

BREAKOUT 2

Social Infrastructure & Housing Affordability

Breakout Agenda

2.5 mins **Waterfront Toronto**

10 mins **Sidewalk Labs**

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10 mins **Sidewalk Labs**

5 mins **Q & A**

15 mins **Table Discussion**

5 mins **Report Back**



Roundtable 4 - December 8, 2018

Social Infrastructure

Breakout Room

Michael Wolfe, Innovation and Prosperity Manager

Central Waterfront Secondary Plan

Approved 2003



Network of Spectacular Waterfront Parks

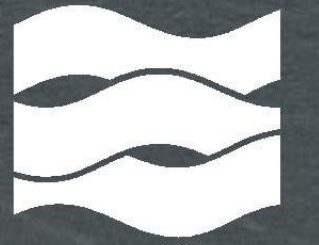
Making Connections and Removing Barriers

Promoting a Clean + Green Environment

Creating Dynamic and Diverse Communities

Central Waterfront Secondary Plan

Approved 2003



WATERFRONToronto

Network of
Spectacular
Waterfront
Parks

Making
Connections
and Removing
Barriers

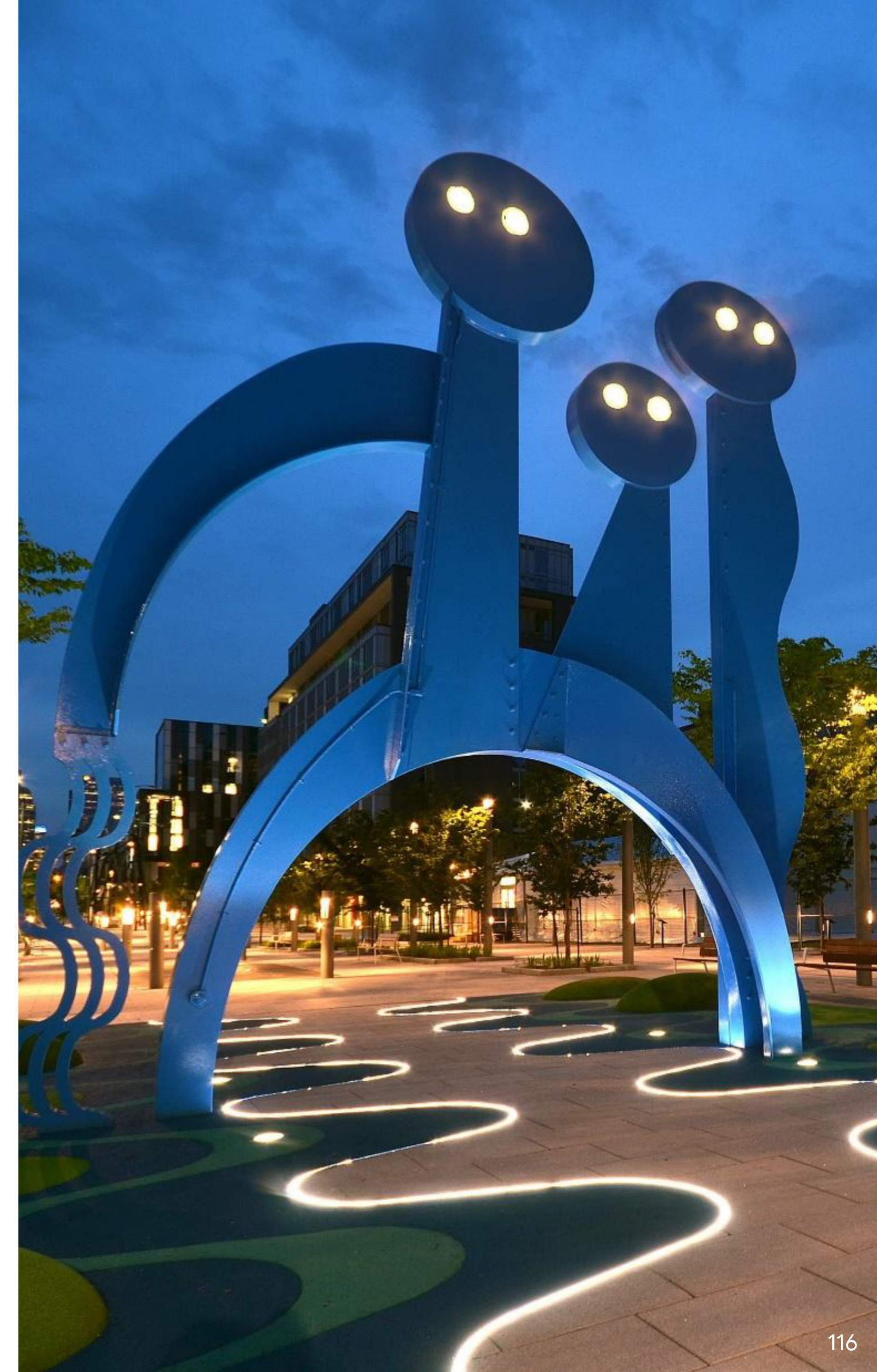
Promoting a
Clean + Green
Environment

Creating
Dynamic and
Diverse
Communities

City of Toronto Official Plan

Updated 2015

- **Preserving and strengthening** the range and quality of the social, health, community services and local institutions located Downtown.
- **Adequate and equitable access** to community service facilities and local institutions will be encouraged by
 - providing for, expanding on, and ensuring an appropriate range of community services and facilities in response to population growth
- Mixed use areas development will have access to schools, parks, community centres, libraries, and childcare
- **Shared use of multi-service facilities** will be encouraged
- The City will **encourage and promote the shared use of schools, parks and public open space.**
- Strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth
- The inclusion of **community service facilities will be encouraged in all significant private sector development** across City through development incentives and public initiatives.



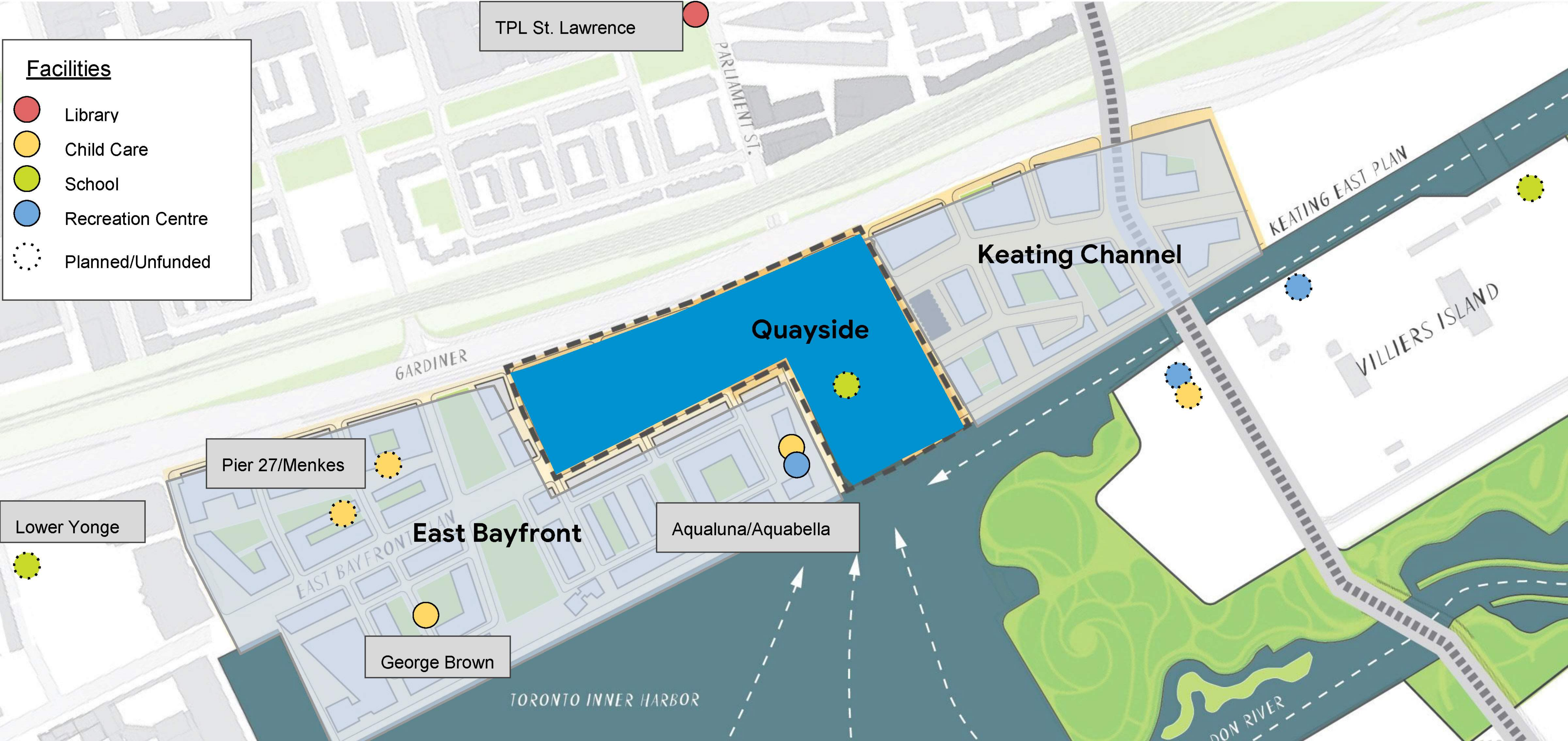


T0core Community Services & Facilities Study

Prepared 2016

- Population **growth** downtown is **accelerating** putting pressure on existing facilities and the **limited space downtown** makes it difficult to provide for new community service and facility spaces
- Identifies **five key** community services and facilities sectors:
 - Library, Childcare, Community and Recreation, Schools, Human Services
- Recommends developing **partnerships, co-location opportunities, innovative and integrated facility models** as well as **greater flexibility** in layout to accommodate multiple uses
- A new TDSB elementary school in the East Bayfront neighbourhood (unfunded), relocation and expansion of Library to Front & Parliament (funded), Recreation Centre in the East Bayfront (funded) and a Childcare centre (funded)

Facilities Map



Facilities

- Library
- Child Care
- School
- Recreation Centre
- Planned/Unfunded

TPL St. Lawrence

PARLIAMENT ST.

Quayside

Keating Channel

KEATING EAST PLAN

VILLIERS ISLAND

GARDINER

Pier 27/Menkes

Lower Yonge

East Bayfront

Aqualuna/Aquabella

George Brown

TORONTO INNER HARBOR

DON RIVER

Previous feedback

Inclusion, Equity & Access

- **Ease of access** to services and the delivery of services
- All populations should have **equally high outcomes** in **health, education**, etc.
- Opportunities to **learn from other cultures** (ex: newcomers & immigrants)
- Do not leave out **seniors** and those with **disabilities**

Health & Wellbeing

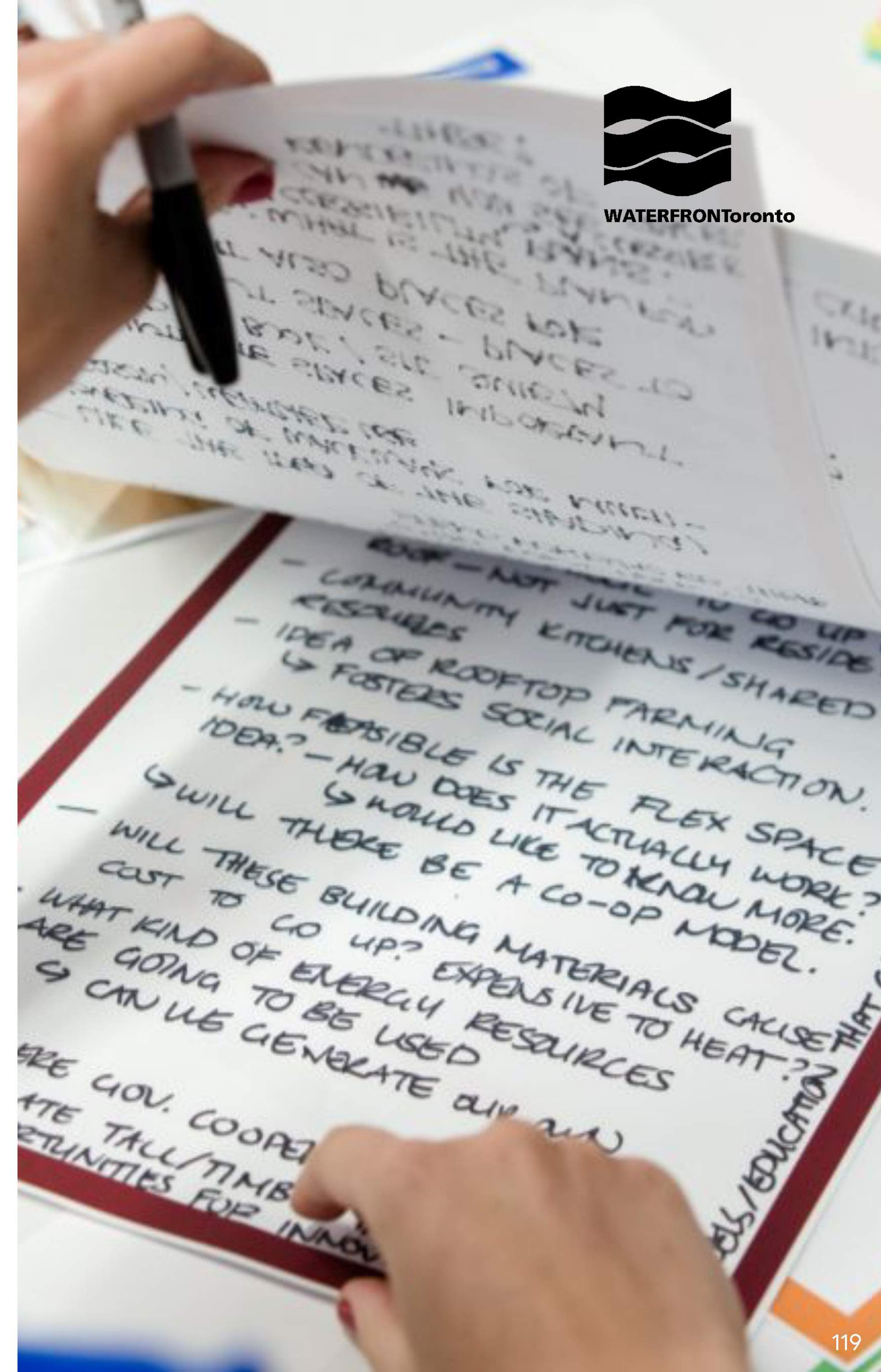
- Encourage **good health** and provide space for **human interaction**
- Focus on **mental health**

Learning & Jobs

- Create more jobs and **opportunities to upskill and learn** (for all generations)
- Jobs for residents in the community
- Facilitate **innovation** in schools and education

Community Engagement

- Use community engagement to build a **community oriented neighbourhood**



Identified Community Support & Inclusivity Outcomes



We have identified the following objectives for evaluating the success of the MIDP:



Inclusive Communities

- ✓ Commitment to principles of diversity, equity and inclusion across all facets of the project.
- ✓ Align with the Downtown Community Services & Facilities Strategy



Workforce Development Strategy

- ✓ Commitment to realize the purpose of the Waterfront Toronto Employment Initiative, including a 10% commitment of all jobs to be hired through the WTEI, and the creation / funding of a sustainable training program that focuses on emerging technologies.

Our Pillars of Success:

Housing Affordability

Buildings

Mobility

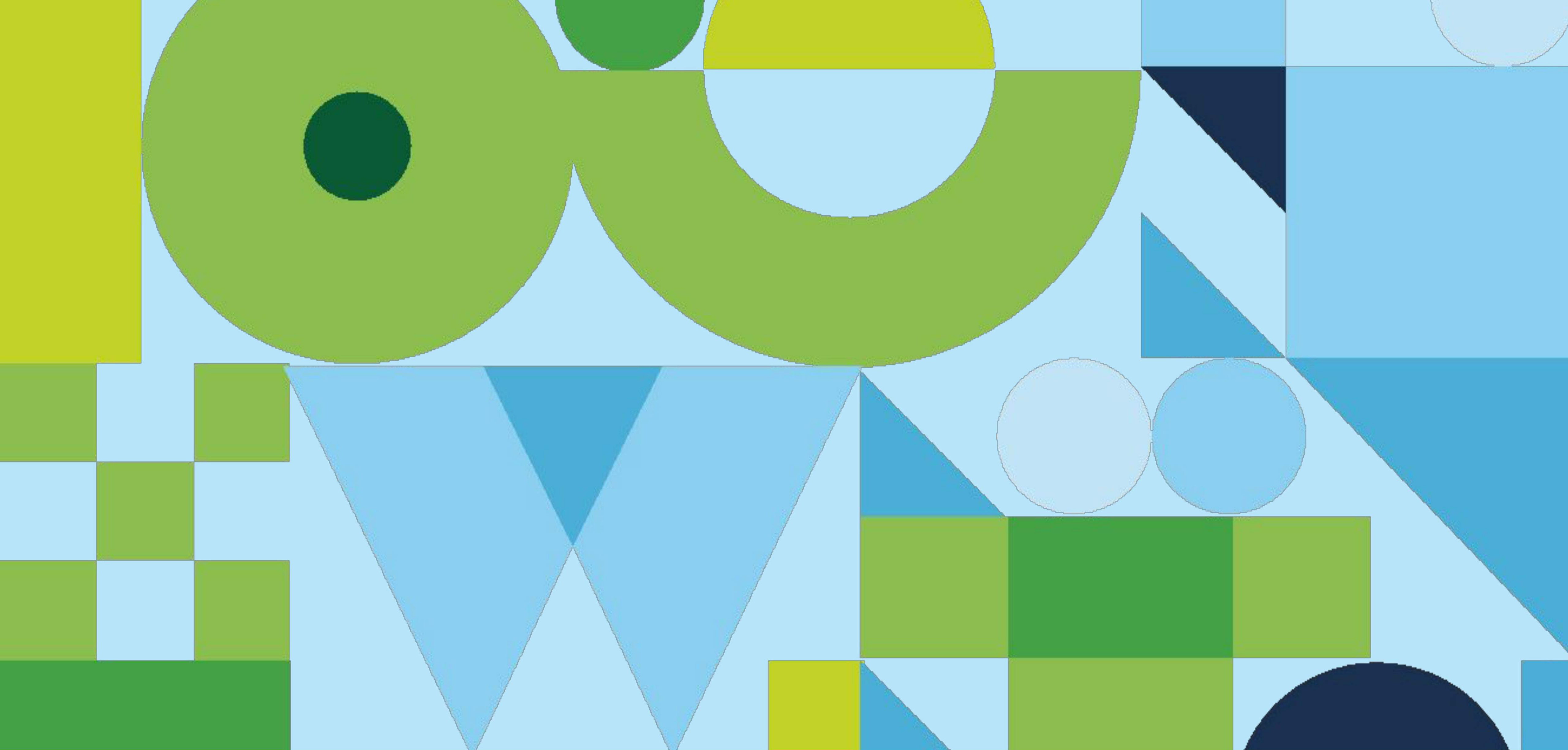
✓ **Community Support & Inclusivity**

Sustainability

Public Realm

Economic Development and Job Creation

Digital Technologies



a waterfront for everyone



BREAKOUT 2

Social

Infrastructure

BREAKOUT 2

**Alexis Wise +
Ariel Kennan**

SIDEWALK LABS

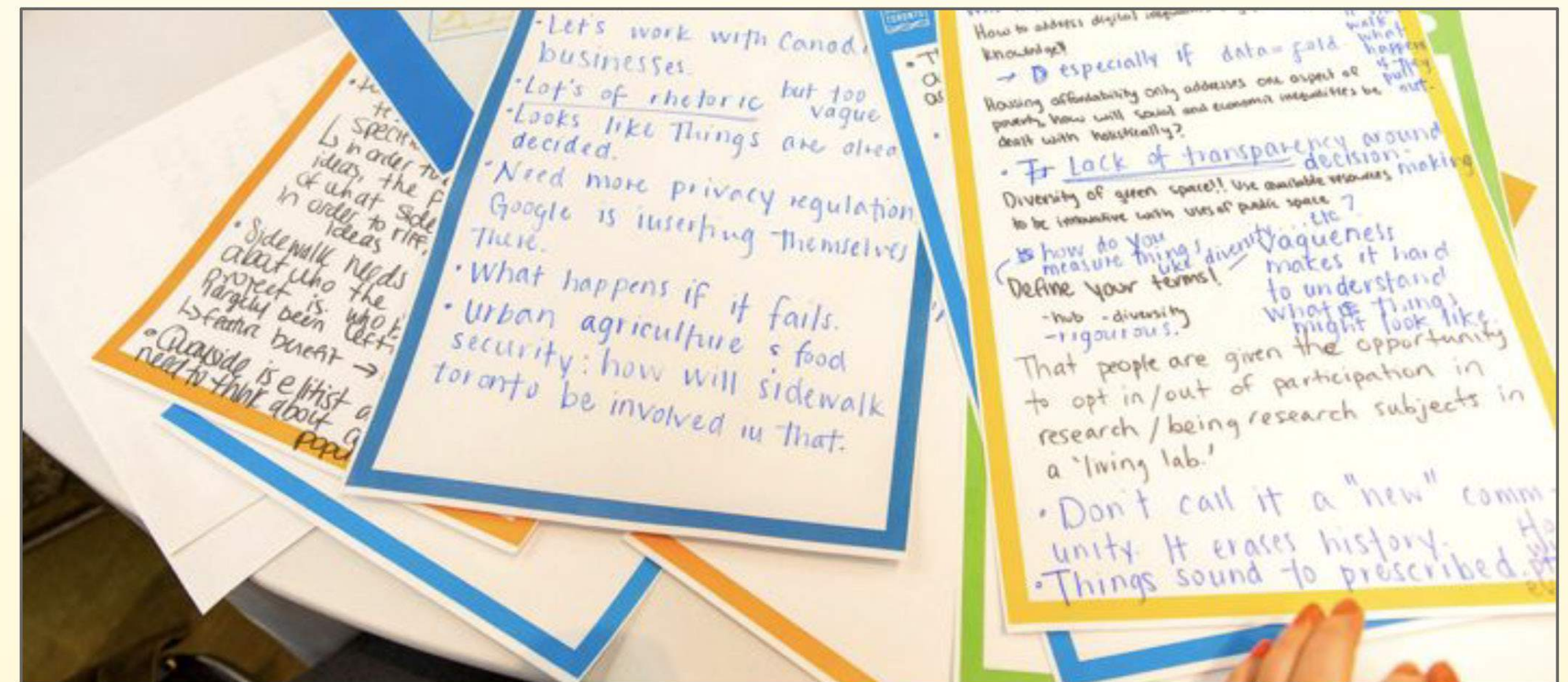
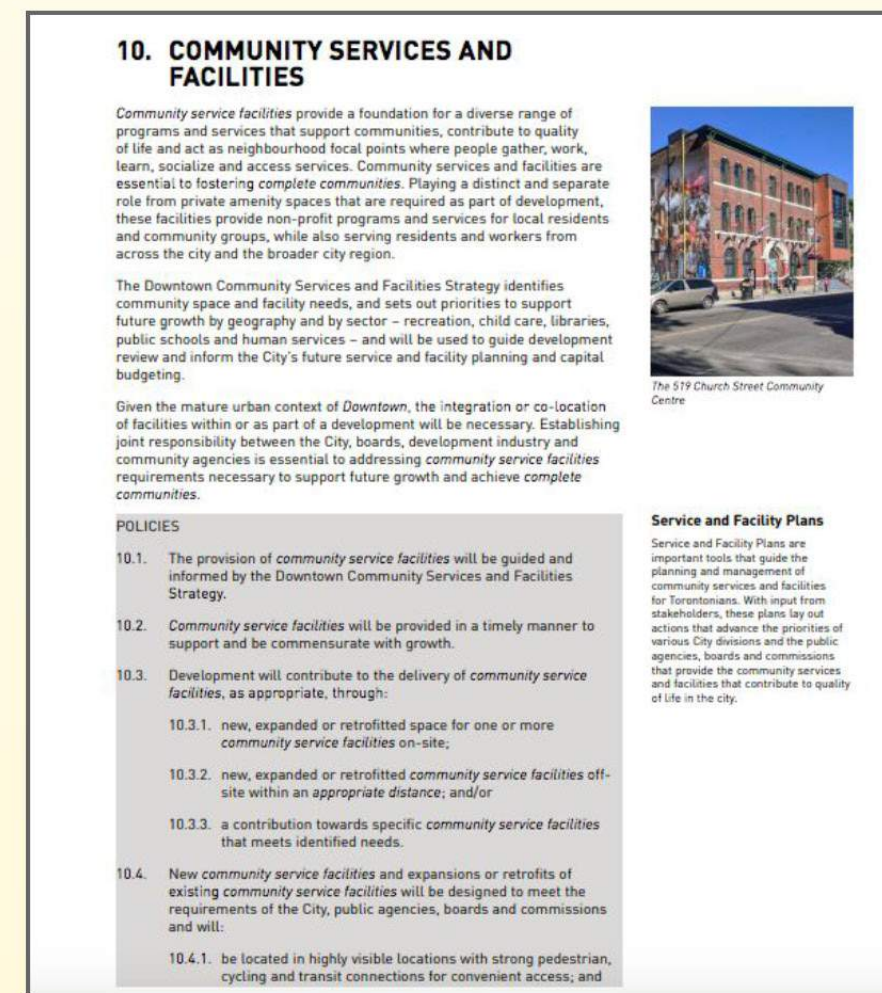
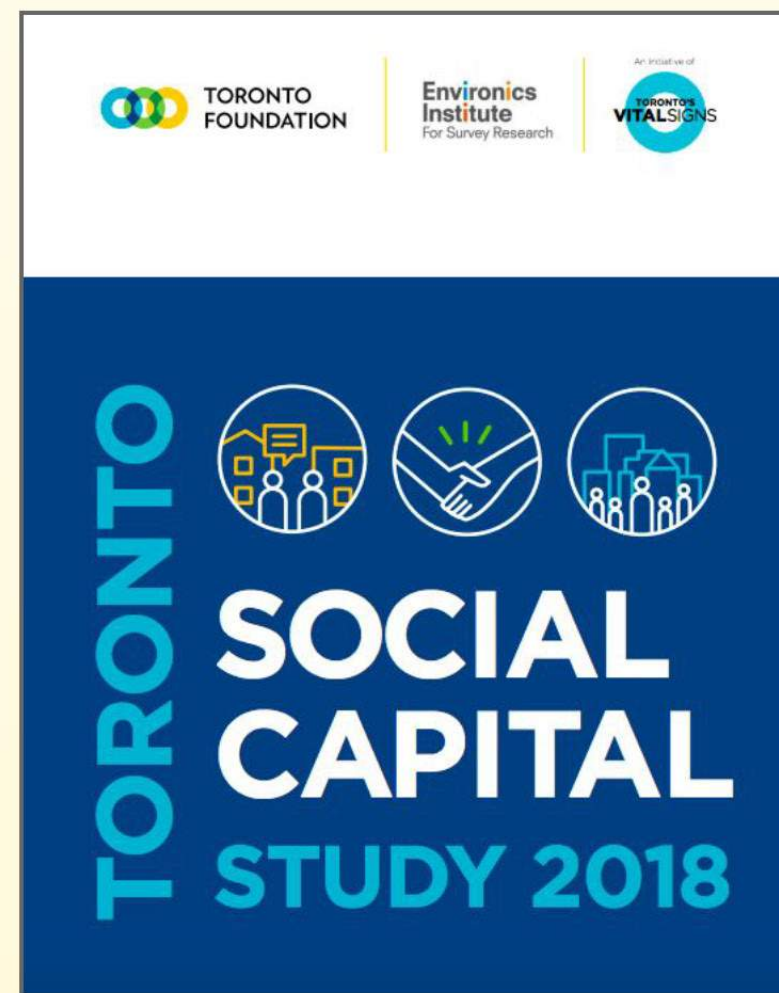
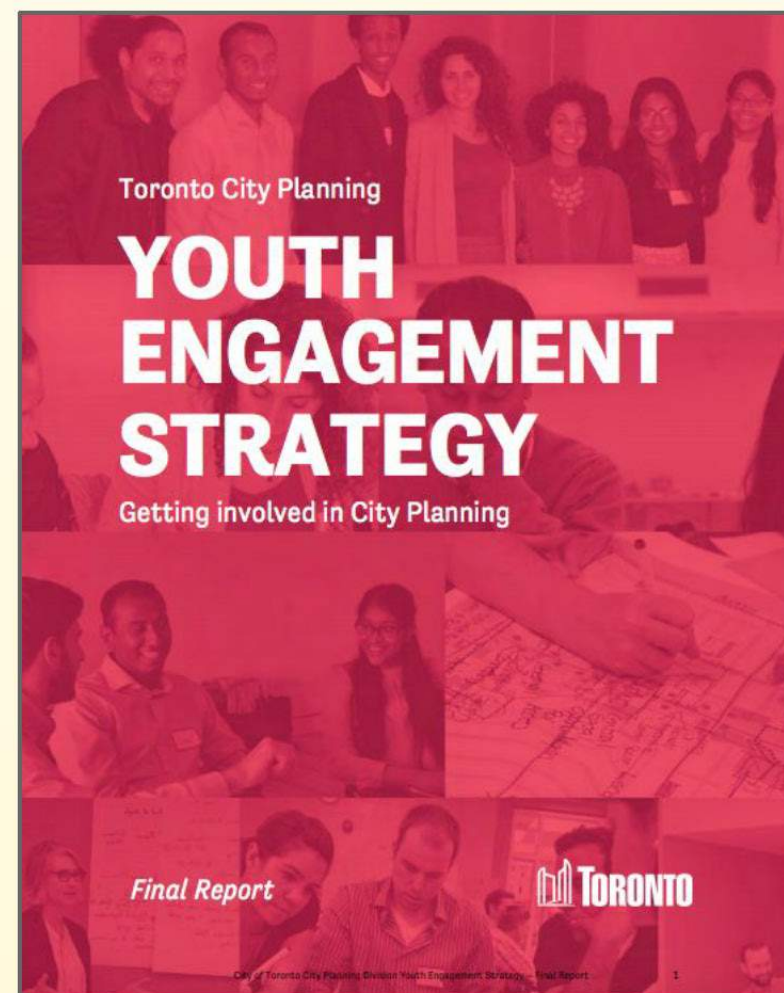
Supporting People to Thrive in Their Everyday Lives



I want to see more of
Public Spaces
 for generational
 mix & social
 inclusion.

I'm excited about
INNOVATIVE
SCHOOLS &
SPACES FOR
KIDS

I want to know more about
Housing
Housing for Seniors
Community Centres
Recreational Areas



TOCore Community Services & Facilities Plan, Youth Engagement Strategy, City of Toronto Seniors Strategy, Vital Signs by the Toronto Foundation, Toronto Community Feedback

Areas of Focus for Social Infrastructure



Arts & Culture

Provide the conditions
to experiment, produce, and
experience creative expression

Areas of Focus for Social Infrastructure



Arts & Culture

Provide the conditions to experiment, produce, and experience creative expression



Civic Life

Foster a civically engaged community underpinned by deep social ties and a strong sense of pride and belonging

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Learning & Opportunity

Push the boundaries of where, when, and how teaching and learning occur

Areas of Focus for Social Infrastructure



Arts & Culture

Provide the conditions to experiment, produce, and experience creative expression



Civic Life

Foster a civically engaged community underpinned by deep social ties and a strong sense of pride and belonging



Learning & Opportunity

Push the boundaries of where, when, and how teaching and learning occur



Health & Well-Being

Enable a proactive, personalized and coordinated approach to health, care and well-being

Social Infrastructure in the Site Plan

Arts & Culture

Spaces for creative expression & production



Civic Life

Spaces dedicated to fostering community participation



Health & Well-Being

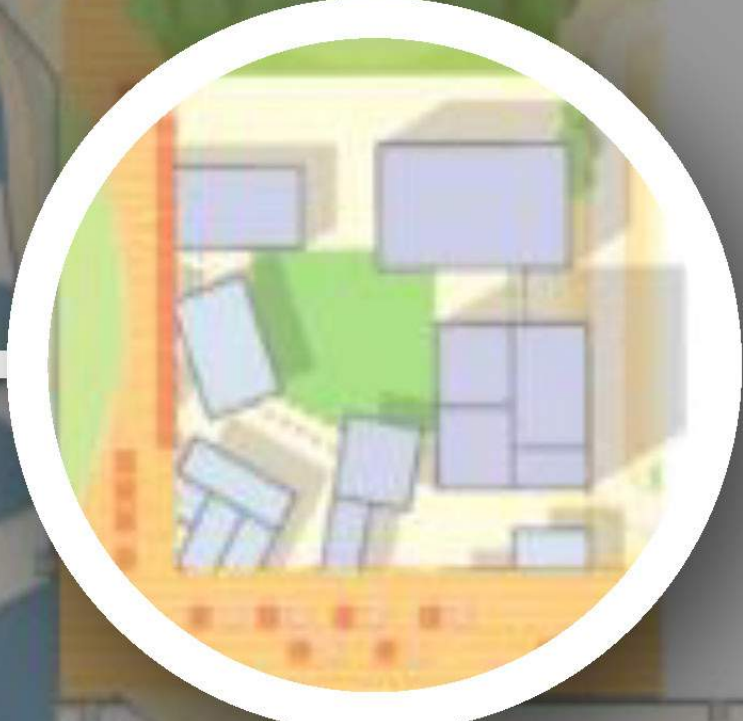
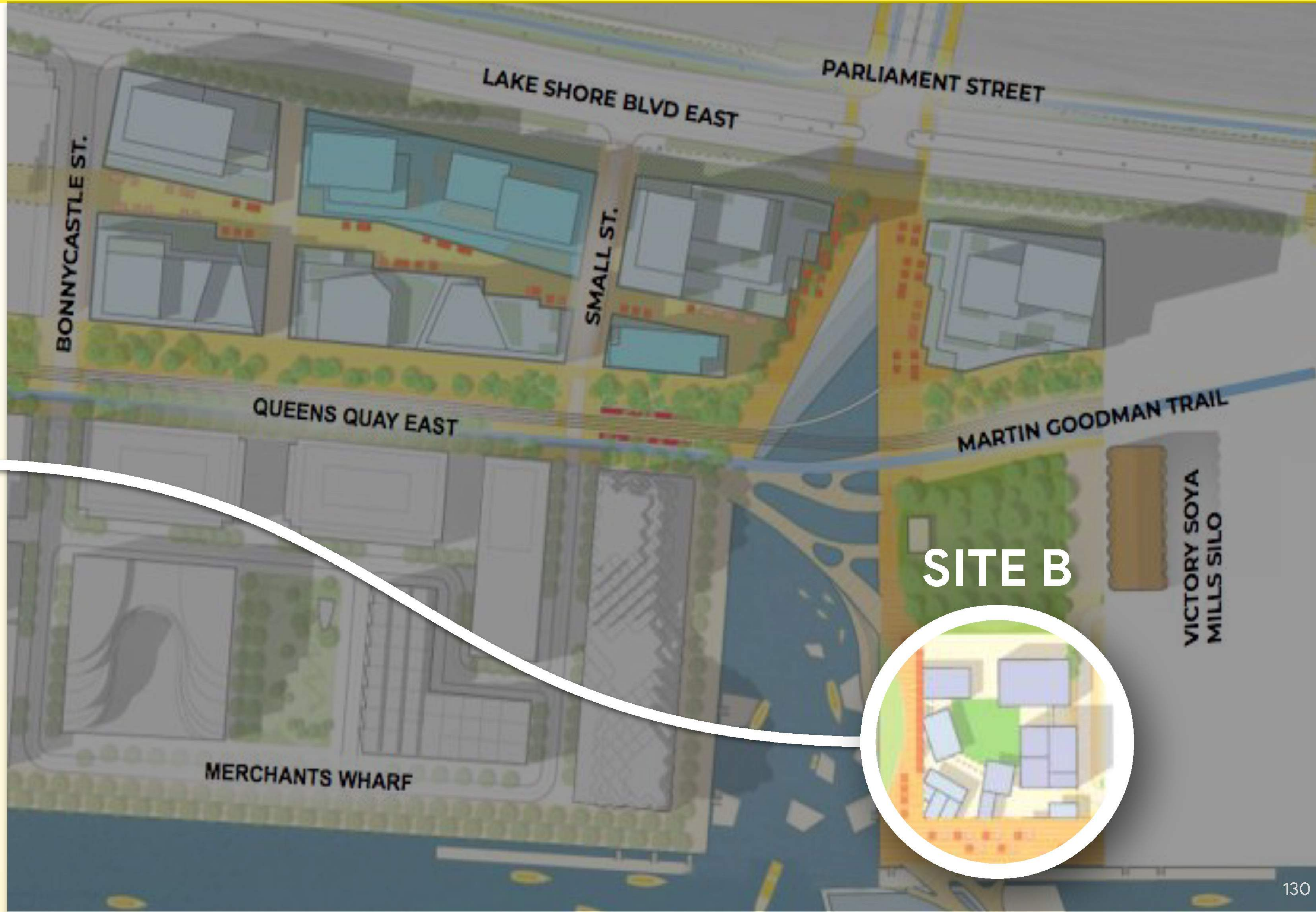
Spaces dedicated to health & well-being



Social Infrastructure in the Site Plan

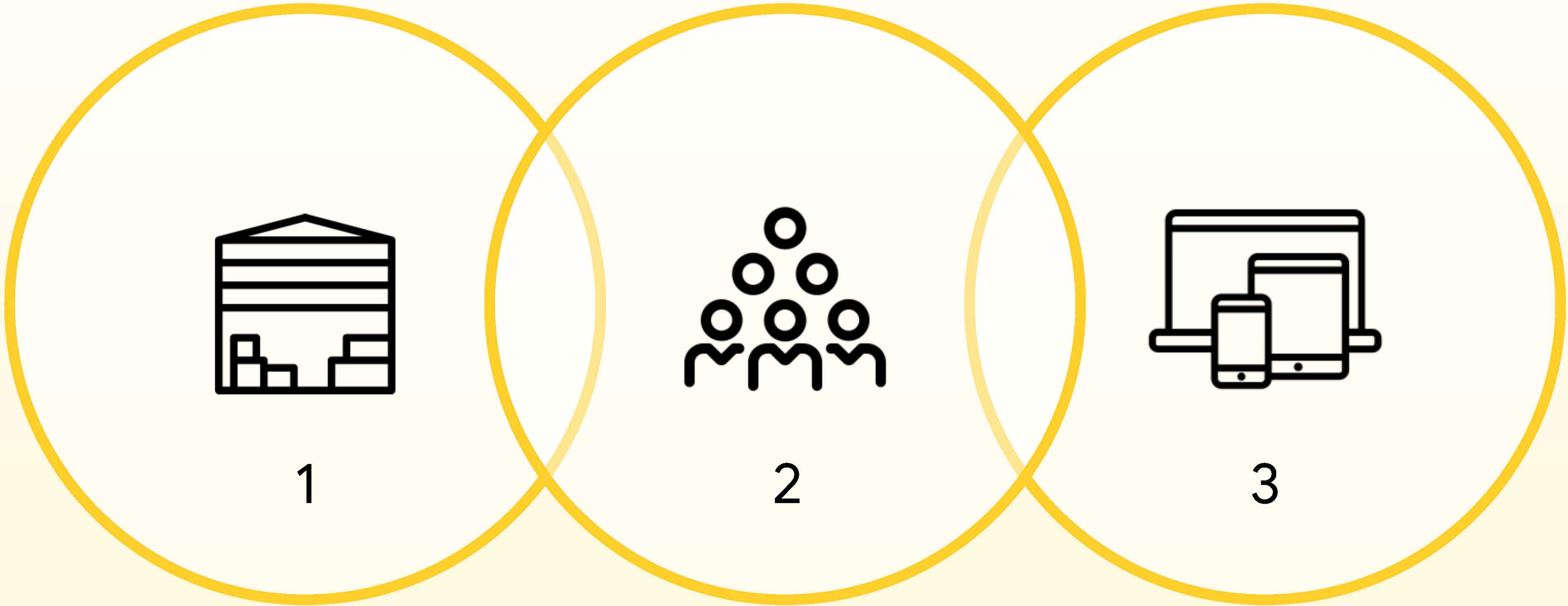
Learning & Opportunity

Primary School and Child Care



Proactive Social Infrastructure Planning

Comprised of the physical spaces, programming & services and digital complements that shape our interactions, organize our community, and provide the supports necessary to thrive.



1

**Physical
Spaces**

2

**Programming &
Service Delivery
Partnerships**

3

**Digital
Complements**

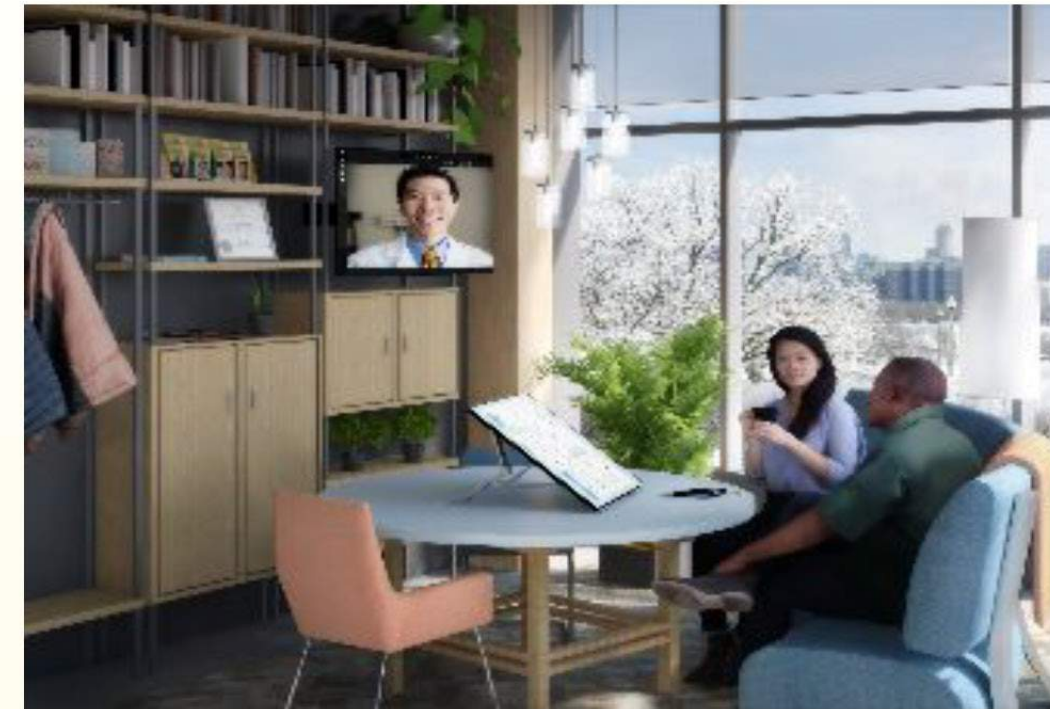
One: Physical Spaces

Planning new community spaces for people to gather and access services.



- In July 2018, Sidewalk Labs commissioned Idea Couture to build a perspective on the future of community health and well-being and to develop a concept for a community-based hub in Quayside.
- The result was a concept for a Care Collective.
- This is just the beginning of our work on what the future of this space could be. We look forward to seeking input from all of you.

Quayside Care Collective Concepts for feedback



Health care and community service delivery spaces: face to face & digital



Resource & learning library; digital health literacy support, access to digital tools



Health related retail: traditional pharmacy + learning space + cafe



Community common space for gathering and pop-up service delivery



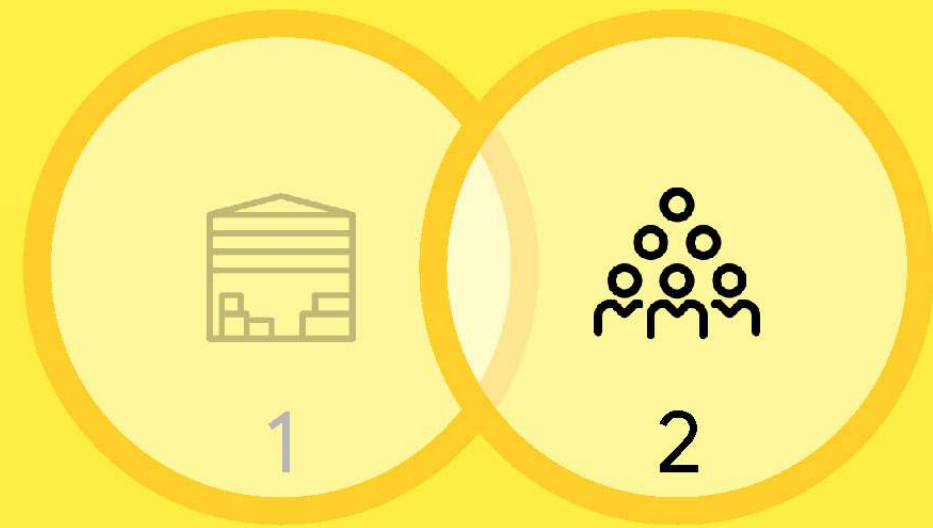
Sanctuary spaces to disconnect, reflect and connect with nature



Prototyping space to connect health & care innovators with visitors

Two: Programming & Service Delivery

Working with local organizations to bring a range of programs and services to Quayside. Sidewalk does not intend to deliver essential services.



Exploring Pilot Opportunities with the Toronto Public Library

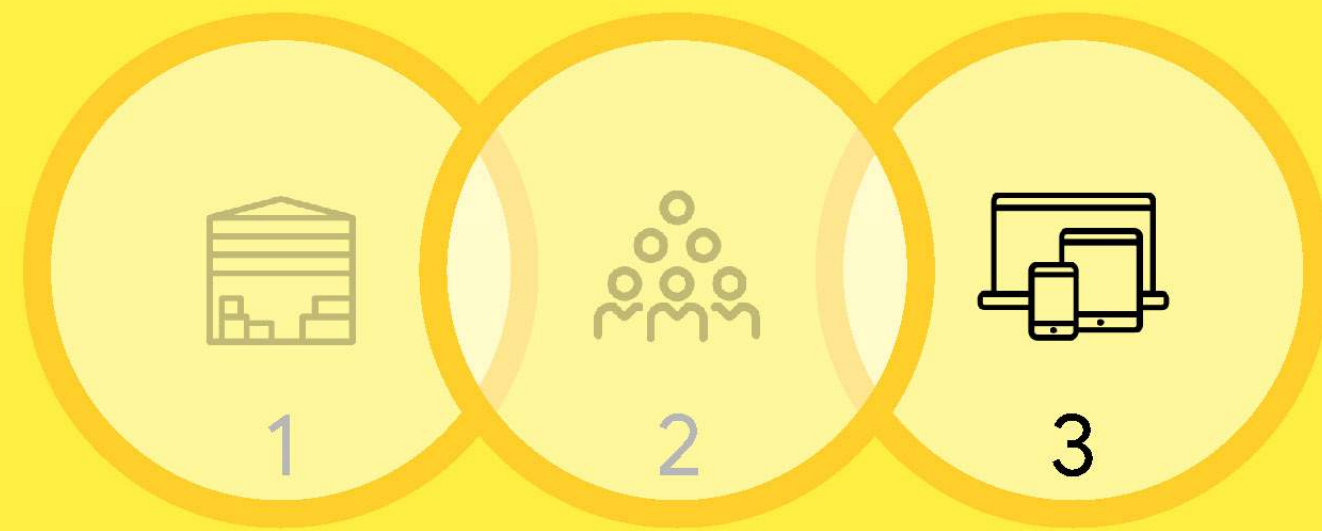


- **New district library branch planned at Front & Parliament Streets, surrounding communities including Quayside**
- **Exploring opportunities to collaborate on:**
 - **Digital and data literacy** programming
 - **TPL “pop-up” services** in Quayside’s ground floor areas
 - **Digital consult rooms** to allow residents to access a range of services
 - **Booking public spaces** for community uses
 - **Demonstrations and exhibitions** in TPL branches and at SWT’s space at 307 Lakeshore Blvd E

servicing

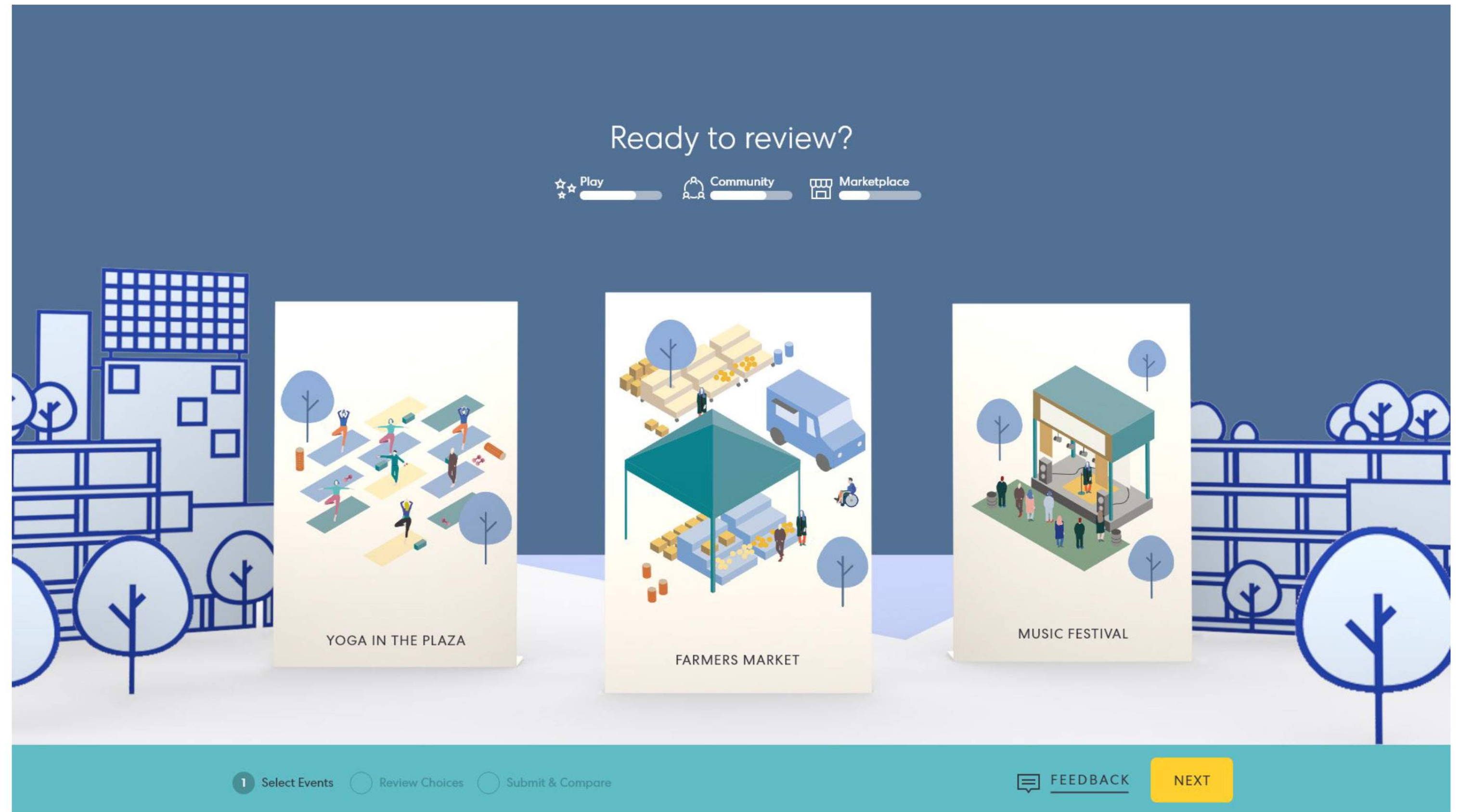
Three: Digital Complements

Implementing digital tools that can serve as key complements to the spaces and services on offer.



Community Influence with Digital Public Square

Collaboratively planning the program of events on Parliament Plaza



Roundtable 4 - December 8, 2018

Housing Affordability

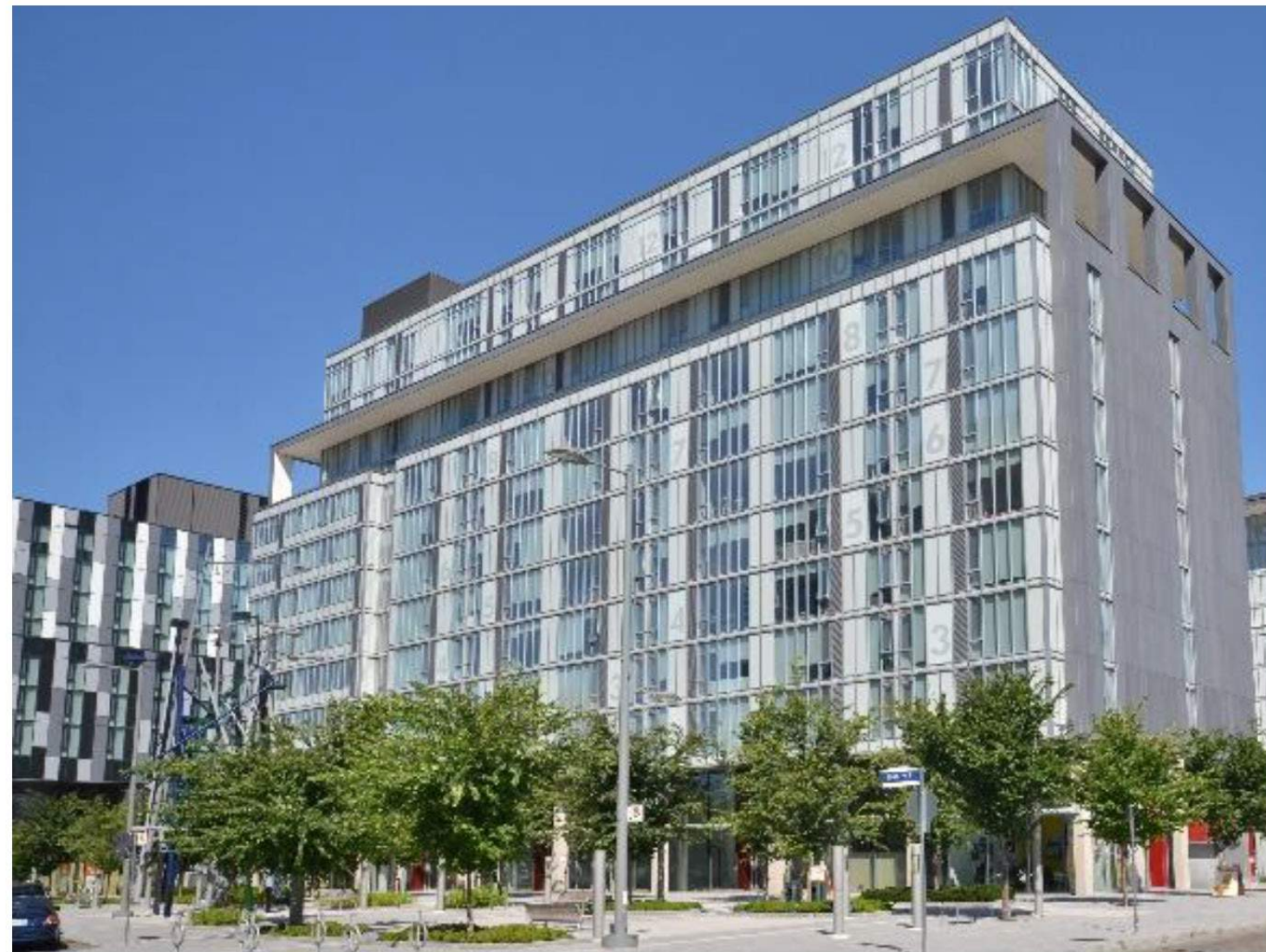
Breakout Room

Sumeet Ahluwalia, Development Manager

Waterfront Toronto's Affordable Housing Mandate



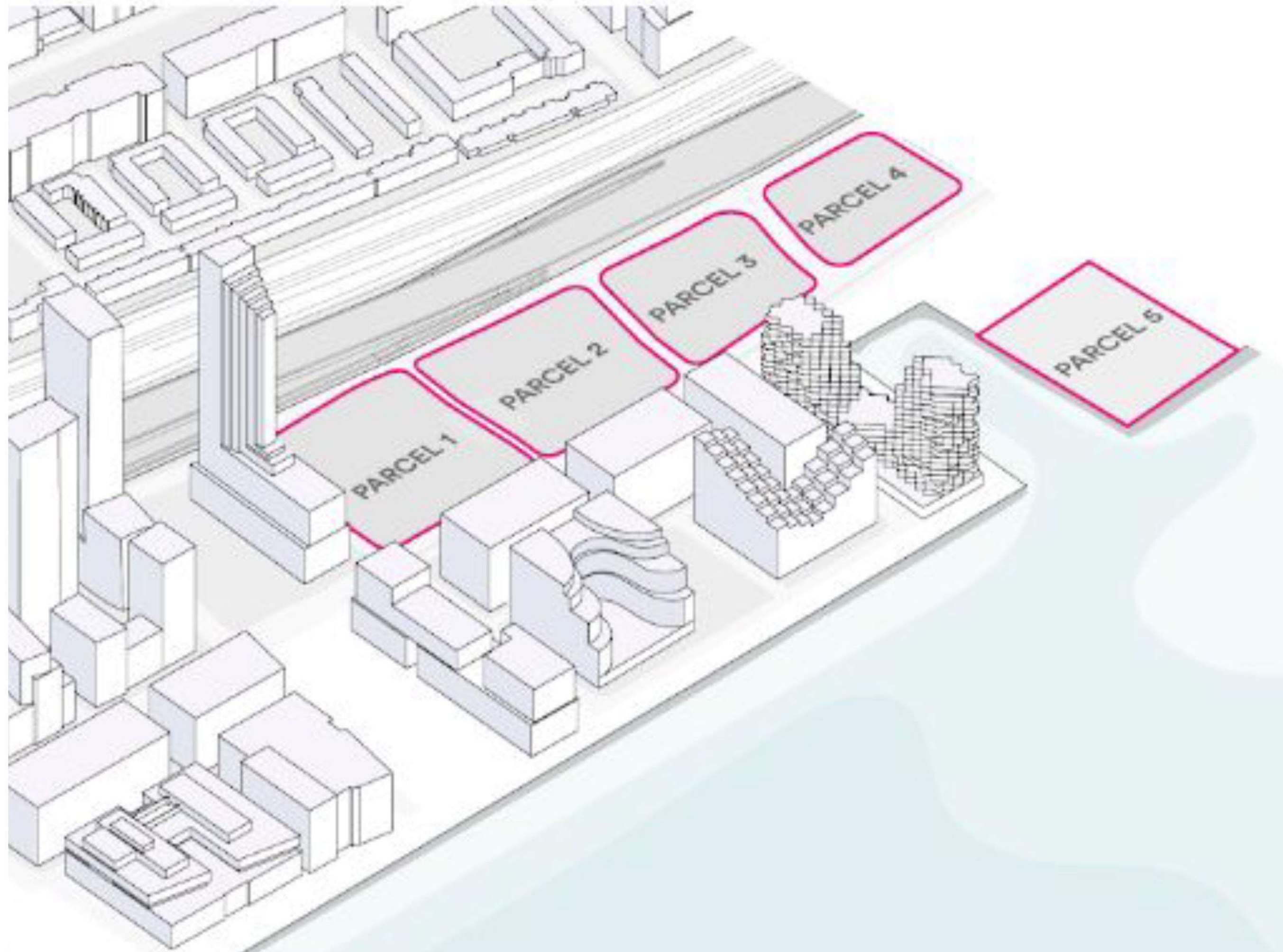
Waterfront Toronto has a mandate to increase the city's supply of affordable housing by setting aside sufficient land to accommodate 20 percent of new residential units as Affordable Rental Housing (based on Canada Mortgage and Housing Corporation ("CMHC") average market rent for Toronto.



Affordable Rental Housing

- 496 affordable rental units completed
- 80 under construction
- 500+ approved by City Council in 2018
- Affordable homes for Seniors, Families, Artists, and Equity Seeking Groups
- Housing operated by TCHC or Non-Profit Housing Providers

Quayside Site and City Policy



Affordable Housing Regulation on the Waterfront:

- Central Waterfront Secondary Plan
- East Bayfront Affordable Housing Delivery Agreement
- East Bayfront Zoning By-Law (Parcel 1&2)
- Keating Channel Zoning By-Law (Parcel 3-5)

Identified Housing Affordability Outcomes



Housing Affordability

- ✓ Deliver Affordable Housing with minimal reliance on public sector funding
- ✓ Exceed Waterfront Toronto's affordable housing minimum requirement, in perpetuity
- ✓ Sufficient purpose built rental housing as "mid-range" rental (middle income)
- ✓ Ownership units that allow access to housing for all income groups
- ✓ Mixed income buildings with a variety of housing types, tenures and unit sizes, including family-sized units
- ✓ Cost savings achieved from improved construction practices to contribute to housing affordability

Our Pillars of Success:

- ✓ **Housing Affordability**
 - Buildings
 - Mobility
 - Community Support & Inclusivity
 - Sustainability
 - Public Realm
 - Economic Development and Job Creation
 - Digital Technologies



a waterfront for everyone



BREAKOUT 2

Johanna Greenbaum + Annie Koo

SIDEWALK LABS

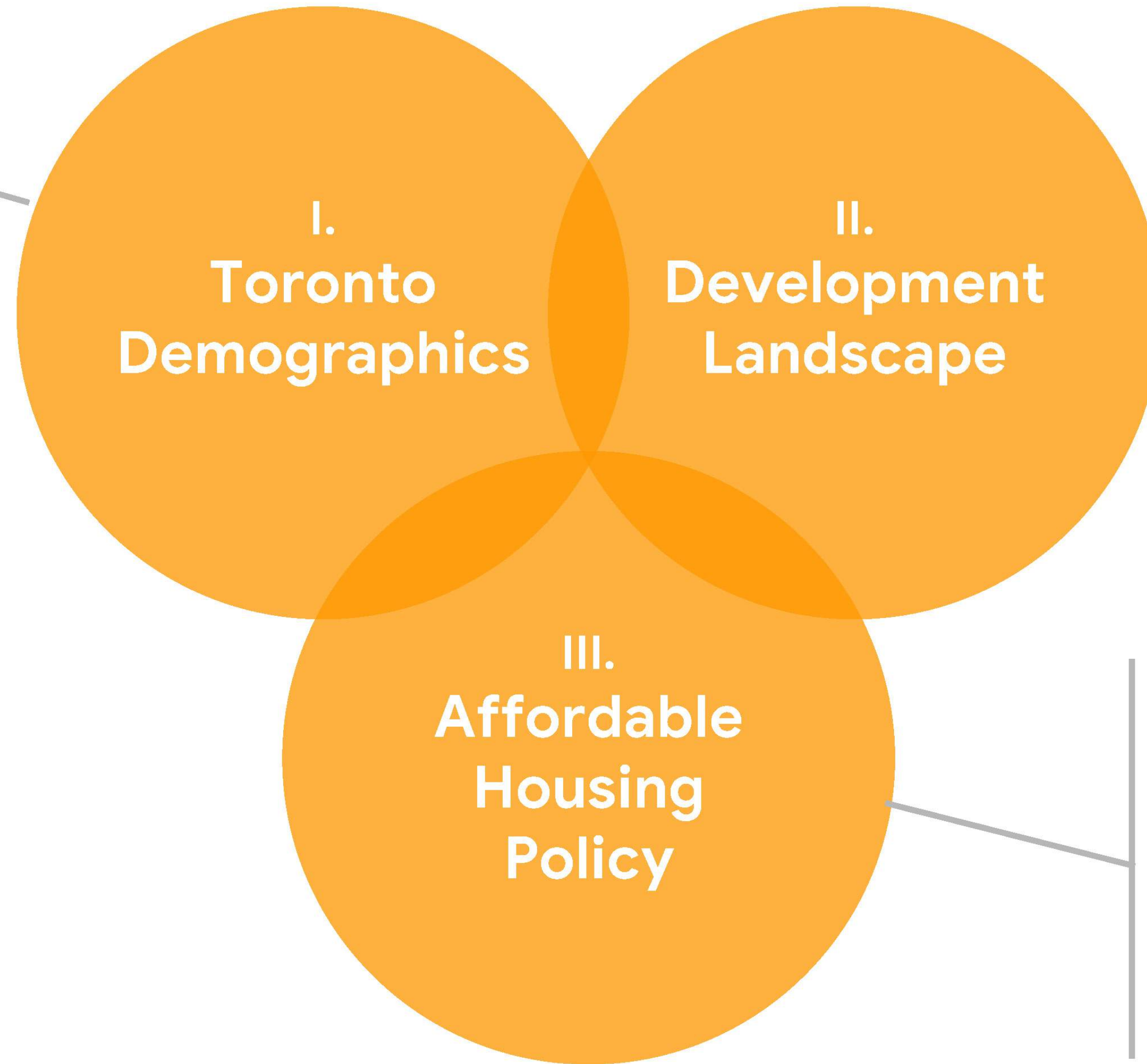
Toronto is in housing gridlock

Record Growth

Toronto is projected to grow by 1 million people by 2041

More Singles, Seniors, Multi-generational

Single-person households now #1 type in Canada



Soaring Prices

Average home 9X median household income in Toronto

Record-low Vacancy

1% vacancy rate, below Montreal, NYC, Chicago, LA

Condos and Investors

76K condos built in last decade, compared to only ~2K rental units

Affordability Out of Reach

No mid-range programs to increase affordability for middle-class families

Historical Defunding

Lack of existing programs and partnerships to address affordability needs of households of all incomes

Sidewalk Toronto (SWT) Objectives & Guiding Principles

Mixed-Income, Diverse

Commit to creating a mixed-income, diverse community

Scalable, Sustainable Test Bed

Serve as a global test bed to incubate scalable, sustainable change for housing affordability

New Options

Believe affordability also means meaningfully increasing choice in housing decisions for Torontonians

Specific to Toronto

Will respond specifically to unique Toronto market conditions

Not End-All Solution

Cannot single-handedly solve the local housing crisis, but can contribute to the creation of new solutions

Public & Non-Profit Partnership

Will partner with existing housing sector stakeholders, including all levels of government

SWT Will Create More Affordable & Middle-Income Housing

What We Propose

20% affordable housing,
including 5% deep affordability

Up to 20% middle-income housing, including up to 15% mid-range rental for households at 100-150% AMR

Mixed-income community

Why It Is Important

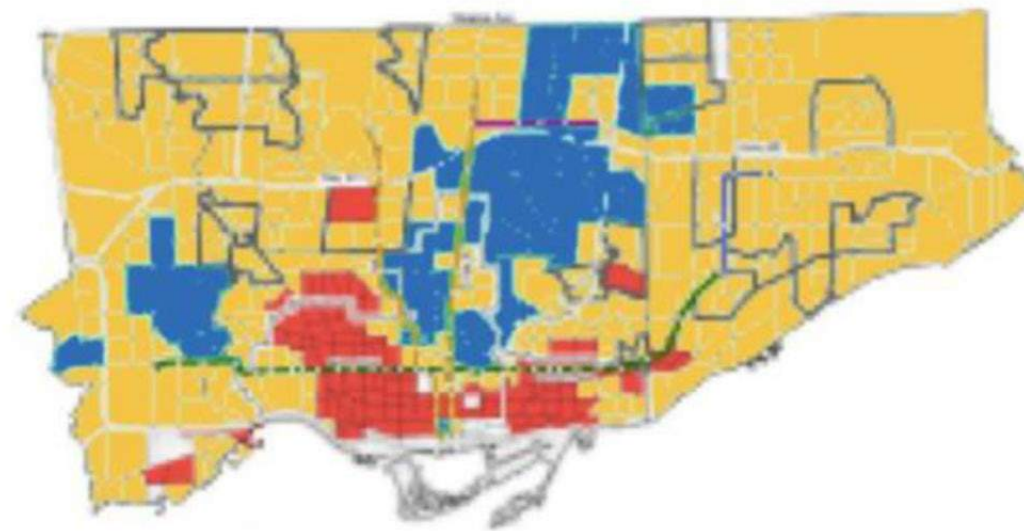
Three Cities Within Toronto (Hulchanski)

Updated 2015

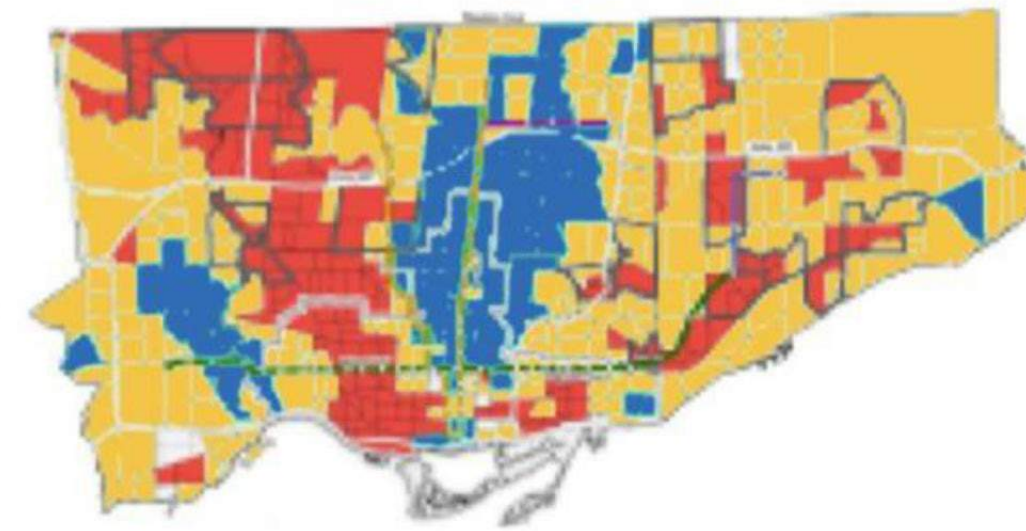
Middle-income
neighbourhoods have
shrunk dramatically

Low Income
neighborhoods have
moved to city edges

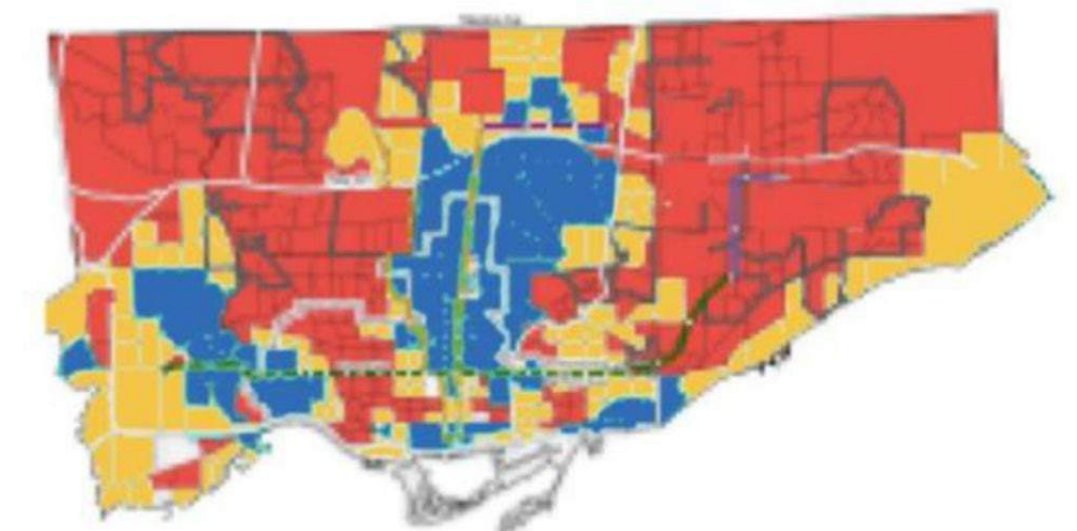
High Income
neighbourhoods are
growing in centre



1975



1995



2015

NOTE: Toronto defines affordability using Average Market Rent (AMR). Housing at or below 100% AMR is considered affordable

SWT Will Create More Purpose-Built Rental Housing

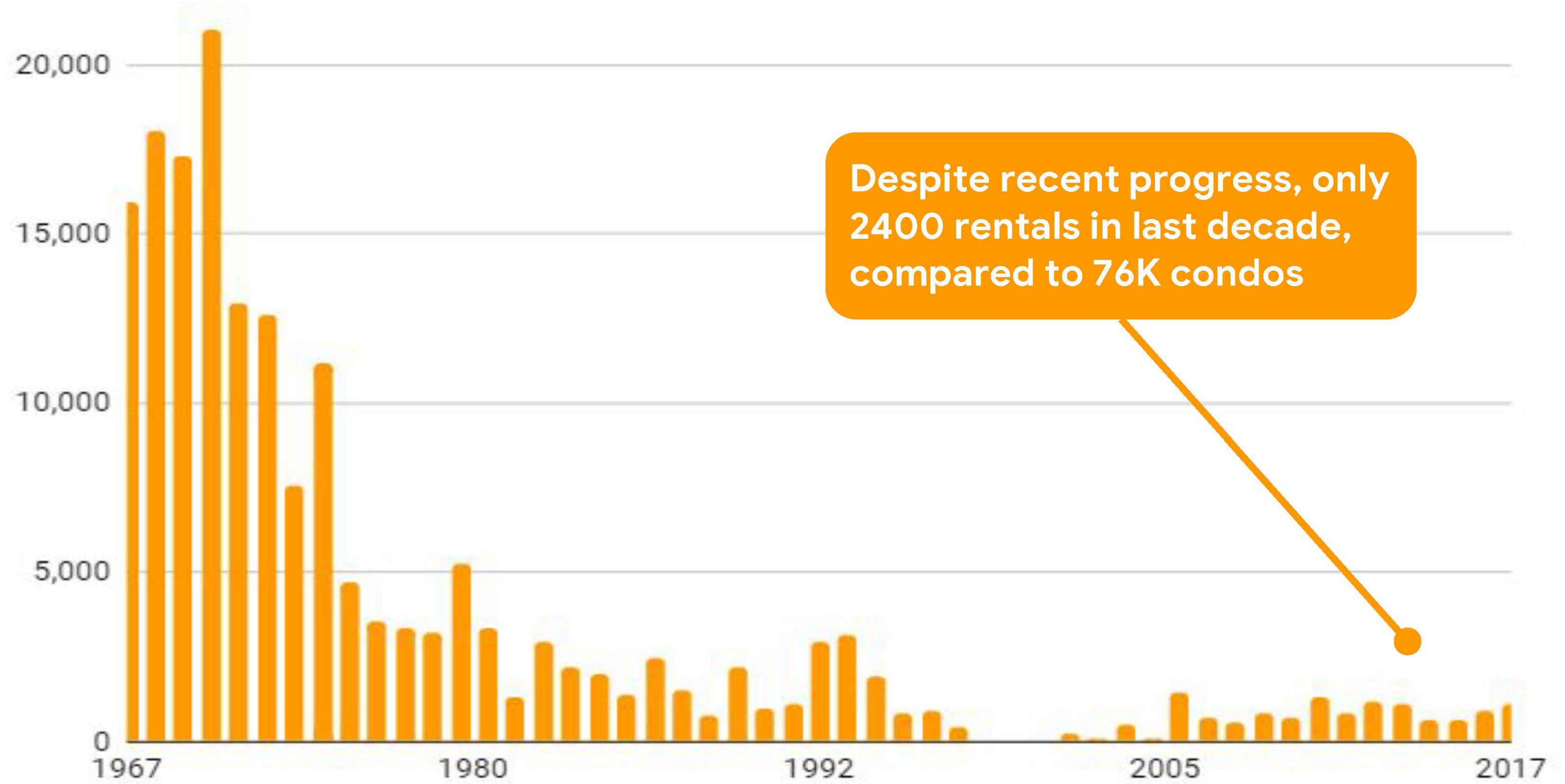
What We Propose

50%

Purpose-built
Rental Housing

Housing Stock

City of Toronto, Purpose-Built Rental Units Completed by Year



SWT Will Deliver More Housing Options (Families, Singles, & Seniors)

What We Propose

Estimated 5% new shared equity option as an affordable homeownership approach

Targeting 40% family housing, of 2+BR units or more

Estimated 5% co-living housing as part of Quayside

What It Looks Like

SHARED EQUITY



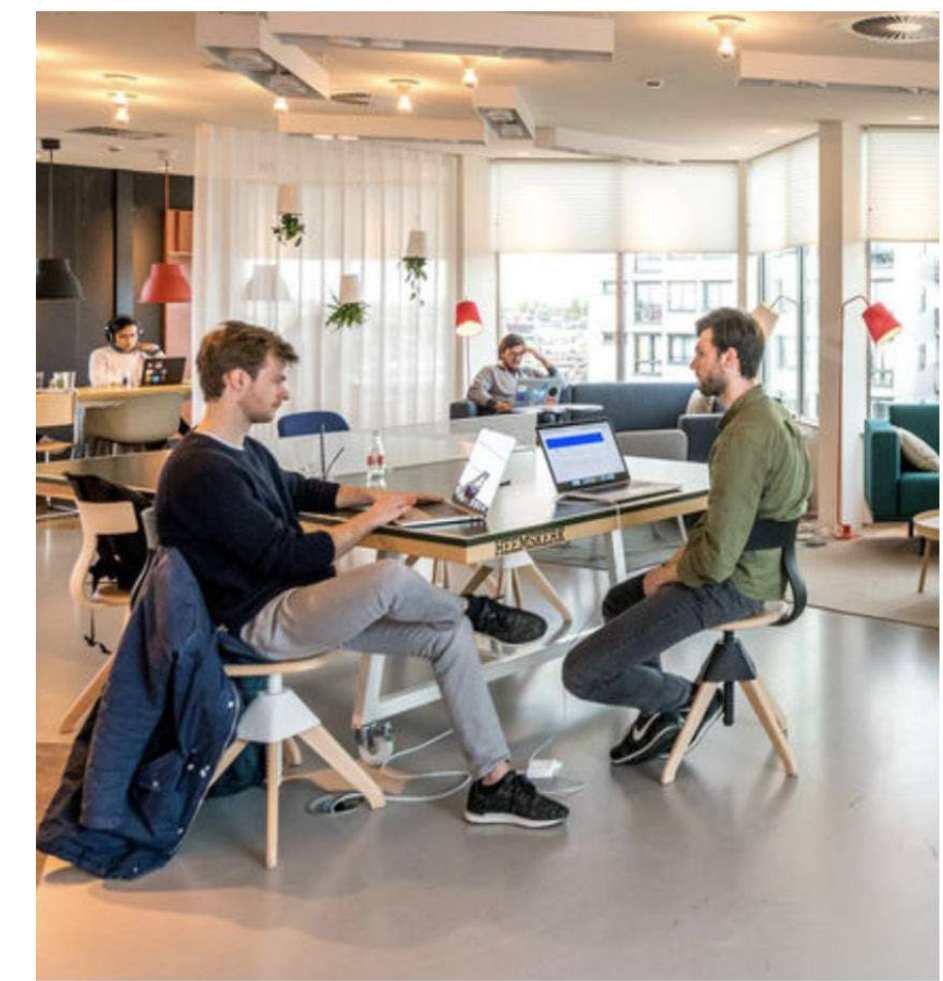
New tenure model between renting and owning that increases suitability for families unable to reach traditional ownership

FAMILY UNITS



Larger units with at least 2+ bedrooms to fit growing families in Toronto

CO-LIVING



Communal housing type that pairs shared amenities with efficient units to enhance community for singles, seniors, and families

Commitment to More Housing Options

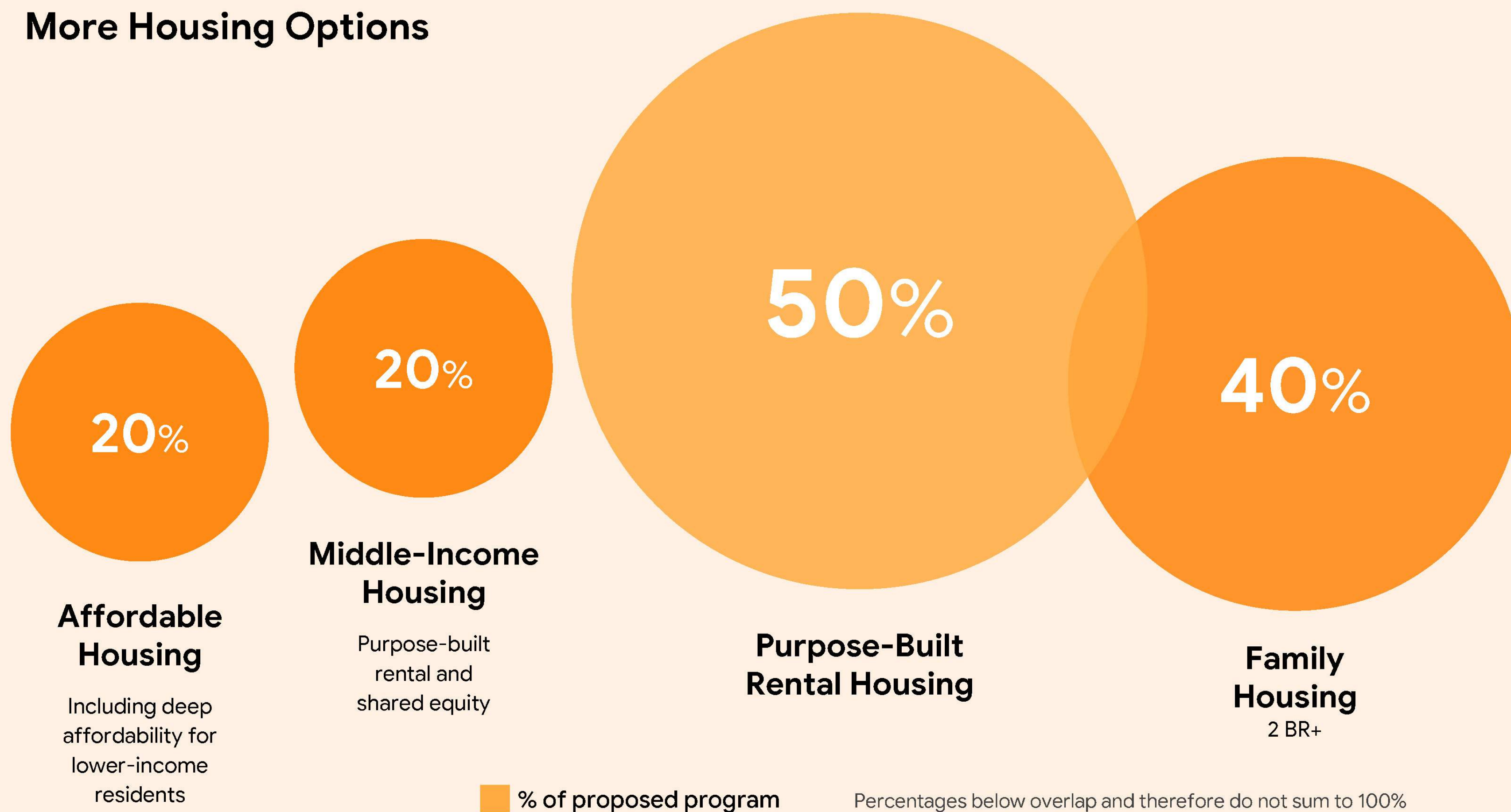
The Quayside affordable housing program mix will demonstrate a new approach and serve a much broader portion of the population.

More Affordability

40%

Below-Market Housing at Quayside

More Housing Options



BREAKOUT 2

Q & A

BREAKOUT 2

Table Discussion

BREAKOUT 2

Reporting Back

