

**From:** [Paul Young](#)  
**To:** [Planning and Growth Management Committee](#)  
**Cc:** [Councillor Fletcher](#)  
**Subject:** My comments for 2018.PG26.1 on January 25, 2018 Planning and Growth Management Committee  
**Date:** Thursday, January 25, 2018 9:02:45 AM  
**Attachments:** [image003.png](#)

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To the City Clerk:

Please add our comments to the agenda for the January 25, 2018 Planning and Growth Management Committee meeting on item 2018.PG26.1, Bill 7 - Response to the Proposed Inclusionary Zoning Regulation

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

## Planning South Riverdale

Jan 25, 2018

### **Re: Bill 7 - Response to the Proposed Inclusionary Zoning Regulation**

We support planning staff's recommendation to City Council requesting the Province to amend the proposed inclusionary zoning regulation as proposed in their report to the Growth and Management Committee on Jan 25, 2018.

"Planning South Riverdale" a small group of volunteers that have spent the last 4+ years advocating for more affordable housing and retail space in Toronto, in particular the area in which we live - east of the Don Valley.

We have participated in numerous local planning studies and have organized focus groups to include people in lower income brackets in planning consultations. We consistently hear concerns about affordability and displacement. The City's report provides ample data to support this observation.

Inclusionary zoning is a planning tool that can enable the City to require the provision of affordable housing as part of the development approval process. As in many parts of Toronto, we have numerous condominiums under construction. Each new building that goes up is a lost opportunity –

we need inclusionary zoning tools.

We welcome the new legislation but support the City of Toronto's staff recommendations for amending the bill. We support staff's request that there be flexibility to allow the percentage of affordable units in any development to exceed the provinces stipulated threshold of 10% affordable. We share concerns about what happens after the 20 to 30 year affordable period when the units revert to the open market. And we are in agreement with the City in that the legislation needs to include incentives for purpose built rental housing (not just condominium).

Thank you for the opportunity to comment. We look forward to participating in future iterations of this bill.

Yours sincerely,

Paul Young, on behalf of Planning South Riverdale  
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