

Official Plan Amendment on Updating the Definitions of Affordable Rental and Ownership Housing - Supplementary Report

Date: November 8, 2021

To: City Council

From: Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat

Wards: All

SUMMARY

This Supplementary Report recommends the Official Plan Amendment attached to the report from the Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat dated October 15, 2021 be replaced with the updated version attached to this report.

In response to comments received in deputations and written comments to the Planning and Housing Committee, staff are proposing minor changes to the Official Plan and Amendment to provide clarity around the transition of the policy.

Staff continue to recommend approval of the proposed Official Plan Amendment as revised in the recommendation below.

Planning and Housing Committee's decision and the associated staff report (October 15, 2021) may be found at

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH28.4>

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat recommend that:

1. City Council delete recommendation 1 from the Planning and Housing Committee and replace it with the following:

"1. City Council adopt the Official Plan Amendment included as Attachment 1 to the November 8, 2021 report from the Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat."

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year.

DECISION HISTORY

At its meeting of October 28, 2021, Planning and Housing Committee considered item PH28.4, Official Plan Amendment on Updating the Definitions of Affordable Rental and Ownership Housing dated October 15, 2021. The staff report recommended adoption of the Official Plan Amendment with new affordable housing definitions. Planning and Housing Committee submitted the item to City Council with recommendations.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH28.4>

COMMENTS

This report recommends a technical revision to the proposed Official Plan Amendment in response to comments received in deputations and written comments to the Planning and Housing Committee. This revision provides clarity with respect to applications received prior to the policy taking effect and, as such, addresses questions regarding transition.

Transition

The proposed revision to the Official Plan Amendment will read:

"The definitions of affordable rental housing and affordable rents, affordable ownership housing and mid-range rents do not apply to:

- development projects that are the subject of a complete application, which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2, filed prior to November 10, 2021;
- development projects with an affordable housing component that have been approved in principle by either Council or the Tribunal prior to November 10, 2021.

To facilitate the transition of programs offering municipal assistance to encourage the production of affordable housing, the new definition will apply to those programs no later than March 31, 2024.

In instances where the definitions do not apply, the previously in force definitions will continue to apply."

The above minor revision provides clarity around what development projects the recommended Official Plan definitions would apply to and will provide clarity as to what definition is applicable.

Municipal Incentives Programs

Recognizing that more work needs to be done to assess the financial implications of the new affordable definition on City funded affordable housing initiatives, the proposed transition provisions delay the requirement to apply the new definition of affordable housing to these initiatives until March 31, 2024.

More detailed transition policy with respect to these programs will developed as part of the report referenced in recommendation 3 from the Planning and Housing Committee.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Proposed Official Plan Amendment