



Housing Development Working Group Report of the Housing Solutions Manager 2023 November-December

Note: Agenda Items that are brought before a committee and referred by it to City Council for consideration are referenced under the council meeting.

City Council – November 8th – 10th

EX9.3 Generational Transformation of Toronto’s Housing System.

TAEH deputed on this agenda item before the Committee: [TAEH Deputation on EX9.3](#)

City Council approved the Generational Transformation Housing Action Plan. Seven motions were made and six carried, the most significant being an amendment in line with recommendation 5 in the TAEH deputation, that the annual report to Council become a quarterly report.

Another potentially significant amendment related to a minor amendment by Councillor Fletcher related to the creation of new affordable housing at 1117 Danforth Avenue. Over the years, the trend has been to extend the period in which affordable housing is required to be maintained: the current period being 99 years. This motion seeks to maintain the affordable units in perpetuity.

EC7.7 2024 Shelter Infrastructure Plan & Capital Infrastructure Strategy.

TAEH deputed on this agenda item before the Committee: [TAEH/TSN Deputation on EC7.7](#)

Councillor Holyday requested a separate vote on Recommendations 9, 10 and 13. These pertain to the City: (1) looking into purchasing currently leased shelter sites for ongoing use as shelters with the potential for future use as transitional to permanent housing; (2) potentially using City-owned land, including development sites, for both temporary and permanent supportive housing, using modular and micro-shelter structures; and (3) potentially acquiring surplus school board properties. This motion failed, 22 to 1, and City Council approved the Plan and Strategy.

EC7.8 Shelter System Pressures and Responses.

TAEH deputed on this agenda item before the Committee: [TAEH/TSN Deputation on EC7.8](#)

This agenda item included a recommendation that the City request the federal government to provide support services, including housing support, for refugee claimants in the City. One current strategy is the relocation of unhoused refugee claimants in Toronto to other municipalities in Ontario. City Council adopted the recommendations from the committee without amendment.

PH7.1 Housing Now – 140 Merton.

The City initiated a proposal to increase the density of this site by adding an additional 11 storeys. This would increase the number of affordable housing units into the 94-142 unit range. This is the first BIFI (By Indigenous For Indigenous) non-profit housing development on a Housing Now site. City Council adopted the recommendations from the committee without amendment or debate.

PH7.5 Housing Now – Parkdale Hub.

The City initiated a density increase on the West Block of this site, adding an additional 10 storeys. Unfortunately, the earlier commitment to 50% of the units being affordable has been lowered to a floor of 30%. The current plan is to have 90 affordable units out of a total of 231 units, or 38%. City Council adopted the recommendations from the committee without amendment or debate.

PH7.7 Comments on Proposed Definition of Affordable Residential Unit.

Due to the timing of the deadline for submissions to the provincial government, the Report for Action, as approved by the committee, was the City of Toronto submission. City Council adopted the recommendations from the committee without amendment or debate. No additional material was submitted.

PH7.8 Community Infrastructure & Housing Accelerator Tool.

The committee moved to forward this to City Council without recommendation. The Chief Planner filed a supplementary Report for Action, and City Council adopted the amended recommendations contained therein. Also adopted was the proposed process for requesting a CIHA Order, which can be found as Attachment 1 to the supplementary Report for Action.

PH7.9 Exploring the Potential for Office Conversion.

City Council adopted this item but expanded the scope of the study of potential conversions to the whole City, not just the downtown core. I would point out that, based on other office conversions that have taken place in North America, the cost of conversion is much more

reasonable in the context of community and congregate housing models, (perimeter bedrooms, with central kitchens, bathrooms, laundry, and common rooms), as opposed to those that envision fully independent units.

CreateTO – November 14th

[RA8.2](#) Housing Now Progress Update.

The update indicates that current Phase 1, 2 and 3 projects now total 24, with the first one having just broken ground (Bloor-Kipling, Block 1), four and a half years after Housing Now began. Note that the three projects at Bloor-Kipling are subsumed into a single project in the Report for Action, while remaining separate in the Unit Tracker and Milestone Report). The total number of housing units that these projects encompass is 16,695, of which 5,884 are affordable housing units (35%). A further 6 projects are at the preliminary due diligence stage.

Economic & Community Development Committee – November 28th

[EC8.11](#) Mount Dennis “Community for All” Action Plan.

At the request of Councillor Nunziata this item was referred to City staff for further study and community consultation, especially with the Learning Enrichment Foundation which recently gained approval for an affordable housing project in the neighbourhood. Report back to committee in Q1 2024.

[EC8.12](#) Choice-Based Housing Access Plan – Update.

This was an interim update outlining the general principles used to make the Access Plan as effective as possible in increasing applicant participation in the system. Staff will give a further report to the committee in February 2024 to evaluate the plan's efficacy and provide a targeted implementation plan.

Planning & Housing Committee – November 30th

[PH8.4](#) Housing Action Plan Mid-Rise Buildings Rear Transition.

Staff reported to the committee on consultations and studies conducted regarding this issue in the context of changing zoning standards to reduce barriers to expanding housing supply by increasing density, creating more efficient building designs, and lowering the cost of construction generally as well as regarding innovative construction techniques (e.g., mass timber construction). Staff will report back to the committee in early Q2 2024 with recommended as of right zoning amendments.

[PH8.8](#) Housing Action Roundtable – Simplifying the Application Process.

Based on decisions reached at the October Housing Action Roundtable, the committee requested staff report back to the committee by Q2 2024 with recommendations on how to

simplify the planning application process, in line with one of the recommendations adopted concerning the Generational Transformation Housing Plan.

Executive Committee – December 5th

[EX10.6](#) 2022 Development Charge Deferred Revenue Activity & Balances.

The committee adopted the report. It included the estimation that the loss of revenue from development charges no longer being charged for shelter and affordable housing services because of the *More Homes Built Faster Act* would total \$2B over ten years.

General Government Committee – December 6th

See GG8.14 in City Council agenda for December 13th – 15th.

Civic Appointments Committee – December 11th

See CA11.1 in City Council agenda for December 13th – 15th.

City Council – December 13th – 15th

[IA13.2](#) Housing Numbers.

In answer to a request from Councillor Holyday, staff provided hard numbers on housing approvals and construction. Staff also advised City Council that current approvals and built housing since June 2018 equals 205% of the units needed to be built to meet the goal set by the province for Toronto to 2031. A Municipal Housing Target Dashboard is expected to be operational by the end of Q1 2024.

[EX10.2](#) Advancing Generational Transformation Housing Plan.

One outcome of City Council adopting the Generational Transformation Housing Plan was to require City staff to report on ways to align the mandates of Toronto Community Housing Corporation and CreateTO with the goals of the Plan, especially to facilitate the creation of “complete communities.” Also, the Strategic Working Group, a cross-organisational group, is being activated to further this alignment and the creation of integrated teams to manage projects from inception to construction. This model will be brought before City Council in Q2 2024 for consideration. City Council adopted the Report for Action without amendments.

[CA11.1](#) Appointment of Public Members to the Housing Rights Advisory Committee.

City Council approved the list of recommended members of the Housing Rights Advisory Committee. Bee Lee Soh, a member of the TAEH People With Lived Experience caucus, was one of those appointed.

GG8.14 Non-Competitive Contract for Multi-Tenant Housing Study.

City Council directed in 2021 and 2022 that a land economic study be conducted on the following three topics: The economic viability of multi-tenant housing, that viability in relation to other residential units and housing types, and the impact of multi-tenant houses on residential property values. City Council approved awarding this contract to N. Barry Lyon Consulting, with a reporting due date of Q1 2024.

PH8.3 Housing Action Plan: Multiplexes.

City Council approved changes to the City-wide zoning by-law to reflect the changes brought about by extending multiplex conversions City-wide. Other changes to harmonise zoning across housing types and to modernise other assessment processes.

PH8.7 Implementing Bill 109 – 2023 Annual Update.

City Council adopted the Update Report for Action which outlined the changes that have been made to date in reaction to Bill 109's potential impact on revenue through a restructuring of the development application process. The report also recommended that the City request the province engage it in consultations regarding the regulatory changes needed in the implementation of Bill 109.

PH8.9 Acquisition of Affordable Housing – 355 Coxwell Avenue.

City Council adopted this item without amendment or debate. The City will now be looking for a non-profit partner to complete this project. No date for the RFP has yet been announced.

PH8.10 Open Door Incentives to Support 856 Affordable Rental Homes.

City Council approved the eligibility of 19 housing projects totaling 856 new affordable housing units for Open Door Affordable Rental Housing programme. All but 2 of these projects are led by non-profit partners.

PH8.11 Federal Rapid Housing Initiative – Program Update and Phase Three Report.

City Council adopted the Update Report for Action, including the requests for further and better funding from the federal government under the RHI. Additionally, the report included details on the proposed RFP for a non-profit licensee and leasee for 65 Dundas St. E., and the procedure for choosing tenants for 150 Dunn Ave. (the social medicine supportive housing project).

PH8.16 Rental Demolition and Housing Conversion By-law.

City Council approved changes to the By-law to require tenant relocation assistance resulting from demolition, and to create a process for filling affordable replacement units with tenants where the displaced tenant has not exercised a right of first refusal to move

into the replacement housing following conversion. Staff also recommended that the City seek provincial support for a ban on the demolition and conversion of dwelling rooms. Finally, staff will report to City Council in Q1 2024 on the option of requiring a net increase in the number of affordable units following demolition and redevelopment.

PH8.23 Supporting Purpose Built Rental Homes in Etobicoke.

City Council approved the requesting of a Ministers Zoning Order regarding a proposed residential and mixed-use development, including a rebuilt mosque and a 9-storey residential building with 220 units, 44-66 of which would be affordable housing, by the International Muslim Organization (IMO).

CC13.2 Ontario-Toronto New Deal Agreement.

City Council approved this agreement between the City and the province. Included in the agreement is the allocation of all funding from the upload of highways towards building housing and its supporting infrastructure. The province and City also commit to creating a database within 6 months of all lands owned by them within the city, to identify which sites are surplus and can be used for housing, and the commencement of such developments within 18 months.

CC13.8 Impacts of RM Waterloo v. Persons Unknown et al.

In consideration of the implications arising from this court case, prohibiting the removal of encampments without concomitant access to housing for those occupants that are removed, City Council directed staff to report back in Q2 2024 on an updated policy response.

CC13.9 Danforth Avenue Planning Study (Segment 2).

City Council approved staff reviewing a site-specific zoning by-law if it is determined that the revised site plan for 1117 Danforth Ave. will include net new affordable rental and RGI units.

MM13.13 Creating a Path Forward to Age in Place.

City Council directed staff to report back before the end of Q4 2024 on a variety of measures to assist citizens aging in place, including providing supports (home care services) and allocating a minimum percentage of units in certain new affordable housing developments to seniors.

MM13.27 Federal Housing Accelerator Fund.

City Council approved the draft agreement between the City and the federal government to permit City access to the Fund. The Fund will provide \$471M over three years to the City to

create 12k new residential units in that period. These will include RGI and other affordable and supportive housing.

City Planning Division

Update Downsview Study

I have begun participating in consultations regarding the newly updated secondary plan. There is the potential for the non-profit sector to take on a significant role in the development of the Downsview site over the next 30 years in delivering and managing a significant percentage of the 66k units planned for this site.

Housing Secretariat

Parkdale Hub Market.

A market sounding meeting was held in December regarding this development. Many sector organisations were in attendance, and an important conclusion arising from discussions between parties was the potential for co-development to unlock sectoral capacities, both at any given stage between development, construction, management, and service provision, and throughout the overall timeline for site evolution.

Another idea was the creation of lists of organisations by the City that would 'prequalify' regarding capacity in relation to RFPs. Finally, the sector requested the City provide a schedule of upcoming RFPs so that the sector could engage in project allocation and thus make the RFP process less costly and more efficient for both the non-profit housing sector and the City, resulting in speedier project completion.

Ontario Ministry of Municipal Affairs & Housing

Preliminary Meeting.

A delegation from TAEH met with the Director of Stakeholder Development and Caucus Relations at the ministry offices in late December. This was a productive first meeting, with the expectation of continuing meetings moving forward to facilitate providing advice to the ministry on provincial governmental policies related to housing.

Decision on Request for Comments on the Definition of Affordable Residential Unit.

The decision reflected the comments submitted by TAEH and the City in response to this request. In particular, the province noted that the definition might need to be revised to ensure that affordable housing for Ontarians in greatest need of housing is built, and not just units at the top end of the income range as currently proposed. Likewise, the need to have a definition that reflects geographic and income differentials across the province in order to incentivise the development of affordable housing throughout the province was noted.

Federal Government

Fall Economic Statement.

TAEH has prepared a Briefing Note on the Statement as it pertains to the Canada Housing Action Plan. The bottom line is that little additional funding has been added to previously announced programmes as set out in the 2023 budget. Another conclusion is that even with current levels of investment, the existing Action Plan cannot be achieved by 2030, but would need another generation of building to be reached this estimation not including any additional housing required to accommodate the increase in Canada's population in the interim.

Meeting with Minister of Justice in Early 2024 Agreed in Principle.

The Minister of Justice, Arif Virani, has agreed to meet with TAEH in early 2024. It is our intention to reiterate the fact that housing being a human right is now part of the law of Canada and must thus inform governmental priorities. The potential for judicial intervention as seen in the Regional Municipality of Waterloo last year is an additional impetus for a fundamental re-evaluation of the role the Ministry of Justice can play within the government in relation to both the Finance and Health ministries, and concomitant budgetary prioritisation.

Upcoming Dates

Multi-Tenant House Licensing Tribunal Nominating Panel	January 9, 23
2024 Budget Launch	January 10
Economic & Community Development	January 11
2024 Budget Review	January 16-18
2024 Budget Public Presentation	January 22-23
2024 Budget Wrap-up	January 26
Planning & Housing	January 29
Executive	January 30
City Council	February 6-8
City Council 2024 Budget	February 14