



Session #305

Housing Change: Emerging New Forms of Affordable Housing for Ontario

Presented by: **John van Nostrand, FCIP, FRAIC**
SvN / planningAlliance

Contents:

Historic Overview

Current Context

Emerging New Forms of Housing

Historic Overview

Housing Growing Towns + Cities from 1900-1950



Spring Thaw, Earls Court; painted by Lawren Harris. Circa 1915
Source: Richard Harris; *Unplanned Suburbs*, John Hopkins Press, 1996



Earlscourt, Toronto, circa 1915

Source: Richard Harris; Unplanned Suburbs, John Hopkins Press, 1996



Coxwell Avenue

Source: Richard Harris; *Unplanned Suburbs*, John Hopkins Press, 1996

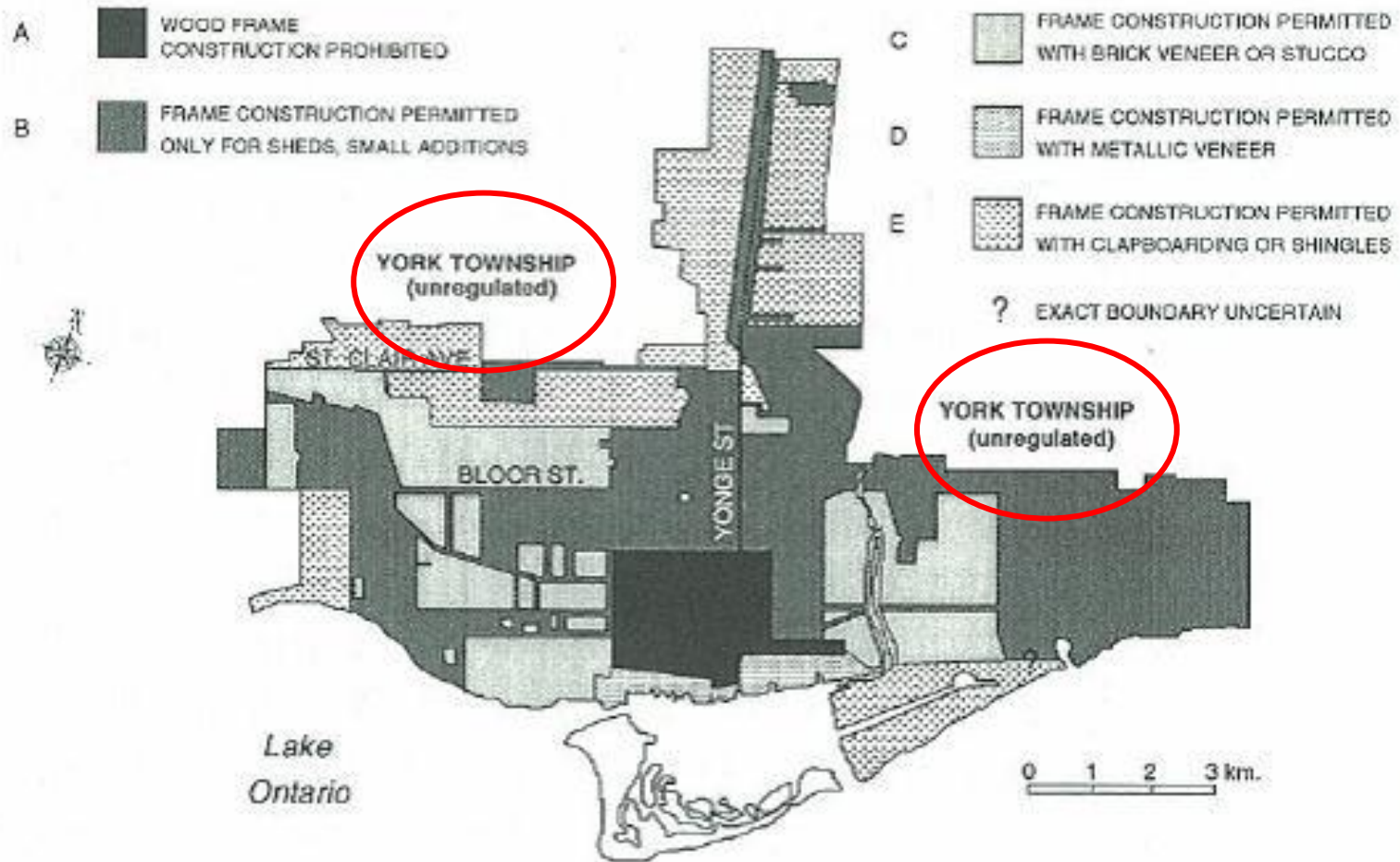


Earls Court – Housing as a process

Source: Toronto Archives

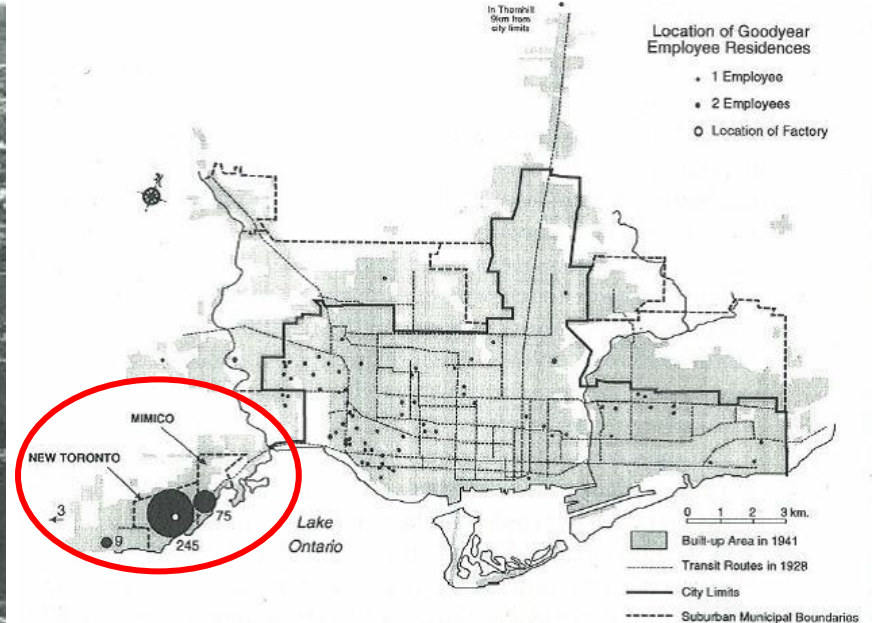


Earls court – Today



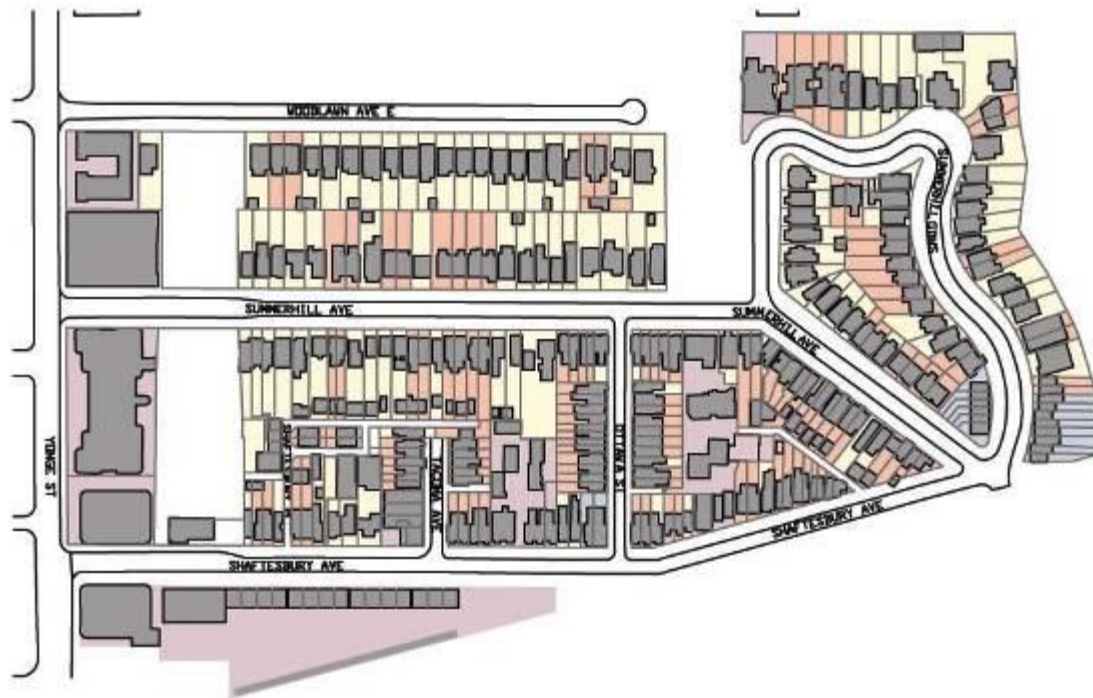
The Geography of Building Regulation

Source: Richard Harris; *Unplanned Suburbs*, John Hopkins Press, 1996



Goodyear Tire Plant and Employee Residences

Source: Richard Harris; *Unplanned Suburbs*, John Hopkins Press; 1996



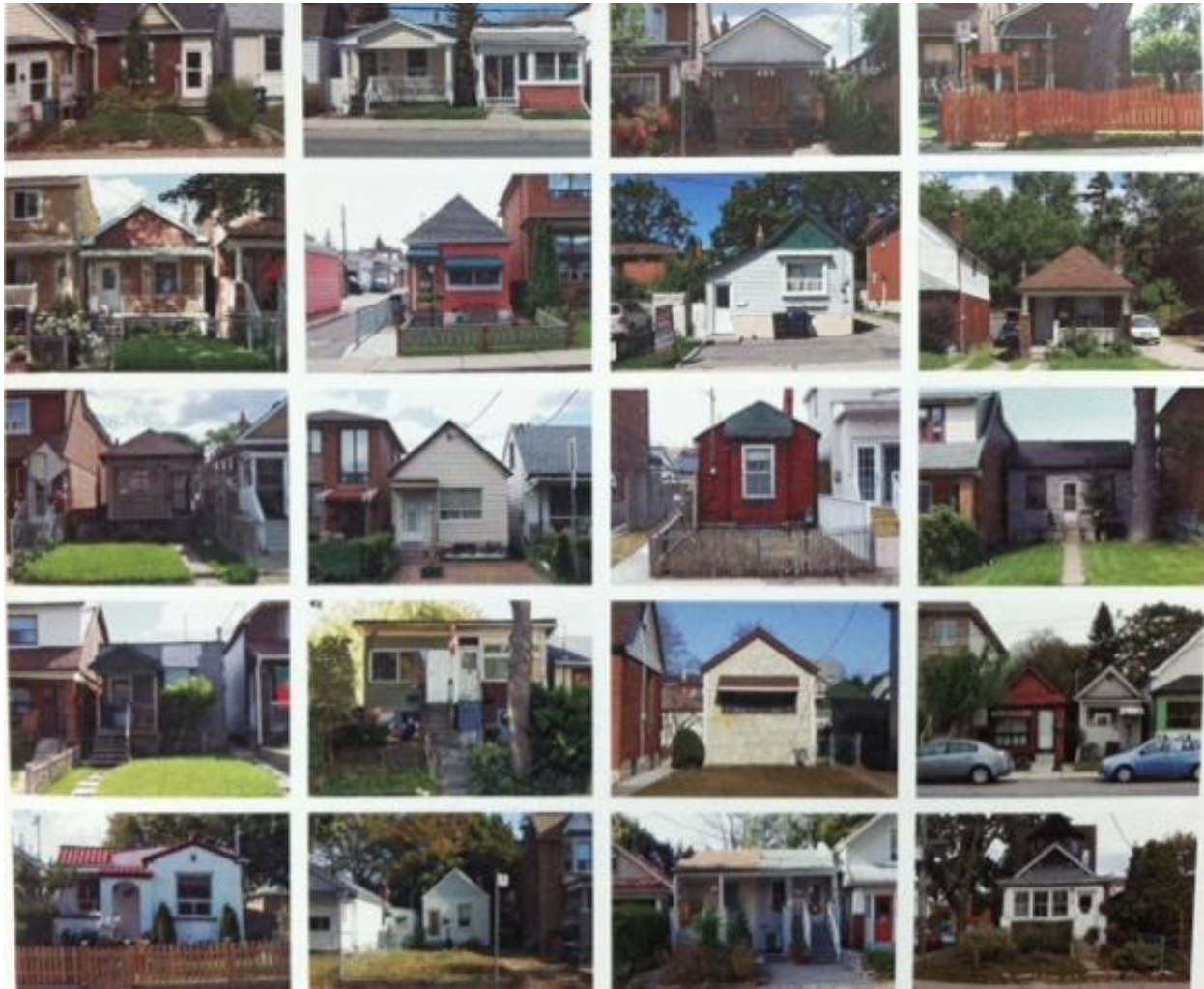
TYPICAL BLOCK

NET NET DENSITY = 30 UNITS PER ACRE

Summerhill Gardens, Toronto

Net density: 30 units per acre
75 persons/hectare





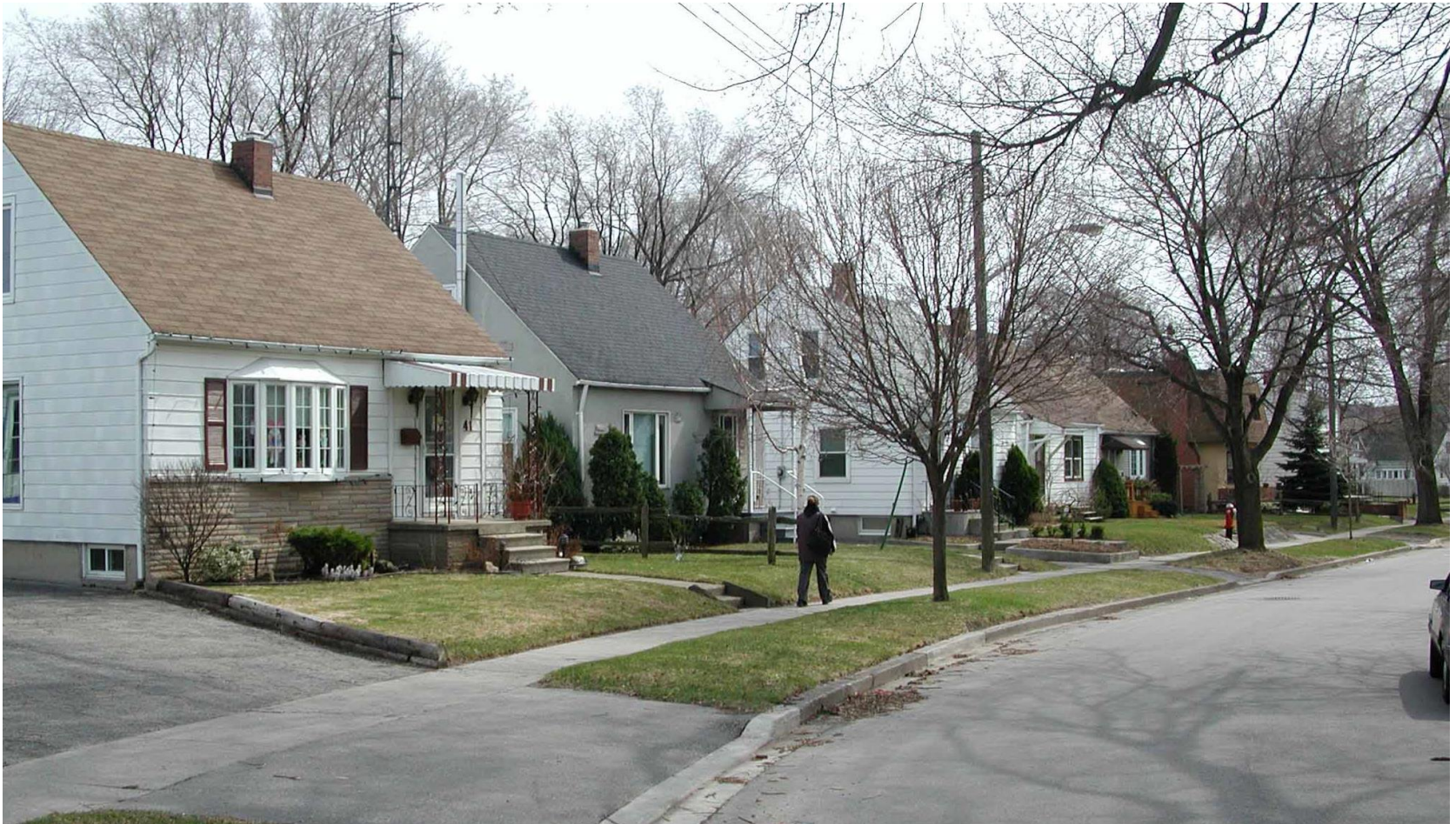
DYI HOUSING

Source: Patrick Cummins + Shawn Micallef, Full Frontal T.O.; Coach House Books (2012)



DVA HOUSING

Topham Park, East York (circa 1950)



DVA HOUSING

Topham Park, East York (circa 1965)



DVA HOUSING

Topham Park, East York (Today)

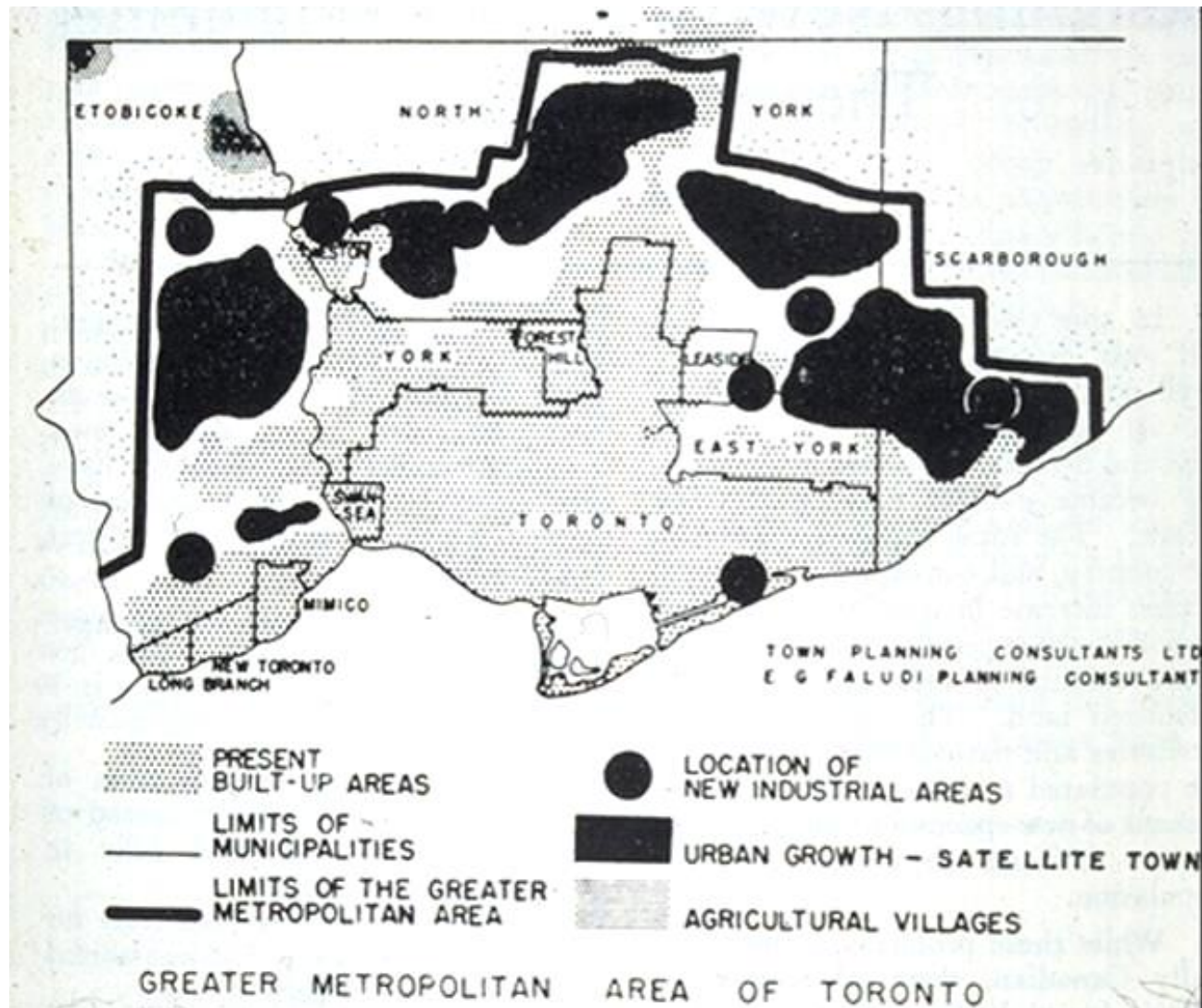
Historic Overview

In 1950, 35-40% of the housing in Toronto was owner-built

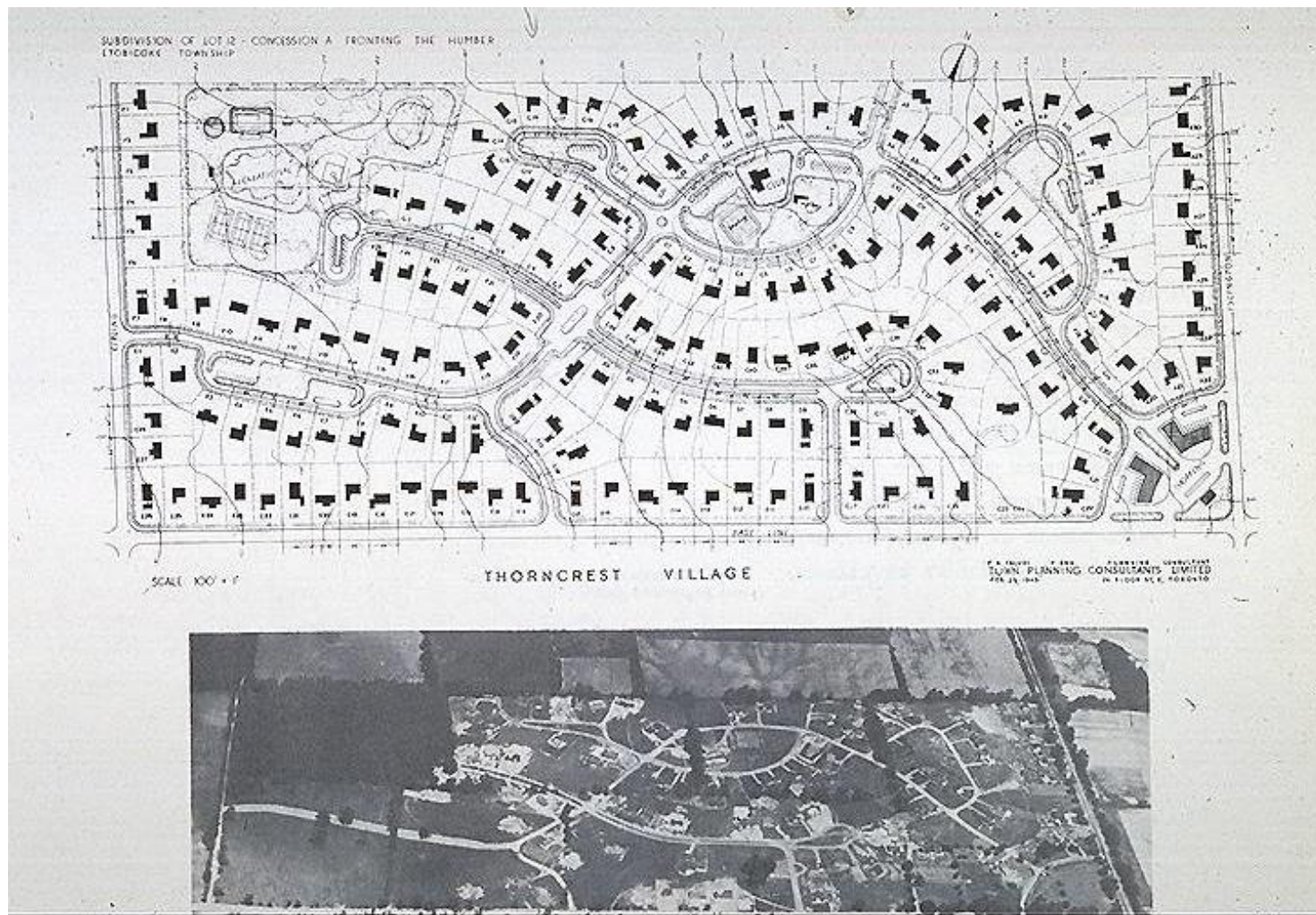
By 2000, it has been estimated that less than 2% were owner-built

Historic Overview

Planning + Housing Growing Towns + Cities from 1950-2005



Plan for the Greater Metropolitan Area of Toronto, 1943

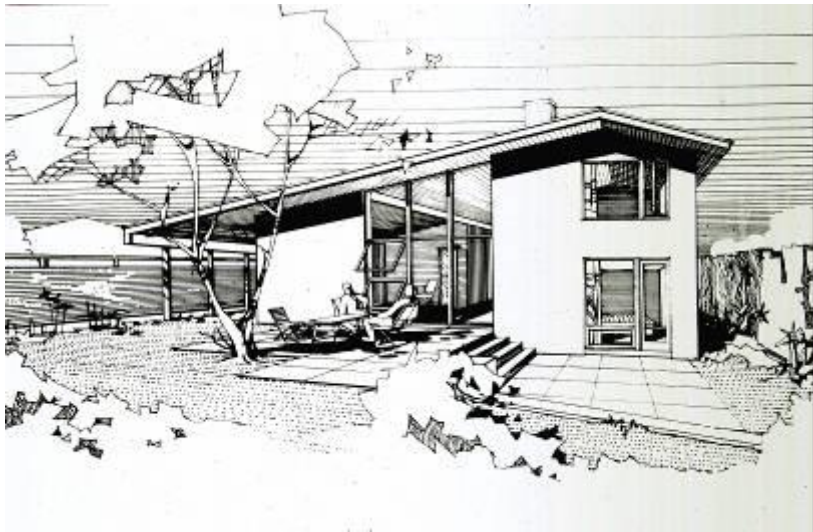


Thorncrest Village, Toronto, 1945

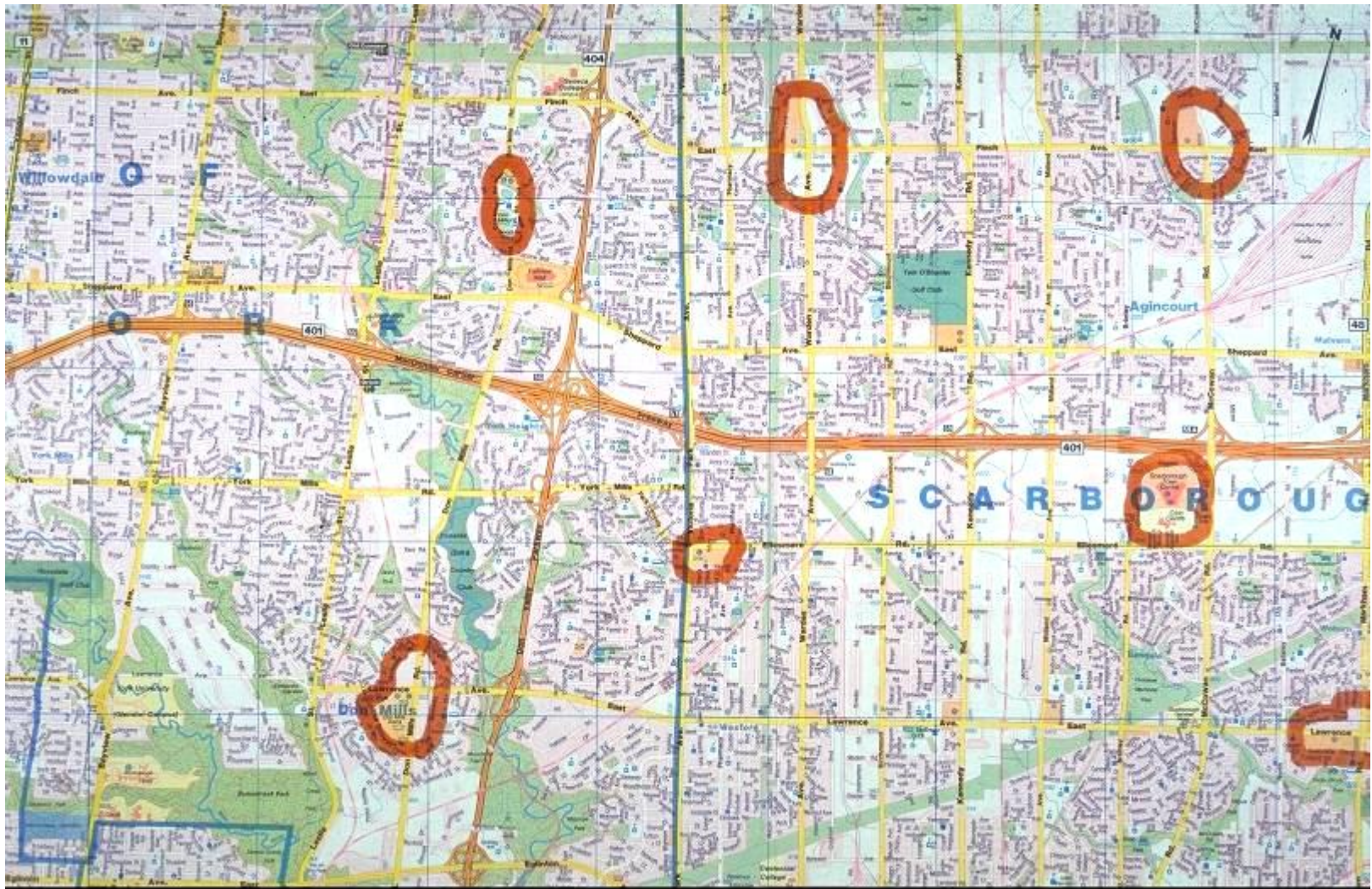
"A Model Suburb for Model Suburbanites: Order, Control, and Expertise in Thorncrest Village" Eugene Faludi



Don Mills, 1956



Houses, Don Mills, Toronto, 1956



North-Eastern Metropolitan Toronto, 1975

Plan for Regent Park, Circa 1950

Mid- + Lower-Density Blocks



Regent Park, Toronto, 1955
First Apartment Blocks



St. James Town

Developed 1959–67

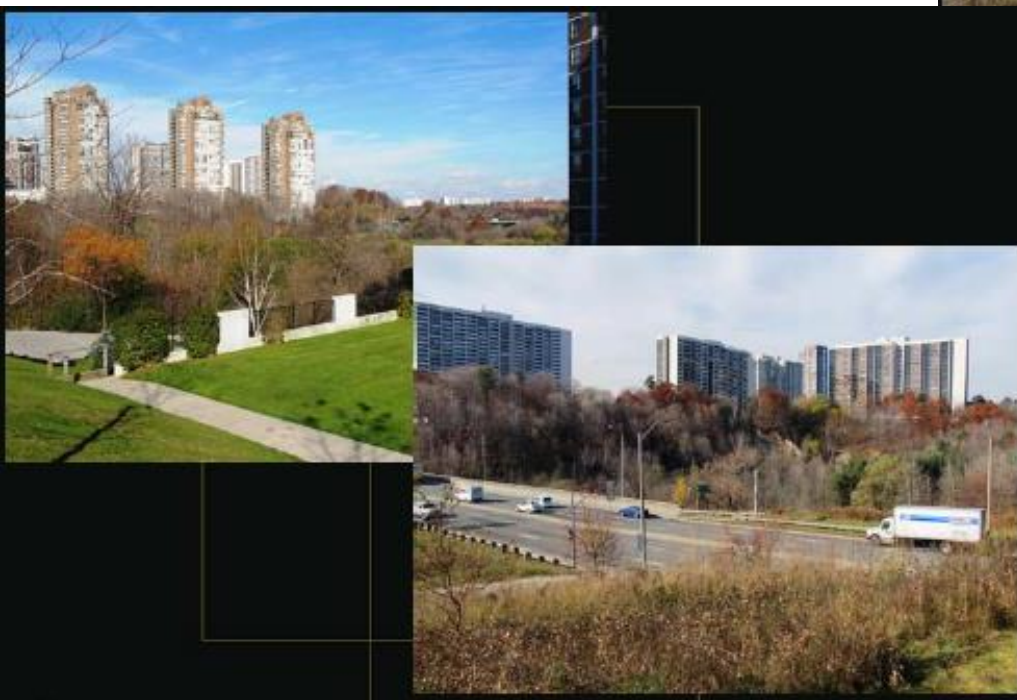
Between 1961-71 St. James Town's population exploded from 862 to 11,462 persons

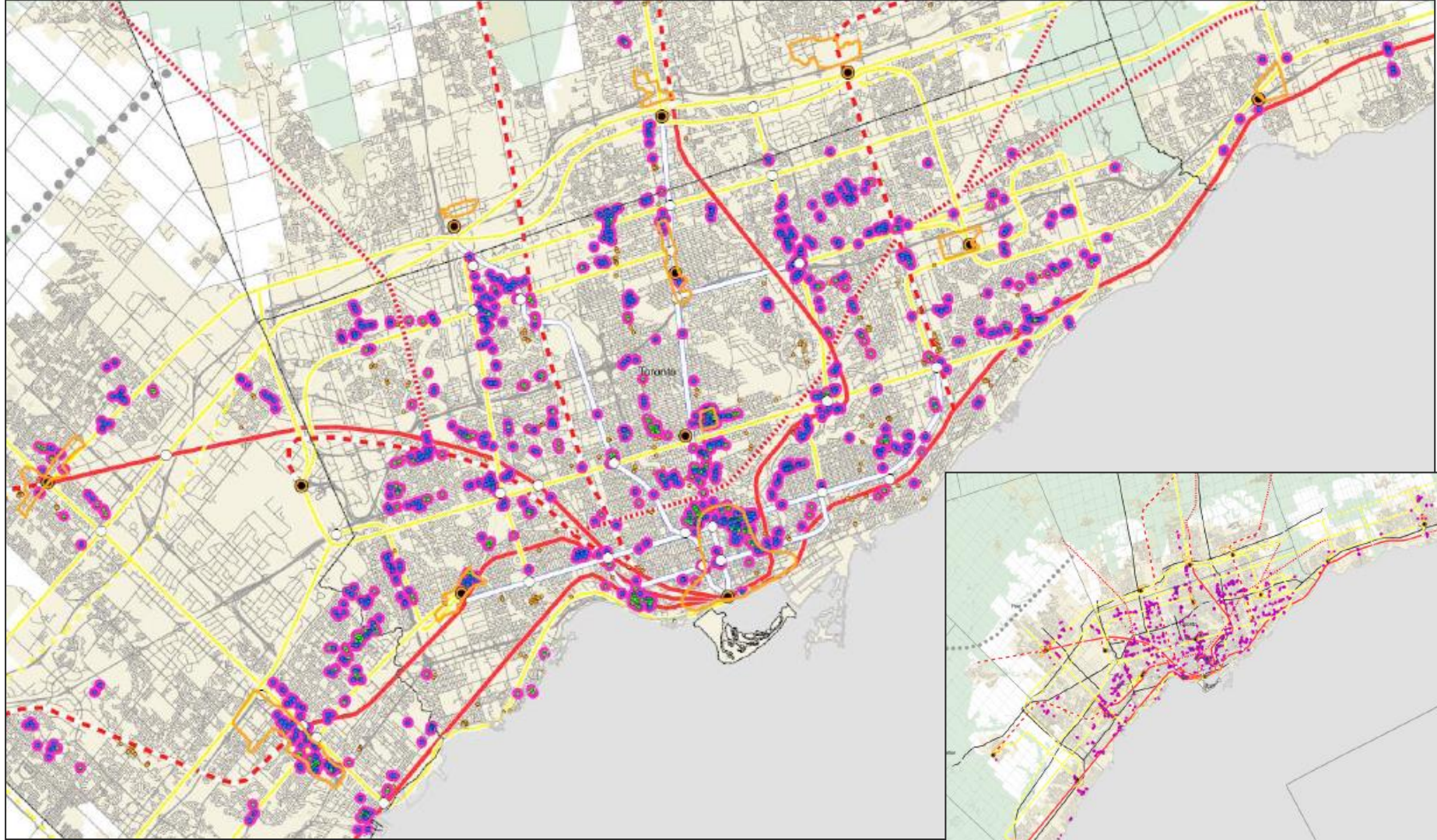




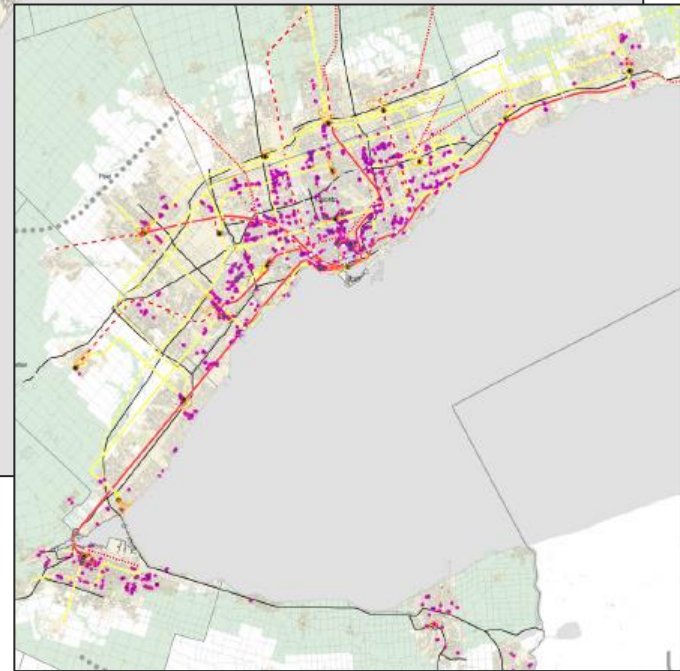
Thorncliffe Park / Flemington Park

Apartments on The Don Valley





Towers in Toronto + Across The GGH Region



Current Context

Canada is Fastest Growing Country in G8

GGH will grow from 9-14 million persons by 2041

60% - 80% of Growth will be through Immigration

40-50% of Growth Within Existing Urban Boundaries

Current Context

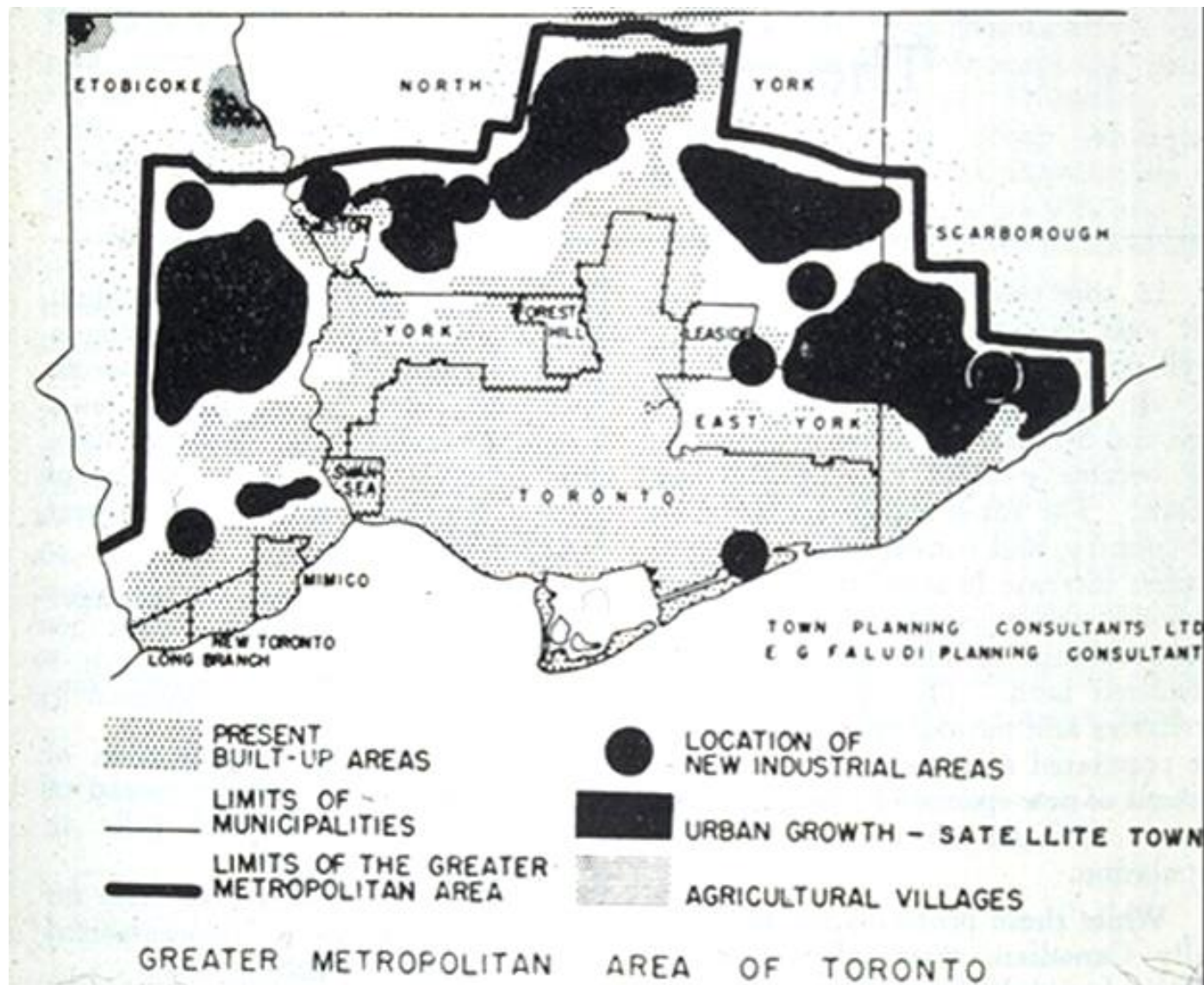
- There are **1,554** aging apartment towers in the region totalling more than **300,000** homes. In Toronto alone, this makes up **48%** of the rental housing stock
- The social housing wait list grew by **9,974** active households from **77,228** in 2009 to **87,175** in 2011
- On average, people wait for social housing from **two to 21 years**

Source; Regional Housing Data Bank , City of Toronto; 2012

Current Context

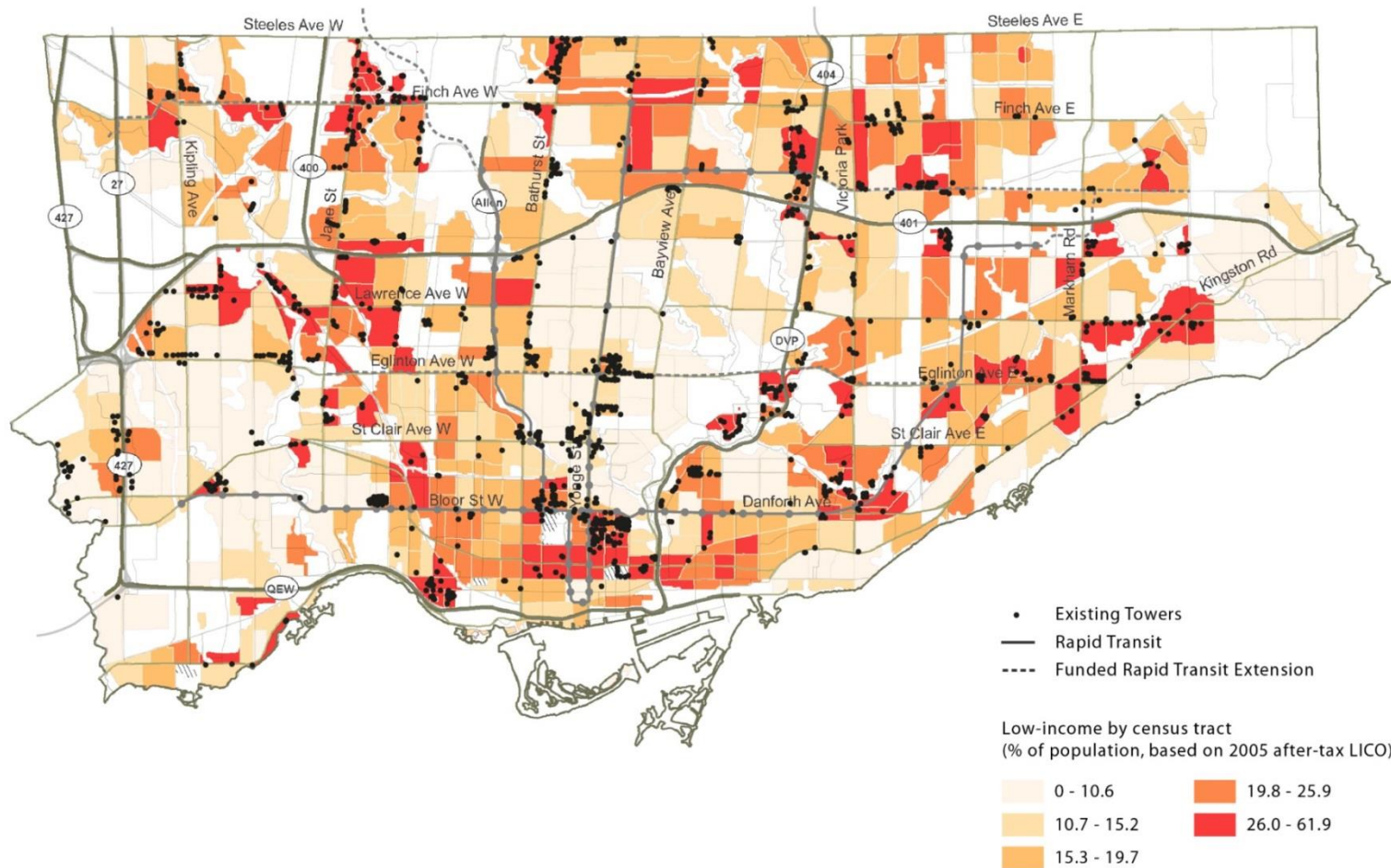
Major Issues:

- Repair / Modification / Renewal / Expansion of Existing Housing Stock
- Housing Immigration – Starter Housing
- Urban Intensification
- Rapid Growth of Aboriginal Populations
- Growing Income Gap



Plan for Metropolitan Toronto, 1943

Post-War Apartment Towers and Areas of Low-Income Across Toronto

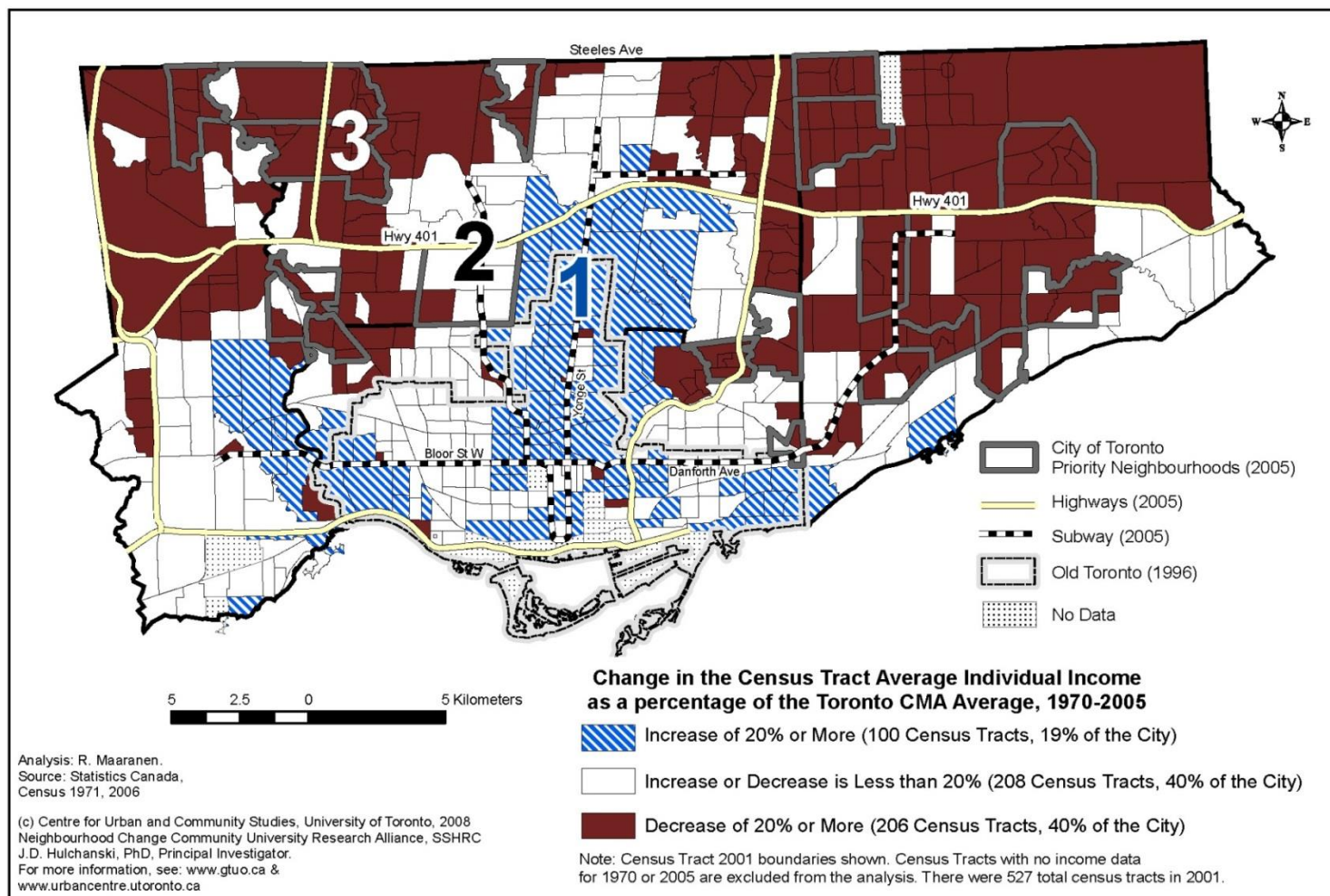


CENTRE FOR
URBAN GROWTH
AND RENEWAL
www.cugr.ca CUG+R

Toronto
Public Health

Change in Average Individual Income, City of Toronto, 1970 to 2005

Average Individual Income from all sources, 15 Years and Over, Census Tracts



Neighbourhood Change Studies

Source: UofT Centre for Urban and Community Studies

Emerging New Forms of Affordable Housing

Redevelopment of Existing Public Housing

Reception + Settlement of Immigrants

Starter + Lower Density Housing

Medium + Higher Density Housing

Zoning for Affordable Housing

Emerging New Forms of Affordable Housing

Redevelopment of Existing Public Housing:

Renovation

Tower Renewal

North Eastern Neighborhood Development and Interviews

303 & 307 Cornwall Google street view 2009



25th October 2012



Matt is renting 303 A Cornwall, the top floor, with his wife and 2 children. It costs 1500 plus utilities and they have been living there since February 2012. He has spent most of his life in Regina, having **moved** here as a young child from Cupar Saskatchewan. He works at the refinery, doesn't like the work but appreciates the pay. They do not much for **entertainment**. They do most of their shopping at the north locations of Walmart and Superstore.

Eastview Neighborhood
Interview

1

1236 Elliot Street, four new single houses, Google street view 2009



6th October 2012

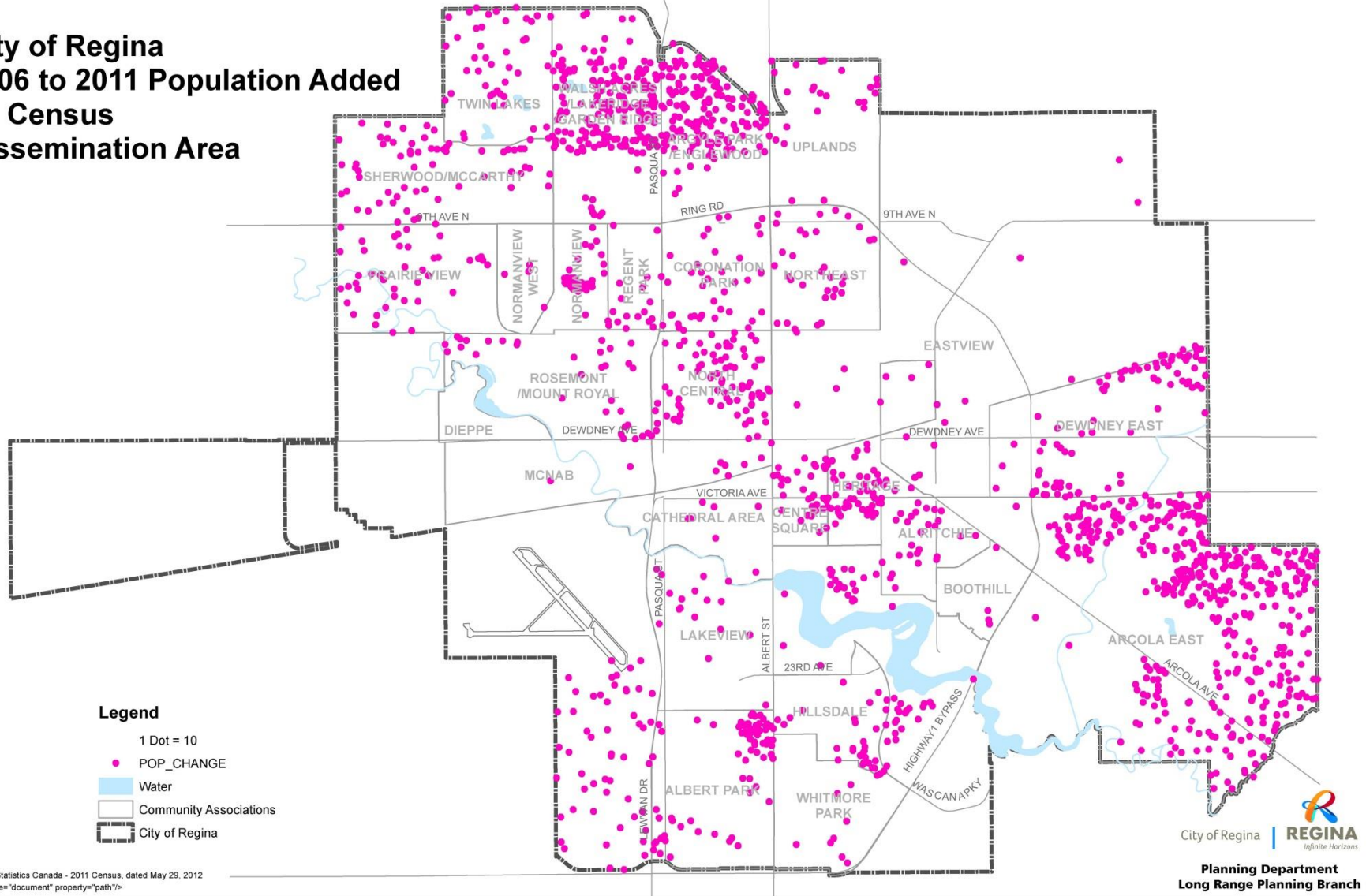


Recent Residential Intensification (Rental - Quadruplex),

North Eastern Neighborhood, Regina

#ONPHAconf

City of Regina 2006 to 2011 Population Added by Census Dissemination Area



Recent Residential Intensification, Regina



Building Re-Cladding + Expansion

Source: Plus in Les Banlieues, Paris



Building Re-Cladding

Source: Centre for Urban Growth + Renewal)



Building Re-Cladding (St. James Town – Before)

Source: Centre for Urban Growth + Renewal)



Building Re-Cladding (St. James Town – After)

Source: Centre for Urban Growth + Renewal)

St. James Town: Infill Buildings

Source: Centre for Urban Growth + Renewal)





**St. James Town:
At-Grade See-Through**

Source: Centre for Urban Growth + Renewal)



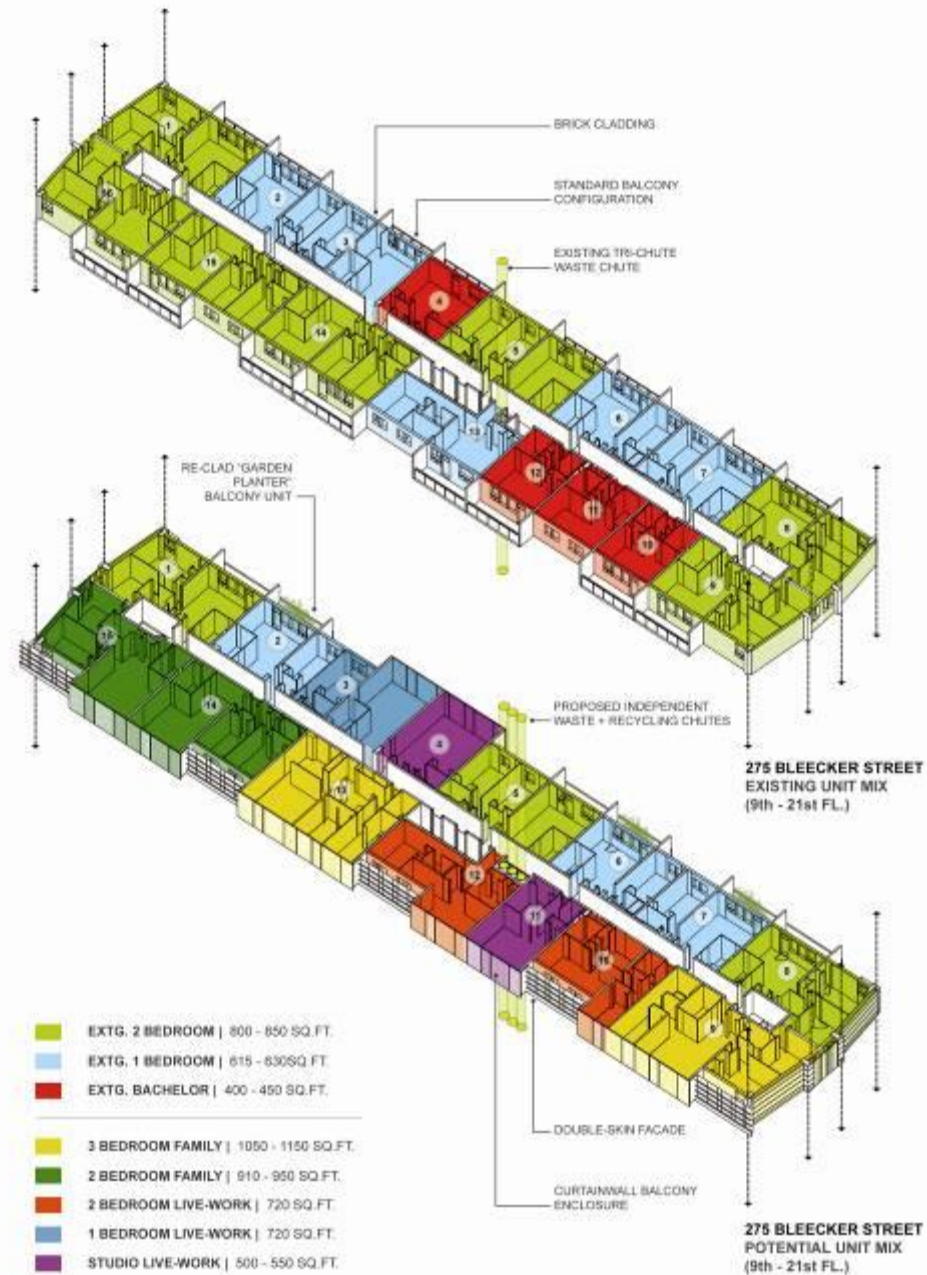


St. James Town Tower Renewal: Parking Garage Renovated as Incubator Business Centre

Source: Centre for Urban Growth + Renewal)

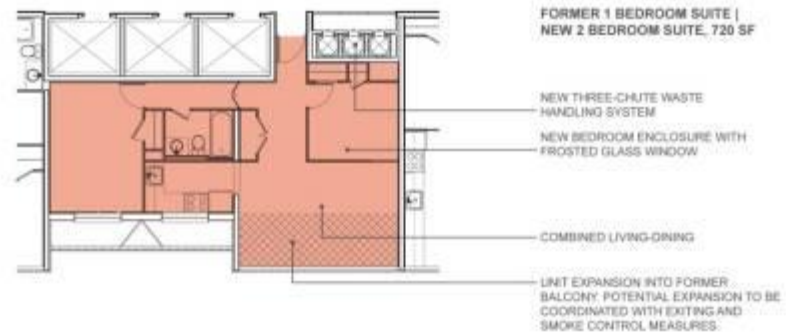
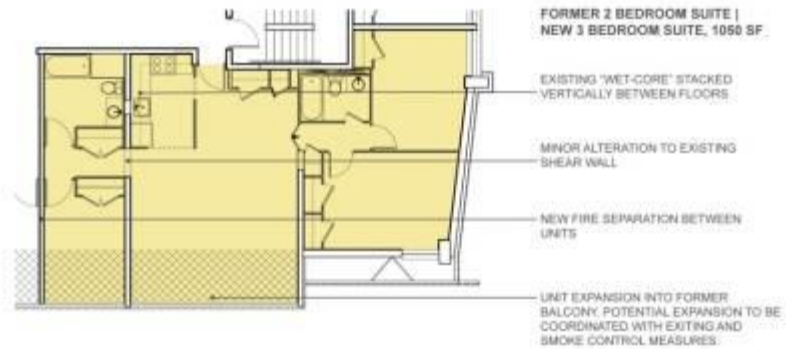
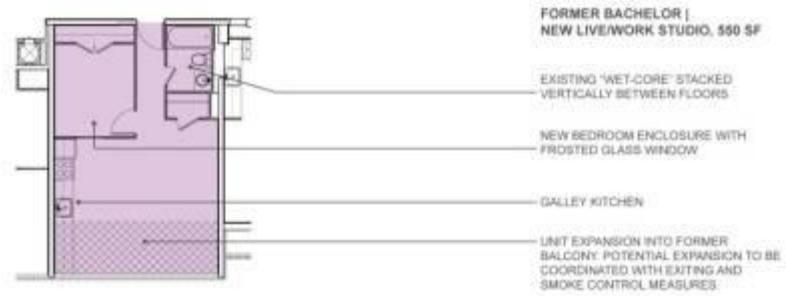
St. James Town Tower Renewal: Existing + Potential Unit Mix

Source: Centre for Urban Growth + Renewal)



St. James Town Tower Renewal: Existing + Potential Unit Design

Source: Centre for Urban Growth + Renewal)



- 3 BEDROOM FAMILY | 1050 - 1150 SQ. FT.
- 2 BEDROOM LIVE-WORK | 720 SQ. FT.
- STUDIO LIVE-WORK | 500 - 550 SQ. FT.

**275 BLEEKER STREET
POTENTIAL UNITS
(9th - 21st FL.)**



St. James Town Tower Renewal: Bird's Eye View

Source: Centre for Urban Growth + Renewal)

Emerging New Forms of Affordable Housing

Reception / Settlement (for Immigrants + Others)

Hotels

SROs



Immigrant sheds, Winnipeg, Manitoba, late 1800s (Courtesy of the Archives of Manitoba/N13803).



Original SRO – Drake Hotel (now Holiday Inn Suites),
Downtown Regina (Source: planningAlliance)



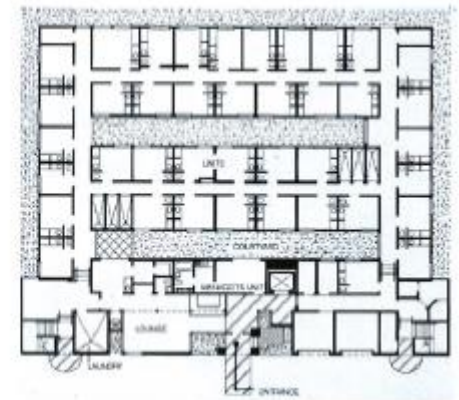
The Baltic Inn, San Diego, CA
Source: Progressive Architecture, 1988, p. 81

The Baltic Inn, San Diego Assisted SRO for low-income singles

The first SRO hotel built in San Diego in 70 years, and in the United States in 50 years, this newly constructed four-storey, 206-room SRO opened in 1987. The Inn is owned and managed by a private company on a for-profit basis. The Inn offers small (100 s.f.), medium (120 s.f.) and large (180 s.f.) units, for rents ranging from US\$73 and US\$125 per week; rents include furniture and utilities. New tenants pay a US\$50 room deposit, and receive clean bed linen upon check-in. Though rooms are rented on a weekly basis, residents who stay on are not likely to pay more than US\$

Recent SRO – Baltic Inn (San Diego)

Source: “SRO Study” for Toronto; pAlliance)

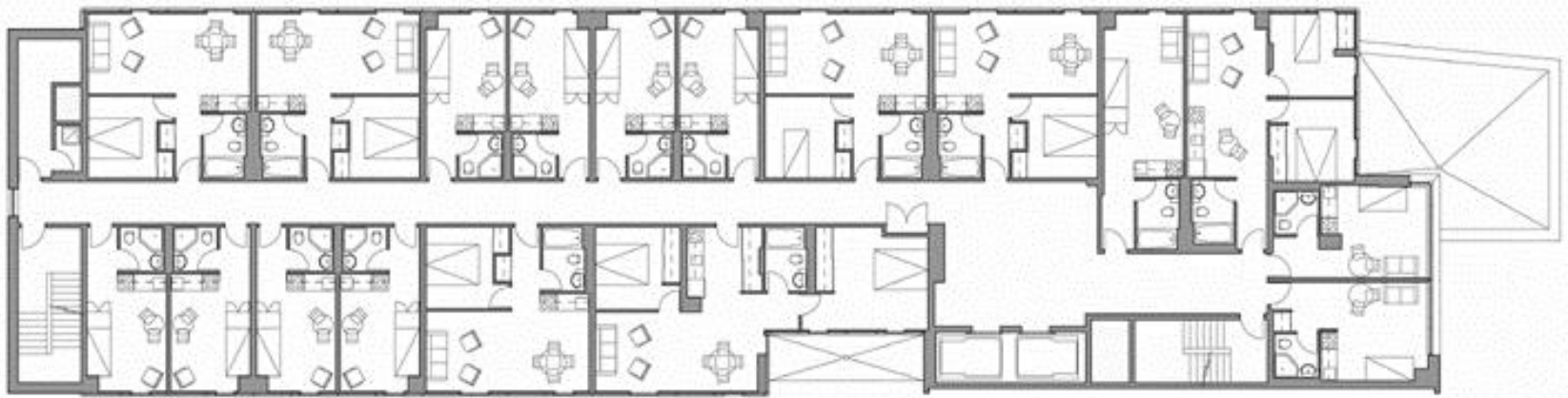


<i>The Baltic Inn</i> San Diego	<ul style="list-style-type: none"> • 206 units • small (100 SF), medium (120 SF) and large (180 SF) units • new construction 	<ul style="list-style-type: none"> • cable TV • self-contained units with cooking and sanitary facilities • bed, dresser, closet, shelves • refrigerator and microwave • toilet and sink 	<ul style="list-style-type: none"> • 6 communal showers/floor • ground floor contains entrance lobby, game and TV room, vending room and laundry facilities • rooms that look out to light-well have staggered windows 	<ul style="list-style-type: none"> • private management • 24-hour front desk clerk • rooms rented on weekly basis
<i>The Heights</i>	<ul style="list-style-type: none"> • 4 storey, 55 units 	<ul style="list-style-type: none"> • single furnished 	<ul style="list-style-type: none"> • each floor shares 3 	<ul style="list-style-type: none"> • tenants association



Evangel Hall Affordable SRO, Toronto

Source: Architects: regionalArchitects, 2006



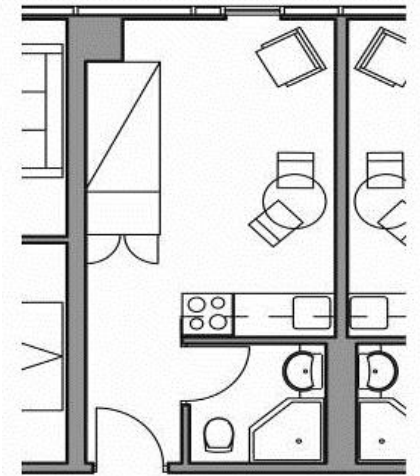
TYPICAL FLOOR (even)

Evangel Hall - Floor Finishes

15 November 2004

Evangel Hall Affordable SRO, Toronto

Source: Architects: regionalArchitects; 2006



Typical Unit
(225 square feet)



Evangel Hall Affordable SRO, Toronto

Source: Architects: regionalArchitects; 2006

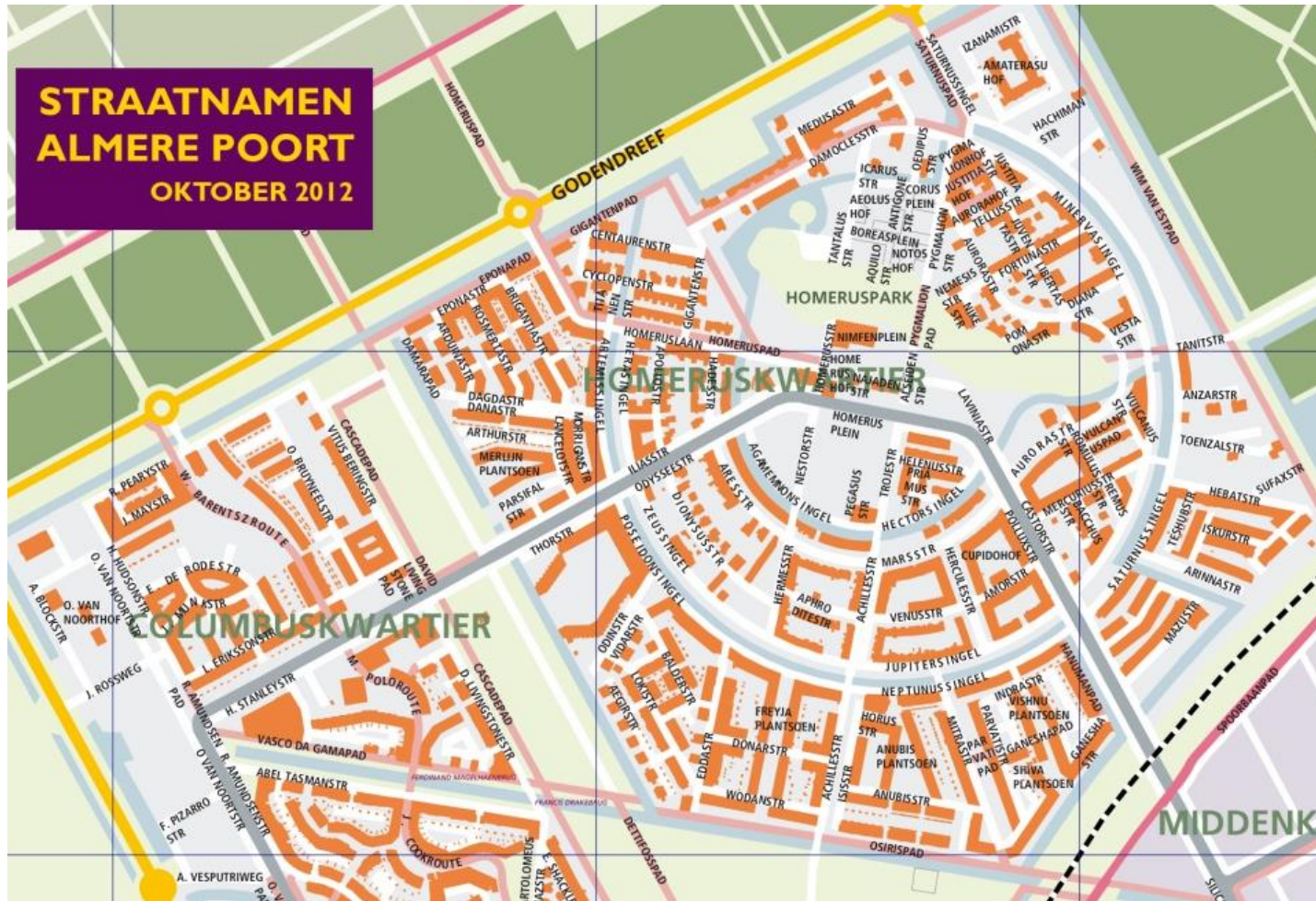
Emerging New Forms of Affordable Housing

Starter + Lower Density Housing

Sites+ Services

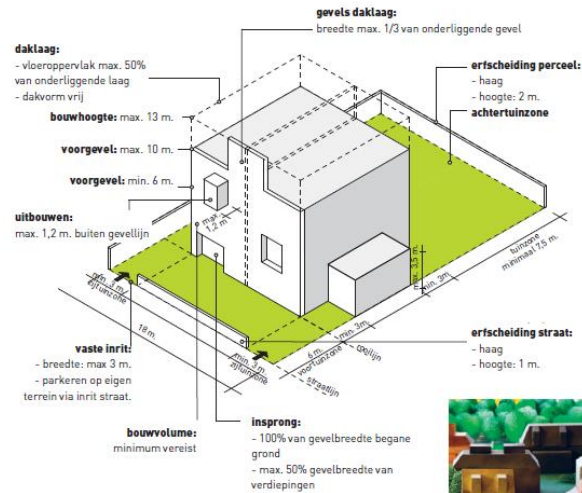
Incremental Housing

Infill Types



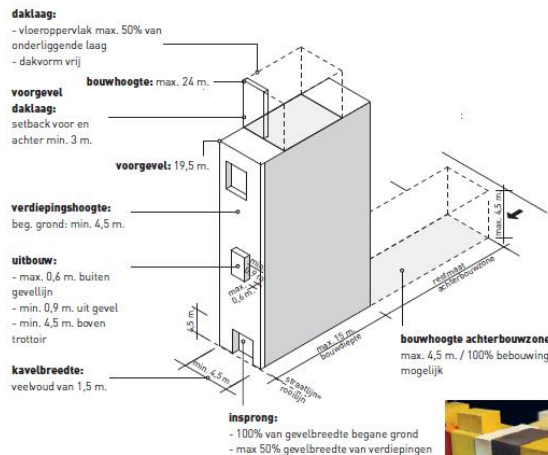
Sites +Services (Freebuild) Housing, Almere Poort, Holland Neighbourhood Plan

● Twee- onder- een- kap



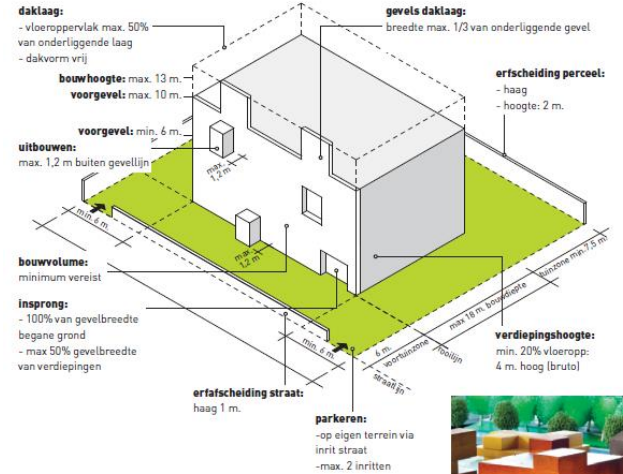
Zie de afzonderlijke kavelpaspoorten voor de exacte bouwregels.

● Flat



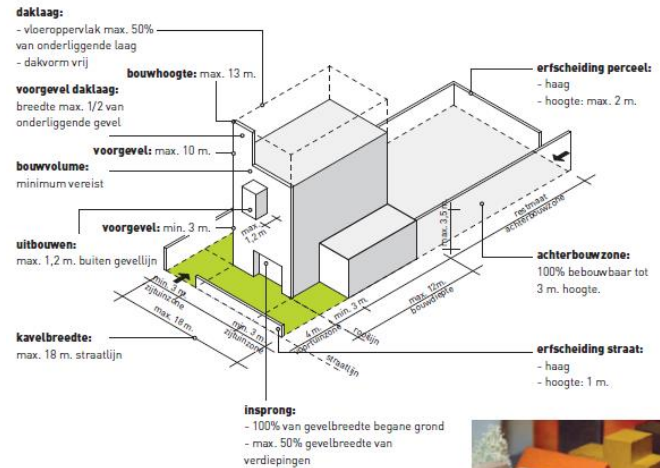
● Flat bestaat ook als hoekvariant.
Zie de afzonderlijke kavelpaspoorten voor de exacte bouwregels.

● Stadspaleis



Zie de afzonderlijke kavelpaspoorten voor de exacte bouwregels.

● Vrij huis



● Vrij huis bestaat ook als hoekvariant.
Zie de afzonderlijke kavelpaspoorten voor de exacte bouwregels.

Sites + Services (Freebuild) Housing, Almere Poort, Holland Typology + Regulations



Sites +Services (Freebuild) Housing, Almere Poort, Holland
Select Views (Source: John van Nostrand)



Longville 1-Bedroom Starter Housing, Jamaica, 2010 Typical Stages 1 (by GOJ) and 2 (by Owner)

Source: John van Nostrand



Longville 1-Bedroom Starter Housing, Jamaica, 2014

Typical Stages 1 (by GOJ) and 2 (by Owner)

Source: John van Nostrand



Longville 1-Bedroom Starter Housing, Jamaica, 2014
Typical Stages 3 (by Owner) and 4 (by Owner)
 Source: John van Nostrand



2-Bedroom Bungalow Starter Housing, Portmore, Jamaica, 2014

Typical Stages 1 (by Developer) and 2 (by Owner)

Source: John van Nostrand



Pro-Home Incremental Homes (Model), 2001

Source: pA Research Project funded by CMHC, Author: John van Nostrand

Pro-Home: Housing Types and Incomes Served

GENERAL DESCRIPTION						
Model	A	B	C	D	E	F
Square Feet	175	400	800	1200	1600	2000
ANNUAL INCOME REQUIRED						
Built for You						
Occupy entire house	\$ 14,437	25,002	37,585	47,094	56,604	66,113
With sublet apartment			12,703	27,094	36,604	46,113
Your Build 50%						
Occupy entire house	14,134	22,146	32,357	38,832	45,485	52,139
With sublet apartment			8,082	18,832	25,485	32,139
You Build 100%						
Occupy entire house	13,830	19,290	27,964	30,569	34,367	38,165
With sublet apartment			5,416	10,569	14,367	18,165
MONTHLY PAYMENT REQUIRED						
Built for You						
Occupy entire house	\$ 361	625	940	1,177	1,415	1,653
With sublet apartment			440	677	915	1,153
Your Build 50%						
Occupy entire house	353	554	809	971	1,137	1,303
With sublet apartment			309	471	637	803
You Build 100%						
Occupy entire house	346	482	699	764	859	954
With sublet apartment			199	264	359	454

Pro-Home Incremental Homes (AffordabilityTable), 2001

Source: pA Research Project funded by CMHC, Author: John van Nostrand



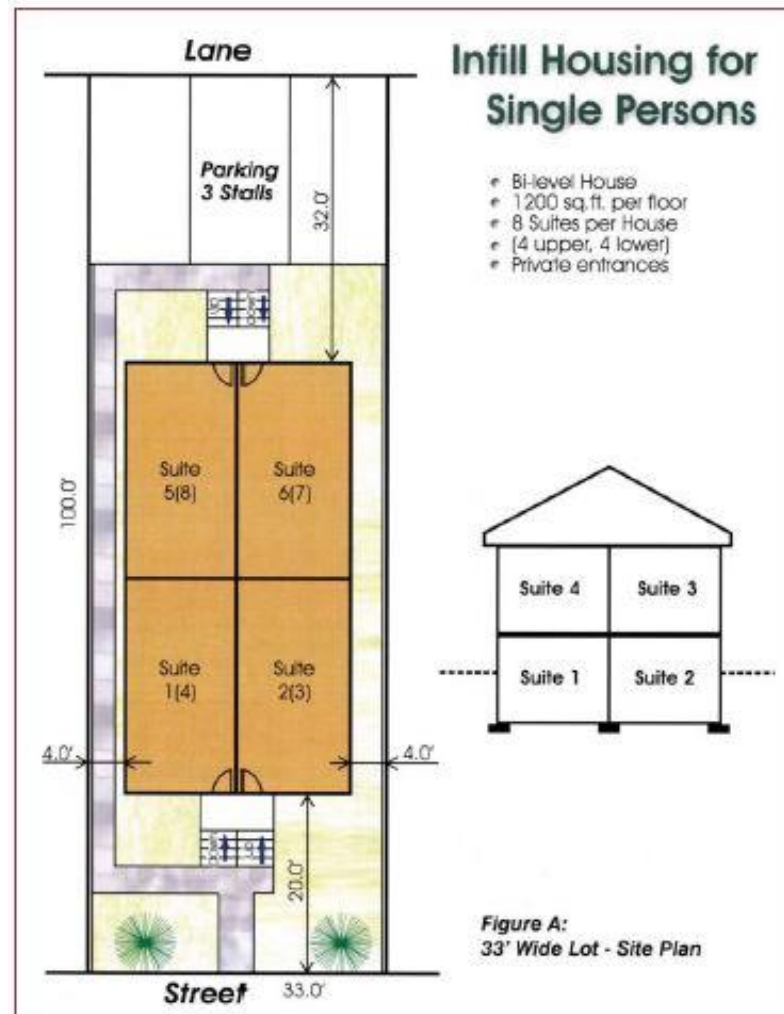
Pro-Home Incremental Homes (Prototype at Tent City), 2001

Source: John van Nostrand



Pro-Home Incremental Homes (Community), 2002

Source: pA Research Project funded by CMHC, Author: John van Nostrand



Typical Boarding House + Pocket Home (Original Concept), Winnipeg

Source: S.A.M. (Management) Inc. (Laurie Socha, GM)



Pocket Home (Street View), Winnipeg

Source: S.A.M. (Management) Inc. (Laurie Socha, GM)



Pocket Home (Interior View of Typical Unit), Winnipeg

Source: S.A.M. (Management) Inc. (Laurie Socha, GM)



LANEWAY HOME ON ORPHANAGE

Laneway House on Orpahange Mews, Toronto

Source: Solares Architects



Eaton's "Starter Home" in Earls court, Toronto 2002

Source: John van Nostrand

Emerging New Forms of Affordable Housing

Medium + Higher Density Housing

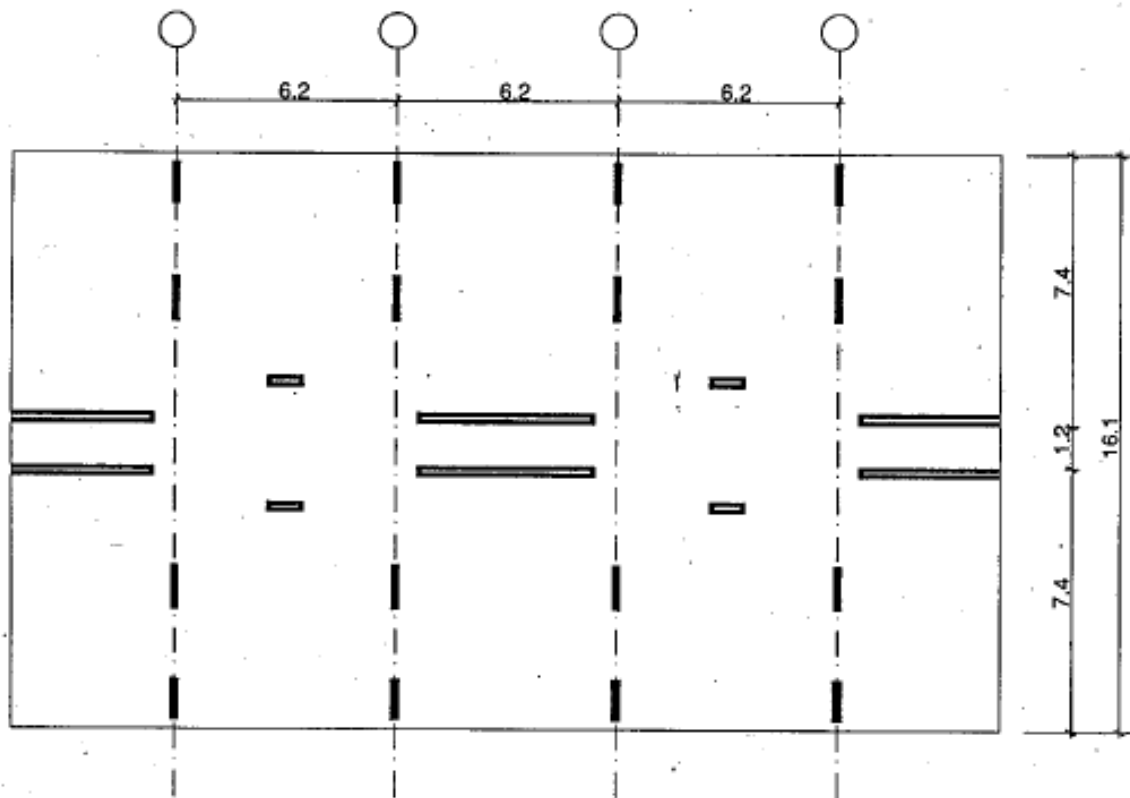
Flex Apartments

Mixed Ownership + Rental

Lock-Off Units

Convertible

6-Storey Stick



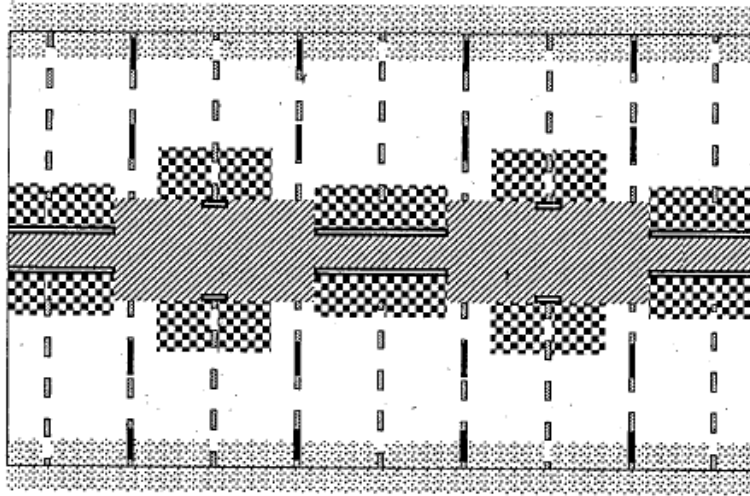
DESCRIPTION:

This drawing illustrates the proposed Building Frame for a typical, double-loaded, Shallow Floor Plate. The Building Frame is composed of a 16.1 metre-deep floor slab, structural shear walls, and servicing stacks which are configured to define a central public corridor. The shear walls are located in 6.2 metre wide bays in order to accommodate parking below and are proposed in the form of structural piers which allow for their use as either party walls or internal partitions. In turn, this shear wall design also allows for ongoing reconfiguration of the units (e.g. combining smaller units or reducing large units) over the life of the building. The service stacks are offset from the structural bays in order to provide maximum flexibility for bathroom and kitchen locations and layouts.





LEGEND

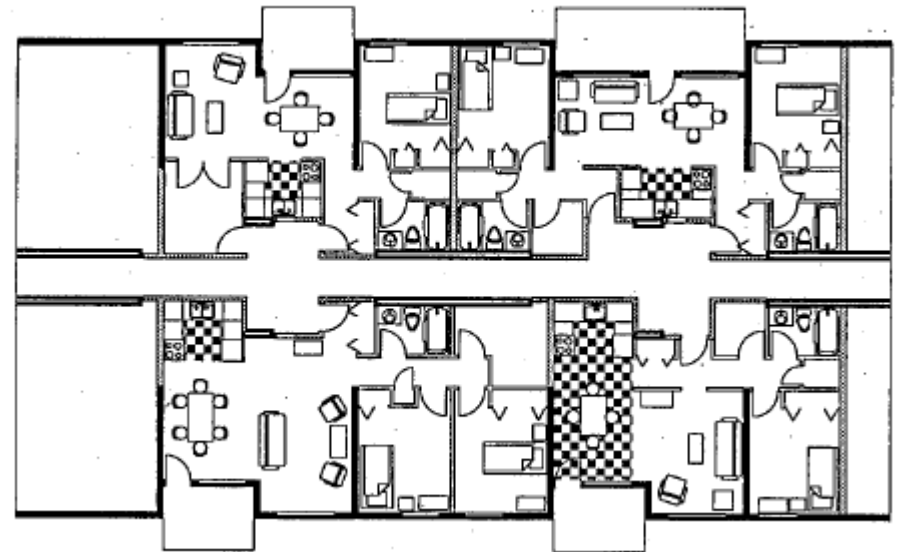
- Building Structure
- Plumbing Stack

Flex Apartments



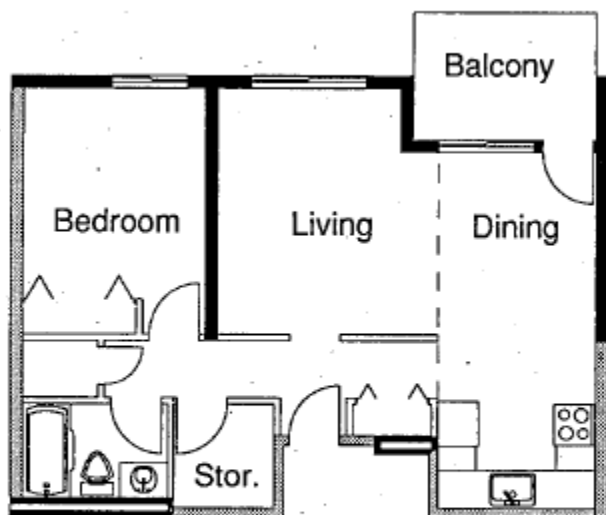
LEGEND

-  public circulation
-  washroom/kitchen
-  balconies
-  party walls



Occupied Floor

Flex Apartments



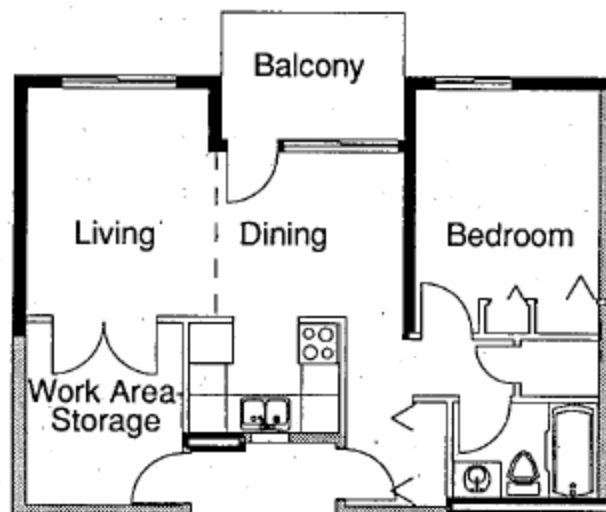
NET FLOOR AREA = 53.0m²

ROOM AREAS :

Living/Dining	= 22.2m ²
Kitchen	= 4.5m ²
Bedroom	= 10.0m ²
Bathroom	= 3.5m ²
Balcony	= 6.0m ²
Storage	= 6.2m ³

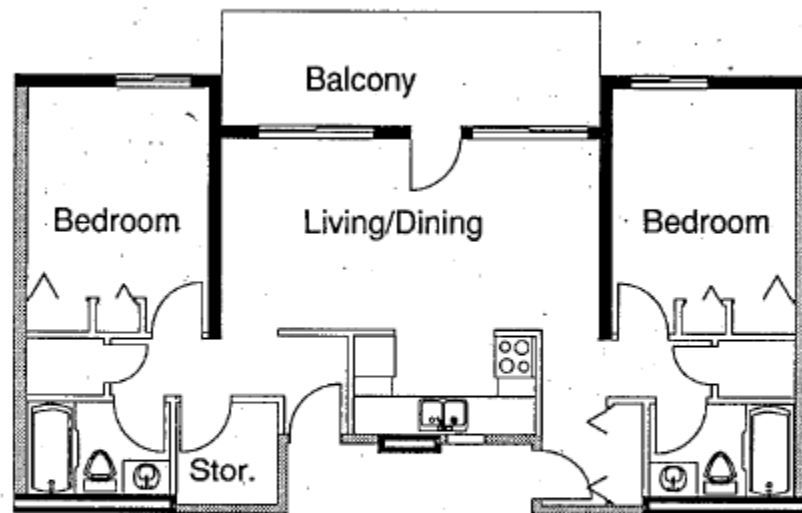
DESCRIPTION :

The proposed unit includes a single entry, a single balcony, a single bathroom and a kitchen which may either be left open or enclosed to form a large kitchen/dining room which can be clearly separated from the livingroom. This unit may also be adapted to create an accessible or mobility handicapped unit. This unit may be occupied by any single person.



A Retired Adult

Single Adult Using Home as Work Space



NET FLOOR AREA = 69.0m²

ROOM AREAS :

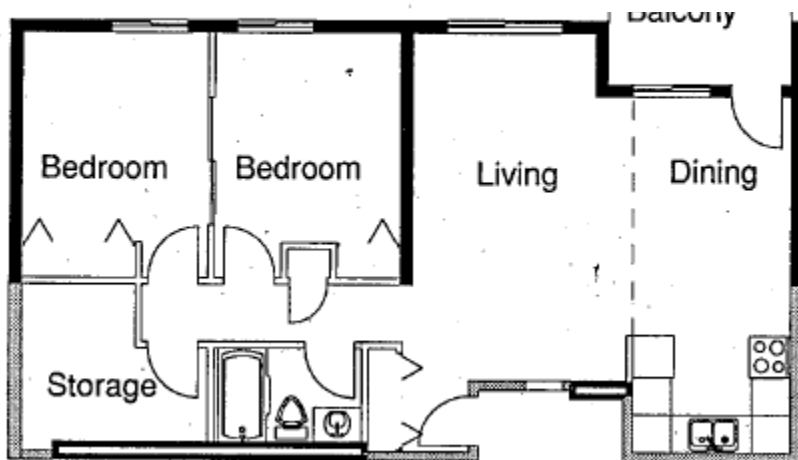
Living/ Dining	= 18.0m ²
Kitchen	= 4.5m ²
Bedrooms	= 10.0m ² /each
Bathrooms	= 3.5m ² /each
Balcony	= 12.0m ²
Storage	= 11.4m ³

DESCRIPTION :

This unit includes two entrances, a double balcony, two washrooms and an open kitchen in order to provide two separate self-contained sleeping areas which share a common living/dining room. With modifications, this unit can be split into two self-contained bachelor units (i.e. 36m² each) and, in its proposed form, may be occupied by any two related or unrelated persons

Two Unrelated Adults Sharing

Single At-Home Parent + Child

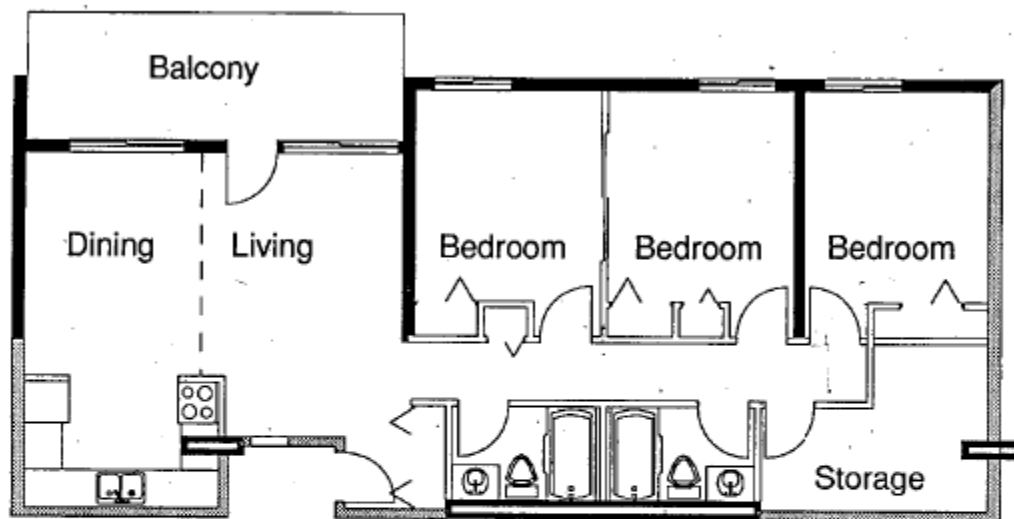




Lock-Off Units – 1-Bed + 1-Bed
UniverCity (Vancouver)



Lock-Off Units – 2-Bed +1-Bed



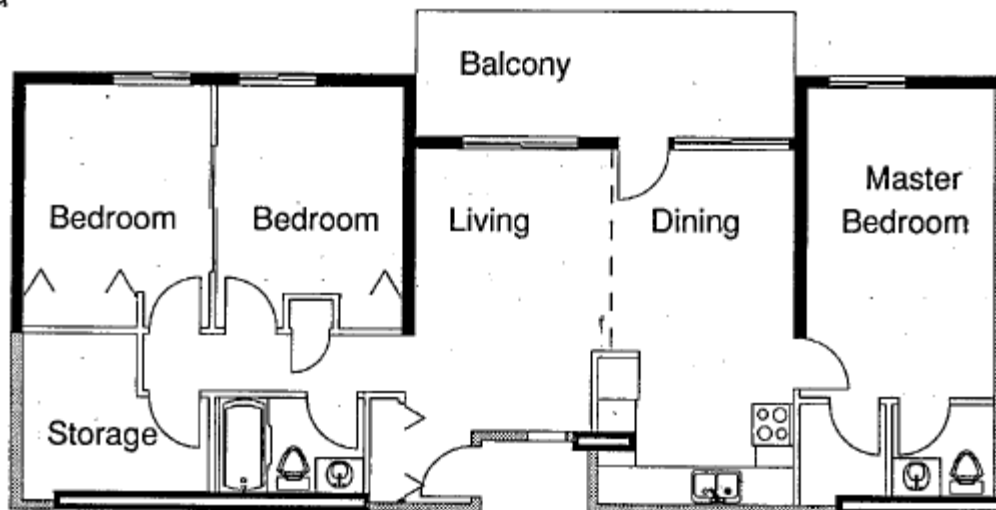
NET FLOOR AREA = 92.0m²

ROOM AREAS :

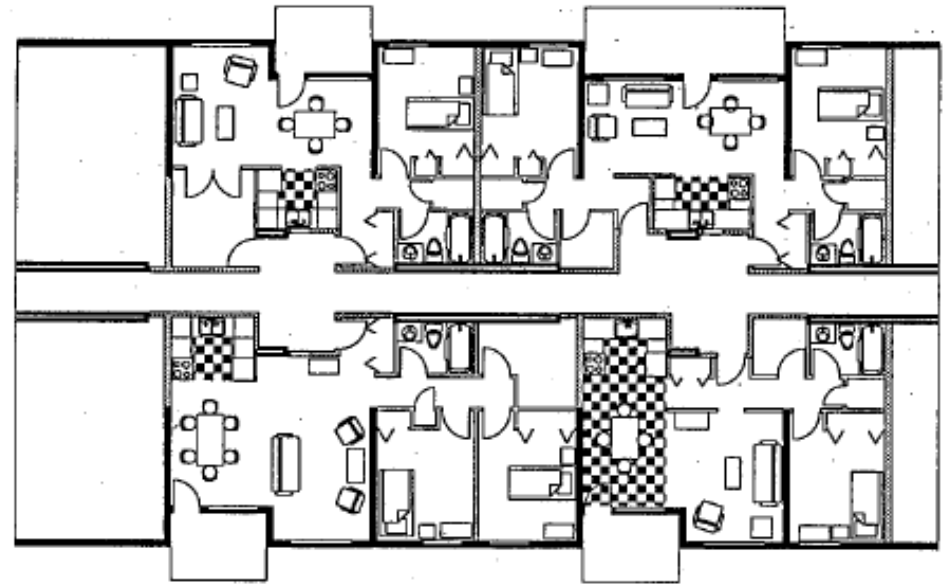
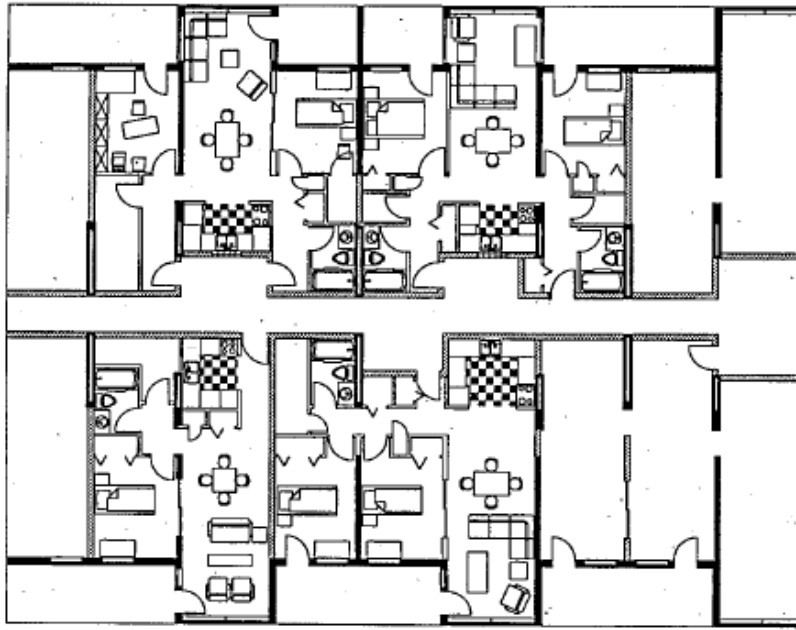
Living/Area	= 21.0m ²
Kitchen	= 6.2m ²
Bedrooms	= 10.0m ² /each
Bathrooms	= 3.5m ² /each
Balcony	= 12.0m ²
Storage	= 19.0m ³

DESCRIPTION :

This unit includes a single entrance, a double balcony, two bathrooms and a kitchen which may either be left open or enclosed to form a large kitchen/dining room which can be clearly separated from the livingroom. In this case, the bedrooms are grouped and may be separated by sliding doors which allow for their conversion to a single larger combined bedroom/playspace. The bedroom against the party wall may also be converted to an ensuite Master Bedroom and adjacent storage room has been located to provide flexibility for this to be accomplished. This unit may be occupied by other family household types, including two working adults and two children.

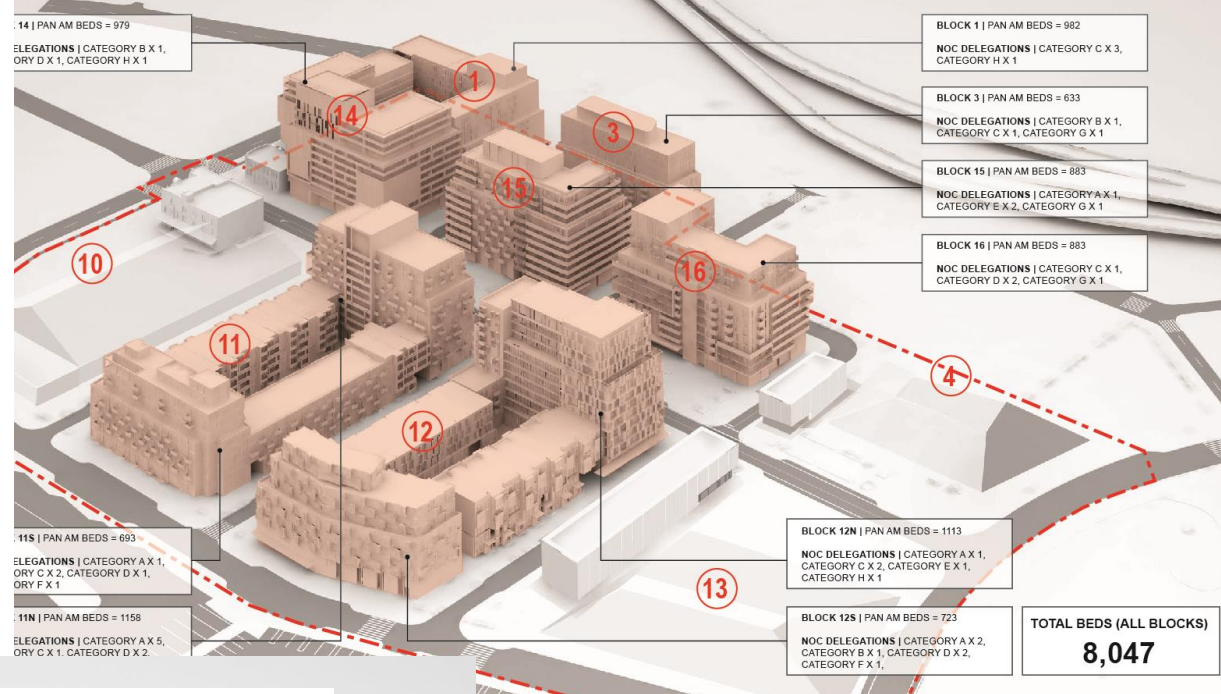


**Married Couple or Single Parent
+ Two Children**



Occupied Shallow (16 m.) Floor Plate

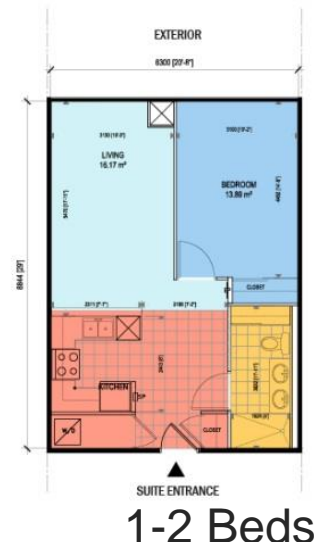
Pan-Am Village, Downtown Toronto



TYPICAL 2 BEDROOM ACCESSIBLE: GAMES / LEGACY



TYPICAL 1 BEDROOM ACCESSIBLE: GAMES / LEGACY





6-Storey Stick Construction

Emerging New Forms of Affordable Housing

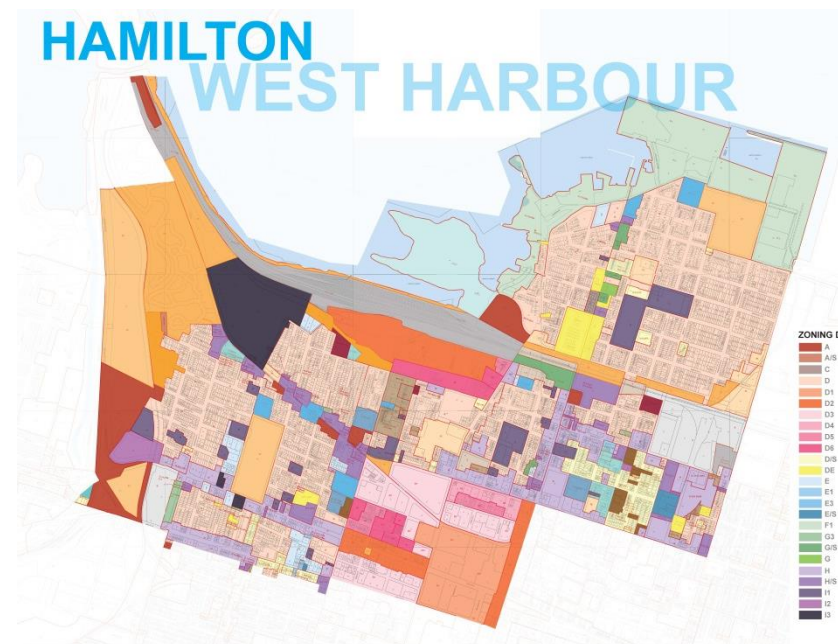
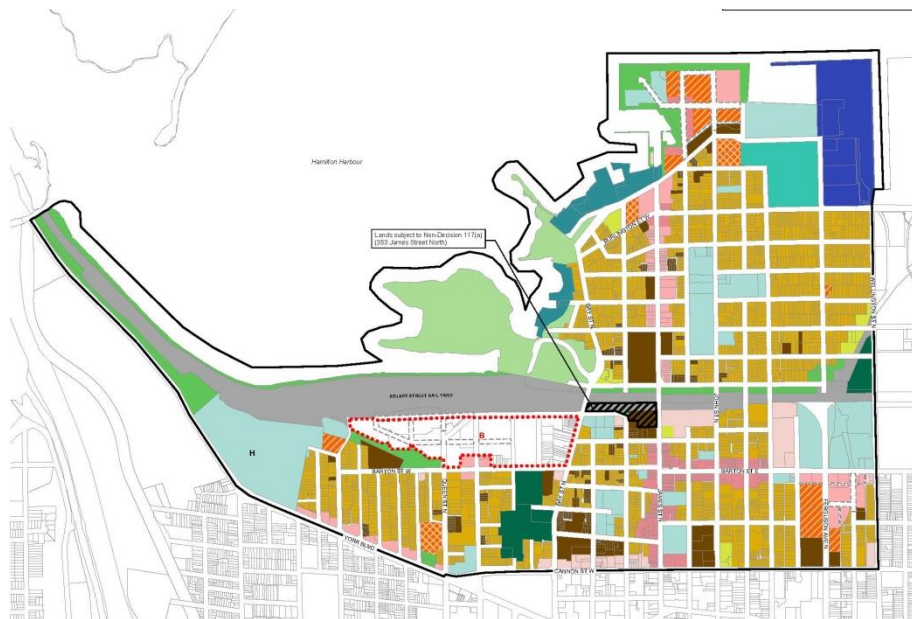
Zoning for Affordable Housing



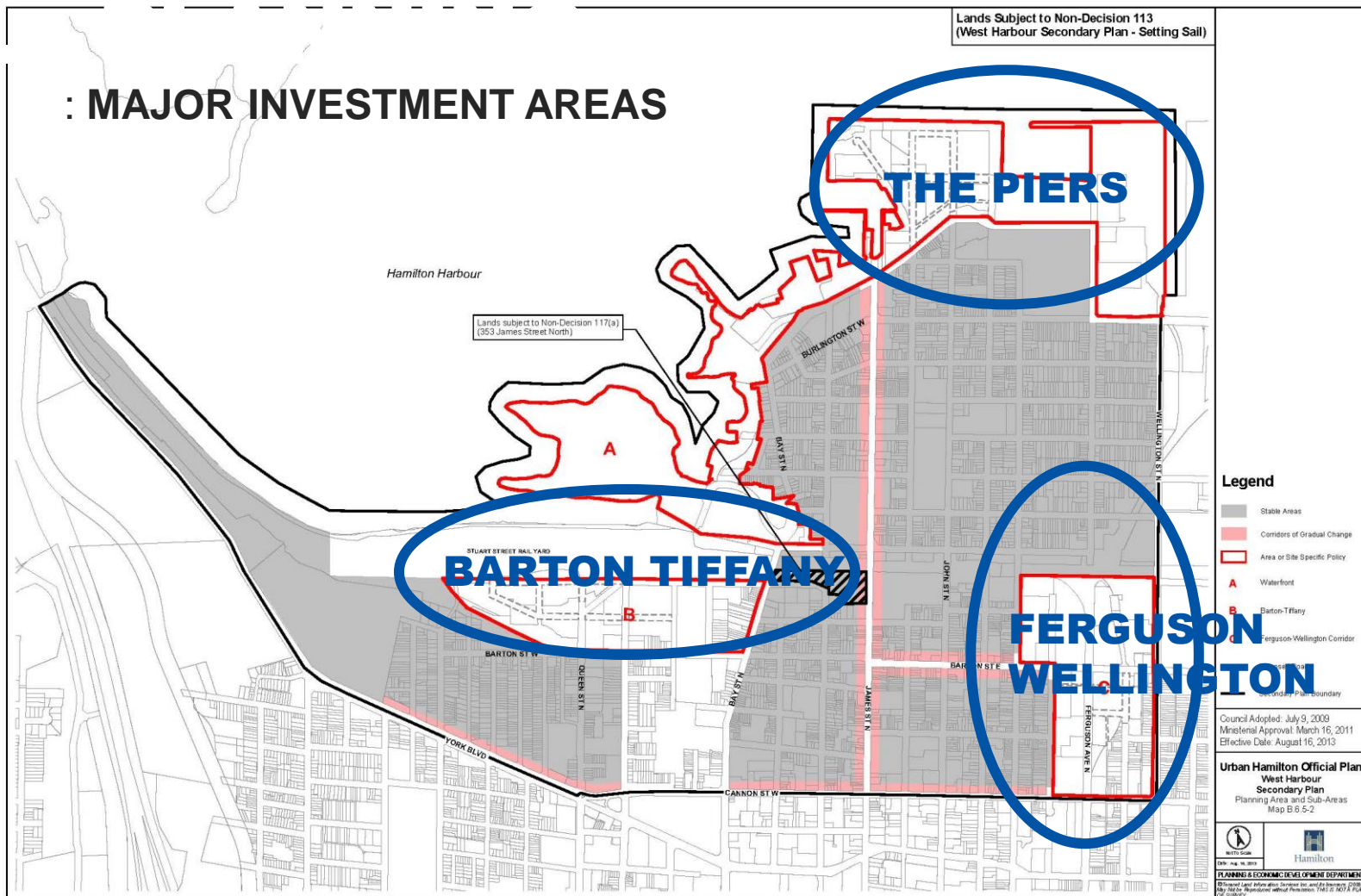
Mixed-Use: Salvation Army Scarborough Citadel + Non-Profit Homes
154 Apartments + Regional Church + Drop-In + Social Services



Mixed Use: YWCA Elm Centre, Downtown Toronto
300 Units + Day Care + HQ Offices + Restaurant + Auditorium

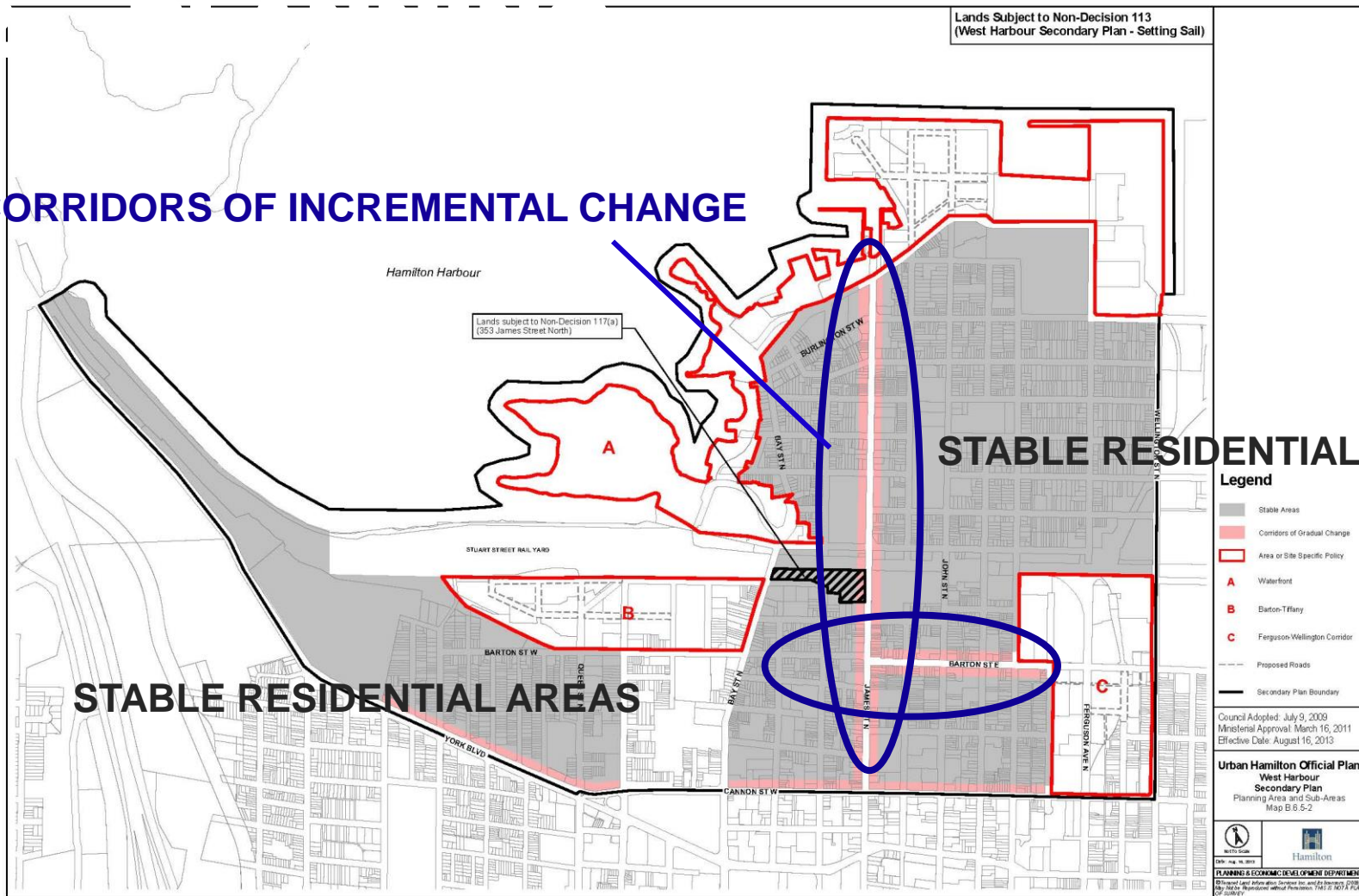


Hamilton West Harbour Investment Guide – Current Secondary Plan + Zoning Map



Hamilton West Harbour Investment Guide – Current Secondary Plan: Major Investment Areas

CORRIDORS OF INCREMENTAL CHANGE



Hamilton West Harbour Investment Guide –

Current Secondary Plan: Corridors of Incremental Change + Stable Residential Areas



Study Block

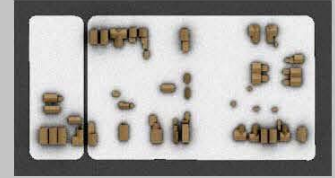
Hamilton West Harbour Investment Guide – 3D Model + Typical Stable Area Block

Zoning Analyses

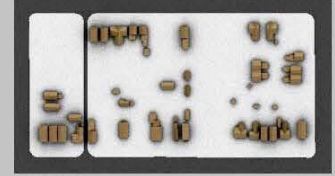
Fire Atlas Mapping



NEIGHBOURHOOD EVOLUTION



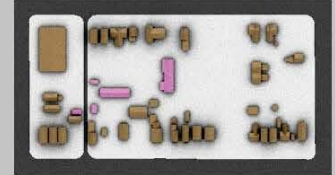
1889



1911



1947



1964



2015

Zoning Analyses

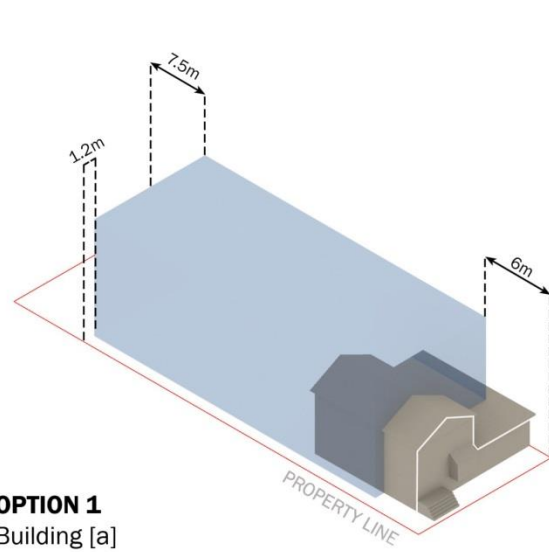
Zone D



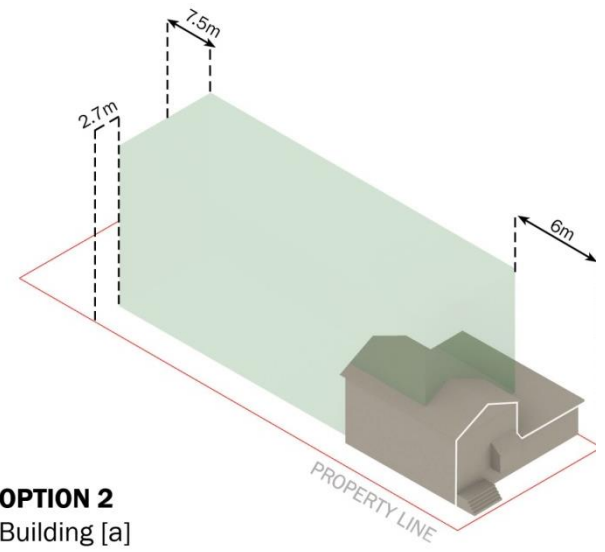
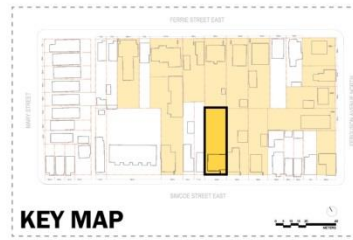
Study Block

Highlighting Properties within study block which have a lot width greater than 12.0m and property area of at least 360m²

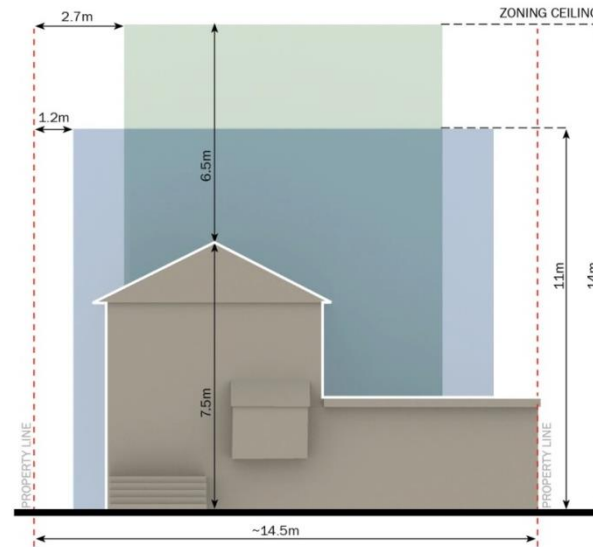
Hamilton West Harbour Investment Guide – Typical Stable Area Block Plan



OPTION 1
Building [a]

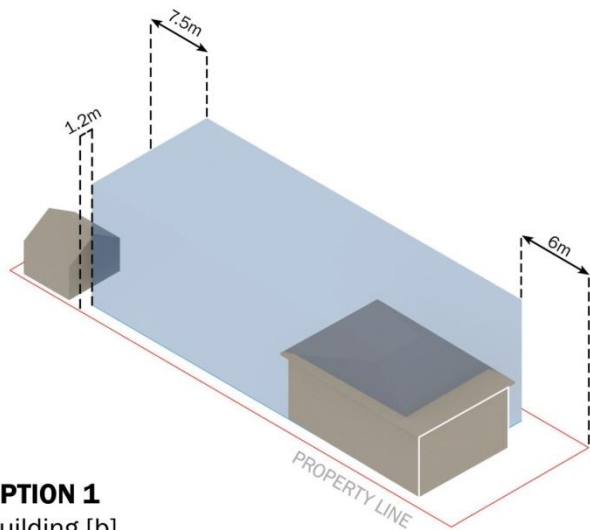


OPTION 2
Building [a]

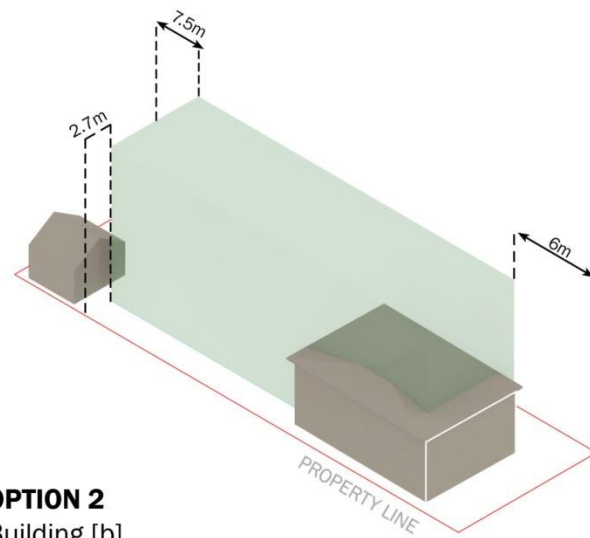
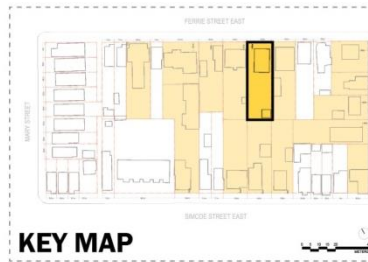


FRONT ELEVATION: OPTION 1 & 2

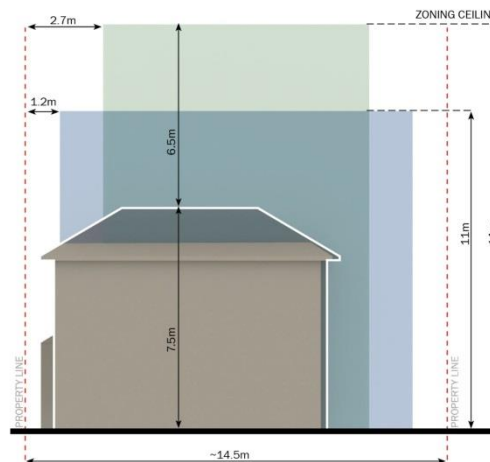
Hamilton West Harbour Investment Guide 3D Model + Typical Lot Study



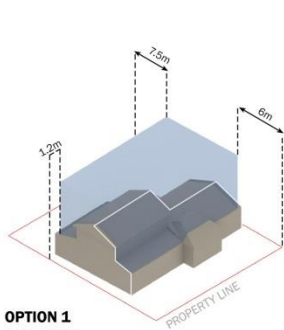
OPTION 1
Building [b]



OPTION 2
Building [b]

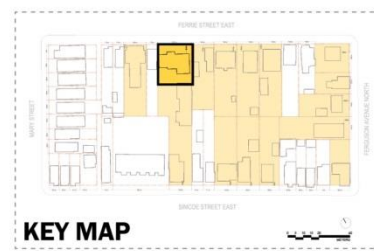
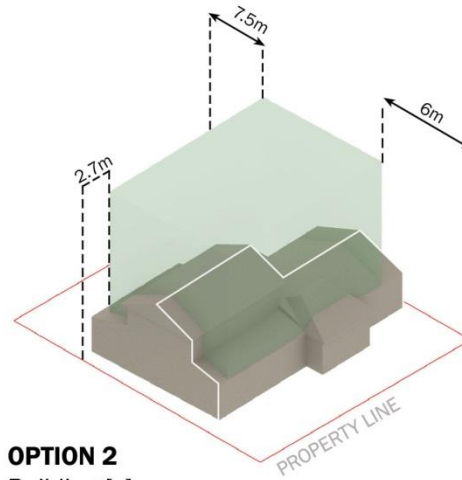


Hamilton West Harbour Investment Guide 3D Model + Typical Lot Study



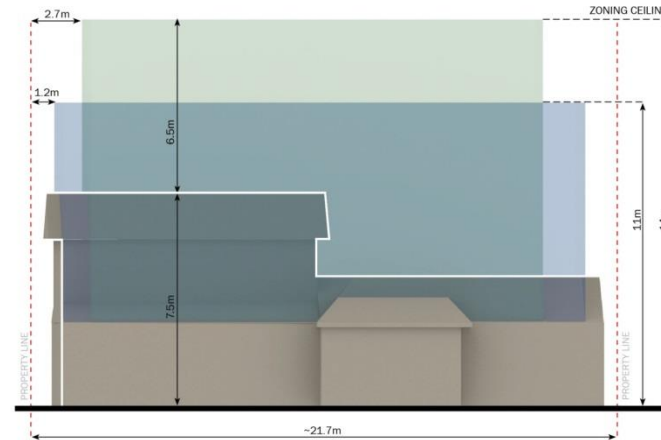
OPTION 1
Building [c]

- As-of-Right Home Alteration Option 1.**
 - where lot width is greater than 12.0m
 - property area is at least 360m²
 - side yard setbacks are 1.2
 - building height is not over 2.5 storeys, or 11m
 - * ground floor area can increase from 133m² to 413m², and 3.3m height can be added
- As-of-Right Home Alteration Option 2.**
 - where lot width is greater than 12.0m
 - property area is at least 360m²
 - side yard setbacks are 2.7
 - building height is not over 3 storeys, or 14m
 - * ground floor area can increase from 133m² to 333m², and 6.5m height can be added
- Properties within study block which have:**
 - a lot width greater than 12.0m
 - property area of at least 360m²



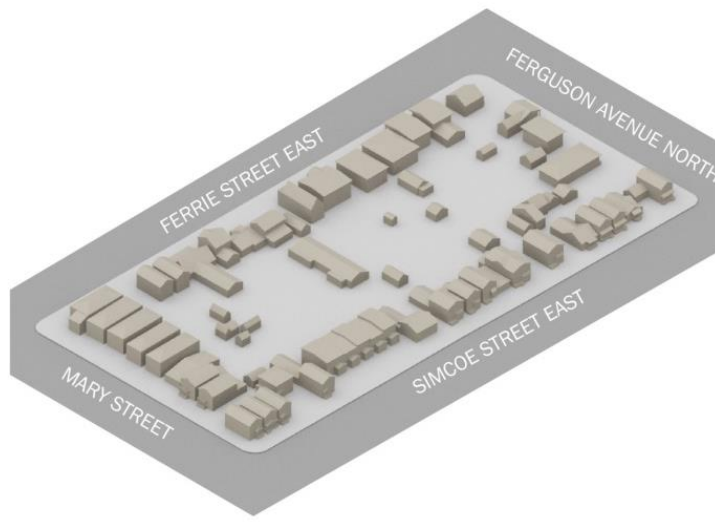
OPTION 2
Building [c]

- As-of-Right Home Alteration Option 1.**
 - where lot width is greater than 12.0m
 - property area is at least 360m²
 - side yard setbacks are 1.2
 - building height is not over 2.5 storeys, or 11m
 - * ground floor area can increase from 133m² to 413m², and 3.3m height can be added
- As-of-Right Home Alteration Option 2.**
 - where lot width is greater than 12.0m
 - property area is at least 360m²
 - side yard setbacks are 2.7
 - building height is not over 3 storeys, or 14m
 - * ground floor area can increase from 133m² to 333m², and 6.5m height can be added
- Properties within study block which have:**
 - a lot width greater than 12.0m
 - property area of at least 360m²

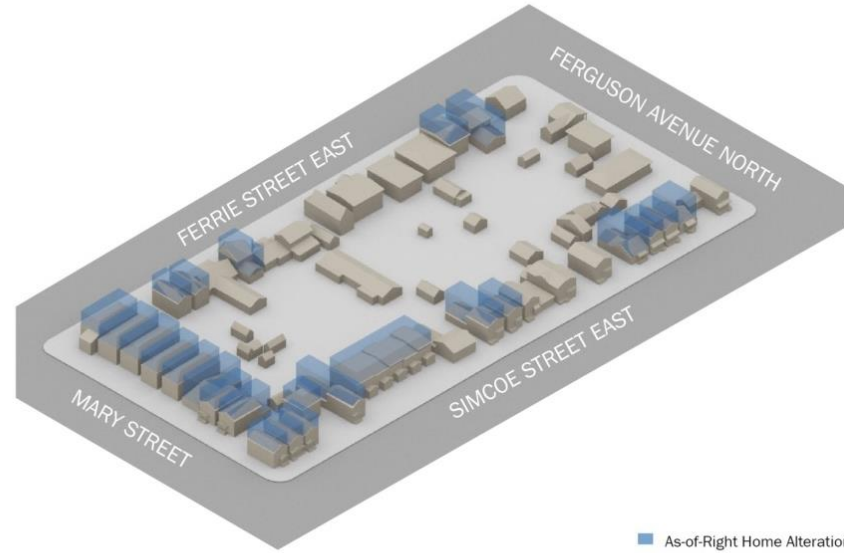


FRONT ELEVATION: OPTION 1 & 2

Hamilton West Harbour Investment Guide 3D Model + Typical Lot Study

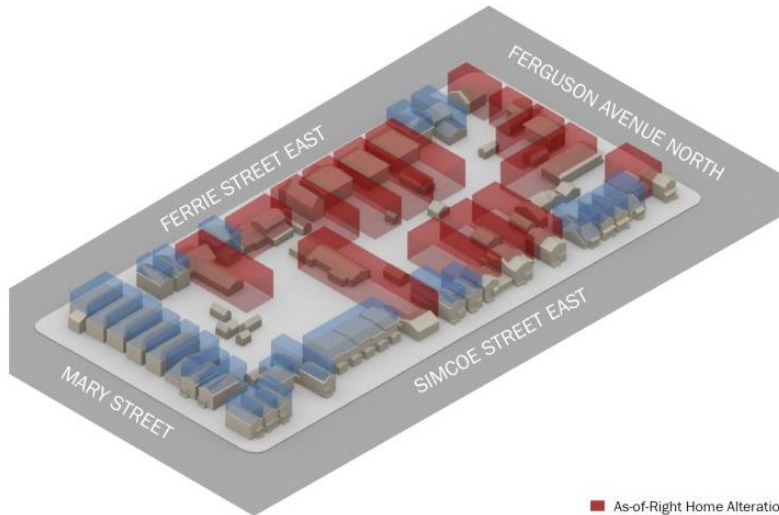


STUDY BLOCK
Existing



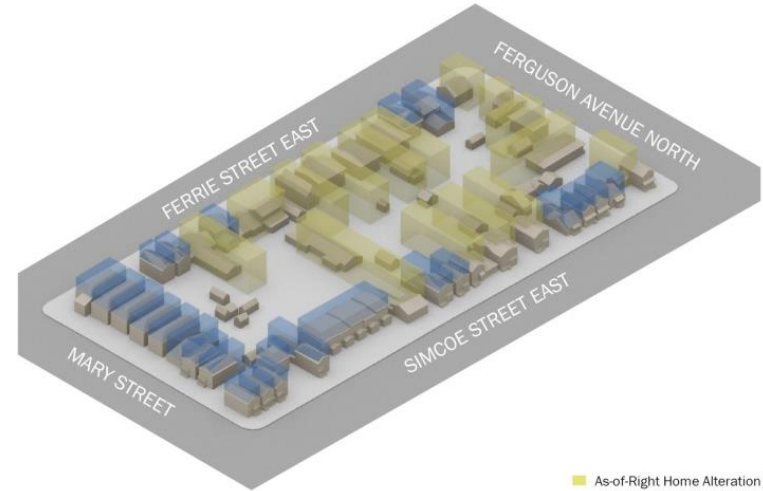
STUDY BLOCK
Non-conforming

- As-of-Right Home Alteration no. 1
 - displays the maximum height (storeys or 11m) for each dwelling remains the same
 - these property dimensions do



STUDY BLOCK
Option 1

- As-of-Right Home Alteration
 - where lot width is greater than 12m
 - property area is at least 360m²
 - side yard setbacks are 1.2m
 - building height is not over 3 storeys

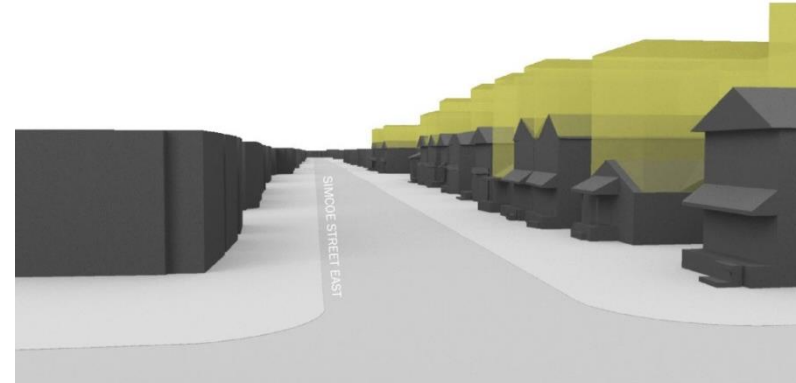
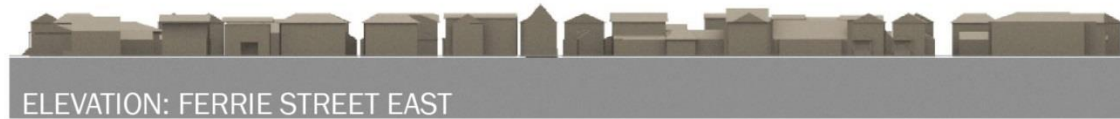


STUDY BLOCK
Option 2

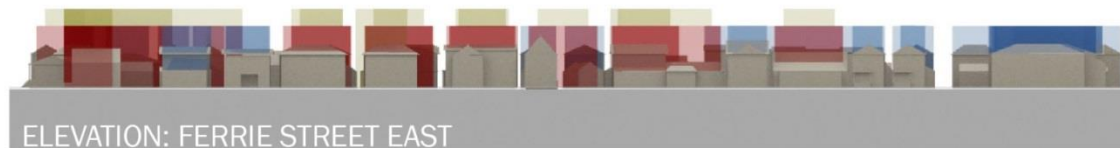
- As-of-Right Home Alteration Option 2
 - where lot width is greater than 12m
 - property area is at least 360m²
 - side yard setbacks are 2.7m
 - building height is not over 3 storeys



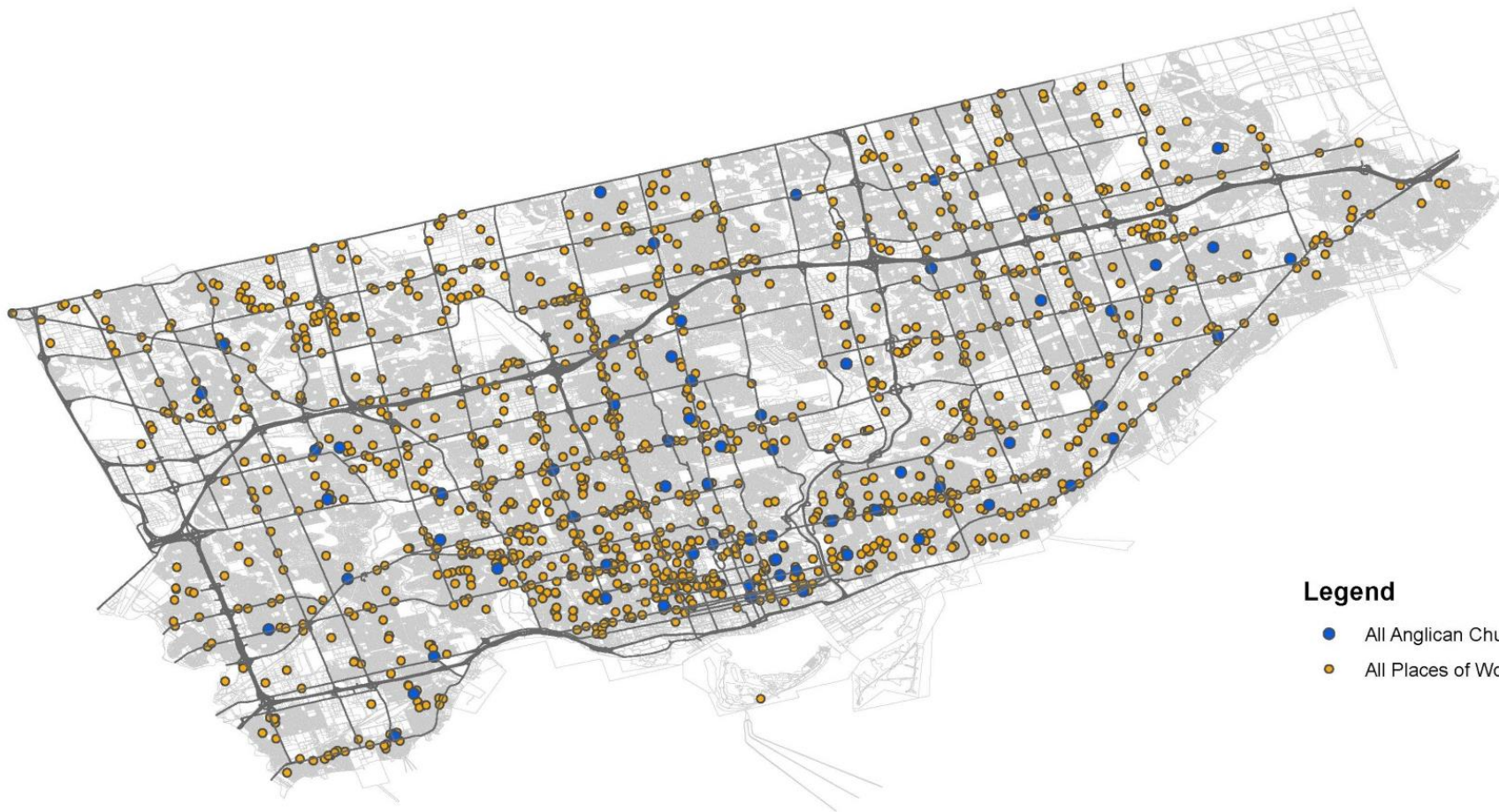
STUDY BLOCK
Existing



STUDY BLOCK
Potential Future Density, Option 1 & 2 Combined



Hamilton West Harbour Investment Guide
Typical Block Study



ANGLICAN CHURCHES IN THE CITY OF TORONTO

August 27, 2015

0 2,500 5,000 10,000 15,000 Meters

QUESTIONS + DISCUSSION