



BUILDING A GREATER GTA
Building Industry and Land
Development Association

Deputation to City of Toronto
Planning & Growth Management
Committee

***Bill 7 – Response to the Proposed
Inclusionary Zoning Regulation
January 25, 2018***

Good afternoon Chair, and members of the Committee.

My name is Paula Tenuta and I am the Vice-President of Policy & Government Relations for the Building Industry and Land Development Association.

BILD is the voice of the land development, building and professional renovation industry, and our members are all of those who are part of building complete communities across the GTA.

My colleague from the Ontario Home Builders' Association is also here today, and you will be hearing from him shortly as well.

The industry is essential to this City's long-term economic strength and prosperity. It's one of the largest employers where in 2016 alone, the industry generated more than 32,000 on-site and off-site jobs in new-home construction, renovation and repair in Toronto. In fact, every construction crane represents up to 500 jobs. These are quality, well-paying jobs that generated more than \$11.4 billion in wages in 2016. I tell you this to reinforce the fact that our members are your partner in city building.

What I take great pride in, is reminding people that our industry is committed to improving affordability and choice for the City's new home purchasers. And our comments should be taken in balance with the fact that our members not only do business in Toronto, they also live and raise their families here.

Our members are part of so many celebrated projects in what has become a vibrant, and exciting City and many of these celebrated projects are created when municipalities and the industry work in close collaboration.

As interested and affected stakeholders, we thank you for the opportunity to speak to the staff report which presents the City's response to *Bill 7*, and the proposed regulations around inclusionary zoning.



In reading through the staff report and recommendations, we recognize that the majority of the recommendations are directed to the province, with specific asks of *them*. Regardless, we felt it important to be here today to remind you that after the conversation around the proposed regulations comes near to a close, the real work around an inclusionary zoning framework for the City still has to happen, that a partnership model is essential to meet the goals of inclusionary zoning, and that our members are your private sector partner. The staff report, and the proposed provincial regulations speak to a 40/60 split, that if the work being done outside of a Community Planning Permit System would require a 40% municipal contribution, that 60% remaining contribution is the responsibility of our industry. The staff report has noted challenges with this, and I would attest that there will be challenges all around.

Inclusionary zoning will be successful if there is a successful model to work with, or to point to. What I mean by that, is that the Mayor and the City have done a great job in recognizing our industry as your partner for some of these inclusionary-zoning type projects already, a few mentioned in the staff report, where the proper approvals were provided to get the projects off the ground. How do we take a model like this and make it work, where a demand and command approach wasn't the way, where limitations have to be respected, and where we collectively take a realistic step back and assess who can do what, to make it a true partnership.

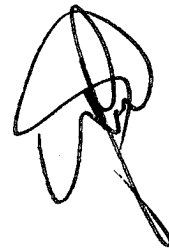
There will always be a risk associated to these developments, there will always be uncertainty with what the market can accept, and inclusionary zoning units, which are only one tool in the affordable ownership housing discussion, will only be brought forward if these projects are a success and come forward.

That is why recommendation #6 is also important, as it speaks to inclusionary zoning being tied to areas where zoning has been updated. If affordable housing units are to be brought on stream, it's in all of our collective interest that we make things happen quicker, better and faster, and this is a way to recognize that reality. We will all have some work to do as part of this picture.

The private sector will come to the table in various ways. It will be the private sector's responsibility to make affordable housing units available as per your municipal policy. The private sector will take on the related administrative costs associated to development applications and permits, and depending on the model, they will share in the long-term administration costs associated to the not-for-profit housing providers for these projects. It will also be the private sector's responsibility to invest equity and incur costs to secure construction financing for the affordable units. As your partners in building complete communities, our members have skin in the game.

We come to the table as your partner in community building, and a reminder that we will have to collectively bring a set of balanced solutions forward so that we can be a part of the creation of good policy that is in the public interest. Its' a spirit of collaboration, creative and critical thought, and understanding of limitations on both ends, from the industry and from our municipal partners to make inclusionary zoning work.

When we are past the point of the provincial regulations discussion, we look forward to you calling BILD and its members to the table as one of your key stakeholders, as we will have to work together towards the next steps in implementation.

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