COMMENT 

To: Municipal Finance Policy Branch, Attn: Ruchi Parkash.

Date: Friday, May 10, 2024.

Re: Proposed Regulatory Changes under the *Planning Act* Relating to the *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185): Removing Barriers for Additional Residential Units. - *Ministry of Municipal Affairs and Housing*.

ERO: 019-8366.

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The Toronto Alliance to End Homelessness (TAEH) is a community-based collective impact initiative committed to ending homelessness in Toronto. Our network includes not-for–profit organisations that support those living with homelessness and those who are housed and who must spend a disproportionate amount of income on housing., as well as affordable and supportive housing developers, property managers, and landlords.

As part of our mission, TAEH works directly with the City of Toronto in its mandates surrounding homelessness and maintaining and growing affordable housing stock in the city, including engagement on client support services and funding. This includes TAEH co-chairing the Toronto Housing and Homelessness Service Planning Forum with both the City of Toronto Shelter, Supports and Housing Administration and the Housing Secretariat.

**Recommendations.**

1. TAEH recommends that the province permit municipalities to enact inclusionary zoning by-laws, at their discretion, over all or part of the municipality; or that the City of Toronto be permitted to do so, in keeping with the longtime request from the City of Toronto for such zoning controls.
2. In the alternative, TAEH recommends that the province permit inclusionary zoning on all lands designated in Toronto as Major Transit Station Areas/Protected Major Transit Station Areas/Transit Oriented Communities and their equivalents in other municipalities; or that the City of Toronto be permitted to do so.

**Analysis.**

The City of Toronto has already approved sufficient housing development projects to build more than twice the amount of housing targeted for Toronto under the Greater Golden Horseshoe Growth Plan to 2031. Unfortunately, with the City of Toronto lacking the tools to require the inclusion of affordable housing in private developments, the number of built and planned affordable (and supportive) housing units under the City of Toronto’s Housing Action Plan is woefully behind schedule. Without the tools to require such housing be a component of private developments, it is highly unlikely that the affordable housing targets can be reached through the non-profit and public housing sectors.

At the very least, providing this power in relation to transit nodes is the bare minimum, it is suggested, needed to achieve this target.

Thank you,



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