

October 27, 2021

Dear Mayor Tory and Toronto City Councillors:

Re: PH28.1, Thursday, October 28, 2021

As the new President of the Toronto & York Region Labour Council, I write today to urge you to support better policies on affordable housing at the municipal level. Our Council recently passed two statements, *Violent Encampment Evictions And The Affordable Housing Crisis – Two Sides Of The Same Coin*, and *A Roof Over Our Head* (November 2020), both of which can be found at labourcouncil.ca/policy_statements. It is clear that housing is in a crisis stage across Canada, especially in Toronto. Without decent housing, how can workers and other community members have the decent life that our wealthy society should be able to make possible?

In particular, I am writing about the proposed Inclusionary Zoning policy which is coming to the Planning and Housing Committee on October 28th, and proceeding to City Council in November for a final vote. The other issues also being considered at the October 28th meeting are also relevant.

I also urge you to read the statements to see the other actions we call for at the municipal level, and at other levels of government.

On the Inclusionary Zoning issue, over the past 3 years the City has consulted the people, and consistently heard that we need a bold policy implemented without delay and city staff have shifted its draft policy in that direction. Now, the development industry is really pushing back because they fear that affordable housing requirements will eat into their bottom line.

Reports on best practices by ACORN, Steve Pomery, and other housing academics and advocates show what is possible. The City's own feasibility studies show that what is possible is higher than what is proposed.

Housing is a human right, and the city must help realize this right using whatever tools are possible. We are writing to you because you have a very important decision to make in the next few weeks on this policy, and we are encouraging you to stand with tenants and the people rather than developers and their bottom line.

Our Labour Council joins with many other individuals and organizations in urging you to support the following demands for a bold Inclusionary Zoning policy:

- Require the MAXIMUM amount of units set aside as permanent, deeply affordable, rental housing
- Inclusionary Zoning must be fully phased in by 2025 - we can't wait till 2030
- It must be fully phased in at 20 to 30% - which city studies have shown will allow developers to get 15% profit and landowners to get 10% above the value of their land
- It must prioritize affordable rental housing, which is more affordable for lower income households, in all developments, by targeting set aside rates which will incentivize rental over ownership
- Maintain the current proposal of units being affordable for 99 years
- Bring in a new definition of 'affordable', based on income NOT market rent
- That Inclusionary Zoning policies apply to all new developments with 60 units or more

Yours truly,



Andria Babbington
President