



# Toronto Executive Committee

2021 Jan 27

## Development Charges Policy Updates

EX20.4

# Rental Supply Shortage

## Apartment Units by Year

(Data from City of Toronto MLS)

1965	17,763
1966	9,071
1967	15,901
1968	18,228
1969	17,544
1970	21,146
1971	12,981
1972	12,846
1973	7,624
1974	11,209
<b>10 years</b>	<b>144,313</b>

1980-1989	20,069
1990-1999	12,868
2000-2009	5,279
2010-2019	10,717
<b>40 years</b>	<b>48,933</b>

# Scaling Up Affordable Ownership Housing in the GTA

(Canadian Urban Institute report June 2017)

*“In the Toronto CMA there are about 200,000 households that pay less than 30% of their income on rent”*

INCOME PERCENTILES	UP TO 40 <sup>TH</sup>	50 <sup>TH</sup>	60 <sup>TH</sup>	70 <sup>TH</sup>	TOTAL
Income range	\$43,450 to \$56,121	\$56,122 to \$70,366	\$70,367 to \$86,636	\$86,637 to \$106,153	
Households paying less than 30% on shelter costs	58,590	57,720	49,170	38,350	203,830
Percent of all renters in that income percentile paying less than 30%	73%	88.6%	95.8%	97.7%	
5%	2,929	2,886	2,458	1,917	10,190
Annual Target for 5 Years					2,000/yr

# New Rental Supply

- Incentives
  - DC deferral
- Disincentives
  - Apply interest
  - Require costly security (Letter of Credit)
- How Bad?
  - Builders are offering to pay DCs early
  - 3 projects via Members' Motions ... not preferred method

# Report

- “Growth pays for growth”
  - Linear and silo approach
- Multiple “costs of inaction” without plentiful housing options
  - Social services, healthcare, emergency services, gridlock, pollution, road repairs, etc
- “Bridge” until next DC review, starting in 2022
  - Bridge to nowhere

# Request

- Recover and rebuild out of the pandemic
- Road to new rental supply includes a bridge to the next DC
- Delete the report recommendations
- Agree TODAY on a clear objective: NEW RENTAL SUPPLY
  - Direct staff to review incentives
    - DC and other incentives that are goal oriented
    - Time limited program until next DC (“bridge”)
    - Consult and report back at the NEXT Executive Committee