



REPORT TO

REGULAR BOARD

WAIVER OF EDUCATION DEVELOPMENT CHARGES INDIGENOUS-LED AND CITY-SUPPORTED AFFORDABLE RENTAL HOUSING

"Your word is a lamp for my feet, a light on my path." Psalm 119:105

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November 9, 2021

M. Loberto, Superintendent, Planning and Development

First Tabling

November 18, 2021

Review

[Click here to enter a date.](#)

RECOMMENDATION REPORT

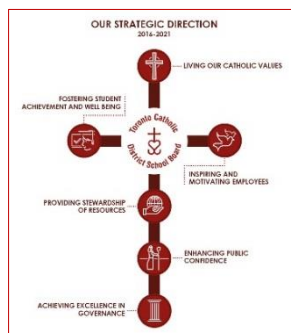
Vision:

At Toronto Catholic we transform the world through witness, faith, innovation and action.

Mission:

The Toronto Catholic District School Board is an inclusive learning community uniting home, parish and school and rooted in the love of Christ.

We educate students to grow in grace and knowledge to lead lives of faith, hope and charity.



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A. EXECUTIVE SUMMARY

This report recommends waiving Education Development Charges (EDC) for five Indigenous-led and City of Toronto-supported affordable rental housing projects. The City of Toronto has approved financial incentives for these projects, which include relief from development charges as well as building permit and planning application fees.

The cumulative staff time required to prepare this report was 6 hours

B. BACKGROUND

1. ***The City of Toronto is seeking to address the shortage of purpose-built affordable rental housing supply.*** Over the past decade, housing costs have grown much faster than incomes in the City, and approximately 18% of all households pay more than 50% of their income on housing.

The City's HousingTO Action Plan 2020-2030 Action Plan has an objective of approving the development of 40,000 new affordable rental homes by 2030.

2. ***Indigenous residents are overrepresented among the City's homeless population.*** Over 8,000 people are currently experiencing homelessness, of which approximately 20% identify as Indigenous. However, Indigenous Peoples represent only up to 2.5% of Toronto's overall population.
3. ***As part of the City's HousingTO Action Plan 2020-2030, the City has a target of approving the development of 5,200 affordable rental units for Indigenous residents by 2030.*** The City's Housing Secretariat anticipates that these new homes will improve housing stability for First Nations residents at risk of homelessness, and address chronic homelessness of Indigenous residents. The 5,200 homes target are part of the 40,000 new affordable rental homes objective previously referenced.
4. ***In order to facilitate the development of these 5,200 units, City Council approved a partnership with an Indigenous-led organization in October 2021.*** The City approved entering into a Memorandum of Understanding with Miziwe Biik Development Corporation (MBDC) to assist with the creation of the affordable and supportive housing units for Indigenous peoples across the city. MBDC would serve as the main intermediary between the City and

Indigenous housing provider. It would assist in managing the funding to be distributed to the housing providers and facilitate the development and operation of the housing units.

5. ***City Council also approved funding and financial measures to support Indigenous-led affordable rental housing.*** To help fund the delivery of the affordable Indigenous-led rental units, the City will provide approximately \$36 million of its \$132 million capital allocation received through phase two of the federal Rapid Housing Initiative. In addition, Council approved an estimated \$265.8 million in incentives through the City's Open Door Program. The financial incentives include relief from development charges, building permit and planning application fees, and parkland dedication fees.

City Council approval is required for the waiver of development charges for each individual application.

C. EVIDENCE/RESEARCH/ANALYSIS

1. ***The City Housing Secretariat approached TCDSB staff with respect to the waiver of EDCs in support of this initiative and consistent with the financial relief approved by Council.***
2. ***Below are the five Indigenous-led and City-supported affordable housing developments that will be triggering EDC payments in the coming months.*** Toronto City Council approved the waiver of development charges for these projects.

Organization	Address	Units	Est. EDC Value
Akwa Honsta	136 Kingston Rd.	24	\$57,432
Na-Me-Res	218 Carlton St.	10	\$21,637
Wigwamen	525 Markham St.	62	\$148,366
Thunder Woman Healing Lodge Society	2217 Kingston Rd.	24	\$57,432
Na-Me-Res	230 Coxwell Ave.	20	\$47,680
TOTAL			\$332,547

3. ***The waiver of EDCs for these projects supports the City policy objective of facilitating the development of Indigenous-led affordable housing units.***

This decision would also align with the City approval to waive municipal development charges.

4. *Going forward, staff would bring reports on similar developments on a project-by-project basis triggered by the City Council approval of development charges waivers for Indigenous-led and City-supported affordable rental housing initiatives.*

D. STAFF RECOMMENDATION

That the Board of Trustees approve the waiver of Education Development Charges for the five Indigenous-led and City of Toronto-supported affordable rental housing projects identified in this report.