

HAF Action Plan Summary – Toronto, ON

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

Initiative 1: Transforming the City of Toronto Administrative Structure and Increasing Capacity to Expedite the Approval of New Development Applications

Accelerating approvals through streamlined decision-making and investments in staffing and technology (*implementation through 2025*).

- All City functions and roles in housing planning, delivery and development reviews will be consolidated in a single service area.
- New digital tools will be introduced, and technology upgrades will enable faster reviews and approvals.
- Minor zoning bylaw approvals will be delegated to City staff.

Initiative 2: Revitalizing Toronto Community Housing Buildings and Creating Net New Rent-Geared-to-Income and Affordable Rental Homes Within Inclusive, Equitable and Complete Communities

Investing in affordable housing by revitalizing aging buildings and upzoning sites to enable more supply (*implementation through 2024*).

- Through redevelopment, Toronto will increase height and density permissions and make additional investments to accelerate the revitalization of various Toronto Community Housing Corporation (TCHC) sites.
- Revitalization will make it easier to replace deeply affordable rent-geared-to-income (RGI) homes and create opportunities for many more affordable and market rental housing units.

Initiative 3: Protecting Rental Homes, Supporting Renters and Reducing Housing Speculation

Addressing the rapid loss of privately held affordable rental housing through non-profit acquisition and support for renters (*implementation through 2026*).

- This initiative will expand the City's Multi-Unit Residential Acquisition (MURA) program which helps the non-profit sector acquire and permanently secure at-risk properties, providing rentals for low-to-moderate income earners.
- Toronto will establish a Housing At-Risk Table, introduce a renovictions bylaw and put in place new eviction prevention tools, and track properties at risk of sale and conversion/demolition.

Initiative 4: Enhancing the Housing Now Initiative and Expediting Delivery of New Permanently Affordable Rental Homes Within Transit-Oriented and Complete Communities

Accelerating affordable housing as part of mixed-income, mixed-use and complete communities on City-owned sites near transit through enhancements to the Housing Now Initiative (*implementation through 2026*).

- This initiative will unlock development at three priority sites and accelerate permitting at future Housing Now sites.
- Program enhancements include zoning changes to increase height and density and providing for a greater diversity of unit types, sizes and tenure, and increasing grant funding to improve project viability and inclusion of net new RGI homes.
- Toronto will also conduct a review of British Columbia's legislative approach to transit-oriented housing permissions, and update as-of-right permissions to increase minimum density and height for new developments near transit (subject to provincial approval).

Initiative 5: Transforming Toronto's Waterfront as a Catalyst for Social, Economic and Cultural Growth

Advancing major development on Toronto's waterfront, with greater density permissions to create more affordable homes (*implementation through 2026*).

- Waterfront Toronto, a tri-government initiative between the federal, provincial, and municipal governments, is leading development of a new masterplan for a mixed-use and complete community on former industrial lands.
- This initiative will accelerate the delivery of permanently affordable rental and RGI homes through expedited planning approvals and a review of opportunities to increase density at various sites along Toronto's waterfront.

Initiative 6: Implementing a New Rental Housing Supply Incentives Program to Increase Purpose-Built Rental Housing Supply

Addressing slowing rates of rental construction through new incentives and faster development reviews and approvals (*program changes in 2024, implementation through 2026*).

- The existing Open Door Affordable Housing Program will be transitioned into a new Rental Housing Supply Incentives Program to incentivize both non-profit and private housing developers to create purpose-built rental housing.
- The combination of incentives (e.g. development charge discounts/waivers and permit fee reductions) and streamlined planning approvals is intended to accelerate development of affordable rentals in areas of Toronto with high core housing need and relatively low levels of housing investment.
- Program conditions will ensure that new units created through the incentives provide stable rents and long-term affordability.

Initiative 7: Expanding Missing Middle Housing Options and Increasing Project Certainty

Promoting missing middle housing options such as gardens suites, multiplexes and low-rise walk-up apartments, and updating planning permissions to encourage greater density in Toronto's neighbourhoods.

- Planning rules will be updated to allow increased heights and densities on major streets (low-rise apartments up to 6 storeys) and avenues (mid-rise buildings up to 11 storeys), as well as four storey multiplexes in neighbourhoods across Toronto. The City will also review "no net new shadow" rules, mid-rise design guidelines and parking requirements for student housing near transit (*implementation in 2024*).
- Toronto will simplify design guidelines and create off-the-shelf building concepts to reduce cost, improve predictability and scale up missing middle housing (*implementation through 2025*).
- A major education campaign will promote these changes and encourage residents and the housing sector to consider redevelopment opportunities.

Initiative 8: Optimizing Land Use and Simplifying the Planning Approvals Process to Increase Purpose-Built Rental Supply in Apartment Neighbourhood Zones

Leveraging underused portions of existing apartment sites, such as surface parking lots and low-use open spaces, to expand the supply of rental housing.

- The City will consult with non-profit, co-op, and private market rental providers to identify existing apartment sites for potential infill redevelopments.
- Planning rules for apartment sites will be studied to reduce barriers to infill developments and reduce the need for rezoning applications.