

## **PH30.6 - 2026 Toronto Builds Update and Three-Year Work Plan**

May 6, 2026

Dear Members of the Planning and Housing Committee,

The Toronto Community Benefits Network welcomes the 2026 update on Toronto Builds.

In 2025, Toronto City Council approved the Toronto Builds Policy Framework to guide the development of a range of new rental homes on City land. The framework included a set of policy requirements and targets to harmonize a range of existing City programs and ensure Council's housing priorities including to deliver rent-geared-to-income, affordable, and rent-controlled homes.

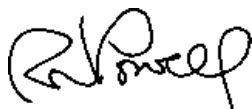
As part of the approval of the Toronto Builds Framework, the TCBN was delighted to see City Council support for Community Benefits with a mandatory 10% equity-hiring target in all large-scale Toronto Build projects. These targets ensure underrepresented groups including Black, Indigenous and equity deserving groups from local communities have access to the good jobs and apprenticeship opportunities on these projects.

To date, no public reports or updates have been shared regarding the status of community benefits and its outcomes from projects under Toronto Builds. To ensure public transparency and reporting of project-specific data, the TCBN recommends:

- Annual reporting and a public dashboard that outlines a list of Toronto Builds projects and its community benefits commitments, targets and community benefits outcomes for each

The TCBN looks forward to monitoring the implementation of the Toronto Builds program, ensuring City development has a measurable impact in Toronto communities.

Sincerely,



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Rosemarie Powell,  
Executive Director

## **2025 City Council Decision**

### **PH21.4 - Toronto Builds - A Policy Framework to Build More Affordable Rental Homes on Public Land**

City Council on May 21 and 22, 2025, adopted the following:

*35. City Council direct the Deputy City Manager, Development and Growth Services to work, in consultation with the Executive Director, Social Development, to achieve a mandatory 10 percent equity target in all large-scale Toronto Builds projects where Community Benefits are required, and to develop criteria, informed by Community Benefits Framework best practices, for including mandatory equity hiring targets in smaller-scale Toronto Builds projects, and to report back by the third quarter of 2025 as part of the implementation report.*