

Attachment 1: Recommended Official Plan Amendment (Housing Definitions)

City of Toronto By-law No. --20~

AMENDMENT NO. ~~~ TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

Section 3.2.1 Housing, is amended by:

1. Changing the definition of Affordable Rental Housing and Affordable Rents to:

"Affordable rental housing and affordable rents means housing where the total monthly shelter cost (gross monthly rent, inclusive of utilities for heat, hydro, hot water and water) is at or below the lesser of one times the average City of Toronto rent, by dwelling unit type, as reported annually by the Canada Mortgage and Housing Corporation, or 30% of the before-tax monthly income of renter households in the City of Toronto as follows:

(1) studio units: one-person households at or below the 50th percentile income;

(2) one-bedroom units: one-person households at or below the 60th percentile income;

(3) two-bedroom units: two-person households at or below the 60th percentile income;

(4) three-bedroom units: three-person households at or below the 60th percentile income."

2. Changing the definition of Mid-range rents to:

"Mid-range rents means Mid-range rents (affordable) or Mid-range rents (moderate)."

3. Adding the following as "Housing Definitions":

"Mid-range rents (affordable) are the total monthly shelter costs that exceed Affordable rents but are at or below 100% of the average City of Toronto rent, by unit type, as reported annually by Canada Mortgage and Housing Corporation.

Mid-range rents (moderate) are the total monthly shelter costs that exceed Affordable rents and/or Mid-range rents (affordable), but are at or below 150% of the average City of Toronto rent, by unit type, as reported annually by Canada Mortgage and Housing Corporation."

3. Changing the definition of Affordable ownership housing to:

“Affordable ownership housing means housing where the purchase price (which for new units is inclusive of Harmonized Sales Tax payable by the purchaser) is at or below an amount where the total monthly shelter cost (mortgage principal and interest – based on a 25-year amortization, 10 per cent down payment and the mortgage rate for a conventional 5-year mortgage as reported by the Bank of Canada in January of the applicable year, and a mortgage insurance premium – plus property taxes calculated on a monthly basis based on the purchase price, and standard condominium fees) is affordable, based on paying no more than 30% of before-tax monthly income, to all households in the City of Toronto as follows:

- (1) studio units: households at or below the 30th percentile income;
- (2) one-bedroom units: households at or below the 40th percentile income;
- (3) two-bedroom units: households at or below the 50th percentile income;
- (4) three-bedroom units: households at or below the 60th percentile income.

4. Adding the following new sidebar adjacent to "Housing Definitions":

"Household incomes for the city of Toronto area are estimated using household incomes reported through the results of the most recent Census of Population. These statistics are adjusted based on annual changes to the Consumer Price Index (CPI) in January of each year as reported by Statistics Canada for the Toronto Census Metropolitan Area. The CPI used is for the complete "basket of goods and services" also known as the all-items index, and without seasonal adjustments as recommended by Statistics Canada for consistent time series indexation."

5. Adding the following new sidebar adjacent to "Housing Definitions":

"Condominium fees can impact the overall affordability of ownership housing. While condominium fees vary from project to project based on the building design and what specific costs are included, standard condominium fees will be used to calculate affordable ownership housing prices on an annual basis. The City will set standard condominium fees in January of each year to be used in the calculation of affordable ownership housing prices. Fees will be calculated using typical average unit sizes based on the City's standards for new affordable housing unit sizes."

6. Adding the following new sidebar adjacent to "Housing Definitions":

"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."