



STAFF REPORT ACTION REQUIRED

Official Plan Five Year Review: Public Consultation and Implementation Regarding Amendment to Affordable Ownership Housing Definition – Supplementary Report

Date:	March 14, 2016
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	All
Reference Number:	P:\2016\Cluster B\PLN\PGMC\PG16048

SUMMARY

At its meeting of February 24, 2016, Planning and Growth Management Committee deferred consideration of the Final Recommendation Report on the Affordable Housing Ownership Definition to its April 6, 2016 meeting in order to enable staff to meet with Build Toronto and other key non-profit affordable ownership organizations, following which staff would submit a supplementary report to address the concerns related to the proposed definition and planning and program implementation issues.

This report recommends that the Final Report on the Official Plan Five Year Review Affordable Ownership Definition be deferred to the May meeting of Planning and Growth Management Committee to allow for continued discussion with stakeholders on the definition and matters related to its implementation.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. Planning and Growth Management Committee request that the Chief Planner and Executive Director, City Planning continue discussions with stakeholders on the Affordable Ownership Definition and related implementation matters and submit a supplementary report on the outcome of these discussions for the May 11, 2016 Committee meeting.

DECISION HISTORY

At its meeting of February 24, 2016, Planning and Growth Management Committee deferred consideration of the Final Recommendation Report on the Affordable Housing Ownership Definition to its April 6, 2016 meeting in order to meet with Build Toronto and other key non-profit affordable ownership organizations and then to submit a supplementary report to address the concerns related to the proposed definition and planning and program implementation issues. The link to that deferral is below:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG10.2>

ISSUE BACKGROUND

A review of the Affordable Ownership Definition has been undertaken in consultation with the Affordable Housing Office. This has included retaining a consultant to undertake a comprehensive review of ownership and income data across the City to better understand that type of housing being produced and household incomes currently being served. The review has also included consultation with a range of housing stakeholders representing the non-profit and private market sectors and the public in the form of two consultations to get feedback, as well as a larger community consultation meeting.

COMMENTS

Staff initiated meetings as requested by Planning and Growth Management Committee, however the discussion with stakeholders are still ongoing.

Many of the comments and concerns of stakeholders relate to implementation issues. The City has limited experience to date with the implementation of affordable ownership housing under the Official Plan and Section 37 of the *Planning Act*. Currently city staff are working with Build Toronto and Habitat for Humanity on the implementation of an affordable ownership project under the Official Plan and Section 37 of the *Planning Act*.

This project as well as ongoing discussions with stakeholders presents an opportunity to advance the discussion on shared matters of interest around implementation. For this reason it is recommended that the Final Report on the Official Plan Five Year Review Affordable Ownership Definition be deferred.

CONTACTS

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SIGNATURE

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