



June 12, 2024

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

RE: PH13.13 - Development Pipeline 2023

Dear Councillor Gord Perks, Chair, and Members of the Planning and Housing Committee,

Thanks to the City Planning Division for this important annual report that shines a spotlight on the actual results of the planning approval and delivery process — beyond the “Get It Done” political rhetoric. The data are useful in shedding light on progress in meeting the housing challenge.

With regard to residential projects, the 2023 pipeline report once again highlights the following:

- the huge gap between the number of projects approved and the number that are actually built and
- the small number of approved projects that are purpose-built rental housing projects.

The gap between approvals and completions is symptomatic of the extent to which development applications are made in order to increase the market value of landholdings, rather than to actually build housing. We note that the number of potential units already in the pipeline — more than 800,000 units — is sufficient to house a future population increase of more than 1.2 million. Even taking into account recent increases in immigration, the housing crisis is not the result of the lack of development approvals, at least in the City of Toronto.

The true focus of the housing crisis is, and should be on increasing the supply of affordable rental housing for households with below-median incomes. Here, the Pipeline numbers are well below what is needed. Purpose-built rental units account

for only one-eighth of the total residential units in the pipeline. And without meaningful subsidy programs, few of those units will be priced at rents that below-median income households will be able to afford. Rental units priced at current market rental prices do not qualify as affordable housing.

The real message of the Development Pipeline report is an indictment of housing policies at all levels of government, which continue to ignore the growing lack of affordable housing for new lower-income households. Focusing on the supply of market-priced units ignores the true housing problem.

To that end we note - and strongly support - two new policy items on this PHC agenda –

- PH13.8 Launching the Rental Housing Supply Program, and
- PH13.9. Community Housing Sector Modernization and Growth Strategy

We cannot overemphasize the need for federal and provincial programs that subsidize co-op and non-profit housing. We also strongly support the City's efforts to ensure that surplus City land is made available at a subsidized cost, to provide a mixture of market and subsidized housing.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cathie Macdonald
Co-Chair, FoNTRA

Cc: Kerri Voumvakis, Interim Chief Planner, and Executive Director, City Planning Division
David Fitzpatrick, Project Manager, Planning Research and Analytics, City Planning Division
Sally Nicholson, Planner, Planning Research and Analytics, City Planning Division
Candace Safonovs, Planner, Planning Research and Analytics, City Planning 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 250,000 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.