



WEST NEIGHBOURHOOD HOUSE  
Community Response & Advocacy

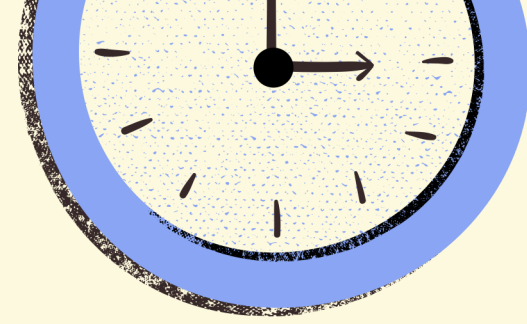
# inclusionary zoning in TO

A Community Learning Circle resource

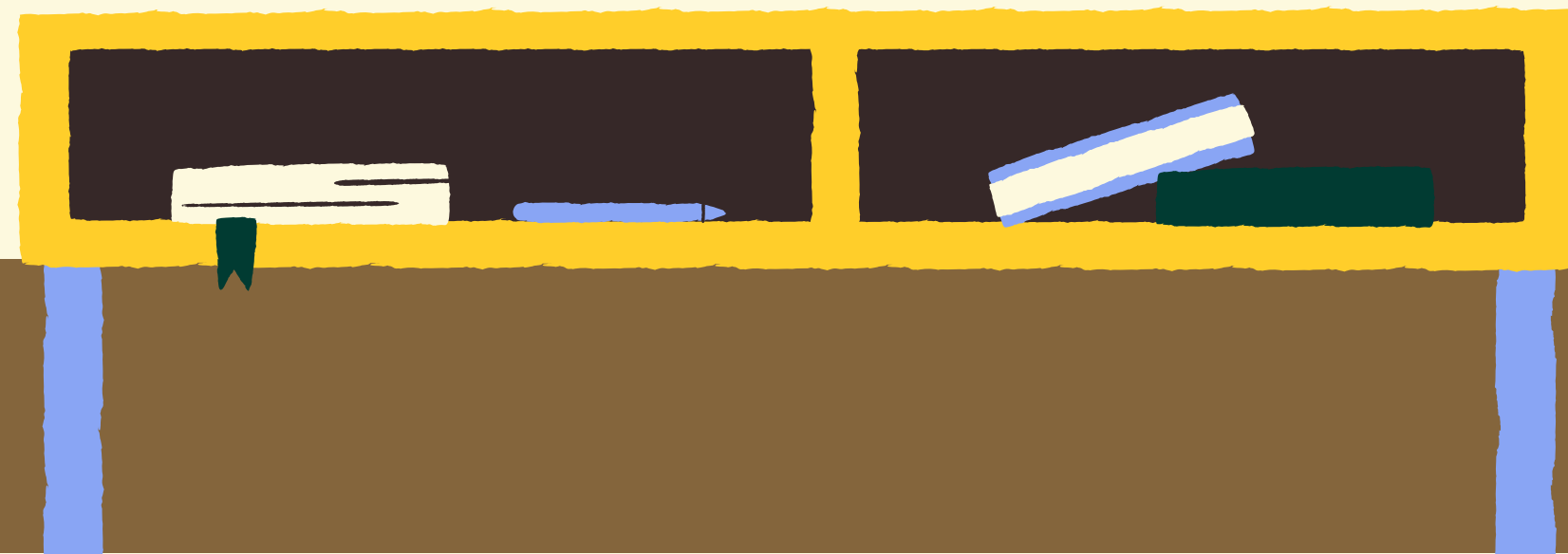


NEIGHBOURHOOD  
HOUSE

Formerly St. Christopher House



Did you know that the City of Toronto is creating new by-laws to build more affordable housing in new developments?



Want to learn more?

# Who belongs here?

The City of Toronto has drafted a new housing policy to ensure affordable housing units are included in some new developments, creating more mixed-income housing. Many neighbourhoods are seeing a lot of residential development happening. As our city is growing, this is one of the solutions we can use to make sure new housing is affordable for those who call Toronto home.



Who has the right to call Toronto home? Are our neighbourhoods changing?

# What is Inclusionary Zoning?



## What's happening?

On Oct 28th, City Council is meeting to finalize our Inclusionary Zoning (IZ) policy. IZ is used in cities around the world and can be a solution for greater housing justice, especially in housing markets such as Toronto where both new home ownership and renting are increasingly unaffordable for so many.

## How does it work?

Inclusionary Zoning (IZ) is an urban planning policy we can use to create more access to affordable, decent and equitable housing in Toronto. To be effective, an IZ policy should maximise the economic strength of our local housing market to create the greatest amount of affordable housing possible.

What does access to affordable, decent housing look like in our neighbourhoods now?

# What is the City planning?

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The City does need to make sure it is desirable for private investors and developers to build as more housing supply is needed to meet our population growth, ie. it has to still be profitable.

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IZ can do this with new zoning laws which require developments in Toronto to keep a certain percentage of units affordable, taking into account the real estate market.

%?

Because housing prices in our market are likely to remain very high, developers can afford to "set aside" some units with subsidies and/or for specific populations in core housing need.



Will developers stop building if they cannot make as much money?



## DEFINITION

The proposed IZ policy will define affordability as housing costs of no more than 30% of household income, using income instead of market prices. This responds to community calls from seeing "affordable" housing built at 80 to 100% of market rent out of reach for many; as well as affordable home ownership programs that require annual income of over \$80,000 and up.



## A CLOSER LOOK

The new by-laws are not meeting community needs for truly affordable housing as the City is proposing that by 2030, IZ will require 5 to 16% of all new condo units set aside when other cities facing similar housing pressures have been able to create targets of 20 to 30%. Setting requirements so much lower might mean Toronto continuing to fall behind in providing enough affordable housing units.



## RECALCULATING

High housing costs mean many neighbours continue to be under or unhoused, while frontline, essential and care workers can't afford to raise families in Toronto. Under this version of IZ, all new rental housing development is exempt and the by-laws will only apply in certain neighbourhoods, leaving some lower-income communities facing rising housing costs out of the equation for the future.

Can more affordable homes could be created under Inclusionary Zoning? Sooner?



# Who is making decisions at City Hall?

John Tory's campaign for Mayor in 2018 raised \$2,297,134

38% of these contributions came from developer ties

That's a total of \$866,955 from 640 donors connected to real estate developers.

All 24 City Councillors received money from the development industry.

A total \$1,374,725 was donated by it in 2018 to help elect the entire City Council; including all 9 Planning & Housing Committee members deciding on the IZ by-laws

Deputy Mayor Bailao who chairs the Committee received 42% of her 2018 campaign funds from donors with ties to developers.



# How can you shape decisions?

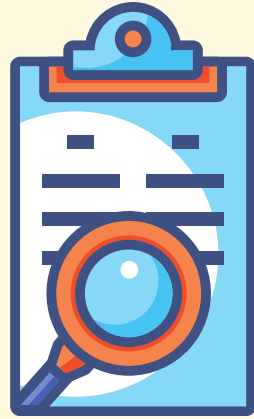
The City of Toronto Act requires the City to exercise its powers by by-law. City Council makes decisions by adopting or amending recommendations from its committees and City officials.

They will meet to make a decision on whether to adopt the IZ by-laws on October 28th. There are different ways to share your voice if this policy works for you and your community.





Find more information on the City of Toronto's website:  
(click on images below for links to relevant reports)



Contact the City's City Planners if you have questions or need something explained:  
Christine Ono, Senior Planner 416-392-1255  
Email: [Christine.Ono@toronto.ca](mailto:Christine.Ono@toronto.ca)

Contact your local City Councillor and Deputy Mayor Ana Bailao,  
Chair of the Planning & Housing Committee:  
Ward Office: 1240 Bloor St W, Toronto, ON M6H 3S5  
Phone: (416) 392-7012 Email: [councillor\\_bailao@toronto.ca](mailto:councillor_bailao@toronto.ca)

Share your housing crisis story on social media  
[@CityPlanTO](#) [#InclusionaryZoningTO](#)

Let City Council know how important a strong Inclusionary Zoning policy is for building an affordable supply of housing in our city! You can email a letter or sign up to speak by Oct 27th. [phc@toronto.ca](mailto:phc@toronto.ca) or by phone at 416-397-4579

# More Questions?

Join the townhall on:

October 21, 2021

Thursday, 7:00 p.m. – 8:30 p.m

Register online here:



To join by phone

(no registration required):

- Call: 416-915-6530
- Access code: 2462 747 7434
- ID: skip by pressing “#” key



# Thank you!

Do you have any questions for us?