

PH6.2.14 West Don Lands Committee

May 27, 2019

Citizens for the Old Town /
Architectural Conservancy of Ontario

Corktown Residents & Business
Association

Distillery Historic District

Dixon Hall

Enoch Turner Schoolhouse Foundation

Friends of Corktown Common

Goederham & Worts Neighbourhood
Association

Little Trinity Anglican Church

St. Lawrence Market Neighbourhood BI

St. Lawrence Neighbourhood
Association

Bring Back the Don

By email to phc@toronto.ca

Planning and Housing Committee
City of Toronto

Dear Chair and Members of the Committee:

**Re: Agenda item PH 6.2 Inclusionary Zoning Official Plan Policy
Directions**

I am writing on behalf of the West Don Lands Committee, a coalition of community-based resident, business, service, environmental and heritage organizations to express two fundamental concerns with the staff report on inclusionary zoning policy directions.

Our members have been active advocates for affordable rental housing over the past two decades and have often written and deputed in support of more ambitious targets and initiatives.

We welcome the City's initiative to develop and adopt inclusionary zoning policies but are very concerned that a significantly more robust policy direction is needed to make any meaningful progress in the development of desperately needed affordable rental housing.

First, the target percentage of affordable housing to be set aside, must be significantly increased.

The current proposed percentages combined with the various restrictions and exemptions can be expected to achieve only a meagre number of affordable units at best. In the current growth context, we believe it is possible and imperative that higher targets be set.

Second, we call on the Committee to adopt policies that will secure the affordable rental units in perpetuity.

As we have said in previous communications, 25 years is like the blink of an eye in the life of a city. If the affordable units in the St. Lawrence Neighbourhood had been made affordable for only 25 years, they would have reverted to the market by now. There is no reason to think that the need for affordable housing will be any less in 25 years' time. The future health of our City depends on planning for current and future housing equity. In the midst of a growing affordability crisis, it is

unthinkable for the City to adopt an inclusionary zoning policy that does not provide perpetual protection.

We urge the Committee to direct staff to strengthen the reach of this initiative and ask that the WDLC be included in future consultations on the policy.

Yours truly,

A handwritten signature in black ink, appearing to read 'C Wilkey', written in a cursive style.

Cynthia Wilkey, Co-Chair, West Don Lands Committee

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cc. Kristyn-Wong Tam
Joe Cressy