

Concept 2 Keys (C2K) Dashboard: February 2023 Priority Development Applications Status Update

Date: February 13, 2023
To: Planning and Housing Committee
From: A/Deputy City Manager
Wards: All

SUMMARY

Concept 2 Keys (C2K) is an innovative program that is changing how Planning and Development applications are reviewed at the City of Toronto. C2K is creating new application review teams comprised of staff from across City divisions to help create a more collaborative and coordinated relationship between applicants and the City. The goal is to improve the experience of applicants submitting development proposals and the processes used by City staff across divisions reviewing these applications.

At its meeting of July 5, 2022, the Planning and Housing Committee adopted Item PH35.6 "Concept 2 Keys (C2K) Dashboard: Status of Priority Development Applications" requesting the Chief of Staff, City Manager's Office to continue to report to each Planning and Housing Committee meeting in the 2022-2026 term of City Council with a Concept 2 Keys (C2K) Dashboard that lists all of the current projects being reviewed through C2K's Priority Development Review Stream (PDRS) and their project status.

At its meeting of January 19, 2023, the Planning and Housing Committee adopted, with amendments, Item PH1.2 "Concept 2 Keys (C2K) Dashboard: January 2023 Priority Development Applications Status Update" requesting the Chief of Staff, City Manager's Office to include in subsequent reports on the Dashboard to Planning and Housing Committee, both the original date the application was submitted and the original construction target date for each project as part of the Concept 2 Keys Dashboard for the 2022-2026 term of Council.

The purpose of this report is to come forward with the updated version of the Dashboard that provides the February 2023 status update of each priority development application currently being reviewed through C2K's Priority Development Review Stream (PDRS) for the period from December 17, 2022 to February 3, 2023.

RECOMMENDATIONS

The A/Deputy City Manager recommends that:

1. The Planning and Housing Committee receive this report for information.

FINANCIAL IMPACT

There are no financial impacts arising from this report. The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications.

DECISION HISTORY

At its meeting of January 19, 2023, the Planning and Housing Committee adopted Item PH1.2 "Concept 2 Keys(C2K) Dashboard: January 2023 Priority Development Applications Status Update" to request the Chief of Staff, City Manager's Office to include in subsequent reports on the Dashboard to Planning and Housing Committee, both the original date the application was submitted and the original construction target date for each project as part of the Concept 2 Keys Dashboard for the 2022-2026 term of Council.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH1.2>

At its meeting of July 5, 2022, the Planning and Housing Committee adopted Item PH35.6 "Concept 2 Keys (C2K) Dashboard: Status of Priority Development Applications" to request the Chief of Staff, City Manager's Office to continue to report to each of the Planning and Housing Committee meetings in next term of Council with a Concept 2 Keys Dashboard which lists all of the current Concept 2 Keys projects and their project status.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH35.6>

At its meeting of April 6, 2022, City Council adopted Motion MM42.10 'Concept 2 Keys Dashboard and Updates at Planning and Housing Committee Meetings' to request the Chief of Staff, City Manager's Office to report to each of the remaining meetings of the Planning and Housing Committee in this term of Council with a Concept 2 Keys Dashboard which lists all of the current Concept 2 Keys projects and their project status.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.MM42.10>

At its meeting of March 9, 2022, City Council adopted, with amendments, Item PH31.3 "Concept 2 Keys Priority Development Review Stream Enhancements and Adjustments and Fourth Quarter of 2021 C2K Program Updates" to support the funding for the continued rollout of the C2K program and confirm affordable housing as the current priority focus for the Concept 2 Keys Priority Development Review Stream. City Council

directed the Chief of Staff, City Manager's Office to report back to City Council in the first quarter of 2023 with an update on the Concept 2 Keys Priority Development Application Review Stream and to get direction on any new priorities for development review.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH31.3>

COMMENTS

The City supports affordable housing projects in many ways, including through programs such as Modular Housing, Rapid Housing Initiative, Open Door, and Housing Now with the leadership and support of the Housing Secretariat, City Planning, CreateTO and others. Many of the development applications assigned to the Priority Development Review Stream (PDRS) come through these programs. The City's Housing Secretariat has developed a set of clear, quantifiable criteria to determine a priority score that is used to rank priority applications which are then streamed to the PDRS for review by the dedicated review team. The PDRS is supported by a dedicated interdivisional review team and focuses on prioritizing and expediting approvals of affordable housing projects city-wide. The intent of this review stream is to support one of the City's key strategic priorities of maintaining and creating housing that is affordable, as well as supporting the implementation of the HousingTO 2020-2030 Action plan which targets 40,000 new affordable rental homes by 2030.

Currently, the PDRS has 30 development applications under review. Together, these affordable housing applications propose 2,112 affordable units. Details of these applications are provided in Attachment 1 - C2K Priority Development Review Stream Program Dashboard - February 2023 Update. It should also be noted that projects in the PDRS are only a subset of the Housing Secretariat's affordable rental development pipeline. Additionally, projects that are part of the Housing Now Initiative with planning applications shown as "on hold" are still active from a program perspective and will advance once financing details are finalized.

The C2K Dashboard has been a collaborative effort between C2K, the Housing Secretariat and CreateTO and represents the priority projects streamed to PDRS across the four planning districts of the city. The status of an application reflects a point in time with progress since the last dashboard. The following changes have been made since the January 19, 2023 meeting of Planning and Housing Committee as a result of a motion as well as consultations with councillors:

- Original Date the application was submitted: A column has been added to the far left of the dashboard titled "Date Received by C2K". The information in this column is sourced from IBMS and identifies the date when the intake process for an application is closed and the application is ready for the first circulation;
- Original Construction Target Date: A column has been added to the far right of the dashboard titled "Applicant Original Construction Target Date When Received by C2K". The original construction target date for each project is information received

from the applicant at the time the application submission is received by PDRS and may vary throughout the approval process. The timing provided in the C2K PDRS Dashboard may not align with the construction timing for the project as reported through CreateTO. This information is outside of the planning approval process and is dependent on many factors that the applicant would address in their project management for construction. The timeline may vary through the review process of the application;

- Ward number: The ward for each application has been included in the Planning District column, with the ward indicated in brackets. Including this information will help the councillors identify where the respective sites are within a District and those that may be within their ward; and
- Update to the legend from "Complete" to "Approved": Regulations under the Planning Act prescribe minimum complete application requirements for an application to be deemed "Complete". The Dashboard legend has been revised to clarify the stage of approval identified by the star at the end of the process as "Approved" rather than the legislative requirement of a complete application addressed in the left column under Stage of Approvals.

All of the updates have been included in the current Dashboard attached to this report (Attachment 1).

Since the January 2023 Dashboard report, several projects have advanced in the review process. The number of approvals since the launch of the PDRS in January 2021 has increased to eight and the total number of approved affordable units remains 495.

CONTACT

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ATTACHMENTS

Attachment 1- C2K Priority Development Review Stream Program Dashboard - February 2023 Update.