

Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes - Supplementary Report

Date: November 7, 2023

To: City Council

From: Deputy City Manager, Development and Growth Services

Wards: All

SUMMARY

This report is supplementary to the report EX9.3 from the Deputy City Manager, Development and Growth Services entitled "Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes." It seeks to amend and correct the following elements of the report:

- to correct the reasons for confidential information on the first page of the report,
- to replace Recommendation 5 with corrected recommendation with revised language on the reasons for confidential information,
- to amend Recommendation 15 with the addition of the word "new" when referring to projects in scope for the harmonization of housing programs to reflect the City's income-based definition of affordable housing, and
- to amend Attachment 2 – List of 'Housing Ready' Sites

RECOMMENDATIONS

The Deputy City Manager, Development and Growth Services recommends that:

1. City Council delete Executive Committee Recommendation 5 and replace it with the following new Recommendation 5:

5. City Council direct that the confidential information contained in Confidential Attachment 1 remain confidential in its entirety, as it involves the security of property belonging to the City of Toronto, Build Toronto Inc./CreateTO and Toronto Community Housing Corporation, deals with a proposed or pending acquisition or disposition of land by the City of Toronto, Build Toronto Inc./CreateTO and Toronto Community Housing Corporation, deals with a position, plan, procedure, criteria or

instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City, and contains commercial, financial and technical information supplied in confidence to the City of Toronto, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

2. City Council amend Recommendation 15 to include the word, "new" as outlined below.

15. City Council direct the Deputy City Manager, Development and Growth Services, in collaboration with the Deputy City Manager, Corporate Services, appropriate Division Heads, the Chief Executive Officer, CreateTO and the Chief Executive Officer, Toronto Community Housing Corporation, to harmonize all housing programs to reflect the City's income-based definition of affordable housing, as defined in City of Toronto By-Law 944-2021, to adopt Amendment 558 to the Official Plan for the City of Toronto respecting Affordable Rental and Ownership Housing Definitions, for all *new* projects on a go forward basis.

3. City Council delete '838 Broadview Ave' from Attachment 2 – List of 'Housing Ready' Sites.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on October 31, 2023, Executive Committee adopted the report entitled "Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes". The report includes a confidential attachment with potential housing sites.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX9.3>

REVISED REASON FOR CONFIDENTIAL INFORMATION

The complete 'Reasons for Confidential Information' for Confidential Attachment 1 for EX9.3 should read:

Confidential Attachment 1 to the report involves the security of property belonging to the City of Toronto, Build Toronto Inc./CreateTO and Toronto Community Housing Corporation.

The attachment to the report deals with a proposed or pending acquisition or disposition of land by the City of Toronto, CreateTO and Toronto Community Housing Corporation.

The attachment deals with a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City.

The attachment to the report contains commercial, financial and technical information supplied in confidence to the City of Toronto, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

COMMENTS

Correction to the Reasons for Confidential Information

The "Reasons for Confidential Information" section on page 1 of Report EX9.3 Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes omitted the following reason for confidential information:

- The attachment to the report deals with a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City.

Deletion of one property from Attachment 2 - List of 'Housing Ready' Sites

One property was included erroneously in Attachment 2 – List of 'Housing Ready' Sites: 838 Broadview Ave. This property is part of a real estate transaction that was previously approved by City Council and which includes the acquisition of 18 condominium dwelling units to be operated as affordable rental homes ([PH11.9](#)). The recommendation in the supplementary report seeks to delete them from the attachment.

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SIGNATURE

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