



October 15, 2019

10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins

RE: PH9.1 Proposed Revisions to the Provincial Policy Statement - Preliminary City Comments

Dear Chair Ana Bailao and Members, Planning and Housing Committee,

This is to advise that we have reviewed the staff report on the above noted subject and agree with the critical assessment of the policy issues raised, and the recommendations. Such matters as:

- The shift in policy language such as market considerations playing a role in the determination of the range and mix of housing;
- The relaxation of the process and considerations in expanding settlement areas and converting land from employment uses to non-employment uses;
- The limitation of the municipality's ability to apply inclusionary zoning only to protected Major Transit Station Areas (MTSAs);
- The change from "shall" to "should" in several of the policies related to the efficient use of land and infrastructure..

Especially concerning is the Province's policy assumption that an increase in supply will have a bearing on the cost of land or that a shorter approval process will result in a more affordable residential market place. We agree with the staff report that the basis of the assumption is the development industry passing along any savings to the purchaser of the new dwelling. As the report notes such assumptions are not justified based on the experience of the housing market in the City of Toronto.... "despite the supply of new (housing) units, and the number of units approved but not yet built, the cost of housing in the City has continued to rise over the period (2002 to 2018)".

"The cost of housing and the housing market is influenced by many factors including

new household formation, increases in income/purchasing power, immigration, aging in place, community facilities, transportation options, employment and activity rates, etc. It is paramount that these proposed increases in supply be tempered with good planning principles and the provisions required for healthy, sustainable and complete communities.”

We fully support the staff report recommendations and wish to congratulate the responsible staff for a comprehensive analysis and well considered recommendations.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA
129 Hanna Road
Toronto, Ontario
M4G 3N6
gkettel@gmail.com

Cathie Macdonald
Co-Chair, FoNTRA
57 Duggan Road
Toronto, ON
M4V 1Y1
cathie.macdonald@sympatico.ca

Cc: Kerri Voumvakis, Director, Strategic Initiatives, Policy and Analysis, City Planning Division
Kelly Matsumoto, Practice Lead, Planning and Administrative Tribunal Law, Legal Services Division

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.