



PH21.4 - Toronto Builds Policy Framework

8 May 2025

The Federation of Metro Tenants' Associations is encouraged to see the Planning and Housing Committee make efforts to address the lack of affordable housing in the city. As Toronto reels from a worsening affordability crisis, it is imperative that the city combat the financialization of our housing market with the development of non-market solutions such as co-ops and social housing and many of the items in the proposed Toronto Builds Policy framework constitute important steps towards doing just that. All too often lately we have seen housing in Toronto taken over by speculators but since the city is the sole shareholder of Toronto Builds we hope that this is one investor that will put people over profit.

Although we're happy that the City is taking initiatives to deal with the ongoing housing crisis, the proposed framework is not without its issues though. While we have been assured that any housing constructed on public lands will remain in public hands and socially owned., However, there are exemptions for provincially and federally--owned land and we are concerned about the long-term ramifications of this policy. Given our provincial government's penchant for overreach and expropriations, we believe it would be prudent for the City to include as many protections for public land as possible before moving forward. We recognize that the City has only so many tools at its disposal, however this is one area that must be strengthened. We would want to avoid unintended consequences of this policy, such as our parkland or elementary school playgrounds being handed to private interests the same manner as Ontario Place. For our part, the FMTA commits to working with the City as well as with stakeholders such as tenants and the Elementary Teachers of Toronto and rights holders such as Indigenous groups that continue to uphold the rights of the Dish with One Spoon Treaty and the Mississaugas of the Credit First Nation (as applicable). This way we ensure that public land stays in public hands and treaty rights are respected.

On item 30 of the motion, we have heard that the removal of affordable housing requirements from Parkdale is being balanced with a commitment to a higher amount of rent-geared-to-income (RGI) housing. We would appreciate it if this were explicitly laid out in the motion to concretize the trade-off and avoid any misunderstandings in the future.

Lastly, given the crashing condo market and a tendency for developers to hold back supply until conditions improve, we would also encourage the City to explore any way to make use of the available surplus units in the private sector before resorting to public land. When the City has surplus land that is going unused, it is sold to provide housing. We welcome developers to do the same.

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