

Building Toronto's Housing Future - Housing Development Office 2026 Annual Toronto Builds Update and Three-Year Work Plan

Date: April 23, 2026

To: Planning and Housing Committee

From: Deputy City Manager, Development and Growth Services

Wards: All

REASON FOR CONFIDENTIAL INFORMATION

This report deals with a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City.

Confidential Attachments 1, 2 and 3 to this report outline a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City; and contain financial information, supplied in confidence to the City of Toronto, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

SUMMARY

In direct response to Toronto's escalating housing affordability crisis, the City continues to improve on and strengthen its structure, policy framework and overall approach to support and accelerate the delivery of housing development on City-owned lands (City-led projects, including the Toronto Builds and legacy Housing Now portfolio) and on third party lands (City-supported projects, including the Rental Housing Supply Program and legacy Open Door Affordable Housing Program portfolio).

In 2025, as part of these ongoing efforts, City Council adopted [PH21.4](#) – "Toronto Builds - A Policy Framework to Build More Affordable Rental Homes on Public Land" and [EX25.1](#) – "Building Faster: Streamlining Housing Delivery and Strengthening the City's Development Capacity." These reports established a new policy framework for housing development on City lands, and outlined the new housing delivery model for the City and its partners. The City also established the Housing Development Office (HDO)

within the Development and Growth Service Area to provide end-to-end oversight of the City's housing portfolio, including all City-led and City-supported projects.

The HDO is focused on ensuring that the City's resources are efficiently deployed to deliver housing across the full continuum of need. City-led projects are addressed in partnership with Corporate Real Estate Management (CREM) via the Project Management Office (PMO), assigned to CreateTO or TCHC, through respective Master Services Agreements (MSA), or led by non-profit, Indigenous, or private housing development partners selected through procurement processes. Together, these delivery partners are responsible for 83 delivery sites in the City-led portfolio. In 2025, City-led projects reached the following milestones:

- construction starts on 3,606 homes, including 1,492 rent-controlled homes and 1,497 net new affordable and rent-gear-to-income (RGI) homes;
- construction completions on 1,259 homes, including 376 net new affordable and RGI homes and 309 RGI replacement homes; and
- an additional 908 net new homes under construction, including 507 rent-controlled homes, 401 net new affordable and RGI homes, and an additional 165 rental replacement homes.

The HDO administers City funding and incentive programs for affordable housing projects, enabling the City-supported housing portfolio to reach the following milestones in 2025:

- construction starts on 4,115 homes, including 196 rent-controlled homes and 1,008 net new affordable and rent-gear-to-income (RGI) homes;
- construction completions on 1,993 homes, including 409 net new affordable and RGI homes; and
- an additional 8,187 net new homes under construction, including 187 rent-controlled homes, 2,342 net new affordable and RGI homes, and an additional 32 rental replacement homes.

To further the delivery of the housing portfolio, this report provides Council with an update on directed activities of previous reports and seeks Council direction to advance a number of initiatives to support new homes for Toronto, including:

- the establishment of the HDO;
- the three-year work plan for City-led housing development projects;
- selected housing development projects;
- intergovernmental funding requests critical to the successful delivery of rent-controlled, affordable and RGI homes;
- capital funding to the housing projects described in Confidential Attachment 1;
- next steps on 72 Amroth Ave. described in Confidential Attachment 2;
- the non-profit homeownership project described in Confidential Attachment 3; and
- existing and new delegations of authorities for senior City officials to advance housing development projects efficiently and at the appropriate level of accountability.

RECOMMENDATIONS

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

Housing Development Office Three-Year Work Plan

1. City Council forward this item, except for Confidential Attachment 3, to the Board of Directors of CreateTO and request the Board keep Confidential Attachments 1 and 2 confidential as they contain a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City; and contains financial information, supplied in confidence to the City of Toronto, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization, and request the Board to consider adopting the Housing Development Office Three-Year Work Plan detailed in Attachment 1 to guide the prioritization of redevelopment of public land managed by its holding corporations, Build Toronto and Toronto Port Lands Company.

2. City Council forward this item, except for Confidential Attachments 2 and 3 to the Board of Directors of Toronto Community Housing Corporation (TCHC) and request the Board keep Confidential Attachment 1 confidential as it contains a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City; and contains financial information, supplied in confidence to the City of Toronto, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization, and request the Board to consider adopting the Housing Development Office Three-Year Work Plan detailed in Attachment 1 to guide the redevelopment of public land managed by TCHC as well as the TCHC revitalization projects on its lands.

Allocating Capital Funding to Housing Development Projects

3. City Council request the Government of Canada, through Build Canada Homes to provide the City of Toronto \$557.5 million in capital funding to support the creation of approximately 4,000 rental homes in the next 12-18 months.

4. City Council authorize the Executive Director, Housing Development Office, in consultation with Executive Director, Housing Secretariat and the Deputy City Manager, Development and Growth Services, to allocate existing capital funding to the prioritized Toronto Builds projects listed in Table 1 of Confidential Attachment 1 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services in an amount not to exceed \$217.5 million in the 2026-2035 Capital Budget and Plan of the Housing Secretariat and the Housing Development Office.

5. City Council authorize the Executive Director, Housing Development Office, in consultation with Executive Director, Housing Secretariat and the Deputy City Manager, Development and Growth Services, to allocate existing capital funding to the prioritized City-supported projects with Community Housing Provider proponents listed in Table 2 of Confidential Attachment 1 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services, subject to the maximum allowable funding allocation under the Rental Housing Supply Program, in an amount not to

exceed \$34.6 million in the 2026-2035 Capital Budget and Plan of the Housing Secretariat and the Housing Development Office.

6. City Council authorize each of the Executive Director, Housing Development Office and Executive Director, Housing Secretariat, severally to negotiate and enter into, on behalf of the City, a municipal housing facility agreement ("Contribution Agreement") or amendments to existing Contribution Agreements with the proponents or related entities listed in Table 2 of Confidential Attachment 1 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services or with the proponents chosen through the market offering processes undertaken for each of the Toronto Builds projects, for funding and to set out the terms of the development and operation of affordable rental housing, on terms and conditions satisfactory to the Executive Director, Housing Development Office, in consultation with the Executive Director, Housing Secretariat, and in a form satisfactory to the City Solicitor.

7. City Council direct that Confidential Attachments 1, 2 and 3 remain confidential at this time as they pertain to a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City; and contain financial information, supplied in confidence to the City of Toronto, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization, and direct that Confidential Recommendations 2 to 9 in Confidential Attachment 2, if adopted by City Council, be made public following the execution of the site-specific definitive project agreements for 72 Amroth Avenue, and that the remaining confidential information in Confidential Attachments 1, 2 and 3 be made public at the discretion of the Deputy City Manager, Development and Growth Services.

Advancing Other City-Led Housing Projects

8. City Council authorize the Deputy City Manager, Corporate Services, when transacting with Toronto Community Housing Corporation in relation to Toronto Builds projects, to approve nominal transactions, and execute leases for a term of up to 99 years, related real estate agreements and documents, for the purpose of achieving the City's affordable housing objectives, on terms and conditions satisfactory to the Deputy City Manager, Corporate Services, the Executive Director, Housing Development Office and the Chief Financial Officer and Treasurer, and in a form approved by the City Solicitor.

9. City Council authorize, severally, each of the Executive Director, Housing Secretariat and the Executive Director, Housing Development Office, to negotiate and enter into, on behalf of the City, a municipal housing facility agreement (the City's Contribution Agreement) with Toronto Community Housing Corporation or a related entity for 405 Sherbourne Street and 150 Queens Wharf Road, to secure the financial assistance being provided and set out the terms of the operation of the affordable rental housing, on terms and conditions satisfactory to the Executive Director, Housing Secretariat, the Executive Director, Housing Development Office and the Chief Financial Officer and Treasurer, and in a form approved by the City Solicitor.

10. City Council authorize the Executive Director, Corporate Real Estate Management in consultation with the General Manager, Parks and Recreation and the Executive Director, Housing Development Office, to negotiate and execute a licence agreement and/or any other agreements with Toronto Community Housing Corporation, for use and occupation of the parkland at 170 Queens Wharf Road, to facilitate the construction of the building at 150 Queens Wharf Road, on terms and conditions satisfactory to the Executive Director, Corporate Real Estate Management and the Chief Financial Officer and Treasurer and in a form approved by the City Solicitor.

11. City Council authorize the General Manager, Parks and Recreation, in consultation with the Executive Director, Corporate Real Estate Management, and the Executive Director, Housing Development Office, to negotiate, approve and enter into, on behalf of the City, a project delivery agreement with Toronto Community Housing Corporation and its vendors to design, construct, and deliver a park at 170 Queens Wharf Road on behalf of the City, known as Lower Garrison Creek Park, on terms and conditions satisfactory to the General Manager, Parks and Recreation and the Chief Financial Officer and Treasurer, and in a form satisfactory to the City Solicitor and to ensure that the park project is delivered by qualified contractor approved by the General Manager, Parks and Recreation, the park is constructed expeditiously in advance of the building occupancy, and the project is carried out in close collaboration with relevant City divisions and stakeholders.

12. City Council adopt the confidential instructions to staff in Confidential Attachment 2 to this report (April 23, 2026) from the Deputy City Manager, Development and Growth Services.

Property Tax Exemption Approvals for Affordable Rental and Supportive Homes

13. City Council authorize an exemption from taxation for municipal and school purposes for the affordable rental homes as listed and for the periods of time described in Attachment 2 of this report (April 23, 2026) from the Deputy City Manager, Development and Growth Services.

14. City Council authorize the Executive Director, Housing Secretariat to negotiate and enter into, on behalf of the City, a municipal housing facility agreement (the City's Contribution Agreement) with Toronto Community Housing Corporation for the Lawrence Heights Phase 1A, 1B, 1E and Phase 1F and Regent Park Phase 4A properties described in Attachment 2 of this report, to provide an exemption from taxation for municipal and school purposes for the 99-year affordability period in accordance with the Toronto Municipal Code Chapter 513, Housing Programs, on terms and conditions satisfactory to the Executive Director, Housing Secretariat and Chief Financial Officer and Treasurer, in a form approved by the City Solicitor.

15. City Council authorize the Controller and Chief Accountant to cancel or refund any taxes paid after the effective date of the exemption from taxation for municipal and school purposes as set out in the applicable municipal housing facility agreement.

Updating Delegating Authorities

16. City Council authorize, severally, the Executive Director, Housing Development Office and Executive Director, Housing Secretariat to negotiate and enter into, on behalf of the City, municipal housing facility agreements with eligible proponents pursuant to the Rental Housing Supply Program (the “Contribution Agreement”) for the funding and/or provision of financial incentives for affordable rental housing, and to set out the terms of the development and operation of affordable rental housing, on terms and conditions satisfactory to the Executive Director, Housing Development Office, Executive Director, Housing Secretariat and the Chief Financial Officer and Treasurer and in a form satisfactory to the City Solicitor.

17. City Council authorize severally, the Executive Director, Housing Development Office and Executive Director, Housing Secretariat to enter into any security or financing documents, or any other documents required to facilitate the delivery of affordable housing units approved under the City’s Rental Housing Supply Program, to complete pre-development activities, construction and secure conventional financing, where required, including any postponement, confirmation of status, discharge or consent documents where and when required during the term of the Contribution Agreement, as required by normal business practices, and provided that such documents do not give rise to financial obligations on the part of the City that have not been previously approved by City Council as set out in Recommendation 16, on terms and conditions satisfactory to the Chief Financial Officer and Treasurer.

18. City Council amend Item 2024.EX18.2, Recommendation 13 by reassigning the authority previously provided to the Executive Director, Housing Secretariat to the Executive Director, Housing Development Office and so that it now reads as follows:

City Council authorize the Executive Director, Housing Development Office, in consultation with the Chief Financial Officer and Treasurer, to enter into agreements, pursuant to Section 27 of the Development Charges Act, to defer the payment of development charges payable in relation to purpose-built rental units within projects approved through the 2024 Call for Applications pursuant to the Purpose-Built Rental stream of the Rental Housing Supply Program, for as long as they remain as purpose-built rental containing at least 20 percent affordable units and on such other terms and conditions as may be satisfactory to the Executive Director, Housing Development Office and in a form satisfactory to the City Solicitor.

19. City Council authorize severally, the Executive Director, Housing Development Office and Executive Director, Housing Secretariat to negotiate and enter into pre-development funding agreements and escrow agreements to secure the financial assistance for affordable rental housing, in accordance with the City’s Pilot Community Housing Pre-Development Fund (CHPF) program, in a form satisfactory to the City Solicitor.

20. City Council authorize the Executive Director, Housing Secretariat, in consultation with the Chief Financial Officer and Treasurer, to negotiate and enter into on behalf of the City of Toronto any agreements necessary to facilitate and advance the development of modular attainable home ownership sites under the Toronto New Deal Initiative, provided that the Chief Financial Officer and Treasurer agrees that those

agreements do not give rise to any financial commitments on the part of the City, or commit the use of City-owned land, including but not limited to:

- a. Any Memoranda of Understanding with His Majesty the King in right of Ontario as represented by the Minister of Municipal Affairs and Housing, and with a non-profit deliver partner(s), on terms and conditions acceptable to the Executive Director, Housing Secretariat and the Chief Financial Officer and Treasurer, and in a form satisfactory to the City Solicitor.
- b. Any Transfer Payment Agreement(s), or any other related provincial funding agreement(s), with any Ministry of the Government of Ontario, for the receipt and expenditure of provincial contributions required to support the development of the new modular attainable homeownership sites.
- c. Any Program Delivery Agreement(s), with any non-profit delivery partner(s), setting out the provincial contributions to be provided for the development of new non-profit affordable and attainable ownership housing on the identified sites, and the ongoing obligations related to the delivery and operation of the program, on terms and conditions consistently with the Memorandum of Understanding and otherwise acceptable to the Executive Director, Housing Secretariat and the Chief Financial Officer and Treasurer, and in a form satisfactory to the City Solicitor.

FINANCIAL IMPACT

Build Canada Homes Funding Request for City-Led Projects (Recommendation 3)

In December 2025, the City of Toronto submitted a portfolio of City-led projects to Build Canada Homes for funding consideration. To date, the City has secured \$21.6 million from Build Canada Homes for the Dunn House Phase 2 project within this portfolio and continues intergovernmental discussions to advance its remaining request for \$557.5 million in capital funding to support the remaining projects.

The City has proposed that the Build Canada Homes investment would be matched by City capital funding and waived fees and charges and tax exemptions. In addition, the City would contribute its land to the projects, the values of which were derived through a combination of appraisals and relevant land comparables.

Operating Revenue Impact - Forgone Revenues

City Council has previously approved various financial incentives for Toronto Builds and Housing Now sites, including those included in the Build Canada Homes submission. These financial incentives include exemptions from development charges, building permit fees, planning application fees and property taxes for municipal and school purposes for the duration of affordability starting from occupancy for all affordable homes. In addition, through the Rental Housing Supply Program's Affordable Rental and Rent Controlled Housing Incentives (ARRCHI) stream, Community Housing Providers also receive this same suite of exemptions for rent-controlled units. These

incentives are not direct capital payments; rather, they represent the forgone revenues of City levies and charges.

Table 1 below presents the estimated value of waived fees, charges, and property tax exemptions for affordable and qualifying rent-controlled homes associated with the City-led projects included in the City’s Build Canada Homes (BCH) submission, excluding Dunn House Phase 2 for which the BCH capital funding has been secured. The estimates have been updated to reflect current rates and potential changes in project size and/or eligible units. Estimates of waived fees, charges and property tax exemptions for projects included in the BCH submission not previously approved by City Council will be provided in a report back on the BCH capital funding once approved.

Table 1 - Estimated Financial Incentives and Property Tax Exemptions in the Build Canada Homes Submission

Incentives (Waiver of Fees & Charges)	Net Present Value of Property Tax Exemptions	Total
\$187,781,276	\$437,551,665	\$625,332,941

Land Value Contribution – Forgone Revenue

The estimated land value contribution for City-led projects included in the Build Canada Homes submission is approximately \$245 million. If these sites were delivered as market rate housing, the City would generate land lease revenue over the term of the lease. By providing long-term land interests to operators at nominal cost, the City forgoes potential ground rent, other market-based revenues, and some future land use flexibility to secure long-term affordability on City-owned land and advance the City’s affordable housing objectives.

Operating Expense Impact

The City also invests in deepening affordability for low-income households by providing ongoing rent-gear-to-income (RGI) subsidies to new RGI homes, subject to City Council approval. Any incremental operating impacts of investment arising from this implementation will be identified and included in future operating budget submissions for the Housing Secretariat for consideration as part of future budget processes.

Capital Funding Impact

If capital funding from Build Canada Homes is secured, the funding would be added to the 2026–2035 Capital Budget and Plan for the Housing Secretariat and the Housing Development Office, subject to disclosure of financial implications and acceptance of the terms.

Capital Funding Contribution for Prioritized Toronto Builds Projects (Recommendation 4)

The Toronto Builds sites identified in Table 1 of Confidential Attachment 1 represent the highest priority projects within the Build Canada Homes submission and are ready for immediate delivery.

There is sufficient funding for the prioritized Toronto Builds projects of \$217.5 million in the 2026-2035 Capital Budget and Plan of the Housing Secretariat and the Housing Development Office under the City-led Rental Development portfolio as outlined in Table 1 of Confidential Attachment 1.

Future Capital Maintenance & SOGR Risk

As new City-led housing projects are completed, to the extent that State of Good Repair (SOGR), capital maintenance, and end-of-life obligations are the City's responsibility, such projects add long-term obligations to the City's housing portfolio, creating pressure on future capital and operating budgets.

For buildings operated by non-TCHC operators, major capital repairs and eventual end-of-life renewal or demolition rely on the operator's reserve funds and asset management plans. If these reserves are insufficient, the City may face future capital pressure. For buildings operated by Toronto Community Housing (TCHC), additional projects will increase demand on TCHC's SOGR program and capital allocations.

To mitigate these risks, the Housing Development Office and Housing Secretariat incorporate lifecycle costing, capital reserve planning, and monitoring of operator capacity into project delivery. Operator agreements require completion of regular Building Condition Assessments, reporting Facility Condition Index scores, and, where applicable, maintaining capital reserve funds. These measures will support the long-term viability of the portfolio and help limit unplanned impacts on future City budgets.

Prioritized City-Supported Community Housing Provider Projects (Recommendation 5)

Through the HDO 2026 Construction Readiness Assessment, City-supported affordable rental housing projects were prioritized for funding based on their readiness to begin construction. Projects were evaluated using criteria aligned with the HousingTO Plan, including program compliance, construction readiness, and the ability to leverage other government funding.

The Community Housing Provider-led projects identified as prioritized City-supported Category 2 projects in Table 2 of Confidential Attachment 1 have previously been approved by City Council for funding or financial incentives under existing affordable housing programs (including the Open Door Affordable Housing Program and the Rental Housing Supply Program) and now require additional funding to proceed within the next 12 months to deliver approximately 189 affordable rental homes.

The City-supported Rental and Homeownership Development portfolio has sufficient funding to support the delivery of prioritized Community Housing Provider-led projects of \$34.6 million within the 2026–2035 Capital Budget and Plan of the Housing Secretariat

and the Housing Development Office, as shown in Table 2 of Confidential Attachment 1, with no incremental financial impact.

Potential capital-related impacts

City-supported affordable housing projects are on third party lands and the City is not responsible for long-term SOGR obligations, end-of-life capital renewal or redevelopment needs.

Operating Expense Impact

The City also invests in deepening affordability for low-income households by providing ongoing rent-geared-to-income (RGI) subsidies to new RGI homes, subject to City Council approval. Any incremental operating impacts of investment arising from this implementation will be identified and included in future operating budget submissions for the Housing Secretariat for consideration as part of future budget processes.

Advancing TCHC-delivered Toronto Builds Projects (Recommendations 8-11)

Operating Revenue Impact - Forgone Revenues

TCHC is recommended to build and operate the Toronto Builds sites at 405 Sherbourne St. and 150 Queens Wharf Rd. Because the projects will include a mix of unit types, including rent controlled to affordable homes, TCHC can generate additional revenue to help offset costs and diversify its revenue streams. This represents a positive financial and operational impact that supports the long-term sustainability of the portfolio.

As a result, the City would forgo revenues associated with building permits, parkland dedication, community benefits charges, and development charges for these projects, as previously reported in 2020.CC21.3 and 2026.PH28.1. The forgone revenue for these fees and charges for the two sites is now estimated at \$34.8 million, reflecting current rates and changes in eligible units.

Forgone licence fee revenue associated with the temporary construction use of City-owned parkland at 170 Queens Wharf Road is nominal and is waived to support the delivery of affordable housing at 150 Queens Wharf Road.

This report recommends nominal value leases and related real estate agreements of up to 99 years with TCHC for Toronto Builds projects, including 150 Queens Wharf Road and 405 Sherbourne Street. If these sites were delivered as market rate housing, the City would generate land lease revenue over the term of the lease. By providing long-term land interests to TCHC at nominal cost, the City forgoes potential ground rent and related market-based revenues, and some future land use flexibility in exchange for securing long-term affordability on City-owned land and advancing the City's affordable housing objectives.

Potential capital-related impacts

As they assume the role of operator for the Toronto Builds projects, TCHC will be responsible for the capital repairs and long-term SOGR needs associated with these new buildings through its annual budget process and multiyear capital planning. As the City provides capital funding to support TCHC's SOGR program, an expansion of TCHC's portfolio may create additional long-term pressure on the City's capital plan as

these buildings age. Any resulting impacts will be monitored and brought forward through future budget processes for Council's consideration.

Operating Expense Impact

Based on the units planned and rental rates estimates for 405 Sherbourne St. and 150 Queens Wharf Road, it is expected that market units will cover the costs of affordable units, resulting in no net operating expense impacts.

Capital impact – 170 Queens Wharf Road park delivery

This report requests authorization for Parks and Recreation, in consultation with Corporate Real Estate Management and the HDO, to execute a project delivery agreement with TCHC and its vendor to design, construct and deliver a park at 170 Queens Wharf Road on behalf of the City. Funding of \$15.906 million to be provided by Parks and Recreation to TCHC for this work is included in the 2026-2035 Capital Budget and Plan for Parks and Recreation.

Operating impact – 170 Queens Wharf Road park delivery

Future operating costs of the new park are estimated at \$0.05 million annually and will be further refined upon completion of the park for inclusion in Parks and Recreation's future budget submissions.

Property Tax Exemptions for Additional Affordable Rental and Rent-Controlled Homes (Recommendations 13-15)

This report recommends an exemption from taxation for municipal and school purposes for additional affordable rental homes and eligible rent-controlled homes in 13 projects as outlined in Attachment 2 - Summary of Recommended Property Tax Exemptions to Support Additional Affordable Rental and Rent-Controlled Homes. For several projects in Attachment 2, City Council has previously approved property tax exemptions for the affordable rental homes through items 2023.PH3.6, 2021.PH28.2 and 2020.CC21.3; this report now recommends extending property tax exemptions to the rent-controlled homes within those projects that are eligible under the Rental Housing Supply Program Affordable Rental and Rent-Controlled Housing Incentives stream, as well as providing the exemptions to affordable rental replacement homes part of TCHC revitalization sites.

Municipal property tax exemptions are recommended for the affordability period, ranging from 40 years to 99 years. The estimated Net Present Value (NPV) of the property tax exemptions for approximately 1,629 additional affordable rental and rent-controlled homes across 13 projects is \$225.8 million. These exemptions are not direct cash payments from the City but represent foregone property tax revenue over the term of the affordability period. Ongoing eligibility for the property tax exemption will remain conditional on each proponent's continued compliance with the terms and conditions of the City's Contribution Agreement over the term of the agreement.

Delegated Authority – Toronto New Deal Initiative (Recommendation 20)

To facilitate progress on future Toronto New Deal modular home ownership developments, this report recommends Council provide the Executive Director, Housing

Secretariat, delegated authorities to negotiate and enter into agreements with Minister of Municipal Affairs and Housing and development partners to secure provincial funding and move the developments through due diligence, design and approvals.

There are no financial impacts arising from this recommendation. The authority to negotiate and enter into Memoranda of Understanding, Transfer Payment Agreements, and Program Delivery Agreements is conditional on such agreements not creating any financial commitments for the City or involving the use of City-owned land. Any provincial funding received through these agreements would flow through the City without requiring municipal contributions. Should future City funding, land commitments, or financial obligations be required to advance modular attainable homeownership sites under the Toronto New Deal Initiative, they will be brought forward in a subsequent report for Council consideration.

Updates on Specific Projects

C1 Bayside

There are no direct financial impacts associated with this site's update. The decision not to pursue a further extension of the existing agreement with Hines for Block C1 does not create any financial obligations or affect current City revenues. Any future financial impacts related to potential redevelopment of Block C1 - including opportunity costs, land-use decisions, or the need for municipal funding or incentives - will depend on the development option brought forward and will be reported to Council as part of a subsequent approval process.

2444 Eglinton Avenue East

There are no new financial impacts arising from this site's update. The Agreement of Purchase and Sale for the Market Lands at 2444 Eglinton Avenue East is consistent with the business terms previously approved by Council under Item MM35.39. The proponent's obligation to fund construction of the 612 co-operative homes on the leased portion of the site does not require any City capital or operating contribution. Any future financial impacts associated with the development or operation of the site will be brought forward through subsequent reports for Council consideration.

72 Amroth Avenue

Financial impacts associated with this project are outlined in Confidential Attachment 2.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

EQUITY IMPACT STATEMENT

The HousingTO 2020-2030 Action Plan (HousingTO Plan) envisions a city in which all residents have equal opportunity to develop to their full potential. Creating new affordable, supportive and rent-controlled homes will increase opportunities for lower-income and vulnerable individuals and families, as well as Indigenous Peoples and those from equity-deserving groups to access safe, secure and adequate homes.

Access to good quality, safe, affordable housing is an important determinant of health and improves the social and economic status of an individual. Good quality, affordable housing is also the cornerstone of vibrant, healthy neighbourhoods and supports the environmental and economic health of the city, region and country as a whole.

The City supports improved housing outcomes for its residents and recognizes that resources and investments must be made through the housing development process from all levels of government and prioritized to help those most in need.

DECISION HISTORY

At its meeting on March 25 and 26, 2026, City Council adopted item PH28.7, "Advancing Partnerships with the Community Housing Sector to Build More Supportive Homes." The report outlined the City's successes in providing supportive housing opportunities, the status of key projects, as well as partnerships with community housing providers and intergovernmental advocacy efforts.

<https://secure.toronto.ca/council/agenda-item.do?item=2026.PH28.7>

At its meeting on December 16, and 17, 2025, City Council adopted item MM35.39, "2444 Eglinton Avenue East - Project Amendments." The Motion directed staff to evaluate the remaining parcel of land at 2444 Eglinton Avenue East to determine the best use of the lands to support housing development, and report back to City Council by the second quarter of 2026.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.MM35.39>

At its meeting on July 23 and 24, 2025, City Council adopted item PH23.5, "From Concept to Construction: Creating More Homes Across the Housing Continuum." The report directed staff to administer the market offering process for 72 Amroth Avenue, select the recommended proponent and negotiate agreements and report back to City Council with the recommended proponent.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH23.5>

At its meeting on July 23 and 24, 2025, City Council adopted item EX25.1, "Building Faster: Streamlining Housing Delivery and Strengthening the City's Development Capacity." The report outlined the new housing delivery model to implement the Toronto Builds Policy Framework, including the creation of the HDO, and directed the HDO to establish a three-year work plan and report annually to the Planning and Housing Committee on the status of Toronto Builds projects, including development progress and timelines.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.EX25.1>

At its meeting on May 21 and 22, 2025, City Council adopted item PH21.4, "Toronto Builds - A Policy Framework to Build More Affordable Rental Homes on Public Land." The report established the Toronto Builds Policy Framework to guide the development of new housing on City land, creating a set of policy requirements and targets to harmonize a range of existing City programs.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH21.4>

At its meeting 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 outlined 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 October 9 and 10, 2024, City Council adopted item PH15.6, directing staff to update the City's Affordable Rental Housing Design Guidelines to support the delivery of more accessible rental homes for Toronto residents with disabilities.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH15.6>

At its meeting on June 26, 2024, City Council adopted Item PH13.8, "Launching the Rental Housing Supply Program". The report approved a new Rental Housing Supply program to provide financial incentives to eligible rental housing units and a pilot Community Housing Pre-development Fund with a request to report back annually on the results of the program and related pilot.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH13.8>

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", which requires that any development planning contemplated on a Toronto Parking Authority lot 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 outlined 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 meeting on December 13, 2023, City Council adopted CC13.2, "Ontario-Toronto New Deal Agreement" with amendments. The Ontario – Toronto New Deal Working Group Term Sheet includes that, in recognition of the Province and City's shared mandate and goals around increasing housing supply, the parties work together to develop five modular attainable home ownership sites.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC13.2>

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 outlined several recommended actions, and highlighted 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 9, 2022, City Council adopted item PH31.2, "Delegation of Authorities to Administer Housing and Homelessness Services." The report delegated to the Executive Director, Housing Secretariat the authority to submit government funding applications and enter into relevant agreements.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH31.2>

COMMENTS

In 2025, the City of Toronto established the HDO to provide end-to-end oversight of the City's housing portfolio, including all City-led (including the Toronto Builds and legacy Housing Now portfolio) and City-supported (including the Rental Housing Supply Program and legacy Open Door Affordable Housing Program portfolio) housing projects. The HDO acts as a central coordinating and decision-making body to drive housing development delivery across the corporation, and to provide accountability, efficiency, and innovation in the City's housing development efforts.

Organizational Structure Changes

As part of the implementation of the HDO, the division undertook significant engagement with internal and external partners to establish an efficient structure. This included leveraging the work of an external consultant that was retained to review and provide recommendations on the City's housing delivery model, and reviewing existing organizational models from multiple City divisions, agencies and corporations to identify an efficient and high-performing structure for the HDO. This work resulted in the creation of two distinct team portfolios within the HDO to drive role clarity and well-defined accountabilities. In early 2026, the division formally established the two teams and reallocated functions accordingly.

These teams are structured to each hold a distinct portfolio of projects.

The **Major Projects and Program Delivery** team manages the portion of the portfolio relating to major projects and program delivery, including:

- City-led projects delivered by CreateTO;
- City-led projects delivered by third party proponents; and
- City-supported projects receiving funding and/or incentives under the Rental Housing Supply Program, including:
 - Purpose-Built Rental (PBR);
 - Community Housing Pre-Development Fund (CHPF); and
 - Affordable Rental and Rent-Controlled Housing Initiative (ARRCHI); and
 - Capital Funding.

The **Project Planning and Partnerships** team manages the portion of the portfolio relating to key partnerships and capital initiatives, including:

- capital-related initiatives, including the accessible housing working group, Affordable Housing Design Guidelines and neighbourhood-scale initiatives;
- projects delivered in partnership with others, including supportive housing, Indigenous projects, Memoranda of Understanding;
- City-led projects delivered by TCHC, including all TCHC revitalizations and TCHC-delivered Toronto Builds sites; and
- intergovernmental projects involving lands owned by other orders of government.

As the HDO continues to mature and develop, additional changes may be pursued to further drive innovation and service delivery improvement.

Mandate & Priorities

In setting out goals for 2026 and beyond, the HDO has defined its role as the executional arm of the housing delivery ecosystem, focused exclusively on implementation. The HDO serves as the connector between City divisions, agencies and corporations, including the Housing Secretariat, Development Review, Corporate Real Estate Management, Toronto Building, CreateTO and TCHC, as well as with non-profits, Indigenous organizations and private sector partners.

In support of its role, the HDO has developed a mandate anchored by four fundamentals:

1. Provide end-to-end oversight of City-led and City-supported housing development projects;
2. "Unstick" projects through stage gate monitoring;
3. Ensure consistent application of the Toronto Builds Policy Framework; and
4. Implement tools for transparency and reporting.

These elements are operationalized through the Housing Delivery Governance Framework, which was established to provide an integrated approach to accelerating delivery of public developer sites and prioritized City-led and City-supported housing sites. As outlined in EX25.1, the Governance Framework is comprised of governance tables with gradually more senior staff to manage, guide and oversee housing delivery projects. Staff from the HDO attend all tables, ensuring continuity and information flow between the various layers of the framework.

Housing Development Office Three-Year Work Plan and Toronto Builds Prioritization

As directed by City Council, the HDO centralized and prioritized the City-led portfolio to arrive at the Three-Year Work Plan included in Table 1 of Attachment 1, in consultation with partners across the housing delivery ecosystem. Projects were prioritized based on shovel-readiness and alignment with policy objectives. Prioritization criteria include:

- total project cost per home;
- development and construction feasibility;
- scale of project (number of homes to be delivered);
- timeframe for delivery;

- proximity to transit and amenities;
- delivering homes across the City;
- ability to advance City-building objectives including co-location with compatible community uses; and
- building the capacity of Community Housing Provider development partners.

Projects within the City-led portfolio, including those on TCHC-owned land, are prioritized for due diligence and pre-development activities through the Three-Year Work Plan, which will be updated annually on a rolling basis.

As outlined in the Financial Impact Statement, TCHC is recommended to build and operate the Toronto Builds sites at 405 Sherbourne St. and 150 Queens Wharf Rd. Because the projects will include a mix of unit types, including rent-controlled to affordable homes, TCHC can generate additional revenue to help offset costs and diversify its revenue streams. This positive financial and operational impact supports the long-term sustainability of the portfolio. For buildings of this scale (over 250 homes each), TCHC is the only proponent with experience operating more than one building of this size, and has the experience operating multiple buildings of this size. In addition, identifying the operator for these new sites early in the development process enables TCHC as the builder to design the projects to meet their operational specifications, which are based on experience operating of a portfolio of approximately 60,000 rental homes, including 123 high-rise apartment buildings. For these reasons, the City is recommending proceeding with a non-competitive process to select TCHC as the operator for 405 Sherbourne St. and 150 Queens Wharf Rd.

The prioritization criteria used to develop the Three-Year Work Plan provides a framework to appropriately assess projects that may emerge outside the work plan, ensuring suitable allocation of City funds. This process is necessary to focus the City and its agencies' efforts on appropriate projects and ensure limited resources are directed appropriately.

Projects in the Three-Year Work Plan are advanced by a variety of partners to leverage expertise and capacity effectively. A portion of projects have been assigned by the HDO to either CreateTO or TCHC through respective Master Services Agreements (MSA). Other projects are delivered by the HDO directly or by Corporate Real Estate Management (CREM) via the Project Management Office (PMO). Finally, a number of the projects are led by non-profit, Indigenous, or private housing development partners that were selected through procurement processes.

In the Three-Year Work Plan (Table 1 of Attachment 1), the status of projects are identified using a defined set of activities describing at which stage they will be at for each of the three years of the Work Plan (2026-2028). Definitions for these activities are listed in Table 2 below, consistent with the development stages as outlined in Table 2 of EX25.1.

Table 2 - Toronto Builds Three-Year Work Plan Activities

Work Plan Activity	Definition
<i>Feasibility</i>	The project is undergoing feasibility analysis to assess project viability and determine the appropriate development model, programming and funding model.
<i>Planning Approvals</i>	The project is applying for the initial necessary planning approvals from the City.
<i>Pre-construction</i>	The project has zoning approvals in place and is advancing through detailed design, permitting and procurement in preparation for construction.
<i>Project Funding & Financing</i>	The project is securing the appropriate capital funding and/or financing needed to enable construction and development based on the selected programming and funding model.
<i>Construction</i>	Construction of the project is underway.
<i>Post-Construction</i>	Handover activities are underway, including warranty review.
<i>Ongoing Operations</i>	Construction related activities are complete and project has transitioned for ongoing operational oversight to the Housing Secretariat for the Contribution Agreements and, in the case of City-led projects, to CREM for the Leases.

As outlined in Table 1 of Attachment 1, the HDO has categorized each of the projects based on priority:

- sites currently under construction (13 sites)
- sites starting construction in 2026 (9 sites)
- sites starting construction in 2027 (10 sites)
- sites starting construction in and after 2028 (51 sites)

As forecasts for the projects extend further into the future, project details including projected status and unit count estimates become less precise. The Three-Year Work Plan will continue to be refined as projects advance through the stage gates.

In Table 2 of Attachment 1, one project is removed from the City-led portfolio. This project is not recommended to be advanced as a housing project. CreateTO, on behalf of the City of Toronto, assesses this and other City sites for potential City uses on an ongoing basis. Additionally, a list of new Toronto Builds sites on City-owned land is provided in Table 3.

Table 3 - New Toronto Builds Sites on City-owned Land

Project Name/Address	Ward
128-130 Eighth Street	3 – Etobicoke - Lakeshore
Dunn House Phase 2	4 – Parkdale-High Park
C1 Bayside	10 – Spadina-Fort York
15 Price Street	11 – University-Rosedale
George Street Revitalization – Phase 2	13 – Toronto Centre
838 Broadview Avenue	14 – Toronto-Danforth
McCleary District, Port Lands	14 – Toronto-Danforth
101 Coxwell Avenue	19 – Beaches-East York
140 Adanac Drive	20 – Scarborough Southwest
411 Victoria Park Block 5	20 – Scarborough Southwest
101 Grangeway North	24 – Scarborough-Guildwood

As directed by City Council in Item 2024.PH15.6, “Increasing the City's Supply of Accessible Affordable Housing,” the City will be retaining a consultant in Q2 2026 to support in updating the Affordable Rental Housing Design Guidelines, together with input from the Accessible Housing Working Group. Once completed, the new guidelines will inform projects in the Three-Year Work Plan as they progress through the planning, design and construction process.

Updates on Advancing Supportive and Affordable Housing Projects

Working with the Community Housing Sector

As directed in EX9.3, “Generational Transformation of Toronto’s Housing System to Urgently Build More Affordable Homes,” the City entered into a Memorandum of Understanding (MOU) with the Toronto Alliance to End Homelessness (TAEH) to advance the shared goal of increasing deeply affordable rental and supportive housing. In actioning the MOU, the City collaborated with TAEH in 2026 to co-host a series of three workshops with non-profit housing partners. Once completed, the workshop findings will be utilized to outline shared partnership models and approaches that can be actioned between the City and non-market housing providers in alignment with Toronto Builds and Build Canada Homes – with the intent of growing the community housing sector. These findings will then be communicated to housing funders and partners, including other orders of government, to inform future housing development opportunities.

C1 Bayside

C1 Bayside is a City-owned site in the East Bayfront, currently identified for commercial development. This block is included in the City's Land Development Agreement with Hines. In December 2025 (EX28.32), Council directed staff to extend the agreement with Hines solely with respect to Block C1 to April 30, 2026 and report back on plans for Bayside Block C1. Since the extension of the term length with Hines, Hines has requested a further extension while in search of appropriate tenant options. Staff are not pursuing Council approval of an additional extension to the term. This will allow C1 to be considered for other development opportunities, which may include non-residential uses in keeping with original precinct planning objectives, or a mixed-use option with affordable housing or another opportunity informed by considerations of funding and investment on City land.

2444 Eglinton Avenue East

This project is a mixed-use development consisting of three residential towers – one market ownership and two co-operative buildings. Further to Council direction in item MM35.39, the City and CreateTO advanced negotiations to sell the remaining parcel at 2444 Eglinton Avenue East to CW Kennedy LP (the "Market Lands"), in accordance with the business terms approved in accordance with Council direction. An Agreement of Purchase and Sale was executed in March 2026. The Agreement of Purchase and Sale sets out obligations to develop the Market Lands and to provide funding for construction of the 612 co-operative homes on the portion of the lands leased to Kennedy Green Non-Profit Co-operative Inc.

72 Amroth Avenue

72 Amroth Avenue was advanced as a Missing Middle pilot project to assess the extent to which affordable rental housing can be provided in an EHON context on City land, including the impact of development size and complexity, required financial incentives, available funding or financing programs, and other elements that may support viable projects that include affordable housing.

As directed through Item PH23.5, CreateTO, on behalf of the City of Toronto, led the market offering process for the Expanding Housing Options in Neighbourhoods Pilot Project site at 72 Amroth Avenue. Through the market offering process, the City and CreateTO have gathered valuable insights on the market feasibility of providing affordable and rental housing through missing middle housing forms. Recommendations included in Confidential Attachment 2 will allow staff to advance next steps.

Intergovernmental Funding Request

In December 2025, the City of Toronto submitted an application to Build Canada Homes for a portfolio of 14 sites. The City's proposal included four distinct portfolios:

1. *Rapid Supportive Housing*: 3 sites delivering approximately 200 supportive homes.
2. *Toronto Community Housing*: 4 sites delivering approximately 1,350 rental homes (including approximately 550 affordable rental homes).

3. *Non-Profit and Indigenous-led*: 5 sites delivering approximately 1,150 rental homes (including approximately 350 affordable rental homes).

4. *Private Partnerships*: 2 sites delivering approximately 1,250 rental homes (including approximately 450 affordable rental homes).

After successfully securing \$21.6 million from Build Canada Homes for the development of the Dunn House Phase 2 project (one of the Rapid Supportive Housing sites), the City is continuing intergovernmental discussions with Build Canada Homes to advance its application for the remaining sites and aims to settle on negotiated terms in the second quarter of 2026.

The City of Toronto is requesting \$557.5 million in capital funding from Build Canada Homes to deliver approximately 4,000 new rental homes across the remaining sites. The City proposed that the Build Canada Homes investment would be matched by City contributions in land, capital funding, waived fees and charges (including development charges, building permit and planning application fees), and property tax exemptions. The City also committed to investing in deepening affordability for low-income households through ongoing rent-geared-to-income (RGI) subsidies (subject to City Council approvals). The City is committed to incorporating modern methods of construction (MMC) in the delivery of these projects to reduce project timelines, increase productivity and reduce embodied carbon and carbon emissions. Projects will aim to increase use of domestic supply chains and Canadian-made materials, leveraging the approaches adopted by City Council in the Mayor's Economic Action Plan in Response to United States Tariffs.

Of the sites included in the December 2025 Build Canada Homes submission, the sites described in Table 1 of Confidential Attachment 1 are prioritized for immediate delivery based on the prioritization criteria described in this report and require Council approval for prioritized funding to enable immediate delivery in parallel with ongoing discussions with Build Canada Homes.

2026 Construction Readiness Assessment (City-supported projects)

In the first quarter of 2026, as part of the City's ongoing review of financial incentives and capital funding, all City-supported projects not yet under construction or built and previously approved through the Open Door Affordable Housing Program (2016-2022) and Rental Housing Supply Program (RHSP), launched in 2024, were evaluated through a construction readiness assessment. This process enabled the City to ensure ongoing value for money, as well as provide appropriate oversight of its limited resources. The assessment identified among the City-supported projects the ones that are either:

a) no longer proceeding as was proposed at the time of approval, so the City benefits can be reallocated to support other affordable housing developments; or

b) in the housing delivery pipeline but may require additional support to achieve construction start.

Through this process, Staff reached out to 74 housing projects and requested that they submit updated materials, including pro formas, cost estimates and architectural drawings. 54 housing projects provided updated materials by the deadline.

As part of the assessment of the updated materials, all projects were categorized as follows:

- *Category 1:* Projects that are fully funded, advancing to construction within 12 months without issue, and all agreements with the City are executed or progressing to execution in the near future. (17 projects)
- *Category 2:* Projects that are actively advancing to construction with high likelihood of starting construction within 12 months, should funding be allocated (i.e. rezoning complete, site plan underway, construction financing application underway, majority of the funding confirmed). (31 projects)
- *Category 3:* Projects that are more than 12 months away from construction start, but are actively obtaining planning approvals and financing. These projects should have a clear plan to advance to construction (i.e. can demonstrate an approvable built form and viable funding stack).
- *Category 4:* Projects that are no longer proceeding with the affordable housing project as was proposed at the time of funding/incentives approval.

A total of 26 projects – comprised of the 20 projects that did not submit materials and the 6 projects that are not captured in Categories 1 or 2 – are not anticipated to advance to construction within 12 months. These 26 projects are being assessed for designation as either Category 3 or Category 4. Staff will review Category 4 projects to consider options to cancel City benefits previously allocated to these projects.

Pending approval of this report, a total of \$34.6 million in capital funding will be allocated to the prioritized Community Housing Provider-led projects in Category 2, as detailed in Table 2 of Confidential Attachment 1, enabling them to achieve construction start within the next 12 months.

Updating Delegated Authorities

In line with the creation of the HDO, a number of delegated authorities that currently rest with the Executive Director, Housing Secretariat are recommended to transfer to or expand to include the Executive Director, HDO. This approach is aligned with ongoing process improvements, ensures the HDO has the appropriate oversight of development projects and is consistent with the organizational changes within the Development and Growth Service Area.

As detailed in recommendations 16 through 20 to this report, staff are recommending the Executive Director, HDO obtain the necessary authorities to sign severally, with the Executive Director, Housing Secretariat, Contribution Agreements with proponents and other orders of government, along with pre-development funding agreements and security and financing documents. As outlined in recommendation 18, the authority for

deferral of development charges (Section 27 Agreements) is recommended to shift from the current authority of Executive Director, Housing Secretariat to the Executive Director, HDO.

Toronto New Deal Agreement

City Council approved the Ontario–Toronto New Deal Agreement in December 2023. The related term sheet included a new modular attainable homeownership initiative supported by a City commitment to arrange five development sites. The first of these is Habitat for Humanity’s 355 Coxwell Ave. development which is currently under construction. At the request of the Ministry of Municipal Affairs and Housing (MMAH), the second site remains confidential, however funding and development agreements are underway with MMAH and a non-profit development proponent has been selected. Details on the second site are included in Confidential Attachment 3.

Staff from the Housing Secretariat, MMAH, CreateTO, and CREM are working on additional potential sites, with MMAH providing staged commitments based on site due diligence and progress on previous developments.

To facilitate progress on future sites, this report recommends Council provide the Executive Director, Housing Secretariat, delegated authorities to negotiate and enter into agreements with MMAH and development partners to secure provincial funding and move the developments through due diligence, design and approvals. These delegated authorities are not recommended to include the commitment of specific City lands or additional City funding. Should real estate transactions or City funding requirements arise in connection with next steps on future sites, these would be brought to City Council for decision.

The modular attainable homeownership initiative targets households in the 60th to 70th income percentile, supporting middle-income residents who are increasingly priced out of Toronto’s ownership market.

Next Steps

Throughout 2026, the HDO will focus on advancing the priority projects outlined in Attachment 1, continuing to work closely with its housing delivery partners, adopting new project tracking and reporting practices and further refining its role. Collectively, these initiatives will strengthen the HDO’s capacity to deliver on the City’s commitment to ensuring every Torontonian has access to housing opportunities.

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SIGNATURE

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ATTACHMENTS

Attachment 1: Housing Development Office Three-Year Work Plan
Attachment 2: Summary of Recommended Property Tax Exemptions to Support
Additional Affordable Rental and Rent-Controlled Homes
Confidential Attachment 1: List of In-flight Housing Projects Recommended for Funding
Confidential Attachment 2: Next Steps on 72 Amroth Ave.
Confidential Attachment 3: Non-Profit Home Ownership Development