

# Planning and Housing Committee Overview

**Tracey Cook**  
Deputy City Manager  
Infrastructure & Development Services

**Giuliana Carbone**  
Deputy City Manager  
Community & Social Services

**February 12, 2019**

# Presentation Outline

Committee Overview

Division Overviews

Key Committee Reports in 2019 (by Quarters)

# Committee Overview

## Mandate of the Committee

The Planning and Housing Committee's primary focus is on urban form and housing development, with a mandate to monitor and make recommendations on planning, property standards, growth and housing development.

## Types of items at this Committee:

- **City Planning** (e.g., Official Plan review, city-wide policy and research, city-wide zoning amendments, Urban Design Guidelines having city-wide application, major planning 'studies', responses to legislative changes, Employment Lands and cross boundary applications)
- **Affordable and Supportive Housing** (e.g. housing policies, development opportunities on public & private lands)
- **Development** (e.g. policy, wood buildings, green roofs, etc.)
- **Building Regulations and Signs** (e.g., Building Code administration & enforcement, Sign Bylaw)
- **Maintenance and Upkeep of Private Properties** (e.g. property standards, Apartment Building Standards, fences, signs)

# Committee Overview

The Committee is primarily supported by City Planning, Toronto Building, Municipal Licensing & Standards, Affordable Housing Office and Shelter, Support and Housing Administration divisions.



**City Planning**  
Gregg Lintern,  
Chief Planner &  
Executive Director



**Toronto Building**  
Will Johnston,  
Chief Building Official  
& Executive Director



**Municipal Licensing  
& Standards**  
Elizabeth Glibbery,  
Interim Executive  
Director



**Affordable  
Housing Office**  
Sean Gadon,  
Director



**Shelter, Support  
& Housing  
Administration**  
Paul Raftis,  
Interim General  
Manager

# Infrastructure & Development Services

**City Planning**  
**Toronto Building**  
**Municipal Licensing & Standards**

# Divisional Overview

## City Planning

# City Planning Key Staff



**Neil Cresswell**  
Director,  
Community  
Planning –  
Etobicoke-York  
District



**Lynda Macdonald**  
Director,  
Community  
Planning – Toronto  
& East York District



**Paul Zuliani**  
Director,  
Community  
Planning –  
Scarborough  
District



**Joe Nanos**  
Director,  
Community  
Planning –  
North York  
District



**Kerri  
Voumvakis**  
Director,  
Strategic  
Initiatives, Policy  
& Analysis



**David Stonehouse**  
Director,  
Waterfront  
Secretariat



**James Perttula**  
Director,  
Transit &  
Transportation  
Planning



**Lorna Day**  
Director,  
Urban Design



**Michael Mizzi**  
Director,  
Zoning & Secretary  
Treasurer, Committee of  
Adjustment

# Program Highlights

## City Building & Policy Development

Activities to improve the built and natural environments, integrate land use and transportation, optimize the city's waterfront assets, enhance access to community services, and guide the creation of sustainable neighbourhoods.

## Development Review, Decision, and Implementation

Activities associated with application review to ensure desirable development through public consultation and a timely review process, while ensuring the implementation of relevant policies.

STRATEGIC INITIATIVES, POLICY & ANALYSIS  
TRANSPORTATION  
URBAN DESIGN  
WATERFRONT SECRETARIAT  
COMMUNITY PLANNING — 4 DISTRICTS  
COMMITTEE OF ADJUSTMENT & ZONING

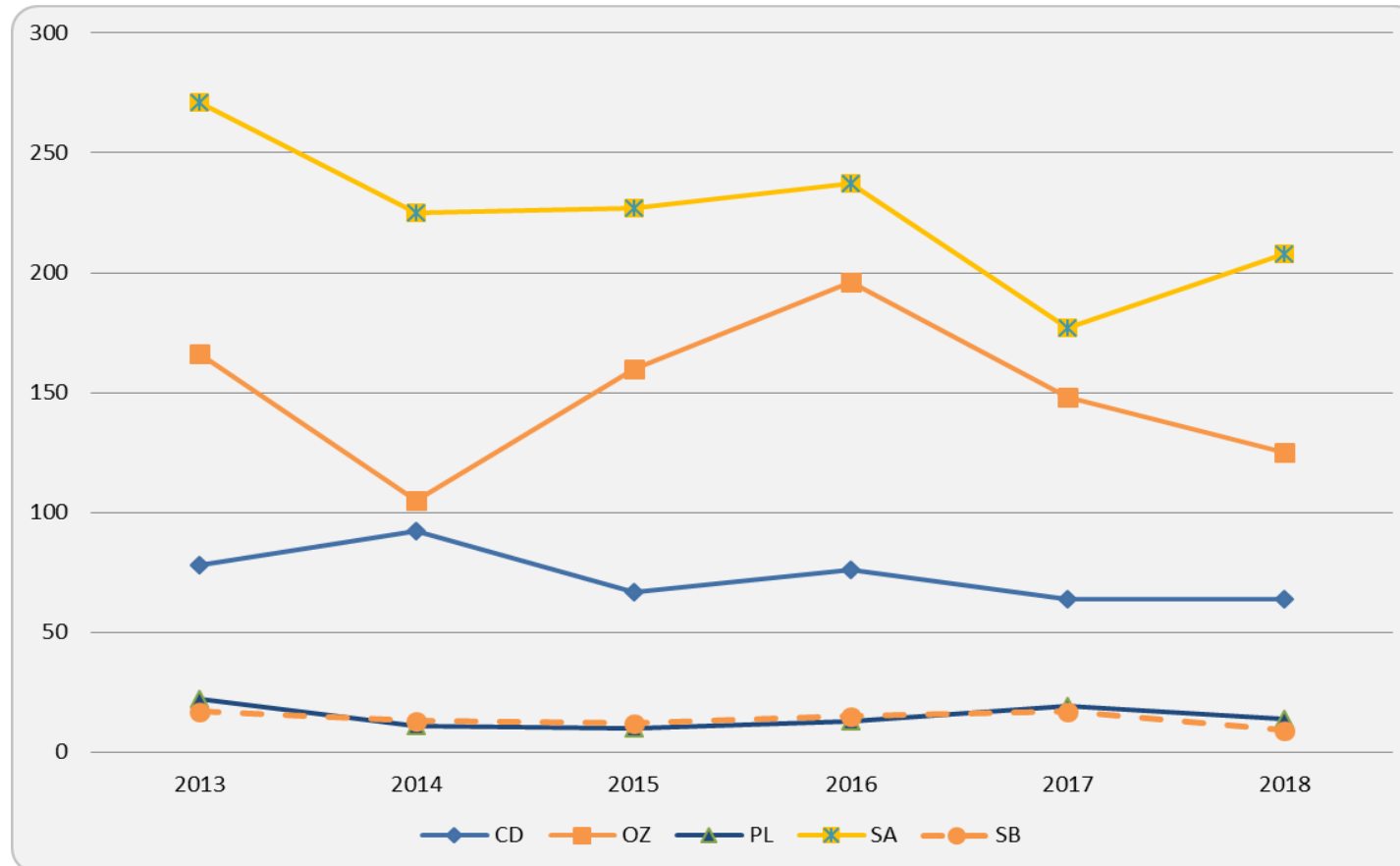


# Key Achievements – 2018

- ✓ Completed **39** City Building studies to guide the growth in the City of Toronto including TOcore, Don Mills Crossing, Midtown in Focus, ConsumersNext and Unilever Precinct; and transit planning frameworks such as Eglinton East LRT, SmartTrack and Regional Express Rail.
- ✓ Completed **4** Heritage Conservation District Studies to balance preservation and growth in a neighbourhood including Baby Point HCD Study and Casa Loma HCD Study.
- ✓ Completed **1** City-wide Urban Design Guidelines to set policy for appropriate design and development – Townhouse and Low-Rise Apartment Guidelines.
- ✓ Respond to **+393** Community Planning applications
- ✓ Processed **+3,573** Committee of Adjustment applications
- ✓ Completed **9** legislative initiatives to respond to legislative changes and Official Plan/ Zoning By-law conformity

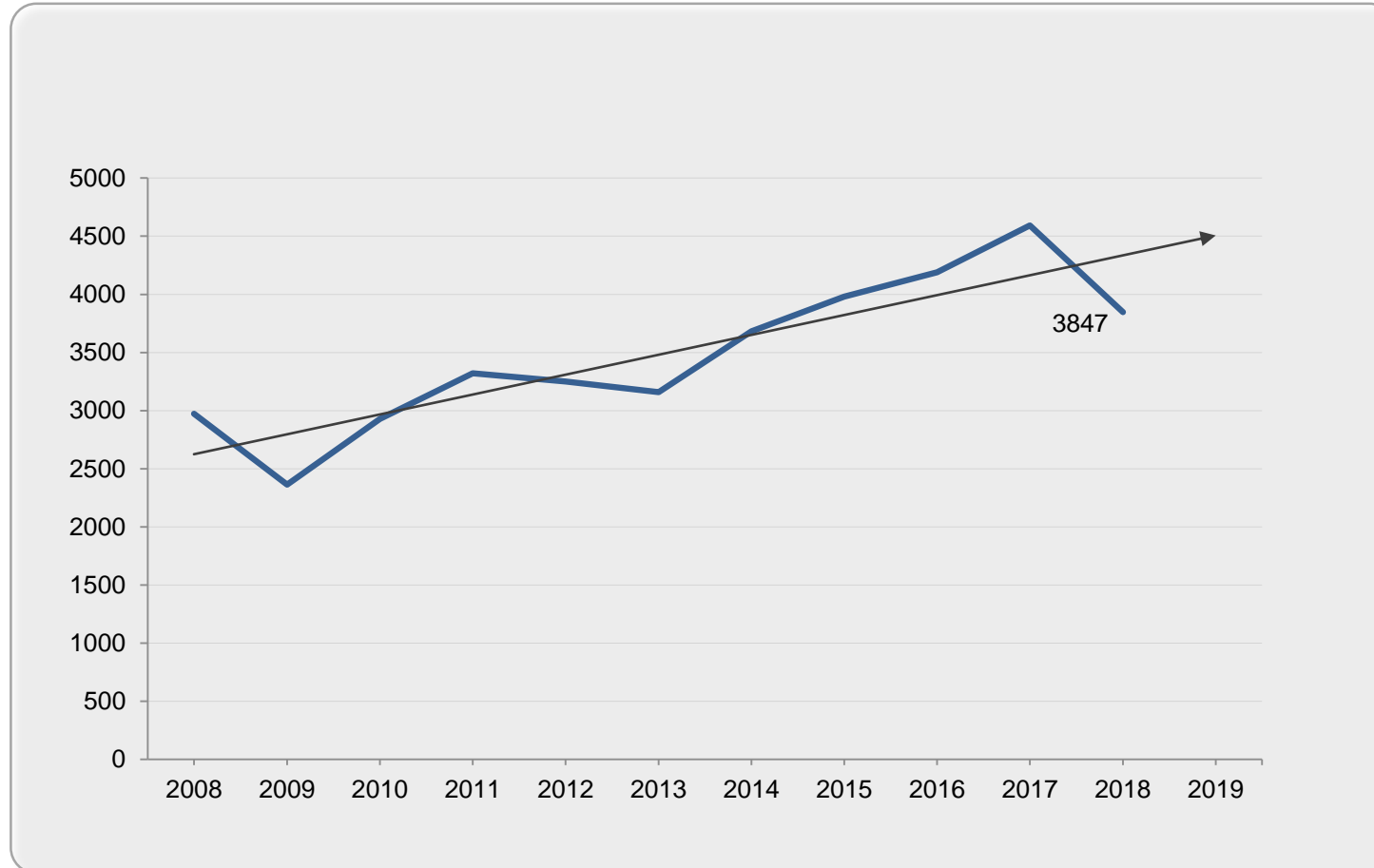
# Community Planning

## Development Review Applications Received, 2013-2018, by Type



**CD** = Plan of Condominium  
**OZ** = Official Plan/ Zoning Bylaw Amendment  
**PL** = Part – Lot Control Exemption  
**SA** = Site Plan Approval  
**SB** = Plan of Subdivision

# Committee of Adjustment Applications Received, 2008-2018



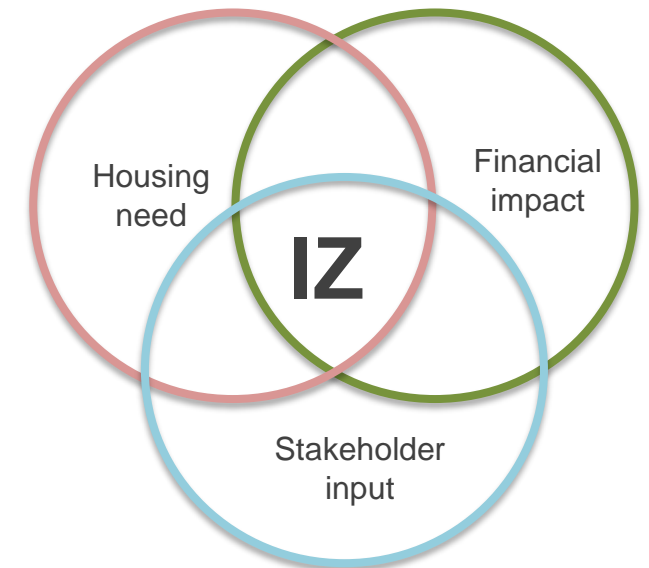
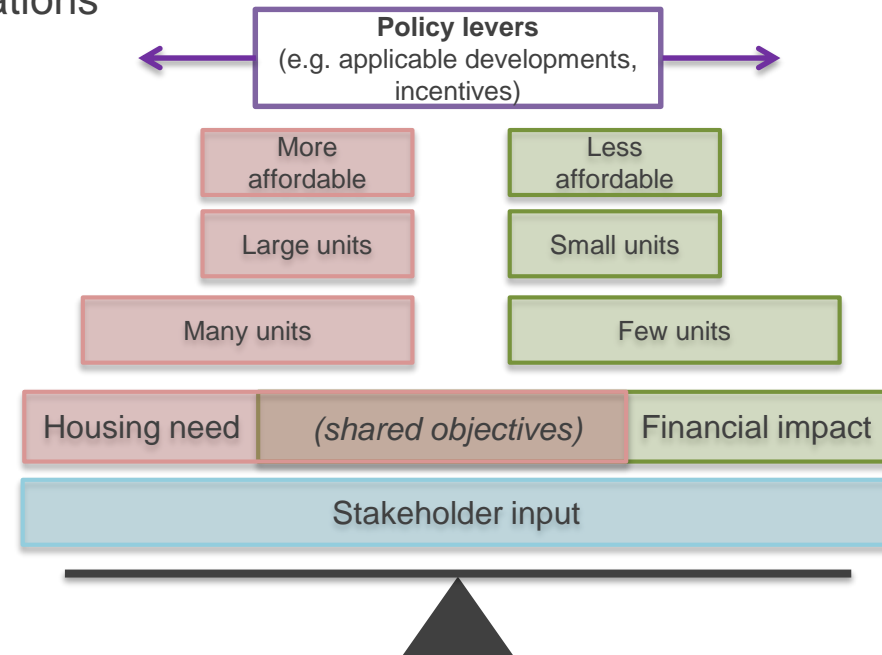
# Major Initiatives

Legislative	<ul style="list-style-type: none"> <li>• Responding to provincial legislation changes including the Growth Plan, provincial Policy Statements, and Planning Act</li> </ul>
Growth Plan Conformity Exercises	<ul style="list-style-type: none"> <li>• Provincial Policy Statement</li> <li>• Growth Plan</li> <li>• Greenbelt Plan</li> </ul>
Official Plan/ Municipal Comprehensive Review	<ul style="list-style-type: none"> <li>• Advancing Five Year Official Plan and Municipal Comprehensive Reviews including review of housing policies , transportation, parks and open space, built form and on-going appeal process</li> </ul>
Housing Now Initiative	<ul style="list-style-type: none"> <li>• Advancing work to activate 11 City-owned sites for the development of affordable housing within complete communities</li> </ul>
Area-based Planning Studies	<ul style="list-style-type: none"> <li>• Don Mills Crossing Secondary Plan</li> <li>• Keele Finch Plus Secondary Plan</li> <li>• Golden Mile Secondary Plan</li> </ul>
Alternative Parkland Dedication Rate	<ul style="list-style-type: none"> <li>• Updating the Official Plan's Parks and Open Space policies, including an updated policy for the alternative parkland dedication rate</li> </ul>
Zoning to support housing	<ul style="list-style-type: none"> <li>• Second Suites, Shelter Standards, Laneway Housing</li> </ul>
Multi-tenant Housing	<ul style="list-style-type: none"> <li>• Zoning to expand multi-tenant housing</li> </ul>

# Major Initiatives

## Inclusionary Zoning

- Housing need analysis & market viability testing
- Stakeholder consultation and draft policy development
- Final policy recommendations



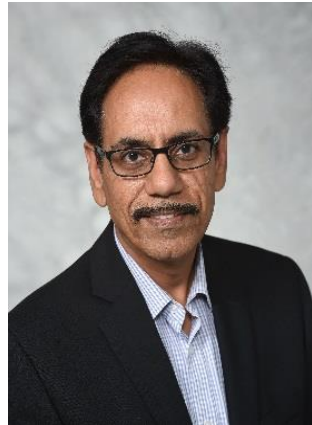
# Divisional Overview

## Toronto Building

# Toronto Building Key Staff



**Tim  
Crawford**  
Director and  
Deputy CBO,  
Toronto and  
East York  
District



**Kamal  
Gogna**  
Acting Director,  
North York  
District



**Sandra  
Burrows**  
Director\*,  
Etobicoke  
District



**Bill  
Stamatopoulos**  
Director\*,  
Scarborough  
District



**Mathew  
Chrysdale**  
Director,  
Business  
Operations



**John  
Humphries**  
Acting  
Director,  
Special Projects

*(\*to be appointed as Deputy Chief Building Official)*

# Program Highlights

## What We Do

Toronto Building enforces provincial and municipal building regulations and bylaws, where our primary responsibilities are established through the ***Building Code Act***, as follows:

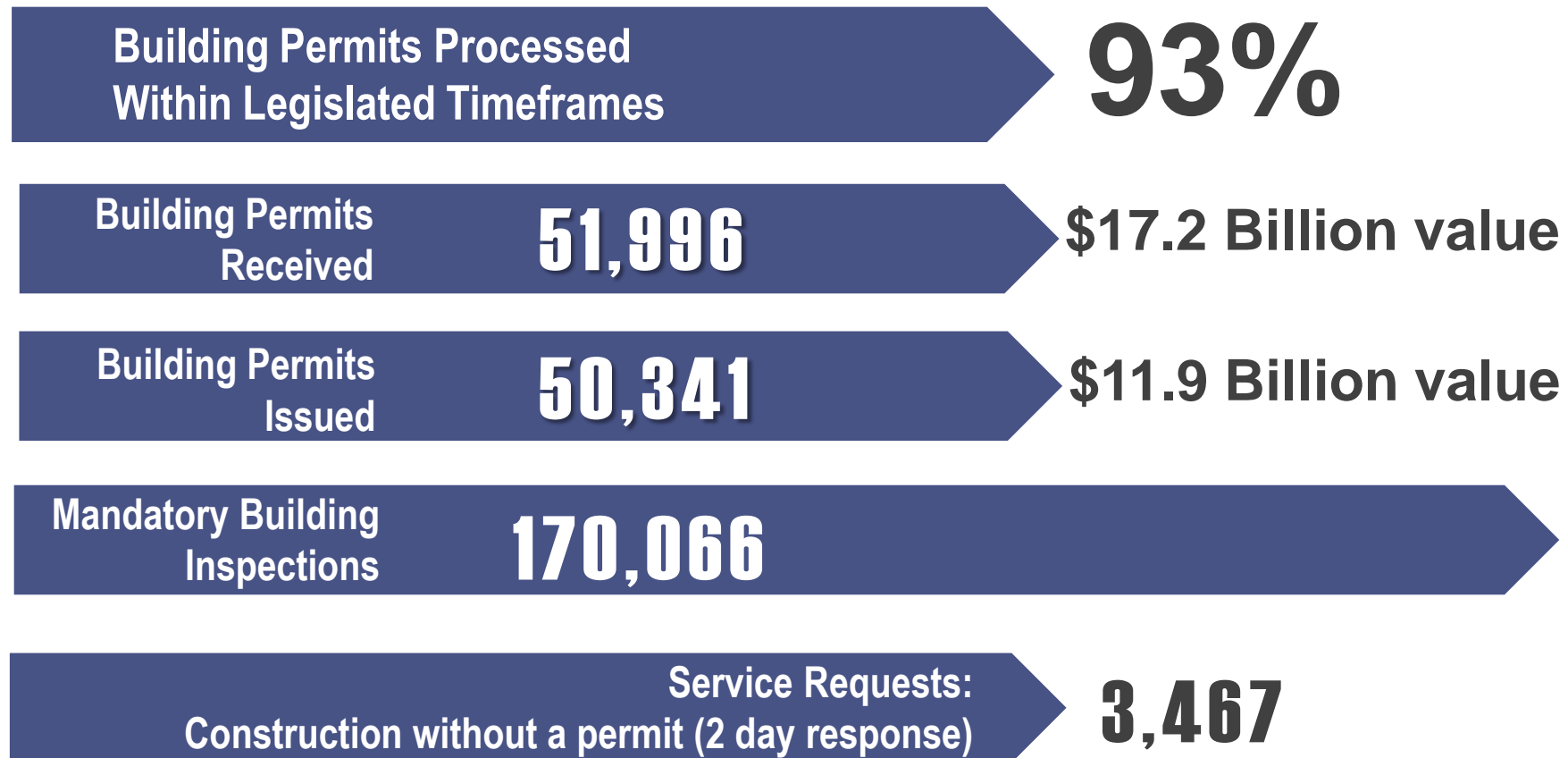
1. **Reviewing and issuing building permits**
2. **Conducting mandatory inspections of construction to make sure work is in compliance with the Building Code and building permits**
3. **Setting fees for building permits**
4. **Investigating and enforcing compliance through inspections and, if necessary, issuing orders.**

The Division also administers and enforces the ***City of Toronto Sign Bylaw*** and other applicable law.

(Applicable law is a term used to describe all of the regulations and municipal bylaws, which a project must comply with in order for a permit to be issued)

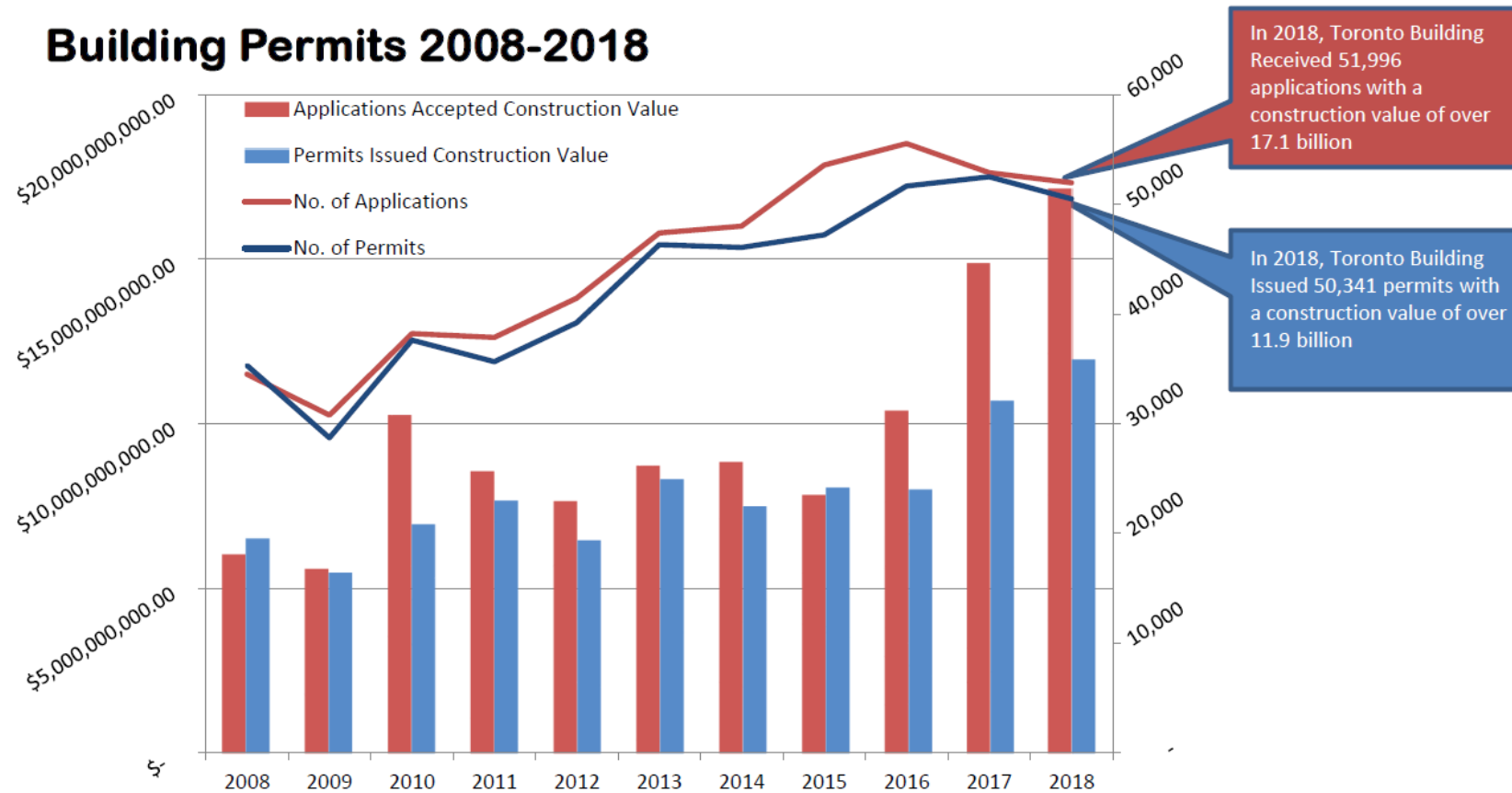


# Toronto Building Facts: 2018



# Toronto Building: Trends

## Building Permits 2008-2018



In 2018, Toronto Building Received 51,996 applications with a construction value of over 17.1 billion

In 2018, Toronto Building Issued 50,341 permits with a construction value of over 11.9 billion

# Major Initiatives

2017 – 2021 Toronto Building Service Plan Priorities	
Investing in a knowledgeable and engaged workforce	<ul style="list-style-type: none"> <li>• Advancing on divisional hiring strategy and succession planning</li> <li>• Developing enhanced staff training and development programs for all service areas</li> </ul>
Advancing strategic initiatives and fiscal responsibility	<ul style="list-style-type: none"> <li>• Comprehensive program and organizational review planned for 2019</li> <li>• Exploring options for a refreshed client-centric model and practices</li> <li>• Implementing formal risk management strategy</li> </ul>
Driving service quality, efficiency, and innovation	<ul style="list-style-type: none"> <li>• Implementing quality assurance pilot project in Inspection Services</li> <li>• Exploring new collaboration platforms and tools for staff</li> <li>• Finalizing new policy and processes for Conditional Permits</li> </ul>
Pursuing a seamless customer service experience	<ul style="list-style-type: none"> <li>• Strategy to Minimize Negative Impacts of Residential Infill</li> <li>• Implementing enhancements to interdivisional complaint monitoring and management, including CRM solution</li> <li>• Transformation and modernization through additional Electronic Service Delivery enhancements</li> </ul>

# Divisional Overview

## Municipal Licensing & Standards

# Municipal Licensing & Standards Key Staff



**Carleton Grant**  
Director, Policy &  
Strategic Support



**Mark Sraga**  
Director,  
Investigation  
Services



**Fiona Chapman**  
Director, Business  
Licensing &  
Regulatory  
Services



**Rod Jones**  
Director, Bylaw  
Enforcement



**Dr. Esther Attard,**  
Chief Veterinarian  
& Interim  
Director, Animal  
Services

# Program Highlights

## Municipal Licensing and Standards

### Business Licensing and Regulatory Services

#### Permit and business licence issuance.

Matters relating to business licensing will be reported to the General Government and Licencing Committee.

Matters relating to permits for use of public space will be reported to the Economic and Community Development Committee.

### Bylaw Enforcement

#### Enforcement of licensing and public space bylaws.

Matters relating to business licence enforcement will be reported to the General Government and Licencing Committee.

Matters relating to enforcement of bylaws for use of public space will be reported to the Economic and Community Development Committee.

### Investigation Services

#### Enforcement of bylaws governing private property and community standards.

Matters relating to property standards, including RentSafeTO, Property Standards Bylaw, signs, and indoor room temperature will be reported to the **Planning and Housing Committee.**

### Toronto Animal Services

#### Pet adoption, and pet licensing; Promotion of responsible pet ownership and compliance of animal-related laws.

Matters relating to animals will be reported to the Economic and Community Development Committee.

# Program Highlights

## Investigation Services

Undertakes enforcement related to property standards, property maintenance, long grass and weeds, graffiti, noise, fences, zoning and signs, in addition to the delivery of the Apartment Building Standards Program.

## Bylaws Enforced

- 354 - Apartment Buildings
- 363 - Building Construction and Demolition
- 395 - Clothing Drop Boxes
- 417 - Dust
- 447 - Fences
- 480 - Garage Sales
- 485 - Graffiti
- 489 - Grass and Weeds
- 497 - Heating
- 547 - Short Term Rentals
- 548 - Littering and Dumping of Refuse
- 591 - Noise
- 629 - Property Standards
- 632 - Property, Vacant or Hazardous
- 659 - Refrigerators and Other Appliances, Abandoned
- 693 - Signs
- 719 - Snow and Ice Removal
- 835 - Vital Services, Discontinuation of



# Program Highlights

Enforcement of bylaws governing **private property and community standards, including:**

- Property Standards Bylaw sets the standards for all properties in Toronto. All property owners are required to repair and maintain their property
- Vital services bylaw including fuel, hydro, gas, hot and cold water in rental units
- RentSafeTO: Apartment Building Standards program
- Co-ordinates remedial action (clean-up) on private property when required
- Signs Bylaw that regulates the size and location of all temporary signs on private and public property
- Administering the registration and compliance of short-term-rental operators (currently under appeal).



# Program Highlights



- 128,000 Service Requests
- 184,000 Inspections
  - 62,000 of which are completed by Investigation Services (Private Property)
    - 70% of responses to Private Property service requests in 5 days
    - 100% of responses to emergency service requests in 24 hours
- 14,000 Notice of Violations
- 5,700 Charges

# Program Highlights



RentSafeTO

- 3,435 Buildings Registered
- 99% Evaluated
- Total number of complaints related to in-suite issues 4,600
- Top complaints are:
  - Property Standards: 2,900
  - Noise: 1,000
  - Waste: 375

# Divisional Initiatives

1

## Supporting Our People

- Investing in improved training and staff development programs
- Enhancing safe working procedures for bylaw investigations

2

## Excellent Customer Experience

- Piloting a quality assurance program for the RentSafeTO team
- Improving knowledge base and referral processes with 311 Toronto
- Proactive public education program that leverages social media to educate tenants about their entitlement to safe, well-maintained buildings

3

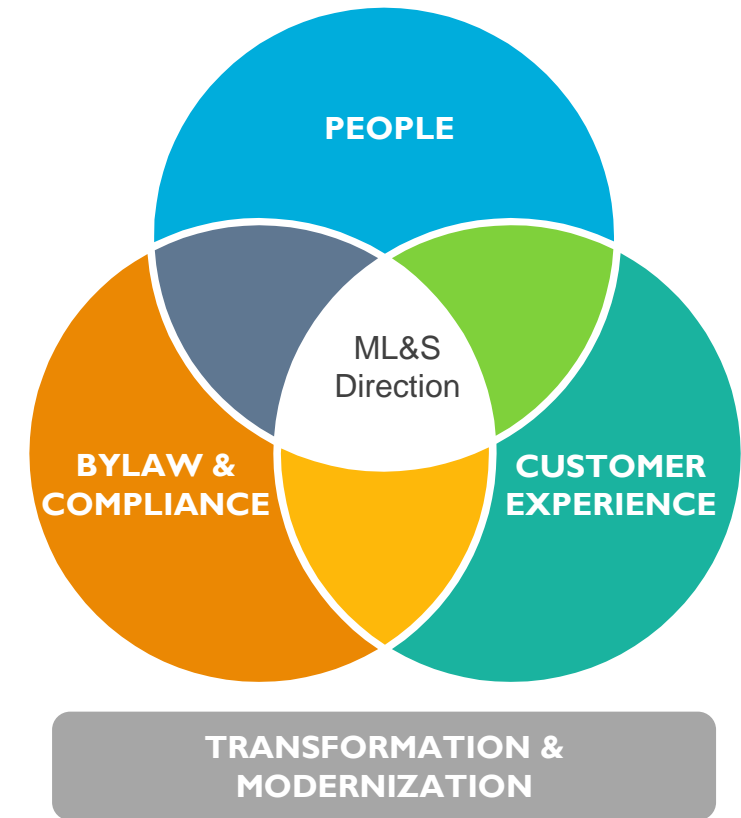
## Focus on Bylaws & Compliance

- Implementing the Dust and Short-term Rental bylaw programs
- Reviewing the Property Standards Bylaw
- Utilizing the Open Data portal to publicly share data on apartment buildings

4

## Transformation & Modernization

- Implementing a modernized business system in partnership with Toronto Fire for an integrated approach to inspections in high-rise apartment buildings



# Major Initiatives

## Providing an update on the implementation of:

- Apartment Buildings Standards Program
- Partnering with Toronto Public Health on Indoor Temperature Standards
- Modernizing the Property Standards Bylaw
- Updating the Sign Bylaw

# Community & Social Services

**Affordable Housing Office  
Shelter, Support & Housing Administration**

# Community & Social Services

## Affordable Housing Office

- Affordable housing development

## Shelter, Support and Housing Administration

- Supportive & Social Housing development (including TCHC re-vitalization projects)

# Divisional Overview

## Affordable Housing Office

# Affordable Housing Office Key Staff



**Chip Au**  
Manager, Housing  
Improvement  
Programs



**Valesa Faria**  
Manager, Affordable  
Housing Development



**Erik Hunter**  
Manager, Policy and  
Partnerships



# Program Highlights

## **New Affordable Housing Development**

- Stewardship of federal, provincial & City investments & incentives to scale up delivery of affordable housing
- Facilitates development of new affordable, supportive & transitional housing

## **Housing Policy & Partnerships**

- Developing innovative affordable housing solutions through policy & partnerships with private & community partners, & other orders of government.

# Major Initiatives

## Open Door Program

- Launched in 2016
- 2,000 affordable ownership & 5,000 affordable rental homes approved (by 2020)

## Housing Now Initiative

- 11 city-owned surplus sites activated
- 10,000 new residential units created
  - Minimum 3,700 affordable rental
- 99 year affordability period

Join the City of Toronto to

**OPEN DOORS**  
to Housing Opportunity!

Now is the time to  
contribute to a better  
city by creating  
affordable housing.

The Open Door Program is Now Open  
for Business to assist private and non-profit  
organizations to build affordable rental  
housing across the City through:  
→ Providing City funding and incentives  
→ Fast-tracking the planning approvals  
→ Activating public land



# Active Affordable Rental Developments

# of active  
affordable rental  
developments

49

# of projects in  
pre-development

31

# of active  
developments  
under construction

18

# of affordable  
rental units under  
development\*

6,994

# of affordable  
rental units in  
pre-development

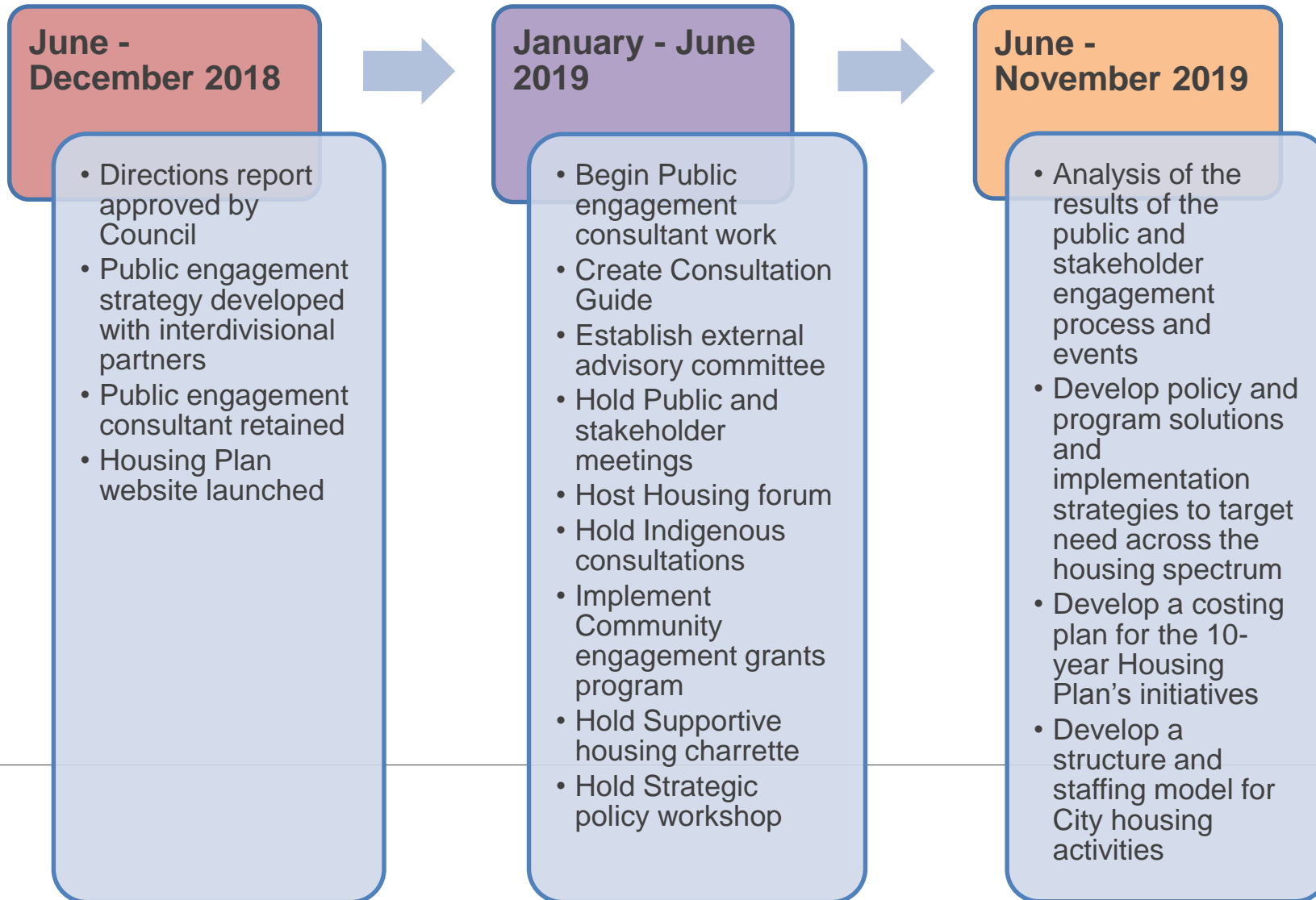
6,044

# of affordable  
rental units under  
construction

950

\*This includes the Housing Now Program approved in January 2019 representing 11 developments with 3,700 units.

# Toronto Housing Plan 2020-2030 Delivery Update



# Overview of Initiatives to Scale up Affordable Housing Supply

<b>"Housing Now" and Transit-Oriented Development</b> <ul style="list-style-type: none"> <li>• 11 sites in Phase 1 approved by City Council – January, 2019</li> </ul>	In progress
<b>Open Door Program</b> <ul style="list-style-type: none"> <li>• 2019 Annual Proposal Call to be issued early February</li> </ul>	In progress
<b>Toronto Housing Strategy 2020 – 2030</b> <ul style="list-style-type: none"> <li>• New Housing and Homelessness Plan will be presented to Council in November 2019</li> </ul>	In progress
<b>Planning Process (Section 37)</b> <ul style="list-style-type: none"> <li>• New affordable homes secured through the Planning process using Section 37 of the Planning Act</li> </ul>	In progress
<b>Affordable Housing Land Acquisition Strategy</b> <ul style="list-style-type: none"> <li>• A land acquisition strategy will be developed to assist the City in the strategic acquisition of private land for affordable housing development</li> </ul>	Work to Start in 2019
<b>New Innovative Forms of Affordable Housing</b> <ul style="list-style-type: none"> <li>• The City is exploring support for innovative housing solutions such as prefabricated/modular housing</li> <li>• A laneway housing pilot project is already underway</li> </ul>	In progress
<b>National Housing Strategy – New Construction Funding</b> <ul style="list-style-type: none"> <li>• The Housing Co-Investment Fund and the Rental Construction Financing Initiative, administered directly by CMHC, provide funding for new affordable rental projects</li> </ul>	In progress
<b>Bi-lateral Canada - Ontario Housing Agreement</b> <ul style="list-style-type: none"> <li>• Includes 3 years of funding, starting in 2019/20 through the Ontario Priorities Housing Initiative</li> <li>• Funding priorities will be determined by the province but could include programs for new affordable rental and ownership housing, housing repairs and housing allowances</li> </ul>	Awaiting Provincial decisions
<b>Inclusionary Zoning</b> <ul style="list-style-type: none"> <li>• Staff are developing a draft policy for consultation, beginning in Q1 2019</li> </ul>	In progress

# Divisional Overview

## Shelter, Support & Housing Administration

# Shelter, Support and Housing Administration

## Key Staff



**Mary-Anne Bédard**  
Director, Service  
Planning,  
Development &  
Infrastructure



**Todd Orvitz**  
Director, Service  
Planning and Integrity



**Doug Rollins**  
Director, Housing  
Stability Services

# Program Highlights

## **Implementation of Home for Good (HFG)**

- Supported 1,500 households in 2018 through implementation of \$25M in annual operating funding for 63 projects
- Implementation of housing supports for more than 500 additional households planned in 2019

## **TCHC Revitalizations**

- In partnership with other divisions, continue to support revitalizations of TCHC communities



# Major Initiatives

## **Supportive housing development opportunities**

- In partnership with the AHO, identification and implementation of options for an aggressive supportive housing build plan in Toronto

## **TCHC Revitalization Framework**

- SDFA working collaboratively with City Planning, SSHA, CMO and AHO to develop a new process for the City to review and approve TCHC revitalization projects

# 2019 Committee Work Plan

# Key Committee Reports for 2019

	Report	Division
Q1	Response to Provincial Proposal to Amend the Growth Plan	City Planning
	Results of the Housing Market Analysis	Affordable Housing Office
	<ul style="list-style-type: none"> <li>Conditional Permits</li> </ul>	Toronto Building
Q2	<ul style="list-style-type: none"> <li>Assisting New Non-Profit Homes: Home Ownership Assistance Program Allocations 2018/2019</li> <li>2019/2020 Funding Allocations Under the National Housing Strategy and the Federal-Provincial Bi-lateral Agreement</li> <li>Creating Affordable Rental Homes at the West Don Lands – Update on Phase One of the Provincial Lands Program</li> <li>Update on Laneway Suites Affordable Housing Pilot</li> </ul>	Affordable Housing Office
	<ul style="list-style-type: none"> <li>Official Plan Review of Transportation Policies (Proposals Report)</li> <li>Secondary Suites Zoning (Final Report)</li> <li>Dwelling Room Protection Policies (Proposals Report)</li> <li>Public Realm and Built Form Policies (Proposals Report)</li> <li>Inclusionary Zoning (Proposals Report)</li> <li>Parks and Open Space Areas Policies Review (Proposals Report)</li> </ul>	City Planning
	<ul style="list-style-type: none"> <li>Schedule and expected timeline for Citywide building audits under the RentSafeTO program</li> </ul>	Municipal Licensing & Standards
	<ul style="list-style-type: none"> <li>Options for Supportive Housing Plan (with AHO)</li> <li>TCHC Revitalization Framework (led by SDFA)</li> </ul>	Shelter, Support & Housing Administration
	<ul style="list-style-type: none"> <li>Residential Infill Construction</li> <li>Sign Bylaw Amendment Applications</li> </ul>	Toronto Building

# Key Committee Reports for 2019

	Report	Division
Q3	<ul style="list-style-type: none"> <li>Results of the 2019 Open Door Call for Applications</li> </ul>	Affordable Housing Office
	<ul style="list-style-type: none"> <li>Official Plan Review of Transportation Policies (Final Report)</li> <li>Midtown and TOcore: Infrastructure Implementation Strategies (Interim Report)</li> <li>Dwelling Room Protection Policies (Final Report)</li> <li>Public Realm and Built Form Policies (Final Report)</li> </ul>	City Planning
	<ul style="list-style-type: none"> <li>Update the Sign Bylaw</li> </ul>	Municipal Licensing & Standards
	<ul style="list-style-type: none"> <li>Toronto Housing Plan 2020-2030</li> </ul>	Affordable Housing Office
Q4	<ul style="list-style-type: none"> <li>Office Replacement Policies (Final Report)</li> <li>Inclusionary Zoning (Final Report)</li> <li>Parks and Open Space Areas Policies Review (Final Report)</li> </ul>	City Planning
	<ul style="list-style-type: none"> <li>Apartment Buildings Standards Program RentSafeTO</li> <li>Heat in Apartments</li> <li>Modernizing the Property Standards Bylaw</li> <li>Alternate Dispute Resolution Pilot Update</li> </ul>	Municipal Licensing & Standards
	<ul style="list-style-type: none"> <li>Toronto Municipal Code Chapter 363 (Construction By-law)</li> </ul>	Toronto Building

# Questions?