

## **Pilot Program to Demonstrate and Deliver Mass Timber Affordable Rental Housing at 1113-1117 Dundas Street West**

Date: April 25, 2022  
To: Planning and Housing Committee  
From: Executive Director, Housing Secretariat  
Wards: Ward 10 - Spadina-Fort York

### **SUMMARY**

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The City's HousingTO 2020-2030 Action Plan ("HousingTO Plan") includes a range of key strategic actions across the housing continuum aimed at improving housing outcomes for current and future residents. The HousingTO Plan recognizes that the city's housing challenges are multi-faceted and dynamic, and require a wide range of solutions to be addressed. The HousingTO Plan also aligns with and supports various other City policies, including the TransformTO Net Zero Strategy which is aimed at reducing local greenhouse gas emissions. Together, these policies provide direction to support climate change action in the delivery of new housing to support Toronto's residents, the environment, and our economy.

On July 14, 2021, through Item PH25.20, City Council directed the Executive Director, Housing Secretariat, in consultation with the Executive Director, Corporate Real Estate Management, the Chief Planner and Executive Director, City Planning, and the Chief Executive Officer, CreateTO to report to a future meeting of the Planning and Housing Committee with an update, a work plan, and funding requirements to activate the City-owned site at 1113-1117 Dundas Street West to create new affordable rental housing.

This report responds to Council's direction and recommends a new climate action approach to deliver affordable housing at 1113-1117 Dundas Street West using mass timber and other low carbon materials for building construction. The approach and opportunity were identified by CreateTO and City staff to explore and implement an innovative construction method using mass timber, which has the potential enhance the delivery of both affordable and market housing. Through this Pilot Program, it is anticipated that a new and scalable affordable and market housing solution will be developed, with the objective of replicating across multiple City-owned sites in the future.

The anticipated benefits of this approach to residential/mixed-use development include: faster construction timelines; reduced cost due to efficiencies; reduced greenhouse gas

and material (embodied carbon) emissions from the housing, transportation, and construction sectors; and improved quality of life for future residents, all while optimizing the density of affordable housing on targeted City-owned real estate assets.

Through the Pilot Program, staff will continue to assess the viability of delivering new affordable rental housing using mass timber and other low carbon materials for building construction, starting with the City-owned site at 1113-1117 Dundas Street West, and to potentially include two additional sites currently within the Housing Now Initiative portfolio. The goals and objectives of this Pilot Program are identified in this report, and CreateTO will also report to its Board of Directors, CreateTO, in June, 2022 with further details on these sites.

This report also recommends a work plan to advance this site-specific project at 1113-1117 Dundas Street West, and seeks Council authority to use \$459,745.00 in Section 37 funds to support the due diligence and pre-development work necessary to advance the initiative. A future report to the Planning and Housing Committee will outline the results of the pre-development work, the feasibility of establishing a new permanent 'Mass Timber Affordable Housing Program', and additional City-owned sites that could be activated in the future.

Mass timber construction, utilizing cross-laminated timber, presents an opportunity to rapidly scale up the supply of affordable housing in response to Toronto's housing challenges. Developing a scalable development model will add a new tool to the City's 'affordable housing solutions toolkit' and help position the City to move quickly to optimize any future federal and provincial funding opportunities that may become available.

Enhanced investments in affordable housing and climate action initiatives are not only essential to help respond to the city's housing challenges, they will also support equity and climate justice, create new jobs, improve resident health and wellbeing, as well as open up numerous innovative economic opportunities for years to come. Additionally, these investments will help propel Toronto, Ontario and Canada's recovery from the pandemic and attract and retain workers needed to grow local economies.

This Pilot Program proposed in this report, supports various City goals and policy objectives, and will be continue to be advanced as a corporate initiative through a team of Housing Secretariat, CreateTO, Environment and Energy Management, City Planning, and Corporate Real Estate Management ("CREM") staff.

## **RECOMMENDATIONS**

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The Executive Director, Housing Secretariat recommends that:

1. City Council approve the work plan ("Work Plan") as outlined in Attachment 3 to this report, and direct the Executive Director, Housing Secretariat, in consultation with the Chief Executive Officer, CreateTO Chief Planner and Executive Director, City Planning, the Executive Director, Environment and Energy, and the Executive Director, Corporate

Real Estate Management, to report back with an update to Planning and Housing Committee by the fourth quarter of 2023.

2. City Council authorize the 'Mass Timber Affordable Housing Program', as described in the body of this report, and direct the Executive Director, Housing Secretariat in consultation with the Chief Executive Officer, CreateTO, the Chief Planner and Executive Director, City Planning, the Executive Director, Environment and Energy, and the Executive Director, Corporate Real Estate Management, to report back to the Planning and Housing Committee by the fourth quarter of 2023 on the potential to expand this Pilot Program to include and identify additional City-owned real estate assets.

3. City Council authorize the transfer of \$459,745.00, inclusive of the Harmonized Sales Tax and disbursements, from the Section 37 Reserve Fund to the Capital Revolving Reserve Fund for Affordable Housing (XR1058), fully funded from the following developments:

- a. 324, 326, 328, and 332 Richmond Street West, secured for community facilities, in the amount of \$278,198.00 (Source Account: XR3026-3701078); and
- b. 357-363 King Street West and 62 Peter Street, secured for public housing improvements in the Ward, in the amount of \$181,547.00 (Source Account: XR3026-3701039).

4. City Council amend the Approved 2022-2031 Capital Budget and Plan for Housing Secretariat through an increase of \$459,745.00 in the project cost and 2022 cash flow for the Rental Development Project (CAF003-03-00), to support the work plan at 1113 and 1117 Dundas Street West fully funded from the Capital Revolving Reserve Fund for Affordable Housing (XR1058).

5. City Council direct the Executive Director, Housing Secretariat to compensate CreateTO for provision of services directly related to implementing the Mass Timber Affordable Housing Program, with payment to be made to CreateTO on a cost-recovery basis from the Capital Revolving Reserve Fund for Affordable Housing (XR1058).

6. City Council authorize the City Solicitor to introduce the necessary Bills in City Council to amend City of Toronto Municipal Code Chapter 950, Traffic and Parking to remove 1117 Dundas Street West from the Schedule of Municipal Parking Facilities upon disposition of the site, including by way of a long-term lease.

## **FINANCIAL IMPACT**

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The cost to advance the Work Plan (Attachment 3) through to the completion of Phase 2 is estimated at \$459,745.00 and is recommended to be fully funded through Section 37 funds received from developments in Ward 10 identified for affordable housing.

Through due diligence and site feasibility work, including the development of a business case, any future funding required to develop and operate non-profit affordable housing at 1113-1117 Dundas Street West will be identified.

There are no anticipated financial implications apart from those identified in this report. Any future financial implications for the City will be identified in future years budgets and also outlined in the report back to Council in the fourth quarter of 2023.

The Chief Financial Officer has reviewed this report and agrees with the financial implications as stated in the Financial Impact statement.

## **EQUITY IMPACT**

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The HousingTO 2020-2030 Action Plan envisions a city in which all residents have equal opportunity to develop to their full potential, and is centred on a human rights-based approach to housing. This human rights-based approach recognizes that housing is essential to the inherent dignity and well-being of a person and to building inclusive, healthy, sustainable, and liveable communities.

A key component of both the HousingTO 2020-2030 Action Plan and the TransformTO Net Zero Strategy is to increase the supply of permanent affordable rental housing within a climate action approach such as what being proposed at 1113-1117 Dundas Street West. Creating new affordable housing through this Pilot Program will increase the opportunity for systemically and structurally vulnerable and marginalized individuals, including Indigenous Peoples, Black and other racialized residents, seniors, women and gender diverse people, and members of the 2SLGBTQ+ community to access safe, healthy, and adequate homes.

Safe, secure, and adequate affordable housing is an important social determinant of health, and is also essential for people to improve their social and economic outcomes. It is also the cornerstone of vibrant, healthy neighbourhoods and supports the environmental and economic health of the city, region, and country as a whole.

## **DECISION HISTORY**

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### **1113-1117 Dundas Street West**

On July 14, 2021, City Council adopted Item PH25.20 (1113-1117 Dundas Street West - New Non-Profit Affordable Housing Opportunity) to request City staff and CreateTO to report back to a future Planning and Housing Committee meeting with an update and the work plan and funding requirements to activate the site at 1113 (existing residential dwelling) and 1117 Dundas Street West (Car Park #204) to create new affordable rental housing to be operated by a non-profit organization and to prepare a Delegated Approval Form to amend the intended method of disposal for the properties previously declared surplus through Delegated Authority.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH25.20>

On April 16, 2018, the Board of the Toronto Parking Authority adopted item PA10.6 (Property Transaction/Parking Development - City of Toronto and Reserve Land Corporation/1117 Dundas Street West Ltd. - 1113 and 1117 Dundas St. West (Municipal Carpark 204)) to approve major terms and conditions of a new conditional agreement for the sale of the property to a private land owner. The property was declared surplus to municipal requirements on March 15, 2017 (DAF No. 2017-075). <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PA10.6>

## **Sustainability and Housing**

On December 15, 2021, City Council adopted Item IE26.16 (TransformTO - Critical Steps for Net Zero by 2040) to endorse the targets and actions outlined in the report (December 2, 2021) from the Interim Director, Environment and Energy, titled "TransformTO Net Zero Strategy", and among other items, requested the Chief Planner to continue to ensure the Official Plan, Zoning By-laws, and planning policies and various Planning guidelines support the recommendations in the Net Zero Strategy, including to enhance building energy efficiency and reduce embedded carbon during construction.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.IE26.16>

On November 22, 2021, the Board of Directors of CreateTO adopted Item RA27.3 (Housing Now Progress Update), and requested the Vice President, Development, CreateTO to report to the Board to outline and confirm how all new buildings will achieve net zero carbon emissions or Tier 3, Version 4 of the Toronto Green Standard.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.RA27.3>

On July 14, 2021, City Council adopted Item PH25.17 (Toronto Green Standard Review and Update) which brought into effect the Toronto Green Standards Version 4 (2022) performance measures and requested CreateTO to require the application of the Toronto Green Standard Version 4, Tier 2 for all development agreements.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH25.17>

On July 23, 2020, the Board of Directors of CreateTO adopted item RA14.1 (Toronto Parking Authority Real Estate Program), and requested the Chief Executive Officer, CreateTO to ensure that all future CreateTO initiated projects meet or exceed the Toronto Green Building Standard and that all future reports list opportunities to address climate change and city building.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.RA14.1>

On December 17, 2019, City Council adopted Item PH11.5 (HousingTO 2020-2030 Action Plan) which brought into effect the HousingTO 2020-2030 Action Plan, and its recommended actions as the framework to guide the City's efforts over the next 10 years to strategically and effectively addressing housing and homelessness needs.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.5>

On October 2, 2019, City Council adopted Item MM10.3 (Declaring a Climate Emergency and Accelerating Toronto's Climate Action Plan), which confirmed Council's declaration of a climate emergency for the purpose of naming, framing, and deepening our commitment to protecting our economy, our ecosystems and our community from

climate change, and Council committed to, among other matters, accelerating the implementation of TransformTO climate actions at every opportunity.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM10.3>

## COMMENTS

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### Policy Objectives Related to Housing and Sustainability

#### *HousingTO 2020-2030 Action Plan*

In December 2019, City Council adopted the HousingTO Plan which provides a blueprint for a wide range of actions across the full housing spectrum. The HousingTO Plan is focused on improving the housing, health, and socio-economic outcomes for Toronto residents through a number of key actions including the approval of 40,000 new affordable rental homes by 2030, with 18,000 of those being supportive housing units.

The new homes to be developed at 1113-1117 Dundas Street West will support the HousingTO Plan objectives, and create much-needed affordable housing options for a range of households, including those from equity-deserving groups, while also supporting the advancement of TransformTO.

#### *TransformTO Net Zero Strategy*

On October 2, 2019, City Council voted unanimously to declare a climate emergency and accelerate efforts to mitigate and adapt to climate change. In December 2021, City Council adopted a new goal of achieving net zero emissions by 2040, including near zero emissions new development by 2028.

Investments in infrastructure, building retrofits, electric mobility, and new energy technologies will result in reduced greenhouse gas ("GHG") emissions, create new jobs, improve resident health and quality of life, as well as open up numerous innovative economic opportunities for years to come.

The pathway to net zero represents a transformation of the energy system and the built environment, which will require a coordinated mobilisation of the City and the Toronto community at a scale where there are few precedents.

As it relates to this City-owned site, exploring the development of this site with affordable housing units in a sustainable mass timber form is an opportunity for the City to demonstrate a path towards achieving its own policy objectives on a site-by-site basis. In particular, this is an opportunity to apply the Short Term Implementation Plan Actions (2022-2025) from TransformTO to advance city-building, by establishing a new building typology that is designed and built to be near zero greenhouse gas emissions.

Should this vision be determined to be feasible at the site, the Pilot Program as discussed further below, will provide the opportunity to scale-up these benefits by

delivering affordable housing in a sustainable mass timber form at additional City real estate assets.

## **Mass Timber Affordable Housing Pilot Program**

### *Overview and Program Intention*

A building is considered a mass timber building when the primary load bearing structure is made of mass timber (including engineered wood) rather than steel or concrete. Mass timber buildings may incorporate a variety of heavy timber components for both structure and envelope. These components are often manufactured off-site. Apart from the significant environmental benefits of using mass timber (i.e. reduced greenhouse gas emissions, embodied carbon and energy consumption), one study suggest that pre-engineered mass timber buildings are about one-fifth the weight of comparable concrete buildings, which means that foundation size and cost can be substantially reduced.<sup>(1)</sup>

The Pilot Program proposed in this report will demonstrate the feasibility of building cost-effective affordable housing while balancing the need for high quality design with low embodied carbon materials with mass timber construction. While this report deals primarily with advancing the opportunity at 1113-1117 Dundas Street West, the Pilot Program has the opportunity to expand to include additional City-owned sites in this due diligence and analysis review. The Pilot Program will focus primarily on mid-rise development, but can also include analyzing both missing middle and tall building development through a mass timber form.

The intent of exploring the development of the City-owned site at 1113-1117 Dundas Street West through a new Pilot Program is two-fold:

- It provides the opportunity to proceed through a full due diligence and feasibility program to ensure this development concept is feasible from a cost and delivery perspective, and can meet the stated goals of achieving a housing (affordable and market) solution in a climate action approach; and
- It allows staff to explore alternative approaches to the City's current development review process, including variations consistent with the intent of the Mid-rise Guidelines and Performance Standards, in order to test the mass timber form effectively. City staff acknowledge that it may not be possible to fully adhere to all of the Mid-rise Guidelines and Performance Standards and achieve this type of construction, in part due to the realities of mass timber construction. Generally, certain standards including the repeated terracing of floors sometimes applied to mid-rise building construction impacts the overall energy efficiency of the building.

Some of the key aspects/factors that will be determined through the due diligence and feasibility assessment of the Pilot Program include:

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1 <https://www.evergreen.ca/blog/entry/mass-timber-building-construction-is-an-emerging-trend-around-the-world-is-it-time-for-more-timber-in-canada/>  
1113-1117 Dundas Street West - Mass Timber Development

- What deviations from the standard Mid-rise Guidelines and Performance Standards are needed to allow this development, and similar opportunities in the future, to advance appropriately?
- What is the appropriate mix of affordable and market rental units (if required) needed onsite, including affordability levels, to ensure long-term operating/financial feasibility?
- What level of sustainability (e.g. through TransformTO and the Toronto Green Standards) can be achieved while also supporting the maximum amount of Affordable Housing?
- What trade offs are appropriate in considering the full range of Official Plan objectives?
- Other key matters to determine development feasibility/requirements including, but not limited to Ontario Building Code compliance and fire and life safety services, etc.

As mentioned earlier, through the Pilot Program should the development at 1113-1117 Dundas Street West be deemed as feasible from a planning, development, and operating perspective, the intent would be to develop a new typology of replicable, main street buildings in the city that advance the City's housing and climate action objectives on individual sites. As well, this Pilot Program would allow City Planning staff an important opportunity to assess a new, contextually appropriate, building typology as a variation from more traditional mid-rise development and allows for a variety of new mass timber or other sustainable forms within Toronto.

The development of the City-owned site at 1113-1117 Dundas Street West will be guided by various City policies and objectives, including the City's Official Plan, HousingTO Action Plan, and TransformTO.

### *Objectives and Guiding Principles*



The image above highlights the key objectives for advancing this Pilot Program and initial site opportunity to deliver on various Council adopted policy approaches to meet the needs of the HousingTO Action Plan and TransformTO / the Toronto Green



Standards, while concurrently delivering high-quality designed housing. These objectives will deliver an innovative program that can advance the City's approach to housing delivery and sustainability.

In addition, a key objective is to create a new building typology for the City's main streets that can potentially be replicated for quicker development approvals and housing construction.

The Pilot Program is focused on the following guiding principles:

- Achieve highest possible public benefits from City-owned real estate assets;
- Commitment to meaningful public consultation with City Councillors and local communities;
- Prioritize sustainability to support climate action;
- Focus on delivering good quality, safe, and affordable homes that are well-integrated within their communities and support social cohesion; and
- Ensure the new housing serves a diverse range of residents (including those from equity-deserving groups) and incomes, and include some deeply affordable homes.

### **1113-1117 Dundas Street West (Context, Background, and Site Details)**

#### *Site Details and Existing Land Use Policy*

The City-owned site at 1113-1117 Dundas Street West is an approximately 1,748 square metre site, with a depth of 45 metres and frontage of 38 metres. The site is currently occupied by a vacant residential dwelling (at 1113 Dundas Street West) and a surface parking lot (at 1117 Dundas Street West) operated by the Toronto Parking Authority. The site is located east of Ossington Avenue on the south side of Dundas Street West. The site is bounded by low to mid-rise mixed-use and single-use buildings typical of a City of Toronto main street, as well as the northern portion of the Trinity Bellwoods Park. The site abuts two public laneways to the west and south.

This City-owned site provides the opportunity for the creation of a Transit Oriented Development in an area well-served by transit, commercial uses, amenities, parks, and community space. Transit Oriented Developments integrate compact, walkable, pedestrian-oriented areas with a diverse mix of uses and housing types, at densities which support transit ridership so that people can access alternative modes of transportation and transit services quickly and conveniently from the places they live, work, shop, and play. The site is adjacent to TTC Streetcar service (line 505 along Dundas Street West) and all-day TTC bus service along Ossington Avenue (line 63 and 363).

The City of Toronto Official Plan designates the site as both Mixed Use Areas (1117 Dundas Street West) and Neighbourhoods (1113 Dundas Street West) on Land Use Plan Map 18. The site is located on an "Avenue" as identified on Official Plan Map 2 - Urban Structure.

The Site is currently zoned Residential – R (d1.0)(x806) through City-wide Zoning By-law No. 569-2013, as amended.

### *Real Estate Background*

The City-owned site at 1113-1117 Dundas Street West, has been the subject of several real estate transactions and discussions. In 2000, a portion of the site (1117 Dundas Street West) was acquired by the Toronto Parking Authority ("TPA") for municipal parking purposes and currently operates as a 37-space surface parking facility. In May, 2012, the TPA Board of Directors approved the purchase of the residential house located at 1113 Dundas Street West to potentially provide a more efficient development opportunity for the site in the long term.

On March 15, 2017, both properties were declared surplus to municipal requirements through DAF No. 2017-075 (save and except for an ownership interest in the below-grade strata interest), with a method of disposal through an Agreement of Purchase and Sale to a private developer. The private developer had an interest in constructing a mixed-use development consisting of residential and retail uses and an underground parking garage that was to be constructed to TPA standard and specifications, and operated as a municipal parking facility by the TPA. Limited affordable housing was considered as part of the development.

No formal planning applications were ever submitted to the City by the private developer, and an Agreement of Purchase and Sale was never finalized. The relationship between the City/TPA and the private developer was terminated in order to advance a City-led development project to achieve more affordable housing on this City-owned site. On July 14, 2021 through item PH25.20, City Council approved a new disposal method to be by way of a long-term lease to a non-profit organization selected through a competitive procurement process to provide affordable housing on the City-owned site.

### *Toronto Parking Authority - Existing Carpark #204*

The Toronto Parking Authority ("TPA") manage this City-owned site as a surface parking lot with 37 spaces. In order to ensure the continued provision of public parking for this area, CreateTO staff worked closely with the TPA and the local Councillor's office to provide an appropriate solution to ensure the retention of public, pay-and-display parking along Dundas Street West. The TPA will vacate this City-owned site to allow for future development, and they will begin operating new on-street pay and display spaces along Dundas Street West, to a minimum of 30 spaces. The local Councillor has been consulted on this plan and provided their support.

### **Work Plan to Advance Development of 1113-1117 Dundas Street West**

The Work Plan outlined in Attachment 3 was prepared by the staff working team on 1113-1117 Dundas Street West. The activities outlined in the Work Plan, along with the funding recommended in this report, will allow the staff working team to advance the development of the City-owned site, while concurrently establishing a low carbon mass

timber affordable housing development model that could be replicated on future sites to scale up the development of affordable housing.

## **Next steps and Conclusion**

Subject to Council's approval of the recommendations in this report, staff will continue to advance the due diligence and feasibility work necessary for this initiative.

Should the Pilot Program and site development at 1113-1117 Dundas Street West be deemed feasible, mass timber construction will provide Toronto with a new cost-effective building option to increase the supply of affordable housing, while also achieving a lower carbon footprint than traditional steel and concrete construction.

Establishing a repeatable model will also help speed up the design, development, and construction processes, and ultimately expedite the delivery of much-needed housing across the city. While this would not be the first significant mass timber development in Toronto, the City is taking a leadership role to potentially change the development and construction landscape, and implement mass timber construction to address the housing challenges while concurrently supporting its growth and climate action objectives.

Staff will report back to Planning and Housing Committee in the fourth quarter of 2023 with the results of the Pilot Program, and, if successful, a full set of recommendations to establish a new permanent 'Mass Timber, Affordable Housing Program'.

## CONTACT

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## SIGNATURE

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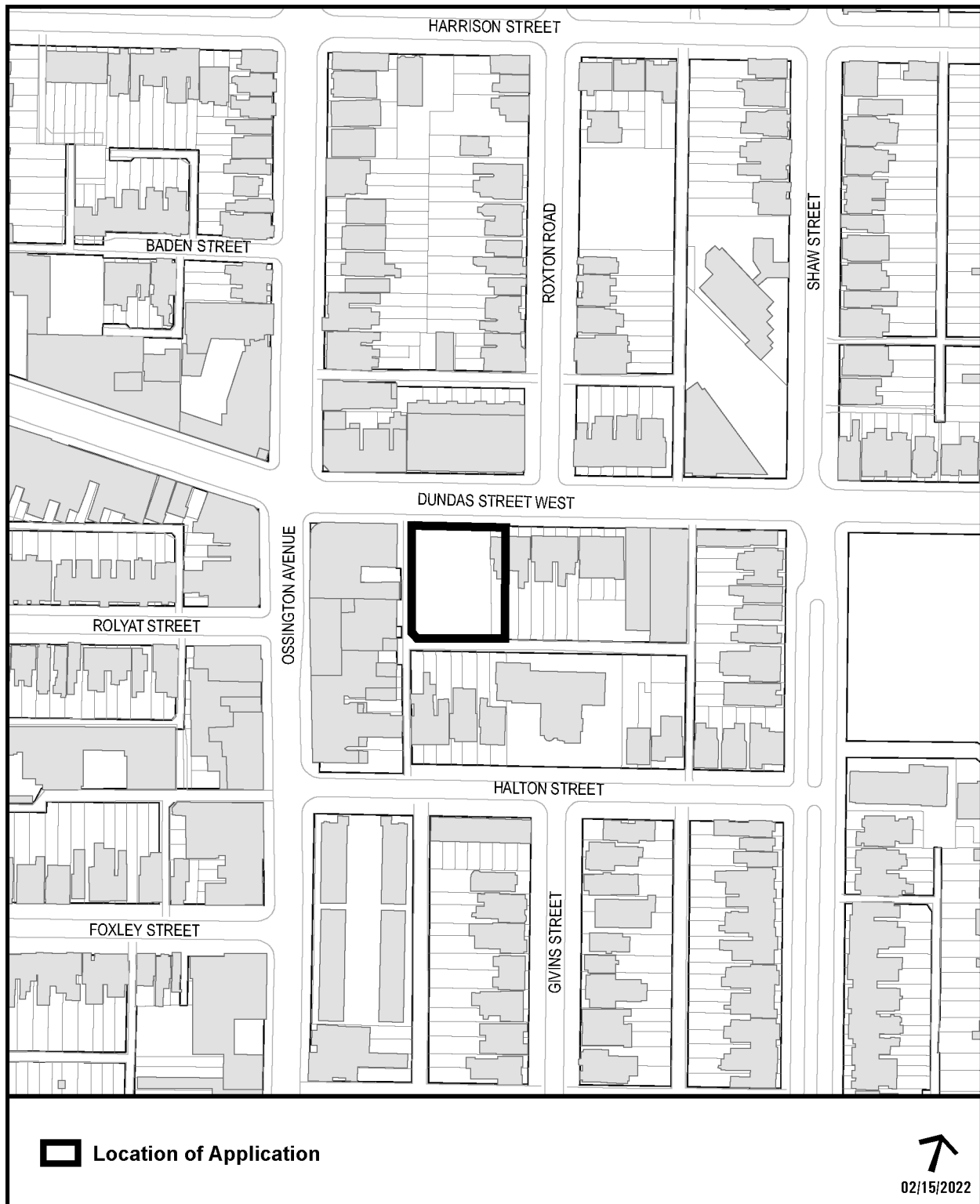
Abigail Bond  
Executive Director, Housing Secretariat

## ATTACHMENTS

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Attachment 1: Site Map and Context  
Attachment 2: Official Plan Land Use Map  
Attachment 3: Work Plan to Advance Development of 1113-1117 Dundas Street West

## ATTACHMENT 1: SITE MAP AND CONTEXT



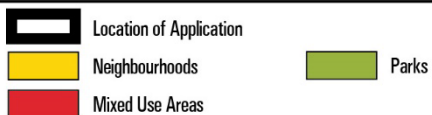
## ATTACHMENT 2: OFFICIAL PLAN LAND USE MAP



1113-1117 Dundas Street West

### Official Plan Land Use Map #18

File # PHC



↑  
Not to Scale  
02/15/2022

## **ATTACHMENT 3: WORK PLAN TO ADVANCE 1113-1117 DUNDAS STREET WEST**

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The following Work Plan has been prepared to advance the development of the City-owned site at 1113-1117 Dundas Street West, as the first site within the Mass Timber Affordable Housing Pilot Program.

### **Phase 1: Due Diligence and Feasibility Assessment (estimated completion - Second Quarter, 2022)**

- CreateTO to retain various consultants with expertise in architecture for mass timber buildings, and other experts with particular experience in mass timber and in the field of structural engineering, mechanical and electrical engineering, fire and life safety, building code, and costing.
- With the retained consultant team, and the City project team, prepare a development concept/demonstration plan for the site based on the objectives of the program, which will be used to demonstrate the feasibility of delivering this vision for the site through the preparation of a business case.
- The City staff working team to confirm project feasibility through financial analysis and will make an internal determination to proceed to Phase 2.
- Phase 1 will be concluded with a finalized design approach for the site that will be further developed through Phase 2. The finalized design approach/demonstration plan will be well understood from a costing and affordability perspective, and from the ability of the design to achieve the climate action objectives and Tier 2/3 of the Toronto Green Standard Version 4.

### **Phase 2: City-initiated Planning Processes (estimated completion - Second Quarter, 2023)**

- City Planning, with the support of the Housing Secretariat, the Environment and Energy Division, CREM, and CreateTO, to advance a City-initiated Planning Process to amend the Official Plan and zoning by-law for the site based on the final design approach achieved in Phase 1.
- CreateTO will retain all additional consultant teams necessary to advance this work program and will prepare and submit a full suite of application materials necessary to support the City-initiated Planning Process.
- This Phase will include a fulsome public consultation process typical of any development application.
- Phase 2 will be concluded with two reports, as follows:
  - A final report from City Planning to Planning and Housing Committee to advance the required Planning documents (i.e. an Official Plan Amendment and Zoning By-law Amendment) to support the development of the site, which will be the subject of the required statutory public meeting;
  - A report from CreateTO, Environment and Energy, and the Housing Secretariat to both the Board of Directors, CreateTO and Planning and Housing Committee on the business case and all required funding to advance the development program.

### **Phase 3: Request for Proposal and Non-Profit Operator Selection Process (estimated completion - Third Quarter, 2023)**

- The Housing Secretariat, in collaboration with CreateTO, will issue a Request for Proposals (RFP) to select a non-profit housing organization to lead the development and long term operation of the site (99 years), consistent with the direction of Council through item [PH25.20](#).
- The non-profit housing organization may partner with a for-profit developer with specific experience and expertise in developing mass timber buildings.
- The selected non-profit proponent will be required to advance the final site development, including Site Plan Approval and Building Permits.