PH16.7: Inclusionary Zoning Draft Official Plan Amendment and Zoning By-law Amendment

Planning and Housing Committee
September 22, 2020

[Diagram of buildings with different colors]
**Project Timeline**

- **2018-2019**: PHC: proposed policy directions (May 2019)
- **Q1 2020**: PHC: consultation update (Nov 2019)  
  - Consultation

- **Q2 2020**: Proposed CBC Regulation released (Feb 28)
- **Q3 2020**: Assessment report updates
  - PHC: draft IZ OPA and Zoning (Sept 22)
  - Stakeholder meetings
  - Public consultation

- **Q4 2020**: Bill 197 receives royal assent (July 21)
- **Q1-Q2 2021**: PHC and Council: final recommended IZ OPA and ZBLA
  - 20 day appeal period (Minister)

**PMTSA work**
IZ and PMTSAs

MTSAs:
- 500-800 metres around stations
- 180+ MTSAs

PMTSAs:
- Approved by Minister
- Planned minimum number of residents and jobs per hectare
- Authorized uses of land
- Minimum densities with respect to buildings and structures in the area
Assessment Report Updates

Financial impact analysis updated to factor in:
• Provincial changes to the land use planning framework
• Latest market data (pre-Covid)
• Input received through consultation

Tested 11 market areas with revised policy parameters:
• 99 year affordability period
• 80% AMR
• % of the total residential GFA required to be affordable
Condominium Development
With 10% IZ @ 80% AMR, 99-years
Purpose-Built Rental Development
With 10% IZ @ 80% AMR, 99-years
Affordability Period: 99 years

Depth of Affordability: based on proposed affordable rental housing and affordable ownership housing definitions, with 10% of the affordable rental gross floor area (GFA) secured at 80% of affordable rents

Geographic Application: development in PMTSAs located within a Strong or Moderate Market Area

Unit Set Aside: 5-10% of the total residential GFA of a condominium development. Lower requirements for purpose-built rental development
IZ Strong and Moderate Market Areas

Prepared by: Toronto City Planning, Planning Research and Analytics - September 2020
Family-sized Units: affordable units will reflect the unit mix of the market component of the development

Offsite: may be secured at the discretion of the city, provided the units meet proximity and occupancy requirements.

Incentives: will be considered where a development proposes to exceed the IZ requirements

Legal Agreements: registered on title
Draft Official Plan and Zoning Amendments

Exemptions:

• development with <100 residential units and <8,000 square metres of residential GFA located within the City’s downtown or central waterfront areas;

• development with <140 residential units and <10,000 square metres of residential GFA in all other IZ areas;

• residential care homes and institutional student residences; and

• development specified in the provincial regulation, such as non-profit developments

Transition:

IZ would not apply to complete applications for a zoning by-law amendment, minor variance or site plan and building permit applications filed on or before January 1, 2022
COVID-19 and 3 year review

- Provincial legislation requires the assessment report be updated at least once every 5 years
- Staff have recommended a 3-year review of the policy to allow for monitoring as market conditions evolve and earlier adjustments based on COVID impacts and the final community benefits charge framework
Implementation Guidelines

• Will be developed to support the final recommended policies and zoning, to ensure clarity and transparency around implementation

• Consultation will help inform development of these guidelines

• Will address a number of matters, including but not limited to:
  o Guidance on the size and functional layout of the units
  o Details about what would be secured in the legal agreements
  o Tenant access plan and marketing of units
  o Further direction for when offsite development would be appropriate