

Attachment 1: Housing Action Plan 2023-2026 Work Plan

The following table provides a summary of work plan items under the Housing Action Plan that will be advanced within the 2022-2026 term of Council. The timelines identified indicate the timing for a report to be considered by the relevant Committee reporting to City Council (e.g. Planning and Housing Committee) or as otherwise noted, timing for completion of the deliverable.

The table also indicates the scale of potential housing units that could be enabled by 2031, including low (less than 5,000 units), medium (5,000 to 25,000 units), and high (+25,000 units). These represent high-level estimates as many of the actions are enabling and/or are subject to federal or provincial funding. Information on housing unit estimates will be further updated as the individual actions advance.

Work Plan Deliverable	2023	2024	2025-2026	Housing Potential	Division Lead
1. Official Plan, Zoning and Guideline Amendments					
Expanding Housing Options in Neighbourhoods					
Multiplex Study Final Report	Q2			Medium	City Planning
Major Streets <ul style="list-style-type: none"> Proposals Report Final Report 	Q2 Q4				City Planning
Avenues and Mixed Use Areas					
Updates to Mid-rise Rear Transition Performance Standards	Q2			High	City Planning
Avenues Policy Review (Chapter 2)	Q4				City Planning
City-wide Zoning performance standards to implement as-of-right Mid-rise development on Avenues	Q4				City Planning
Expanding Mixed Use Areas (Chapter 4)		Q1			City Planning
As-of-right zoning for mid-rise buildings along Avenues where an Avenue Study has resulted in an Official Plan amendment or Urban Design Guidelines but with no implementing zoning		Q4			City Planning

Work Plan Deliverable	2023	2024	2025-2026	Housing Potential	Division Lead
Commercial Residential Zoning to new Mixed-use Areas segments			Q4		City Planning
Transition Zones					
Updates to Townhouse & Low-Rise Apartment Guidelines		Q1		Low	City Planning
Zoning review for transition zones			Q1		City Planning
Increasing Permissions for Housing and Addressing Exclusionary Zoning					
Official Plan Updates to Support Inclusive Growth <ul style="list-style-type: none"> Reframing the Vision for How we Grow (Chapter 1) Updating Neighbourhoods and Apartment Neighbourhoods Policies (Chapter 4) 	Q3	Q1		Low	City Planning
Simplified and modernized zoning by-law for low-rise residential zones <ul style="list-style-type: none"> Phase 1 Phase 2 	Q3	Q4		Medium	City Planning
As-of-right zoning for Major Transit Station Areas (MTSAs)	*Timing subject to Minister approval of MTSA			High	City Planning
Facilitating apartment infill <ul style="list-style-type: none"> Interim report Final recommendations report 		Q2 Q4		Medium	City Planning
Laneway suite permissions in Yorkville	Q1			Low	City Planning
Major Growth Areas					
Update Downsview Study Draft Secondary Plan and draft Community Development Plan priorities	Q2			High	City Planning

Work Plan Deliverable	2023	2024	2025-2026	Housing Potential	Division Lead
Villiers Island Precinct <ul style="list-style-type: none"> Affordable housing update Update on the density optimization strategy Phasing strategy and Business and Implementation Plan for Phase 1 Planning updates for Villiers Island 	Q1 Q3 Q4	Q1		Medium	City Planning and Housing Secretariat
Quayside <ul style="list-style-type: none"> Update on delivery plan for affordable housing 	Q4				City Planning and Housing Secretariat
2. Advancing Housing System Policy and Program Components					
Community Housing Intensification <ul style="list-style-type: none"> Memorandum of Understanding with Co-Op Housing Federation of Toronto Co-Op Housing Partnership Renewal Strategy 	Q2			Medium	Housing Secretariat
Housing Now Program Updates	Q2			High (subject to provincial and federal investment)	Housing Secretariat
Open Door Program Updates	Q2			Medium	Housing Secretariat
Accessible Housing Initiatives	Q3			Low	Housing Secretariat
Affordable Home Ownership Program Updates	Q3			Low	Housing Secretariat
Training and Trades Strategy Addressing Construction Market Capacity		Q1		Low	Housing Secretariat and Social Development, Finance and Administration

Work Plan Deliverable	2023	2024	2025-2026	Housing Potential	Division Lead
3. Leveraging Public Land to Increase the Supply of Housing					
Housing Now Sites					
Rezoning application for Bloor/Kipling Block 1 site	Q2			Medium	City Planning
Rezoning application for 1631 Queen Street East	Q3				City Planning
Rezoning application for Parkdale Hub	Q3				City Planning
Rezoning application for 1250 Eglinton Avenue West	Q4				City Planning
Rezoning application for 40 Bushby Drive		Q1			City Planning
Rezoning application for 251 Esther Shiner Boulevard		Q1			City Planning
Rezoning application for Bloor-Islington	Q4				City Planning
Working with Post-Secondary Institutions					
Post-Secondary Housing Strategy	Q4			Low	Housing Secretariat
Working with School Boards					
Strategy to Encourage Creation of Housing on School Board Land	Q4			Low	Housing Secretariat
Toronto Community Housing Revitalization Framework					
Preliminary Framework Update	Q4			Medium	Housing Secretariat
Final Recommendations on Revitalization Framework	Q4				Housing Secretariat
Affordable Housing in Transit-Oriented Communities					
Propose sites that could result in significant affordable housing	Q4			Medium	Housing Secretariat

Work Plan Deliverable	2023	2024	2025-2026	Housing Potential	Division Lead
4. Preserving the Existing Rental Housing Stock					
Multi-Unit Residential Acquisition Program Update	Q4			Low	Housing Secretariat
Strategy to Maintain Rental Replacement	Q1 & ongoing			Not applicable	City Planning and City Legal
Updates to Chapter 667 of the Toronto Municipal Code	Q4			Not applicable	City Planning and City Legal
Application of Dwelling Room Policy	Q1 & ongoing			Not applicable	City Planning
5. Public Accountability and Reporting on Progress					
Affordable Housing Dashboard Released	Q1			Not applicable	Housing Secretariat
Provincial Housing Target Pledge	Q2			Not applicable	City Planning
HousingTO Update Report	Q3	Q2	Q2	Not applicable	Housing Secretariat
Housing Action Plan Update	Q4	Q4	Q4	Not applicable	Housing Secretariat and City Planning