

MEMORANDUM

Date: June 27, 2023

To: Amanda Dunn, Principal Planner, Development Review, City of Pickering

From: Morgan Baker and Rachelle Larocque

Re: 875 Kingston Road – Affordable Housing Brief (OPA-ZBA)

OVERVIEW

Applications for Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) were submitted to the City of Pickering for the lands municipally known as 875 Kingston Road (the “Subject Site”). The proposed development consists of two (2) 17-storey towers with a shared 5-storey podium. As part of the OPA and ZBA Applications, staff have requested information as it relates to affordable housing for the Subject Site.

AFFORDABLE HOUSING BRIEF

Staff have requested responses to the following information:

1. Total number of rental units – no rental units are provided as part of this development. There is potential that owners may rent out their individual units, however this is not a formal rental property.
2. Breakdown in rental units – the unit breakdown of the development is as follows:
 - a. Studio units: 80
 - b. 1-bedroom/1-bedroom + den units: 224
 - c. 2-bedroom/2-bedroom + den units: 96
3. Estimated monthly rent – this is not a formal rental property. Some owners may rent out their respective unit, however it is too early to estimate the monthly rent given that this development has only submitted for OPA and ZBA applications. The sales costs of each of the units has also not been estimated at this time as it is too early in the process.
4. Number of accessible units – the development will at a minimum comply with the Ontario Building Code (OBC) requirements, as such 15% (or 60 units) will be accessible.
5. Vacancy rate – the CMHC rental markets statistics do not contain data from Pickering. Vacancy rates for adjacent cities as a comparison are 1.6% for Toronto and 2.5% for Oshawa (CMHC, October 2022).
6. Average market rent – the CMHC rental market statistics do not contain data from Pickering. Average monthly rents for adjacent cities as a comparison are \$1,452 in Oshawa and \$1,665 in Toronto (CMHC, October 2022).
7. There are no grants or funding agreements with the Province and Region of Durham.
8. Conformance with Policy 6.4 of the City of Pickering Official Plan:

City Council shall:

(a) require that a minimum 25 percent of new residential construction, on a City-wide basis, be of forms that would be affordable to households of low or moderate income, reflecting affordable housing forms identified in Appendix I - Quality of Life Indicators and Performance Targets;

While the proposed development does not contemplate the provision of any affordable units, a mix of different condominium units will be provided, which will support in providing attainable housing. A range of studio, one bedroom, and two bedroom units will be constructed which will provide housing options to a wide range of incomes and housing needs. Further, the proposed development represents a more attainable form of housing compared to that of low density housing options, such as single detached dwellings.

(b) encourage the affordable component of new residential construction to be in the early phases of a development;

There are no phases to the development, however the project will provide for attainable housing with a mix of unit types that will be available to the community.

(c) encourage the provision of housing for people with special needs, including assisted housing for low income people, seniors, emergency accommodation, and other forms of supportive housing;

The development will provide attainable housing options, with a mix of unit types, and a number of accessible units, which would support people with varying needs.

(d) zone to permit the operation of group homes within all residential areas;

Not applicable to the Subject Site.

(e) zone to permit accessory apartments, garden suites, and rooming homes where appropriate; and

Not applicable to the Subject Site as these uses are not permitted within a condominium building.

(f) support providers of assisted and special needs housing, including the Durham Region NonProfit Housing Corporation, in the provision and integration of assisted and special needs housing in the City.

Not applicable to the Subject Site.

The proposal does not provide any units which would be considered “affordable housing” under the CMHC definition, however, it provides an alternative form of housing which will provide a range of options for a range of incomes. The proposal also allows for a new form of housing in a predominantly residential low-density neighbourhood. As such, the proposed development achieves the goals of the Official Plan to provide a greater range of housing opportunities for a range of income levels.

