

# Development and Growth Services

January 15, 2025

While we aim to provide fully accessible content, there is no text alternative available for some of the content within these pages. If you require alternate formats or need assistance understanding the charts, graphs, or any other content, please contact us at 416 338 5512 or [Ritu.Sadana@toronto.ca](mailto:Ritu.Sadana@toronto.ca).



[toronto.ca/budget](https://toronto.ca/budget)

#budgetTO

## BudgetTO

# Vision Statement: Development and Growth Services

Development and Growth Services strives to expedite the review of development applications, enable faster delivery of housing, notably affordable housing, and ensure the City is meeting its strategic goals through the centralization of all development and growth-related services.



# Development and Growth Services



## City Planning

- Leads citywide and area-based policy development, champions design excellence, and delivers innovative research initiatives on land use issues, providing expert planning advice on housing, environmental sustainability, community and economic development, urban design, heritage conservation and transportation.



## Development Review Division

- Deliver expert community planning, development engineering and transportation review services which enable the faster delivery of affordable and market housing, parklands, commercial and cultural spaces, landmark projects, and complete communities across the city.



## Waterfront Revitalization

- Leads the Waterfront Revitalization Initiative on behalf of the City of Toronto. Working with Federal and Provincial partners and Waterfront Toronto, as well as other stakeholders such as CreateTO, the Toronto Regional Conservation Authority and Ports Toronto, to ensure that plans, agreements and approvals are in place to advance revitalization along the waterfront.

# Development and Growth Services



## Toronto Building

- Enforces provincial and municipal building regulations and bylaws, where Toronto Building's primary responsibilities are established through the Building Code Act, such as reviewing and issuing building permits and conducting mandatory inspections of construction to verify that work is in compliance with the Building Code and building permits.



## Housing Secretariat

- Delivery of a range of new homes including affordable rental homes; preserving the City's existing social, affordable and market rental housing stock; improving housing stability for marginalized Torontonians; helping residents access and maintain safe, adequate and affordable housing; and supporting equity and climate action.
- Includes City funding to Toronto Community Housing Corporation (TCHC) and Toronto Seniors Housing Corporation (TSHC).

# Services and Outcomes

## Strategic Outcomes

### Housing

All Torontonians have access to **housing that is safe, affordable and suitable to their needs.**

### Mobility

Toronto's **transportation network is accessible, resilient and reliable**, where residents and businesses are **connected** to vibrant communities.

### Climate Action

Toronto's **climate action initiatives mitigate the impact of climate events** on the well-being and prosperity of residents and businesses.

### People & Neighbourhoods

All Torontonians **feel safe and secure**, and **live in healthy, inclusive and culturally rich neighbourhoods.**

### Equity

All Torontonians have **equitable access to City services** and **poverty is mitigated**, especially for Indigenous, Black and equity-seeking groups.

## Corporate Outcomes

### A Well Run City

Toronto's **municipal operations are effective, efficient and resilient** in order to support service delivery.

Toronto's **residents and businesses can conveniently transact and interact with their municipal government** where, when and how they want.

### Financial Sustainability

Toronto's **funding for services is adequate and sustainable** to meet the needs of Toronto residents and businesses in the near and long term.

Toronto's **tax dollars are invested in services with the highest value** for residents and businesses.

# 2025 Budget Overview

## Operating Budget

\$ Millions	2024 Budget	2024 Projection*	2025 Budget	Change v. 2024 Budget		OUTLOOKS	
				\$	%	2026	2027
Revenues	\$444.9	\$418.1	\$440.4	(\$4.5)	(1.0%)	\$431.2	\$427.7
Gross Expenditures	\$943.9	\$896.3	\$1,015.5	\$71.6	7.6%	\$1,030.1	\$1,038.2
Net Expenditures	\$499.0	\$478.2	\$575.1	\$76.2	15.3%	\$598.9	\$610.5
Approved Positions**	1,459.0	N/A	1,533.0	74.0	5.1%	1,544.0	1,542.0

\*Projection based on 9 Month Variance

\*\*YoY comparison based on approved positions

## 10 Year Capital Budget & Plan

\$ Millions	2025	2026-2034	Total *
Gross Expenditures	\$721.0	\$3,185.9	\$3,907.0
Debt	\$215.4	\$2,107.1	\$2,322.5

Note: Includes 2024 carry forward funding

# 2025 Key Risks and Challenges



## People & Neighborhoods

- Advancing plans for the next phase of waterfront revitalization and large area transformation including Woodbine lands.
- Leading inter-divisional projects and applications for 15 new complete communities on the former Downsview Airport lands.
- Responding to new and emerging legislative and policy changes resulting in continuous realignment of priorities and projects.



## Housing and Affordability

- Preserving existing and aging rental housing stock while advancing efforts to achieve the HousingTO target of 65,000 new rent-controlled homes by 2030.
- Optimizing expertise and resources to effectively advance City-led approach to delivering and expediting housing projects.
- Market changes, rising construction costs, intergovernmental funding challenges, and election-related program pauses pose significant risks to housing projects and development review volumes.
- Growing housing affordability gap driven by increasing rental costs and insufficient incomes particularly for households who rely on provincial and federal policy and incomes supports (i.e. minimum wage rates, social assistance, pensions, etc.).



## Service Delivery & A Well-Run City

- Expedite and implement innovative technology improvements to optimizing service delivery.
- Continued roll-out of new operating model for the City's development review process, while responding to legislative changes.



## Climate and Resilience

- Continued implementation of Port Lands Flood Protection Plan and advancing Broadview-Eastern Flood Protection.
- Targeted actions and partnerships across all levels of government and with public and private developers to investigate ways to enhance the resilience of buildings, considering both new constructions and existing housing stock.

# 2025 Priority Actions



## People & Neighbourhoods

- Invest in complete communities, aligning leadership and partnerships, including reconciliation and equity considerations in new planning initiatives and studies.
- Continue discussions with inter-governmental partners related to the next phase of waterfront revitalization.
- Advance housing policy frameworks and strategic partnerships that increase housing supply including as-of-right zoning permissions.



## Housing & Affordability

- Establish new Housing Development Office to lead housing development and bring a singular focus to City-led and supported housing development.
- Continue to advance delivery of the “Generational Transformation of Toronto’s Housing System to Urgently Build More Affordable Homes” report recommendations and strive to meet Housing Action Plan, Housing Accelerator and Building Faster Fund objectives.
- Increase the supply of affordable housing and enhanced support for renters: implement Rental Housing Supply Program, providing financial supports for a range of rental homes, implement Rental Renovation Licence By-law and advance a Renter Strategy with increased support for tenants.



## Service Delivery & A Well-Run City

- Continue expedited review and approval of development applications, prioritizing affordable housing applications.
- Improve application processing timelines through new technologies, streamlining processes, and implementing a team-based approach.
- Ongoing evaluation, monitoring, and refinement of Toronto Building’s newly implemented organizational structure and client-focused service delivery model to drive operational efficiency, elevate service delivery, and reinforce its leadership as a modern, client-centric building regulator.
- Advance centralized housing access including refinements for RGI housing and implementation of a system for affordable housing.



## Climate & Resilience

- Continue to advance capital projects through climate lens, including the Port Lands and Broadview Eastern Flood Protection projects.
- Support climate change and resilience through the development of green infrastructure and the Toronto Green Standard, Version 5.



# 2025 Operating Budget Submission

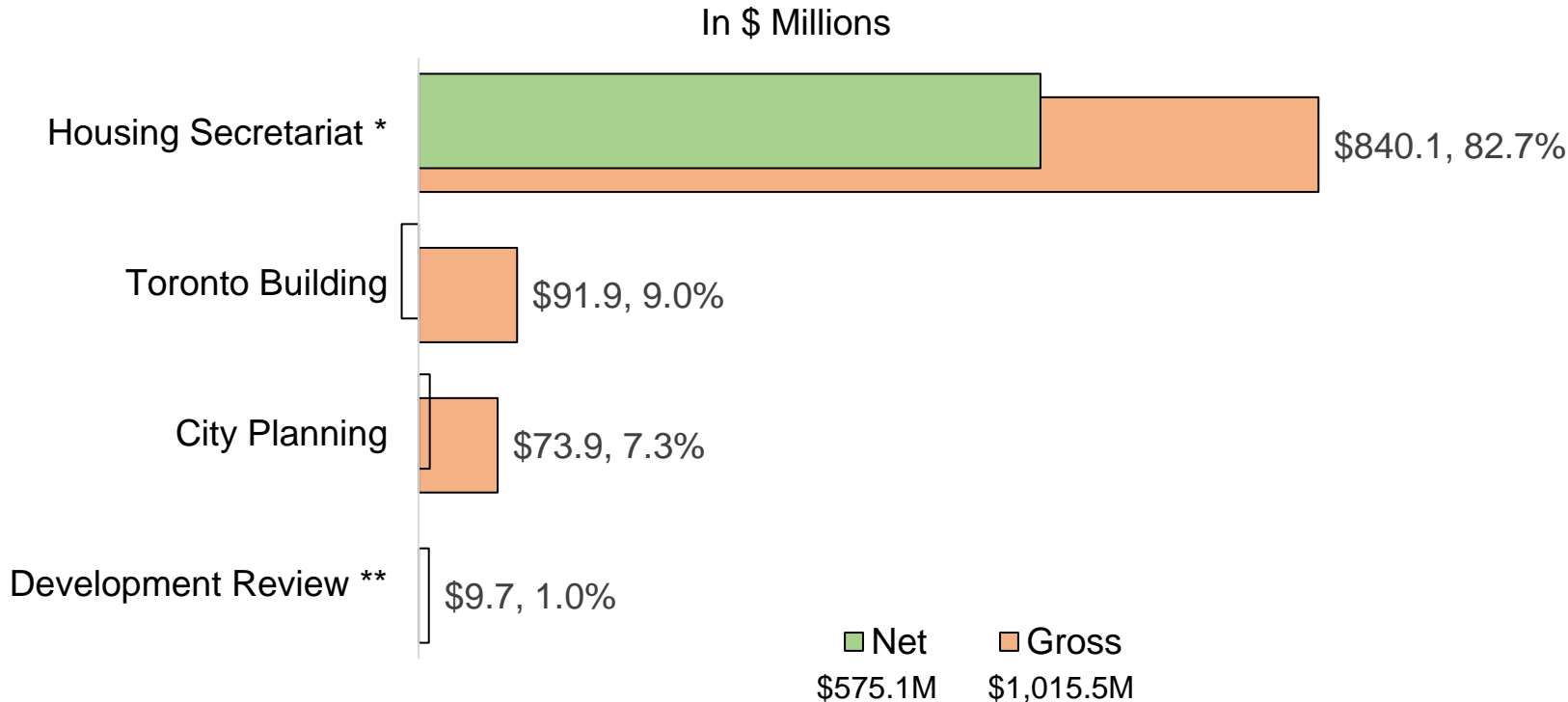
---

## Development and Growth Services



# 2025 Operating Budget - \$1.0 Billion Gross (\$575.1 Million Net)

## 2025 Operating Expenditures



\* Includes operating subsidy of \$374.0M to TCHC/TSHC.

\*\* Development Review division's budget does not reflect pending budget realignments which will be completed in 2025.

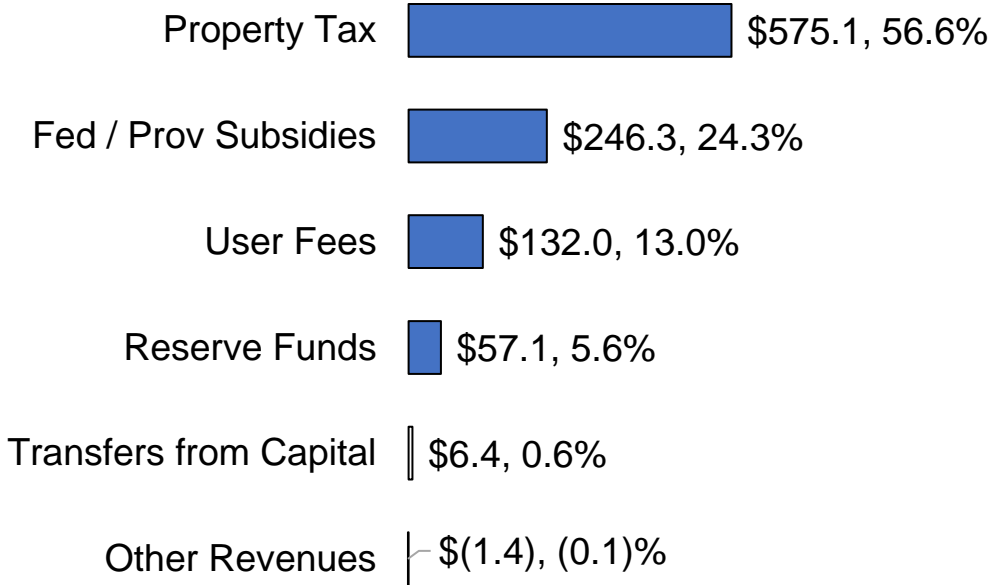
### Key Points

- Additional investments to continue implementation of “Generational Transformation of Toronto’s Housing System to Urgently Build More Affordable Homes” (2023.EX.9.3).
  - Expansion of the Rent Bank: \$1M
  - Eviction Prevention in Community (EPIC) – Interim Rent Relief Pilot: \$0.8M.
  - Housing Development, Renewal, and Improvement: \$0.3M.
  - Supports for the Toronto Tenant Support Program: \$0.4M.
- Continued implementation of the new operating model for the City’s development review process.
- Establishment of the new Housing Development Office.

# How the 2025 Operating Budget is Funded & Where the Money Goes

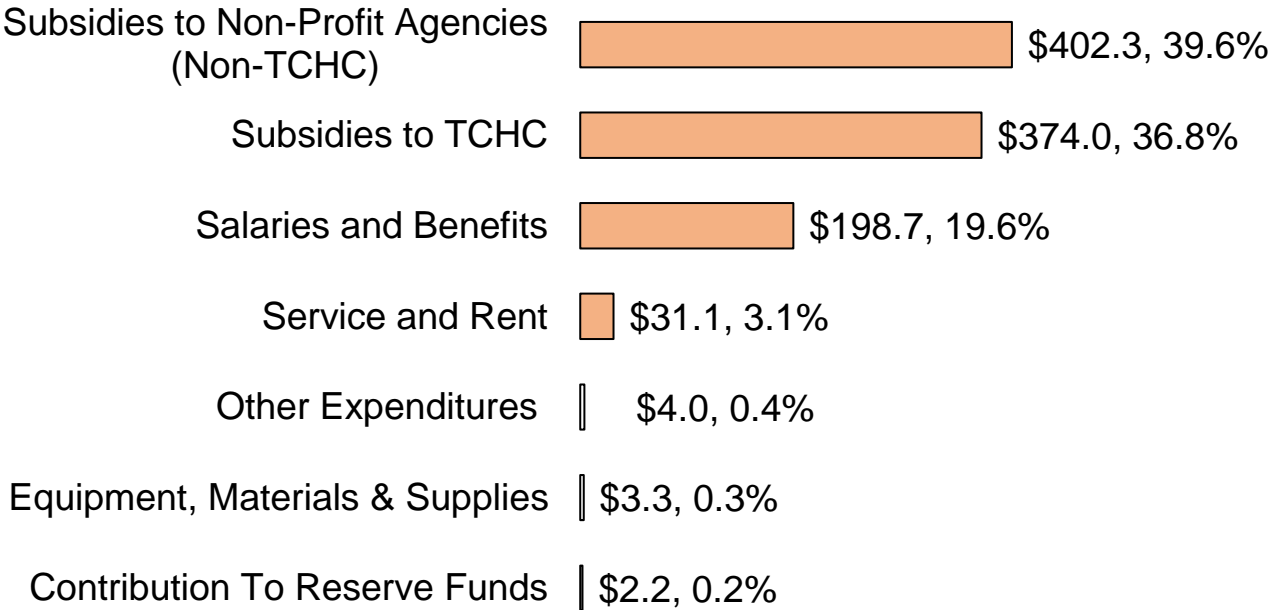
## Where the Money Comes From (\$1.0 Billion)

In \$ Millions



## Where the Money Goes (\$1.0 Billion)

In \$ Millions



# 2025 Net Operating Budget

(In \$ Millions)	2024 Budget	2024 Projection*	2025 Base Budget	2025 New / Enhanced	2025 Budget	Change v. 2024 Budget	
By Program	\$	\$	\$	\$	\$	\$	%
<b>Net Expenditures</b>							
City Planning	10.5	21.7	10.5	0.0	10.5	0.0	0.0%
Toronto Building	(16.1)	(32.2)	(16.1)	0.4	(15.7)	\$0.4	(2.4%)
Housing Secretariat**	504.6	488.7	577.1	3.3	580.4	\$75.8	15.0%
Development Review	0.0	0.0	0.0	0.0	0.0	\$0.0	0.0%
<b>Total Net Expenditures</b>	<b>\$499.0</b>	<b>\$478.2</b>	<b>\$571.4</b>	<b>\$3.7</b>	<b>\$575.1</b>	<b>\$76.2</b>	<b>15.3%</b>

\*Projection based on 9 Month Variance

\*\* Housing Secretariat Includes funding to TCHC/ TSHC

# 2025-2034 Capital Budget and Plan Submission

---

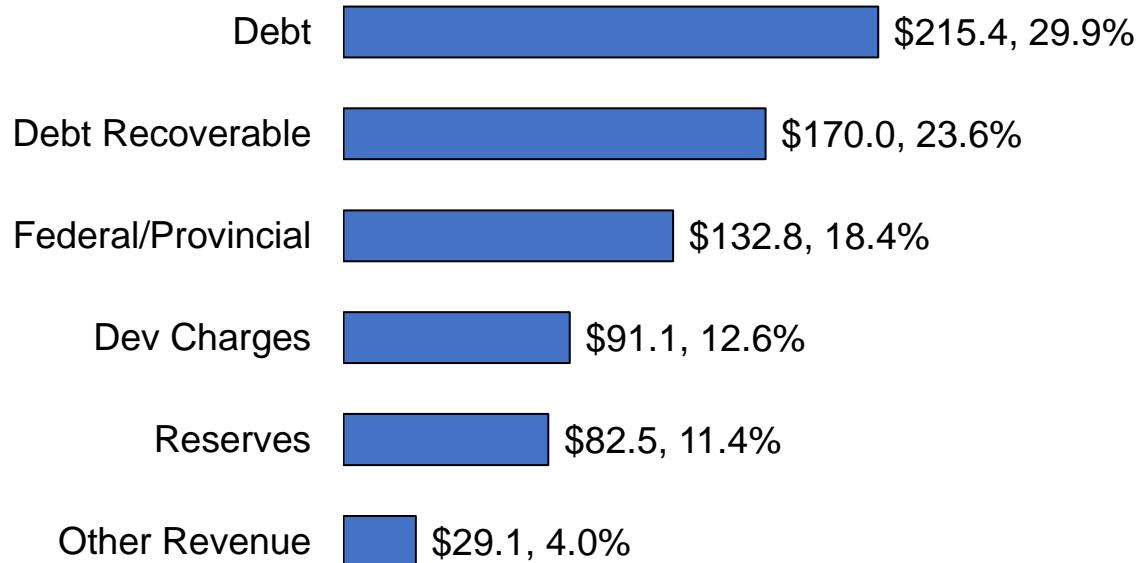
## Development and Growth Services



# 2025 Capital Budget Breakdown

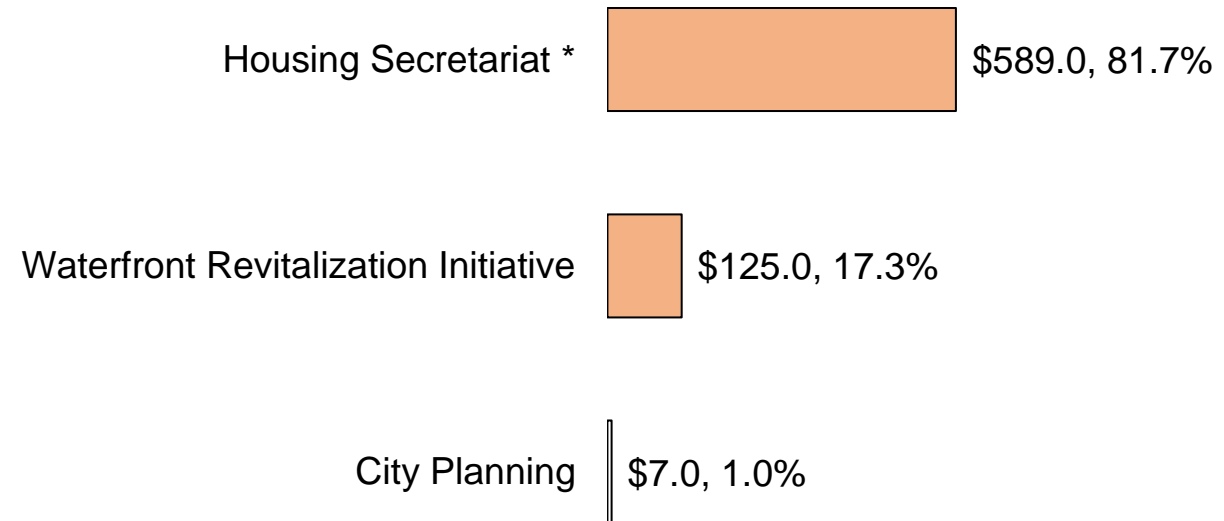
## Where the Money Comes From (\$721.0 Million)

In \$ Millions



## Where the Money Goes (\$721.0 Million)

In \$ Millions



\* Includes funding of \$371.7M to TCHC

# \$3.9 Billion 10-Year Gross Capital Program



**TCHC SOGR and  
Other Supports**  
\$1.9 B



**City-led and  
Supported  
Development**  
\$1.4 B



**Flood Protection  
(Port Lands,  
Keating Channel,  
Broadview Eastern)**  
\$215.9 M



**Quayside \***  
\$100.1 M



**Protecting and  
preserving affordable  
housing supply**  
\$119.3 M



**Parks  
Infrastructure**  
\$54.7 M



**Other  
Infrastructure**  
\$33.2M



**Civic  
Improvements**  
\$30.0 M



**Heritage and  
Development  
Studies**  
\$27.8 M



**Legislated  
Plans**  
\$2.6 M

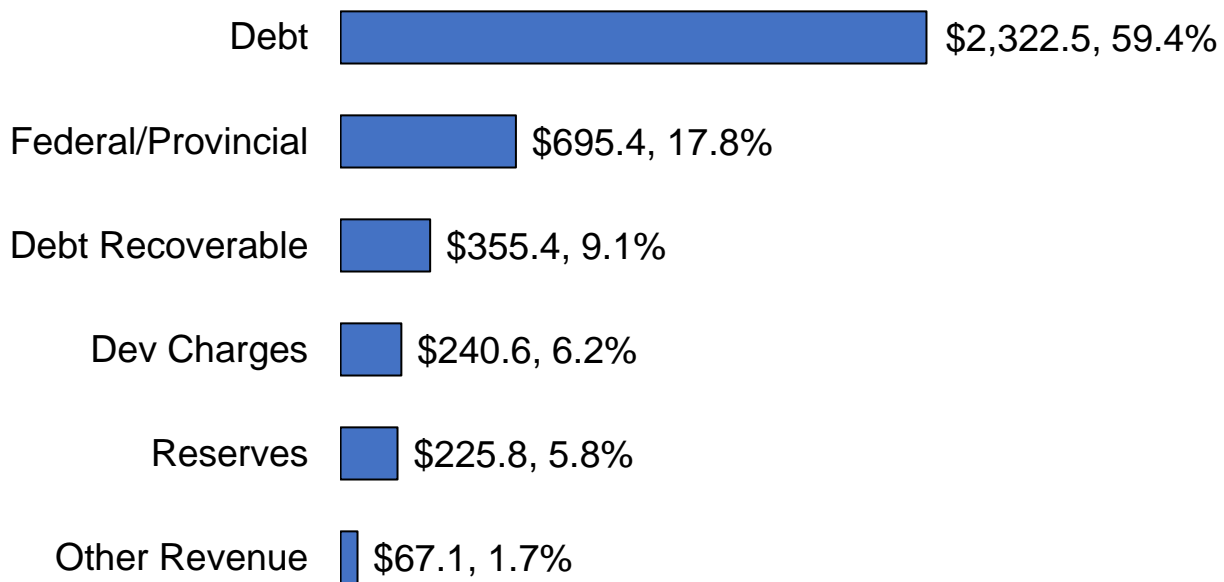


**Choice Based  
Housing Access  
System**  
\$4.5M

# 2025-2034 Capital Budget and Plan Breakdown

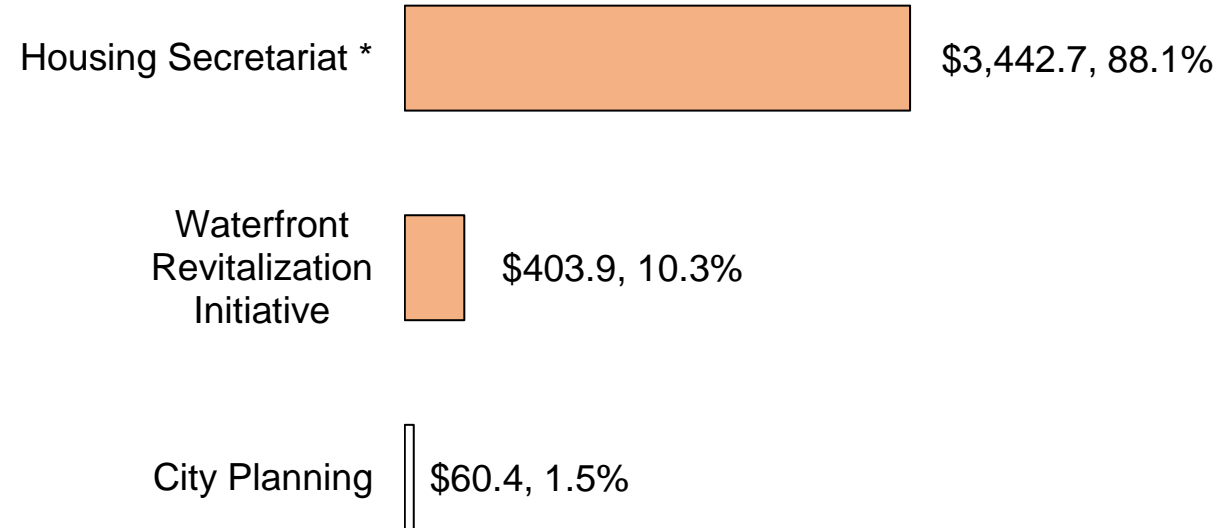
## Where the Money Comes From (\$3.9 Billion)

In \$ Millions



## Where the Money Goes (\$3.9 Billion)

In \$ Millions



\* Includes funding of \$2.1B to TCHC



# Thank You

---

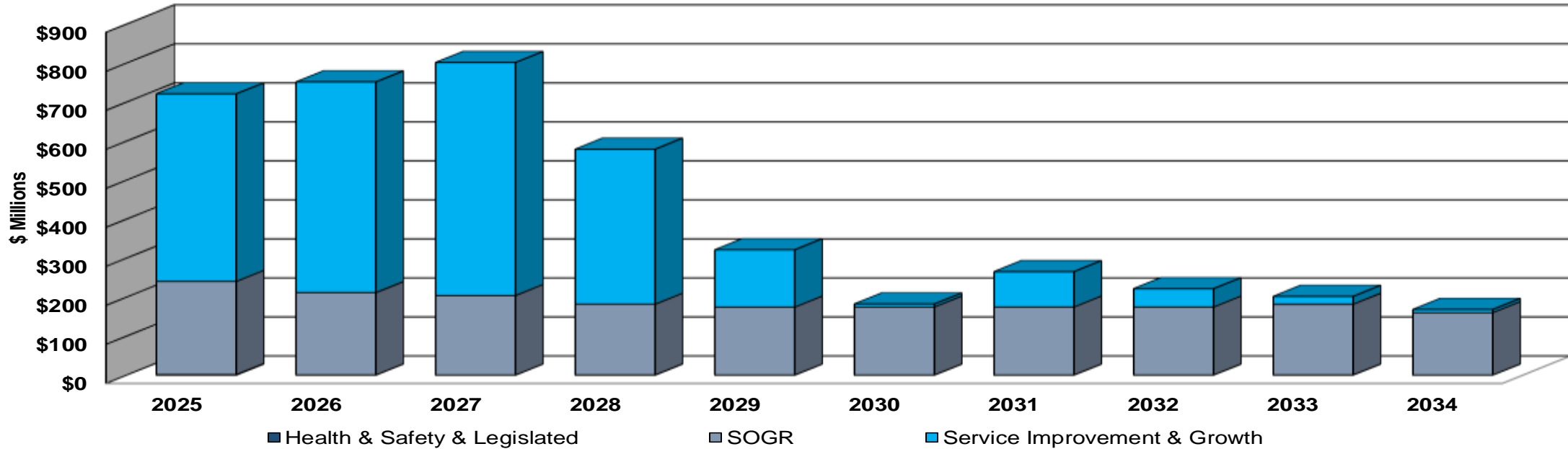
[toronto.ca/budget](https://toronto.ca/budget)

# Appendices

---

## Development and Growth Services

# 2025-2034 Capital Budget & Plan by Project Category



2025 - 2034 Staff Recommended Capital Budget and Plan by Category											
\$ Millions	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total *
Health & Safety & Legislated	1.3	0.3	0.2	0.4	0.2	0.2	0.2	0.2	0.4	0.2	3.4
SOGR	238.9	211.2	203.9	181.4	174.1	174.4	174.4	174.4	181.4	160.0	1,874.0
Service Improvement & Growth	480.8	540.2	597.4	397.5	147.1	8.1	90.7	47.1	20.2	8.3	2,337.4
TCHC Repayment						(127.5)			(180.3)		(307.9)
<b>Total</b>	<b>721.0</b>	<b>751.8</b>	<b>801.5</b>	<b>579.3</b>	<b>321.4</b>	<b>55.1</b>	<b>265.2</b>	<b>221.6</b>	<b>21.6</b>	<b>168.5</b>	<b>3,907.0</b>

\* Includes projects related to TCHC/TSHC of approx. \$2.1B

• The drop in 2030 and 2033 for Service Improvement and Growth expenditures reflects cash inflows from completed TCHC development projects.

# Capital Delivery Constraints - \$6.4 Billion

Project Description	Total Project	Non-Debt	Debt Required	Cash Flow (In \$ Millions)									
				2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>Waterfront Revitalization Initiative</b>	<b>2,180.7</b>	<b>1,318.6</b>	<b>862.1</b>	<b>21.7</b>	<b>93.6</b>	<b>192.4</b>	<b>205.1</b>	<b>249.8</b>	<b>166.8</b>	<b>227.6</b>	<b>496.2</b>	<b>403.6</b>	<b>123.9</b>
Next Phase of Waterfront Revitalization	325.3	213.4	112.0	19.2	5.1	58.5	66.5	78.6	36.4	35.0	26.0		
Other Port Lands Infrastructure Projects	1,855.3	1,105.2	750.1	2.5	88.4	133.9	138.6	171.2	130.4	192.6	470.2	403.6	123.9
Non Port Lands Infrastructure and Public Realm	188.0	89.0	99.0			23.5	23.5	23.5	23.5	23.5	23.5	23.5	23.5
Broadview Eastern Utilities	5.5	3.3	2.3			4.1	1.4						
Keating Channel Promenade	10.0	7.5	2.5	2.5	2.5	5.0							
<b>Housing Secretariat</b>	<b>4,185.4</b>	<b>2,866.7</b>	<b>1,318.7</b>	<b>1.0</b>	<b>(5.2)</b>	<b>41.1</b>	<b>475.5</b>	<b>948.2</b>	<b>648.0</b>	<b>538.4</b>	<b>460.8</b>	<b>488.9</b>	<b>588.7</b>
City-led Rental Development	1,778.0	1,778.0			10.1	40.1	214.8	492.9	162.9	150.0	157.4	282.2	500.2
TCHC/TSHC Repayment	(232.6)	(232.6)			(16.3)					(121.1)			(95.2)
City-supported Rental & Homeownership Development	1,088.6	1,088.6					77.0	264.0	294.0	318.4	112.3	23.0	
TCHC/TSHC-Stage of Good Repair	1,318.7		1,318.7	1.0	1.0	1.0	183.7	191.3	191.1	191.1	191.1	183.7	183.7
	<b>6,366.0</b>	<b>4,185.3</b>	<b>2,180.8</b>	<b>22.7</b>	<b>88.4</b>	<b>233.5</b>	<b>680.5</b>	<b>1,198.0</b>	<b>814.8</b>	<b>766.0</b>	<b>957.0</b>	<b>892.5</b>	<b>712.6</b>

# Thank You

---

[toronto.ca/budget](https://toronto.ca/budget)