



"LETTER OF A CONCERNED RESIDENT"

Good day Mayor Chow and City Councillors,

I hope everyone is keeping well.

Let's talk Housing, Let's dispel the deceptions at City Hall

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/expanding-housing-options/>

First off, the declaration of war against single family detached homes in favour of federal bribes to drive EHON, a housing initiative solely crafted to drive the self serving interests of the wealthy and influential stakeholders of housing and land development industry is only serving to make home ownership and apartment rentals more expensive and is destabilizing neighbourhoods. The ill crafted EHON initiative is literally decimating what little inventory remains of the most affordable single family detached homes in our City. Furthermore, this initiative has only served to attract bad actors who want to wash their rivers of dirty capital in our new and existing housing inventories.

CONCLUSION:

EHON has and will continue to prove itself as a total failure when it comes to addressing our Unprecedented and Unsustainable Housing Affordability Crisis. EHON is not the answer to Toronto's housing woes! More housing DOES NOT drive affordable housing!

MURA PROGRAM: <https://www.toronto.ca/community-people/community-partners/housing-partners/housing-initiatives/multi-unit-residential-acquisition-program/>

It is not the responsibility of private homeowners to pay to keep people's rents affordable. This initiative is the equivalent of "stealing from Peter to pay Paul". Social housing initiatives and programs are the responsibility of the provincial and federal governments and are not the responsibility of private homeowners and seniors who are struggling to age in place, in their own private homes. The AGIEST attitudes at City Hall and within radical and extreme housing advocacy groups such as "More Neighbours" is cause for great concern!!!

chow, you and "More Neighbours" are sadly mistaken, we are not millionaires, we are not nimbys, and we cannot "afford to keep paying a little more".

RENTAL HOUSING SUPPLY PROGRAM, the devil is in the details: <https://www.toronto.ca/community-people/community-partners/housing-partners/housing-initiatives/rental-housing-supply-program/>

This is perhaps the most concerning housing initiative of all. This program literally needs to be investigated by the authorities for collusion and breach of public trust. This program effectively allows private sectors developers to build luxury rental apartments, luxury condos, and luxury hotel suites on City owned lands. Once again, it is not the responsibility of private homeowners to pay \$265,000.00 per RGI dwelling units, so developers can generate ridiculous profits through the property tax funded Rental Housing Supply Program. This initiative deceives the public into thinking affordable apartments will be achieved through rent controlled units but, the developers can charge a staggering 150% of AMR (average market rate) for the rent controlled units. This effectively translates into high end luxury rentals. Furthermore, the City defines affordable as 80% of AMR. Leilani Farha, the former United Nations Special Rapporteur for the Right to Adequate Housing told Toronto's planning and housing committee that this definition is an absolute joke! CreateTO is a developer oriented agency crafted by Tory and Ana Bailao to give full advantage to developers and it too, needs to be investigated by the authorities for collusion and breach of public trust.:<https://createto.ca/news/national-housing-week:-reimagining-the-toronto-coach-terminal-site-at-610-bay-street>

RENO-VICTIONS Bylaw, another ill crafted bylaw which only serves to drive predatory development.:
<https://www.toronto.ca/services-payments/permits-licences-bylaws/renovictions-bylaw-development/>

Anybody who has ever worked in the housing and land development industry knows that in today's economic climate that it is literally impossible to maintain any older structure in a state of good repair when rents are capped at 2.5%. The Reno-Viction bylaw will undoubtedly drive more predatory takeovers of older rental apartment buildings and will result in the Demo-Victions of tenants in favour of new concrete and steel monoliths high into the sky. A more realistic rent cap would fall within 4% to 7% depending on

the age and type of structure. Funny enough, all levels of government know this and it is no accident that the City does not oppose Demo-Victions.

***DEMO-VICTIONS:** This is literally the most destructive and deadliest development practice and tragically, it is supported 100% by city planners, chow, and all Toronto Community Councils. This raises the question of WHY??? Toronto City Council has the power and authority under the City of Toronto Act, 2006 to outright deny a demolition permit for a predatory development application. Tragically, our elected representatives choose NOT TO PROTECT what little inventory remains of truly affordable rental apartments. Every time Community Councils approve predatory development applications, the AMR of rental apartments continues to go through the roof.*

***CONCLUSION:** Developers get their way again by influencing our elected representatives. The refusal of our elected representatives to protect our affordable rental apartments also needs to be investigated by the authorities for collusion and breach of public trust.*

Lastly, SHAME ON ANY ELECTED REPRESENTATIVE WHO CONTINUES TO BREACH PUBLIC TRUST AND COLLUDES WITH DEVELOPERS.

You are effectively helping to create more food and housing insecurity, more crime, more domestic violence, and more destruction of our natural environment and precious water supply.

Parthi Kandavel, please let me know when you and chow want to get serious about addressing our unprecedented and unsustainable housing affordability crisis and I would be more than happy to sit down with you, Will Johnston, and Jag Sharma to engage a productive discussion and put forth realistic and meaningful proposals to address our destructive housing affordability crisis. The affordability crisis is destabilizing and eroding the quality of life in our City.

Thank you for your time,

Concerned Resident, Paul