



January 28, 2018

12th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Marilyn Toft

PG 26.1 Bill 7 - Response to the Proposed Inclusionary Zoning Regulation

Dear Mayor John Tory, and Members of City Council

This is to express our strong support for the Planning and Growth Management Committee's recommendation to City Council (which endorsed the staff report recommendation) to **request the Province to amend the proposed inclusionary zoning regulations**, and to **consult further with municipalities and stakeholders on an appropriate and flexible implementation framework for inclusionary zoning, prior to proclaiming the regulation.**

The Province's proposed rules would

- Restrict municipalities from requiring more than 5% of new units to be affordable (or 10% if they are in a Major Transit Station Area);
- Prevent municipalities from requiring developers to build affordable units if the new development is a rental building;
- Require the municipality to contribute 40% of the cost of making the units affordable.

These rules would mean that, despite municipalities being given new powers, virtually no affordable housing would be built.

We are therefore deeply disappointed with the proposed Regulation, and trust that the Province will re-think its approach to this important issue.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Toronto, Ontario

Cathie Macdonald
Co-Chair, FoNTRA

Toronto, ON

Cc: Gregg Lintern, Acting Chief Planner and Executive Director, City Planning Division
Sean Gadon, Director, Affordable Housing Office

Laurie Miller, Director, Provincial Planning Policy Branch, Ontario Ministry of
Municipal Affairs

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of over 30 member organizations. **Its members, all residents' associations, include** at least 170,000 Toronto residents within their boundaries. **The residents' associations that make up** FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.