

## **Building Toronto's Housing Future - Supplementary Materials**

**Date:** May 15, 2026

**To:** City Council

**From:** Executive Director, Housing Development Office

**Wards:** All

### **SUMMARY**

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On May 7, 2026, through an amendment to item PH30.6, the Planning and Housing Committee requested the Executive Director, Housing Development Office to report directly to the May 20, 2026 meeting of City Council with the list of all projects included in the City's December 2025 submission to Build Canada Homes, including the amount of funding requested for each project in total and per unit. This report responds to the request, and includes an updated property tax attachment, reflecting a revised occupancy date and net present value of the property tax exemption for Regent Park Phase 4a project.

### **RECOMMENDATIONS**

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The Executive Director, Housing Development Office recommends that:

1. City Council receive this report for information.

### **FINANCIAL IMPACT**

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This report recommends an exemption from taxation for municipal and school purposes for affordable rental homes and eligible rent-controlled homes in 13 projects as outlined in Attachment 1 - Summary of Recommended Property Tax Exemptions to Support Additional Affordable Rental and Rent-Controlled Homes. Attachment 1 is a revised version of Attachment 2 to the Planning and Housing Committee report dated April 23, 2026 from Deputy City Manager, Development and Growth Services and is submitted to

reflect updates to the anticipated occupancy date of and the net present value of the property tax exemption for Regent Park Phase 4a project.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

## **DECISION HISTORY**

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At its meeting on May 7, 2026, the Planning and Housing Committee adopted, with amendments, item PH30.6, " Building Toronto's Housing Future - Housing Development Office 2026 Annual Toronto Builds Update and Three-Year Work Plan." The item included a request to report to City Council with additional information on the City's Build Canada Homes submission.

<https://secure.toronto.ca/council/agenda-item.do?item=2026.PH30.6>

## **COMMENTS**

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Attachment 1 of this report is a revised version of Attachment 2 to the Planning and Housing Committee report dated April 23, 2026 from Deputy City Manager, Development and Growth Services and is submitted to reflect updates to the anticipated occupancy date and the net present value of the property tax exemption for Regent Park Phase 4a project.

The City is unable to provide the Build Canada Homes submission information at this time due to ongoing active negotiations.

## **CONTACT**

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## **SIGNATURE**

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Hugh Clark  
Executive Director, Housing Development Office

## **ATTACHMENTS**

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Attachment 1 - Summary of Recommended Property Tax Exemptions to Support Additional Affordable Rental and Rent-Controlled Homes