



**AN AFFILIATED AGENCY UJA FEDERATION OF GREATER TORONTO**

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January 30, 2018

City Clerk's Office  
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Toronto, On M5H 2N2  
[Clerk@Toronto.ca](mailto:Clerk@Toronto.ca)

Support of Planning and Growth Management Committee Meeting 26  
January 25<sup>th</sup> 2018. PG26.1 Bill 7  
Recommendations: Inclusionary Zoning

To the Mayor and Members of City Council,

As the Executive Director of the Kehilla Residential Programme (Kehilla), I wish to state in writing that I fully support the City's Recommendations /Response to Bill 7 on Inclusionary Zoning, which were approved by the Planning and Growth Committee at its meeting of January 25<sup>th</sup> 2018. I was in attendance at the meeting with my Ryerson planning intern so that he may listen to a Committee hear deputations on an important affordable housing issue. I did not come prepared to depute. Most City Councillors are aware of Kehilla and the work we do. I also plan to submit-a formal response to the Province by Feb 1, 2018. I was disappointed in the small number of disputants and the lack of representation from both the development and non- profit housing sector. Perhaps we are worn out from this discussion and disappointed that all our earlier inputs and support for this long awaited legislation have resulted in a very ineffective regulation.

Kehilla was an early initiator in inclusionary zoning, working with a developer and then City Councillor Adam Vaughan to negotiate four units in 2010, deeded to the organization with the developer, Great Gulf receiving extra density in its downtown condominium building. When *the Charlie* was completed in 2012 - Kehilla placed 4 low income households referred from community support service agencies into these units at rents well below the City's affordable levels (which remains the case today) This success led the City to amend its relevant legislation to allow condominium units to be considered as affordable rental as a community benefit under Section 37. No one expected a floodgate of units but it was a start in the right direction. Kehilla initiated a seminar on this important issue with the assistance from the City's Affordable Housing Office to encourage other developers and non-profit organizations to collaborate to produce units.

It is now 2018. There appears no significant progress in integrating affordable rental housing into new condominium developments. Kehilla however continues to seek creative solutions in working and collaborating with private developers. A successful initiative is our private rent

assistance program supported by over 30 developers now providing rent assistance of up to \$300 monthly to 170 low-income households in our Community. We are currently approaching developers who are redeveloping downtown neighbourhoods - building either rental or condominiums on a larger scale. The goal is to include housing opportunities for clients of support agencies and non- profits already active in those geographic areas to better reflect the diverse neighbourhoods these developers are building in.

We are not waiting for inclusionary zoning to be enacted to be responsive but continue to take a pro- active role and know we can count on support from the Mayor's Office, City Staff and most City Councillors when we need it!

Sincerely,

A handwritten signature in blue ink, appearing to read "Nancy Singer", with a stylized flourish at the end.

Nancy Singer  
Executive Director