



## **BILD's Housing Policy Recommendations – Detailed Recommendations for the City of Toronto's Mayoral Candidates**

In the interest of increasing housing supply and choice, BILD recommends the following:

- From a policy framework perspective, complete the review of the City of Toronto's Official Plan to ensure that it aligns with the need for more housing in areas of the City identified for residential opportunities.
- From a housing opportunities perspective, allow more permissive zoning with greater densities within neighborhood and major streets. This should include, but not be limited to, multiplex permissions and to remove exclusionary zoning.
- From a good planning perspective, ensure intensification is considered through the lens of the right to adequate housing, complete communities and the growth of infrastructure necessary to support livability, inclusion, sustainability and prosperity, and explore the acceleration of infrastructure development to match the acceleration of housing development.
- From an implementation perspective, review the City's urban design guidelines, heritage standards and urban forestry policies to ensure alignment with the priority of optimizing the delivery of housing opportunities for a range of housing forms.
- From a housing mix perspective, consider amendments to taxes, fees and charges, as well as accelerated approval timelines for affordable housing and purpose built rental.
- From a supply perspective, consider more permissive treatment for employment zone conversion applications and relaxing outdated policies (such as office replacement). Additionally, consider evaluating all lands within the City of Toronto (including city-owned land) to ensure that it is being utilized for its highest and best-use.
- From a resource perspective, ensure that staff vacancy levels remain below the Ontario average of 5.2% for development related services.
- From a funding perspective, for hard and soft infrastructure to support new and existing housing, and alternative and holistic funding model must be developed with all three levels of government
- From a partnership perspective, municipal, provincial and federal governments should work collaboratively along with industry and labour to address other barriers to building homes including skilled trades and productivity enhancements.

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