



John Tory
Mayor

Date: December 7, 2022

To: City Council

From: Mayor John Tory

Subject: 2023 Housing Action Plan

All three levels of government share a common goal to create more housing to tackle affordability and provide homes for our growing population. Although legislation was recently introduced provincially that impacts our work, we share the same commitment to create more housing as quickly as possible. Voters in the last municipal election provided a mandate to me and to this council to make bold moves on housing.

The City of Toronto continues to face a major housing and homelessness crisis. Over the last eight years, Council efforts have consistently focused on expanding a range of housing opportunities in all wards, including affordable, supportive and market homes, and is making good progress on delivering HousingTO. This includes the creation of the Open Door program, using our own lands to deliver new affordable rental and market housing through the Housing Now Initiative, and approving nearly 400,000 homes in the last 10 years.

However, despite a multitude of initiatives by the City over that time affordability has worsened and a more aggressive approach is required to increase housing opportunities and enhance affordability. This includes looking at both new policy approaches and new models of housing delivery, such as approving as-of-right zoning for gentle density in neighbourhoods, and a new approach to simplifying housing delivery similar to Edmonton's overhaul of city-wide zoning by-laws and opportunities for new programs that may further enable the opportunity to deliver new homes. These efforts are not intended to create towers on every corner, but to support new forms of housing that will support our diverse communities, create space in our city for both renters and owners, and foster the expansion of communities in a fashion that is both responsible and sustainable.

Council members heard loudly and clearly in the municipal election that housing is an issue our residents want the municipal government - and all governments - to address as quickly as possible. I campaigned and was elected on a mandate to get more housing, including affordable and supportive housing built and to get it built faster. Now is the time for us to take action to deliver on the mandate to get homes built.

This term must be the moment when we pivot to embrace the changing nature of the City and its need for growth. As Chair of the Planning and Housing Committee, Councillor Brad Bradford will lead on these items through committee. Councillor Bradford and I are united in our steadfast commitment to address this urgent issue.

We must move quickly to change City policies and advance new programs that will create new housing, be solutions-oriented, and demonstrate a strong commitment from Council to deliver the reforms needed to increase new housing and prioritize the supply of affordable and market rental housing that our residents and newcomers desperately need.

Over the last several decades, many neighbourhoods in the City have lost population while others have been created from vacant land. We have a duty to current and future residents to distribute growth more equitably and ensure that we create walkable and complete neighbourhoods. Adding ownership, market rental and affordable rental housing needed to address the lack of housing supply, should complement and enhance existing communities.

Recommendation

1. City Council direct the City Manager to develop a "2023 Housing Action Plan" for the 2022-2026 term of Council to enable both market, non-market and hybrid housing production in order to achieve or exceed the provincial housing target of 285,000 new homes over the next 10 years, and report to the Executive Committee no later than March 2023 on how this Plan can be actioned. The plan is to include the items listed below and, for each item, the timelines for Council approval and implementation, potential units created and any other considerations.

Official Plan Policy and Regulatory Components

- a. Amending the City-wide zoning by-law to be more permissive from a housing opportunities perspective;
- b. Complete the review of the City's Official Plan to ensure that it aligns with the need for more housing in areas of the City identified for residential opportunities;
- c. Review the City's urban design guidelines, heritage standards and urban forestry policies to ensure they align with the priority of optimizing the delivery housing opportunities for a range of housing forms;
- d. Amend the Zoning By-law to increase zoning permissions on major streets;
- e. Amend the Zoning By-law to create transition zones between commercial and residential areas;

- f. Increase density within neighbourhoods through additional permissions including but not limited to multiplex permissions and removing exclusionary zoning; and
- g. Revisit the plans for the Port Lands, Waterfront and other major change area projects to ensure housing density is optimized.

Housing System Policy and Program Components

- h. Develop community housing intensification plans that support and grow existing co-op and non-profit rental homes plus add capacity for the sectors to be able to operate the new homes;
- i. Update the Open Door program and existing affordable housing programs;
- j. Create a post-secondary housing strategy in partnership with post-secondary institutions on increasing the availability of student housing;
- k. Develop a strategy to engage with School boards to encourage the creation of housing on their lands;
- l. Develop training and trade strategies to promote local hiring as necessary to increase construction market capacity and other industrial strategy approaches and levers that can be advocated to increase housing production; and
- m. Revisit approved Housing Now sites with the intention of increasing housing supply and supporting affordable housing delivery.

Public Accountability on Progress towards Overall Goals

- n. Develop a publicly available database to track affordable rental units approved, under construction and built; and
- o. Ensure intensification is considered through the lens of complete communities and the growth of infrastructure necessary to support livability, inclusion, sustainability and prosperity

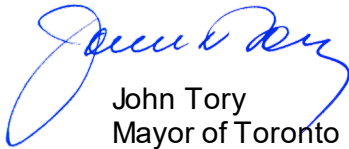
The "2023 Housing Action Plan" is to include a high level summary of targeted timelines, and proactive targets for the approval and implementation of each component and the potential housing units that could be created by such initiatives and any other relevant considerations.

2. City Council adopt the recommendations in the report (June 15, 2021) from the Chief Planner and Executive Director, City Planning, the Executive Director, Municipal Licensing and Standards, the Executive Director, Housing Secretariat, the Chief Building Official and Executive Director, Toronto Building, the Acting Fire Chief and General Manager, Toronto Fire Services and the Medical Officer of Health on A New Regulatory Framework for Multi-tenant Houses, previously considered by City Council as Item 2021.PH 25.10, attached as Attachment 1 to this letter, amended as follows in parts a. to e. below, and approve the program implementation costs and annualized budget as originally outlined in the report:

- a. City Council direct staff to revise the draft Zoning By-law Amendments, attached as Attachments 1 and 2 to the report (June 15, 2021) from the Chief Planner and Executive Director, City Planning, the Executive Director, Municipal Licensing and Standards, the Executive Director, Housing Secretariat, the Chief Building Official and Executive Director, Toronto Building, the Acting Fire Chief and General Manager, Toronto Fire Services and the Medical Officer of Health prior to the introduction of Bills to Council to remove required minimum parking rates for Multi-tenant Houses to be consistent with the Council-adopted Item 2021.PH29.3 - Recommended Parking Requirements for New Development;
- b. City Council revise the effective implementation date in both the draft Zoning By-law Amendments, attached as Attachments 1 and 2, and the Licensing By-law, attached as Attachment 4, and wherever it is referenced in the recommendations in the report (June 15, 2021) from the Chief Planner and Executive Director, City Planning, the Executive Director, Municipal Licensing and Standards, the Executive Director, Housing Secretariat, the Chief Building Official and Executive Director, Toronto Building, the Acting Fire Chief and General Manager, Toronto Fire Services and the Medical Officer of Health to March 31, 2024, to align with the phased implementation timeline for the Multi-tenant House regulatory framework;
- c. City Council direct the Executive Director, Municipal Licensing and Standards; Executive Director, Housing Secretariat; Executive Director, Toronto Building; Director, Court Services; and Acting Fire Chief and General Manager, Toronto Fire Services to report back on any additional budget and resource impacts of program implementation through the 2023 and 2024 budget processes;
- d. City Council direct the City Manager, in consultation with the appropriate staff, to develop a communications and public education plan;
- e. City Council amend recommendation 49 in the report (June 15, 2021) from the Chief Planner and Executive Director, City Planning, the Executive Director, Municipal Licensing and Standards, the Executive Director, Housing Secretariat, the Chief Building Official and Executive Director, Toronto Building, the Acting Fire Chief and General Manager, Toronto Fire Services and the Medical Officer of Health by deleting the date "November 2021" and adding instead the date "March 2023."

3. City Council determine that, pursuant to Section 34(17) of the Planning Act, no further notice is necessary in respect of the changes to the draft Zoning by-laws in Recommendation 2 above.

Sincerely,



John Tory
Mayor of Toronto

Attachments

Attachment 1 - Report (June 15, 2021) from the Chief Planner and Executive Director, City Planning, the Executive Director, Municipal Licensing and Standards, the Executive Director, Housing Secretariat, the Chief Building Official and Executive Director, Toronto Building, the Acting Fire Chief and General Manager, Toronto Fire Services and the Medical Officer of Health on A New Regulatory Framework for Multi-tenant Houses

Attachment 2 – Attachment 1 to the report: Draft City-wide Stand-alone Zoning By-law to Permit Multi-tenant Houses

Attachment 3 – Attachment 2 to the report: Draft Zoning By-law Amendments to all Applicable General Zoning By-laws Permit Multi-tenant Houses

Attachment 4 – Attachment 3 to the report: City Division's Roles and Responsibilities

Attachment 5 – Attachment 4 to the report: Proposed Draft New By-law, Toronto Municipal Code Chapter 575, Multi-tenant Houses

Attachment 6 – Attachment 5 to the report - Jurisdictional Scan and Literature Review of Multi-tenant Houses

Attachment 7 – Attachment 6 to the report - Map of proposed maximum number of dwelling rooms

Attachment 8 – Attachment 7 to the report - Community Engagement Summary Report by LURA Consulting