

2023-2024 Annual Progress Update Report - HousingTO 2020-2030 Action Plan and Housing Action Plan (2022-2026)

Date: September 12, 2024

To: Planning and Housing Committee

From: Executive Director, Housing Secretariat

Wards: All

SUMMARY

Toronto is facing housing and homelessness crises - one where rising rents are creating unaffordable conditions for middle-income earners to live and work in the city; while a second crisis is due to a lack of deeply affordable and supportive homes for those with low-incomes, or who are experiencing homelessness, and often physical, mental health and/or addiction challenges. These crises are being driven by factors that range from inadequate housing supply, low wages and social assistance rates that have not kept pace with the rising cost of living, and structural inequities that disproportionately impact Indigenous, Black, and other racialized groups.

As noted in the [Perspective on the Rental Housing Roundtable](#) report, these intersecting but separate crises require different policy solutions. The City of Toronto and its partners are taking a range of actions across the housing continuum that are guided by the HousingTO 2020-2030 Action Plan ("HousingTO Plan") and the Housing Action Plan (2022-2026). Together, these plans provide a blueprint for comprehensive action that is rooted in the [Toronto Housing Charter- Opportunity for All](#) which recognizes that all orders of government, including municipalities have a role to play in furthering the progressive realization of the right to adequate housing that is affirmed in international law.

City Council, through [EX9.3 - Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes](#), directed staff to combine the annual update reports for the HousingTO Plan and Housing Action Plan. This report, along with Attachment 1, provide an overview of the progress made in 2023 in implementing these housing plans through five key areas:

- Creating new supply;
- Protecting, and preserving existing supply;
- Supporting renters, and improving housing stability;
- Prioritizing diverse housing needs; and
- Transforming housing policies.

Building upon the progress made in 2023, the City is advancing transformative initiatives that will further support these objectives including establishing the new Rental Housing Supply Program (RHSP), the Community Housing Sector Modernization and Growth Strategy and developing the City's first Renovictions By-law. This report also emphasizes the priority actions being taken by the City throughout 2024 to continue making progress towards these objectives.

This report also seeks authority to advance a number of critical partnerships that will further enable the City to deliver more affordable housing and support services for residents:

- Establishing a Memorandum of Understanding with Parc Downsview Park Inc. to deliver an estimated 2,560 affordable rental homes in Downsview. Parc Downsview Park Inc. is responsible for the planning and development of lands in Downsview on behalf of its parent company, Canada Lands Company Limited.
- Receiving a donation of \$120,000 from United Way of Greater Toronto towards the supportive housing project at 90 Dunn Avenue.
- Investing City of Toronto's 2024 allocation under the provincial Building Faster Fund in affordable housing and housing enabling infrastructure projects.

As outlined in this report, the City and its community partners continue to invest the greatest effort and resources towards addressing the housing crises. While municipal and community action are important to meet the objectives the City's HousingTO Plan and Housing Action Plan, action and increased investment by federal and provincial governments are required to make transformative improvements to housing outcomes for Toronto residents.

The 2023 Housing Update Report is prepared by the Housing Secretariat with input from various City divisions and agencies including: City Planning, CreateTO, Environment and Energy, Financial Planning, the Indigenous Affairs Office, the Office of Strategic Partnerships, Municipal Licensing and Standards, Seniors Services and Long-Term Care, Toronto Shelter and Support Services, Social Development, Finance and Administration, Strategic Public and Employee Communications, Toronto Building, and Toronto Community Housing Corporation.

RECOMMENDATIONS

The Executive Director, Housing Secretariat recommends that:

Intergovernmental Requests for Successful Delivery of the City's Housing Plans

1. City Council re-iterate its requests to the Government of Ontario to urgently support delivery of the 65,000 new rent-controlled homes target by partnering with the Federal Government on their Canada Builds program and the City of Toronto to launch an Ontario Builds housing program and:
 - a. allocate between \$3.2 billion and \$4.8 billion in outstanding capital funding by 2030; and
 - b. allocate between \$6.4 billion and \$7 billion in low-cost financing/re-payable loans by 2030.

2. City Council re-iterate its requests to the Government of Canada to urgently support delivery of the 65,000 new rent-controlled homes target by launching the Canada Builds program in partnership with the Province of Ontario and the City of Toronto to:
 - a. allocate between \$3.6 to \$5.2 billion in outstanding capital and operating funding by 2030; and
 - b. allocate between \$6.4 to \$7 billion in low-cost financing/re-payable loans by 2030.

3. City Council re-iterate its request to the Government of Ontario to expand on its recent commitment to partner with the City of Toronto to create new supportive homes for people experiencing or at risk of homelessness, by:
 - a. Renewing current annual investments of \$48 million for another three years (2026-2029) to ensure ongoing stability of housing and supports in over 3,000 occupied supportive homes; and
 - b. providing an additional investment of \$12 million in 2025 and annually thereafter for housing benefits and wrap around housing and social supports for over 300 new supportive homes funded and under construction in 2024.

4. City Council re-iterates its request to the Government of Canada and the Government of Ontario to ensure Toronto's Year 5 Canada-Ontario Housing Benefit allocation is \$54 million, to enable at least 300 households per month to move out of homelessness into permanent housing and relieve pressure on the City's emergency shelter system.

Donation from United Way of Greater Toronto to Supportive Housing Project at 90 Dunn Avenue (formerly 150 Dunn Avenue):

5. City Council authorize the Executive Director, Housing Secretariat to accept a donation of up to \$120,000 from United Way of Greater Toronto for the City of Toronto, as financial contribution to the supportive housing project at 90 Dunn Avenue and in compliance with the Donations to the City of Toronto for Community Benefits Policy.

6. City Council authorize the Executive Director, Housing Secretariat, to negotiate and sign on behalf of the City a donor agreement with United Way of Greater Toronto, on terms and conditions satisfactory to the Executive Director, Housing Secretariat and in a form satisfactory to the City Solicitor.

7. City Council authorize the Executive Director, Housing Secretariat, or their designate, to allocate and disburse the donated amount to the 90 Dunn Avenue project.

Memorandum of Understanding with Parc Downsview Park Inc.

8. City Council authorize the Executive Director, Housing Secretariat, in consultation with the Deputy City Manager, Development and Growth Services, to negotiate and enter into, on behalf of the City of Toronto, a non-binding Memorandum of Understanding with Parc Downsview Park Inc., a subsidiary of Canada Lands Company Limited, or a related entity, substantially on the major terms and conditions set out in Attachment 4 to the report and on such other or amended terms and conditions acceptable to the Executive Director, Housing Secretariat, in consultation with the Deputy City Manager, Development and Growth Services, and in a form satisfactory to the City Solicitor.

9. City Council exempt up to 2,560 affordable rental housing units, to be constructed on lands owned by Parc Downsview Park Inc., or a related entity, within the Downsview Secondary Plan area, from the payment of development charges, parkland dedication fees, community benefits charges, if not exempted by provincial legislation, and planning application and building permit fees.

10. City Council authorize the Executive Director, Housing Secretariat, in consultation with the Deputy City Manager, Development and Growth Services, to negotiate and enter into, on behalf of the City, any agreements or documents necessary including municipal housing facility agreements, with Parc Downsview Park Inc., a subsidiary of Canada Lands Company Limited, or related entities, to secure the financial assistance for the affordable housing to be developed on lands owned by Parc Downsview Park in the Downsview Secondary Plan area, on terms and conditions satisfactory to the Executive Director, Housing Secretariat, in consultation with the Deputy City Manager, Development and Growth Services, and in a form approved by the City Solicitor.

Activating Provincial Funding through Building Faster Fund for Housing Solutions

11. City Council authorize the Executive Director, Housing Secretariat, to adjust the 2024/2025 approved Capital and Operating Plans for Housing Secretariat by \$114,000,000 fully funded through the Building Faster Fund, with future year requests subject to Council approval through the annual budget process.

12. City Council authorize the Executive Director, Housing Secretariat, in consultation with Deputy City Manager, Development and Growth Services, to prepare and submit the City of Toronto's Investment Plans, plan updates, and year-end reports for the Building Faster Fund, in accordance with program requirements, and to enter into a Transfer Payment Agreement and/or related agreement(s) with the Ministry of Municipal
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Affairs and Housing or any other provincial entity necessary for the receipt and expenditure of funding under the Building Faster Fund on such terms and conditions as are satisfactory to the Executive Director, Housing Secretariat, in consultation with Deputy City Manager, Development and Growth Services, and in a form approved by the City Solicitor.

13. City Council approve the receipt of Building Faster Fund program funds in 2024 and on an ongoing basis for housing-related projects and activities, in accordance with the terms and conditions of the Transfer Payment Agreement, approved Investment Plan, and any related agreements, directives or program guidelines.

14. City Council authorize the Executive Director, Housing Secretariat, to undertake the Building Faster Fund program administration in accordance with the approved allocations, the Transfer Payment Agreement and the approved Investment Plan, including appropriate measures as the program proceeds to adjust program parameter, recipients, and funding among program expenditure categories as required to ensure full and effective use of available provincial funds.

15. City Council authorize the Executive Director, Housing Secretariat, in consultation with Deputy City Manager, Development and Growth Services, to enter into agreements or other suitable arrangements with the provincial government, other City divisions, community agencies, private entities and/or individuals to deliver the Building Faster Fund in accordance with the terms and conditions of the program guidelines on terms and conditions satisfactory to the Executive Director, Housing Secretariat in consultation with Deputy City Manager, Development and Growth Services, and in a form satisfactory to the City Solicitor.

FINANCIAL IMPACT

Delivery of the HousingTO Plan

In November 2023, through [EX9.3](#), the City adopted an increase to the HousingTO Plan's housing approval targets and the costing associated with these increased housing targets. This report highlighted the urgent need for increased federal and provincial actions to increase purpose-built rental housing supply, with a focus on affordable rental homes.

As outlined in EX9.3, the successful implementation of the HousingTO Plan is estimated to cost all three orders of government approximately \$44.4 to \$47 billion. This includes \$31.6 to \$33 billion in contribution and funding and \$12.8 to \$14 billion in repayable loans and financing.

Since the launch of the HousingTO Plan, all orders of government have made contributions towards its delivery. The breakdown of commitments to-date as well as outstanding investments are as follows:

- **City of Toronto-** Approximately \$7.5 billion committed to-date. Approximately \$3 to \$3.5 billion in funding outstanding;
- **Federal government-** Approximately \$2.9 billion committed to-date. Approximately \$7.6 to \$8.1 billion in funding and \$6.4 to \$7 billion in financing outstanding; and
- **Provincial government-** Approximately \$1.4 billion committed to-date. Approximately \$9.1 to \$9.6 billion in funding and \$6.4 to \$7 billion in financing outstanding.

Federal and provincial governments made significant investments towards the new supply of affordable rental homes in 2023:

- The [City exceeded housing targets for 2023 set by the Government of Ontario by 51%](#). As a result, in February 2024, the Province committed to providing the City with \$114 million in funding through its Building Faster Fund in response to action taken by the City and to support future home building targets.
- The [City received an allocation of \\$471 million from the Government of Canada](#) through the Housing Accelerator Fund (HAF) in December 2023. This funding will contribute to achieving an additional 11,780 homes in Toronto on top of what has already been projected over the next three years.
- The City secured [\\$169.4 million in funding for 416 new rental homes with supports in 2023 through Phase 3 of the Rapid Housing Initiative](#) (RHI), bringing the total to \$610.8 million in federal capital grant funding through the program to create 1,504 new rent-geared-to-income (RGI) and/or supportive homes.

The City is investing these funds through programs including the Multi-Unit Residential Acquisition, Rental Housing Supply, and supportive housing programs that aim to protect existing supply of homes and increase net new homes delivered on City, private and non-profit lands.

In spite of these investments, there continues to be inadequate financial support in the form of capital funding, low-cost financing and public land to build a new supply of homes, and insufficient operating funding to lower the cost of rent and provide wrap-around support services for residents. These enhanced investments are particularly needed to help the City make meaningful progress in meeting the following targets that are currently behind schedule, including:

- Creating new affordable, adequate and safe homes that are targeted for Indigenous, Black and other racialized communities, as well as for women and gender diverse people;
- Increasing the supply of supportive homes for people experiencing homelessness to relieve the pressure on shelters, hospitals and correctional facilities;
- Assisting low-income households with housing benefits to ensure they can exit homelessness and remain housed, particularly through an increased allocation under the Canada-Ontario Housing Benefit (COHB) program;
- Investing in repairs, accessibility modifications, energy efficiency and resiliency of existing homes to ensure the existing supply of homes remain safe and functional for current and future residents; and,

- Investing in long-term care facilities provided by the City and non-profit organizations to address the growing need of our senior population.

Additionally, increasing social assistance rates along with increased investments in mental health and addictions services, enhanced resources for community and primary health care providers, new and sustainable funding to ensure availability of appropriate harm reduction and overdose prevention services are critical to complement investments in housing solutions.

United Way of Greater Toronto Donation to the City of Toronto

This report seeks approval from City Council to accept a donation in the amount of \$120,000 and enter into a donor agreement with United Way of Greater Toronto, a registered charity, to provide kitchen equipment at the new modular supportive housing building at 90 Dunn Avenue. The value of this donation exceeds the \$50,000 threshold for donation acceptance under the Donations to the City of Toronto for Community Benefits Policy. As a result, City Council approval is required to accept this donation.

The donated funds will be used for one-time contribution towards the development of 90 Dunn Avenue and will not create any future year pressure on the City. The proposed changes are not included in the Housing Secretariat's 2024 proposed budget.

City staff will submit a request for an in-year adjustment through the next 2024 Operating Variance report.

Financial Incentives for New Affordable Rental Homes in Downsview

In May 2024, City Council [adopted](#) the "Update Downsview Plan: Secondary Plan, Zoning By-law, Urban Design Guidelines and Master Environmental Servicing Plan" as a comprehensive planning framework for the Downsview area to guide development of resilient, sustainable and equitable complete communities.

The Downsview Secondary Plan facilitates a significant amount of new housing – including affordable housing – that contributes to achieving the City's housing targets, as well as employment growth that contributes to the local and regional economy.

Canada Lands Company, a self-financing federal Crown corporation specializing in real estate and development, is planning to deliver approximately 2,560 affordable rental homes at Downsview West and Arbo (William Baker), exceeding its affordable housing requirements under the Downsview Secondary Plan (see Figure 1).

Through this report, City staff are requesting Council authorization to enter into an MOU with Parc Downsview Park Inc., a subsidiary of Canada Lands Company, to support the delivery of the affordable housing outcomes in Downsview. This is a unique partnership opportunity for the City and Canada Lands Company to advance a public developer model on federally-owned lands.

As part of the MOU, and in order to achieve these affordable housing outcomes, Canada Lands Company is requesting a waiver of planning application and building permit fees for these affordable rental homes from the City. The value of these incentives is estimated at \$5.3 million. The waivers are not a direct payment from the City but rather forgone revenues.

Affordable Rental Homes	Estimated Affordability Period	Estimated Planning Application Fees	Estimated Building Permit Fees	Estimated Total
2,560	49 years	\$2,195,428	\$3,094,180	\$5,289,608

Additionally, these affordable rental homes, which also meet the provincial definition of affordable residential units as outlined under the *Development Charges Act, 1997*, are eligible for waivers of Development Charges, Community Benefit Charges and Parkland Dedication requirements as required under Bill 23, *More Homes Built Faster Act, 2022* (Bill 23).

Bill 23 and other recent provincial legislation (including Bill 108, *More Homes, More Choice Act, 2019* and Bill 109, *More Homes for Everyone Act, 2022*) have negatively impacted the City's key tools and programs for creating new housing.

In the absence of the City being fully reimbursed by the province for the lost revenues as a result of Bill 23, and without new financial and policy tools, the City is at risk of not being able to provide the services essential to support growth even in the short term, and deliver existing housing programs necessary to scale up supply and respond to the needs of residents, and plan for complete communities.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

At its meeting on December 17 and 18, 2019, City Council adopted, with amendments, report PH11.5 – HousingTO 2020-2030 Action Plan and its recommended actions as a strategic framework to guide the City's efforts on housing and homelessness over the next 10 years.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.5>

At its meeting on September 22, 2020, the Planning and Housing Committee adopted, with amendments, Item PH16.5 - Improving Outcomes for Toronto Residents through Implementation of HousingTO 2020-2030 as the accountability framework to monitor the City's progress towards delivering on the actions identified in the HousingTO 2020-

2030 Action Plan over the next ten years.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH16.5>

At its meeting on November 25, 2021, the Planning and Housing Committee adopted Item PH29.6 - HousingTO 2020-2030 Action Plan - 2021 Annual Progress Update. The report provided an overview of the progress made since late 2020 and over 2021 in implementing the HousingTO 2020-2030 Action Plan. It also outlined some key priority areas that the City of Toronto focused on in 2022.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.PH29.6>

At its meeting on December 14, 2022, City Council adopted Item CC2.1 – 2023 Housing Action Plan, which directed staff to develop a Housing Action Plan for the 2022-2026 term of Council to enable both market, non-market and hybrid housing production in order to achieve or exceed the provincial housing target of 285,000 new homes over the next 10 years. This plan was to include community housing intensification plans with specific targets that support and grow existing co-op and non-profit rental homes and add capacity for the sectors to be able to operate the new homes.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC2.1>

At its meeting on March 21, 2023, Executive Committee adopted, with amendments, item EX3.1 - Housing Action Plan 2022-2026- Priorities and Work Plan. This report responded to the request by City Council for a Housing Action Plan.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX3.1>

At its meeting on May 10, 2023, City Council adopted, with amendments, report PH3.8 - A Housing Pledge for the City of Toronto. This item was previously adopted without amendment by the Planning and Housing Committee on April 27, 2023. The report outlines the City's actions and strategies to achieve its housing targets through the HousingTO 2020-2030 Action Plan, Housing Action Plan 2022-2026 Work Plan, as well as other initiatives.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH3.8>

At its meeting on October 11, 2023, City Council adopted, with amendments, item PH6.1 - HousingTO 2020-2030 Action Plan - 2022-2023 Annual Progress Update. This report was prepared by the Housing Secretariat and outlined progress made by the Housing TO 2020-2030 Action Plan between 2022 and 2023.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH6.1>

At its meeting on November 8, 2023, City Council adopted the Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes - Supplementary Report. This report included corrections to amend elements of the "Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes."

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX9.3>

At its meeting on December 13, 2023, City Council adopted, with amendments, urgent Motion without Notice MM13.27 - Federal Housing Accelerator Fund - Supporting Generational Transformation of Toronto's Housing System. To begin receiving funding

from the Federal Housing Accelerator Fund starting in Q4 of 2023, Council approval was required.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.MM13.27>

At its meeting on December 13, 2023, City Council adopted item EX10.2 - Advancing Generational Transformation of Toronto's Housing System - Aligning Housing Mandates and Strategic Efforts. The item was previously adopted without amendment by the Executive Committee on December 5, 2023. The report was made in response to Council's directions in Item EX7.2 and Item EX9.3 and contains recommendations to support a more consistent and strategic approach regarding the City, CreateTO and Toronto Community Housing Corporation's planning and delivery of housing services.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX10.2>

At its meeting on December 13, 2023, City Council adopted with amendments item CC13.2 - Ontario-Toronto New Deal Agreement where City Council authorized the City Manager and Chief Financial Officer and Treasurer, and other staff as required, to take the necessary actions including execution of any necessary agreements to advance the Ontario-Toronto New Deal and its core commitments, including building housing.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC13.2>

At its meeting on May 22, 2024 City Council adopted with amendments, PH12.1 - Update Downsview: Secondary Plan, Zoning By-law, Urban Design Guidelines and Master Environmental Servicing Plan - Final Report which established a comprehensive planning framework for the Downsview area over the next 30 years to guide development of resilient, sustainable and equitable complete communities.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH12.1>

EQUITY IMPACT STATEMENT

The City's HousingTO Plan and Housing Action Plan capture the full spectrum of housing from: shelters and supportive housing for those experiencing homelessness, to affordable and market housing needed to ensure Toronto has a strong and secure stock of housing for the workforce, and so that families can live and thrive in our ever-growing city.

Throughout the implementation of these Plans, staff ensure that an equity lens is applied to our work, including ensuring that Indigenous communities, and equity-deserving groups have access to services and supports that are critical to ensuring that they have a safe place to call home.

The HousingTO Plan furthers the City's commitment to the progressive realization of the right to adequate housing, as is noted in the [Toronto Housing Charter](#), in which the City's policy statement acknowledges that adequate housing is a human right that is recognized in international law. Moreover, research notes that housing is a social determinant of health, thereby directly impacting the social and economic well-being of those residing in Toronto.

This report highlights concrete actions that the City is taking to address systemic and structural inequities to accessing housing, which are faced by Indigenous communities, Black and other racialized people, women, youth, seniors, people with disabilities, 2SLGBTQIA+ communities, and other equity-deserving groups.

Creating greater pathways to housing for all Torontonians, and in particular those most in need in our city relies on an ongoing collective effort with Indigenous, non-profit, co-op and private sector organizations, as well as with all orders of governments.

COMMENTS

2023-2024 Housing Update Report

City Council, through EX9.3, directed staff to combine the annual update reports for the HousingTO Plan and Housing Action Plan. Over 2023 and into early 2024, the City of Toronto, in collaboration with partners across sectors have advanced the following key priorities listed below, as guided by both plans:

Creating new supply

- Exceeded the 10-year provincial target of 285,000 homes by 51% through 31,656 new housing starts in 2023.
- Increased the HousingTO Plan's affordable rental housing approval target to 65,000 new rent-controlled homes, including 41,000 affordable rental, 6,500 RGI, and 17,500 rent-controlled homes by 2030.
- Approved 1,562 new rent-controlled, affordable and RGI homes, contributing towards this new target.
- Opened 866 new affordable rental, and supportive homes for residents.

Protecting, and preserving existing supply

- Secured 368 permanent affordable homes through the Multi-Unit Residential Acquisition Program (MURA) program which began in 2022.
- Investment of \$350 million capital budget by Toronto Community Housing Corporation (TCHC) in the renewal of its portfolio to improve quality of housing for tenants.
- Approved 1,673 rental units for demolition in 2023 to be replaced by 1,785 rental homes, including 1,170 affordable rental homes.

Supporting renters, and improving housing stability

- Allocated \$61.2 million in annual funding towards the delivery of renter-focused housing services, eviction prevention, as well as tenant and stability supports for people in need.

- Sustained over 640 tenancies through the Eviction Prevention in the Community Program (EPIC) through providing wrap around case management services to low-income tenants facing imminent risk of eviction, as well as supporting displaced tenants.
- Provided over 1,600 grants through [Toronto Rent Bank](#) to low-income individuals and families who were behind on their rent or in need of help with a rental deposit.
- Supported almost 3,800 households to dispute above guideline rent increase notices through the [Toronto Tenant Support Program \(TTSP\)](#).
- Continued to deliver housing allowances to over 4,400 households through the Toronto Transitional Housing Allowance Program (TTHAP), which helps them offset the cost of rent in Toronto (assistance of approximately \$250 to \$900 per month).
- Delivered COHB to almost 3,300 new households including those experiencing homelessness and Indigenous households, among others.
- Continued to administer over 70,670 RGI subsidies working closely with housing providers including: TCHC, Toronto Seniors Housing Corporation (TSHC), among others.

Prioritizing diverse housing needs

- Supported almost 5,930 people experiencing homelessness to move to permanent housing.
- Supported over 8,660 low-income senior homeowners and those with disabilities through property tax increase deferral and cancellation programs.
- Housed nearly 1,350 households on the Centralized Waiting List for RGI housing from priority categories, which includes households from the Special Priority Program (i.e., households with current or recent experience of domestic abuse or human trafficking); terminally ill applicants; applicants experiencing homelessness; youth; and Indigenous peoples, among others.

Transforming housing policies

- Implemented structural changes that supported the creation of a new service area, Development & Growth Services (DGS) and a Development Review Division. These structural changes support the streamlining and optimization of the City's people, processes, and technology to expedite approvals and support getting more housing built faster.
- City Council [adopted the Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes](#), which provided a clear pathway forward to transform Toronto's housing system and improve housing outcomes for low- and middle-income Torontonians.
- Advanced the Expanding Housing Options in Neighbourhood initiative following the [City Council adoption of the Multiplex Study](#) that permitted residential buildings containing up to four units across Toronto's low-rise neighbourhoods. The City has already issued permits for 54 multiplexes.

Attachment 2 includes an overview of the City's progress towards achieving the HousingTO Plan's targets by end of 2023. Attachment 3 provides an overview of the progress towards the housing Action Plan's deliverables as of Q2 2024.

2024-2025 Actions and Priorities

The City continues to advance a number of priorities throughout 2024 and 2025, including:

- Focusing on the delivery of the [Homelessness Services Capital Infrastructure Strategy](#) that will guide the transition of the City's shelter infrastructure from primarily emergency-focused responses to a system rooted in proactive, long-term, and strategic capital planning and decision-making.
- Adopting a new [approach to responding to encampments](#) grounded in a human rights-based approach; and an updated Interdivisional Protocol for Encampments in Toronto, inclusive of guidelines for how people living in encampments will be supported to move to indoor spaces and housing.
- Increasing homelessness prevention supports for low-income and equity-deserving groups of renters with enhancements to the Toronto Rent Bank and the EPIC programs.
- Implementation of a new Community Housing Sector Modernization and Growth Strategy focused on supporting the modernization and growth of the sector.
- Implementing the new Rental Housing Supply Program, to support the development of a range of rental homes, including RGI, affordable rental and rent-controlled homes, from inception to completion.
- Launching a new Community Housing Pre-development Fund to provide a revolving source of loan funding to build the capacity of community housing providers to grow their share of the housing stock and deliver more non-market homes.
- Implementing the "public developer" model on five 'housing ready' sites, located at 405 Sherbourne St., 150 Queens Wharf Rd., 1113-1117 Dundas St. W., 11 Brock Ave. and 35 Bellevue Ave., where the City retains its lands while taking a more direct and intentional approach to how these lands are utilized.
- Increasing supports for renters through adoption of a new Renovictions by-law and Housing At-Risk Table; and enhancements to the Toronto Tenant Support Program.
- Continued implementation and monitoring of the new regulatory framework for multi-tenant houses; and the short-term rental bylaw amendments to support a healthy housing system.
- Continued implementation of the Housing Action Plan, including advancing Planning studies focused on removing policy and zoning barriers to enable the creation of new housing supply.
- Updating the City's Affordable Homeownership Assistance Program, based on recommendations by the Auditor General and in response to recent provincial legislations, to create more affordable homeownership opportunities.

United Way of Greater Toronto Support for Supportive Housing in Parkdale

This report requests authorization from City Council to accept a donation of \$120,000 from United Way of Greater Toronto for the City of Toronto to support the development of a new modular supportive housing building located at 90 Dunn Avenue (formerly 150 Dunn Avenue).

The 90 Dunn Avenue project is a new four-storey modular supportive housing building nearing completion that will provide deeply affordable homes with on-site services for 51 people exiting homelessness. The new homes created as part of this project will include furnished studio apartments with both a bathroom and kitchen. On-site amenities will include shared laundry, a commercial kitchen, a dining area, a communal area and programming space.

The support services model for this site will be developed by University Health Network's (UHN) Gattuso Centre for Social Medicine, the City and its community partners. It will incorporate a range of health and social services to be delivered onsite. Through this partnership with UHN, residents will also be connected to primary care and other health services within the hospital's Parkdale campus. Future residents, who will be people exiting homelessness who are also frequent users of UHN's frequent emergency departments, will be supported by housing and health support services funded by the provincial government.

To support this supportive housing project, the United Way of Greater Toronto will donate \$120,000 towards the cost of the commercial kitchen in the building. This donation is integral to ensuring that the selected housing provider for 90 Dunn Avenue, Fred Victor, can address food insecurity amongst residents through preparation of nutritious meals and the delivery of food programming within the building.

Realizing 2,560 Affordable Rental Homes in Downsview

The Downsview Secondary Plan includes 15 Districts, 5 of which are owned by Parc Downsview Park, a subsidiary of Canada Lands Company Ltd. These include William Baker (Arbo), Downsview West, Downsview East, Park Commons and Allen West.

Through this report, City staff are requesting authorization to enter into a Memorandum of Understanding (MOU) with Parc Downsview Park Inc. to develop approximately 2,560 affordable rental homes in Arbo (William Baker) Neighbourhood and Downsview West District, part of the Downsview Secondary Plan.

Arbo (William Baker) - Arbo is an urban, mixed-use neighbourhood, one of five being developed by Canada Lands in the Downsview Secondary Plan area. Located within walking distance of Downsview Park subway (TTC) and regional rail (GO) station, the vision for Arbo is a mixed-use, transit-oriented community built around a large central woodlot, which will provide a mix of housing (including seniors and affordable options),

medical, shops, restaurants, and cafes. The project is being developed in multiple phases with the approved District Plan providing approximately 4,000 residential units (1,400 in Phase 1).

The Section 37 agreement for Phase 1 secures a minimum of the greater of 220 affordable rental homes, or 20% of the total number of residential units approved on the Phase 1 lands, at maximum of 80% average market rent for at least 25 years. The affordable housing requirements may be met in part through alternative, equivalent, delivery mechanisms to the satisfaction of the Chief Planner and Executive Director, City Planning. This may include, but is not limited to the conveyance of land, conveyance of units, or affordable ownership units, provided that at least 50% of the affordable homes are delivered as affordable rental homes.

Within the Arbo Neighbourhood, Block 3B of Arbo- Phase 1 is one of the 56 sites identified under the [Federal Lands Initiative](#), which involves the leasing of this site at discounted or no cost for the purpose of affordable housing. Through this offering, rents for at least 30% of the units must be below 80% of the Median Market Rental (MMR) Rent, for the term of the lease (99 years).

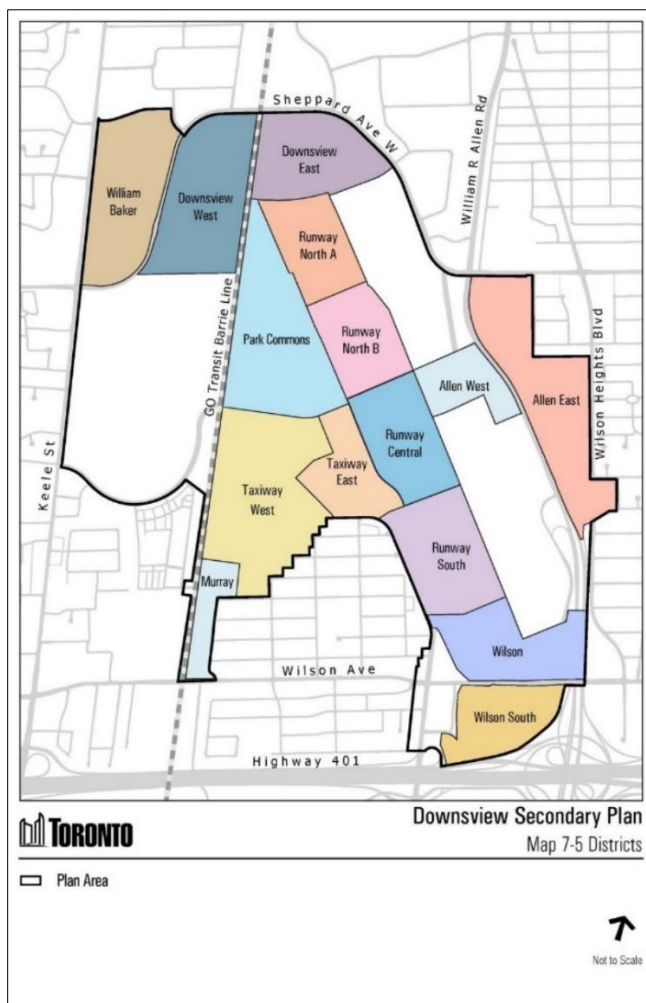


Figure 1- Downsview Secondary Plan Study Area

Downsview West - Downsview West will develop as a mixed-use transit-oriented District with approximately 8,800 new residential units, 120,000 square meters of non-residential Gross Floor Area (GFA), delivering approximately 3,300 jobs. Further, within the District, approximately 4-hectares of new parks and open spaces will be distributed across the mixed-use district, including a 1-hectare park at the heart.

The affordable housing requirements in the updated Downsview Secondary Plan for this District require a minimum of one of the following:

- Convey land to the City sufficient to accommodate a minimum of 20% of the residential gross floor area;
- Provide a minimum of 10% of residential gross floor area as purpose-built rental units with affordable rents secured for a period of no less than 20 years; and/or
- Convey to the City a minimum of 5% of the residential gross floor area as purpose-built rental units or affordable ownership units.

Canada Lands Company is aiming to exceed the affordable housing requirements in the Secondary Plan and support approximately 2,560 affordable rental homes (20% of total residential units Downsview West and Arbo) to remain affordable for at least 49 years and up to 99 years. In order to achieve these additional affordable housing outcomes, Canada Lands Company is requesting a waiver of planning application and building permit fees for these affordable rental homes from the City.

These affordable rental homes, which also meet the provincial definition of affordable residential units as outlined under the Development Charges Act, are eligible for exemptions of Development Charges, Community Benefit Charges and Parkland Dedication requirements as required under Bill 23.

The Canada Lands Company's proposal meets the City's Rental Housing Supply Program (RHSP) requirement as it relates to depth of affordability (income-based definition) and exceeds the requirement for length of affordability (minimum 40 years).

The RHSP currently requires projects to allocate at least 30% of their residential gross floor area (GFA) to affordable rental housing. While the proposed MOU currently specifies 20% of units delivered in Downsview West and Arbo to be affordable, the City will work with Canada Lands Company through the implementation of the MOU toward achieving additional affordable housing opportunities across future development phases.

Table 2- Overview of Affordable housing Requirements under the Secondary Plan and as Proposed in the MOU

	Secondary Plan/Zoning Bylaw Requirements	MOU Proposal
Downsview West		
Depth of Affordability	City's definition of affordable rental housing under the Official Plan	City's income-based definition of affordable rental housing under the RHSP
Length of Affordability	Min. 20 years	Min. 49 years
Affordable Housing	20% of GFA as land; or 10% of GFA as affordable rental; or conveyance to the City of 5% of GFA as affordable rental or ownership.	1,760 affordable rental homes (20% of units)
Arbo (Phase 1)		
Depth of Affordability	80% of AMR	Lower of 80% of AMR or the City's income-based definition of affordable rental housing under the RHSP
Length of Affordability	Min. 25 years	49-99 years
% or # of Affordable Housing	A minimum of the greater of 220 affordable rental homes, or 20% of the total number of residential units (Arbo Phase 1)	800 affordable rental homes (20% of units in Arbo-Phase 1)

Additionally, through the MOU, the City and Canada Lands will work to:

- Build at least 20% of the affordable rental homes as accessible, which meet or exceed Canada Mortgage and Housing Corporation's accessibility standards, and all common areas will be barrier free;
- Deepen the affordability for new residents through housing benefits, as available;
- Meet or exceed the applicable Toronto Green Standard to reduce embodied and operational carbon in line with the City's target of net zero GHG emissions by 2040; and,
- Prioritize the development review applications related to affordable housing in Downsview to expedite delivery of much needed affordable housing.

The proposed MOU Terms and Conditions are included in Attachment 4.

Subject to approval of this Council report and establishing the MOU, Canda Lands Company will submit the required planning applications for these sites. Staff will seek

future Council authority to exempt the affordable rental homes created in Downsview West and Arbo from residential property taxes for the affordability term.

Investing Provincial Building Faster Funds in Housing Enabling Infrastructure and Affordable Housing Outcomes

The Ontario-Toronto New Deal Agreement, adopted by City Council in December 2023, outlined the core commitments required of the City to implement the New Deal in return for financial Support from the Province. Building housing is one of the core commitments under the New Deal where the City committed to develop a plan to meet or exceed annual housing start targets of 20,900 in 2023, 23,750 in 2024, and 28,500 in 2025, including details on how the use of surplus lands fits into this.

The [City exceeded housing targets for 2023 set by the Government of Ontario by 51%](#). As a result, in February 2024, the Province committed to providing the City with \$114 million in funding through its Building Faster Fund in response to action taken by the City and to support future home building targets.

Under authorities provided under [CC13.2 - Ontario-Toronto New Deal Agreement](#) to take the necessary actions, including acceptance of provincial funding and execution of necessary agreements, the City submitted an Investment Plan to the Ministry of Municipal Affairs and Housing (MMAH). The City's Investment Plan which was recently approved, and the Transfer Payment agreement was signed between the City and MMAH.

The Investment Plan included the City's investment priorities for 2024-25 including:

- Securing and preserving new affordable rental housing through investments in the City's MURA Program;
- New rental housing development through investments in the City's RHSP; and
- Funding housing enabling infrastructure that is required to build affordable housing in proximity to services that create inclusive and accessible communities in our city.

Through the recommendations noted in this report, the City will be able to deliver on the investment categories outlined above, to ultimately achieve the goal of 285,000 new homes by 2031.

Conclusion

Toronto is facing housing and homelessness crises that are impacting residents of all income levels, but most acutely low-income, Indigenous, Black, and other equity deserving groups. The City will continue to deliver on the actions and priorities of the HousingTO Plan and the Housing Action Plan to address the ongoing and severe housing and homelessness crises in Toronto.

The progress made in 2023, as noted in this report, advances the City's goal to create a generational transformation of the housing system in Toronto. However, the City cannot

address the housing and homelessness crises alone. A whole-of-government and whole-of-community approach is required to ensure that all of Toronto's residents have a safe, affordable and adequate place to call home.

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SIGNATURE

Abi Bond
Executive Director, Housing Secretariat

ATTACHMENTS

Attachment 1 - 2023-2024 Housing Update Report (attached as a separate document)

Attachment 2 - Summary of Progress towards HousingTO Plan's Targets (attached as a separate document)

Attachment 3 - Progress Update on the Housing Action Plan (2022-2026) Work Plan (attached as a separate document)

Attachment 4 – Proposed Terms and Condition for a Memorandum of Understanding with Parc Downsview Park Inc., a subsidiary of Canada Lands Company Limited

Attachment 4 – Proposed Terms and Condition for a Memorandum of Understanding with Parc Downsview Park Inc., a subsidiary of Canada Lands Company Limited

Proposed Terms and Conditions	
Partner	Parc Downsview Park Inc., a subsidiary of Canada Lands Company Limited, or a related entity.
Location	William Baker and Downsview West Districts within the Downsview Secondary Plan
Signing Date	On or about October 31, 2024
Affordability Term	49 to 99 years
Affordable Rental housing Target	20% of Units (2,560 affordable rental homes)
Depth of Affordability	Income based definition of affordable rental housing as defined under the Rental Housing Supply Program. Partners, on a site-by-site-basis, will seek to deepen affordability through use of housing benefits, as available.
Accessibility	At least 20% of all units at each site must meet or exceed the Canada Mortgage and Housing Corporation accessibility standards and all common areas must be fully barrier-free.
City Incentives	<p>Eligible to have planning application fees, building permit fees, development charges, community benefits charges and parkland dedication fees waived, unless exempted by provincial legislation.</p> <p>Residential property taxes will be waived for affordable rental units only for the affordability term subject to future approval by City Council. The Housing Secretariat will report back to City Council to request property tax exemptions when future housing providers for affordable housing units are selected.</p> <p>Priority processing of planning applications.</p>
Environmental and Energy Efficiency Considerations	All sites will meet or exceed the applicable Toronto Green Standards.