are not dense enough to make financial sense and risk never being built....”

<https://www.theglobeandmail.com/real-estate/article-grassroots-group-pushes-for-more-density-to-tackle-torontos/>



[JUN. 2023] “Housing Now was approved by council in Jan. 2019, and has since been dogged by delays, as the number of projects in its pipeline has swelled to 21...”

https://www.thestar.com/news/gta/housing-eventually-why-toronto-s-rapid-homebuilding-program-has-yet-to-build-a-single-home/article_86de2312-f933-51da-9998-10625622f521.html



'NICE' POLICY ≠ SUCCESSFUL PROJECTS



The Vancouver Sun @VancouverSun · Jul 2

Dan Fumano: Some **developers abandon** Vancouver's affordable rental pilot project [vancouversun.com/news/local-new...](https://vancouversun.com/news/local-news/dan-fumano-some-developers-abandon-vancouvers-affordable-rental-pilot-project)



“Of the 20 proposals selected last year for Vancouver's affordable rental-housing project, 6 have now formally withdrawn.”

<https://vancouversun.com/news/local-news/dan-fumano-some-developers-abandon-vancouvers-affordable-rental-pilot-project>



toronto.com @torontodotcom · Apr 24

Register on @torontodotcom today to make sure you get more important local stories like this: **Affordable housing** project cancelled in Toronto's #Leslieville area. torstar.co/FZTZ50ryunG



“An accessible, affordable housing development slated for the northeast corner of Upper Gerrard St. & Coxwell Ave. is no more.”

<https://www.thestar.com/news/gta/2019/04/23/affordable-housing-project-in-leslieville-cancelled-as-construction-costs-escalate.html>



TORONTO MEDIA COVERAGE - 2019

CBC Toronto

Why some experts say Toronto needs to rethink minimum parking requirements for new towers

Rules due for an overhaul amid emergence of ride-hailing, Ryerson professor says



Lauren Pelley · CBC News · Posted: Jun 20, 2019 5:00 AM ET | Last Updated: June 20

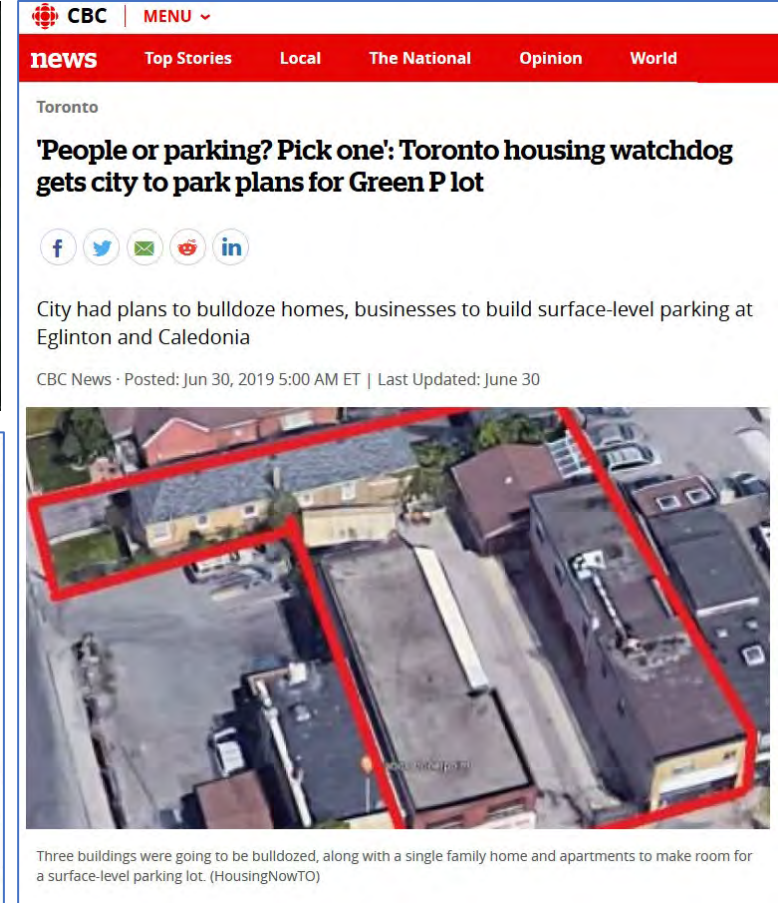


Some experts say the city is overdue for an overhaul of its minimum parking standards, with a new report from a Ryerson University professor suggesting it's a welcome change to ensure the city keeps pace with changing transportation technologies and housing needs. (CBC)

<https://www.cbc.ca/news/canada/toronto/why-some-experts-say-toronto-needs-to-rethink-minimum-parking-requirements-for-new-towers-1.5176372>



<https://youtu.be/DKEF4uIlTjo>



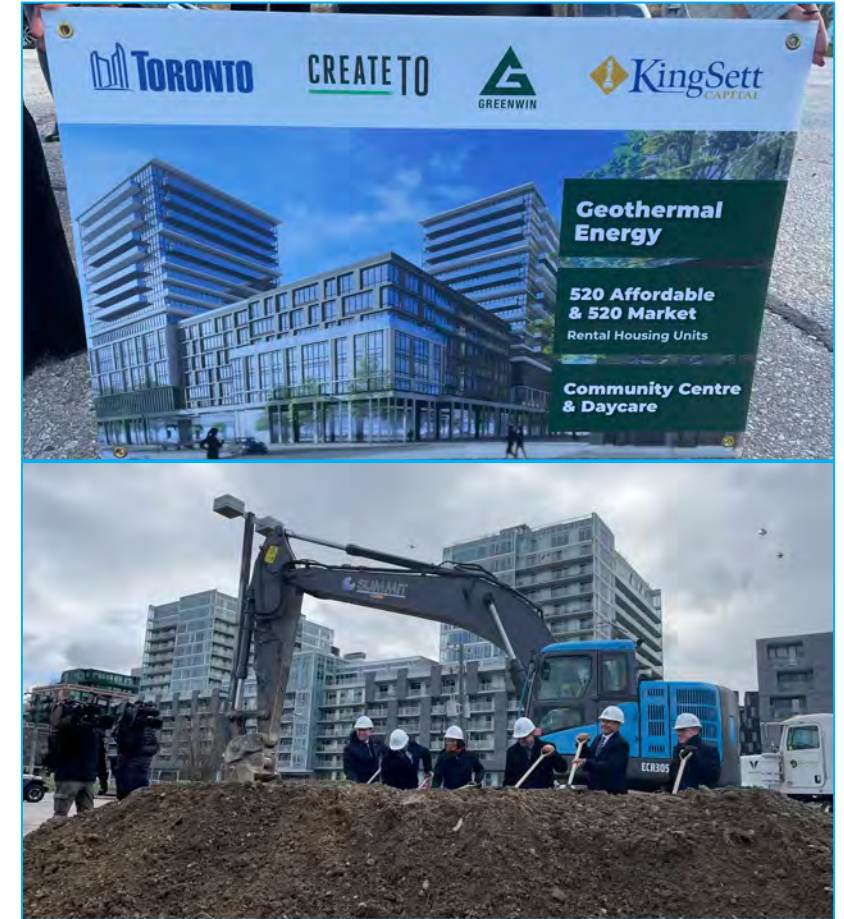
<https://www.cbc.ca/news/canada/toronto/toronto-affordable-housing-parking-lot-eglinton-lrt-1.5191210>



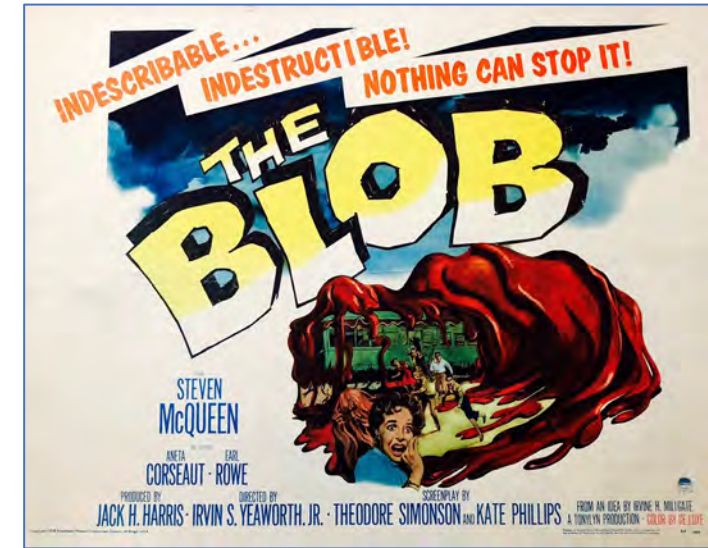
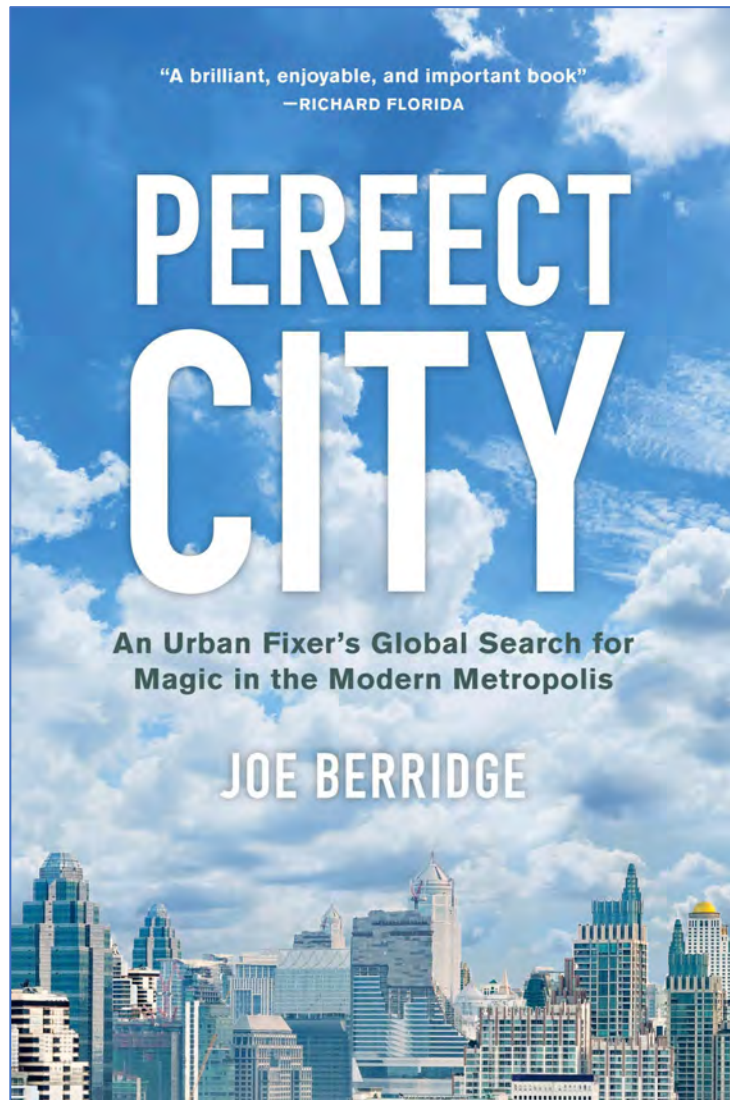
ALL THREE (3) LEVELS OF GOVERNMENT ARE NEEDED



Government
of Canada



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



“...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)



HOUSING NOW – Student Teams



Replying to @joe_cressy

...our volunteers visited your surplus Green-P parking lot site at Dundas & Ossington today. A great transit-served location to deliver new [#AffordableHousing](#) in [#TOCore](#). Lots of smart work on this location done by our @RYSURP Studio students that we have shared with [@_CreateTO...](#)



0:10 887 views

4:00 PM · Jan 16, 2022 from Little Portugal, Toronto

<https://twitter.com/HousingNowTO/status/1482820173870551047>



The image above is looking at the site facing west and to the right is a map of site location in Toronto.



1/ The surplus Green-P parking-lot at 1117 DUNDAS ST W is at [#TOPoli](#) Planning & Housing Committee this week. Our [#AffordableHousing](#) volunteers have submitted the detailed Technical Site-Assessment Reports that we did w/ @RYSURP Studio students to Council - toronto.ca/legdocs/mmis/2...



You and SURP

10:50 AM · Apr 25, 2022 from Toronto, Ontario

<https://twitter.com/HousingNowTO/status/1518603429219872768>



HOUSING NOW – 1117 Dundas



[FEB 15, 2024] @CityPlanTO proposed rezoning signage is now up on the #MassTimber #AffordableHousing site on the old Green-P Surface Parking Lot at Dundas & Ossington. This site is now part of @MayorOliviaChow's "Public Builder" pilot program in #TOPoli...



3:44 PM · Feb 15, 2024 from Little Portugal, Toronto · 1,246 Views

<https://twitter.com/HousingNowTO/status/1758230844399874209>



10-storey building with laneway housing
modelled on 1113-1117 Dundas Street

<https://x.com/urbanenergyplan/status/1692522735283617807>



U of T Study – Public Parking Lots

Scoring them for redevelopment as new Affordable Housing

APRIL 2025

Developing Affordable Housing on Green P Lots



Image: 101 Grangeway Ave. TPA Lot #700, Score 30/30, High Rise

Evaluating Green P Lots for priority affordable housing development

PLA 1106: Workshop Project

Kimia Abdi, Justin Chan, Tait Gamble,
Spencer Gillis & Jordan Lopez
Master of Science in Planning Candidates
University of Toronto, Department of Geography and Planning

Final list of 88 eligible sites

Following the above evaluation, a list of **88 eligible sites** were identified. This full list can be accessed in the Google Sheet spreadsheet [HERE](#).



Image: 16 Royalton Crescent. TPA Lot# 520, Score 26/30, Mid Rise

Dedication

"It's unfair to have cities where parking is free for cars and housing is expensive for people." – Donald Shoup

This project is dedicated to Donald Shoup, author of *The High Cost of Free Parking*, and Professor Emeritus in urban studies at University of California, Los Angeles. Donald Shoup's research investigated the management of parking spaces in cities. As an advocate for parking reform, his work inspired many, including the research team behind the report, to think differently about parking, and imagine alternatives in the pursuit of making cities more equitable, healthy and vibrant places to live.

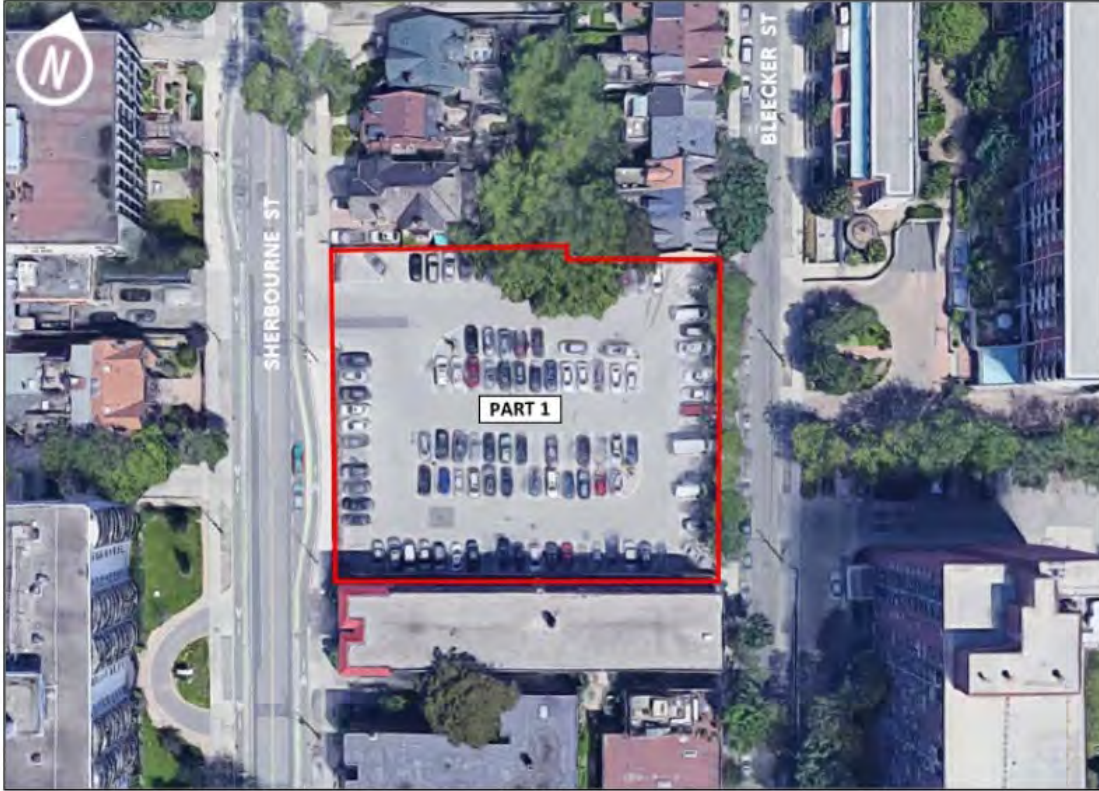


Image from Spacing Magazine

<https://x.com/HousingNowTO/status/1935015148831306151>



HOUSING NOW - 405 SHERBOURNE



Subject Site:	405 Sherbourne Street (Part 1)
Parcel Information:	Designated as Apartment Neighbourhood Areas 0.74 Acres Located in Ward 13



HOUSING NOW - 405 SHERBOURNE

**HOUSING
NOW.**

405 Sherbourne Street – Information Sheet

November 2020

Preliminary development concept



Preliminary Development Concept Key Details

Total Residential Units: Approx. 216

Total Affordable Rental Units: Approx. 108

Building Height: 22 storeys

Total Gross Floor Area: Approx. 17,850 sq. m (192,136 sq. ft)

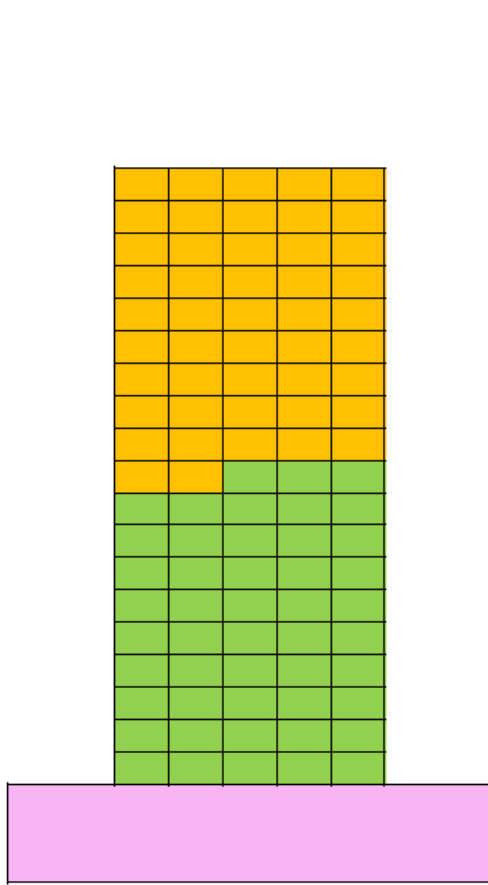
Non-profit agency space: Approx. 242 sq. m (2,600 sq. ft)

Total Parking Spaces: Approx. 75

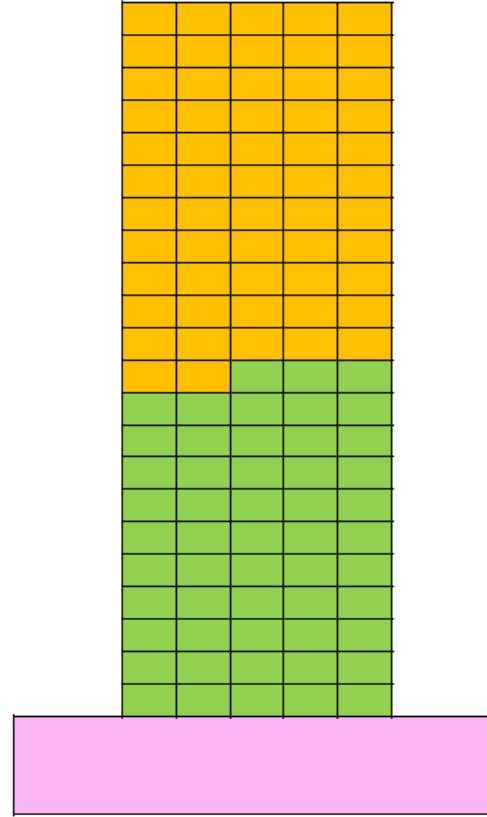
Total Bicycle Parking Spaces: Approx. 216 (including short-term)



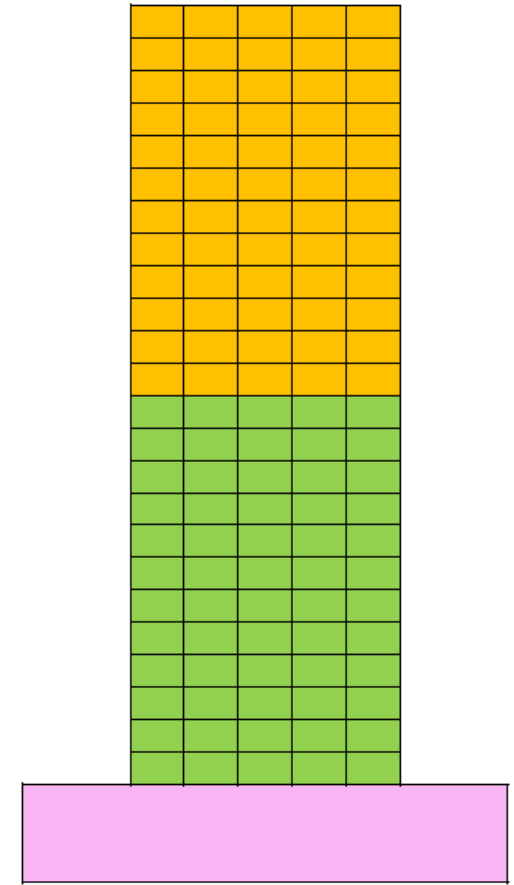
HOUSING NOW - 405 SHERBOURNE



Nov. 2020		22-Storeys	
TOTAL UNITS :		216	*
	Affordable :	108	*
	Market Rent :	108	*
	Podium		



Alternative 'A'		25-Storeys	
TOTAL UNITS :		246	*
	Affordable :	123	*
	Market Rent :	123	*
	Podium		



Alternative 'B'		27-Storeys	
TOTAL UNITS :		264	*
	Affordable :	132	*
	Market Rent :	132	*
	Podium		



HOUSING NOW - 405 SHERBOURNE

- Planning concerns about “Net New Shadow On a Park”
- Modelled via RatioCity to create a Social-Media Video.
- Showed the minor impact at different heights (22, 25 & 27 storeys).



Shadow-Cast by Tower at 405 SHERBOURNE STREET at 4:18 PM on March 21st (at 27-Storey Height)

[VIDEO] Shadow-on-a-Park Animation - <https://twitter.com/HousingNowTO/status/1330987658181554176?s=20>



HOUSING NOW - 405 SHERBOURNE

*Revised CreateTO Proposal (March 2021)



NORTH-EAST AERIAL VIEW

CREATE TO SvN

110 Adelaide St. E. info@svn-sp.com
Toronto, ON M5C 1K9 416.593.6499

405 Sherbourne Street
405 Sherbourne Street M4X 1K5
Toronto, Ontario

CreateTO

AERIAL VIEW



HOUSING NOW (March 2021)

Revised as 25-storey mixed use building

266 Total Units

*133 Market-Rental

*133 Affordable-Housing units

67 parking spaces (below grade)

267 bicycle parking space

Community facility space on ground floor

Mid-block connection between Sherbourne
St and Bleecker St.



ModernTO – 931 YONGE STREET

*City-owned Office Building (2022)





ModernTO – 931 YONGE STREET

*City-owned Office Building (Fall 2023)



931 YONGE STREET



Key Statistics	Original Application (December 2022)	Revised Application (November 2023)
Site Area	837 m ²	835 m ²
Total Gross Floor Area	12,226 m²	18,726 m²
Residential GFA	12,062 m ²	18,576 m ²
Non-residential GFA	164 m ²	150 m ²
Density	14.6 FSI	22.4 FSI
Height	21 Storeys 66 metres plus a 7- metre mechanical penthouse	32 Storeys 99.3 metres plus a 7.7- metre mechanical penthouse/amenity level
Total Units	165 (100%)	250 (100%)
One-Bedroom	124 (75.2%)	184 (75%)
Two-Bedroom	24 (14.5%)	36 (15%)
Three-Bedroom	17 (10.3%)	30 (10%)
Amenity Space	660 m² (4 m²/unit)	897 m² (3.6 m²/unit)
Indoor Amenity Space	330.0 m ² (2 m ² /unit)	506 m ² (2 m ² /unit)
Outdoor Amenity Space	330.0 m ² (2 m ² /unit)	391 m ² (1.6 m ² /unit)

223
Bedrooms

346
Bedrooms





ModernTO – 931 YONGE STREET

*City-owned Office Building (RFP – Summer 2025)

**RESIDENTIAL
REDEVELOPMENT
OPPORTUNITY**

931 YONGE STREET,
TORONTO, ON

BROCHURE



**931
YONGE
STREET**

KEY DEVELOPMENT STATISTICS

	PROPOSED DEVELOPMENT CONCEPT / ARCHITECTURAL PLANS	APPROVED ZONING (393-2024)
Site Area	835 sm / 8,988 sf	-
Total GFA	18,726 sm / 201,565 sf	Max. 18,800 sm / 202,361 sf
Residential GFA	18,576 sm / 199,950 sf	Max. 18,600 sm / 200,208 sf
Non-residential GFA	150 sm / 1,615 sf	Min. 100 sm / 1,077 sf
Total Units	250 proposed	-
Tower	1	1
Height	99.3 m (exclusive of mechanical penthouse)	100 m (exclusive of mechanical penthouse)
Vehicle Parking	2 accessible parking spaces at grade	Min. 1 visitor parking space Min. 1 accessible parking space



Completed Approval Process
Zoning By-Law
Amendment Approved



Required Approval Process
Site Plan Approval



Primary Development Type
Purpose-Built Rental



Interest Available
Leasehold

<https://storeys.com/931-yonge-street-cushman-wakefield>



HOUSING NOW – 150 QUEENS WHARF

HousingNowTO
@HousingNowTO

2/ Goal from @CHRA_ACHRU presentation in MARCH 2017 was to deliver EIGHTY (80) new units of #AffordableHousing on "Block 36 North - Queens Wharf" site in #CityPlace with residents moving in early 2019.

*This Land was declared #TOPoli "surplus" by #TCHC.

chra-achru.ca/wp-content/upl...

Block 36 North in City Place

- Second Open Door pilot development
- 2016 RFP for Fed/prov. funding, City incentives and public land, with equity contributions from selected proponent Cityzen Development Group
- 80 affordable rental homes, including 1, 2, and 3 bedrooms
- In partnership with Toronto Community Housing
- Rents range from 76% to 100% AMR, 15 RGI home, and up to 25% of homes to be available to households receiving housing allowances




Affordable Housing Office 16

TORONTO

You and 3 others

11:19 AM · Nov 3, 2019

<https://twitter.com/HousingNowTO/status/1191027247374880768>

2017

HousingNowTO
@HousingNowTO

3/ ...the 2015 #AffordableHousing math did NOT work for modern construction-costs. Our Volunteers have come back with a "Fiscally-Viable" 2020 plan for Block 36N at CityPlace.

- ✓ 22 Storeys
- ✓ 282 Total Units
- ✓ Mixed-Income
- ✓ Including #SupportiveHousing Units

#TOPoli #HousingNow

Block 36 North

Queens Wharf

Profit, Mixed-Income
Supportive and
Special Units.

sq ft per	units	sq ft total
280	45	12,600
400	92	36,800
500	25	12,500
600	70	42,000
850	40	34,000
1100	10	11,000
	282	148,900



You and 3 others

4:56 PM · Feb 12, 2020

<https://twitter.com/HousingNowTO/status/1227713023374233601>

FEB. 2020

Joe Cressy
@joe_cressy

This week, Toronto's Planning and Housing Committee approved our pitch to add 25% more affordable housing units to the development at 150 Queens Wharf Road in CityPlace.

When it comes to building affordable housing on City-owned land, we can't be afraid to think big.



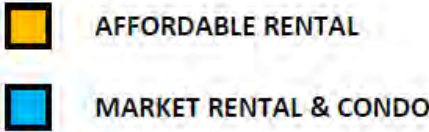
3:29 PM · Oct 22, 2021

https://twitter.com/joe_cressy/status/1451631890771939348

OCT. 2021

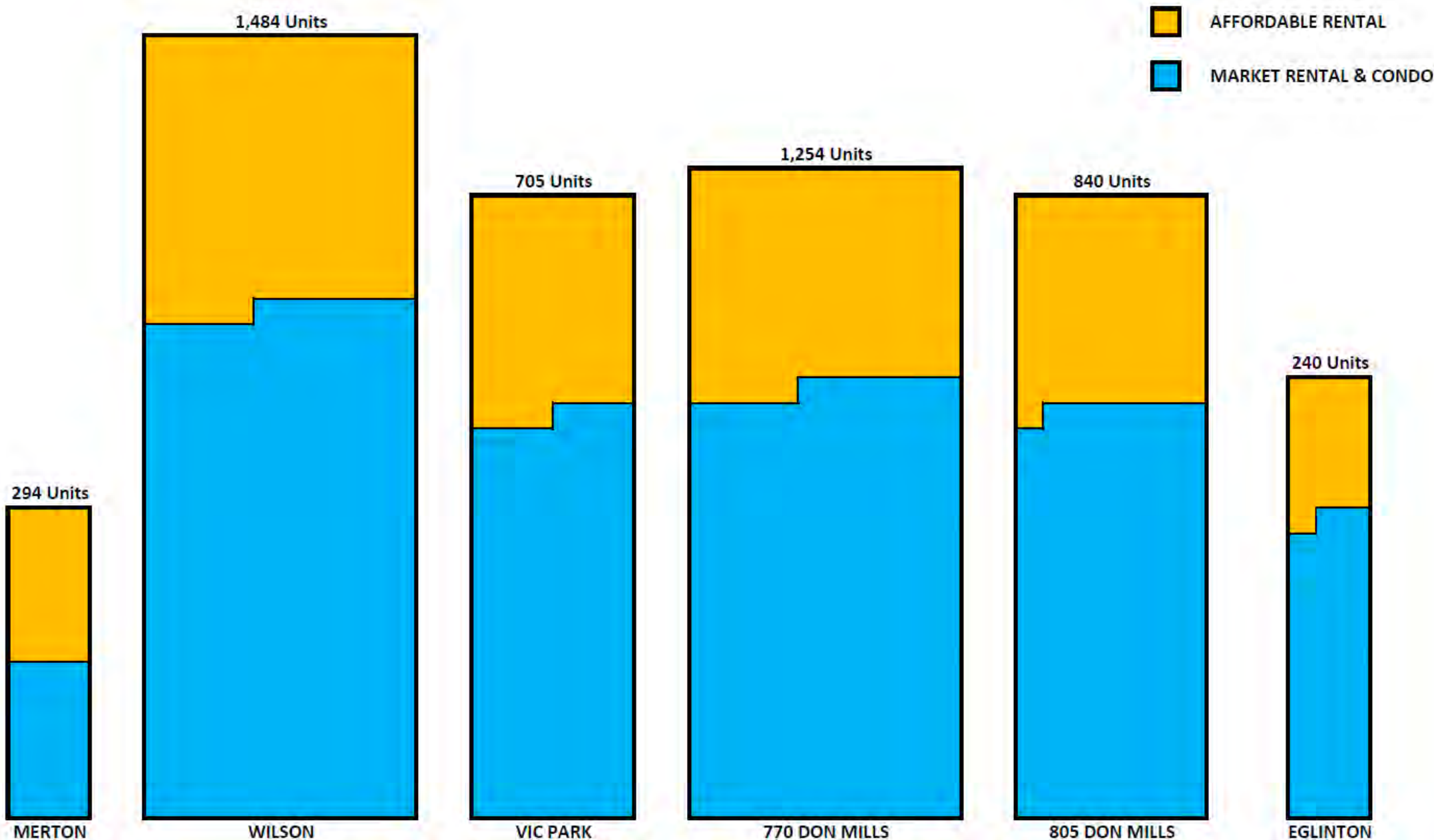


Housing Now - Example Sites (DEC. 2018)



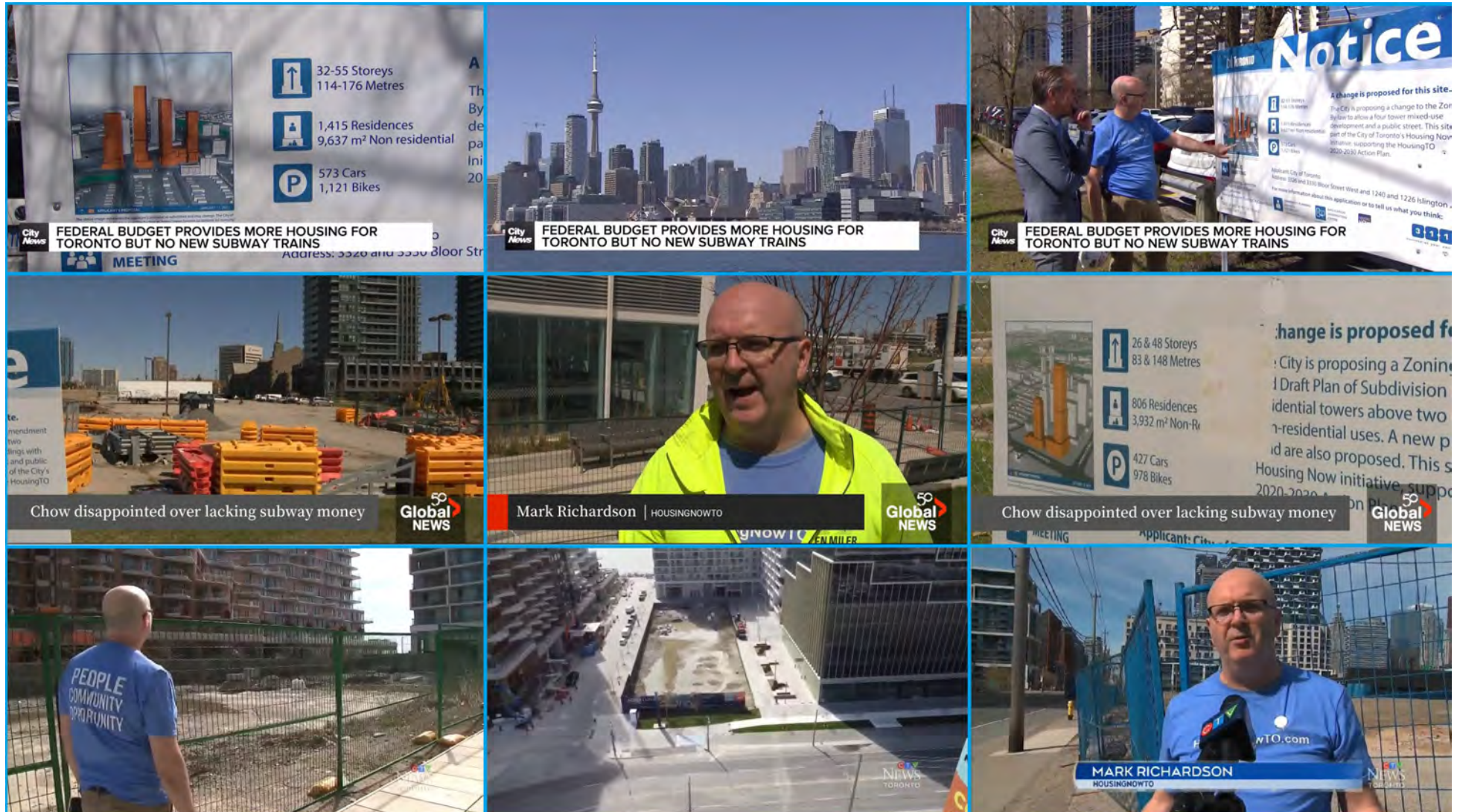


Housing Now - Example Sites (OCT. 2024)





Housing Data Delivery : Politics & Media



FEDERAL BUDGET (REACTION) - 2024



HousingNowTO.com

PRIMARY POINT OF CONTACTS FOR YOUR NEW HICC STAFF TEAM

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TECHNICAL LEAD (VOLUNTEER)

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LANRICK BENNETT

STAKEHOLDER LEAD (VOLUNTEER)

CELL / TEXT – **416-569-4899**

HousingNowTO @HousingNowTO · Nov 6, 2024
Replying to @HousingNowTO
[Barcelona, Spain] Grateful to have been the only Canadian 🇨🇦 finalist for this year's "WORLD SMART CITY AWARDS 2024" at #SCEWC2024..!

Lots of great connections w/ #OpenData, #CivicTech & #AffordableHousing innovators from around the globe 🌐...

[x.com/smartcityexpo/...](https://x.com/smartcityexpo/)



You

Smart City Expo World Congre... @SmartCityex... · Nov 6, 2024



🏆 The winners of the renowned World Smart City Awards will be unveiled today!

With hundreds of entries from 64 countries, we'll honor pioneering projects making cities a better place to liv...

HousingNowTO @HousingNowTO · Dec 20, 2024
[Toronto, ON] One year ago, MP @beynate & our #AffordableHousing volunteers were meeting with (then) Federal Housing Minister @SeanFraserMP. Today, Nathaniel has been sworn-in as Canada's new Minister of Housing, Infrastructure and Communities... #CDNPol



You and 2 others

HousingNowTO @HousingNowTO · Dec 21, 2023



Replying to @HousingNowTO @cafreeland and 2 others

4/ ...insightful conversations w/ Minister @SeanFraserMP & MP @beynate this morning about how our Federal government can help to deliver more net new Transit-Oriented #AffordableHousing ...

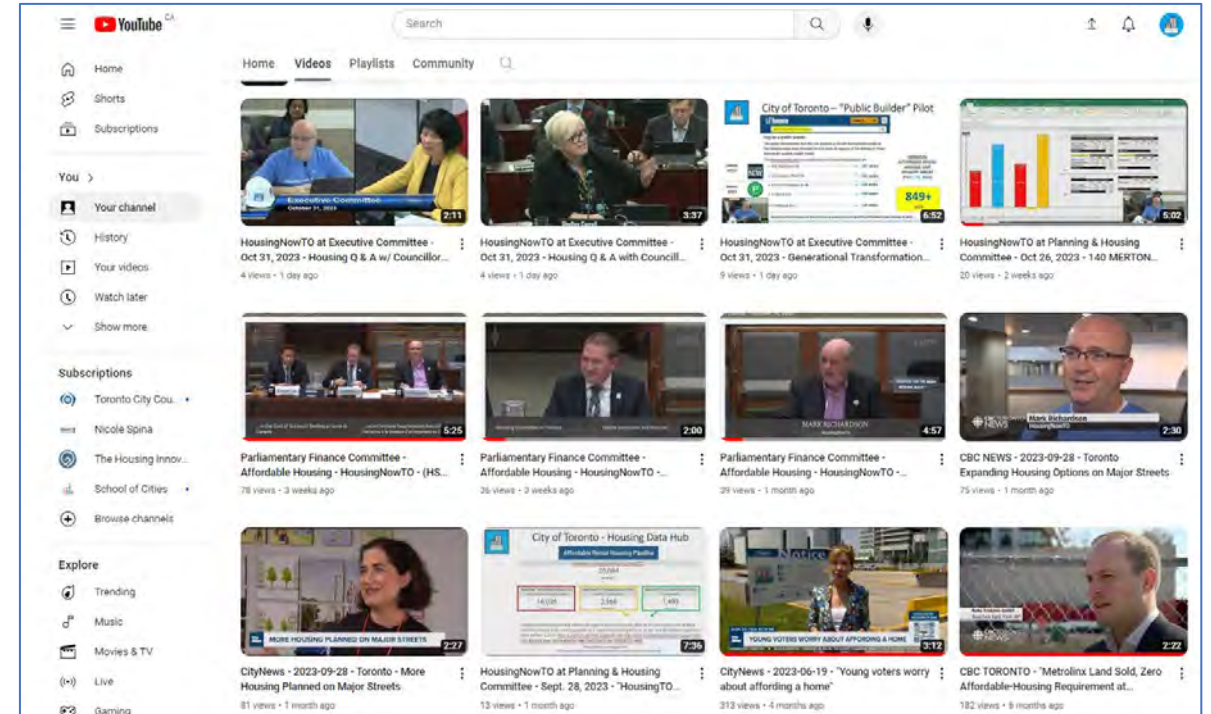


APPENDIX 'A' – 416 MP Candidate Supports & Policy Self-Education



Mayoral Candidate Tours 2023

<https://x.com/HousingNowTO/status/1662784193720352768>



• **YouTube (@HousingNowTO) =**
<https://www.youtube.com/@housingnowto>