

May 20, 2009

To: Executive Committee

From: Affordable Housing Committee

Subject: Housing Opportunities Toronto: An Affordable Housing Action Plan 2010-2020

Recommendations:

The Affordable Housing Committee recommended that:

1. City Council endorse "Housing Opportunities Toronto: An Affordable Housing Action Plan 2010 - 2020" as the plan to address Toronto's affordable housing challenges over the next ten years, including the 67 proposed actions as provided in Attachment 1 to this report.
2. Recommendation 47 in Attachment 1 to this report be amended by adding a new section e to read as follows:
 - "e. Non-profit and non-profit co-operative housing providers because they provide long term affordability and stability for residents."
3. Recommendation 48a in Attachment 1 to this report be amended by adding:
 - (i) the word "commercial" to the phrase "live/work studios" so that it reads as follows:
 - "a. Encouraging the creation of affordable commercial live/work studios to foster the development of Creative Toronto."
 - (ii) a new section c to read as follows:
 - "c. work with providers of affordable housing to ensure that small non-profit commercial space be created alongside or integrated into new



projects to increase business opportunities and renew streams for housing projects and residents.”

- 4. a ten-year implementation plan arising from the 67 proposed actions be developed as part of the 2010 Budget process and that any City investment be subject to Council approval and the annual capital and operating budget processes.**
- 5. the Deputy City Manager forward “Housing Opportunities Toronto: An Affordable Housing Action Plan 2010 – 2020” to the Ontario Ministry of Municipal Affairs and Housing as Toronto’s contribution to the creation of a provincial long- term housing strategy; and.**
- 6. the Deputy City Manager forward “Housing Opportunities Toronto: An Affordable Housing Action Plan 2010 – 2020” to the Minister of Human Resources and Skills Development, other Ontario municipalities, the Federation of Canadian Municipalities, the Canadian Housing and Renewal Association and the Association of Municipalities of Ontario, to inform local housing strategies and advocacy efforts, including influencing provincial and federal action on affordable housing.**

Decision Advice and Other Information:

The Affordable Housing Committee requested the Director, Affordable Housing Office:

- A. to review the submission (May 19, 2009) by Michael Shapcott, Director, Affordable Housing and Social Innovation, The Wellesley Institute (AH9.1.5) and other presenters and prepare a spread sheet that would reflect targets based on their submissions;
- B. in consultation with the Chief Planner and Executive Director, City Planning, to report on a possible early intervention strategy to:
 - (i) prevent the owners of current rental buildings from marketing them as condo units before conversion approval;
 - (ii) warn prospective purchasers of rental units being marketed as condos of the difficulties of converting rental to condos in Toronto and the risks associated with such an investment (see Recommendation 30b);
- C. to report on the success of the multi-residential apartment building (MRAB) strategy and make recommendations for its enhancement and improvement (see Recommendation 32b);
- D. in consultation with the City Solicitor and Ministry of Intergovernmental Affairs, draft amendments to provincial statutes and regulations that will enhance the City of Toronto’s powers to implement an inclusionary housing program and tax increment financing to increase affordable housing opportunities in new developments (see Recommendation 45);
- E. to report on how to re-calibrate the Official Plan housing policy component governing larger sites to include projects with multiple units on smaller sites; and

- F. to report annually on residential development projects exempted from City affordable housing policies.

The following persons addressed the Committee:

- Barbara Hall, Chief Commissioner, Ontario Human Rights Commission
- Michael Shapcott, Director, Affordable Housing and Social Innovation, The Wellesley Institute (submission filed)
- Sophie Zhao, St. Stephen's Community House (submission filed)
- Paul Dowling, Project Manager, Homecoming Community Choice Coalition
- Brad Butt, President, Greater Toronto Apartment Association
- Heather Cunningham, The Dream Team (submission filed)
- Ann Fitzpatrick, obo Homefree Affordable Housing (submission filed)
- Michael Rosenberg
- Joe Deschenes-Smith, Home Ownership Alternatives (submission filed)
- Susan Gapka, Save Our Structures
- J. Katharine Wallace, Save Our Structures
- Councillor Janet Davis
- Councillor Gord Perks

Background:

The Affordable Housing Committee on May 20, 2009, considered a report (May 6, 2009) from Deputy City Manager, Sue Corke, entitled "Housing Opportunities: An Affordable Housing Action Plan 2010-2020".

The Affordable Housing Committee also considered the following communications:

- (May 12, 2009) from Councillor Giorgio Mammoliti, Chair, Affordable Housing Committee (Ward 7 York West) presenting the Housing Opportunities Toronto Action Plan 2010-2020 and its accompanying staff report to Members of City Council;
- (May 11, 2009) from Steve Pomeroy, President, Focus Consulting Inc.;
- (May 19, 2009) from Tim Neeb, Mahogany Management;
- (May 20, 2009) from Joe Deschenes-Smith, Home Ownership Alternatives
- (May 20, 2009) from Ann Fitzpatrick, Homefree Non-Profit Corporation;
- (May 19, 2009) from Michael Shapcott, Director of Affordable Housing and Social Innovation, The Wellesley Institute;
- (May 20, 2009) from Brian Eng, Housing Action Now!

Sean Gadon, Director, Affordable Housing Office gave a powerpoint presentation and filed a copy of his presentation.

City Clerk

Dela Ting
Item AH9.1

Attachments

cc: Deputy City Manager, Sue Corke
Director, Affordable Housing Office
Councillor Giorgio Mammoliti, Ward 7 York West
Interested Persons