



May 28, 2019

To: Deputy Mayor Ana Bailão, Chair, Planning & Housing Committee
Members, Planning & Housing Committee

From: Daryl Chong, Greater Toronto Apartment Association

Re: PH6.2 Inclusionary Zoning Official Plan Policy Directions

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, mostly in the City of Toronto.

Private-sector housing providers are the largest providers of affordable housing in Toronto. CMHC’s Rental Market Report 2018 for the City of Toronto shows the following:

	AMR	# Units
Bachelor	\$1,089	23,195
1 Bedroom	\$1,270	111,575
2 Bedrooms	\$1,492	104,070
3 Bedrooms (+ more)	\$1,664	21,528

According to Toronto Planning, an average of only 1,100 new purpose-built rental units were added to the City’s inventory each year over the most recent 10-year period.

Year	# New Units
2008	1,321
2009	920
2010	879
2011	804
2012	2,011
2013	1,681
2014	191
2015	1,362
2016	1,088
2017	815
10 years	11,072
Average	1,107 / year

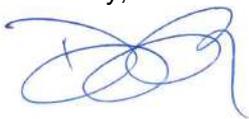
There is great demand, but little new supply.

Simply, it is difficult to make the economics work due to the aggregate high costs. With the proper incentives, the City could directly encourage the construction of new purpose-built rental housing. An unintended consequence of prescriptive inclusionary zoning requirements is the cancellation of rental projects.

GTAA respectfully requests that the City consider an 'opt in' for purpose-built rental developers. Many of GTAA's Members would volunteer into programs similar to those offered in the relatively new Open Door and brand-new Housing Now initiatives.

GTAA's members currently provide most of the City's affordable rental housing units and would offer more if development was viable. We wish to participate in any discussions and consultations that will create the right environment to create new affordable- and market-rental housing.

Sincerely,



Daryl Chong
President & CEO
Greater Toronto Apartment Association