TORONTO

Mayor's Agenda Item

Building New Homes: Phase Two of the Purpose Built Rental Housing Incentives Stream - Update

Date: November 13, 2026
To: City Council
From: Mayor Olivia Chow

RECOMMENDATIONS

The Mayor recommends that:

1. City Council receive this item for information.

SUMMARY AND COMMENTS

In 2024, we introduced an incentive program to build more housing people can afford. Even in this challenging housing market, this program has proven to be a success. Thousands of units are currently under construction at sites across the City, and we've secured many new affordable and rent-controlled homes for the people of Toronto. We need to keep moving forward and keep building, together.

Phase Two of the Purpose Built Rental Housing Incentives Stream was approved by City Council in June 2026 (MM42.44) to support the construction of thousands of new rental homes, including at least 20 per cent affordable and rent-controlled units. Having secured $1.5 billion from the Provincial and Federal governments as part of their Development Charge Reduction Program, we have additional fiscal capacity to get shovels in the ground on more affordable homes.

Following Council's direction, the Housing Secretariat and the Housing Development Office issued a call for applications and have identified successful projects that will be shovel-ready in the next 12 months. A supplementary report from the Executive Director, Housing Secretariat on the progress of implementing Phase Two of the Purpose Built Rental Housing Incentives Stream is forthcoming.

As Mayor, I am committed to making Toronto more affordable. Building more affordable housing is critical to achieving this. My first act returning as Mayor is to get shovels in the ground and build thousands more homes.

SIGNATURE

Olivia Chow
Mayor