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December 9th, 2022

Toronto City Council
City of Toronto
100 Queen Street West
Toronto, ON
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RE : CC2.1 - 2023 Housing Action Plan

Toronto City Council,

Our volunteers at **HousingNowTO.com** welcome the announcement of Mayor Tory's new "2023 Housing Action Plan" for the 2022-2026 term of Council. As outlined, this new action plan incorporates many of the municipal institutional issues that our group has identified since 2018 which have often had unintended negative impacts on the City's ability to deliver new units of affordable-rental housing, and meet its own affordable housing targets.

In particular, we applaud the reconsideration of the City's overly-restrictive urban design guidelines, heritage standards and urban forestry policies to ensure they become aligned with the broader civic priority of quickly delivering new affordable housing in Toronto.

Our volunteers are also in full support of the following affordable and workforce housing items identified for action in the new "2023 Housing Action Plan" -

- ✓ Revisit approved Housing Now sites with the intention of increasing housing supply and supporting affordable housing delivery.
- ✓ Revisit the plans for the Port Lands, Waterfront and other major change area projects to ensure housing density is optimized.
- ✓ Update the Open Door program and existing affordable housing programs.
- ✓ 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.
- ✓ Create a post-secondary housing strategy in partnership with post-secondary institutions on increasing the availability of student housing.
- ✓ Develop a strategy to engage with School boards to encourage the creation of housing on their lands.

- ✓ Develop a publicly available database to track affordable rental units approved, under construction and built

We encourage Toronto City Council to adopt the new "2023 Housing Action Plan" – with the goal of exceeding the provincial housing target of creating 285,000 new homes within the City of Toronto over the next 10 years, and ensuring that at least **57,000** (20%) of those new homes are created within the affordable and workforce housing rental bands.

As always, our open data and civic-tech volunteers are happy to answer any questions that councillors or city staff may have on affordable-housing development best practices – and how Toronto can make most effective decisions in order to alleviate Toronto's rental-housing affordability crisis.

Yours,

A handwritten signature in black ink, appearing to read "Mark Richardson", with a horizontal line underneath.

Mark J. Richardson

Technical Lead – [HousingNowTO.com](https://www.housingnowto.com)