

## **MOTION TO DEFER Item 8.12 to the March meeting of Planning & Growth**

Dear Members of the Planning & Growth Committee,

I am asking this committee to defer item 8.12 because I have strong concerns with this document forming the basis for further and final consideration.

I believe that many aspects of these draft guidelines are extremely positive, and I want to thank our Chief Planner and her staff for their hard work and dedication to this important matter. I remain concerned however that certain recommendations will have a serious and negative affect in the production of affordable family size housing units in Toronto.

Affordability of family sized housing units in Toronto is in crisis territory. Prices for ground oriented or grade related Family size homes are rising on avg. 10% a year which is a direct contributor to poor housing choice and reduced mobility of residents in the GTA. Production is simply not keeping up with demand. In an open and free market where we have fallen short of meeting demographically-driven demand I believe it is our job to understand why. And I don't believe we have addressed these issues in our draft guidelines.

A TD economics report from this year, states that the Ontario governments laudable push to higher density housing has simply gone to far, driving unprecedented construction of tiny condos typically tailored for shorter-term living, while seeing the supply of more affordable, family-friendly townhouses and single family homes plummet across the GTA.

These results are contrary to the intent of our own 'healthy neighborhoods policy' (which amendments we are approving today) that is supposed to ensure communities are planned with appropriate housing forms, enabling residents to raise and care for children and dependents, as well as transition from one phase of life to another.

For too many families today, the transition from a tiny condo to a suitable family size home to raise children and care for dependents is simply not possible, and more must be done. Almost weekly now, there are news article and stories of young families having to leave the city to find affordable family size units as far as Kitchener, Waterloo, Barrie, Hamilton, leaving family, dependents, friends and schools behind, only to have to drive for hours a day to get back into our city for jobs, placing addition stress on our already congested roads.

According to the TD report, based on "average income" it is now cheaper to buy a family size home in New York City then it is Toronto. The provinces 2005 Places to Grow legislation has come at a cost, and its largely being borne by young families and homeowners.

The report continues by stating that Toronto is facing "growing structural challenges" that are pushing both renting and home ownership increasingly out of reach of even high-income residents.


In the past 10 years we have seen unprecedented growth in tiny 600-900 sq foot condo units, failing to provide a mix of family size housing units which the report states "won't be addressed without concrete actions on the part of policy makers."

I believe the building design guidelines and language in the Draft Townhouse report are problematic as they have the potential to further reduce the incentive to build family size housing units in Toronto. We need to work further with industry participants to add language in these guidelines that

incentivise the development industry to build family size housing units as well as establish targets so affordability is once again in reach for those looking to transition from one phase of life to another.

I look forward to working with The Chief Planner to discuss and address these issues in time for the March meeting of Planning and Growth.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Di Ciano". The signature is fluid and cursive, with a long horizontal stroke at the end.

Councillor Justin Di Ciano