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(Sent by Email)

June 5, 2026

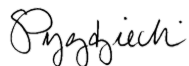
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**Subject: Planning and Housing Committee Item 30.6
Building Toronto's Housing Future - Housing Development Office 2026
Annual Toronto Builds Update and Three-Year Work Plan (Ward All)**

City Council on May 20 and 21, 2026, adopted [Item PH30.6](#) as amended and, in so doing, has forwarded this item, except for Confidential Attachment 3 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services, to the Board of Directors of CreateTO and:

1. Requested the Board to keep Confidential Attachments 1 and 2 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services, 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
2. Requested the Board to consider adopting the Housing Development Office Three-Year Work Plan detailed in Attachment 1 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services, to guide the prioritization of redevelopment of public land managed by its holding corporations, Build Toronto and Toronto Port Lands Company.

A handwritten signature in cursive script, appearing to read "Przedziecki".

for City Clerk

S. Przedziecki/ss

Attachments

c. City Manager



Decisions

City Council

Planning and Housing Committee - Meeting 30

PH30.6 - Building Toronto's Housing Future - Housing Development Office 2026 Annual Toronto Builds Update and Three-Year Work Plan

Decision Type: ACTION

Status: Amended

Wards: All

City Council Decision

City Council on May 20 and 21, 2026, adopted the following:

Housing Development Office Three-Year Work Plan

1. City Council forward this item, except for Confidential Attachment 3 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services, to the Board of Directors of CreateTO and request the Board to keep Confidential Attachments 1 and 2 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services, 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 the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services, 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 report (April 23, 2026) from the Deputy City Manager, Development and Growth Services, to the Board of Directors of Toronto Community Housing Corporation and request the Board to keep Confidential Attachment 1 to the report (April 23, 2026) 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 the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services, to guide the redevelopment of public land managed by the Toronto Community Housing Corporation as well as the Toronto Community Housing Corporation 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 the 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 the 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 the 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 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services 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 instructions to staff 2 to 9 in Confidential Attachment 2 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services 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 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services 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 the 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 to the 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 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services, 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 the 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, the 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 the 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 Part 16 above, on terms and conditions satisfactory to the Chief Financial Officer and Treasurer.

18. City Council amend Item 2024.EX18.2 Part 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:

13. 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 the 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 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; and
- 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.

21. City Council request the Executive Director, Housing Development Office to work with CreateTO, Toronto Community Housing Corporation, the Chief Technology Officer, Technology Services, and industry and civic tech and community benefits experts to ensure all data related to Toronto Builds and the Toronto Housing Data Hub is produced and provided to the public in alignment with the City of Toronto's open data policies.

22. City Council direct the Executive Director, Housing Development Office to explore opportunities for accelerating the housing project at 128-130 Eighth Street listed in Table 1 of Attachment 1 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services, and to assess funding options, including potential opportunities through other orders of government, and to provide updates on findings to the Ward Councillor in July 2026, with a view to advancing continued affordable housing delivery within Ward 3.

23. City Council request the Deputy City Manager, Development and Growth to report directly to the June 24, 25, 26, 2026 meeting of City Council with the City's most recent submission to Build Canada Homes and include the December 2025 submission for comparison purposes, provided that negotiations with the federal government are complete.

Attachments 1, 2 and 3 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services remain confidential at this time in accordance with the provisions of the City of Toronto Act, 2006, 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. Confidential instructions to staff 2 to 9 in Confidential Attachment 2 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services be made public following the execution of the site-specific definitive project agreements for 72 Amroth Avenue. The balance of Confidential Attachment 2 and Confidential Attachments 1 and 3 to the report (April 23, 2026) from the Deputy City Manager, Development and Growth Services will be made public at the discretion of the Deputy City Manager, Development and Growth Services.

Confidential Attachment - 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-geared-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-geared-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.

Background Information (Committee)

(April 23, 2026) Report from the Deputy City Manager, Development and Growth Services on Building Toronto's Housing Future - Housing Development Office 2026 Annual Toronto Builds Update and Three-Year Work Plan (<https://www.toronto.ca/legdocs/mmis/2026/ph/bgrd/backgroundfile-286582.pdf>)

Attachment 1: Housing Development Office Three-Year Work Plan

(<https://www.toronto.ca/legdocs/mmis/2026/ph/bgrd/backgroundfile-286583.pdf>)

Attachment 2: Summary of Recommended Property Tax Exemptions to Support Additional Affordable Rental and Rent-Controlled Homes

(<https://www.toronto.ca/legdocs/mmis/2026/ph/bgrd/backgroundfile-286584.pdf>)

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

Background Information (City Council)

(May 15, 2026) Supplementary report from the Executive Director, Housing Development Office on Building Toronto's Housing Future - Supplementary Materials (PH30.6a)

(<https://www.toronto.ca/legdocs/mmis/2026/cc/bgrd/backgroundfile-287070.pdf>)

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

(<https://www.toronto.ca/legdocs/mmis/2026/cc/bgrd/backgroundfile-287071.pdf>)

Communications (Committee)

(May 6, 2026) Letter from Peter G. Martin, Housing Solutions Manager, Toronto Alliance to End Homelessness (PH.New)

<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-211102.pdf>

(May 7, 2026) E-mail from Nicole Corrado (PH.New)

(May 6, 2026) Letter from Rosemarie Powell, Executive Director, Toronto Community Benefits Network (PH.New)

<https://www.toronto.ca/legdocs/mmis/2026/ph/comm/communicationfile-211124.pdf>