



July 11, 2024

To: Councillor Gord Perks, Chair, Planning & Housing Committee  
Members, Planning & Housing Committee

From: Daryl Chong, Greater Toronto Apartment Association

**Re: PH14.10 - Housing Action Plan: Apartment Infill Study - Preliminary Report**

GTAA Members own and manage more than 150,000 residential units in purpose-built rental buildings. Many sites were designed as "Tower(s) in the Park" with substantive space around and between apartment buildings. Many other sites include large surface parking and have developable land.

As-of-right infill development would shorten the approvals process and save approximately \$500,000 in associated costs. This alone does not improve a rental development pro forma sufficiently to start new projects, but in combination with other incentives the collective effect could be impactful.

Analogous to Council's recent approvals of four homes on a single lot, and EHON, the next logical step is this similar permission for housing on existing RA and RAC zoned sites.

Rental housing is chronically undersupplied and new units are urgently required. An accelerated timeline that synchronizes the infill recommendations with other initiatives such as EX16.8 - Considerations for a New Multi-Res Property Tax Subclass, ahead of the 2025 budget cycle to provide a complete package of policy and program changes could encourage immediate new rental construction.

This is a tremendous initiative with great potential. We look forward to actively participating in upcoming consultations as we share the common goal of providing more rental housing to fill the needs of our growing City.

Respectfully,

A handwritten signature in blue ink, appearing to read "Daryl Chong", is positioned below the word "Respectfully,".

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