

## **Toronto Builds: A Policy Framework to Build More Affordable Rental Homes on Public Land**

**Date:** April 24, 2025

**To:** Planning and Housing Committee

**From:** Deputy City Manager, Development and Growth Services

**Wards:** All

### **SUMMARY**

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Toronto is facing an evolving housing crisis, impacting housing affordability for low-income, vulnerable residents including people experiencing homelessness, as well as key workers and middle-income earners. City Council has taken significant action to expand the City's response to this crisis, notably increasing the City's HousingTO Action Plan targets and approving a whole-of-government response and range of strategic, program, and policy directions through [Item EX9.3 - Advancing a Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes](#).

Effectively mobilizing the City's land is necessary to achieve the targets in the HousingTO Plan. Through EX9.3, City Council has identified almost 100 City-owned or controlled sites that are ready to be mobilized to build new homes or show potential as housing development sites subject to due diligence. Through EX9.3 and EX7.2, Council has also directed City Divisions, Agencies and Corporations to create greater alignment of resources, mandate, and structure to achieve the City's expanded HousingTO targets.

This report responding to this direction and proposes a new policy framework to guide the development of affordable and rental homes within mixed-income communities on City land (the "Toronto Builds Policy Framework"). A supplementary report will be provided in time for the Planning and Housing Committee meeting on May 8, 2025.

### **RECOMMENDATIONS**

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

1. Planning and Housing Committee receive this report for information.

## FINANCIAL IMPACT

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Further information on financial impacts will be outlined in the forthcoming supplementary report.

## DECISION HISTORY

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At its meetings on December 17 and 18, 2024, City Council adopted Item EX19.1 - Strengthening the City of Toronto's Housing Development Capacity to Deliver Housing Faster. The report outlines additional steps to advance the City's role as a Public Developer through the establishment of a Housing Development Office to accelerate the delivery of housing on City-led and City-supported sites.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EX19.1>

At its meeting on July 24, 2024, City Council adopted Item CC20.10 - Advancing the Transformation of Toronto's Housing Delivery. The report responds to Council's requests and provides an update on the City's efforts and actions to advance its ambitious plan to transform Toronto's housing system.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.CC20.10>

At its meeting on March 20 and 21 2024, City Council adopted Item EX12.4 - Long-Term Financial Plan Update: Leveraging City-Wide Real Estate Opportunities for Affordable Housing, Complete Communities, and Financial Sustainability that outlined a set of directions to explore opportunities to build new affordable housing as part of the redevelopment of a range of City-owned lands, and directed City staff to ensure all developments on City or Toronto Parking Authority parking lots to include affordable housing.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EX12.4>

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 report outlines a number of recommendations to ensure a more consistent and strategic approach in how the City, CreateTO and Toronto Community Housing Corporation plan and deliver housing services.

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

At its meetings on November 8 and 9, 2023, City Council adopted Item EX9.3 - Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes. The report outlines several recommended actions, and highlights initiatives underway to transform and strengthen Toronto's housing system and expedite delivery of the HousingTO and Housing Action Plan targets.

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

At its meeting on September 6, 2023, City Council adopted Item EX7.2 - Urgently Building More Affordable Homes, and directed the Deputy City Manager, Development and Growth Services to create a plan to achieve 25,000 new rent-controlled homes, in addition to the City's previous HousingTO 2020-2030 Action Plan target of 40,000

affordable rental homes. Council also requested a report back on an effective alignment of resources, mandates, structure, and personnel to achieve the plan.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX7.2>

At its meeting on March 21, 2023, the Executive Committee adopted Item EX3.1- Housing Action Plan 2022-2026 - Priorities and Work Plan. This report details the City's work plan for the approval and implementation of a wide range of housing actions, policies and programs also includes the Urgently Building More Affordable Homes Report from the Rental Housing Opportunities Roundtable.

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

At its meeting of December 17 and 18, 2019, City Council adopted Item PH11.5 – HousingTO 2020-2030 Action Plan, to provide a blueprint for action across the full housing spectrum – from homelessness to rental and ownership housing to long-term care for seniors.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.PH11.5>

## **COMMENTS**

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This report responds to Council direction to achieve great alignment of mandate, resources and structure across City Divisions, Agencies and Corporations involved in the delivery of housing in alignment with the HousingTO Plan. This report will propose a harmonized and flexible policy frame to guide the development of new affordable and rental housing on City-owned land. A supplementary report will be provided in time for the Planning and Housing Committee meeting on May 8, 2025.

## **CONTACT**

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## **SIGNATURE**

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