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July 15, 2026

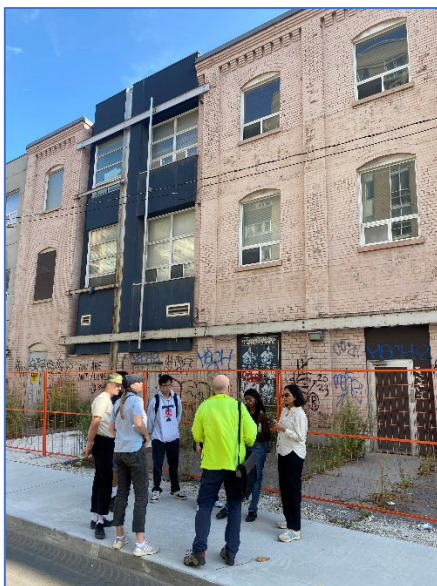
Planning & Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

RE : PH32.5 - Toronto Builds: 53 Strachan Avenue and 805 and 805A Wellington Street West - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval

Members of Planning & Housing Committee,

Our HousingNowTO affordable housing development volunteers have been actively involved in assessing and supporting the redevelopment of the the city-owned **805 WELLINGTON STREET WEST** site since a floor collapsed in 2019 -- and had to be shored up, prior to the Homes First supportive housing organization vacating the site.

In 2023-2024, HNT0 volunteers and our industry mentors worked with the University of Toronto School of Cities [Multidisciplinary Urban Capstone Project \(MUCP\)](#) program to conduct a full-viability assessment on the site - and provided our financially stress-tested final report on affordable housing redevelopment opportunities to both CreateTO and the City of Toronto's housing secretariat in spring of 2024.



(September 2023 – April 2024) U of T School of Cities MUCP student project

Our volunteers fully support the revised 8-storey & 28-storey redevelopment submission for the site, as documented in the staff report – including eighty-one (81) x new supportive housing units in a new stand-

alone 'Building-A', along with two-hundred-and-thirty-six (236) market-rate rental apartments and sixty (60) affordable rental apartments in the new tower referred to as 'Building B'.

While our HNTD volunteers are 100% in support of this new affordable housing redevelopment project and on-site heritage retention and rebuild as proposed at **805 WELLINGTON STREET WEST**, we believe that it is crucial to the public interest that the City of Toronto's new "**Toronto Builds**" initiative be highly transparent by default. We would therefore respectfully request the following supplementary information be provided by staff before this item goes to full Council later in July –

- a.) A clear explanation for the City staff choice-matrix that resulted in only having a **40-year affordability period** for the sixty (60) x new affordable units within Building-B in the current staff report under "Toronto Builds" -vs- a 99-year affordability period that was achieved under sites developed via private-partnerships during the City's earlier "Housing Now" program (2019 – 2024).
- b.) A correction to the **FINANCIAL IMPACT** section of the concurrent report from Heritage Planning (2026.PH32.6), to more accurately reflect the financial impact to the City in future years of the in-situ Heritage retention and re-build on this "Toronto Builds" site.
- c.) A mandatory commitment from the Housing Development Office, Toronto Community Housing Corporation and CreateTO (et al) to provide an accurate, public and timely "**Project Completion Report**" upon final-occupancy of each individual "Toronto Builds" development delivered, with reports and data modelled on the attached **10 OAK STREET** example (TCHC) from 2011 –
 - i. PROJECT OVERVIEW
 - ii. BUILDING PROGRAM
 - a. Unit Type and Rental Structure
 - iii. FINANCIAL RESULTS
 - a. Budget History
 - b. Source of Funds
 - iv. SCHEDULE
 - a. Delays and Reasons
 - v. CURRENT STATUS
 - vi. LESSONS LEARNED

As always, our open data and civic-tech volunteers are happy to answer any questions the committee or city staff may have on affordable-housing development best practices – and how to make most effective use of Transit-Oriented Lands to help alleviate Toronto's rental-housing crisis.

Yours,



Mark J. Richardson
Technical Lead – HousingNowTO.com



Regent Park – One Oak - Project Completion Report

Item 5
November 28, 2011
**Building and Investment
Committee**

To: Building and Investment Committee
From: Chief Executive Officer (Interim)
Date: November 7, 2011

Report: BIC:2011-30

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PURPOSE:

To provide a final update on the project completion of One Oak Street.

RECOMMENDATIONS:

It is recommended that the Building and Investment Committee receive this report for information.

INTRODUCTION AND PROJECT OVERVIEW

“One Oak” was the second rental project completed in Phase 1 of Regent Park. The property fronts Oak Street to the north; Parliament Street to the west and Cole Street to the south.

The project consists of a 10-storey residential family building with 84 units fronting Oak Street. The building also includes a City of Toronto-owned Daycare fronting Cole Street as well as four retail storefronts fronting Parliament Street.

BUILDING PROGRAM

Refer to Table 1: Building Program and Overview.

The building required Committee of Adjustment approval of minor variances for the location of the loading space, building



height, and parapet height. The project is designed and constructed to achieve LEED Gold certification. The project contains amenity and meeting spaces for tenants. All streets and building frontages (including the public lane to the east) contain active uses, such as a daycare and play ground or retail shops. All lobbies are highly visible with street-edge entrances, contributing to neighbourhood safety and animation.

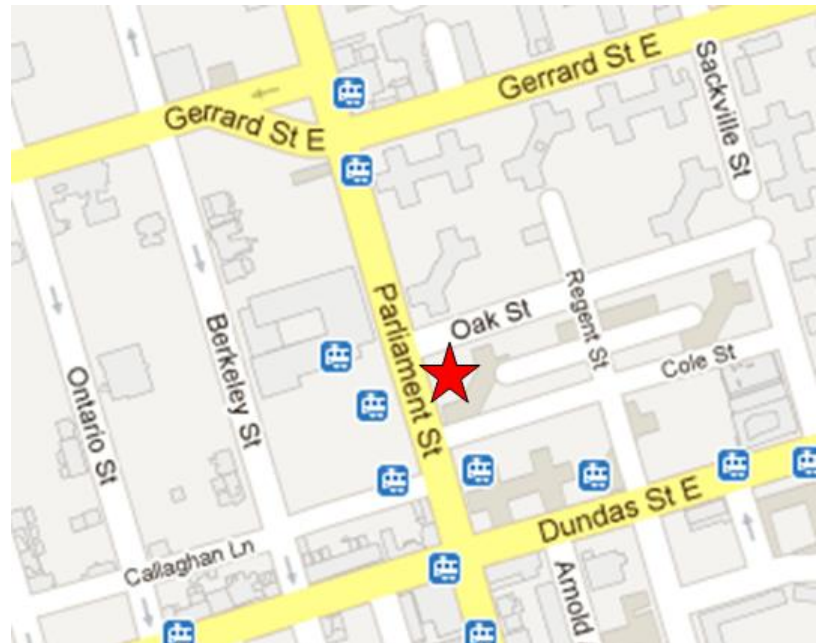


Table 1: Building Program and Overview

Architect:	Kearns Mancini Architects Inc.
Construction Manager:	Daniels Construction Corporation
Height:	10 Storeys
Units:	84
Parking:	36 underground parking spaces, 63 bicycle storage spaces.
Residential GFA	104,528 sq ft
Retail GFA	5,285 sq ft
Daycare GFA	7,772 sq ft
Daycare Outdoor Play Area	2,357 sq ft
Total GFA	119,942 sq ft
Amenities:	• Amenity room on 3rd floor with kitchen, which provides a meeting space and opportunity for social gatherings • Children's play room • Common laundry room • An art platform and sitting area in lobby • Rooftop community planters
Energy-Efficiency Features:	• Energy modeling shows 50% below the M.N.E.C.B standards • Green roofs • Water-saving plumbing fixtures • Heat-recovery unit in every unit • Energy-efficient lighting fixtures • Energy Star appliances • A three-chute garbage system for waste diversion • Carbon dioxide monitoring • Green housekeeping program including staff training and using Green Seal-certified cleaning products

Table 2: Unit Type and Rental Structure

Municipal Address	UNIT TYPE	2 BDRM	3 BDRM	4 BDRM	TOTAL
One Oak	Replacement Units Family (RGI)	14	34	16	64
	Affordable Family Rental Units	20	0	0	20
		34	34	16	84

All RGI units were occupied by families moving from Regent Park buildings that were demolished for Phase 2 site preparation and remediation activities.

FINANCIAL RESULTS

At its July 2008 meeting, the Board approved a total budget of \$ 25.125 million for the One Oak project. This budget forecast has been reported in the Development Dashboard ever since. The final projected costs are forecast to be 2.9% below the approved Project Anchor Budget.

Table 3: Budget History

Note: Approved Budget included 2% contingency.	Board-approved Anchor Budget	Board-approved Costs psf	Projected Budget to Complete	Projected Costs to Complete psf
Residential Rental Building – Hard Costs	\$20,186,000	\$193	\$19,615,743	\$188
Daycare – Hard Costs	\$1,738,000	\$224	\$1,458,494	\$188
Commercial / Retail – Hard Costs	\$754,000	\$143	\$991,783	\$188
Soft Costs	\$2,474,000	\$21	\$1,661,386	\$14
CM Fee (See Note)	\$567,000	\$5	\$672,000	\$6
TOTALS	\$25,152,000	\$214	\$24,399,406	\$208

The \$6750 per unit fee was based on the project being Guaranteed Maximum Price (GMP) when TCH decided against GMP due to experience with Daniels at Dundas Sackville. Daniels negotiated that the Construction Manager fee be increased by \$1250 per unit to a total of \$3000 per unit.

Source of funds for this project as per the July 2008 approval:

- Grants through the federal/provincial Affordable Housing Program (AHP) \$2,436,000.
- City of Toronto Daycare construction Capital Grants of \$1,860,000.
- Allocation of bond financing proceeds \$12,165,000.
- Allocation of TCH equity contributions \$8,691,000.

SCHEDULE

One Oak was completed in June, 2010, three months after the scheduled occupancy date of March 2010 on a 19-month schedule. There were several reasons for the delay including: delay on window tender and installation; weather conditions; Occupancy Permit issuance took longer than expected.

CURRENT STATUS

One Oak has been fully occupied for over a year now. Deficiency work is largely complete, with the exception of brick cleaning on west elevation due to roof anchor maintenance deficiencies listed in the first annual inspection report. Staff do not expect further expenses to the building budget. Two retail storefronts have been leased to Main Drug Mart; a third has been leased to Norton Dental. These storefronts are expected to open in November 2011. The final retail space is pending lease.

A LEED Certification application has been submitted to the Canada Green Building Council. A LEED Gold certificate is expected to be received at year-end 2011 or early in 2012.

LESSONS LEARNED FROM THIS PROJECT EXPERIENCE

Performance of the General Contractor - Daniels Construction Corp managed the One Oak construction for a fee of \$8,000 per unit, for a total fee of approximately \$762,000. Daniels' staff have generally interfaced well and respectfully with TCH tenants, and built an excellent project. TCH is looking for some areas of improved performance from Daniels though, including: seeking timely TCH authorization for Change Orders prior to work proceeding; and a higher level of client service, all of which is required under TCH's construction management contract.

Inter-divisional Communication during Design - Improved communication between Development, Community Health, Operations and HSI during the design stage of the project may have prevented a number of issues that arose relating to architectural, mechanical and electrical building components. Some of these issues were rectified after building completion at a cost to TCHC. For example, automatic door operators and push buttons were installed post-occupancy for all amenity room doors. Enhanced co-ordination has been implemented between the design team and Operational staff to prevent similar issues in future projects. Operations, HSI and others now participate early in the process for all buildings being designed.

Communication during Turnover - To ensure a smoother project turnover to Operations, 'pre-occupancy' meetings are organized by Development staff between six months prior to turnover through two months afterwards. Staff from Operations, Hsi, Revitalization, Public Affairs, Relocations, IT and Smart Buildings and Energy Management, along with Daniels' Project Manager, have attended and are now routinely included in walk-throughs. In addition, Development staff, a commissioning agent, and Daniels construction provide building system walk-throughs and training to Operations and Hsi. Some sessions are videotaped as a visual reference for on-site operations and maintenance staff in future.

Amenity Space Programming – Development staff built amenity space at One Oak for a children's playroom and four rooftop planters for tenants to garden. Without programming, these features have proven to be under-used. The concepts for TCH amenity space needs to be planned for flexibility, as customized-design decisions have costs attached, and the goal is active and productive use of all

Staff Contact:

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APPENDIX “B-01” : Current contextual Photos of 805 WELLINGTON STREET WEST site



APPENDIX “B-02” : Current contextual Photos of 805 WELLINGTON STREET WEST site



APPENDIX “B-03” : Current contextual Photos of 805 WELLINGTON STREET WEST site



APPENDIX “B-04” : Current contextual Photos of 805 WELLINGTON STREET WEST site



APPENDIX “B-05” : U of T (MUCP) student site assessment at 805 WELLINGTON STREET WEST site (September 2023)





Reimagining 805 Wellington Street West

Lianne Harrison, Bruce Dimaranan, Cathalyn Francis, Minhan Lee, and Hiral Patel

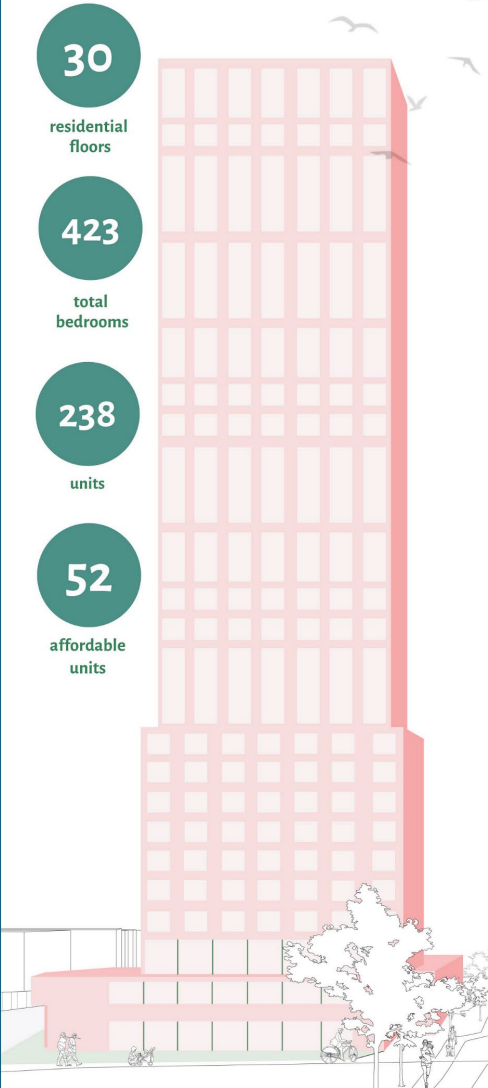


30
residential
floors

423
total
bedrooms

238
units

52
affordable
units



In the Spadina Fort-York Ward:

58% of households are renters 40% of households spend over 30% of income on shelter 25% of couples have children 75% of couples are without children 11% are single-parents

Site Context and Constraints

805 Wellington formerly operated as a Homes First Society homeless shelter but was closed by the city due to unsuitable building conditions. It is now listed as city-owned surplus land and identified as a viable spot for the creation of affordable housing.

The land use designation is currently listed as a **Regeneration Area** which describes areas in need of new life and revitalization. The site is surrounded by low-mid, and high-rise residential buildings, commercial spaces, green space, and public transit.

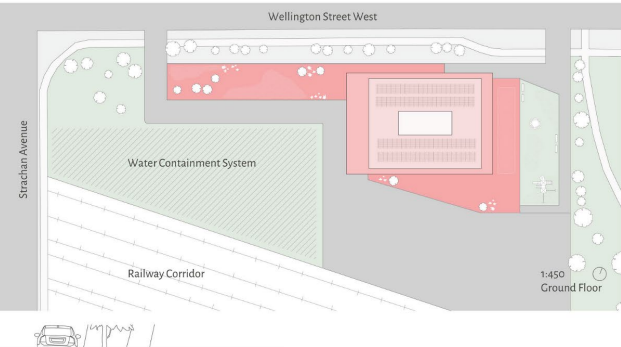
The following four **constraints** guided our design:

- 1. Crumbling Infrastructure
- 2. Expected Public Park
- 3. Storm Water Containment System
- 4. Metrolinx Rail Corridor

Our proposal

A guiding principle for our design is a **family-oriented design**, considering the lack of childcare centers in the area and the low rates of families, aiming to make the neighbourhoods more hospitable to young families by including an in-building daycare.

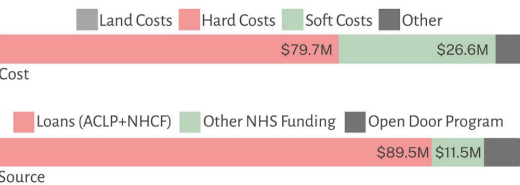
We also designed considering **affordability**, creating a purpose-built rental as many individuals in the area are rent burdened.



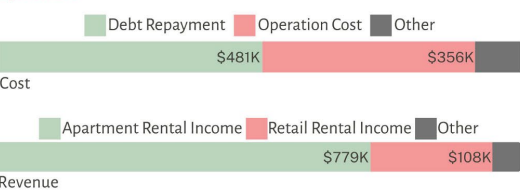
Unit Breakdown

Unit Type	Market Units		Affordable Units		Area of Units
	Number	Rent	Number	Rent	
1 bedroom	73	\$2700	31	\$1360	50 sq m
2 bedroom	67	\$3630	16	\$1595	90 sq m
3 bedroom	46	\$4960	5	\$1790	105 sq m

Construction



Operation



Sustainability

Our site has been designed with sustainability as an intentional feature. Following the **Toronto Green Standard** we included:

- a green roof with stormwater retention
- bicycle parking for long-term indoor storage
- geothermal systems for cooling and heating
- solar energy systems
- a community garden

