

December 11, 2023

Mayor Chow and Members of City Council
City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Sent via email to: councilmeeting@toronto.ca

RE: PH8.16 - Amendments to Toronto Municipal Code Chapter 667: Rental Demolition and Conversion By-law

Dear Mayor and Council,

The Building Industry and Land Development Association (BILD) is in receipt of the staff report PH8.16 - Amendments to Toronto Municipal Code Chapter 667: Rental Demolition and Conversion By-law that was adopted by the Planning and Housing Committee on November 30 and will be considered by Council for final adoption at its meeting on December 13.

We acknowledge that in July 2022 Council approved the requirements for an approved access plan, income eligibility and the use of a Centralized Affordable Rental Housing Access System. We also acknowledge that the City's centralized affordable housing access system, currently under development, is anticipated to launch in 2024/25. In the interim, our members have the ability to conduct their own transparent advertising process to the satisfaction of the City.

We support the spirit and intent of this policy direction to create a fair and transparent housing access system, and we would like to take this opportunity to express our significant interest in the system's preparation and implementation. As such, we would like to ensure more industry consultation is planned for next year and possibly 2025 (depending on the launch). We request this because there are considerations related to screening, tenant requirements, timing, re-assessment and the industry's existing advertised process that need to be carefully reviewed, as they are key elements to the formulation of the City's system.

Since Council has approved the requirement without the enabling system in place, this transition period could benefit from more clarity. Ultimately, we believe that allowing members (with the capacity) to run their own system to the satisfaction of the City, is keeping with the spirit and intent of the program.

We thank you for the opportunity to submit these comments. Please feel free to contact the undersigned with any questions.

Sincerely,



Danielle Binder, RPP MCIP

Director, Policy and Advocacy, BILD