

ATTACHMENT 3: IMPLEMENTATION PLAN TO DELIVER THE NEW SUPPLY TARGETS UNDER THE COMBINED HOUSINGTO AND HOUSING ACTION PLAN

The following implementation plan (Implementation Plan) provides a combined summary of key action items under the [HousingTO Plan](#) and [Housing Action Plan](#). This Implementation Plan also includes new items including administrative and structural changes that will be undertaken to enable the City to expedite development review, approvals, and delivery of sites.

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 actions/deliverables in the Implementation Plan have been arranged by:

- **Short term - Q4-2023 to Q2-2024;**
- **Medium term - Q3-2024- Q4- 2025; and**
- **Ongoing**

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.

1. Housing Action Plan – Completed Items

Work Plan Objective	Work Plan Deliverable	Timeframe Completed	Lead Division
Official Plan, Zoning and Guideline Amendments - Major Growth Areas	Villiers Island Precinct – Affordable Housing Update	Q1 2023	City Planning
Official Plan, Zoning and Guideline Amendments - Increasing Permissions for Housing and Addressing Exclusionary Zoning	Laneway Suite Permissions in Yorkville	Q1 2023	City Planning
Preserving the Existing Rental Stock	City Solicitor Opinion on Bill 23 and Section 111 of the City of Toronto Act	Q1 2023	City Planning
	Update on Application of Dwelling Room Policy	Q1 2023	City Planning
Public Accountability and Reporting on Progress	Affordable Housing Dashboard Release	Q1 2023	Housing Secretariat
	Provincial Housing Target Pledge	Q2 2023	City Planning
Official Plan, Zoning and Guideline Amendments - Major Growth Areas	Update Downsview Study - Draft Secondary Plan and Draft Community Development Plan Priorities	Q2 2023	City Planning
Official Plan, Zoning and Guideline Amendments - Expanding Housing Options in Neighbourhoods	Multiplex Study Final Report	Q2 2023	City Planning
Official Plan, Zoning and Guideline Amendments - Avenues and Mixed-Use Areas	Updates to Mid-rise Rear Transition Performance Standards – Draft Update Report	Q2 2023	City Planning
Advancing Housing System Policies and Programs	Housing Now Initiative – 2023 Progress Update	Q2 2023	Housing Secretariat
Leveraging Public Land to Increase the Supply of Housing – Housing Now	Rezoning Application for Bloor/Kipling Block 1 site	Q2 2023	City Planning with support from CreateTO
Preserving the Existing Rental Stock	Feedback on Potential Provincial Regulation(s) on Municipal Rental Replacement By-laws	Q2 2023	City Planning

*Target timeframe for completion as of October 16, 2023

Work Plan Objective	Work Plan Deliverable	Timeframe Completed	Lead Division
Official Plan, Zoning and Guideline Amendments - Increasing Permissions for Housing and Addressing Exclusionary Zoning	Simplified and modernized zoning by-law for low-rise residential zones – Phase One Proposals Report	Q3 2023	City Planning
Official Plan, Zoning and Guideline Amendments - Expanding Housing Options in Neighbourhoods	Major Streets - Proposals Report	Q3 2023	City Planning
Public Accountability and Reporting on Progress	HousingTO 2020-2030 Action Plan – 2022-2023 Progress Update	Q3 2023	Housing Secretariat
Community Housing Capacity Building	Authority to enter into a Memorandum of Understanding with the Co-Op Housing Federation of Toronto	Q3 2023	Housing Secretariat

2. Items to be Completed in the Short-Term (Q4 2023 - Q2 2024)

Work Plan Objective	Work Plan Deliverable	Timeframe for Completion*	Lead Division
Official Plan, Zoning and Guideline Amendments - Increasing Permissions for Housing and Addressing Exclusionary Zoning	Simplified and modernized zoning by-law for low-rise residential zones – Phase One Final Report	Q4 2023	City Planning
Official Plan, Zoning and Guideline Amendments - Major Growth Areas	Villiers Island Precinct - Update on the density optimization strategy	Q4 2023	City Planning and CreateTO
Advancing Housing System Policies and Programs	Rapid Housing Phase 3 Program Update and Implementation	Q4 2023	Housing Secretariat
Preserving the Existing Housing Stock	Updates to Chapter 667 of the Toronto Municipal Code	Q4 2023	City Planning and City Legal
Leveraging Public Land to Increase the Supply of Housing	Rezoning Application for Parkdale Hub (Housing Now)	Q4 2023	City Planning with CreateTO
	Rezoning Application for 140 Merton Street (Housing Now)	Q4 2023	City Planning

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Work Plan Objective	Work Plan Deliverable	Timeframe for Completion*	Lead Division
	Recommendations to ensure alignment of the strategic plan of Toronto Community Housing Corporation and mandate of CreateTO, with the City's housing plans and targets	Q4 2023	DCM, Development & Growth
New Toronto Building Citywide Priorities Tool	To expedite Building review and approval of affordable, RGI and rent-controlled housing applications	Q4 2023	Toronto Building
New Community Infrastructure and Housing Accelerator Tool	The Community Infrastructure and Housing Accelerator (CIHA) tool provides municipalities the opportunity to request the Minister of Municipal Affairs and Housing to issue a zoning order. This tool enables the City to include various conditions in the zoning request, such as securing matters like the tenure or rent levels in a project.	Q4 2023	City Planning
Community Housing Capacity Building	Community Housing Modernization and Growth Strategy	Q4 2023	Housing Secretariat
	Work with Houselink Mainstay to establish redevelopment plan for 1117 Danforth Avenue, to be used as a pilot for a sustainable non-profit mixed-housing model	Q4 2023	Housing Secretariat
	Enter into a Memorandum of Understanding with the Toronto Alliance to End Homelessness, with a focus on increasing deeply affordable rental and supportive housing	Q4 2023	Housing Secretariat
Official Plan, Zoning and Guideline Amendments - Avenues and Mixed-Use Areas	Avenues Policy Review – Proposals Report (Chapter 2)	Q1 2024	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 - Proposals report	Q1 2024	City Planning

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Work Plan Objective	Work Plan Deliverable	Timeframe for Completion*	Lead Division
	Updates to Mid-rise Rear Transition Performance Standards Final Report	Q1 2024	City Planning
	City-wide Zoning performance standards to implement as-of-right Mid-rise development on Avenues – Final Report	Q1 2024	City Planning
Official Plan, Zoning and Guideline Amendments - Major Growth Areas	Villiers Island Precinct - Phasing Strategy and Business and Implementation Plan for Phase 1	Q2 2024	City Planning, CreateTO and Housing Secretariat
	Villiers Island Precinct Plan Updates	Q2 2024	City Planning, CreateTO and Housing Secretariat
Leveraging Public Land to Increase the Supply of Housing	Rezoning application for Bloor-Islington (Housing Now)	Q1 2024	City Planning with support from CreateTO
Official Plan, Zoning and Guideline Amendments - Increasing Permissions for Housing and Addressing Exclusionary Zoning	Official Plan Updates to Support Inclusive Growth – Reframing the Vision for How We Grow (Chapter 1)	Q1 2024	City Planning
	Incorporating Low Rise Residential Lands into ZBL 569-2013 – Proposals Report	Q1 2024	City Planning
Advancing Housing System Policies and Programs	Transformation of Open Door Affordable Rental Program	Q1 2024	Housing Secretariat
	Accessible Housing Initiatives	Q1 2024	Housing Secretariat
Official Plan, Zoning and Guideline Amendments - Major Growth Areas	Quayside - Update on Delivery Plan for Affordable Housing	Q1 2024	City Planning and Housing Secretariat
New Technology Tools	Piloting new C2K File Circulation Tool (FCT) to improve commenting, circulation, document mark up and enable better collaboration between City staff and applicants. FCT will also provide City staff with performance tracking capabilities through data	Q2 2024	Development Review (C2K)

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Work Plan Objective	Work Plan Deliverable	Timeframe for Completion*	Lead Division
	analytics and intuitive dashboards to continuously inform and improve the development review process.		
Official Plan, Zoning and Guideline Amendments - Increasing Permissions for Housing and Addressing Exclusionary Zoning	Facilitating Apartment Infill - Proposals Report	Q2 2024	City Planning
Official Plan, Zoning and Guideline Amendments - Expanding Housing Options in Neighbourhoods	Major Streets – Final Report	Q2 2024	City Planning
Advancing Housing System Policies and Programs	Training and Trades Strategy Addressing Construction Market Capacity	Q2 2024	Housing Secretariat & Social Development, Finance and Administration
Leveraging Public Land to Increase the Supply of Housing	Rezoning application for 40 Bushby Drive (Housing Now)	Q2 2024	City Planning with support from CreateTO
	Rezoning application for 1631 Queen Street East (Housing Now)	Q2 2024	City Planning with support from CreateTO
	Advance due diligence on identified public sites and prepare a more refined list of sites appropriate for housing	Q2 2024	DCM, Development & Growth
	Identify Transit-Oriented Community sites that could result in significant affordable housing	Q2 2024	Housing Secretariat and CreateTO
Advancing Housing System Policies and Programs	Identify lands owned by non-profits, Indigenous and co-op housing providers, as well as faith groups	Q2 2024	DCM, Development & Growth
	Engage with United Way Greater Toronto with a particular focus on community service infrastructure	Q2 2024	DCM, Development & Growth

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Work Plan Objective	Work Plan Deliverable	Timeframe for Completion*	Lead Division
	needed for equitable and complete mixed-income communities.		
	Explore the establishment of a sustainable 'Toronto Housing Affordability Fund' and loan guarantees to support non-profit and public-led housing developments	Q2 2024	Housing Secretariat
	Affordable Home Ownership Program Updates	Q2 2024	Housing Secretariat

3. Items to be Completed in the Medium-Term (Q3 2024 - Q4 2025)

Work Plan Objective	Work Plan Deliverable	Timeframe for Completion*	Lead Division
Leveraging Public Land to Increase the Supply of Housing	Rezoning application for 1250 Eglinton Avenue West (Housing Now)	Q3 2024	City Planning and CreateTO
	Identify options to improve the financial viability of Toronto Community Housing Corporation in-flight and planned revitalization and infill projects, while delivering a wider range of net new homes and city-building uses	Q3 2024	DCM, Development & Growth
	Strategy to Encourage Creation of Housing on School Board Land	Q3 2024	Housing Secretariat
	Post-Secondary Housing Strategy	Q3 2024	Housing Secretariat
	Advance a City-led development model at the 'housing ready' sites located at 405 Sherbourne St., 150 Queens Wharf Rd, 1113-1117 Dundas St W, 11 Brock Ave and 25 Bellevue Ave under a 'public builder model', and identify any tools and new approaches needed to expand this model to additional sites	Q3 2024	DCM, Development & Growth

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Work Plan Objective	Work Plan Deliverable	Timeframe for Completion*	Lead Division
Official Plan, Zoning and Guideline Amendments - Increasing Permissions for Housing and Addressing Exclusionary Zoning	Simplified and modernized zoning by-law for low-rise residential zones – Phase Two Proposals Report	Q4 2024	City Planning
	Facilitating Apartment Infill - Final Report	Q4 2024	City Planning
	Incorporating Low Rise Residential Lands into ZBL 569-2013 Final Report	Q4 2024	City Planning
Official Plan, Zoning and Guideline Amendments - Avenues and Mixed-Use Areas	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 - Final Report	Q4 2024	City Planning
	Avenues Policy Review – Final Report (Chapter 2)	Q4 2024	City Planning
Leveraging Public Land to Increase the Supply of Housing	Rezoning application for 251 Esther Shiner Boulevard (Housing Now)	Q4 2024	City Planning with support from CreateTO
Official Plan, Zoning and Guideline Amendments - Avenues and Mixed-Use Areas	Expanding Mixed Use Areas (Chapter 4)	Q1 2025	City Planning
Official Plan, Zoning and Guideline Amendments - Increasing Permissions for Housing and Addressing Exclusionary Zoning	Official Plan Updates to Support Inclusive Growth – Updating Neighbourhoods and Apartment Neighbourhoods Policies (Chapter 4)	Q1 2025	City Planning
Official Plan, Zoning and Guideline Amendments -Transition Zones	Zoning review for transition zones – Proposals Report	Q1 2025	City Planning
	Updates to Townhouse & Low-Rise Apartment Guidelines	Q1 2025	City Planning
As-of-right Zoning for Major Transit Station Areas (MTSAs)	Zoning Review for MTSAs (timing dependant on Ministerial approval of MTSAs)	Q2 2025	City Planning
Official Plan, Zoning and Guideline Amendments - Avenues and Mixed-Use Areas	Commercial Residential Zoning to new Mixed-use Areas segments	Q4 2025	City Planning

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Official Plan, Zoning and Guideline Amendments -Transition Zones	Zoning Review for Transition Zones – Final Report	Q4 2025	City Planning
Advancing Housing System Policies and Programs	Launching the new Affordable Housing Access System	Q4 2025	Housing Secretariat

4. Ongoing Items and Reports

Work Plan Objective	Work Plan Deliverable	Timeframe for Completion*	Lead Division
Advancing Housing System Policies and Programs	Combined HousingTO and Housing Action Plan Update Report	Annually Q2	DCM, Development & Growth
	<ul style="list-style-type: none"> • Combined Progress Update • Establishing set-aside of affordable housing for seniors, Black and racialized communities • Updated Cost Estimates and Financial Contribution from all Orders of Government 	2025- Full mid-point review	
Leveraging Public Land to Increase the Supply of Housing	Toronto Community Housing Revitalization Program Annual Update Report	Annually Q3	DCM, Development & Growth
	Delivery of City-owned Lands	Ongoing	DCM, Development & Growth
Preserving the Existing Rental Housing Stock	Multi-Unit Residential Acquisition Program Update	Annually Q4	Housing Secretariat
	Strategy to Maintain Rental Replacement	Ongoing	City Planning & City Legal
	Application of Dwelling Room Policy	Ongoing	City Planning
Public Accountability and Reporting on Progress	Affordable Housing Dashboard Updates	Quarterly	Housing Secretariat

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