



John Tory  
Mayor

May 24, 2016

To: Executive Committee

On May 18<sup>th</sup>, 2016 the Province introduced Bill 204, An Act to amend or repeal various Acts with respect to housing and planning. The legislation is intended to promote social and affordable housing through proposed changes to the Planning Act, the Development Charges Act and the Housing Services Act.

Once these changes are in effect, they will among other matters, enable municipalities to implement inclusionary zoning. They will also exempt secondary suites in new homes from development charges and give social housing managers more administrative and operational flexibility.

As you are aware, Toronto City Council has on numerous occasions called for the legislative authority to require new affordable housing as part of new residential developments. The Provincial announcement is very welcomed news as the Province has taken a progressive first step by introducing inclusionary zoning legislation.

The proposed changes to the Housing Services Act also respond to some of the findings of the Mayor's Task Force on Toronto Community Housing. In addition to introducing Bill 204, the Province has also released an Inclusionary Zoning Consultation Discussion Guide and requested responses on the discussion questions by August 16, 2016. It is also anticipated that the draft inclusionary zoning regulations will be shortly released.

Given the City's interest in Bill 204 and the provincial consultations, I am recommending to the Executive Committee that Toronto's Housing Advocate, Councillor Ana Bailão, lead the City's response, in consultation with the Chair of the Planning and Growth Committee and the Chair of the Community Development Committee.

In preparing the City's response to Bill 204 Councillor Bailao would consult with members of Council and be supported by City officials. She would also engage relevant stakeholders. Staff will also be assessing and reporting on the planning implications of the new legislation.

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**Recommendation:**

That the Executive Committee request Toronto's Housing Advocate, Councillor Ana Bailão, lead the City's response to Bill 204, An Act to amend or repeal various Acts with respect to housing and planning in consultation with Chair of the Community Development Committee on the amendments to the Housing Services Act, and in consultation with the Chair of Planning and Growth Management Committee on the preparation of the City's submission to the Province's Inclusionary Zoning Consultation Guide.

Sincerely,

John Tory  
Mayor  
City of Toronto