



March 11, 2025

Mayor Olivia Chow
City of Toronto
City Hall
100 Queen Street West
Toronto, Ontario M5H 2N3
mayor_chow@toronto.ca

Dear Mayor Chow:

I am writing to follow up on our recent discussions and a possible extension to the timelines under your Housing Accelerator Fund Agreement for the following initiatives:

- Initiative 2: Revitalize Toronto Community Housing Buildings and Create Net New RGI and Affordable Rental Homes Within Complete Communities
- Initiative 3: Protecting Rental Homes and Increasing Affordability for More Renters (MURA)
- Initiative 5: Transforming Toronto's Waterfront as a catalyst for social, economic and cultural growth
- Initiative 7: Expanding Missing Middle Housing Options and Allowing Increased Density
- Initiative 8: Optimizing Land Use and Simplifying the Planning Approvals Process to Increase Purpose-Built Rental Supply in Apartment Neighbourhood Zones

I appreciate the progress you have made in recent months and that there is work to deliver on these milestones in 2025. My concern relates to timing, as Toronto is currently behind schedule on these changes pursuant to our HAF agreement.

I do not doubt your commitment to getting housing built. In particular, I recognize the significance of the measures you've recently taken to provide development charge waivers to select purpose-built rental housing builds, as well as expand the number of Avenues covered by Initiative 7 of the HAF agreement. As you've rightly pointed out, the overall intent of these reforms aligns with those of our HAF agreement.

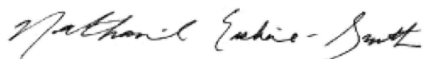
Because of this concrete action to address development charges and to move forward on HAF Initiatives, we will extend the timeline for Toronto to fully implement Initiatives 2, 3, 5, 7, and 8 as follows:

- Initiative 2, Milestone 3: Developer partner selected for Lawrence Heights Phase 2 – to be completed by December 31, 2025, recognizing that this milestone is subject to market conditions and the City's renewed best efforts
- Initiative 3, Milestones 3 and 4: Establish a Housing At-Risk Table to support renters at-risk of eviction or those recently evicted; review complaints received; and connect people to supports, and establish a new Renovictions By-law (within the City's jurisdiction) and creating new Eviction Prevention tools – to be completed by July 31, 2025
- Initiative 5, Milestone 1: Quayside Update Report to Council on the Funding for Affordable Housing. (recognizing that discussions between our governments has impacted the timeline for this milestone) – to be completed by April 30, 2025
- Initiative 7, Milestone 3: Report back to Council with opportunities, and any by-laws required for implementation, to permit more low-rise, multi-unit housing development through as-of-right zoning by-laws in Neighbourhoods across Toronto, including permissions for four-storey multi-unit residential development, including multiplexes, and its potential to contribute to Toronto's housing supply; and permissions for residential buildings with up to six dwelling units – to be completed by June 30, 2025
- Initiative 7, Milestone 6: Deliver a "Post-secondary Affordable Housing Strategy" in collaboration with post-secondary institutions in Toronto, including any bylaws required, to ensure parking will not be a limitation to multi-unit residential housing geared for students – to be completed by April 30, 2025
- Initiative 8, Milestone 2: Final report on facilitating apartment infill – to be completed by December 31, 2025

As we work to ensure compliance with over 200 HAF agreements across Canada, we are establishing consequences for non-compliance. In this case, if Toronto does not fully implement the above Initiatives and milestones by the newly extended timeline, the federal government will cut funding equivalent to 25% of the annual payment.

Based on our discussions, I trust that it will not come to this. Instead, I look forward to working together in other ways to get more housing built.

Sincerely,



The Honourable Nathaniel Erskine-Smith, P.C., M.P.
Minister of Housing, Infrastructure and Communities

c.c. Coleen Volk, President and Chief Executive Officer
Canada Mortgage and Housing Corporation