

Affordable Housing Policies and Projects

Delivering on the HousingTO 2020-2030 Action Plan

Presentation to the Waterfront Toronto Design Review Panel

June 23, 2021



Outline



- 1) HousingTO 2020-2030 Action Plan
- 2) Open Door Affordable Housing Program
- 3) Surplus Lands: Housing Now + Provincial Lands
- 4) Emerging City of Toronto housing initiatives
- 5) Discussion



HousingTO 2020-2030 Action Plan

- Targets of approval of 40,000 new affordable rental homes by 2030, including 18,000 supportive housing units
- Includes tools to incentivize affordable rental housing development on private lands
- Provincial, Federal and initiatives also needed
- See more at www.Toronto.ca/Housing



Overview of the Open Door Affordable Rental Housing Program

- Approved by Toronto City Council in 2015
- City financial contributions to private sector/non-profit applicants include capital grant funding, fee waivers and property tax relief
- Fees waived include Planning and Building Permit fees, parkland dedication fees, and development charges
- Includes fast-tracked planning approvals



2020 Open Door Call for Application Highlights

- 15 affordable rental developments recommended, representing 971 new homes
- 11 of 15 are proposed by non-profit housing providers
- 412 homes are intended to be supportive housing
- 3 projects by Indigenous housing providers
- Affordability periods range from 40-99 years



Updates to the Open Door Program

Changes for 2021

- Simplified non-profit Planning fee relief provided
- Streamlined, continuous application process for incentives-only (no longer limited to annual call)
- Annual Call for Applications to focus on projects requesting capital funding
- Target of 30% of gross floor area as affordable housing



Surplus Lands Initiatives: Housing Now

- Development of City-owned lands for affordable housing within mixed-income, mixed-use, transit-oriented communities
- Phases 1 & 2 to create approximately 13,000 new residential units with approximately 5,500 affordable rental units across 17 sites
- Public ownership retained and affordability secured for 99 years



150 Queen's Wharf Road Location

Housing Now will provide affordable rental, market rental and market ownership housing options.



Housing Now 150 Queen's Wharf Road

- 25 storeys, with 8 storey podium
- 224 units (50% affordable rental, 50% market rental)
- Integrated into Lower Garrison Creek Park
- Housing Now to achieve minimum Toronto Green Standard V3 Tier 2
- Community space and functions planned



150 Queen's Wharf Road (Renderings for consultation)

Surplus Lands Initiatives: Provincial Lands Affordable Housing Program

- Multiple sites downtown, including 3 in the West Don Lands (Central Waterfront Plan area)
- Includes Requires 30% of GFA as affordable rental housing, with a range of rents
- Provincial lands leased 99 years



373 Front Street East rendering

Provincial Lands Program

Block 3/4/7

- 257 affordable & 634 market rental units
- Affordable units at 100%, 80% & 40% AMR
- 5,000 sq ft space to be leased to community organization
- Activated POPS, courtyard, and streetscape improvements



373 Front Street East rendering



Modular Housing Initiative: Creating Rapid Supportive Housing

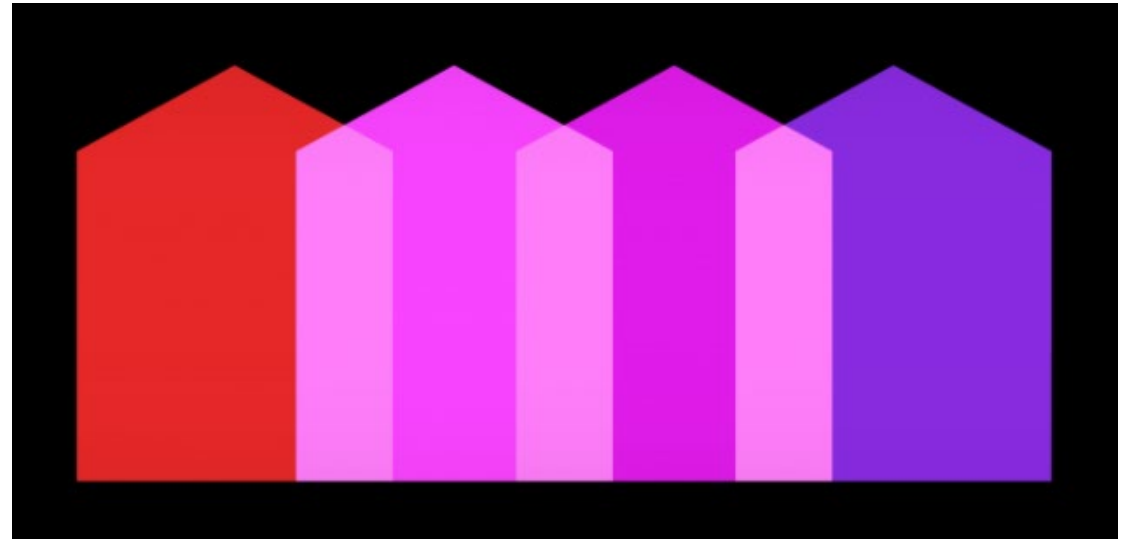
- Plan to develop 1,000 supportive housing units with modular construction
- Deeply affordable housing with support services to help people transition from homelessness
- City retains ownership, and leases buildings to proven non-profit housing operators



321 Dovercourt Modular Housing Rendering

Emerging Affordable Housing Policy: Inclusionary Zoning

- Official Plan Amendment to require affordable rental housing in strong/moderate market areas
- Draft policies under consultation, report to Planning and Housing Committee expected fall 2021



Emerging Affordable Housing Policy: Updating Definition of Affordable Housing

- Goal is to use household incomes as a metric to establish affordable rents
- Current definition: no more than Average Market Rent, by unit type, as reported annually by CMHC
- Proposed definition: lesser of current definition by unit type, or:
 - **Bachelor units**, households earning between the 20th and 50th percentile income for **one-person** renter households;
 - **One-bedroom units**, households earning between the 30th and 60th percentile income for **one-person** renter households;
 - **Two-bedroom units**, households earning between the 30th and 60th percentile income for **two-person** renter households;
 - **Three-bedroom units**, households earning between the 30th and 60th percentile income for **three-person** renter households.
- Further consultation and refinement may occur



Thank You