

Concept 2 Keys Priority Development Review Stream Dashboard: October 2023 Update

Date: October 12, 2023

To: Planning and Housing Committee

From: Deputy City Manager, Development and Growth Services

Wards: All

SUMMARY

The purpose of this report is to provide the October 2023 Dashboard for affordable housing development applications reviewed and advanced through C2K's Priority Development Review Stream (PDRS) for the period of June 2, 2023 to September 27, 2023. The report also responds to Member's Motion 8.17 requesting the assignment of certain applications to PDRS and the inclusion of information on non-profit and co-operative led affordable housing development applications into the dashboard.

Since the July 2023 Dashboard report, zoning has been approved for five priority development sites, Notice of Approval Conditions have been issued for six site plan applications and three sites have received a first building permit allowing the commencement of construction activities.

The Dashboard design has been revised to provide better information on the progress of priority development projects as a whole, in addition to information on individual planning applications. A new section has been appended to include a breakdown of 30 non-profit, co-operative, and City-led affordable housing development applications and support measures being provided by the City to facilitate and remove barriers to approval and construction.

RECOMMENDATIONS

The Deputy City Manager, Development and Growth Services 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 Interim Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications.

DECISION HISTORY

At its meeting of July 19, City Council adopted MM8.17 "Prioritizing Non-Profit Housing in the Concept 2 Keys (C2K) Program" recommending that the Deputy City Manager, Infrastructure Services include an identified breakdown and analysis of non-profit and co-operative housing development applications and measures being undertaken to facilitate and remove barriers to the approval and construction of these applications in future C2K Status Update reports and to include and prioritize non-profit and co-operative developments in PDRS where the non-profit or co-operative housing proponent has been approved by Council for Pre-Development Funding.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.MM8.17>

At its meeting of July 5, 2023, the Planning and Housing Committee adopted Item PH3.4 "Concept 2 Keys(C2K) Dashboard: July 2023 Priority Development Applications Status Update" to receive the report from the Deputy City Manager for information.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.7>

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

Update for This Report

Since the July 2023 Dashboard report, three new applications have been added to the dashboard, Zoning has been approved for five priority development sites, Notice of Approval Conditions have been issued for six site plan applications and three sites have received a first building permit allowing the commencement of construction activities. Currently, PDRS is managing review and approvals for 34 priority developments that propose a total of 2677 affordable rental units. Four projects with planning applications "on hold" are still active from a program perspective and will advance once financing details are finalized. Details of these applications and associated affordable housing units are provided in Attachment 1 - C2K Priority Development Review Stream Dashboard - October 2023 Update

In response to MM8.17, the October 2023 Dashboard also includes an additional breakdown of 30 active non-profit, co-operative, and City-led housing development applications from the Housing Secretariat affordable rental development pipeline. For each one, the table identifies what support the City is providing to facilitate and remove barriers to the approval and construction of these affordable housing projects. These include affordable housing programs (Open Door, Modular Housing, Rapid Housing Initiative, and Housing Now), and the kind of support provided (funding, relief from fees and charges, and activation of surplus public land). Support in the form of enhanced service from City staff is also identified:

- **Housing Development Officer:** A Housing Development Officer is assigned to support proponents in applying for provincial and federal funding programs and meeting contractual, legal, financial, and policy requirements
- **Priority Development Review Stream:** Planning applications are assigned to a dedicated interdivisional review team providing prioritized review and support in navigating various development application and permitting processes from an assigned PDRS coordinator
- **City Initiated Rezoning:** Enhanced support led by City Planning to facilitate the delivery of Housing Now and Modular Housing Program developments

MM8.17 also requested that non-profit and co-operative led affordable housing applications approved by Council for Pre-Development Funding be assigned to the Priority Development Review Stream. Six projects with active planning applications meet these criteria and they are identified in the October 2023 Dashboard by listing Pre-Development Funding as a support program. Two of these are currently assigned to PDRS, while the remaining four are being managed through district review teams and

are in the final stages of review. In order to avoid disruptions to these applications by assigning them to a new team, the PDRS team has reviewed each application with the existing staff teams and will provide support where practical. As new applications with Council approved Pre-Development Funding are received, including any subsequent applications for the six projects with active applications, they will be assigned to PDRS to manage.

Background

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 identify priority applications which are then streamed to the PDRS. 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 Priority Development Review Stream Dashboard is a collaborative effort between C2K and the Housing Secretariat and represents the priority projects streamed to PDRS across the Community Council districts of the City. These are a subset of the Housing Secretariat's affordable rental development pipeline. The dashboard design has been revised to provide better information on the progress of priority development projects as a whole, in addition to information on individual planning applications. Priority projects are removed from the dashboard once the final site plan approval (Statement of Approval) is issued.

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SIGNATURE

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Signature

ATTACHMENTS

Attachment 1 - C2K Priority Development Review Stream Dashboard - October 2023 Update