

HOUSING

INTERACTIVE BREAKOUT SESSION

- 1. Our approach to the residential development for the site**
- 2. Incorporating affordable housing into the proposal**
- 3. Precedent images of residential typologies**



We heard there is support in the community for new residential opportunities, but the community is interested in what will be developed in terms of height, density, design and tenure.



HOUSING - Opportunities

We know Etobicoke is growing and new homes are needed to accommodate a range of residents' needs. As the neighbourhood grows, it will be important to provide new residential opportunities to allow for a range of residential choices in the community, the density needed to support vibrant retail and support residents' during their various stages of life.



Shaping our thinking about how residential will form part of this redevelopment were several Provincial and Municipal policies, guidelines and initiatives, such as:

- Growth Plan & Official Plan which encourage:
 - development of complete communities;
 - mix of unit sizes/tenure to support life-cycle housing;
 - infill development;
 - principles for floorplate sizes & separation distances; and
 - mixed-use neighbourhoods.
- Focussing growth around proposed higher order transit corridors
- Indoor & outdoor amenity spaces

HOUSING – Range of Residential Units

One of the key elements of a comprehensive, revitalized site will be a mix of land uses, which will include a diversity of housing types.

This means incorporating a range of residential units as part of the development – including units of various sizes, tenure and affordability.



HOUSING – Housing Types

Three types of housing will make up the mix of units:

- Affordable Housing
- Market Condominium Units
- Market Rental Units



HOUSING – Housing Types

Three types of housing will make up the mix of units:

- Affordable Housing
 - Build Toronto has a mandate to provide affordable housing as part of any of its developments.
 - Less than 10% of the units in this project will be affordable rental.
- Market Condominium Units
- Market Rental Units



Affordable Rental

The City defines affordable rental units as those with rents at the average market rent for Toronto, as determined by CMHC's rental market survey.

Based on the fall 2016 CMHC survey, the maximum rents permitted for 2017 would be:

Unit Type	100% Average Market Rent
Bachelor	\$962
1 Bedroom	\$1,137
2 Bedroom	\$1,341
3 Bedroom	\$1,544

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HOUSING – Residential Typology Examples



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