

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

Date: June 20, 2023

To: Planning and Housing Committee

From: 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 establishing 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.

The purpose of this report is to provide the July 2023 Dashboard for the applications being reviewed through C2K's Priority Development Review Stream (PDRS) for the period of March 25, 2023 - June 1, 2023. Since the April 2023 Dashboard report, the number of application approvals has remained at 10 and the total number of approved affordable rental units has remained at 595. While the number of application approvals has remained the same since the last Dashboard report, nine applications have advanced through the development review process. The development application for 111 affordable supportive housing units at 155-165 Elm Ridge Drive has been issued a Notice of Approval Conditions for their Site Plan Control application and a demolition permit which will allow the applicant to proceed with early site work. Two additional affordable development sites at 230 Coxwell Avenue and 25 Augusta Avenue have received approvals at the Committee of Adjustment, which enables their Site Plan Control applications to advance towards an approval.

RECOMMENDATIONS

The 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 April 27, 2023, the Planning and Housing Committee adopted Item PH3.4 "Concept 2 Keys(C2K) Dashboard: April 2023 Priority Development Applications Status Update" to receive the report from the Acting Deputy City Manager for information.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH3.4>

At its meeting of February 28, 2023, the Planning and Housing Committee adopted Item PH2.4 "Concept 2 Keys(C2K) Dashboard: February 2023 Priority Development Applications Status Update" to request the Acting Deputy City Manager to bring forward the Concept 2 Keys Dashboard report to every second meeting of Planning and Housing Committee for the remainder of the 2022-2026 term of Council, commencing from the Planning and Housing Committee meeting of April 27, 2023.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH2.4>

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>

COMMENTS

The City supports affordable housing projects, through many programs such as: Modular Housing, Rapid Housing Initiative, Open Door, and Housing Now, along with the leadership 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 inter-divisional review team that 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.

The C2K Dashboard is a collaborative effort between C2K, the Housing Secretariat and CreateTO and the dashboard represents the priority projects streamed to PDRS across the four planning districts of the City. The status of an application represents the progress since the last dashboard at a specific point in time.

Currently, the PDRS has 31 development applications under review. Together, these affordable housing applications propose 2,167 affordable rental units. Details of these applications are provided in Attachment 1 - C2K Priority Development Review Stream Program Dashboard - July 2023 Update.

Since the April 2023 Dashboard report, the number of approvals has remained at 10 and the total number of approved affordable rental units has remained at 595. While the number of application approvals has remained the same since the last Dashboard report, nine applications have advanced through the development review process. The development application for 111 affordable supportive housing units at 155-165 Elm Ridge Drive has been issued a Notice of Approval Conditions for their Site Plan Control application and a demolition permit which will allow the applicant to proceed with early site work. Two additional affordable development sites at 230 Coxwell Avenue and 25 Augusta Avenue have received approvals at the Committee of Adjustment, which enables their Site Plan Control applications to advance towards an approval.

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.

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SIGNATURE

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Signature

ATTACHMENTS

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