

**ATTACHMENT 2- CITY OF TORONTO’S HOUSING ACCELERATOR FUND INITIATIVES SUBMITTED TO CMHC**

The table outlines the City’s HAF initiatives submitted to CMHC for consideration, as well as the estimated number of net new permits to be accelerated through each initiative and the implementation timelines.

Initiative	Number of Net New Permitted Units Accelerated	Implementation Timelines
<p><b>Initiative 1 - Transforming the City of Toronto administrative structure and increasing capacity to expedite the approval of new development applications.</b></p> <p><b>Description:</b> The City of Toronto is committed to making significant changes to its administrative/organization structure with the primary objective of accelerating the delivery of new housing supply.</p> <p>A key action to achieve this objective is to consolidate core functions and divisions that are involved in the planning and delivery of housing. This consolidation will improve and transform the housing development application review and permitting processes. Specifically, a new service area, Development &amp; Growth Services (DGS), will be established and led by a new Deputy City Manager. DGS will comprise of the following divisions: City Planning; Toronto Building; Housing Secretariat; Concept to Keys (C2K); plus, a new Development Review Division which will consolidate all development review staff from various divisions such as Engineering and Construction Services (ECS), Transportation Services and Parks, and Forestry and Recreation (PF&amp;R).</p> <p>The new approach centralizes all roles/functions that are involved in the housing development</p>	<p>700</p>	<p>2023-03-09 - 2025-09-30</p>

<p>review process into a single service area, enabling a more radical streamlining of decision-making authority and accountability. It also improves efficiency by reducing bureaucratic red tape stemming from distribution of reviews across multiple divisions and conflicting City priorities.</p> <p>This organizational change is necessary to accelerate development approvals and construction of new housing supply, particularly purpose-built affordable and market rental housing, to respond to the local and national housing crisis. The City will continue to refine this structure as needed work towards efficiencies, etc.</p> <p>These investments will support an increase in staffing and new technology capacity which are both necessary to manage the expected increase in application volumes, and the compressed review and approval timelines.</p>		
<p><b>Initiative 2 - Revitalize Toronto Community Housing Buildings and Create Net New Rent-Geared-to-Income and Affordable Rental Homes within Inclusive, Equitable and Complete Communities</b></p> <p><b>Description:</b> Toronto Community Housing's (TCHC) buildings provide homes to over 58,000 low-and-moderate-income households, in 106 of Toronto's 158 neighbourhoods.</p> <p>To adequately serve the needs of tenants and create more inclusive, vibrant and equitable communities, it is critical that TCHC's aging properties (the majority built between 1960 and 1980) be repaired. In cases where buildings are beyond economic repair, they must be revitalized.</p> <p>The TCHC revitalization program provides the opportunity to upzone public lands and create a range of net new housing opportunities to address needs across the housing continuum. With HAF financial investments, plus additional market height and density to improve financial viability of projects, a strengthened City-federal partnership will help expedite the delivery of the replacement</p>	<p>2,600</p>	<p>2023-06-01 - 2025-12-31</p>

<p>of RGI homes while creating net new affordable rental and RGI homes, and market units. For example, the recent rezoning of Regent Park Phases 4 and 5 has resulted in 633 RGI replacement units, 1,976 additional market units, and the potential to create 637 net new affordable rental units. With HAF support, a number of these 'potential' affordable rental units can be realized, including some deeply affordable RGI units. This type of partnership is of critical importance as there are over 80,000 households on the City's centralized waiting list for RGI housing. Additionally, in Toronto, more than 40% of all households (453,000 households) are spending more than 30% of their income on rent, and 19% of households (215,225 households) are experiencing severe housing affordability challenges, spending over 50% of their income on housing costs, according to 2021 census data.</p> <p>Through this Initiative, it is proposed that HAF will augment City capital investments and get an estimated 2,600 homes, including new permanently affordable and RGI units to the permitting stage within 3 years.</p>		
<p><b>Initiative 3 - Protecting Rental Homes, Supporting Renters and Reducing Housing Speculation</b></p> <p><b>Description:</b> In Toronto and across Canada, there is a grossly inadequate supply of new purpose-built rental homes, including deeply affordable homes, to support the current and future needs of residents.</p> <p>In fact, it is currently estimated that for each 1 new purpose-built rental unit built, Canada is losing 15 due to sale and demolition/conversion. This erosion of naturally occurring affordable housing units poses a serious threat to Toronto's and Canada's supply of affordable housing. To respond to this systemic issue, in November 2021, the City of Toronto launched the Multi-Unit Residential Acquisition ("MURA") program to support the non-profit housing sector to purchase, renovate and operate market rental properties for</p>	n/a	2024-03-01 - 2025-12-31

<p>Toronto residents with low to moderate incomes. These homes will be secured as net new affordable housing for at least 99 years and contribute towards the City’s HousingTO 2020-2030 Action Plan and the federal National Housing Strategy targets.</p> <p>This HAF Initiative proposes a strong federal-municipal partnership to address the rapid loss of affordable housing. Through HAF investments, properties will be removed from the speculative housing market to create new permanently, secured affordable rental homes; improve housing stability for current and future renters; increase capacity in the non-profit and Indigenous housing sectors; improve individual and community health; and ensure the long-term financial sustainability of the homes.</p> <p>Key actions to implement this initiative will include:</p> <ul style="list-style-type: none"> <li>○ Enhancing the City’s current Multi-Unit Residential Acquisition (“MURA”) program using HAF, to support the acquisition and conversion/rehabilitation of a range of properties (including those with more than 60 dwelling units) by non-profit organizations and/or the City to create net new permanently affordable and protected rental homes;</li> <li>○ Establishing a Housing At-Risk Table which will: support renters at-risk of eviction or those recently evicted; review complaints received; and connect people to supports to prevent/reduce evictions, including illegitimate evictions;</li> <li>○ Establishing a new Rental Protection and Supply Team to proactively identify and source at-risk properties, and create a database/registry to track properties;</li> <li>○ Establishing a new Renovictions By-law (within the City’s jurisdiction) to deter the practice of ‘renovictions’ and setting up a dedicated enforcement team to investigate and enforce instances of non-compliance of the by-law; and</li> <li>○ Creating new ‘Eviction Prevention’ tools to educate tenants and landlords on their</li> </ul>		
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<p>rights and responsibilities. This includes new interactive digital tools plus a new Tenant &amp; Landlord Rights and Responsibilities Handbook.</p>		
<p><b>Initiative 4 – Enhancing the Housing Now Initiative and expediting delivery of new permanently affordable rental homes within transit-oriented and complete communities.</b></p> <p><b>Description:</b> The Housing Now Initiative is a signature affordable housing program in Toronto and across Canada. Through the Housing Now Initiative, the City of Toronto has dedicated 22 of its prime transit-oriented sites, and earmarked another five pipeline sites, for the delivery of purpose-built affordable and market rental housing within mixed-income, mixed-use and complete communities. To-date, the City has committed well over \$1.3 billion in land value, capital funding and financial incentives to the program, making it one of the most significant municipal financial investments in housing underway today.</p> <p>With federal HAF investments to augment municipal investments and policy changes, the City of Toronto is implementing several program changes in 2023 to get ‘shovels in the ground’ and ensure that future sites are feasible within the current challenging housing market and funding environment.</p> <p>Program enhancements include: regulatory/policy changes to upzone sites and optimize height and density; providing flexibility on the unit types, size and tenure while maintaining at least 33% affordable rental units on a program-wide basis; and increasing grant funding and taking a geographic-specific approach to each site due to local sub-market difference which impact project feasibility (e.g. higher levels of grants will be needed for projects in the east and west suburbs of Toronto as market rents/prices are lower in these areas, making projects more difficult to deliver).</p>	<p><b>3,200</b></p>	<p><b>2023-04-13 - 2026-08-30</b></p>

<p>These changes will enable more market ownership density on each site to cross-subsidize the affordable housing units so that the affordable rental targets can be maintained/achieve, and that units can reach the permitting stage within the 3-year HAF timeframe.</p> <p>In addition to new housing opportunities, other city-building objectives that will be delivered through the Housing Now Initiative include new or improved community spaces, childcare centres, access to transit, employment opportunities, etc.</p> <p>Delivery of this initiative will ultimately create a range of much-needed homes and improved access to services in all areas of the city, including in priority neighbourhoods with lower-and-moderate incomes households. With HAF investments, the City will also focus on adding net new, deeply affordable RGI homes. Overall, this HAF initiative will result in improved social, economic and health outcomes for Toronto residents, and add resilience to the housing system. Early implementation of the changes has begun with the first site breaking ground in August 2023. This will continue throughout the HAF period and for the duration of the Housing Now program.</p>		
<p><b>Initiative 5 - Transforming Toronto’s Waterfront as catalyst for support social, economic and cultural growth.</b></p> <p><b>Description:</b> Toronto’s waterfront provides extraordinary opportunity to create one of Canada’s most sustainable low-carbon communities, serving people of all ages, backgrounds, abilities and incomes. A place that is inviting and lively year-round, providing retail, dining, entertainment and cultural experiences to seamlessly fuse the city to the water.</p> <p>Through this initiative, the City is prioritizing the development and implementation of planning studies for the key major growth areas along Toronto’s waterfront. This is aimed at optimizing opportunities to accommodate a mix of new</p>	<p>880</p>	<p>2023-03-31 - 2026-09-31</p>

<p>housing, including affordable housing, along with the supporting community infrastructure and services essential to promoting a high quality of life for residents as the city grows. As part of implementing this initiative, the City will be exploring opportunities to increase density at various sites to support the maximum amount of housing achievable, thereby increasing the number of affordable homes that can be created. This initiative will be delivered in collaboration with the federal and provincial governments, and consistent with the housing objectives and targets of all three orders of government.</p>		
<p><b>Initiative 6 - Implementing a New Rental Housing Supply Incentives Program to Increase Purpose-Built Rental Housing Supply</b></p> <p><b>Description:</b> The delivery of new purpose-built rental housing development has been slowing in recent years primarily due to changes in challenging macro-economic conditions (e.g., increasing construction costs and interest rates). This has resulted in growing socio-economic disparities for residents in some areas of the city where local market prices and rents are not high enough to attract much-needed new investments in rental housing and community infrastructure. In Toronto, includes areas like Scarborough and some parts of Etobicoke, where low-and-moderate income households from equity-deserving communities are overrepresented in the segment of the population living in core housing need.</p> <p>To address these systemic and structural inequities, the City will expand incentives to stimulate the development of new purpose-built rental housing supply. Currently, the City provides incentives for affordable rental housing development through its Open Door Program, but there is an urgent need to expand this to purpose-built market rental housing as well to:</p> <ul style="list-style-type: none"> <li>• Create more housing options for people priced out of the ownership market;</li> </ul>	<p><b>3,100</b></p>	<p><b>2022-11-23 - 2023-12-01</b></p>

<ul style="list-style-type: none"> <li>• Support more mixed-income buildings with a mix of both affordable and market rental units to ensure long-term operating viability, particularly for non-profit organizations;</li> <li>• Develop more workforce housing to support essential workers, many of whom are from equity-deserving groups;</li> <li>• Support future growth as a result of increased immigration; and</li> <li>• Create more mixed-income, inclusive and livable communities in all areas of the city.</li> </ul> <p>This proposed HAF initiative will support both non-profit and private housing organizations interested in building purpose-built rental housing, including affordable rental housing. It will also enable the City to transform the long-standing Open Door Affordable Rental Housing Program, into a new 'Rental Housing Supply Incentives Program' which will discount or waive development charges (DCs) and/or fees, over and above what is currently enabled by the City and province.</p> <p>Additionally, rental housing development applications will be prioritized for development review and approvals. The new units (both affordable and market rental) will also be secured through City contribution agreements ensuring rent control and long-term affordability. From the housing system perspective, this will secure housing stock, improve housing affordability and predictability for renters, and protect public investments. In the absence of these actions, there will be a continued lack of purpose-built rental housing in neighbourhoods with the greatest need.</p>		
<p><b>Initiative 7 - Expanding Missing Middle Housing Options and Increasing Project Certainty</b></p> <p><b>Description:</b> The City is exploring ways to make missing middle housing more feasible and cost-effective to achieve. With HAF incentives, the City will advance efforts to: expand permissions; create more flexibility; simplify design guidelines; simplify</p>	<p><b>700</b></p>	<p><b>2023-05-10 - 2024-03-31</b></p>



<p>the development review process; and explore ways to create off-the-shelf built-form models/concepts. These changes will stimulate the development of this type of housing in all neighbourhoods across the city and expand the range of housing options available to residents to better meet growing demand. This will ultimately effect housing system level change and help relieve pressures along the housing continuum.</p> <p>Expanding Housing Options in Neighbourhoods (EHON) is a City of Toronto initiative to facilitate more low-rise housing in existing residential neighbourhoods to meet the needs of our growing city. The City is working to expand opportunities for “missing middle” housing forms in Toronto, ranging from garden suites and multiplexes to low-rise walk-up apartments. All these housing types can be found in many parts of Toronto today but have historically been limited in where they can be newly built. EHON is one solution among a range of City initiatives to increase housing choice and access and create a more equitable, inclusive, and sustainable city.</p> <p>In May 2023, City Council adopted the proposed Official Plan Amendment to permit duplexes, triplexes and fourplexes in residential neighbourhoods city-wide. Council also adopted a Zoning By-law Amendment to implement these permissions as-of-right across the city, reducing process barriers to building more housing. The EHON initiative also includes other projects, which continue to be advanced. This includes the Major Streets study, which is reviewing the opportunity to permit the intensification of residential units in those portions of neighbourhoods that directly abut Major Streets.</p> <p>The work to advance EHON includes consideration for how the initiative can contribute to a variety of factors including: aging in place; family suitable housing and sustainability and climate resilience. EHON is also advancing changes to permit more Neighbourhood Retail &amp; Services with further related changes anticipated in 2024. The City will also by developing a range</p>		
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<p>of built-form models/concepts to simplify and expedite approval processes, reduce cost for property owners, and encourage this type of housing in neighbourhoods across the city.</p> <p>HAF investments will also enable the City to undertake a major education campaign to provide residents with information on the various EHON initiatives, including new 'as-of-right' zoning permissions with the intent of encouraging more missing middle housing opportunities. The ultimate goal is to increase housing supply, choice and affordability for residents. More housing options would also promote 'flow' along the housing continuum, helping more people to move out of core housing need.</p>		
<p><b>Initiative 8 - Optimizing Land Use and Simplifying the Planning Approvals Process to Increase Purpose-Built Rental Supply in Apartment Neighbourhood Zones.</b></p> <p><b>Description:</b> Addressing the housing crisis requires that a range of new homes be developed across the full housing continuum, in addition to preserving our existing housing stock. Optimizing land use, including densifying sites in urban centres like Toronto where land resources are finite, is a key tool to add net new homes. Using existing land also reduces the cost of development, making projects more financially viable.</p> <p>Across Toronto, there are several "tower in the park" sites that may provide substantive opportunities to accommodate more housing through infill development while supporting principles of complete communities.</p> <p>Aligned with and support by HAF, the City will undertake an Apartment Infill Study to identify existing apartment housing sites designated Apartment Neighbourhoods under the Official Plan, that could accommodate intensification through infill development while supporting principles of complete communities. This will be</p>	<p><b>600</b></p>	<p><b>2023-04-01 - 2026-09-30</b></p>

<p>done in consultation with non-profit, co-op and for-profit rental housing providers and may also include developing under-utilized parts of existing apartment sites (e.g., surface parking lots and under-utilized open space).</p> <p>The redevelopment potential of sites for additional housing will be determined by land use policies as outlined in the City's Official Plan, and with reference to applicable in-force zoning. Current zoning permissions on some properties may allow for the construction of new community housing developments as-of-right, or without amendment, however, others will require changes to the zoning by-law through a site-specific planning application approval to permit the scale of redevelopment proposed.</p> <p>The Apartment Infill Study will also entail a broader review of opportunities to update zoning standards for apartment sites in Zoning By-law 569-2013, with the objective of eliminating process barriers such as reducing the need for zoning by-law amendment applications. This would build off Council-endorsed zoning changes to permit townhouses as-of-right on sites located in the Residential Apartment zone and consider further amendments to the parent by-law to facilitate infill opportunities.</p>		
<p><b>Total Net New Permitted Units:</b></p>	<p><b>11,780</b></p>	