

931 Yonge Street Information Sheet

As part of the City of Toronto's ModernTO program, CreateTO is exploring opportunities to repurpose eight City-owned sites for city-building benefits. 931 Yonge Street, which currently houses the Toronto Community Housing Corporation head office, is one of the eight sites being unlocked through the ModernTO program.

Vision

CreateTO, in conjunction with Corporate Real Estate Management (CREM), City Planning and other City agencies has undertaken a site visioning process for the eight properties. City Council unanimously approved the redevelopment visions for the sites in April 2022.

The vision for 931 Yonge Street includes:

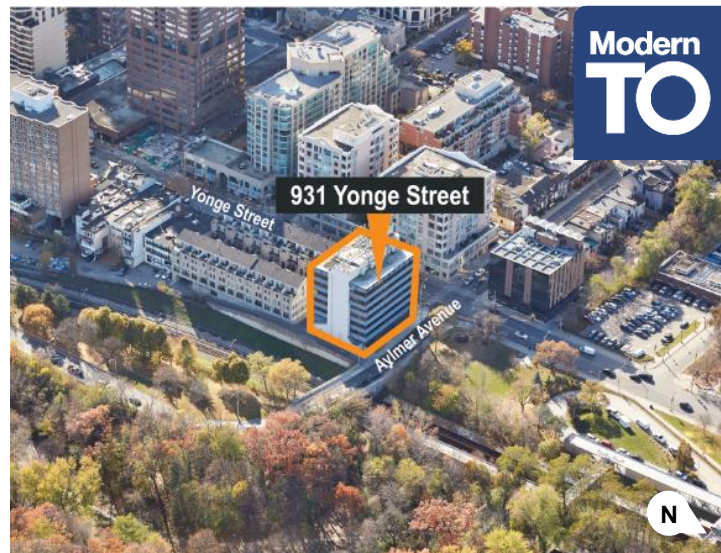
- A mixed-income, high-rise residential development, including affordable ownership housing.
- Public realm improvements surrounding the site.

See the guiding principles that support this vision on the next page.

Process for redeveloping the site

Rezoning and selecting a development partner

CreateTO will lead a rezoning application process, which is proposed to begin in mid-2022. Following the rezoning of this property, CreateTO will conduct a market offering process to select a development partner to redevelop the site. The market offering process will prioritize the delivery of affordable ownership housing, other ModernTO city-building priorities, and local opportunities identified during the engagement process.



Major Intersection:

Yonge Street and Aylmer Avenue

Ward: University-Rosedale

Councillor: Mike Layton

Site Area: 0.2 acres (0.08 hectares)

Current Use: Toronto Community Housing Corporation head office, accommodating approximately 230 employees.

Surrounding Uses: Budd Sugarman Park to the north, Severn Creek to the east with nearby residential, and office and retail uses to the south and west.

Community engagement

In Summer 2022, CreateTO and CREM will engage the local community to share information and seek input on local opportunities to better understand how the vision for the site can help achieve city-building priorities. Engagement activities will include conversations with local stakeholder groups, pop-up events around the site, and a virtual Community Information Session.

Once a future development partner is selected, they will continue engagement with the local community to share and seek feedback about the detailed design of the site.

See the timeline on the reverse side of this Information Sheet for the anticipated timing for the redevelopment of the site.

Guiding principles for 931 Yonge Street

The guiding principles for this site have been informed by the site context and the ModernTO city-building priorities. Learn more about the ModernTO city-building priorities in the Discussion Guide available at [CreateTO.ca/ModernTO](https://www.create.to.ca/modernto).

The guiding principles for 931 Yonge Street include:



Delivering affordable ownership housing.

Affordable housing has been identified as one of the highest priority outcomes for the ModernTO portfolio. Overall, the target is to have a minimum of 33 per cent of all residential units built on ModernTO sites be affordable. This site will contribute to this target by providing affordable ownership housing.



Enhancing the public realm. All sites within the ModernTO portfolio will include public realm improvements and/or streetscape enhancements. Specifically for this site, there will be seating and edge planting (with native species) around the site.



Financial sustainability. This site could potentially generate funding to invest in the City's Land Acquisition Reserve Fund.



Maintain and enhance employment opportunities. The site is currently the head office for the Toronto Community Housing Corporation (TCHC). As part of the ModernTO program, the TCHC head office will be relocated to the core civic buildings network.



Achieving sustainable development. The site will be required to meet at a minimum, Tier 2 of the Toronto Green Standards – Version 4.



Promoting design excellence. The site design will achieve appropriate density, reinforce Yonge Street building characteristics and scale, create a compelling view terminus, and minimize shadow impacts on adjacent parks and green spaces. The design will also address site access and servicing issues.

Get involved!

Community feedback will help CreateTO understand local opportunities for the site and inform the redevelopment of the site, including public realm and streetscape improvements.

For more information about ModernTO and details on how to get involved, visit:

[CreateTO.ca/ModernTO](https://www.create.to.ca/modernto)



Project timeline

October 2019

City Council unanimously adopted ModernTO and directed CreateTO to explore opportunities to unlock value and address city-building priorities at eight sites, including 931 Yonge Street.

Summer 2022

Initial community engagement for 931 Yonge Street.

Construction and first occupancy to be determined following the selection of the developer partner.

April 2022

City Council unanimously adopted the recommended development strategy and vision for the eight sites.

2022 and beyond

City Planning and CreateTO to conduct additional community consultation as part of the CreateTO-led rezoning application process. Afterwards, CreateTO to select a developer partner. The developer partner will lead additional community engagement during detailed design phases. The TCHC head office will be relocated to another site through the office consolidation process.