

# 25 CHANNEL NINE COURT

## Background Report for Grace Christian Reformed Church

OCTOBER 2023

### PREPARED BY

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Metropolitan  
University

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PLG 720: ADVANCED PLANNING STUDIO II

# Preface

## ACKNOWLEDGEMENTS

As current urban and regional planning students at Toronto Metropolitan University, we are extremely appreciative to be involved in such a heartfelt initiative. We would like to thank the Grace Christian Reformed Church for allowing us to learn more about their community to assist in re-imagining their space to conform to their priorities and needs. We would also like to thank Mark Richardson for his consistent dedication of providing additional information and insight that we needed to execute this report. Our work would not have been produced effectively without the guidance, support, and professional input of Blair Scorgie, our technical advisor for this academic project. Blair was able to connect us with other real world professionals, such as Barbara Myers, David MacMilan, and Nick Michael, that provided additional assistance and insight that contributed our understanding of the project at large. We would also like to thank those planning professionals for taking the time to meet with us and assist with our project. The combination of these resources provided our team with a high sense of direction to understand the current state of the site and its surroundings in order to later produce designs that conform to it.

It is also important to recognize that Toronto is in the 'Dish With One Spoon Territory'. The Dish With One Spoon is a treaty between the Anishinaabe, Mississaugas and Haudenosaunee that bound them to share the territory and protect the land. Subsequent Indigenous Nations and peoples, Europeans and all newcomers have been invited into this treaty in the spirit of peace, friendship and respect.

## PREPARED FOR:

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- HOUSINGNOWTO
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# Executive Summary

The aim of this report is to establish a detailed and thorough understanding of the current state of the studied property, 25 Channel 9 Court, and its surroundings using a planning lens. Our team plans to evaluate the established zoning, transit infrastructure, and amenities + services to determine what currently supports the Grace Christian Reformed Church, the Immanuel Day Care Centre, and its surrounding community. Demographics of the neighbourhood and relevant stakeholders surrounding these institutions will also be taken into important consideration to establish an understanding of what impacts and enhances the proposed affordable housing development located on 25 Channel Nine Court.

Our team acknowledges the importance of understanding relevant issues, opportunities, and challenges associated with the redevelopment of other places of worship within the City of Toronto, across Canada, and internationally. Therefore, this report also evaluates three sets of case studies that present a variety of ways places of worship have been transformed to accommodate housing within their respective communities.

Planning policies and regulations that apply to the property that occupies the Grace Christian Reformed Church, Immanuel Day Care Centre, and the surrounding area will also be evaluated. The purpose of this evaluation is to determine what is permitted on and surrounding the studied area and what needs to be considered for any type of future development that is proposed within the property.

Current housing and market conditions are analyzed to determine the demand for an affordable housing development located on 25 Channel Nine Court. We also consider and explore different financial aids to potentially assist with supporting an affordable housing development. We also highlight ways of obtaining a self sustaining financial model, focusing on renewable energy solutions.

All findings will be analyzed through a SWOT analysis conducted by our team to determine the Strengths, Weaknesses, Opportunities, and Threats (SWOT) to a proposed affordable housing development on the studied property. We conclude the report with the next steps our team plans to take in order to initiate an affordable housing development that reflects the values of the Grace Christian Reformed Church and is sustainable to the community it surrounds.



# 01 Introduction

This section intends to provide an overview of our clients affiliated with this project located at 25 Channel Nine Court. Client information will detail the history, goals, and priorities that our clients plan to implement within the studied site area.





# 1.1 HousingNowTO Background

The project is conducted as a partnership between the TMU SURP Studio Team and HousingNowTO, working on behalf of the church to foster its land's development for housing. HousingNowTO is a housing advocacy group utilizing its expertise in data, planning and architecture to provide pro-bono services in creating new affordable housing on city-owned lands. HousingNowTO is a key player in the creation of housing within city owned lands, providing its advocacy and expertise to organizations and the city in constructing the housing. The group came out of the Housing Now program under the mayoralty of John Tory, which had a mandate of creating housing on underused city owned sites, the program was then placed under CreateTO, the city's internal developer. HousingNowTO emerged as a response to the program's needs and deficiencies. The City of Toronto's "HousingTo 2030" action plan that has set housing targets for the years 2020-2030. These targets include; 40,000 total units of more affordable housing, 22,000 new units of work force housing, and 18,000 new units of supportive housing. HousingNowTO has critiqued the program for being too "timid" in its program, and not prioritizing the need for affordable housing construction that the program is meant to provide. (Adler, 2019). Using a combination of data, architectural and planning practices, HousingNowTO plans to maximize the opportunities for creating affordable housing projects throughout the City of Toronto.



Figure 1.1: Rendering of 15 Dennison Avenue Redevelopment (RE: PH23.9, 2023)

# 1.2 Grace Christian Reformed Church Background

The Grace Christian Reformed Church was founded in 1963 by Dutch reformed Christians who immigrated to Canada during World War II. (Grace Christian Reformed Church, n.d.). A school was opened in-situ in 1967 and named the Immanuel Christian School. The school catered to educating students from kindergarten to Grade 8. Due to suburban flight, in 1982 the school closed. However, the building was then redeveloped to house and operate a daycare centre for children aged between 18 months to 5 years old. The Church also implemented many programs to serve the community it surrounds, such as a "Coffee Break Bible Study for Women". Additionally, the Church offered English as a Second Language (ESL) courses once a week for newcomers to Canada to improve their English skills. (VanderVennen, n.d.). Congregations at the Church are multiculturally diverse, serving people from 19 different countries including England, Ghana, Egypt, Denmark, the Caribbean and so on. (VanderVennen, n.d.) Today, the Church strives to serve the community under the love of God (VanderVennen, n.d.).



Figure 1.2: Front of Grace Christian Reformed Church



# 1.3 Guiding Principles

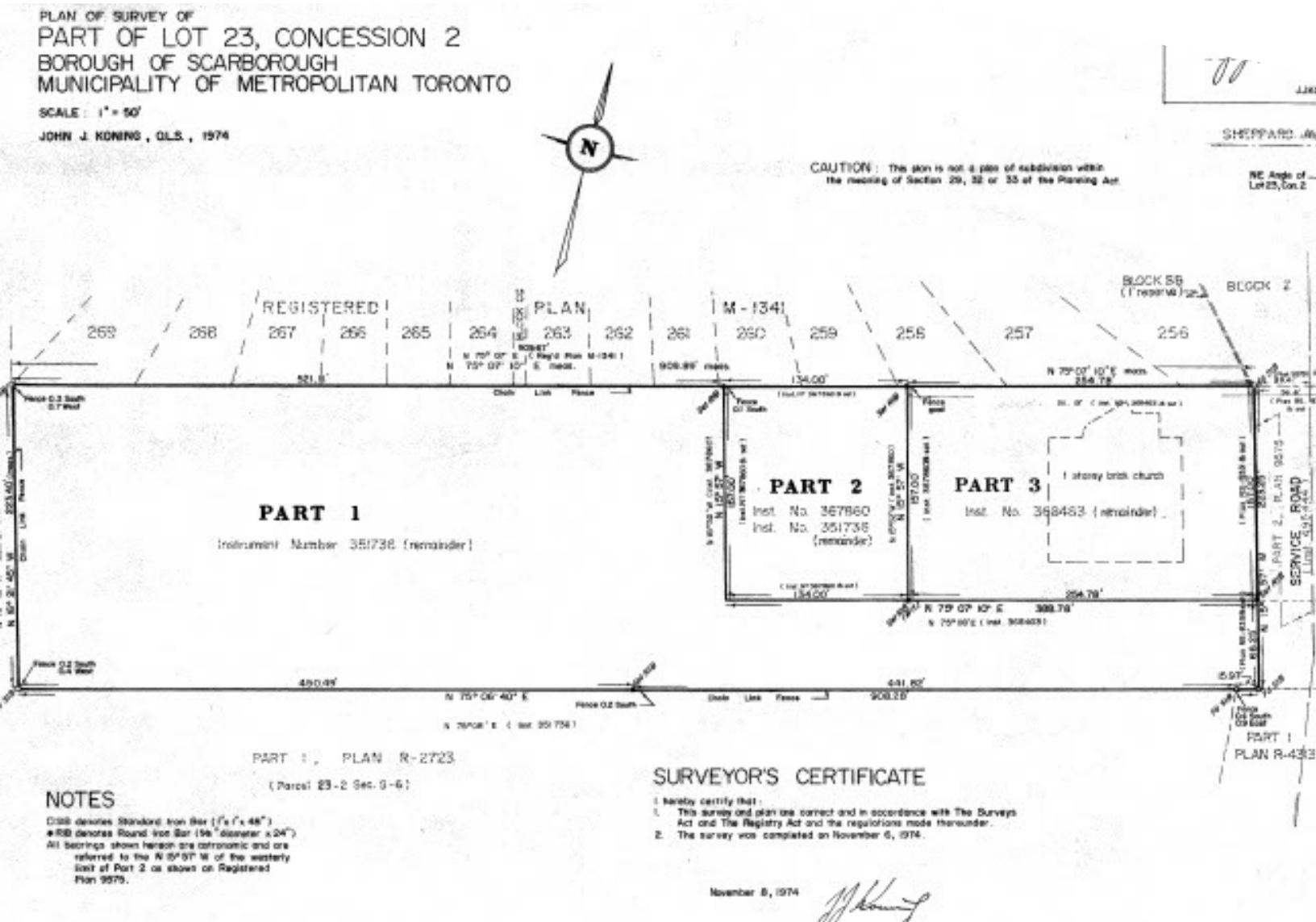


Figure 1.3: List of Priorities (Not in order)

Our team was advised by the Grace Christian Reformed Church to strongly consider the following guiding principles when planning for development on their property. The principles strongly recommend developing affordable housing units on site with special consideration of safety and security to the daycare. Creating a sense of community is a very valued element for development in close proximity to the church, as the church community would consider developing resources that can be shared throughout the community, including an urban garden and recreational space. Grace Christian Reformed Church also stresses the importance of developing a self sustaining financial model to generate an income to not only build the infrastructure, but also maintain it for years to come. Grace Christian Reformed Church has indicated that they are looking to have the proposed infrastructure last approximately 50-100 years. To do this, the church would consider alternative energies for operation, as it would also create minimal contribution to climate warming.

# 02 Site and Context

This chapter will provide an overview and analysis of the site and the surrounding region. The current state of the site will be evaluated to determine the benefits of proposing an affordable housing development on 25 Channel Nine Court. Variables such as proximity to transit, services, and amenities will be analyzed. The demographics surrounded the studied area will also be taken into consideration to determine what groups would benefit the most from an affordable housing development. Stakeholders within the community that surrounds the Grace Christian Reformed Church will be considered to determine further considerations that our team must make when proposing an affordable housing development on this site.





# 2.1 Scarborough Context

Grace Christian Reformed Church is located on the East end of the City of Toronto in Scarborough. It is estimated that Scarborough has a total population of 600,000 residents as of 2023 and is home to multiple public services and attractions for its residents and surrounding visitors. These include; the Scarborough Town Centre, the Scarborough Bluffs and the Toronto Zoo. Scarborough has emphasized the need for an increase in community and social development in recent years. In the more busy areas in Scarborough, for example along Kingston road and Eglinton Avenue East, multiple new developments are either underway or have been completed. These new developments range from high rise condominiums to single detached subdivisions. While these new developments are providing more housing supply to the community, there is a demand for an increase of public transportation infrastructure to satisfy the needs of residents within the area. Within close proximity to the church, there are a few existing transit lines that include GO transit, Subway and bus routes. However, one of the closest TTC transit lines to the studied area, Line 3, recently shut down indefinitely as of July 2023. It should be noted that there is a planned extension of TTC Line 2 and Line 4 to better serve the Scarborough area that are planned to open within the next few years. Taking a look at figure 2.3 It can be seen that just to the south is highway 401, a highly used highway in the Toronto and GTA area that runs east to west. Highway 401 also provides an access to highway 404, that runs North and South of the City of Toronto and GTA area. These highways are important to note when referencing the area of the Church to truly understand the surrounding context and how residents and visitors from a distance can access the community.



Figure 2.1: Scarborough Town Centre (Lamelza, 2018)



Figure 2.2: Scarborough Bluffs

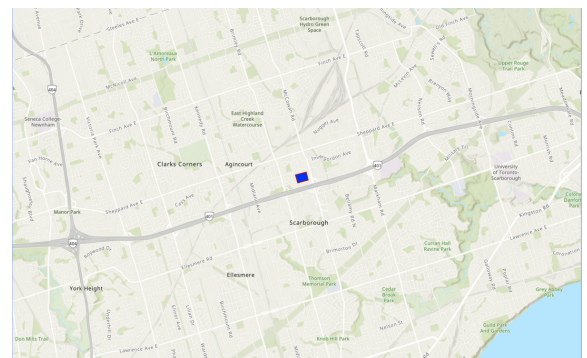


Figure 2.3: Context Map of Scarborough. (Church highlighted blue)

## 2.2 Site Specifics

The municipal address of the site is 25 Channel Nine Court, situated on the west side of McCowan Road, north of Highway 401. The site currently occupies a Church and a daycare centre for children from 18 months to 5 years old. The church has been active since 1963 and the daycare, which was once a school, opened in 1967. This site is considered to be a part of Ward 23 of the City of Toronto, also known as the 'Scarborough North' Ward.

The total area of the site is 20,540 square meters with a depth of 286.84 meters. Given the large area and depth of the site, there is a variety of opportunity to construct an affordable housing development on this site, as a majority of the space is underutilized. The Frontage along Channel Nine is approximately 66 meters, which should provide sufficient access to residents and community members within the area. The following satellite image of the site displays the context of size compared to neighbouring dwellings:



Figure 2.4: Close View of the property and surrounding area (Church boundary in red)

The surrounding area of the site is defined as the following:

**North:** Neighbourhood of single detached dwellings

**South:** CTV and TSN studios/Highway 401

**East:** McCowan Road and commercial plaza with shops and restaurants

**West:** Bell owned parking lot and neighbourhood of Single Detached homes

A notable feature of the current state of the site is the topography. Below provides a visual of the current topography of the site. It should be noted that the front of the site is relatively flat, however towards the middle of the there is a large hill that occupies a large portion of the site. The topography then flattens again towards the back of the site.

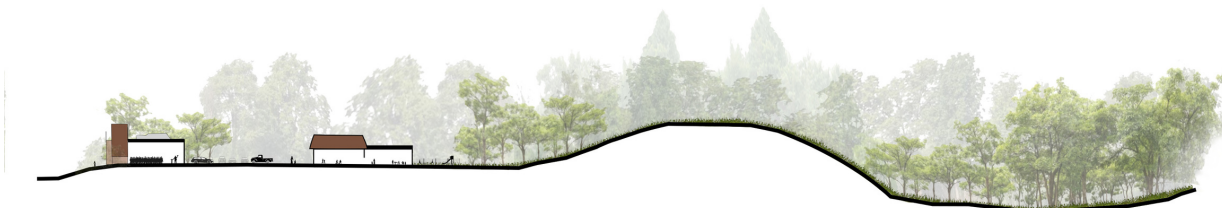


Figure 2.5: Topography of the site



## 2.3 Transit Context

### GO Transit

The nearest GO Station to the church is Agincourt GO Station, located 3.2 km away. This station is a part of the Stouffville line, linking Lincolnville to Union Station. Those commuting to or from Agincourt Station can opt for several bus routes or choose to walk or drive.

### TTC

Regarding the TTC, Scarborough Center is the closest point of access. Situated 1.7 km away, it serves as a bus terminal. An express bus connects this station to Kennedy Station, allowing passengers to navigate the broader city through the subway system. Like with the GO, travelers can reach Scarborough Center via various bus routes, on foot, or by car.

### Upcoming Infrastructure

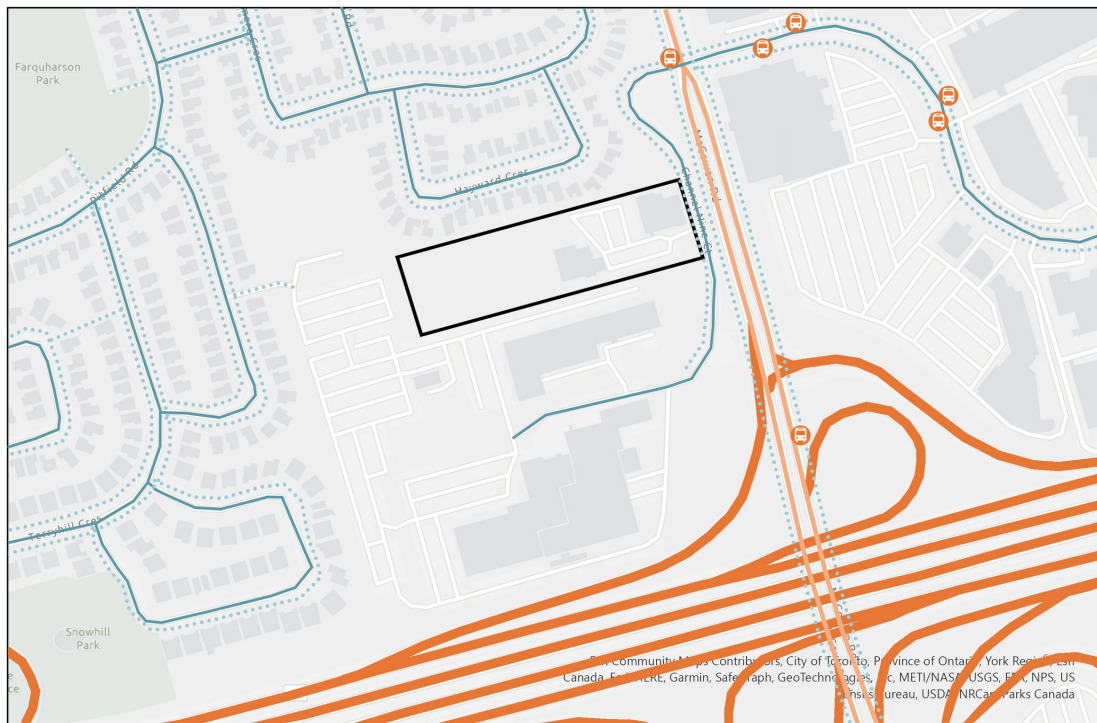
Plans indicate that the Scarborough Subway Extension will introduce a subway station at Sheppard Avenue East and McCowan Road. Positioned roughly 900 meters from the church, this will significantly enhance accessibility to the city. Notably, the planned Line 2 will extend up McCowan Road and interchange with Line 4 at McCowan and Sheppard. This critical development is just north of our site and will provide more convenient transportation options for church attendees and the surrounding community.

### Active Transportation

Currently, majority of roads in close proximity to 25 Channel Nine Court have complete sidewalk infrastructure, allowing pedestrians to safely travel from street to street. The vicinity of the church, given its proximity to the Highway 401 ramp, primarily caters to vehicle traffic, making it less pedestrian or bike-friendly. Moreover, first-time attendees may find it challenging to locate the entrance or parking lot of the church since it is set back from the main road. A small city-maintained pathway exists on the northwest side of the church property. However, this pathway leads to a grassy hill without a designated continuation or signage to guide visitors towards the church. Further infrastructure or signposting could improve this aspect for the benefit of pedestrians.

### Existing Infrastructure

The recently acquired property data survey and accompanying as-built drawings provide insights into the existing infrastructure around the church. We need to scrutinize these documents to identify the type and location of infrastructure, including utilities, water lines, and more. Additionally, any existing easements that might affect future developments or modifications around the church will be thoroughly considered and highlighted in future discussions.



**LEGEND**

- Site Boundary
- Major Roads
- 🚌 TTC Bus Stop
- Roads
- Highway 401
- ⋯ Sidewalks + Trails

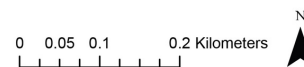


Figure 2.6: Transit Context Map

## 2.4 Amenities and Services

25 Channel Nine Court is fortunate to be in close proximity to a variety of open space and natural green space. A few of these spaces include Snowhill Park, C.D. Farquharson Park, Lee Centre Park, McDairmid Woods Park, and White Haven Park. Adjacency to green space and open space is essential for mental and cognitive development for community members. Therefore, developing an affordable housing development on the studied site would provide opportunity for new community members to have access to these beneficial spaces. Nearby community hubs include Progress Recreation Centre, the Scarboroughs Civic Hub, Commander Recreation Centre, and the Agincourt Recreation/Community Centre. These community service facilities are able to support community living by providing gathering areas, workshops, and more. Additionally, the Scarborough Town Centre is in close proximity to Channel Nine Court, located southeast of the studied location. This large retail mall is able to provide locals with access to grocery, clothing, and convenience stores. Lastly, a public library is located in close proximity to the site, providing a space for citizens to study and learn within their community.

# 2.5 Demographics

The following charts show key data for the surrounding area of the church that will provide a better understanding of who lives in the surrounding community. The demographics that were analyzed include: Population, Age, Household Type, Family Size, Total Couple Families and Common Law Couples, Ethnicity, Religion and Income. This data covers the Agincourt South-Malvern West areas and part of the Agincourt area. The relevancy for these demographics will assist in providing the target audience with the development.

## Population of Agincourt South-Malvern West

The data shows from 2011 to 2016 there was an increase in population from 21,997 to 23,757 which is an 8 percent increase. (Figure 2.8)

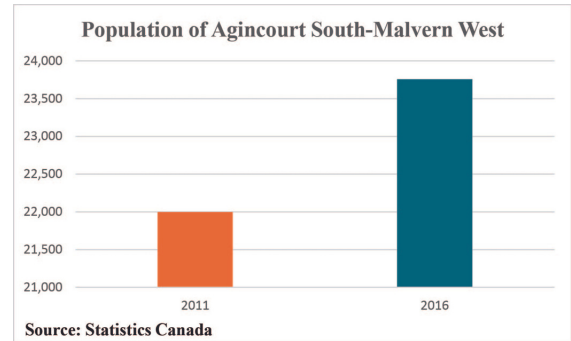


Figure 2.8: Population of Agincourt South-Malvern West

## Age Characteristics of Agincourt South-Malvern West

The data shows that the most populous age group is people 65 and older with just over 4,000. Following behind that is 0-14, which is about 3,000. The lowest age group is people aged 35-39 with only 1,340 people. (Figure 2.9)

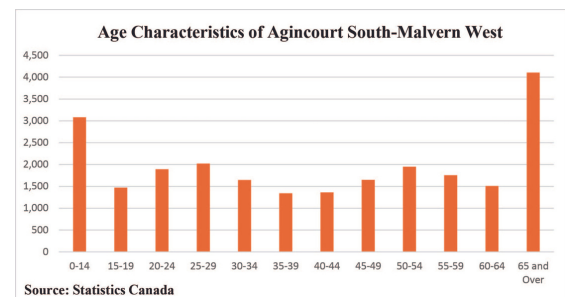


Figure 2.9: Age Characteristics of Agincourt South-Malvern West

## Housing in Agincourt South-Malvern West

The housing data in Agincourt South-Malvern West shows that apartments more than 5 storeys is the most popular housing type. Single-Detached housing is second with just under 3,000 and the lowest being semi-detached housing with only 341. (Figure 2.10)

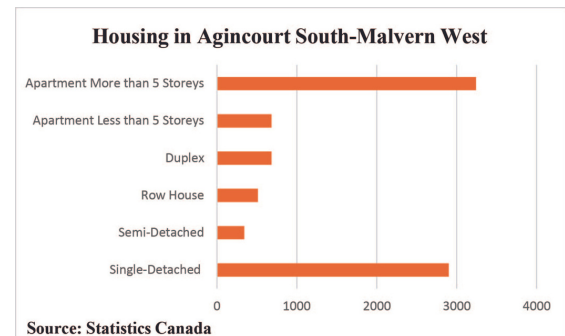


Figure 2.10: Housing in Agincourt South-Malvern West

## Households by Size in Agincourt South-Malvern West

Looking at households by size, from most common to least it is 2 persons, 3 persons, 1 person, 4 persons then 5 or more. (Figure 2.11)

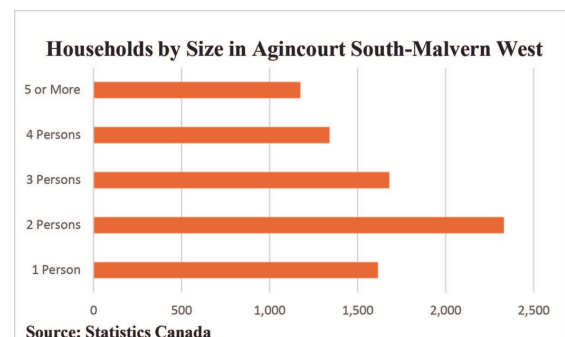
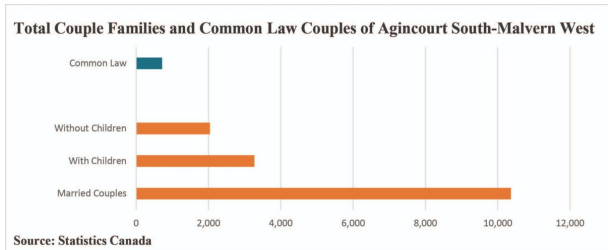


Figure 2.11: Household by Size in Agincourt South-Malvern West

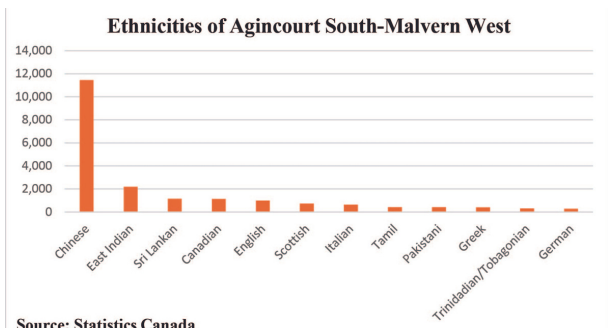




Source: Statistics Canada  
 Figure 2.12: Total Couple Families and Common Law Couples of Agincourt South-Malvern West

### Total Couple Families + Common Law Couples of Agincourt South Malvern West

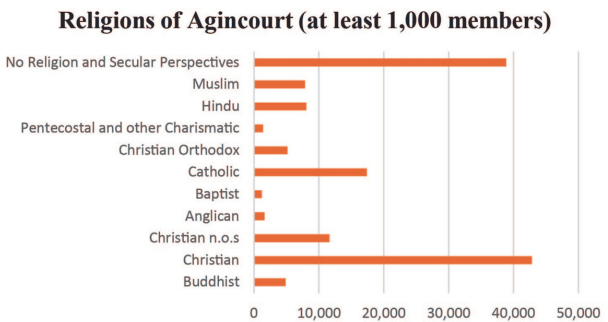
Looking at family couples there are vastly more married couples than common-law couples and married couples are with children more than married couples without children. (Figure 2.12)



Source: Statistics Canada  
 Figure 2.13: Ethnicities of Agincourt South-Malvern West

### Ethnicities of Agincourt South-Malvern West

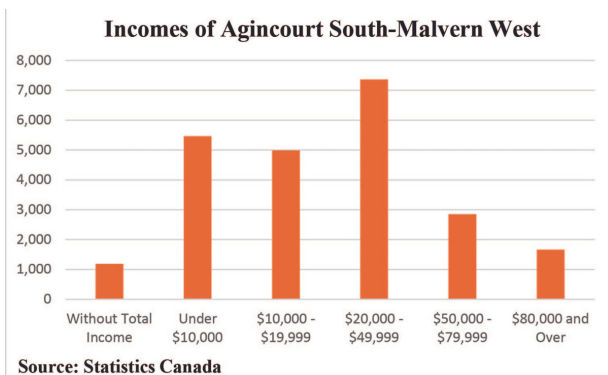
Looking at the most populous ethnicities of Agincourt South-Malvern West it shows that Chinese residents are the most common with just under 12,000. The next highest is East Indian at about 2,000, with the rest following behind. (Figure 2.13)



Source: Statistics Canada  
 Figure 2.14: Religions of Agincourt

### Religions of Agincourt

The religions of Agincourt show that the most popular is Christian with over 40,000, while the second most popular is no religion and secular perspectives with just under 40,000. The religion with the lowest number of people (with at least 1,000 people) is Baptist with 1,200 in Agincourt. N.O.S also stands for 'not otherwise specified'. (Figure 2.14)



Source: Statistics Canada  
 Figure 2.15: Incomes of Agincourt South-Malvern West

### Incomes of Agincourt South-Malvern West

The data shows that the majority of people in Agincourt South-Malvern West are making between \$20,000-\$49,999 which is greater than 7,000. About 5,500 are making under \$10,000 and about 5,000 are making between \$10,000 - \$19,999. The data also shows that about 1,500 people are making \$80,000 and over. (Figure 2.15)

## 2.6 Stakeholder Analysis

To produce an affordable housing development that is inclusive and considerate of all members of the community it surrounds, it is essential to consider the needs and impacts of stakeholders within the area. The current occupants of the property, the Grace Christian Reformed Church and the Immanuel Day Care Centre, have informed our team the priorities that they require for a development on site. These priorities are further identified in section 1.3 of this report. The priorities listed in section 1.3 of this report are identified not only to accommodate for those who work within the church and daycare organization, but also for community members who visit and use the church and daycare facilities frequently. Our team must also take into consideration the needs and impacts of community members and employment areas that surround 25 Channel Nine Court as well. North of the site contains an existing subdivision neighbourhood that may be concerned with any development activity occurring in close proximity to it. These concerns may relate to noise, shadowing, smell, and more. South of the site is an active CTV Media Studio, who may also raise similar concerns regarding development occurring in close proximity to their property. It is important to take into account these stakeholders at large, as they are valued members of the community that are entitled to their own opinion regarding any proposed development for 25 Channel Nine Court.



*Figure 2.16: Discussion between HousingNowTO (Mark Richardson, Student (Jamie Vopni Amer) and Church Stakeholder along with other students and stakeholders in the background discussing.*



# 03 Precedents

Before analyzing any potential redevelopment on the lands at Grace Reformed Catholic Church, it is important to understand relevant issues, opportunities and challenges associated with the redevelopment of other places of worship within the City of Toronto, across Canada, and internationally. The following are a set of three case studies which will be used to analyze precedents of development taking place within the lands of places of worship, understanding the land use aspects, design languages and partnerships to establish housing within their respective communities. The first case is of a Catholic Church in Long Island, NY, where the construction of affordable housing for seniors is along a smaller parcel of land. The second case study takes place in a similar site to the Scarborough Site in Nepean, Ontario, where a development partnership for faith centres is master planning the site. The final case study is of a United Church in Toronto, Ontario, where a development partnership takes place to build an affordable housing complex.





# 3.1 106 Broadview, Long Island, New York

The first example to be mentioned comes from a property located at 106 Broadview in Long Island, New York. In this example, a developer has plans to build a \$44 million affordable housing project on a church parcel that will focus on bringing housing to seniors in the area. This example is great to compare to our project as both have an underlying principle looking to be addressed, affordable senior housing. When meeting with the directors at Grace



Figure 3.1: Rendering of the Building (Winzelberg, 2023)

Reformed Church, they had heavy emphasis using the site to cater to seniors in need of affordable housing. With that being said, this case study will be great to analyze at this part of the project.

The proposal on this case study site includes the developer (D&F Development Group) looking to purchase a little over two-thirds of the parcel where the Refuge Apostolic Church of Christ currently resides. The plan the developers have in mind with the amount of the parcel they intend to purchase is to construct an 80-unit apartment building for lower-income renters over 55. This current plan includes the existing church building to remain and continue to operate, hence only two-thirds of the property being sold (Winzelberg, 2023). This aspect from the case study site is important to remember for our particular project in the sense that our site has a daycare facility that the owners of the site intend to keep running as is even with the new development taking place. Is it interesting to note that both the case study example and our project's example have intentions to maintain the site's current use, while bringing in affordable housing opportunities to members of the community who need it most. These examples showcase the use of equitable planning and the need to satisfy everyone in the community rather than one group of people. It would be a different story if the developers set in Long Island intended to purchase the whole property and develop a high rise condominium that will only raise housing prices and not help anybody but themselves in the long run.

Furthermore, another aspect to consider from this case study is the idea that the developers who are taking on this project intend to have this development be a five-story building that will be built on .69 acres (0.27 hectares) of land. To put it into perspective, our site has 0.19 hectares of land that is at our disposal. With that being said, because we have to keep in mind the daycare centre is intended to remain as part of the redevelopment, the density we are permitted will not be as high as this case study example. In terms of layout and overall density, it is believed that more of a lower rise, medium density development would satisfy the wants and needs of the community, while maintaining the direct focus of the redevelopment which is to prioritize affordable housing.

## 3.2 7 Rossland Ave, Nepean, Ontario

Further on, studying a similar project within Ontario can give a greater perspective on how more similar planning and economic contexts can create the conditions to plan, design, and build affordable housing projects on church and worship sites. In Ottawa, the St. Julian Multi-Faith Hub is a collaboration between St. Julian of Norwich Church, affordable housing organisations and developers in Ottawa such as Cahdco and Multifaith Housing Initiative to construct a combination of affordable housing, social services and a new site for the church. The site is made up of two acres alongside a major arterial road in West Ottawa, a largely suburban site context, similar to the one experienced by Grace Reformed Church. The project expects to develop 75 units of affordable housing primarily targeted towards families.

The collaboration between the Church and the Multifaith Housing Initiative (MHI) provides an important parallel and set of lessons for the development of housing within Scarborough. Both the development model and financial model are useful in understanding what options the Grace Reformed Church could obtain. MHI was created as a method for various faith hubs to develop their land into affordable housing sites. Since its inception in 2002, MHI has developed 179 rental units across five sites in Ottawa through the lands of various places of worship of all faiths. The MHI collaboration with Julian of Norwich has the goal of improving the land use of the church in the name of “social good and quality of life” (MHI, 2023), aligning with the principles and values that the Grace Reformed Church has mandated us to take on. A lesson to be learned from the MHI initiative is to prioritise the community and social good in how the development will be financed and supported, including having an influence on the financial decisions undertaken.

The design of the St. Julian Multifaitth Hub utilises the built form and the church land to provide community good and public space through programmed public space and buildings designed for public use. The planning and design work had been done as a collaborative effort with SvN and Christopher Simmonds Architects, with the overall vision of utilising the land to create a combination of public space, social services and improve the church’s impact on the community. By spreading buildings along the perimeter of the site, a central courtyard can be created and programmed for public and community use, including community paths, gardens, and recreational space. From the perspective of the Scarborough site, the boundaries and styles of the subject site lends itself to potentially developing a similar built form.

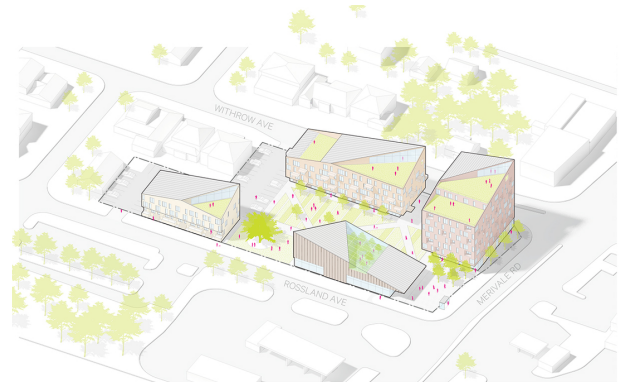


Figure 3.2: Rendering of the development (SvN, n.d.)



However, the site's constraints can limit how the built form could be constructed, as site access is relatively limited for vehicles and pedestrians, and so the question for the design of the building will be how to integrate the community in a relatively isolated and hard to access situation?

## 3.3 171 Dunn Ave, Toronto, Ontario

The final case study is the Parkdale United Church and Green Phoenix Apartment project located at 171 Dunn Avenue in Toronto. The mission of “Green Phoenix” collaboration with the Parkdale United Church was founded in 1973 where economic rising costs pushed a congregation of a charitable non-profit organisation called the Parkdale United Church Foundation (PUCF) away. The organization built a 137-unit apartment building called Phoenix Place Apartments; an affordable housing project for immigrants, low-income families or individuals occupied in shelters or substandard housing. Phoenix Place has added additional units over time while modelling the notion of affordability by reducing utility costs to both new and existing infrastructure. The foundation frames the built form within a lens of “green construction” which includes; sustainable materials, a geothermal, solar heating/cooling plant, reduced health-endangering toxins, storm water run-off etc. Furthermore, the design obtains a Green Globe Gold certification “a rating system for green construction that originated in Britain and which is gaining acceptance in North America” (Parkdale United Church Foundation). The Parkdale-Liberty Economic Development Corporation took part in providing resources to the incentive of providing green affordable housing in Parkdale.



Figure 3.3: 171 Building and distribution of residential and religious uses (Case – Parkdale United Church & Green Phoenix Apartments, 2022)

The collaboration of the community within PUCF has shaped the Green Phoenix project where new resources are able to provide residents an opportunity. Some of these added elements are:

- Amenity Space: laundry facility, improved accessibility, community kitchen, food bank, program space
- Outdoor Space: community garden, outdoor gathering and relaxation areas
- Sustainable Building Practices: green affordable housing

The mixed-use project frames suitable affordable housing tactics for the Grace Reform Catholic Church project proposal. In regard to the guided desired outcomes of the proposed affordable housing project, the principles align with integrating services, accessibility and green standards to the development of housing. The example of PCUF serves as an ideal framework to implement within the Scarborough site.



# 4.1 Planning Act, 2023

The Planning Act in Ontario, as of most recent has been updated in June 2023, is a key piece of legislation that regulates land use planning and development in the province. It establishes the rules under which land can be utilised and developed, and it directs municipal and regional bodies' decision-making.

## **Financial**

Section 14.3(1), this regulation ensures that Ontario's Municipal Planning agencies go through a yearly budget planning process. They must assess their budgetary requirements and divide the cost of doing so among the towns under their control. This process enables openness and equitable cost-sharing for planning services and initiatives delivered by the planning authority. Due to the church's self-sufficient, development should continue to help the self-sustaining aspect.

## **Consultation and Public Meeting**

Section 15, these regulations seek to encourage openness, participation from the public, and coordination with relevant departments throughout the creation of a municipal official plan. Ensuring that the planning process is open to input from the public and pertinent bodies, it helps to make the planning process more inclusive and informed. Public consultation and meetings are critical, as any planning development is for the people, a result having inputs from the community can aid in the success of the projected development.

## **Official Plans - Inclusionary Zoning**

Section 16 (3), requires inclusionary zoning strategies to be included in municipal official plans in Ontario. These regulations should make it possible to include affordable housing units in mixed-use complexes and should lay out steps to keep these units affordable over time.

## **Community Improvement**

Section 28 (1), this section refers to a wide range of initiatives that are meant to improve and grow a particular area within a community. Through Urban Planning, and building energy initiatives, the aim is to enhance the area's overall quality of life, infrastructure, and aesthetics. Creating affordable housing units within new developments should be done to oblige to this specific section (community improvement).



## MTSA + PMTSA Areas

25 Channel Nine Court is located within a Major Transit Station Area known as McCowan. Across the highway from the site is the Scarborough Centre Protected Major Transit Station Area. Given that both the MTSA and PMTSA are in such close proximity to one another, it is evident that this area is planned to be a very densely populated location filled with a variety of employment opportunities. In order to prepare for the planned density, stakeholders with real estate within this location may start to rethink the infrastructure they place on their parcels of land.

### McCowan - Major Transit Station Area (MTSA)



\* Not Eligible for Inclusionary Zoning

### Scarborough Centre - Protected Major Transit Station Area (PMTSA)



\* Eligible for Inclusionary Zoning



 25 Channel Nine Court

0 0.13 0.25 0.5 Kilometers 

Figure 4.1: McCowan MTSA and Scarborough Centre PMTSA

## 4.2 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS), authorized under section 3 of the Planning Act, is a policy document that furnishes municipal planning authorities with policy directives concerning matters of provincial interest, particularly in the domains of land use planning and development. The PPS offers municipalities policy guidance on housing and intensification. It outlines a vision for Ontario's land use planning system and encourages planning authorities to facilitate a variety of housing options, encompassing new development and residential intensification, to address both current and future needs.

Objectives derived from the PPS relate to maintaining the capability to accommodate residential growth for a minimum of 15 years through residential intensification and ensuring that land with sufficient servicing capacity is available to provide at least a three-year supply of residential units where new development is envisaged.

Furthermore, the PPS promotes intensification as a means to achieve cost-effective development patterns and standards, thereby minimizing land consumption and servicing costs. It also encourages housing options through intensification opportunities such as brownfield redevelopment and infill development.

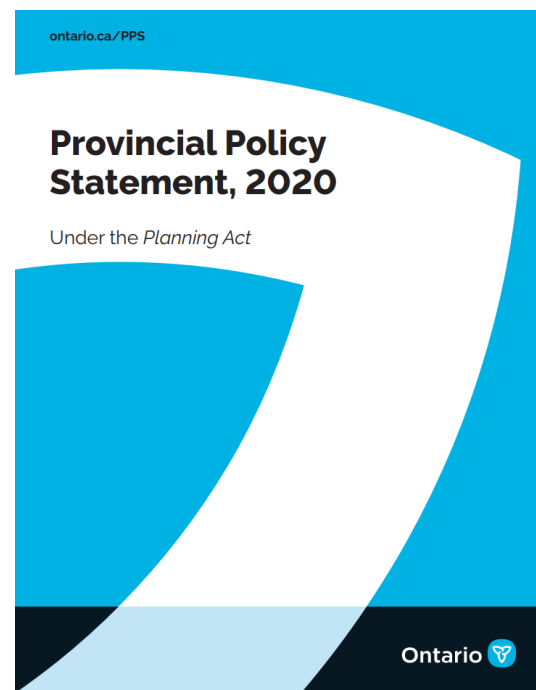


Figure 4.2: Cover of Provincial Policy Statement (Provincial Policy Statement, 2020)

## 4.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for the Greater Golden Horseshoe included the introduction of the Plan in 2005 and was signed off on by the Lieutenant Governor in Council and implemented on June 16, 2006. The Growth Plan establishes a framework for development and environmental preservation for the Greater Horseshoe Area's 110 municipalities. The Place to Grow Plan is a program of the Ontario government to plan for growth and development in a way that promotes economic prosperity, preserves the environment, and assists communities in achieving a high quality of life.

## Managing Growth

Policy 2.2.1(4) states that new development should provide a varied mix used housing options, including new residential units and affordable housing to accommodate individuals of all ages and economic levels. The new development on the proposed site should follow guidelines to accommodate the older population that will be residing in the area. Creating accessible walkways, ramps and seating areas is important. The site should be in proximity to local retailers, services, and public service facilities (adjacent to the site is a plaza including restaurants, retail and service facilities).

## Employment

Policy 2.2.5(5) states that municipalities should design and protect properties in communities that are next to or near significant goods movement facilities and corridors, such as major highway intersections, to locations for production, storage and distribution and appropriate associated uses and ancillary facilities. This aligns with the surrounding site contexts, as new development will be in close proximity to jobs, services and facilities. It can be seen that any new development should be near reliable and efficient transit, which is sought out by policy 2.2.5(2).

## Housing

Policy 2.2.6(1), seeks to encourage diverse housing choices by meeting the minimum intensification and density targets outlined in this Plan. This is done by providing a range of housing alternatives and densities. Affordable housing should be at the forefront of every housing development, this plan seeks to define goals for affordable ownership and rental homes. Our site seeks to develop mixed-use housing units catering to seniors. Due to the daycare located within the site, creating a space for both communities is crucial. Policy 2.2.6 (3) states that all development should foster multi-generational spaces and support planning towards complete communities. This can be carried out by developing and integrating the space, service and amenities for these communities.

## Transportation

Policy 3.2.2(2) seeks to provide sustainable and balanced choices that decrease reliance on automobiles and encourage public and active transportation. This plan aims to create better accessibility within the transportation sector. Development should aim to be in proximity to or in or around public transport hubs. Furthermore, creating housing units for seniors requires transportation to be near and accessible for these individuals. Policy 3.2.2(3) states a full streets strategy will be used in the design, restoration, or reconstruction of the current and future street network to ensure the needs and safety of all road users are considered and suitably accommodated. This is critical as public transportation is used frequently by the senior population.



# 4.4 City of Toronto Official Plan, 2022

The City of Toronto Official Plan provides insight and overview how the city is currently/plans to create a resilient and sustainable environment that is inclusive to people of all abilities. The current site follows two of the Principles for a Successful Toronto highlighted in section 1.2 of the plan. 25 Channel Nine Court complies to the principle of creating a city of diversity and opportunity, as the daycare facility on site provides educational opportunities for children of all means and abilities. The daycare facility is located in a safe and inviting environment, as the church community is responsible for the maintenance and operations of the facility.

The second principle that the site complies with is creating a city of leaders and stewards. An institutional religious facility provides a sense of community within a neighbourhood, allowing neighbours to become inspired to be involved with church activities and create positive change. Due to the site containing a large portion of open space, home to a variety of vegetation and flora and fauna, the site is in compliance with section 2.3.2 of the official plan. This Green Space System onsite improves not only the ecosystems of animals and plants, but also our human health as well. Opportunity lies here to create a community garden, creating a place for recreation, and provide the community with further environmental education regarding open space within the Scarborough area.

The two buildings located on site are in coordination with section 3.2.2 of the official plan as well, as the official plan encourages shared uses of places of worship and school facilities. The church currently rents out and shares their space to other groups within the area for groups that have limited access to real estate. The daycare facility combines the values and beliefs of the church with their education system to provide a healthy and welcoming environment for children.

Section 4.1 of the Official Plan identifies 25 Channel Nine Court is currently under the land use designation as a Neighbourhood, which consists of small scale housing, stores/shops, parks, schools, and local institutions. Even though this site contains an institutional building, it is not considered to have an institutional land use designation. This is due to the fact that institutional land designation is identified as major governmental, post secondary education, and health campuses, as section 4.8 states. The church located on 25 Channel Nine Court is considered to be a local community institution, not a major institution.

According to the most recent City of Toronto Official Plan, there are no applicable secondary plans or site/area specific policy that is within the same area as 25 Channel Nine Court.

# 4.5 Municipal Zoning By-Law 569-2013



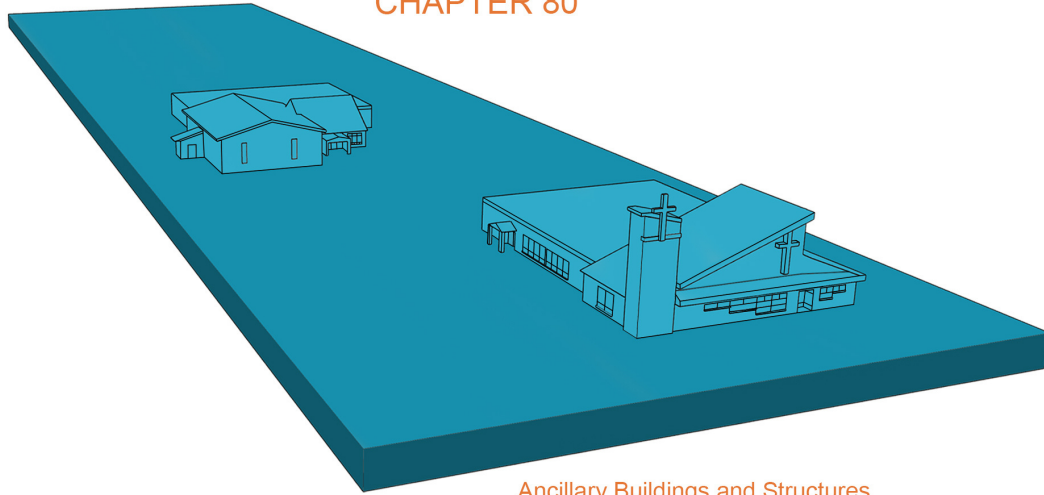
Figure 4.3: Zoning Designation Map

According to the Zoning By-Law 569-2013, the parcel containing the Grace Christian Reformed Church and the Immanuel Day Care Centre is classified under Institutional use. The requirements, restrictions, and exemptions of Institutional use for this municipal zoning by-law is classified under Chapter 80, which is stated on the next page of this report.

The surrounding areas consists mainly of Residential use, which is further classified under Chapter 10 of Zoning By-Law 549-2013. According to the zoning map displayed above, majority of residential use within the area is located northwest of the site. Another notable land use indicated east and south of the site is Employment Industrial, which is further identified under Chapter 60 of Zoning By-Law 569-2013. Open Space is located on both the east and west side of the studied site, which is classified under Chapter 90 of Zoning By-Law 549-2013. Lastly, 25 Channel Nine Court is surrounded by a few mixed use, mostly consisting of commercial/residential mixed use. These designated land uses are located at the most southeast and most northwest of the site. Overall, the Grace Christian Reformed Church and Immanuel Day Care Centre are surrounded by diverse land uses, which provides a variety of opportunity to support an affordable housing project.

# CATEGORY: INSTITUTIONAL

## CHAPTER 80



### Height

80.5.40.10 (1): Determined by the distance between the average elevation of the ground along the front lot line and the elevation of the highest point of the building/structure

80.5.40.10 (2): the following structures on the roof of a building may exceed the permitted maximum height for that building by 5.0 metres:

- Antennae
- Flagpoles
- Satellite dishes

80.5.40.10 (3): the following structures on the roof of a building may exceed the permitted maximum height for that building by 5.0 metres:

Equipment used for the functional operations of the building, such as electrical, utility, mechanical, and ventilation equipment

Structures or part of the building that are used for the functional operation of the building, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities

Structures that enclose, screen, or cover the elements listed above

80.5.40.10 (4): equipment structures or parts of a building that exceed the permitted maximum height for a building must comply with the following:

- Their total area may cover no more than 30% of the area of the roof, measured horizontally
- They are located within 6.0 metres of a lot line abutting a street, their total horizontal dimension measured parallel to the street, may not exceed 20% of the width of the building's main walls facing that street

80.5.40.10 (5): unenclosed structures providing safety or wind protection to rooftop amenity space on a building with a height greater than 15.0 metres, may exceed the permitted maximum height for that building by 3.0 metres, if the structures are no closer than 2.0 metres from the interior face of any main wall

### Floor Area

80.5.40.40 (1): GFA of a building is reduced by the area in the building used for:

- Parking, loading, and bicycle parking below ground
- Required loading spaces at the ground level and required bicycle parking spaces at or above ground
- Storage rooms, washrooms, electrical, utility, mechanical and ventilation

### Setbacks

80.5.40.70 (1): building may be no closer than 2.5 metres from the original centreline of a lane

80.5.40.71 (1): if the lawful building setback of a lawfully existing building or structure is less than required minimum building setback from:

- A front lot line, that lawful building setback is the minimum front yard setback for that lawfully existing building or structure
- A rear lot line, that lawful building setback is the minimum rear yard setback for that lawfully existing building or structure
- A side lot line, that lawful building setback is the minimum side yard setback for that lawfully existing building or structure

80.4.40.71 (2): any addition or extension to a lawfully existing building or structure referred to in this regulation must comply with the required minimum building setbacks or be authorized by a Section 45 Planning Act minor variance

### Yards

80.5.50.10 (1): If a lot in the institutional Zone category abuts a lot in the Residential Zone category, a minimum 1.5 metre wide strip of soft landscaping must be provided along the part of the lot line abutting the lot in the Residential Zone category

### Ancillary Buildings and Structures

80.5.60.10 (1): An ancillary building or structure may not be located in a front yard

80.5.60.20 (1): an ancillary building or structure must be set back from a side lot line and rear lot line the greater of

Half the height of the ancillary building or structure or  
3.0 metres, if the lot line abuts a lot in the Residential Zone category or the Residential Apartment Zone category

80.5.60.40 (1): the height of an ancillary building or structure is the distance between the average grade and the elevation of the highest point of the ancillary building or structure

### Energy Regulations

80.5.75.1 (1): a device producing renewable energy or cogeneration energy on a lot may not be in a front yard or side yard that abuts a street

80.5.75.1 (2): a photovoltaic solar energy device or a thermal solar energy device that is

On a building

Must comply with the required minimum building setbacks for a building on the lot and

No part of the device may be higher than 2.0 metres above the permitted maximum height for the building and

Ground mounted, the device must comply with the requirements for a building or structure on the lot

80.5.75.1 (3): a wind energy device must comply with the required minimum building setback for a building on the lot

80.5.75.1 (4): no part of the wind energy device may exceed the permitted maximum height for a building by more than 3.0 metres if

The wind energy device is on a lot that abuts a lot in the Residential Zone category or

The building is less than 25 metres in height and  
5.0 metres in all other cases

80.5.75.1 (5): any above ground part of a geo-energy device must comply with the requirement for a building or structure on the lot

80.5.75.1 (6): a cogeneration energy device must be located inside a permitted building

### Parking

80.5.80.30 (2): a required parking space may be located on an abutting lot in the same zone

80.5.80.30 (1): an area used for the parking or storage of 3 or more vehicles must be separated by a minimum 1.5 metres wide strip or soft landscaping from a lot line that abuts a street or lane

80.5.80.30 (2): if a lot in the institutional zone category abuts a lot in the residential zone category, an area used for the parking or storage of 3 or more vehicles may be in a rear yard or side yard, if a fence is installed along the part of the lot line that abuts the lot in the Residential Zone category

### Access to Lot

80.5.100.10 (1) (Access to non-residential uses when Adjacent to a lot in the residential zone category - restriction on sole access from a lane or shared private right-of-way): a lot in the institutional zone category may be used for parking for a use on an adjacent lot, if it does not front on a street and has only vehicle access from a lane or private right of way that abuts a lot in the residential zone category



# 4.6 Other Initiatives + Guidelines

## More Homes Built Faster Act, 2022

Bill 23, known as More Homes Built Faster Act, introduced significant changes to the Development Charges Act (1997) or DCA, with a primary focus on accelerating the delivery of housing stock in response to the current housing crisis in the province. These modifications triggered by Bill 23 encompass exemptions from development fees for new residential construction, existing homes, and rental residential buildings, subject to certain restrictions stipulated within the Act. Furthermore, the DCA will be altered to mandate a reduction in the maximum development fee for the initial four years of a development charge by-law's enactment. Notably, the reductions will be phased in over five years, starting at 20% in the first year and decreasing by 5% annually until the new rate is fully effective. These changes came into effect January 1st, 2022, applying to all development charge by-laws passed by municipalities.

Importantly, Bill 23 introduces exclusions for attainable housing, inclusionary zoning units, and affordable housing, the latter defined as housing priced or rented at no more than 80% of the average price/rent in the year a unit is rented or sold, from development charges and parkland dedication. Under this new legislation, a maximum of 5% of the total units within a development may be designated as affordable as part of inclusionary zoning, with affordability commitments lasting for a suggested period of 25 years. More importantly in lieu of the proposed development, Bill 23 also reduced development fees for rental dwellings, with specific percentages depending on the number of bedrooms. Additionally, Bill 23 capped the interest rates for rental, institutional, and non-profit housing phased development at prime rate plus 1%. Notably, municipalities will no longer recover research costs and other study expenses through development fees under this legislation.

In this context, Bill 23 establishes a framework aimed at expediting the delivery of housing, particularly affordable housing as defined by the law. The incentives presented by Bill 23 provide a compelling rationale for the redevelopment of the Church lands into affordable inter-generational rental homes. The amendments to the DCA, alongside changes in parkland dedication regulations, serve as potent catalysts for the implementation of residential units on this site.

## **Toronto's Senior Strategy 2.0, 2018**

Toronto's Senior Strategy 2.0 addresses a multitude of concerns related to enhancing the city's accessibility for older adults. One significant issue highlighted in the strategy is the pressing matter of affordability, especially for older adults who rent rather than own their homes. Housing ranks among the top two concerns for older adults residing in Toronto, emphasizing its critical importance. Additionally, the strategy recognizes the issue of social isolation, an important consideration when addressing the unique housing needs of older individuals. The proposed development aims to tackle these issues by offering affordable housing options and creating spaces for inter-generational connections.

The city aims to develop affordable housing solutions tailored to the needs of older adults, exploring options such as renting additional rooms to students and locating facilities in close proximity to older individuals' residences. This underscores Toronto's openness to exploring inter-generational housing options, which is pertinent to the development plans for the site. Toronto's Senior Strategy 2.0 primarily comprises recommendations for actions and objectives the city aspires to accomplish. For instance, the strategy emphasizes the need to address barriers like limited access to groceries and dental care, which can be resolved through potential amenities and programming within the proposed development. It also underscores the importance of affordable and accessible housing, a focus that the proposed development aims to address effectively.

This development is designed to foster a sense of community by facilitating interaction among diverse age groups. Residents of both the apartment building and the retirement home will be eligible for rent breaks in exchange for community service, with the break amount determined by the number of volunteer hours contributed each month. This innovative approach provides a form of affordable housing that the City of Toronto can acquire through the proposed development, offering a solution to the housing challenges faced by older adults and combating the social isolation they often experience. In summary, this development aligns closely with the concerns detailed in the Toronto Senior Strategy 2.0.

## **HousingTO 2020-2030 Action Plan, 2019**

The HousingTO 2020-2030 Action Plan, or Housing Action Plan, envisions a city where families and individuals live in safe, well-maintained, and affordable housing, ensuring that everyone is treated with respect and dignity and provided equal opportunities to succeed. The proposed housing development on St. Clair contributes to the region's affordability and broadens access to secure housing.

The Housing Action Plan's overarching goal is to enhance access to affordable, high-quality housing and to acknowledge the critical role that proper housing plays in overall health. It is guided by principles that involve identifying the needs of individuals and groups, offering equitable housing to enhance health and social and economic well-being, and fostering collaboration across the housing market to develop sustainable solutions for the housing crisis. The plan also seeks to align resources across different levels of government to address homelessness effectively.

The proposed development aligns with these principles by providing affordable housing that fosters vibrant social interactions across various age groups. It represents a collaborative effort between private developers and the public, creating a new space for the general population and older individuals. By increasing the supply of affordable housing, it helps alleviate the burden on government resources dedicated to homelessness and other housing issues in Toronto.

Key chapters and elements of the HousingTO Action Plan 2020-2030 are directly related to the proposed development. Notably, the plan emphasizes the need for more rental options, recognizing that rental development has lagged behind condominium development. It also highlights the importance of preserving the supply of affordable units and protecting non-profit affordable housing, a commitment that the proposed development clearly upholds.

Furthermore, the City of Toronto acknowledges the growing population of older adults, expecting a 59% increase by 2030, and the need to ensure adequate and affordable housing for them. This planned development will address the unique housing challenges of older adults, expanding the housing options for this population and reducing the city's responsibility to provide housing services. In this context, the proposed development aligns exceptionally well with key aspects of the HousingTO Action Plan 2020-2030.

### **Accessibility for Ontarians with Disabilities Act (AODA), 2014**

Given that educational and institutional pieces of infrastructure are placed on 25 Channel Nine Court, it is essential that the site is designed to accommodate for all abilities and needs of the community. The site is in compliance with Part 3, section 3 and 6 of the Ontario Accessibility Act. The exterior of the site provides wheelchair access to the interior of both the church and daycare facility. However, the cracks of the sidewalk infrastructure could cause discomfort to those using mobile aids, which is something to consider when enhancing this space. The interiors of both the daycare facility and the church are painted light and natural colours with an open concept, allowing easy mobility and visual enlightenment. If the site were to encounter future development, it is important to remain consistent with this act.



### **Growing Up: Planning for Children in New Vertical Communities, 2020**

These guidelines, as outlined by the City of Toronto, aim to enhance the urban environment for children across neighbourhood, building, and unit levels, primarily for developments comprising more than 20 units. Relevant aspects of these guidelines include the provision of flexible communal spaces, the activation of street life through retail and design, and the incorporation of family-sized apartments. On the building level, the guidelines advocate for the creation of spacious hallways to encourage social interaction, consideration of two-level units, the availability of outdoor public spaces, and the facilitation of accessible storage. At the unit level, the guidelines seek to ensure adequate space in bedrooms, living rooms, kitchens, and laundry areas. They also recommend the use of folding furniture to provide flexible spaces.

### **Complete Streets Guidelines, 2017**

The City of Toronto's Complete Streets Guidelines aim to ensure that streets are accessible and welcoming to all. They emphasize pedestrian infrastructure and the public realm, advocating for sidewalks wide enough for the passage of two mobility devices and textured surfaces at exit points to alert individuals with vision impairments of potential hazards. The guidelines also endorse the incorporation of features such as seating, cafes, public art, and green infrastructure to enhance the streetscape.

### **Toronto Green Standard, 2022**

The Toronto Green Standard focuses on sustainability and environmental performance in new developments, with specific regulations applicable to residential developments of varying heights. These regulations include requirements for residential developments of less than four storeys and those of four or more storeys, emphasizing sustainable and eco-friendly construction and design practices.

### **Performance Standards for Mid-Rise Buildings, 2017**

Section three of the document, "Performance Standards for Mid-Rise Buildings," holds particular relevance to the site, especially considering its location along Sheppard Avenue. These standards provide detailed specifications regarding maximum and minimum building heights, ground floor height requirements, upper-floor setbacks, transitional elements toward neighboring areas, and alignment with heritage districts

## **Bird Friendly Development Guidelines, 2016**

In 2007, guidelines were created as a collaborative effort involving architects, development corporations, property management corporations, bird advocacy groups, and city staff to prevent bird collisions with buildings. These guidelines aimed to reduce the hazards posed to migratory birds by buildings, both new and existing. The resulting document raised awareness about the importance of addressing bird mortality in urban environments and highlighted Toronto's leadership in this environmental policy field. Several cities in North America have since adopted similar guidelines based on Toronto's work. These guidelines outline important best practices applicable to any environmentally friendly development, such as our site. The guidelines stipulate designing a building with a window-to-wall ratio of 25-40 percent, relative to the total facade area, to effectively decrease the incidence of fatal bird collisions. Additionally, the Bird-Friendly Development Guideline advocates for the inclusion of unique architectural elements such as exterior screens, shutters and sunshades which provide clear visual cues for birds to avoid without impacting views from the interior of the building.

## **TransformTO Net Zero Strategy, 2021**

To assist in combating our growing climate crisis, the City of Toronto's city council declared a state of climate emergency in 2019. From establishing this state within a major municipality, the TransformTO Net Zero Strategy was approved in 2021. This strategy aims to reduce the amount of greenhouse gas emissions to zero across Toronto by the year 2040. The city of Toronto is currently looking for alternative sources of energy that are produced without the use of fossil fuels and creating a carbon free electricity grid. Our proposed affordable housing development on 25 Channel Nine Court plans to conform to this strategy and implement a green energy source that would be responsible for operating the church, day care, and housing infrastructure.

# 05 Market and Financing

The following section will discuss the housing market conditions surrounding the Grace Christian Reformed Church in the Agincourt South-Malvern West neighbourhood of Scarborough. The section highlights the predominance of single-family homes and bungalows, the area's average listing prices, and the notable differences between this particular neighbourhood and the broader Toronto housing market. Also, the market's needs were examined, emphasising the importance of affordable housing for different demographics, particularly seniors and large households. A detailed examination of nearby development activities reveals a series of proposed housing projects that have the potential to reshape the local housing landscape. Financial considerations are crucial, and exploring resources within the church, grant opportunities, loan acquisitions, private sector collaborations, crowdfunding, and mixed-use development options are introduced and examined for their viability. The section concludes by emphasising the importance of a self-sustaining model, focusing on renewable energy solutions such as solar panels and heat pumps. It underscores the long-term implications for community growth, engagement, and environmental responsibility.





# 5.1 Broad Housing Market Conditions

The Grace Christian Reformed Church falls under the Agincourt South-Malvern West neighbourhood of Scarborough. Within this neighbourhood there is a suburban community that is still easily accessible from the rest of the city. When observing the different kinds of housing units available in this particular neighbourhood, single-family homes and bungalows make up the majority of the housing market in this area. Within this neighbourhood 5+ story apartment housing unit is another popular demand within the Agincourt South-Malvern West neighbourhood. However, when comparing the current housing market conditions for different types of units in the area to Toronto, it is evident that Ground-related housing (single and semi-detached houses) have a higher housing market than Toronto, with a 62.10% market (Figure 5.1). Yet, both Agincourt South-Malvern West neighbourhood and Toronto relatively have the same percentage of housing market conditions for Unsuitable housing (the amount of private homes with inadequate bedrooms, broken down by their layout and size), with a 12% market (Figure 5.1).

Housing Units	Neighbourhood	Toronto
Renter households	27.60%	47.20%
Ground-related housing	62.10%	55.70%
5+ storey apartments	37.80%	44.30%
Unsuitable housing	12.00%	12.10%
Unaffordable housing	38.50%	36.60%

Figure 5.1: Types of housing units between Agincourt South-Malvern West and Toronto

The average listing price of housing in Agincourt South-Malvern West was \$719,649 in September 2023, up from \$675,655 in August 2023 (Figure 5.2), according to the most recent statistics available. Which resulted in a 6.51% month-over-month increase (OJO Home, 2023). However, when comparing the 3 major housing markets, in September 2023, single family homes in Agincourt South-Malvern West had an average price on the market of \$1,216,347. Townhouses had an average market price of \$618,245 and condos had an average market price of \$769,000, an increase from \$0 within August 2023 (Figure 5.3). With that being said, single-family homes are frequently in great demand, as there are increasing prices via several offers and negotiations. Townhouses are also in great demand, particularly for potential buyers seeking more room than a condo or apartment but fewer maintenance requirements than a single-family dwelling.

## 5.2 Market Needs

When trying to define the term "affordable housing", it refers to dwellings that are affordable, at reasonable price, and accessible to families or individuals with medium to low-incomes. These housing units are made to make sure that living expenses don't take up too much of an individual's overall income. Apartments, single-family houses, and condos are among the few examples of the many types of affordable housing available.

While catering to the demographics of this neighbourhood (Agincourt South-Malvern West), according to age characteristics, adults over 65 make up the largest age group within this neighbourhood. Chinese and East Indians are typically the two most common ethnic groups in the Agincourt South-Malvern West area. These two ethnic groups also tend to have multi-generations living under one household. Thus implying that there needs to be multiple types of units that are needed within this project to accommodate for all within this neighbourhood.

### Units Needed:

Low-Income Housing: Units targeted based on household sizes, who earn much less than the neighbourhood median income.

Senior Housing: Affordable home for senior citizens on a fixed income that is often built to meet their particular needs and requirements for accessibility. More smaller single-bedroom units.

Family Housing: Larger units that may accommodate bigger households, which usually include a few bedrooms to accommodate the demands of both parents and children.

## 5.3 Nearby Development Activity

Currently, there are many development proposals in place nearby the Grace Christian Reformed Church. Scarborough Town Centre (STC) seems to have quite a lot of development proposals within the City Centre. For instance, at the southeast end of Bushby Drive and McCowan Road (40 Bushby Drive), CreateTO is planning the development of 2 buildings, both 59-storey high with a mixed-use residential project (Figure 5.4). These structures would include both commercial (retail) and residential (affordable housing units). There is another development being proposed within the Scarborough Town Centre, located at 158 Borough Drive (Figure 5.4).



Figure 5.2: Map of nearby development proposals

At the northwest side of Ellesmere Road and McCowan Road within the Scarborough City Centre area, Diamond Schmitt Architects will be developing 2 mixed-use rental buildings with 42 and 27 stories (Figure 5.5). The proposal calls for 645 residential units altogether, of which 50% will be reserved for affordable housing. 363 one-bedroom units make up 56% of the total, 216 two-bedroom units make up 34%, and 66 three-bedroom units make up 10% (Calvet, 2021). Along the northeast intersection of Ellesmere Road and Grangeway Avenue, at 1710 Ellesmere Road, is a proposed 5 building complex with 53, 49, 49, 45, and 28-storey mixed-use affordable rental and condominium structures planning on to be developed (Urban Toronto, 2023) (Figure 5.4). Residential (affordable units and condo), commercial (retail and office), and community centre uses will be represented by these structures.

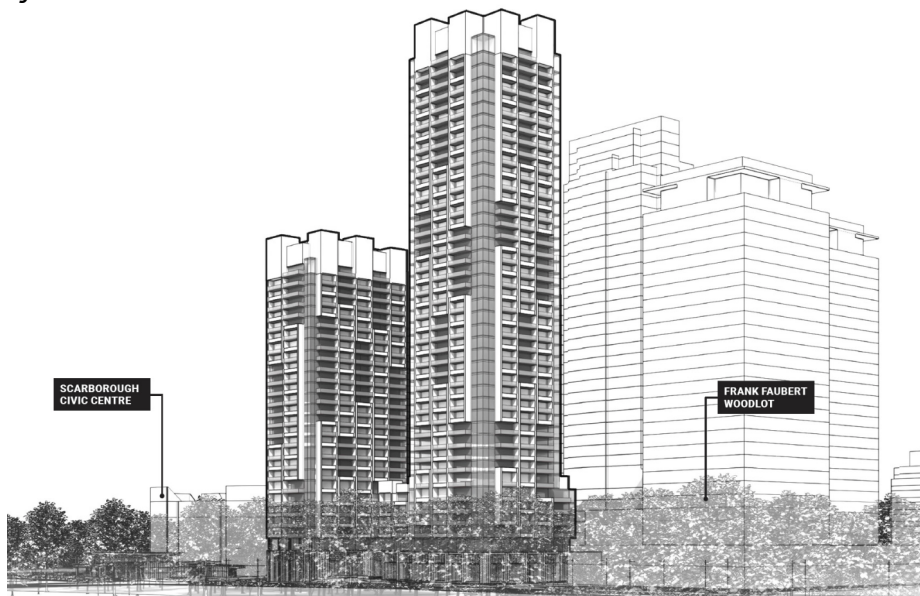


Figure 5.3: Proposed residential buildings at 158 Borough Drive. (Schmitt, 2021)



# 5.4 Financing and Funding

## Financial Resources Within the Church

For this development project, it is essential to consider the utilization of the existing church funds, which appear to stem mainly from congregational tithes, offerings, and potential investments. Engaging with the church community with a transparent intention to use these funds could fortify their contributions and help set out goals that may help encourage more frequent and greater donations. Furthermore, organizing targeted fundraisers and potentially establishing a separate "building fund" can pave the way to accumulating the necessary financial resources without hampering the church's routine financial obligations.

## Grant Opportunities

### Ontario Trillium Foundation (OTF)

The OTF supports projects that focus on community building and societal wellness, making it a relevant choice for funding. Focusing our application on our project's measurable community and social impact can increase our chances of securing funding here.

### Canadian Center for Christian Charities (CCCC)

The CCCC supports Christian charities by enhancing their operational effectiveness and helping them understand regulatory obligations. Therefore, aligning our project with its objectives and demonstrating how it adheres to regulatory and operational standards may open up financial avenues for CCCC.

### Greening Sacred Spaces (GSS)

GSS is invested in projects that emphasize environmental sustainability, a feature we wish to embody in our project. By showcasing our commitment to sustainable development and ecological practices, we can aim to tap into the funding provided by GSS for environmental initiatives in the community.

### Charity Village

Charity Village offers both funding opportunities and valuable insights into non-profit management. Engaging with them as a potential financial resource and as a knowledge hub can guide our development operation and ensure it adheres to best practices within the non-profit sector.

## Ontario Grants for Non-Profits

Ontario offers various grants that cater to different aspects like social welfare and community development. Here, our strategy would be to create applications that are specifically tailored to meet the unique criteria of each grant, ensuring that our project aligns closely with their specified objectives.

## **Loan Acquisitions**

Leveraging the church's existing assets, particularly the land, we could explore loan options that are congruent with our repayment capabilities. The collaboration with financial consultants and experts would ensure that the loan terms, interest rates, and repayment plans are meticulously assessed and aligned with the project's financial projections.

## **Collaboration with the Private Sector**

It demands significant funding and strategic partnerships to succeed in a development project of this magnitude, especially with a layered objective that encompasses both affordable housing and the maintenance of existing facilities (like the daycare). The private sector can be a pivotal player in this endeavour, presenting opportunities for symbiotic alliances that extend beyond simply financial interactions.

- **Establishing Mutually Beneficial Partnerships**
  - By engaging with private sector entities, our approach can be steered towards establishing mutually beneficial relationships. This involves identifying and collaborating with developers or companies that synergize with our project objectives, perhaps through their CSR initiatives or strategic interests in community development. Such partnerships can yield financial support, expertise, and resources that bolster the project's feasibility and sustainability.
- **Ensuring Sustainability and Viability**
  - In navigating through these collaborations, it's imperative to ensure that the alliances formed adhere strictly to the foundational principles and objectives of the project. Aligning with entities that resonate with our commitment to affordable housing and community welfare is critical. Thus, safeguarding the project from diverging into a pathway that compromises its core values, even amidst collaborations, stands paramount.
- **Avenues for Varied Support**
  - The private sector's involvement is not confined to merely providing financial support but extends into various realms like technological, logistical, managerial, and more. Leveraging these aspects can significantly enhance the operational efficiency and impact of the project. Thus, such partnerships could evolve into paths such as adopting sustainable technologies, efficient project management, and more, thereby not just funding but also amplifying the project's impact through enriched expertise and resources.

## Crowdfunding and Community Involvement

Implementing a crowdfunding strategy allows for wider community involvement. Utilizing platforms catering to community projects could expand financial contributions beyond the church and local community, opening avenues for those elsewhere who believe in the project's mission. This democratizes the funding process and creates a wider sense of ownership and support for the project.

## Integrating Mixed-Use Development for Sustainable Financing

Envisioning a mixed-use development incorporating residential and commercial units could establish a continual revenue stream, ensuring the project's financial sustainability. The rental income from commercial units could be utilized for loan repayment maintenance or be reinvested into the community, thereby securing financial stability and sustainability. These commercial units can be curated directly for the needs of those closest to the development, such as a pharmacy, a medical clinic, or other commercial spaces.

## Way Forward

Each financing method presented can be paired to complement the others, offering a diversified and robust financial base to curate a final strategy. The synchronization of internal funding through the church, loans, governmental grants, collaborations with non-profit and private entities, and crowdfunding shapes a holistic and sustainable financial roadmap. Each step shall be weighed carefully, adhering to both legal stipulations and ethical considerations, ensuring that the path taken fortifies the church's mission and enriches the community it intends to serve.

# 5.5 Self-Sustaining Model

To ensure that any affordable housing development is financially sustainable for decades to come, it is important to invest in innovative technologies and infrastructure that provides long term benefits. This section intends to focus on the different types of energy solutions and possible future implications that are alternatives to fossil fuels and other financial models. The purpose of investigating these alternative solutions is not only to conform to related planning legislation and planning policy, but also to provide an opportunity to create a cost effective affordable housing development.



## Energy Solutions

### Solar Panels

- **Strategic Installation:** Proper site assessment for optimal placement of solar panels is vital. Employing photovoltaic (PV) specialists to maximize the energy absorption per unit area can ensure optimal efficiency and higher energy generation.
- **ROI Analysis:** Developing a detailed Return on Investment (ROI) analysis will demonstrate the cost savings over time. Using a graph to depict the initial investment cost against the cumulative savings over the years will showcase when the project will start to see financial returns.
- **Integration:** Fusing solar energy into the community's power grid can involve both on-grid and off-grid systems. Creating a balance between the two could provide a continuous power supply while ensuring the maximum utilization of generated power (Figure 5.6).

### Heat Pumps

- **Customization:** Implementing heat pump systems tailored to the specific needs of the building's size and architecture will optimize energy use. Various models, such as air-source or geothermal heat pumps, might be explored based on feasibility studies (Figure 5.7).
- **Budgeting and Cost Analysis:** An explicit graph plotting the upfront costs of installing heat pump systems against the subsequent reduction in monthly energy bills will visually articulate the long-term savings and eventual cost benefits.
- **Year-round Comfort:** By providing both heating and cooling functionalities, heat pumps offer a versatile solution, ensuring optimal thermal comfort within the developed spaces across all seasons.

## Future Implications

- **Scalability:** Assessing how these energy solutions can be scaled as the community grows or technology advances will be pivotal to ensuring the model's sustainability.
- **Community Engagement:** Actively involving the community in these projects by illustrating through graphs and workshops the tangible savings and environmental impacts that can foster a collective commitment towards sustainability.

- Energy Independence: Ultimately, achieving a model where the community becomes increasingly energy independent should be the end goal, reducing reliance on external power sources and minimizing the environmental footprint.



Figure 5.4: Solar Panels on a building (“BIPV and Architectural Solar Panel Applications”)



Figure 5.5: Heat Pump outside a building (“Heat Pump System”)

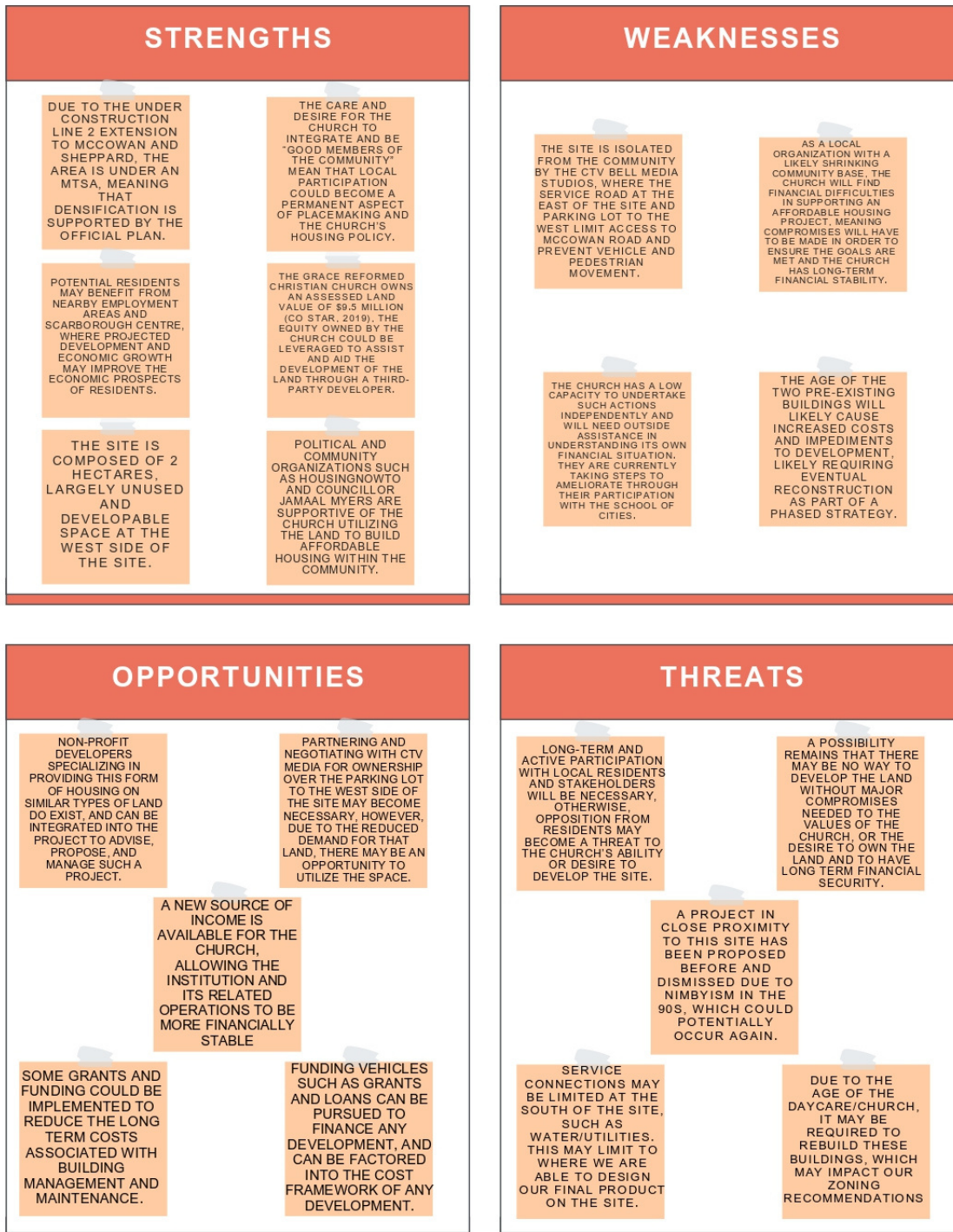
# 06 SWOT Analysis





# 6.0 SWOT Analysis

The SWOT analysis analyzes the strengths, weaknesses, opportunities and threats of the church's property and other surrounding factors when considering an affordable housing development. The purpose of conducting a SWOT analysis is to observe the variety of impacts affiliated with constructing an affordable housing development on 25 Channel Nine Court and prioritize items to consider when our team reaches the design stage of this project. A SWOT analysis also highlights next steps that our team must take in order to execute this project effectively while considering the needs of the church, daycare, and the community it surrounds.





# 07 Moving Forward





# 7.0 Moving Forward

To conclude, with all aspects of the site and surrounding context of the neighbourhood considered, it is important to remember all necessities required to satisfy our clients visions for the redevelopment for years to come.

In all, the guiding principles set out by Grace Reformed Church at the beginning of this report states and emphasizes the need for creating housing that satisfies the current population in the community. Assisting in generating more affordable housing in the City of Toronto and the surrounding Greater Toronto Area is also highlighted as a priority to not only the church, but also the province of Ontario as well. Given the current size and structure of the parcel, there are many opportunities to execute these priorities and create a healthy space that can be shared in the way the church envisions it to be.

Given the current infrastructure that occupies the site and the neighbourhood surrounding the site, our team is looking to consider a low-mid rise redevelopment that is operated using a green energy initiative, such as geexchange or heat pump infrastructure. Our team is also looking to consider creating a sense of community within the space by potentially adding a community garden that can be shared with all members of the community. While these are potential developments on the site, we look forward to providing a variety of opportunities to execute on site that accommodates people of all needs and abilities. We look forward to continuing learning about the operations of the church and the church community to ensure that we meet the goals and expectations that are required to create a sustainable development.



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