

Housing Issues Report

**1543, 1545, 1547, 1549 and
1551 The Queensway and 66
and 76 Fordhouse Boulevard**

City of Toronto

Prepared For
Community Affordable
Housing Solutions

December 2024



Job Number

2110

www.bousfields.ca

Urban Planning
Urban Design
Community Engagement

Toronto Office

3 Church Street, Suite 200
Toronto, ON
M5E 1M2

416.947.9744

Hamilton Office

1 Main Street East, Suite 200
Hamilton, ON
L8N 1E7

905.549.3005

Table of Contents

1	Introduction and Purpose	1
2	Proposal	3
3	Applicable Policy and Regulatory Context	4
	3.1 Provincial Planning Statement (2024)	4
	3.2 City of Toronto Official Plan	5
	3.3 Growing Up: Planning for Children in New Vertical Communities	5
4	Analysis and Opinion	6
5	Conclusion	7



This Housing Issues Report has been prepared in support of applications by Community Affordable Housing Solutions, a coalition of non-profit organizations composed of St. Clare's Multi-Faith Housing Society, Habitat for Humanity Greater Toronto Area and Haven on the Queensway to amend the City of Toronto Official Plan with respect to a property municipally known as 1543, 1545, 1547, 1549 and 1551 The Queensway and 66 and 76 Fordhouse Boulevard in the City of Toronto.

1 Introduction and Purpose

This Housing Issues Report has been prepared in support of an application by Community Affordable Housing Solutions (the "Client"), a coalition of non-profit organizations composed of St. Clare's Multi-Faith Housing Society, Habitat for Humanity Greater Toronto Area ("Habitat GTA") and Haven on the Queensway ("Haven"), to amend the City of Toronto Official Plan with respect to a 2.15-hectare property located on the southside of The Queensway east of Algie Avenue, municipally known as 1543, 1545, 1547, 1549 and 1551 The Queensway and 66 and 76 Fordhouse Boulevard in the City of Toronto (herein referred to as the "subject site" or "site").

The subject site is currently development with five 1-to 2-storey buildings and parking areas. It includes the following addresses and buildings:

- 1543 The Queensway is currently used for vehicular parking associated with the Cancore building services business located at 1545 The Queensway. Formerly, this site was occupied by a one storey residential building which was demolished in 2020.
- 1545 The Queensway is an approximate 279 square metre office building which is occupied by Cancore building services head office.
- 1547 The Queensway is currently developed with a 2-storey residential building which is uninhabitable.
- 1549 The Queensway is an approximate 1,161 square metre commercial building which is operated by Haven for donation storage.
- 1551 The Queensway is currently used as vehicular parking associated with Cancore building services. Formerly the site was occupied by a 1-storey residential building which was demolished in 2020.
- 66 Fordhouse Boulevard is a 1-storey, 3,066 square metre commercial building that is occupied by Hello Fresh Canada for the delivery of prepared meals. Together with the building there is parking for a fleet of approximately 60 delivery vans.
- 76 Fordhosue Boulevard is a 2-storey, 2,508 square metres office building which is currently vacant. Formerly, it operated as the head office of Asset Recovery Management & Sales.

A detailed description of the site is set out in the Planning and Urban Design Rationale report submitted under the same cover.

The proposal envisions a vibrant, mixed-use complete community that will introduce expanded and much needed community and social services on the site operated by Haven and affordable housing units. The proposed development will contain one new public road and two laneway streets, a 3,755 square meter public service space designed to meet the needs of Haven, 630 square metres of space dedicated to a Habitat GTA ReStore space, 342 units of affordable housing, and a 1,322 square meter public park.

The proposal includes four residential mixed-use tall buildings with heights that transition from 30-45 to 30 storeys, with taller building directed towards the Gardiner Expressway to the south. The proposed development includes a substantive residential component, including approximately 126,338 square metres of residential gross floor area ("GFA"), resulting in 1,819 residential dwelling units inclusive of 342 affordable housing units.

The proposal is consistent with the policy direction set out in the Provincial Planning Statement (2024), and the City of Toronto Official Plan. In particular, the proposed development has regard for the housing policies of the various applicable policy documents as outlined below.

2 Proposal

The proposal will transform the subject site into a complete, mixed-use community by expanding essential community and social services serving the existing neighbourhood and the City as a whole, providing affordable housing, introducing a new public park and increasing the overall residential housing stock.

The proposal is anticipated to accommodate a total of 1,819 residential unit, of which, 342 affordable housing units will be co-located with community and social services in Building A. The remaining 1,477 residential units are provided in Buildings B, C and D. The mix of unit types and sizes are summarized in the tables below:

Table 1 – Unit Mix of Buildings B, C, and D

Unit Type	Studio	1-Bedroom	2-Bedroom	3-Bedroom	Total
Unit Count	29	1,021	281	146	1,477
Proportion of Total ¹	2%	69%	19%	10%	100%

Table 2 – Unit Mix of Building A (Affordable Housing)

Unit Type	1-Bedroom	2-Bedroom	3-Bedroom	Total
Unit Count	255	52	35	342
Proportion of Total	75%	15%	10%	100%

¹ Proportion of total rounded.

3

Applicable Policy and Regulatory Context

This Housing Issues Report outlines the applicable housing policies that apply to the proposed redevelopment of the subject site. Further policy detail is provided in Section 4.0 of our Planning and Urban Design Rationale Report.

3.1 Provincial Planning Statement (2024)

The 2024 Provincial Planning Statement (the "2024 PPS") provides overall policy direction on matters of provincial interest relating to land use planning development in Ontario. With respect to housing, Policy 2.2.1 requires planning authorities to provide for an appropriate range and mix of *housing options*² and densities required to meet projected needs of current and future residents of the *regional market area*³ by:

- establishing and implementing minimum targets for the provision of housing that is affordable to low- and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- permitting and facilitating:
 - all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 - all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

² Housing options are defined as a range of housing types such as, but not limited to single-detached, semidetached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, affordable housing, and others.

³ Regional market area is defined as an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the regional market area.

3.2 City of Toronto Official Plan

With respect to housing policy, Section 3 of the Official Plan highlights the need for diverse housing options to meet the housing needs in the City. Accordingly, the following housing policies set out in Section 3.2.1 have been considered in the development of the proposal.

- Policy 3.2.1(1) provides that a full range of housing in terms of form, tenure and affordability will be provided to meet the current and future needs of residents.
- Policy 3.2.1(2) indicates that the existing housing stock will be maintained and replenished, and that new housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.
- Policy 3.2.1(3) provides that investment in new rental housing, particularly affordable rental housing will be encouraged by a coordinated effort from all levels of government through implementation of a range of strategies.
- Policy 3.2.1(4) provides that, where appropriate, assistance will be provided to encourage the production of affordable housing either by the City itself or in combination with senior government programs and initiatives, or by senior governments alone. Municipal assistance may include loans and grants, land at or below market rates, fees and property tax exemptions, rent supplement and other appropriate assistance.

As discussed in Section 4.0 below, it is our opinion that the proposed development conforms to the applicable Official Plan housing policies.

3.3 Growing Up: Planning for Children in New Vertical Communities

The Growing Up Guidelines provide a set of strategic directions for increasing livability for larger households and households with children, delivering diverse housing options and contributing to more complete communities. While they await final approval, the draft guidelines will be used as part of ongoing consultations with the design and development industries through the development approvals process.

Guideline 2.1 describes the importance of providing larger units for families in vertical communities. The guidelines outline the benefits of providing family units, one of them being the sense of community created among residents within the building. In this regard, the guidelines specify that at a minimum, 25% of units should be large units, including 10% 3-bedroom units and 15% 2-bedroom units. In this regard, the proposal provides 10% three-bedroom units and 17% two-bedroom units which meets the intent of the guideline.

4 Analysis and Opinion

The proposed development is consistent with the policies of the 2024 PPS as it provides a range and mix of housing types.

As it relates to Policy 2.2.1 of the 2024 PPS, the proposal contributes to an appropriate mix of residential uses including studio, one-, two-, and three-bedroom units, grade-related townhouses, and dedicated affordable housing, all of which are contained in higher density built forms. The proposed affordable housing will be provided in Building A and accommodate 342 affordable housing units. The affordable housing units meet numerous policy objectives that encourage the provision of a range of housing options to meet the e current and future needs of the population. By increasing affordable housing options, the proposal is contributing to the achievement of a complete community that enables everyone to access affordable and adequate housing with access to everyday amenities.

With regard to the Official plan, the proposed meets the intent of Policy 3.2.1(1) by providing a range of housing options through unit mix and a range of tenure options including affordable housing. Policy 3.2.1(2) is met given there is no existing housing stock on the subject site, and the proposal represents an opportunity to redevelop and underutilized site. The proposal also satisfies Policy 3.2.1(3) and Policy 3.2.1(4) by providing further opportunities to details of the affordable housing being proposed in coordination with all levels of government.

Through the design of the proposal, it was determined that siting the daycare and community services space in the lower levels of Building A would not only benefit the affordable housing residents above but also the residents of Buildings B, C, and D, as well as the broader community. Beyond the daycare, affordable housing and community services space, a new public parkland is provided totaling approximately 1,322 square meters.

5 Conclusion

It is our opinion that from a housing perspective the proposal appropriately addresses provincial and municipal directives regarding the implementation of new housing stock, whilst providing appropriate community benefits. The development has regard for policies in Section 3.2.1 in the Toronto Official Plan with regard for a desired mix of type of dwelling units, including 342 affordable housing units, as well as providing community benefits such as 3,755 square metres of dedicated public service space for Haven, 630 square metres of space for the Habitat GTA ReStore program, a 700 square meter daycare and a 1,322 square meter public

In conclusion, the proposed development will facilitate a mixed-use community that significantly expands the capacity of existing community services while adding community amenities such as a daycare and public park, while simultaneously providing a significant amount of housing, including affordable housing units.

Should you have any questions or comments regarding this letter, please do not hesitate to reach out to the undersigned or Himanshu Katyal of our office.

Sincerely,

Bousfields Inc.

A handwritten signature in black ink, appearing to read 'D. Charezenko', with a long horizontal flourish extending to the right.

David Charezenko, MCIP, RPP.

