

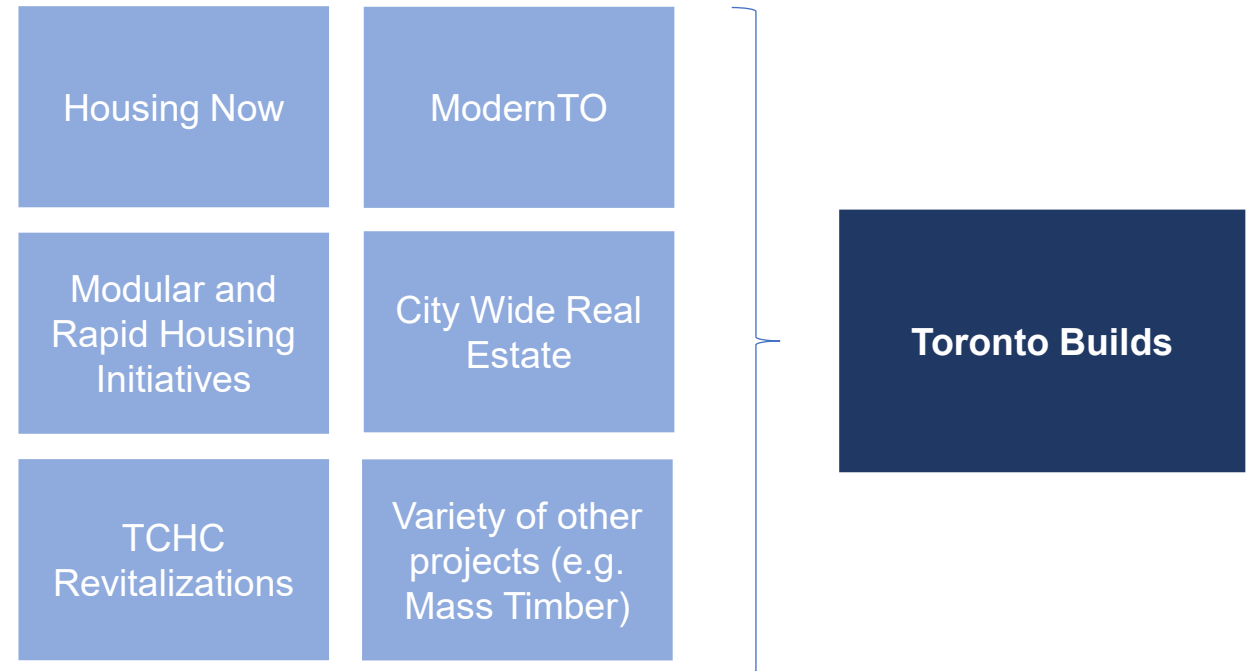
Overview of the Toronto Builds Policy Framework and Implementation



October 15, 2025

Housing Policy & Program Context

- Through EX7.2 and EX9.3, Council has expanded housing targets, identified approx. 100 potential housing sites on City land, and directed staff to work across Divisions, Agencies and Corporations to advance greater alignment to achieve the City's housing goals.
- The City has a long history of leveraging its land to deliver on housing and City-building objectives through a range of existing and emerging programs.
- To support stronger program alignment and consistency with Council direction, Toronto Builds provides a harmonized housing policy framework for the development of new homes on City land.



PH21.4 – Toronto Builds Report Outcomes

- **A New Toronto Builds Policy Framework:** The framework establishes 12 policy areas to guide the development of new housing on City land and harmonizes the variety of policy requirements established through pre-existing City programs (e.g. Housing Now, ModernTO etc.)
- **Establish a Toronto Builds Portfolio:** Apply on a go-forward basis to the sites approved by City Council, with authorities for appropriate City Officials to add sites to this portfolio.
- **Expand Intergovernmental Partnerships:** Toronto Builds is designed as a flexible program that can be the foundation of Council's continued advocacy for a tri-government response to the housing crisis through a "Canada-Ontario-Toronto Builds" approach, to align land, funding and incentives, partnerships, and processes to build more affordable homes faster.
- **Advance Three Sites to Market in 2025:** Council direction to release three sites through a CreateTO-led market offering process, at 970 Kipling Ave. (Bloor-Kipling Block 5), 931 Yonge St., and 158 Borough Dr.

Toronto Builds – Policy Highlights

- Prioritize the **retention of public land** to create new mixed-income, purpose-built rental communities.
- Achieve a target of **30% affordable housing** across the portfolio, incorporating the City's income-based definition of affordable rental housing for a target of 99 years.
- Create **new rent-geared-to-income homes** by make at least 20% of new affordable homes available to tenants in receipt of housing benefits
- Prioritize the **inclusion of community housing providers** in development and/or operations of new homes, to build the capacity of the non-market sector.
- **Create family-friendly, accessible, and sustainable communities**, with targets for family-sized units, accessible homes, and climate performance.
- Contribute to **complete communities** by allocating land for community infrastructure, and identifying City funding sources for new community facilities to be delivered through Toronto Builds sites.

