

RE: PG5.2

**CITY OF TORONTO
OFFICIAL PLAN DEFINITION OF
AFFORDABLE OWNERSHIP HOUSING**

Presentation to P&GM Committee

June 18th, 2015



Study Purpose & Scope

1. To assess the existing OP definition within the context of related affordable ownership housing definitions.
2. To analyze and evaluate the definitions with regard for existing housing needs and recent housing market trends.
3. To identify how the current definition could be modified to encourage the creation of more affordable ownership housing.

Study Process

Background research, data analysis & evaluation of existing definitions

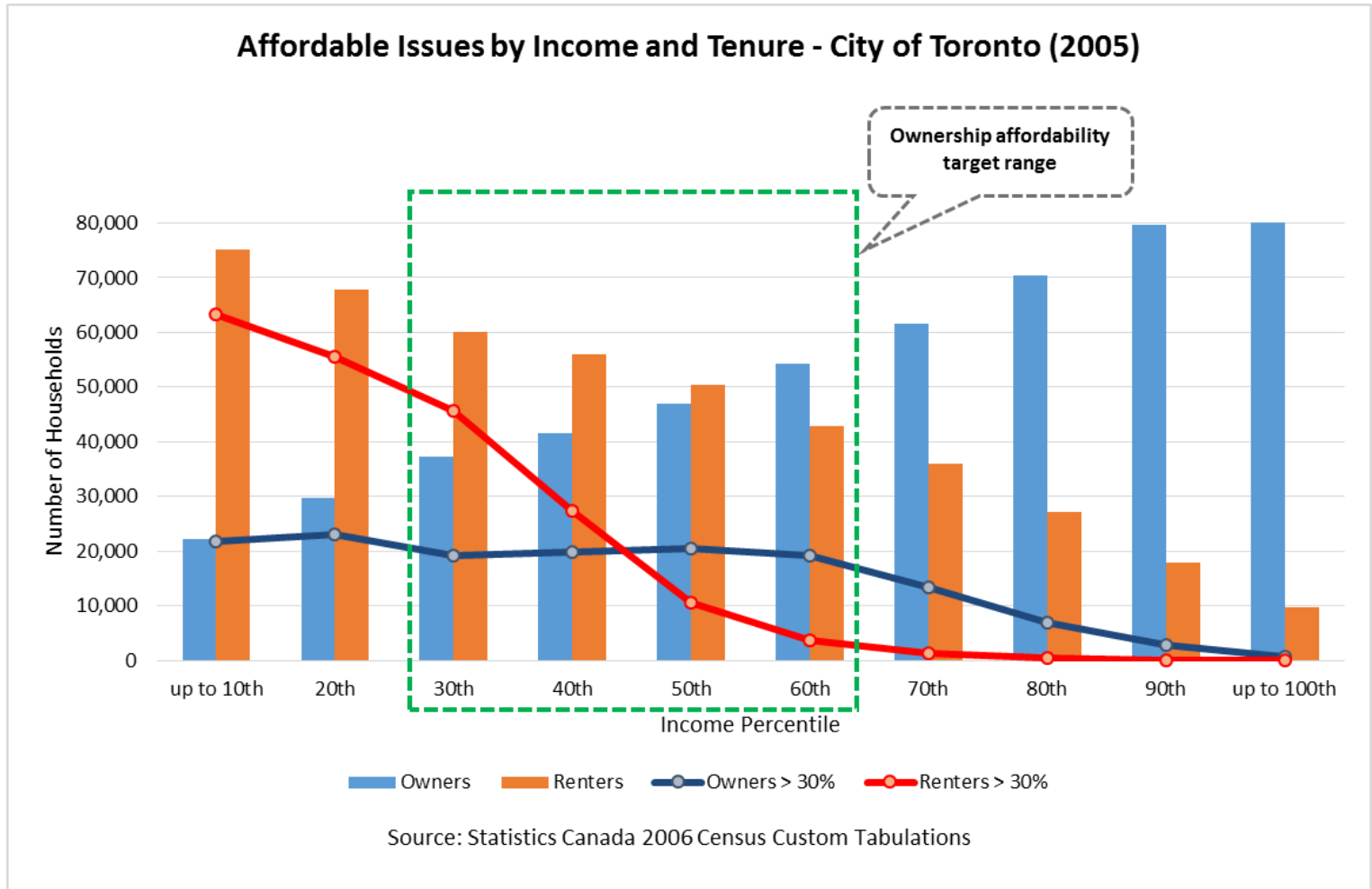
Stakeholders consultation

Development & evaluation of alternative options

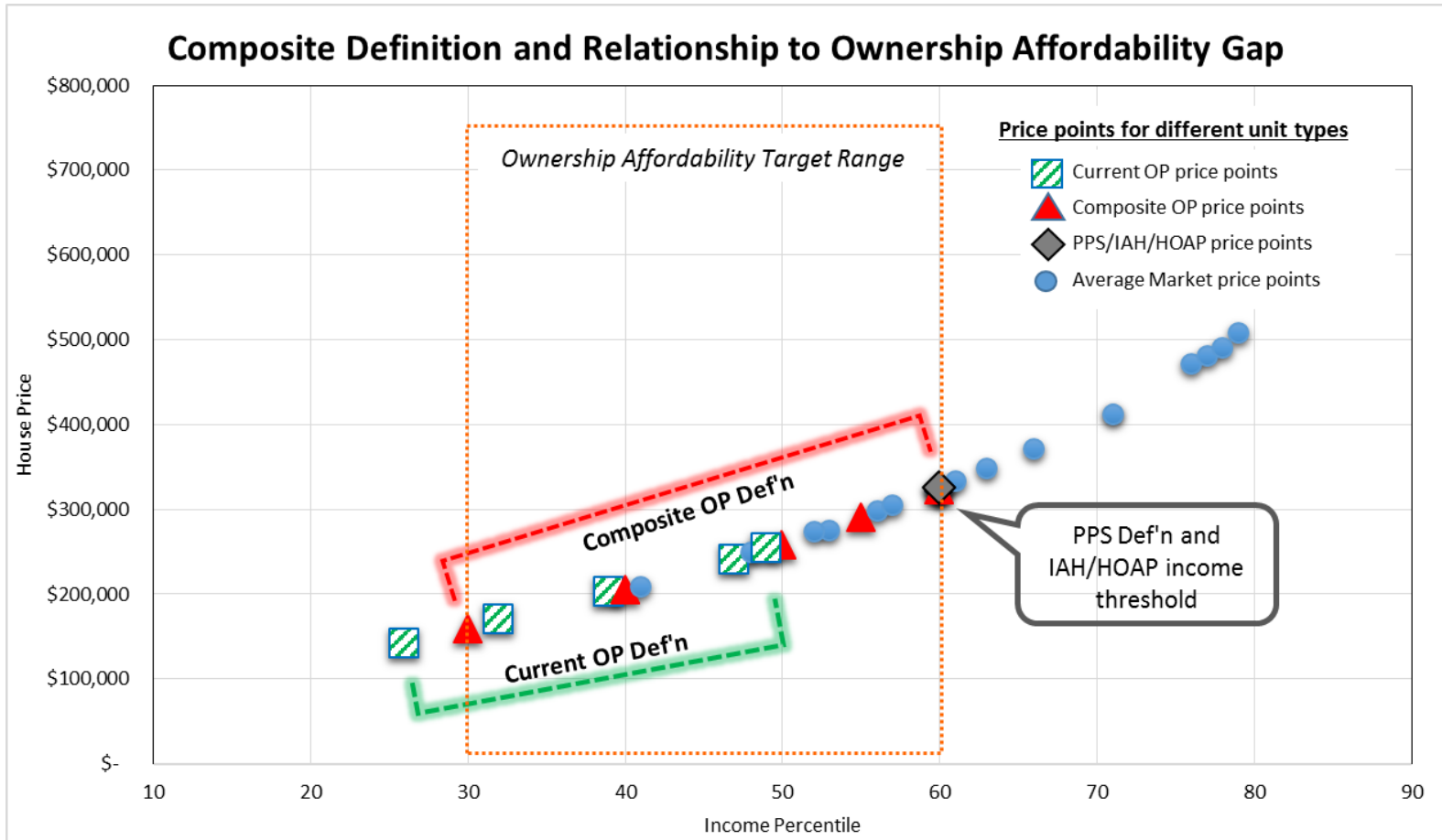
Stakeholders consultation

Final consultant's report to City staff

Targeting Ownership Affordability



Affordability Range of Definition



Impact of Preferred Definition

Comparison of Current and Proposed OP Definitions

Unit Type	Current Definition			Proposed Approach				
	Affordable Price Threshold*	Associated Income Threshold	Income %'tile	Affordable Price Threshold*	Associated Income Threshold	Income %'tile		
Bachelor	\$ 140,967	\$ 33,600	26th	\$ 158,000	\$ 37,700	30th		
1 Bedroom	\$ 169,496	\$ 40,400	32nd	\$ 205,000	\$ 48,800	40th		
2 Bedroom	\$ 200,375	\$ 47,760	39th	\$ 258,000	\$ 61,500	50th		
3 Bedroom	\$ 240,483	\$ 57,320	47th	\$ 290,000	\$ 69,000	55th		
2 Bedroom TH	\$ 202,053	\$ 48,160	39th	\$ 258,000	\$ 61,500	50th		
3 Bedroom TH	\$ 240,483	\$ 57,320	47th	\$ 290,000	\$ 69,000	55th		
4 Bedroom TH	\$ 253,070	\$ 60,320	49th	\$ 322,000	\$ 76,600	60th		
			<i>Reflects rent-based prices per current City OP definition</i>			<i>Reflects income-based prices per proposed composite definition</i>		

* The affordable price thresholds represent the cost of the unit to the purchaser, as determined by the City

Recommended Actions

Adopting the recommended definition

- Serve a broader range of potential owners
- Encourages greater participation from both non-profit and private development interests
- Has regard for both income and market conditions
- Provides a clearer distinction in policy objectives between renters and owners

Matters of Implementation

- Pursuing measures to promote and maintain affordability
- Determining public benefits of affordable ownership vs. other forms under Section 37
- Exploring deeper affordability through use of other tools/programs
- Considering impact of including other accommodation costs
- Monitoring data related to ownership affordability and update as needed

THANK YOU

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