TORONTO

REPORT FOR ACTION

Concept 2 Keys Priority Development Review Stream Dashboard: January 2024 Update

Date: January 15, 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 January 2024 Dashboard for affordable housing development projects reviewed and advanced through C2K's Priority Development Review Stream (PDRS) for the period of September 28, 2023 to January 3, 2024.

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

This report also recommends that PDRS reporting be incorporated into a consolidated development and housing dashboard.

RECOMMENDATIONS

The Deputy City Manager, Development and Growth Services recommends that:

1. The Planning and Housing Committee request the Deputy City Manager, Development and Growth Services incorporate all future Priority Development Review Stream dashboard reporting and housing updates into a consolidated development and housing dashboard.

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 October 26, 2023, the Planning and Housing Committee adopted Item PH7.6 "Concept 2 Keys(C2K) Dashboard: October 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.PH7.6

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

Currently, PDRS is managing review, approvals and advancement for 35 priority developments that propose a total of 2781 affordable rental units. 306-310 Gerrard St. E. has been added to the dashboard as it is receiving Pre-Development Funding and will be supported by PDRS going forward. Seven projects with planning applications "on hold" are still active from a program perspective and will advance once financing details or other project constraints are cleared. PDRS is also supporting Pre-Application Consultations for four sites: one site is receiving Pre-Development Funding, two sites are part of the Housing Now program and one is approved for Open Door incentives. Once a formal planning application is received, these sites will be included in future reporting. Details of these applications and associated affordable housing units are provided in Attachment 1 - C2K Priority Development Review Stream Dashboard - January 2024 Update.

The City is also currently supporting 31 active non-profit, co-operative, and City-led affordable housing development applications from the Housing Secretariat affordable rental development pipeline. Details on the types of supports provided are provided in pages six to nine of Attachment 1 - C2K Priority Development Review Stream Dashboard - January 2024 Update.

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 or are receiving Pre-Development Funding, as directed by MM8.17. 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**.**

The PDRS 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. Priority projects are removed from the dashboard once they reach occupancy. The detailed site and planning application information has been reorganized to better reflect the progress of priority development projects as a whole. Additionally, a new page on Pre-Application Consultations supported by PDRS has been added.

The dashboard also includes an additional breakdown of active non-profit, co-operative, and City-led housing affordable 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), enhanced service from City staff (Housing Development Officer, PDRS, and City Initiated Rezoning), and other supports provided (funding, relief from fees and charges, and activation of surplus public land).

C2K is working with the Housing Secretariat and other partner divisions to build a consolidated housing dashboard that will incorporate PDRS affordable housing updates with other critical housing progress information.

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SIGNATURE

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Signature

ATTACHMENTS

Attachment 1 - C2K Priority Development Review Stream Dashboard - January 2024 Update