

EX3.1 Housing Action Plan 2022-2026: Priorities and Work Plan



**Executive Committee
March 21, 2023**

Housing Action Plan (HAP) Report

- Responds to Council's request from December 2022 to develop a Housing Action Plan for the 2022-2026 term of Council
- Outlines a strong 'made-in-Toronto' multi-pronged approach to increasing housing supply, housing choice and affordability for current and future residents
- Provides an update on work completed to date and a work plan for initiatives and actions to be taken between 2023 and 2026
- Separate linked reports with recommendations seeking Council authority/approval will advance throughout the remainder of the Council term under the HAP umbrella, including inter-governmental requests

HAP Priorities

- removing policy and zoning barriers to building housing
- leveraging public lands to increase housing supply
- supporting the development of a range of purpose-built rental homes (including market and non-market) through new and strengthened housing policies and programs
- supporting the community sector (including non-profit and co-op housing providers) to modernize and grow their stock
- preserving existing rental homes
- monitoring and reporting on progress



HAP Work Plan

- Work plan outlined in Attachment 1 to the report
- Identifies timing to advance 54 initiatives in 2023, 2024 or 2025/2026
 - 37 reports/deliverables advancing in 2023
- Estimates scale of potential housing units that could be enabled by 2031 for each initiative:
 - low (less than 5,000 units)
 - medium (5,000 to 25,000 units)
 - high (+25,000 units)

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 ReportFinal 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

Housing Action Plan Priorities for 2022-2026

1. Official Plan, Zoning and Guideline Changes

EHON
(multiplexes,
major streets)

Increasing permissions for
housing and addressing
exclusionary zoning

Avenues
and Mixed
Use Areas

Transition
Zones

Major
Growth
Areas

2. Advancing Housing System Policy & Program Initiatives

Community Housing
Modernization and
Growth

Affordable Housing
Program Updates
(Housing Now, Open Door, HOAP)

Training and
Trades
Strategy

Rental
Housing
Roundtable

3. Leveraging Public Land to Increase the Supply of Housing

Housing
Now Sites

School boards
strategy

Post-Secondary
Housing
Strategy

Federal &
Provincial
Land

TCHC &
Waterfront
Revitalization

4. Preserving the Existing Rental Housing Stock

Multi-Unit Residential
Acquisition (MURA)
Program

Maintaining
rental
replacement

Application of
OPA 453
(dwelling rooms)

5. Public Accountability and Reporting on Progress

Dashboard:
affordable & rental
replacement housing

HousingTO
Plan Update

HAP Annual
Updates

Housing
Pledge

HAP and Province's Housing Pledge

- Province has requested municipalities submit a “Housing Pledge” with commitment to 285,000 homes by 2031
- HAP initiatives will support Toronto to achieve or exceed provincial target
- HAP report signals that a Housing Pledge report will be advanced to April PHC / May Council
 - Including consideration of housing tenure, type and affordability
 - Outlining various initiatives and actions the City is advancing to achieve the 285,000 homes target, including the HAP

Rental Housing Roundtable

- In July 2022, City Council directed City staff to initiate a Rental Housing Opportunities Roundtable.
- Two meetings held in 2023 with representatives from the City, Provincial and Federal governments; non-profit, Indigenous and private rental housing organizations; and other rental organizations.
- The Rental Roundtable aims to:
 - Use current ‘projects in difficulty’ scenarios to demonstrate challenges (including geographic-specific constraints) and identify possible solutions to ensure project viability.
 - Identify potential actions that the City, Federal and Provincial governments can take to help ‘unlock’ rental housing supply.
- Academic sector partners provided an independent report to support the Roundtable (Attachment 2 to HAP Report – “Perspective on the Rental Housing Roundtable”).
- These recommendations will inform upcoming HAP initiatives that will be advancing to PHC and City Council, including the Housing Pledge, Housing Now & Open Door Program Update reports.

Perspective on the Rental Housing Roundtable

Key recommendations:

1. Recognize that there are two rental affordability crises – workforce and low-income – with similar causes but different implications for action
2. Align efforts across orders of government and collaborate to achieve goals
3. Revisit planning regulations and policies to identify areas for streamlining and flexibility
4. Level geographic playing field to incentivize infill across all of Toronto's neighbourhoods
5. Connect any developer incentives to long-term affordability benefit
6. Identify developable public lands (City, Province, Federal) and prioritize affordable rental housing production
7. Commit significant funding to effective initiatives

“A cross-government approach...with Indigenous, non-profit and private sector parties is necessary to both reduce the costs of building housing and increase the pool of resources available to tackle the massive rental housing and affordable housing backlog.”

Housing Dashboard

- The first iteration of the City's Housing Dashboard will launch in March 2023 :
 - Net-new affordable rental projects and homes approved for financial incentives under a Program of the Housing Secretariat and/or secured through the planning process, including those supporting the Province's housing pledge for 285,000 new homes, under construction, and completed, defined as ready for occupancy (2017 – to date);
 - Rental units approved for demolition under Chapter 667 of the Toronto Municipal Code and replaced through rental replacement Official Plan policies (2018 - 2022);
 - Inventory of subsidized (units with rents at Rent-Geared-to-Income (RGI) levels) and affordable units under City's administration (as of September 30, 2022); and
 - Centralized Waitlist (CWL) data on applications for social housing.
- The Housing Dashboard is intended to grow iteratively to include more data over time related to the city's housing system and key indicators tracking progress on the actions of the HousingTO Plan.

Next Steps

- 8 HAP-related reports will be advanced to April Planning and Housing Committee
 - Including reports addressing as-of-right permissions for multiplexes, community housing growth & modernization, the Province's Housing Pledge, and updates to affordable housing programs
- HAP reports planned for each Council meeting this year
- Staff recommendation to report annually on HAP progress with first report-back by end of 2023