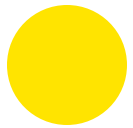


ADAPT



WHILE

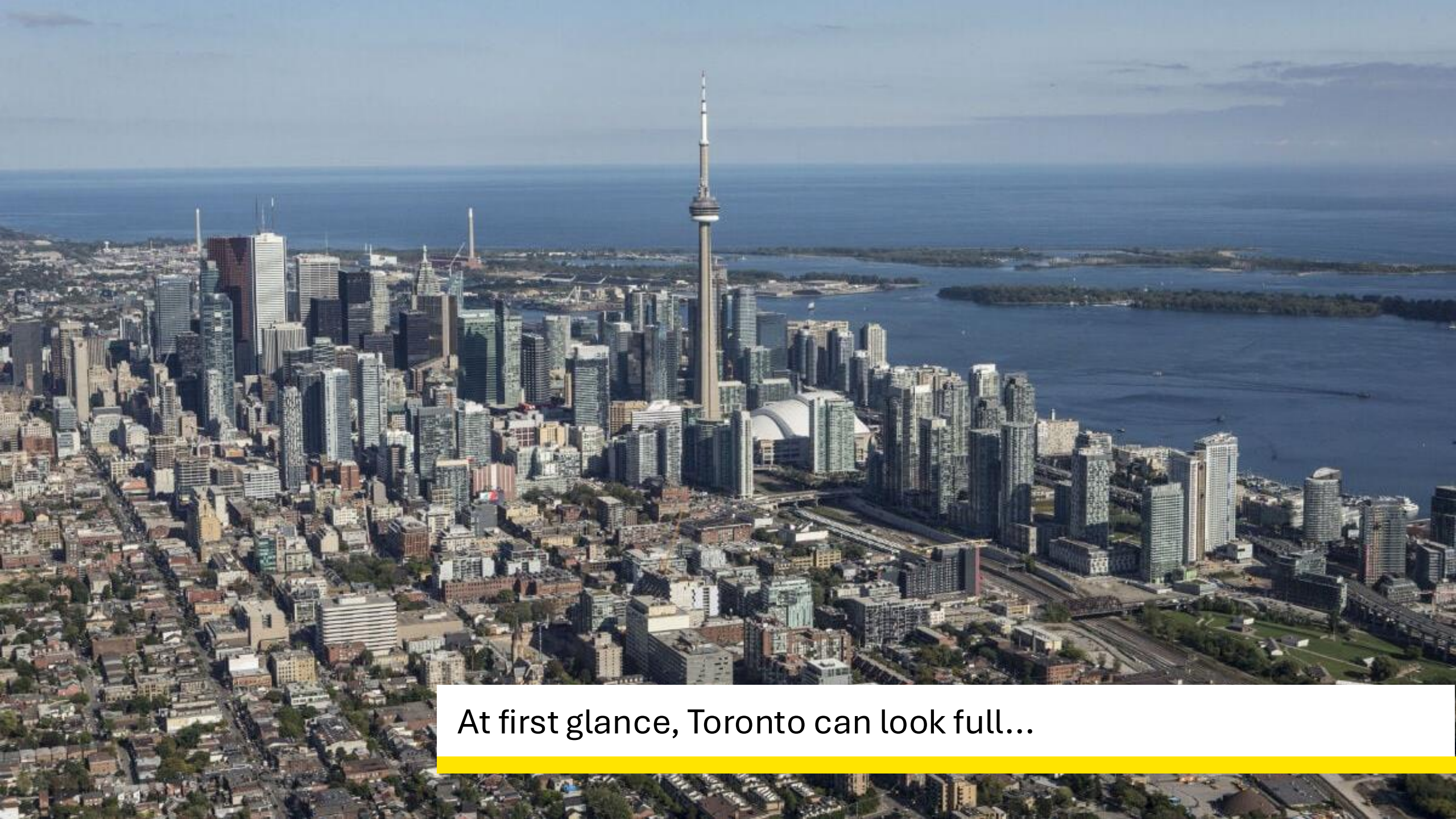


TEAM 2

Adaptability + Innovation

Curtner Urban Leadership Program 2024 - 2025

Urban Land Institute

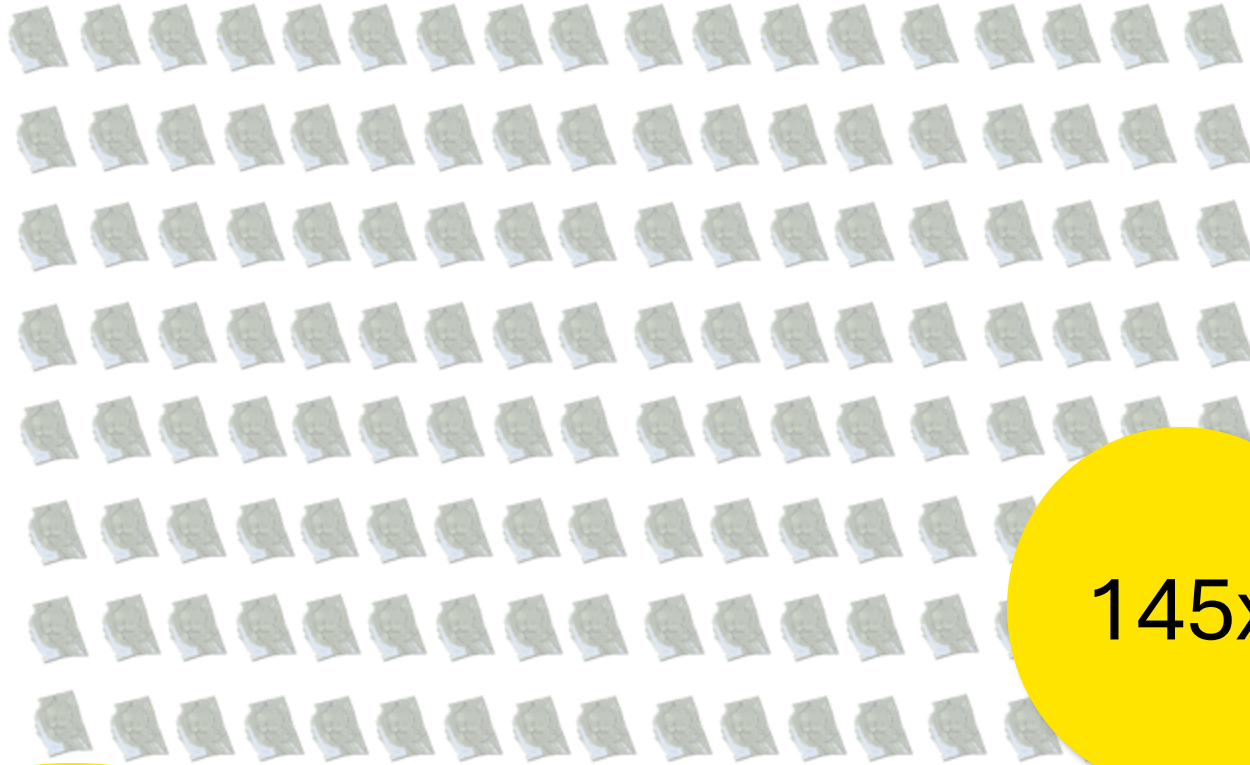


At first glance, Toronto can look full...

How much vacant land in the GTA?

57,650 ac

MGP Malone
Given
Parsons.



145x

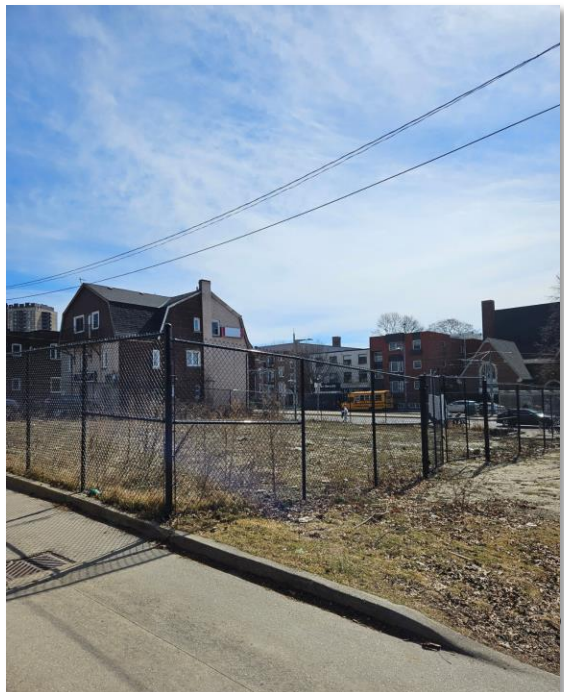
HIGH PARK

Illustration by Jelly Bros.



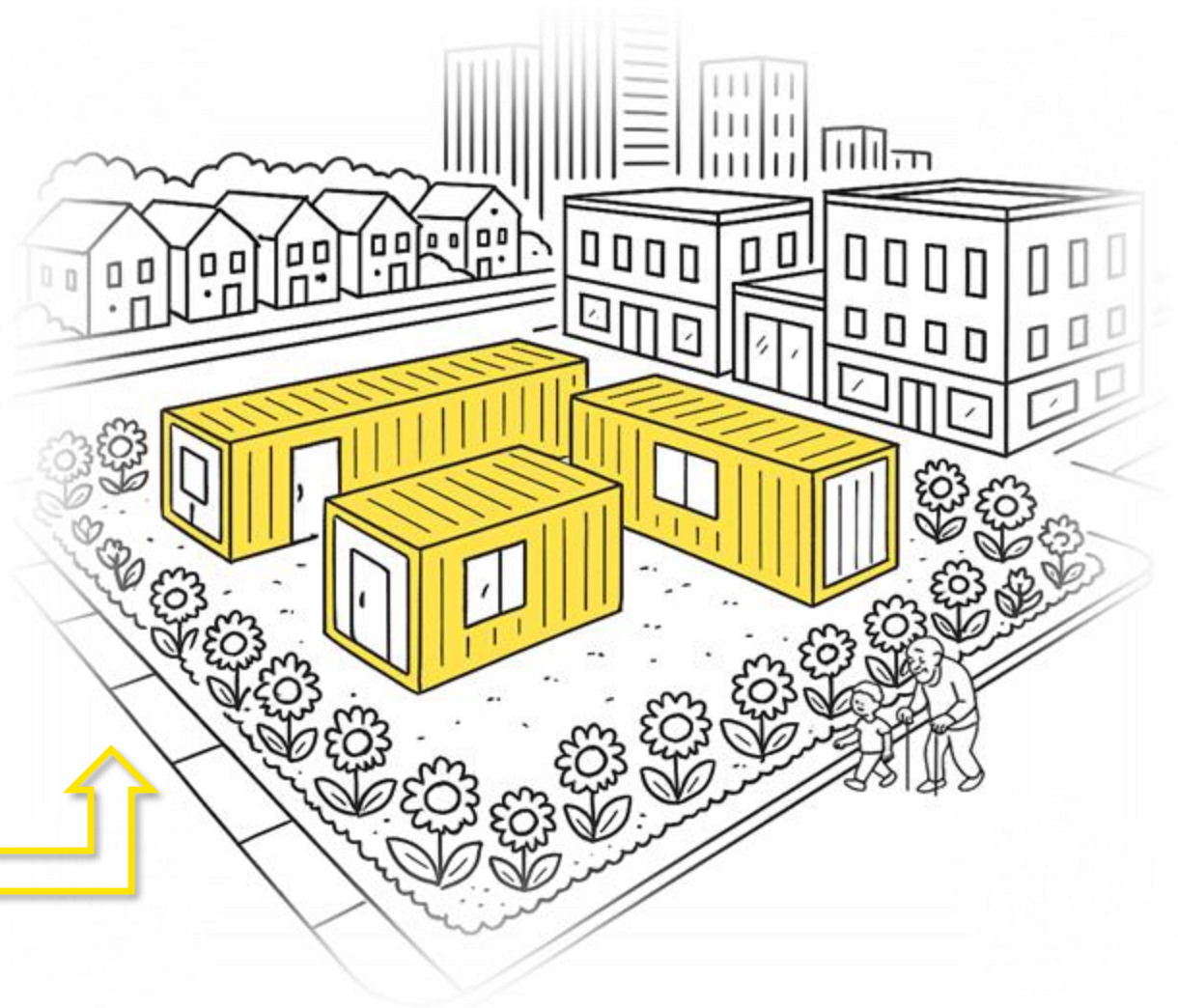
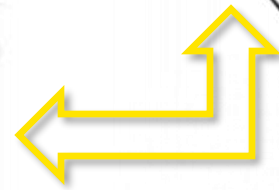
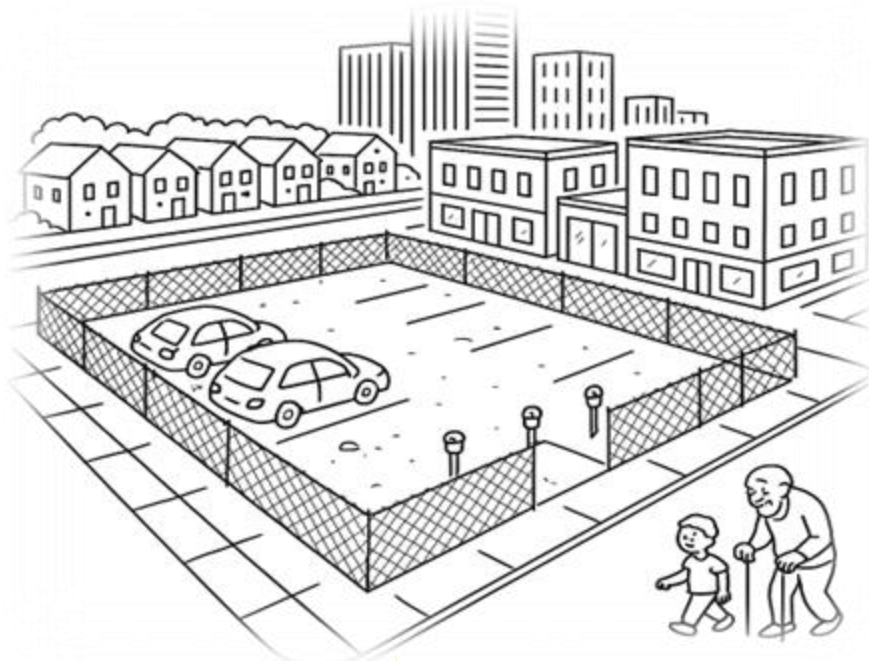
ADAPT
EA
WHILE

Current examples across the GTA...



What do we mean by under-utilized sites?

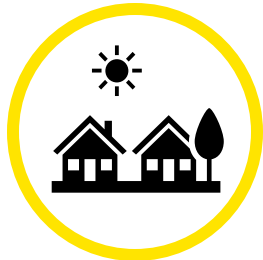
- Pre-construction sites
- Construction sites with delays
- Vacant sites
- Vacant/underused buildings
- Surface parking lots
- Public spaces with low activity



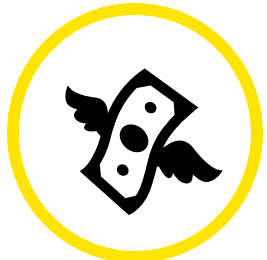
Why are under-utilized sites a problem?



Safety



Community
Enjoyment



Land Values



Food
Insecurity



Housing
Affordability



Climate &
Biodiversity



Isolation &
Mental Health



Recreation
Opportunities

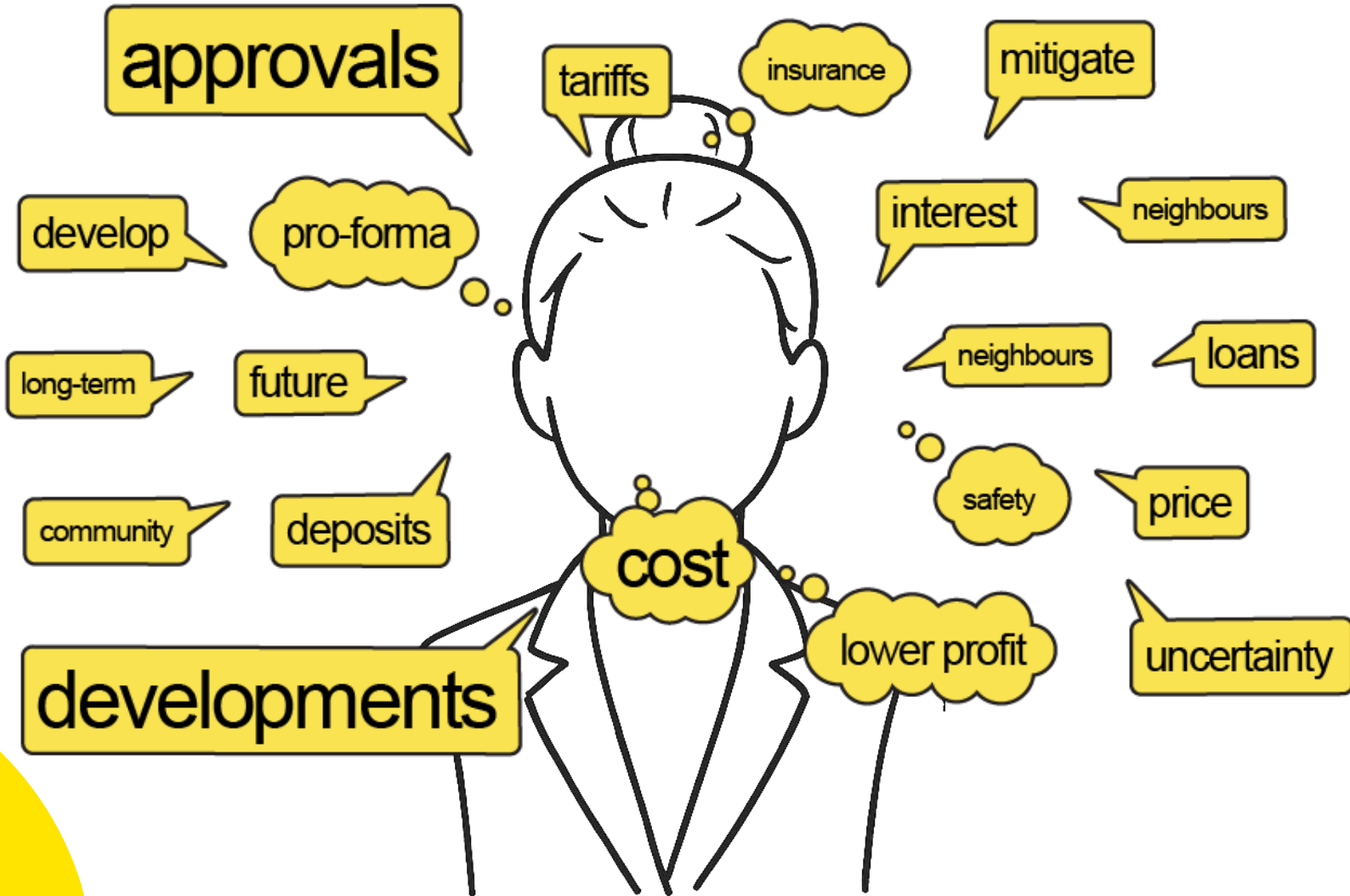
Who is impacted?

Resident, Community Organizer, Ratepayer Group



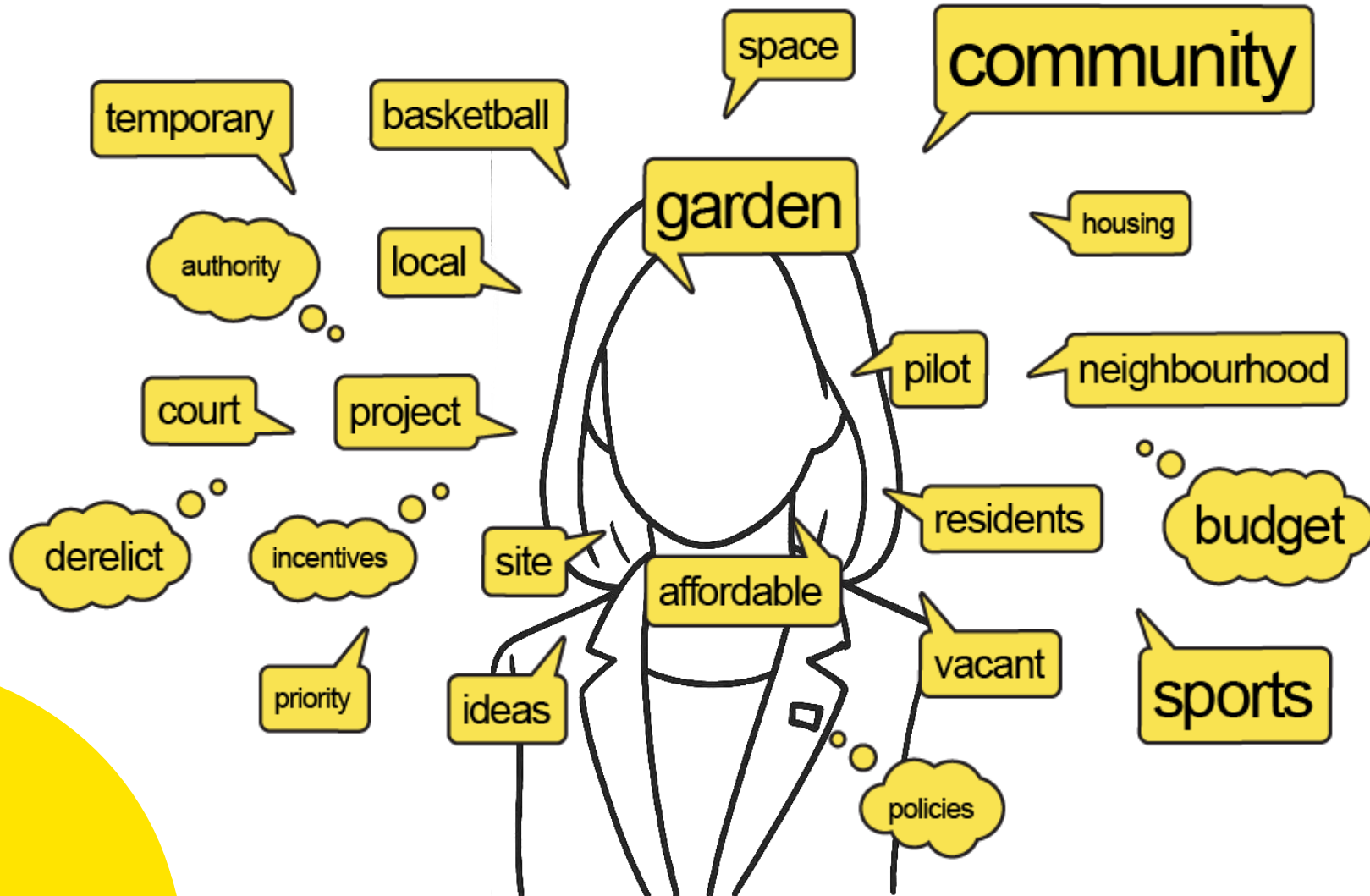
Who is impacted?

Real Estate Developer, Landowner

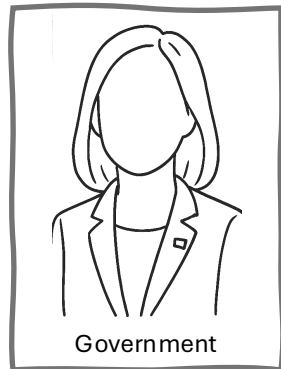
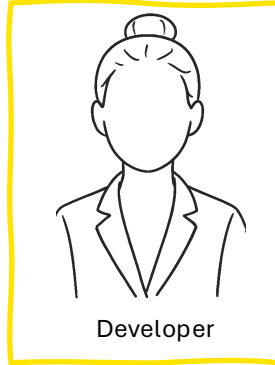
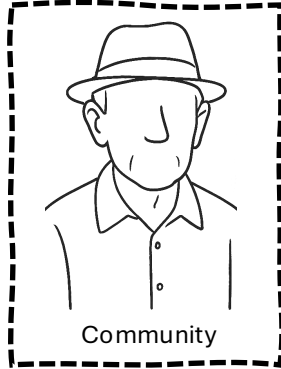


Who is impacted?

Municipal Staff, Politicians, City Advocate



Current challenges



Strategies to implementation

Carrots



- Community Benefit Charge/Section 37
- Development Charge rebate
- Parkland Credit
- Tax relief
- Positive developer recognition
- Unlocking financing

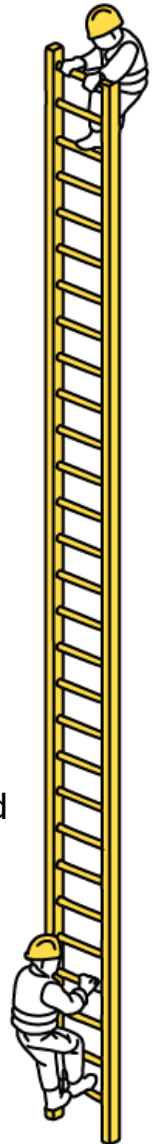
Sticks



- Vacant land tax
- Policy implementation
- Requirements for *meanwhile by-laws* for large sites

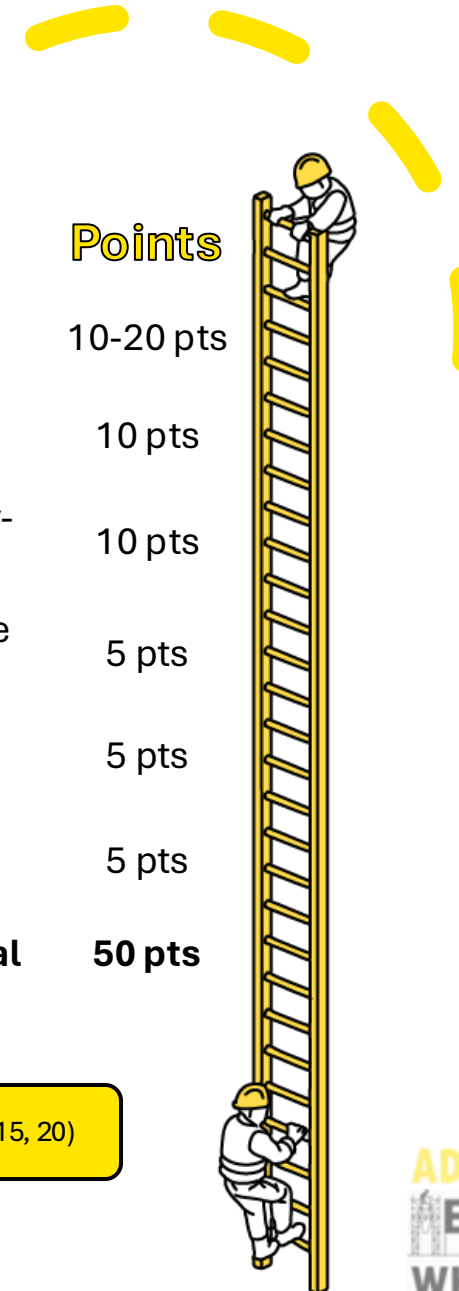
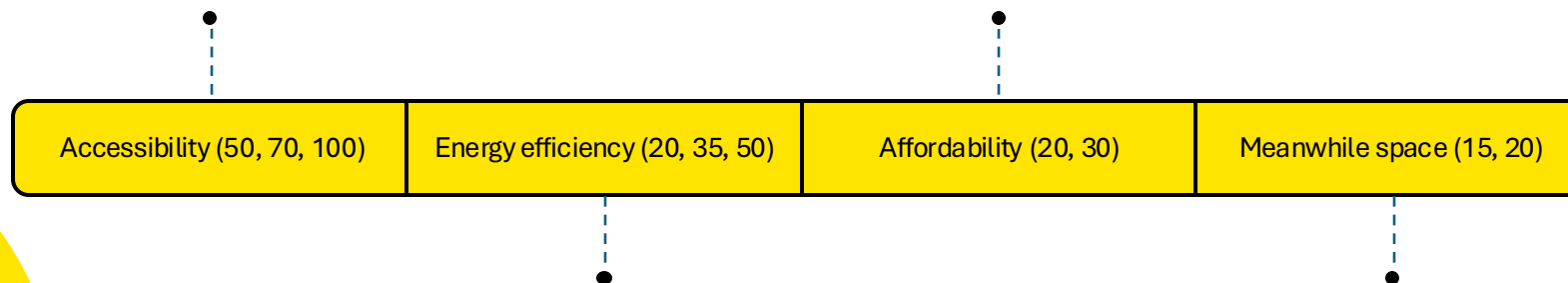
Example: Amendments to income tax act

Relief Mechanism	Description	Impact
Partial property tax exemption	Reduce municipal property tax for the duration of the <i>meanwhile use</i>	30% reduction
Accelerated CCA	Accelerated CCA rate for certain capital investments in (otherwise) vacant land that has an eligible community use	Remove half-year rule for tax
Green tax credits	Use of green tax credits to support development of community uses that also happen to be environmentally friendly.	Similar to clean energy tax credits
Refundable tax credit	A refundable tax credit for current expenses that relate to an eligible community use, like operating a meanwhile use space	Similar to SR&D tax credit
Donation tax credit	Partnering with a charity to establish/run the community use in order to obtain donation tax credits for any amounts advanced toward the community activity.	Donation tax credit applied against tax payable rather than a deduction against income



Example: Unlocking financing

Subcategory	Description	Points
Housing	Temporary housing (more points for duration of shelter)	10-20 pts
Local Partnerships	At least 2 active partnerships with community-based organizations	10 pts
Economic Inclusion	20%+ of on-site jobs, vendor contracts, or leases are allocated to equity-deserving groups	10 pts
Publicly Accessible Amenities	Includes community rooms, shared gardens, coworking, or performance space open to the public 20+ hours/week	5 pts
Cultural Programming	Regular cultural/educational programming	5 pts
Placemaking/Beautification	Enhancements to public realm	5 pts
	Total	50 pts



Meanwhile concepts...



... and a real-world example

Lakeview Village
Mississauga,
Ontario

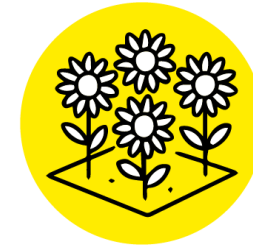
Landscaping open spaces for public use & contamination works prior to construction start.



Potential Points:
10pts



+5 pts
*Cultural
Programming*



+5 pts
*Placemaking &
Beautification*

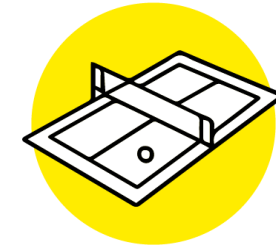
... an even better real-world example

Fairground Racket Club
Toronto, Ontario

Temporary recreational uses for public use prior to construction start.



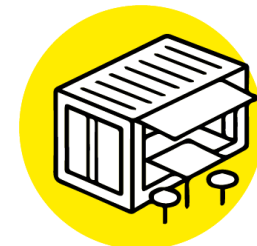
Potential Points:
15pts



+5 pts
Publicly Accessible Amenities



+5 pts
Cultural Programming



+5 pts
Placemaking & Beautification

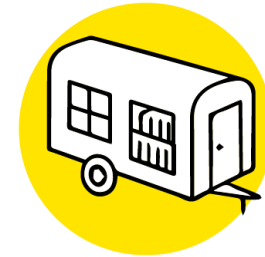
... the best real-world example

The Melody
Atlanta, Georgia

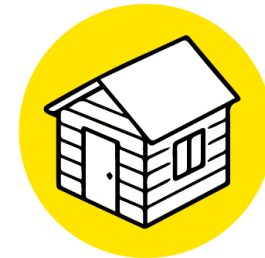
Temporary modular housing for those in need prior to construction start.



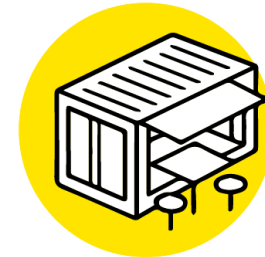
Potential Points:
25pts



+10 pts
Local Partnerships



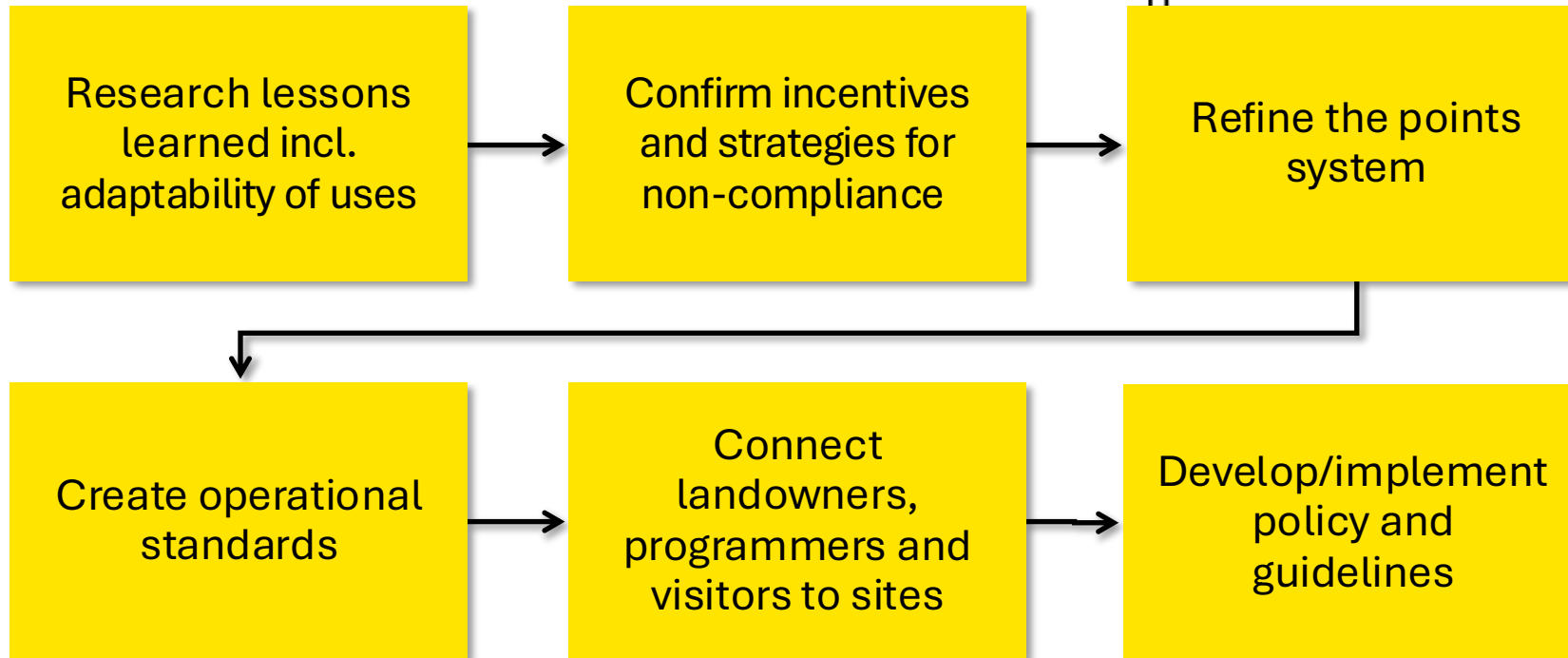
+10 pts
Housing



+5 pts
Publicly Accessible Amenities

Next Steps

Meaningful and **extensive** consultation to ensure **feasible** and **successful** outcomes





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Toronto Lands Corporation



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CP Planning



Liana Camevale
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Infrastructure Ontario



Nicole Lechter
Senior Analyst - Real Estate, Senior
Manager - Real Estate Audit
RSM Canada LLP



Michelle Corcoran
Senior Manager, Development
DiamondCorp.



**ADAPT
MEAN
WHILE**



Justin Smith
Architect
BDP Quadrangle



William Hu
Development Manager
York University
Development Corporation



Juneja Varghese
Senior Manager,
Community Initiatives
United Way Greater Toronto



Katie Henley
Senior Urban Designer
City of Markham





APPENDIX

Parkland Credit



- **Current Policy:** Developers must contribute **up to 10%** of the land area (or equivalent cash-in-lieu) for parkland dedication
- **Proposed Policy:** A **rebate of up to 50%** of the parkland fee (i.e., reduce the obligation to 5%) in exchange for meaningful meanwhile space activation.
- Criteria
 - Minimum continuous activation period: 6 months
 - Must occur before final site plan approval
 - Rebate is proportional to site area activated vs. total parcel size

Implementation examples

Tax exemption approach

Relief Mechanism

Description

Impact

Partial property tax exemption

Reduce municipal property tax for the duration of the *meanwhile use*

30% reduction

Vacancy Tax Exemption

Exempt *meanwhile use* sites from vacancy/underutilization taxes (e.g. Empty Homes Tax)

Full exemption

Transfer Tax Deferral

Delay or reduce land transfer tax if property is leased temporarily before sale or redevelopment

Deferral until use ends

Capital Gains Incentive

Reduce capital gains on eventual sale if the land was activated as a *meanwhile use* for 3+ years

Up to 25% exemption

HST/GST Relief (Federal alignment)

Exempt temporary structures or services from HST/GST if used for non-profit/affordable housing

Tax-exempt status

