

HousingNowTO.com



**“Rapidly Delivering
New Affordable Rental Housing
in Mixed-Income Communities”**

**(Waterloo Region –
Housing for All Summit 2024)**

June 11th, 2024

CONTACT – info@HousingNowTO.com

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



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/>



HousingNowTO.com

is a pro-bono professional services collective



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



<https://www.tmuplanners.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>

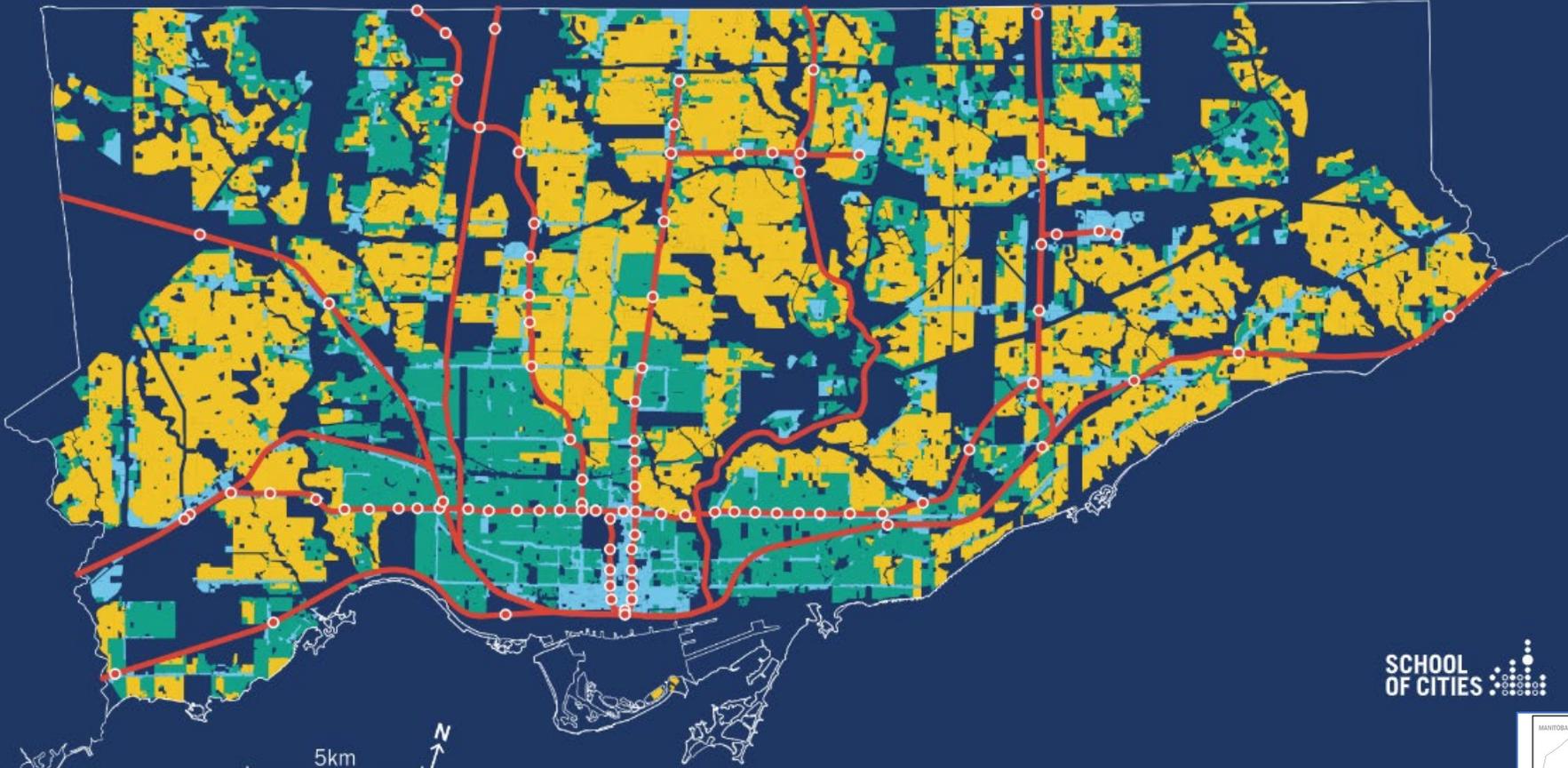


<https://www.torontomu.ca/school-of-urban-and-regional-planning/>



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

TORONTO



SCHOOL OF CITIES

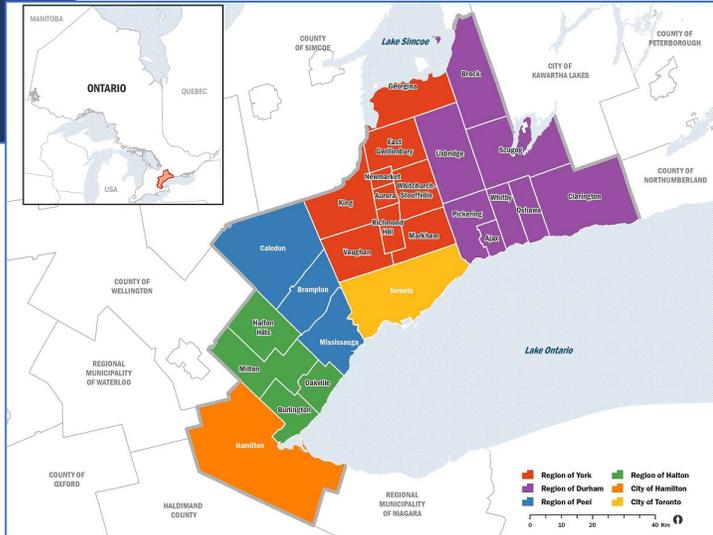
City of Toronto

Population :
3,025,647

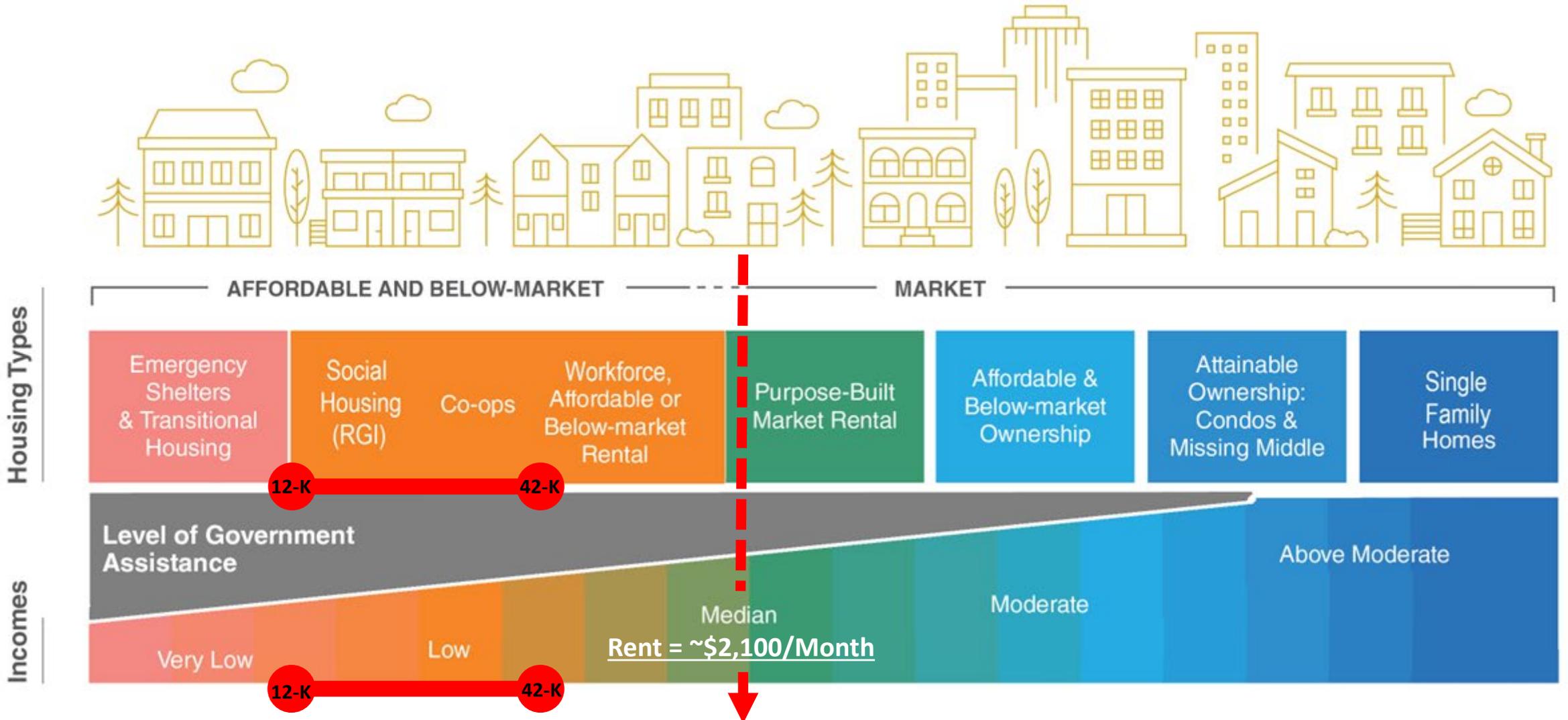
<https://www.toronto.ca/city-government/data-research-maps/toronto-at-a-glance/>

Greater Toronto & Hamilton Area (GTHA)

Population :
7,281,694



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



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

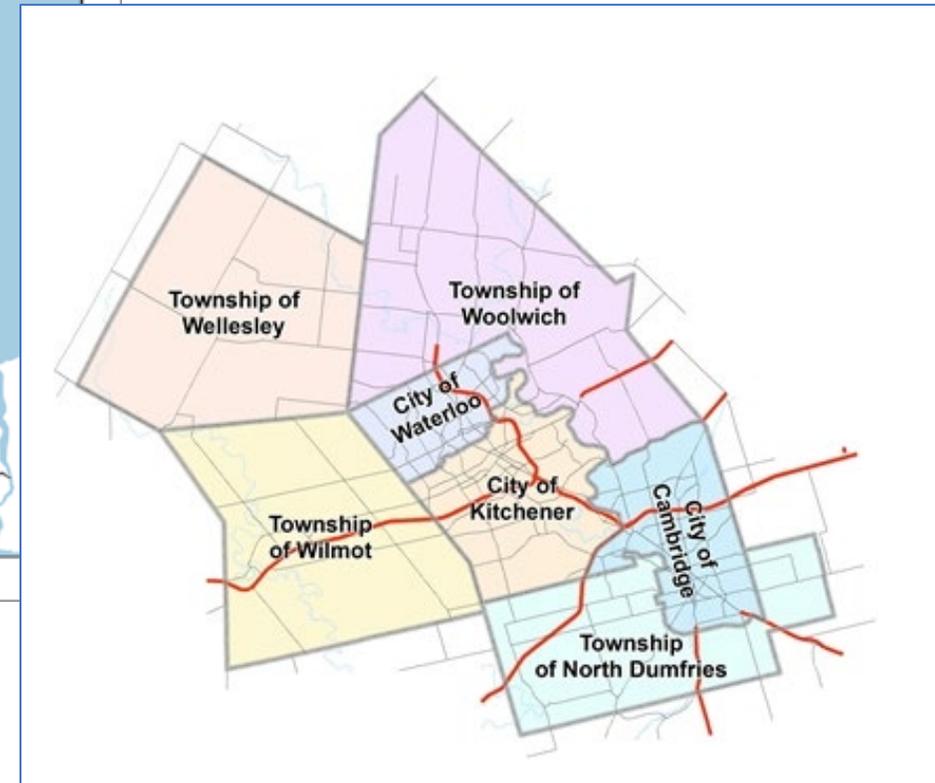
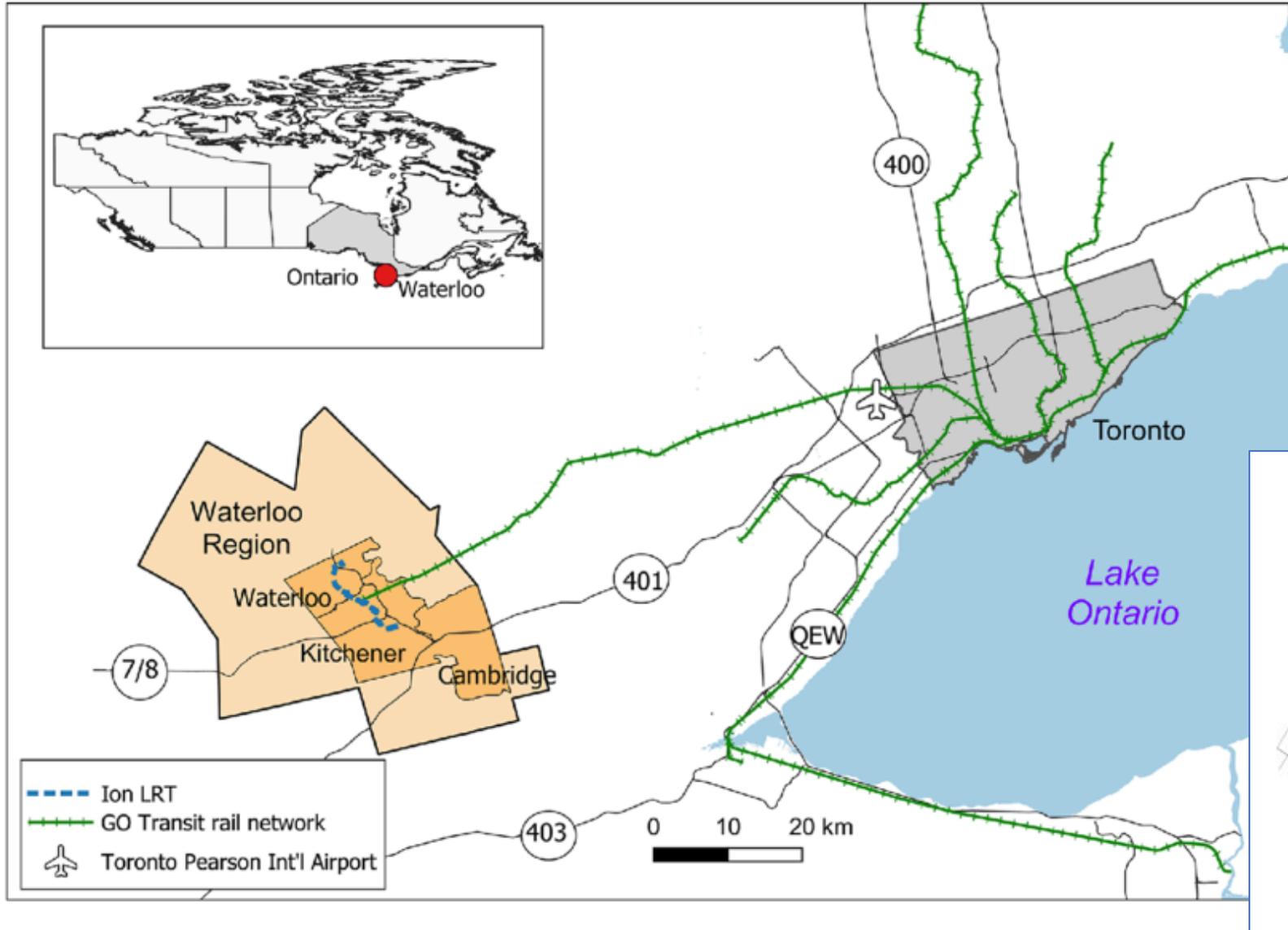
\$84,000

Regional Municipality of Waterloo

Population :

673,910

(*Estimated 2023)



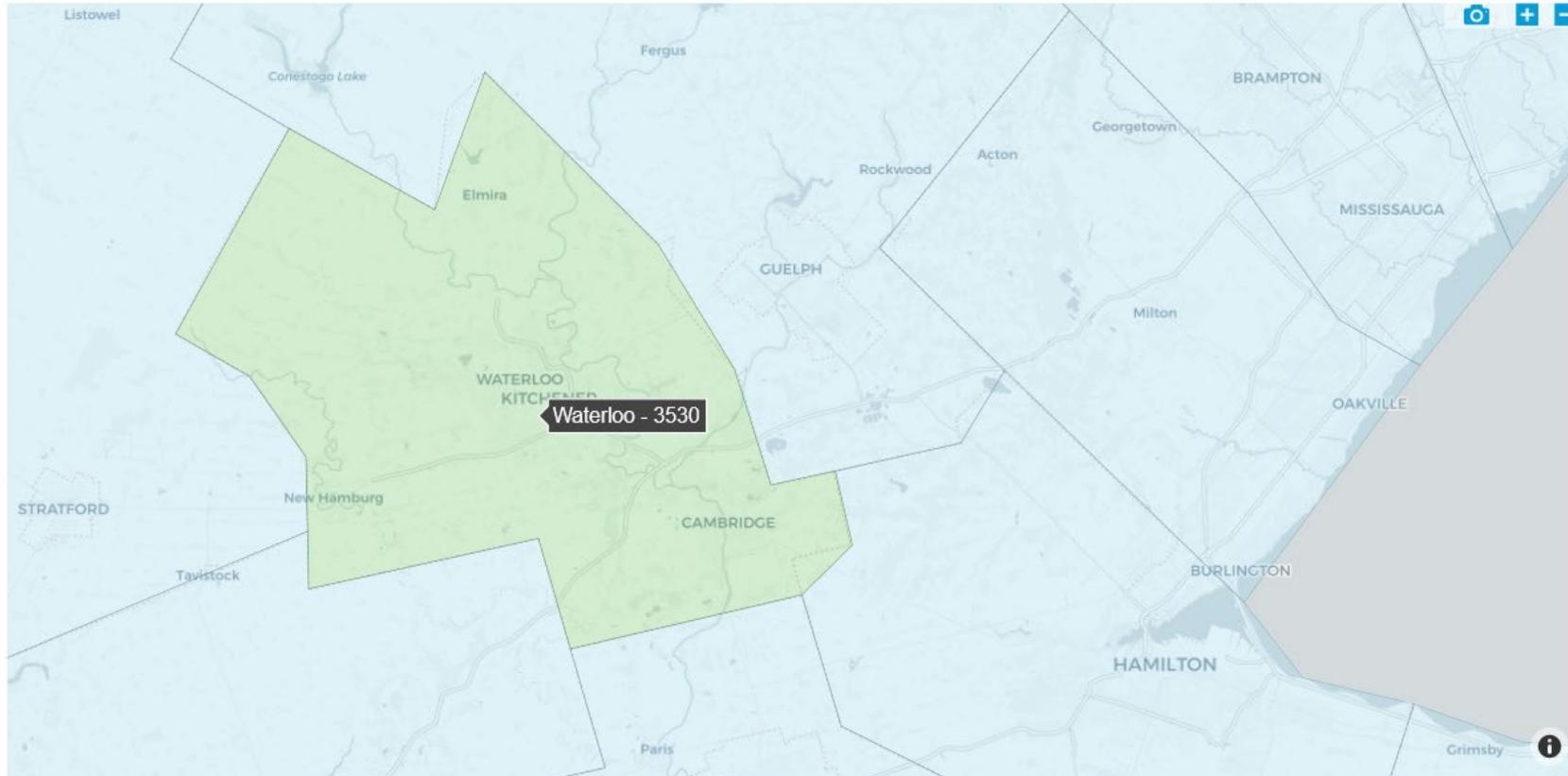


Housing Assessment Resource Tools (HART)

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

Select Census Geography

Waterloo (CD, ON) x ▾



Waterloo (CD, ON)

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



Housing Assessment Resource Tools (HART)

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

2021 Affordable Housing Deficit

The following table shows the total number of households in [CHN](#) by household size and income category, which may be considered as the existing deficit of housing options in the community.

Waterloo (CD, 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 (\$465)	2,380	290	65	10	0	2,745
Low Income (\$1162)	7,555	4,490	1,670	770	335	14,820
Moderate Income (\$1860)	0	240	455	495	590	1,780
Median Income (\$2790)	0	0	0	0	0	0
High Income (>\$2790)	0	0	0	0	0	0
Total	9,935	5,020	2,190	1,275	925	19,345

Region of Waterloo

19,345

Deficit of units below
\$1,860 / month rent

Waterloo (CD, ON)

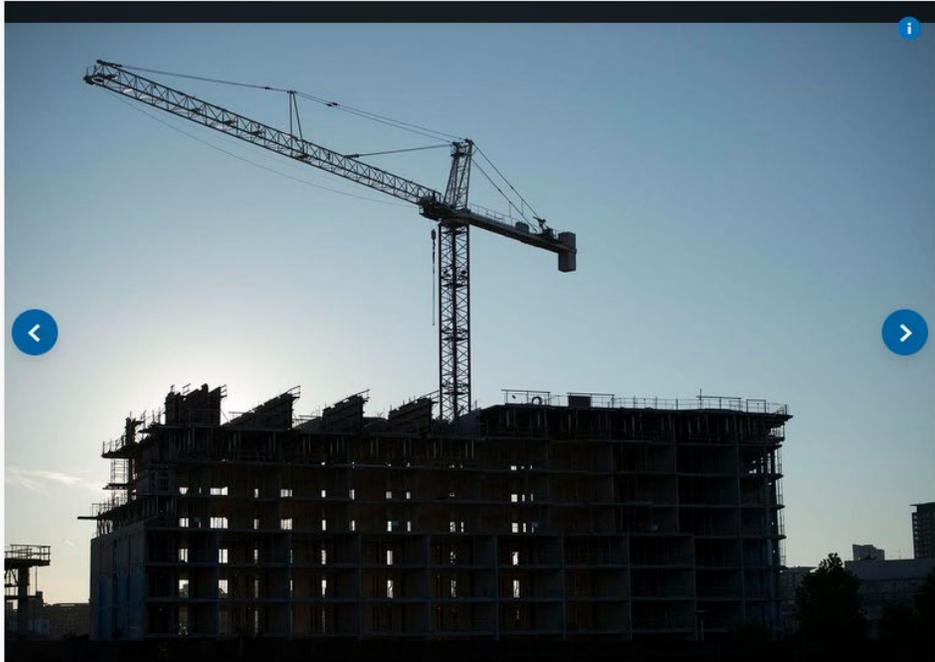


SIMPLE ELECTION-QUESTION - AUG. 2018

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.



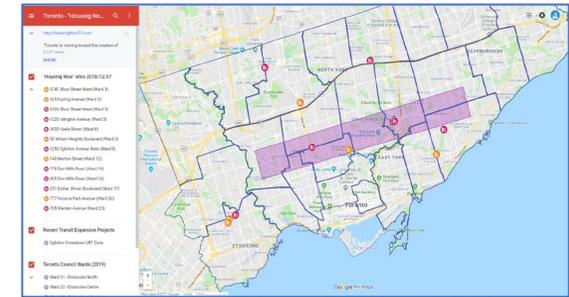
PLANNING A GREAT CITY TOGETHER



TMAPS

TORONTO METROPOLITAN ASSOCIATION OF PLANNING STUDENTS

ANALYZE



<http://HousingNowTO.com>

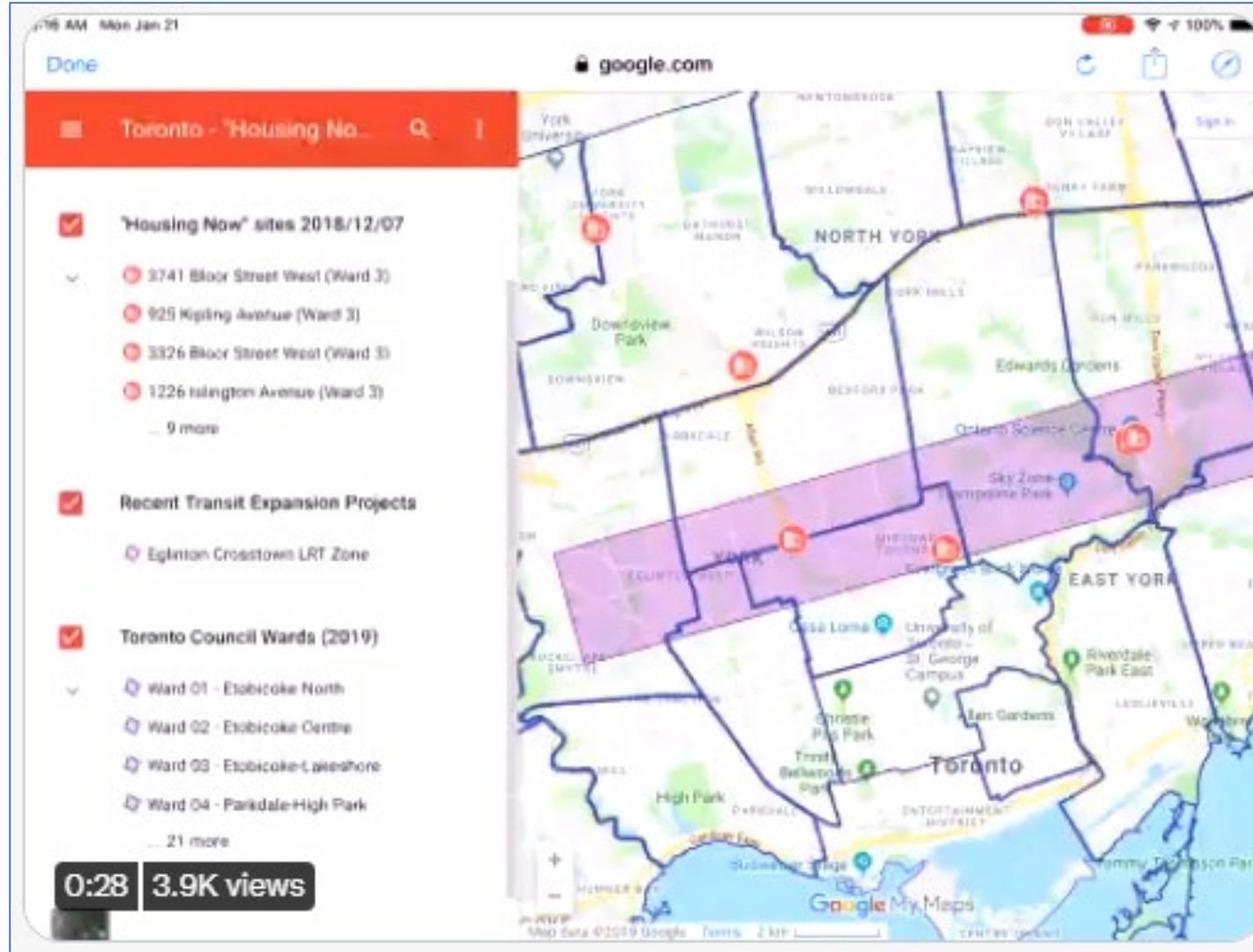
- ✓ FREE Tools
- ✓ Public / Global
- ✓ Interactive
- ✓ Desktop & Mobile
- ✓ Site Details & Photos
- ✓ Track Per-Site Progress

*TMMIS Reports ≠ OPEN DATA

SOURCE(S)



PROJECT LAUNCH DAY – JAN. 21, 2019



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



Public-Demand for Open & Accurate Data

200,000+
views
in
5-years
(Launched - Jan. 2019)

Toronto - "Housing Now" s...

<http://HousingNowTO.com>

Toronto is moving toward the creation of **200,594 views**
Published on May 17

"Housing Now" (Round 1) sites 2018/12/...

- 3741 Bloor Street West (Ward 3)
- 925 Kipling Avenue (Ward 3)
- 3326 Bloor Street West (Ward 3)
- 1226 Islington Avenue (Ward 3)
- 3933 Keele Street (Ward 6)
- 50 Wilson Heights Boulevard (Ward 6)
- 1250 Eglinton Avenue West (Ward 8)
- 140 Merton Street (Ward 12)
- 770 Don Mills Road (Ward 16)
- 805 Don Mills Road (Ward 16)
- 251 Esther Shiner Boulevard (Ward 17)
- 777 Victoria Park Avenue (Ward 20)
- 705 Warden Avenue (Ward 20)

"Housing Now" (Round 2) sites 2020/05/...

- 150 Queens Wharf Road (Ward 10)
- 405 Sherbourne Street (Ward 13)

Map of Toronto: A map of Toronto with several areas highlighted in purple, indicating housing sites. The map includes labels for various neighborhoods and landmarks such as the University of Toronto, Scarborough Town Centre, and the Humber River.

Key Features:

- ✓ Public & Open
- ✓ Clarity of Information
- ✓ Transparency of Process
- ✓ Tracking against Targets



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



The Globe and Mail 
@globeandmail

Grassroots group pushes for more density to tackle Toronto's affordable housing crisis dlvr.it/R9qHNB



8:09 AM · Aug 7, 2019

[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/>



Toronto Star 
@TorontoStar

Housing, eventually: Why Toronto's rapid homebuilding program has yet to build a single home

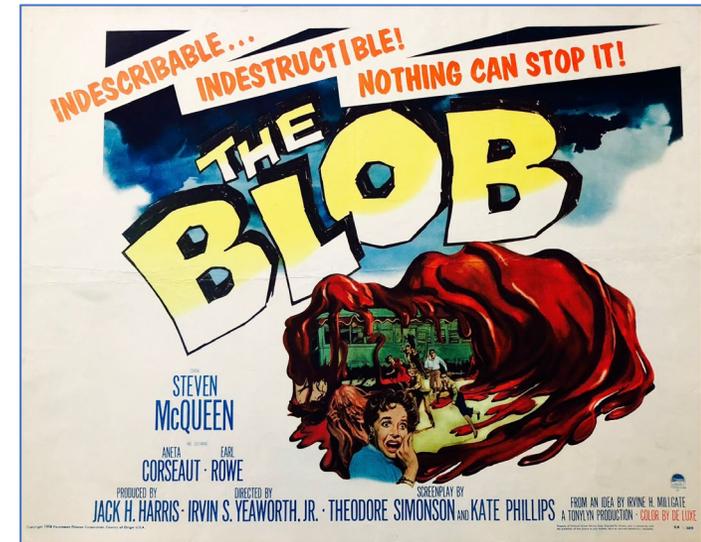
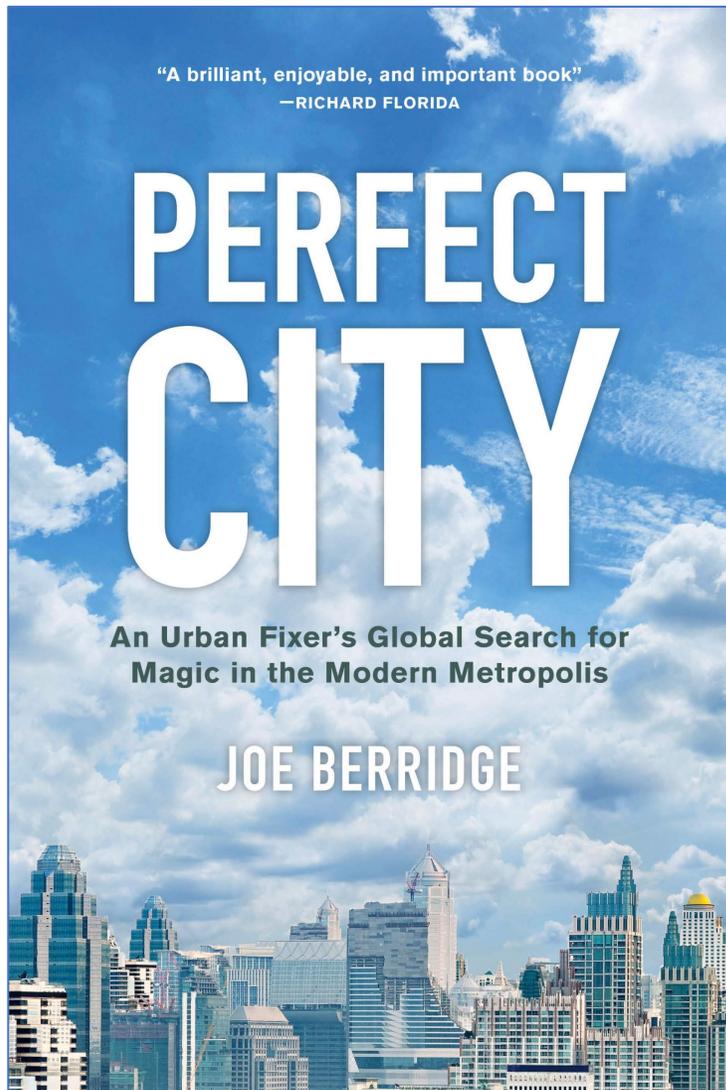


From thestar.com

5:13 AM · Jun 5, 2023 · 11.7K Views

[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



"...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

HousingNowTO
@HousingNowTO

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>

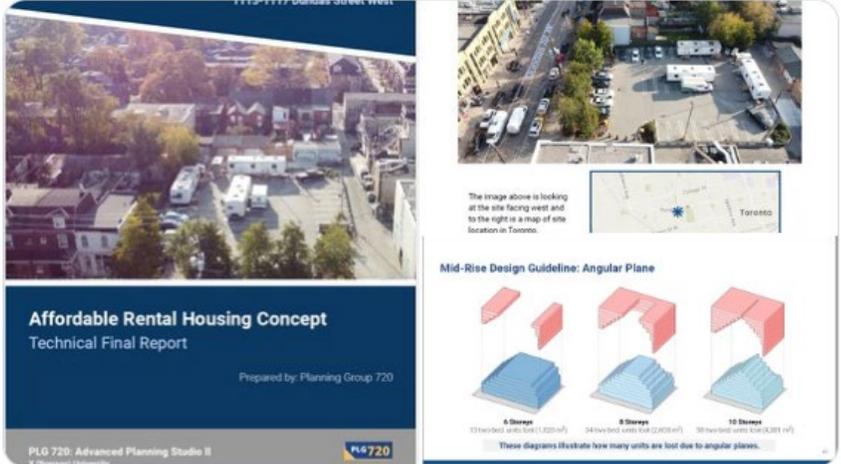


The image above is looking at the site facing west and to the right is a map of site location in Toronto.



HousingNowTO
@HousingNowTO

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...



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

Affordable Rental Housing Concept
Technical Final Report

Prepared by: Planning Group 720

PLG 720: Advanced Planning Studio II
@RYSURP University

You and SURP

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

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



HOUSING NOW – 1117 Dundas

HousingNowTO @HousingNowTO

[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

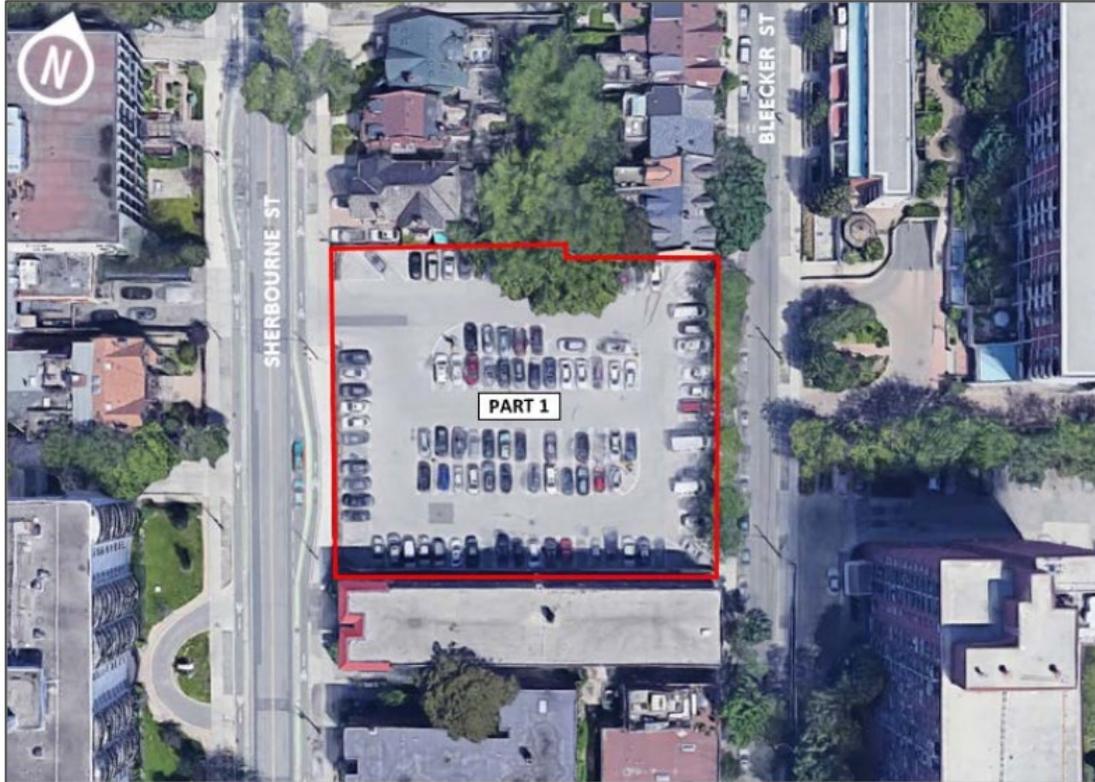


<https://twitter.com/HousingNowTO/status/1758230844399874209>

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



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)

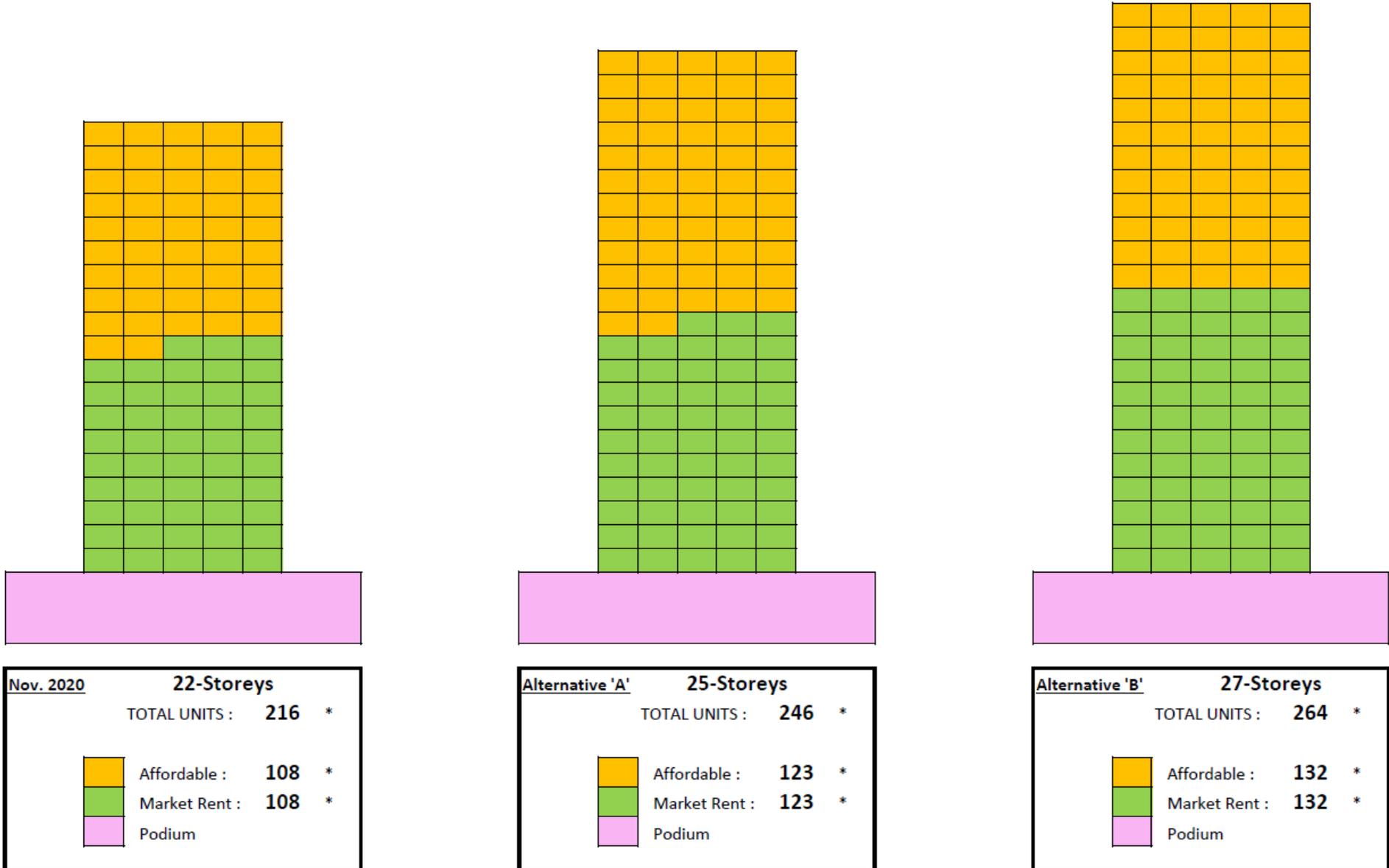
Non-profit agency space: Approx. 242 sq. m (2,600 sq. ft)

Total Parking Spaces: Approx. 75

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



HOUSING NOW - 405 SHERBOURNE





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)



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





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

Place	Units	Value
Block 36 North	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

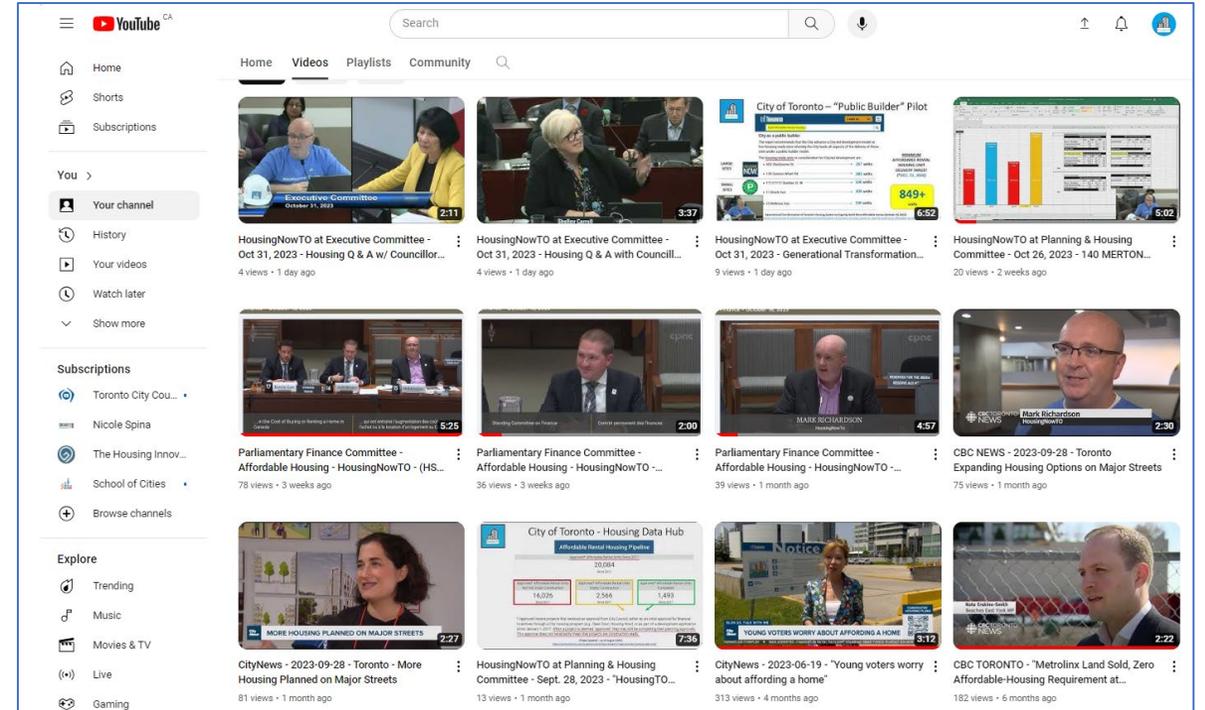


Housing Data Delivery : Politics & Media



Mayoral Candidate Tours 2023

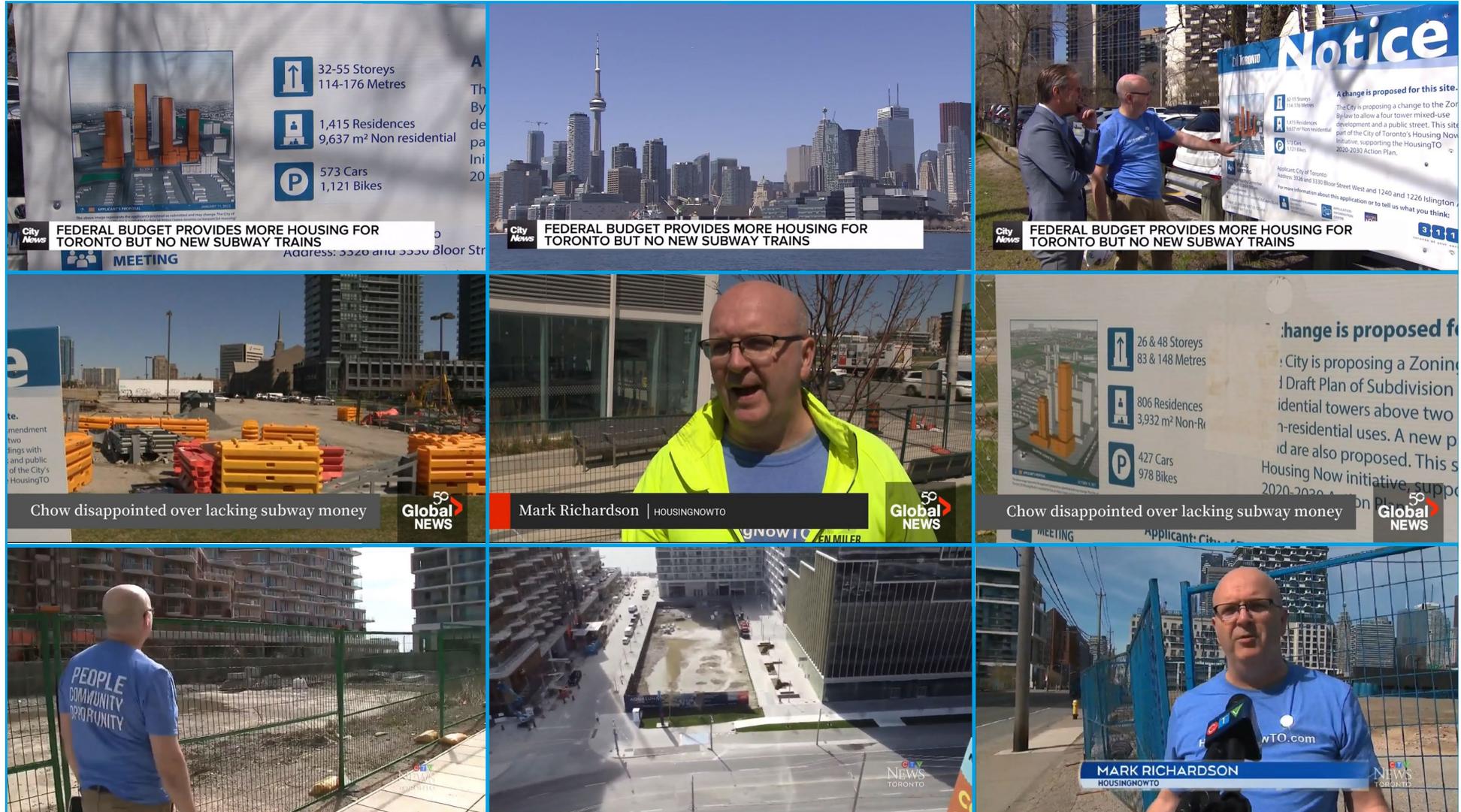
<https://x.com/HousingNowTO/status/1662784193720352768>



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



Housing Data Delivery : Politics & Media





Housing Data Delivery : Politics & Media



REGULAR COMMUNICATIONS



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

HousingNowTO

CONTACT – info@HousingNowTO.com

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



University Studio – Assessment Projects

Toronto
Metropolitan
University –
School of
Urban &
Regional
Planning
(SURP)

**Affordable Housing
Christie Lands.**
Toronto Metropolitan University Graduate Planning Studio

FINAL REPORT



Client: HousingNowTO
Project Team: Daniel Gordon, Sukhjeet Kahlon, Sylvia Jennings, Katrina Munshaw, Blake Reason, Kartik Rudra
Project Advisor: Mark Richardson
Project Supervisor: Blair Scorgie

<https://www.torontomu.ca/city-building/news-research/2023/05/christie-lands-studio-report/>

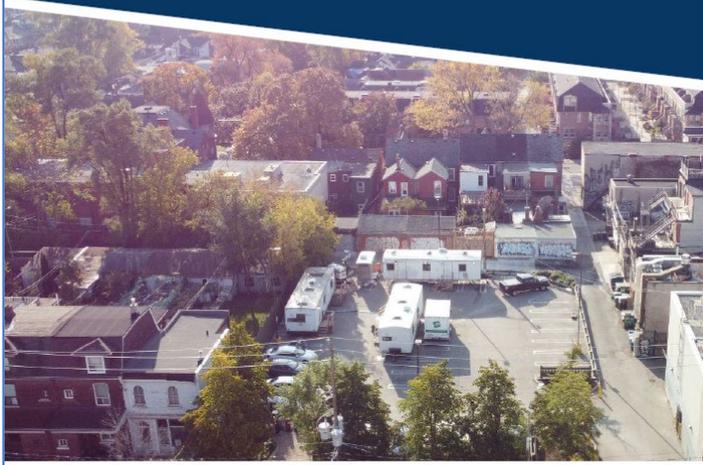
PLANNING JUSTIFICATION REPORT
AFFORDABLE HOUSING DEVELOPMENT CONCEPT
FOR

SHORTT ST
(TPA LOT 663)



Toronto
Metropolitan
University

1113-1117 Dundas Street West



Affordable Rental Housing Concept
Technical Final Report

Prepared by: Planning Group 720

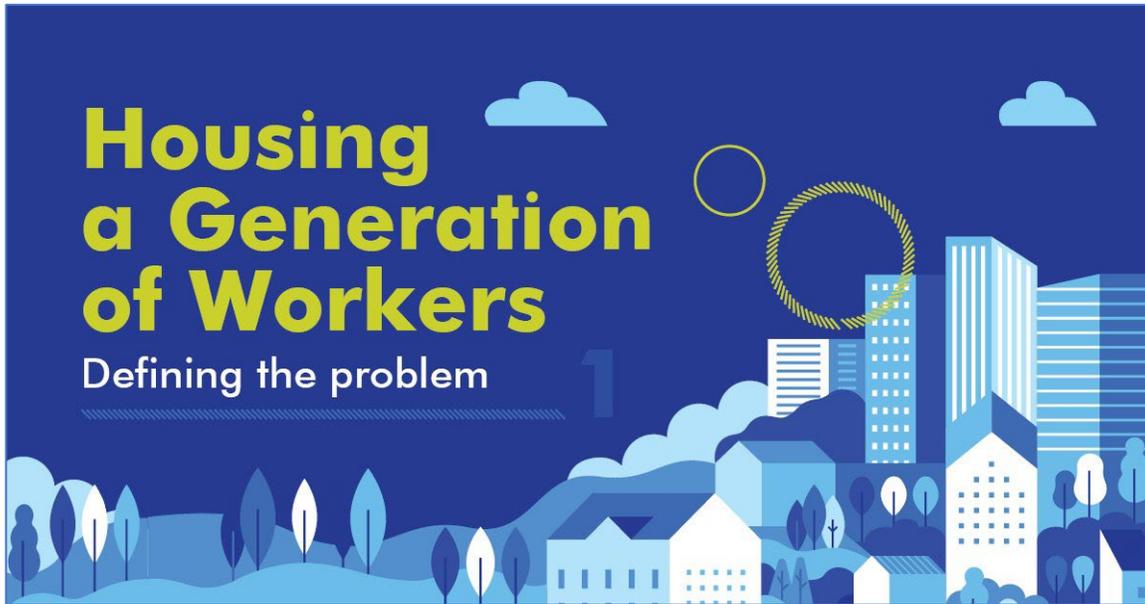
PLG 720: Advanced Planning Studio II
X (Ryerson) University

PLG 720

<https://www.toronto.ca/legdocs/mmis/2022/ph/comm/communicationfile-149147.pdf>



HOUSING FOR WORKERS (PART 1 & 2)



<https://workforcehousing.trbot.ca>



<https://workforcehousing2.trbot.ca>



HOUSING FOR WORKERS (Cont'd)

Housing a Generation of Essential Workers

The Cost of Inaction

JULY 2021

3

<https://workforcehousing3.trbot.ca>



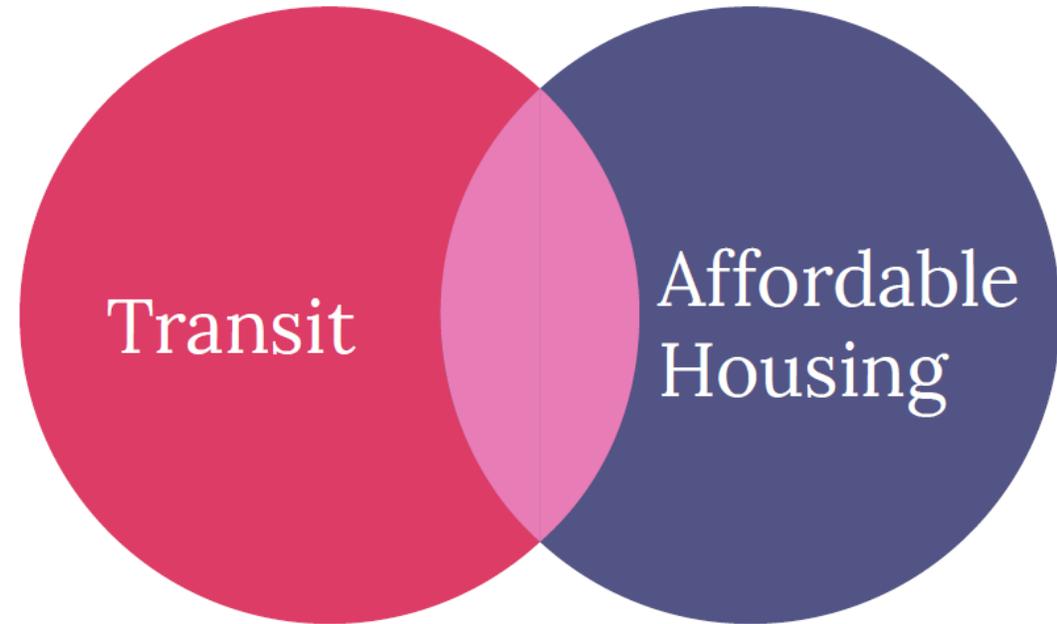
<https://bot.com/Resources/Resource-Library/Priced-Out>



“Transit-Oriented Communities”

Leveraging Transit for Affordable Housing

Breaking the silos of the transit and
land use planning processes



**For transit, adjacent affordable housing
can provide:**

- Greater dedicated ridership than that of owner-occupied market units
- Opportunity to mitigate some of the potentially negative impacts of transit expansion such as displacement due to gentrification

**For housing affordability, adjacent
transit can provide:**

- The land value uplift that, if captured effectively, can help to subsidize affordable housing development
- Affordable mobility in addition to affordable housing, resulting in significantly reduced overall living costs