



## **Presentation to Planning & Housing Committee Meeting**

**September 22, 2020**

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**Agenda Item PH16.5: Improving Outcomes for Toronto Residents through Implementation of Housing TO 2020-2030**

**Implications to Agenda Item PH16.8: Addressing Housing and Homelessness Issues in Toronto through Intergovernmental Partnerships**

# Proposed Amendments to Housing TO 2020-2030

## Redirect 2020 Shelter Capital towards Permanent Housing

Housing TO 2020-2030	Proposed Amendment to Housing TO Plan
<p>To implement Council’s 2020 capital plan by creating an additional 1,000 shelter beds and shifting all future investments toward developing permanent housing. Updated plan is <b>pivoting from expanding shelter beds to building permanent and affordable housing</b></p>	<p><i>Effective immediately, 2020 capital funds allocated to build the remaining 529 shelter beds should be redirected away from the purchase or construction of new shelters and be used to purchase or construct permanent and affordable housing thereby supporting the updated Housing TO 2020-2030 plan</i></p>
<p>COVID 19 Interim Shelter Recovery Strategy is to remove 30 existing shelters and repurpose them into permanent housing</p>	<p><i>New shelters should not be purchased/constructed while simultaneously closing existing shelters.</i></p>
<p>Accelerating approvals and streamlining processes on projects already in the pipeline and <i>allocate all uncommitted funding, within existing program envelopes, to specific affordable housing projects</i></p>	<p><i>Projects still in the pipeline should be transitioned to the new strategy of creating housing rather than building new shelters. Where funding has not been committed, or where a project is at an early stage of planning and won’t provide shelter beds in 2020, those projects should be pivoted to the new strategy of providing housing rather than shelters</i></p>

# Proposed Amendments to Housing TO 2020-2030 Site Selection Should Support Healthy and Vibrant Neighborhoods

Housing TO Strategy	Proposed Amendment to Housing TO Plan
<p>No direction provided to City Divisions on site locations or decision process. Location and density measurement are by Ward, rather than Neighbourhood.</p>	<p><i>All new shelter and affordable housing projects to be located in Neighborhoods with lower than average density of social housing/rent geared to income (SH/RGI) units per capita. Neighborhoods with significantly higher than average density of SH/RGI units per capita should be selected as a last resort</i></p>
<p>Criteria for selection of sites is based on zoning, situated on a major roadway, and proximity to existing social services (libraries, parks, public transit, pharmacies). Selection criteria does not consider neighbourhood structure or the long term impact that housing and shelters have on a neighbourhood.</p>	<p><i>Add neighborhood enabling factors to the site selection criteria to improve integration and success of the shelter/housing projects. Proposed sites should support the long term health and vibrancy of a neighborhood. Sites should maintain a neighborhood's commercial core; maintain key parks/amenities; and be of a size that can be successfully absorbed by the neighborhood</i></p>
<p>The Housing TO 2020-2030 plan aims to improve the geographic distribution of growth across the city. To achieve this, the City will use various policy and program levers to encourage revitalization in areas where residents are not currently benefiting from growth</p>	<p><i>City Planning should approve private development that revitalizes a neighborhood's commercial core and provides affordable housing. In late 2019, City Planning rejected an application to construct 2 floors of commercial space &amp; 95 rental units at 2950/2970 Lakeshore Blvd West. This would have significantly revitalized New Toronto's main commercial intersection, provided jobs and rental apartments. Within months of rejecting the application, the city pursued purchase of these buildings for use as a shelter, which would remove jobs/local shopping and negatively alter the commercial heart of the neighborhood.</i></p>

# Shelters vs. Housing

## Case Study: 2950/2970 Lakeshore Blvd West

- On September 30<sup>th</sup>, City Council will vote on the proposed purchase of 2950 & 2970 Lake Shore Blvd. West, two commercial buildings at the main commercial intersection of New Toronto's small commercial core, for the proposed use as a 100+ bed shelter, to be client ready late 2021 or 2022, at a cost to taxpayers of \$13.8 million.
- This proposal is counter to the Housing TO 2020-2030 (PH16.5), Housing and People Action Plan (PH16.8), Interim Shelter Recovery Strategy (PH16.8) and City of Toronto 24-Month Housing Plan (PH16.8), which state that the City's response to homelessness should be to ***pivot away from shelters and emergency measures towards stable permanent housing solutions***

# New Toronto Neighborhood Proposal



We ask that The Planning and Housing Committee approve the Housing TO 2020-2030 Plan and related plans under PH16.8, ***with the following amendments:***

1. Halt the purchase and build of all additional shelter beds and immediately redirect all unspent 2020 capital funding (allocated to the creation of the remaining 529 shelter beds in 2020) to be immediately redirected to the development of permanent affordable housing
2. Outline criteria for selecting shelter and affordable housing locations and include that criteria in the guiding documents under PH16.5 and PH16.8. Specifically, include neighborhood criteria that empowers neighborhoods to absorb and support affordable housing and shelters without sacrificing core commercial intersections or key neighborhood amenities, ensures equitable distribution across neighborhoods, and limits the density of SH/RGI in a single neighborhood.
3. Aligning with Housing TO 2020-2030 (agenda item 16.5), Housing and People Plan and Interim Shelter Recovery Strategy (agenda item 16.8), **on September 30<sup>th</sup>**, City Council should say “**No**” to the proposal to purchase 2950 & 2970 Lake Shore Blvd. West for the construction of a 100+ bed homeless shelter, and repurpose the **\$13.8M** earmarked for this purchase to be used in the construction of permanent affordable housing off of New Toronto’s main commercial intersection