

From: Wes Guidry [<mailto:Wes.Guidry@toronto.ca>]

Sent: Wednesday, April 11, 2018 10:59 AM

Subject: Planning and Growth Management Committee Item 25.8

City Council on January 31 and February 1, 2018, adopted the following and forwards its decision to the Province as the City's response to the proposed inclusionary zoning regulations:

Recommendation 1: The proposed regulation should be amended to respect the fact that the municipality is in the best position to assess its needs and establish an inclusionary zoning framework that takes into consideration the full range of housing needs, market conditions, and aligned policy and program opportunities.

Recommendation 2: The proposed regulation should be amended to explicitly provide for the opportunity to create new affordable purpose-built rental housing.

Recommendation 3: The Province should work with the municipality to review current and projected rental housing development, including understanding the market profile of new rental housing projects. Further, the Province should consult with municipalities and other stakeholders on the merits of extending the regulation to any or all of the new purpose-built rental housing market.

Recommendation 4: The regulation should provide for municipal flexibility to set reasonable set aside rates based on the local context, planned environment, and relevant program funding and incentives, with the principle that a minimum of 10 percent of the units or gross floor area be established as the unit set aside rate.

Recommendation 5: The regulation should provide for municipal decision making for measures and incentives as municipalities are in the best position to respond to local market conditions.

Recommendation 6: The regulation should allow for inclusionary zoning to be used as part of a Community Planning Permit System area or in areas where the zoning has been updated to reflect minimum and maximum densities in accordance with provincial policy.

Recommendation 7: The regulations should enable municipalities to set an equity sharing model that is fair and equitable.

Recommendation 8: The regulations should enable municipalities to set priorities based on local housing need and align program administration with administrative models that are already in place.

Recommendation 9: Off-site provisions in the regulation should be amended to allow for municipal flexibility in permitting 100 percent inclusionary zoning buildings.

City Council has requested the Province to amend the proposed inclusionary zoning regulations as set out above.

City Council has also requested the Province to further consult municipalities and stakeholders on an appropriate and flexible implementation framework for inclusionary zoning prior to proclaiming the regulation.

Yours sincerely,

for City Clerk

M. Toft/wg

Attachment

Sent to: Premier, Province of Ontario
Executive Director, Association of Municipalities of Ontario

c. City Manager