Intergenerational Living in Etobicoke-Centre

Expanding Housing Choices across the City of Toronto

Presentation for ULI Curtner Leadership Program 2019

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# Our Housing Needs

<table>
<thead>
<tr>
<th>Two Working-Age Adults</th>
<th>Two Retired Seniors</th>
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<tbody>
<tr>
<td>• Looking for a long-term home for a growing family in Toronto</td>
<td>• Looking to downsize their single-detached home in Toronto</td>
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<td>• Concerned about affordability of home ownership</td>
<td>• Recently paid off the mortgage on their home</td>
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<td>• Both employed in full-time jobs</td>
<td>• Both retired/easing into retirement</td>
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<td>• Wish to have/raise children</td>
<td>• Wish to be close to family members</td>
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The Opportunity

Intergenerational Passive House

• Optimize lifestyles between couples
  – Support for child-rearing
  – Assistance with aging-in-place

• Leverage multiple incomes/assets to make project affordable

• Build a sustainable and healthy home

• Grow family connections
Proposed Home
Character & Context

Aerial View - Current Neighbourhood Context

Aerial View - Potential Neighbourhood Development
Flexible Design

- Shared Entry: 300 [28sm]
- Principal Bedroom: 14x14
- Garage: 450 [42sm]
- Garden Suite: 1,150 [106sm]
- Third Floor: 700 [65sm]
- Garage Area: 450 [42sm]
- Second Floor: 1,600 [148sm]
- Terrace Area: 50 [4sm]
Municipal Approvals Process

• Committee of Adjustment Process
  – GFA and FSI variances
  – Height variance

• No definition of ‘intergenerational house’ in zoning by-law.
  – Is this a single-detached home with a secondary suite or a single-detached home?
  – How would fees like Development Charges and Parkland Dedication apply to intergenerational homes?
Redevelopment Timeline

• December 2019: Apply for Zoning Review

• Q1 2020: Hearing at Committee of Adjustment

• Q2 2020:
  – Apply for Building Permit
  – Begin Demolition & Construction

• Q2 2021: Completed Construction & Move-In
Sustainable designs with a balanced focus on people, planet, and prosperity which is socially-equitable, emissions-free, and cost-effective.

**People**
We are driven by purpose to work on meaningful and impactful projects that build relationships and create community. Our projects create inclusive environments where all stakeholders on a project are involved and contribute with transparency and trust. This extends to our involvement in diverse community engagement within marginalized communities because we believe in the power of design and sustainability in society.

**Planet**
We are led by building science to design and deliver simple, high-performance buildings driven by Passive House principles and energy-based goals (air quality, air tightness, and primary energy demand). In addition to significantly reducing operational carbon, we are focused on decreasing embodied carbon and leveraging durable, healthy, and sustainable materials and methods to design resilient, efficient, and testing buildings for our time.

**Prosperity**
We know sustainability is smart business that considers the shared value for all stakeholders throughout the design, construction, and occupancy of the building. Sustainable projects are based on resilient and quality design that provides incremental life-cycle returns over a 25-year period. This means that buildings are meant to last with low operational costs and are prepared to accommodate life-changing conditions. Ultimately buildings increase their value by reducing the consumption of energy, water, materials, and production of waste.
Thank you!

For questions/comments please contact Jahnavi at jahnavi.rmk@gmail.com