

# **Leaside Residents Association Incorporated**

**1601 Bayview Avenue  
P.O. Box 43582, Toronto, Ontario M4G 3B0**

April 5, 2022

Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Marilyn Toft

**RE: MM42.24 Examining the Regulatory Framework that covers Life Lease Housing and whether opportunities exist to include it as a form of Affordable Housing - by Councillor Cynthia Lai, seconded by Councillor Ana Bailão (Ward All)**

Dear Mayor John Tory and Members of City Council,

This is to express our strong support for the above noted Motion which asks the City to examine Life Lease, a form of community based housing that is especially suited to seniors housing. We hope this will help to focus attention on the potential of Life Lease as an viable, beneficial, and dare we say, affordable (!) housing option.

Stay At Home in Leaside (SAHIL) at 1387 Bayview Avenue, is a great example of life lease tenured seniors housing that was developed in the late 1990s, following an earlier community housing project which ultimately went the condo route (Leaside Gate). Attached is a copy of email correspondence to Councillor Lai from a current SAHIL resident, who was involved in the original creation of the project, confirming the satisfaction of the SAHIL residential community with the life lease format. (Full disclosure, I was also involved in both of those projects).

We hope that Councillor Lai's Motion is successful and we would be pleased to participate in any follow up required.

Best regards,

*Geoff Kettel*

Geoff Kettel  
Co-President (with Carol Burtin Fripp)

Attachment: Copy of email from Barb Carter, SAHIL resident

c.c. Abigail Bond, Executive Director, Housing Secretariat

Barb Carter  
1387 Bayview Avenue, Toronto

April 5, 2022

Councillor Lai,

I am writing to you in support of Life Lease housing for the Toronto area. I understand that this is on the agenda, MM42.24, for the April 6, 2022 meeting.

I currently live in a life lease property called SAHIL, (Stay At Home in Leaside) located at 1387 Bayview Avenue, Toronto, M4G 3A5. It is a four storey building with 18 individual accessible designed apartments and 2 commercial spaces. Our residents are over 60 years old.

In 1995 a group of volunteers from Leaside realized that there wasn't any seniors housing in the area. I was a community member of that original group and over 5 years, we developed this community that offers seniors an alternative to a single family home and lets them continue to live in their neighbourhood. We had many challenges including getting financing and support for the project. The first seniors moved into SAHIL in the fall of 1999 and it has turned out to be a wonderful community. I moved into the building myself in 2015.

SAHIL operates very much like a condominium with operating expenses and a reserve fund managed by a volunteer board. It does have restrictions on our membership and who can purchase a life lease apartment. One benefit for our residents is living with like-minded people without the intrusion of investors or renters. Another benefit at SAHIL is that the life lease is transferable to another senior at market value, minus a redemption fee.

Life lease creates challenges however because it is not recognized as a form of housing by bankers and lawyers, and the lack of regulation, for some purchasers, represents a risk. Being unable to put a mortgage on a unit limits the number of people who can purchase a life lease. I think it is probably for these reasons that values of life lease units are lower than condominiums.

I believe that life lease is a viable answer for seniors in Toronto and should be recognized accordingly.

Regards,

Barb Carter