

EX33.3.7



April 17, 2018

To: Mayor John Tory, Chair, Executive Committee
Members, Executive Committee

From: Daryl Chong, Greater Toronto Apartment Association

Re: EX33.3 Development Charges By-Law Review – Additional Consultation

The Greater Toronto Apartment Association (“GTAA”) represents the interests of the multi-family, purpose-built rental housing industry. Our members own and manage more than 150,000 units of multi-family, purpose-built rental housing in the GTA, with the vast majority in the City of Toronto.

The (proposed) large increase in development charges for apartments would have cancelled several rental projects, if no consideration for the importance of rental was included.

We appreciate the motion moved by Deputy Mayor Bailão, amended by Councillor Pasternak, and approved by the Executive Committee on January 24, 2018. The motion requested staff to consult further with:

b. the rental sector, with the objective of minimizing the impact through a special rental housing phase-in or deferral program and a new development charge category for that sector;

GTAA and apartment developers wish to thank City Finance staff for the opportunity to meet, review and investigate options.

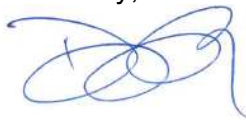
We agree that development charges are one of many factors that need to be reviewed, and as noted in the report, *“The rental sector has expressed interest in further dialogue with the City on evaluating other municipal policy tools for supporting the rental sector. Staff support this request.”*

The recommendations contained in this report will assist in achieving new mid-market rental units. Recently, GTAA and others met at the inaugural *“Missing Middle Working Group”* convened by the Housing Action Lab, and Co-Chaired by Deputy Mayor Bailão. Our collective objective is to create housing options for middle income households; a

large group that is often forgotten. Middle income families are essential to our City. These are the nurses, school teachers, and office workers that need housing close to where they work, or where they want to live.

In closing, an excerpt from the staff report states, "*The primary purpose-built-rental market is viewed as an important component of the City's housing supply, with greater security of tenure and a source of long-term rental housing ... The City's Official Plan sets out the importance to the City of purpose-built rental housing including stimulating the production of the new private sector rental housing supply.*" The staff recommendations support this, and **we respectfully request that the Executive Committee support the staff recommendations.**

Sincerely,

A handwritten signature in blue ink, appearing to read 'Daryl Chong', with a stylized flourish at the end.

Daryl Chong
President & CEO
Greater Toronto Apartment Association