



March 18, 2025

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Cathrine Regan

RE: EX21.13- Supporting Ownership Housing Developments (Ward All)

Dear Mayor Chow, Chair, and Members of Executive Committee,

The Federation of North Toronto Residents Associations (FoNTRA) wishes to express its support for the recommendation to approve measures to:

- (1) unlock and advance stalled multi-unit ownership housing projects that include at least 5 percent -10 percent affordable housing and are expected to start construction within the next two years and
- (2) provide deferral for four years of the payment of development charges (DCs) for eligible multi-unit ownership units.

This proposal, which is expected to advance 3000 condominium units, is further to measures taken last Fall to expedite about 7000 rental units.

However we provide two additional comments and suggestions:

- While we support this initiative on the ownership file we acknowledge that its impact is likely small. Given that the goal is affordable housing, the issue is price, and we would suggest that the City investigate (and invest in) the Not for Profit (NFP) model such as Home Opportunities, which reinvests repayable funds back into building more affordable housing
- We recognise the limited financial capacity of the City to assist with housing programs at the scale needed, and suggest that the City, together with its large city partners, make renewed overtures to the Ontario government, which has the primary mandate and many times the financial ability of the City to address the issue.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cathie Macdonald
Co-Chair, FoNTRA

Cc: Jag Sharma, Deputy City Manager, Development and Growth Services
Doug Rollins, Interim Executive Director, Housing Secretariat
Lauren Birch, Director, Strategic Policy & Programs, Office of the Chief
Financial Officer & Treasurer

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.