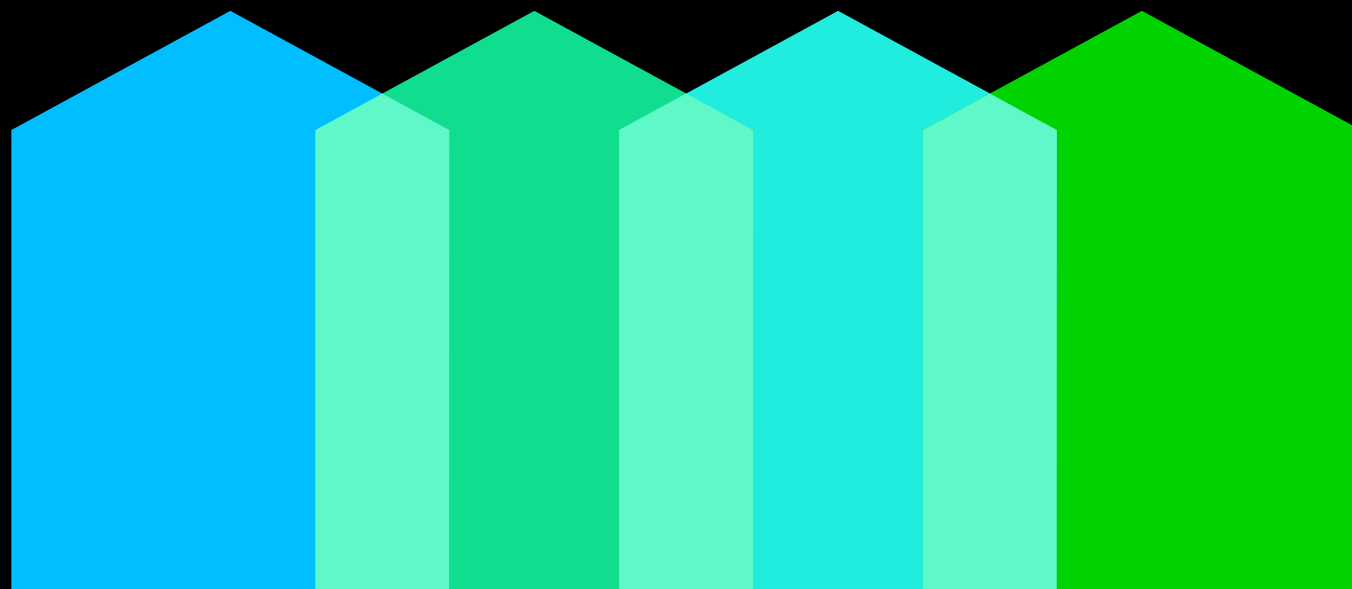


# Inclusionary Zoning

Proposed Official Plan  
Policy Directions

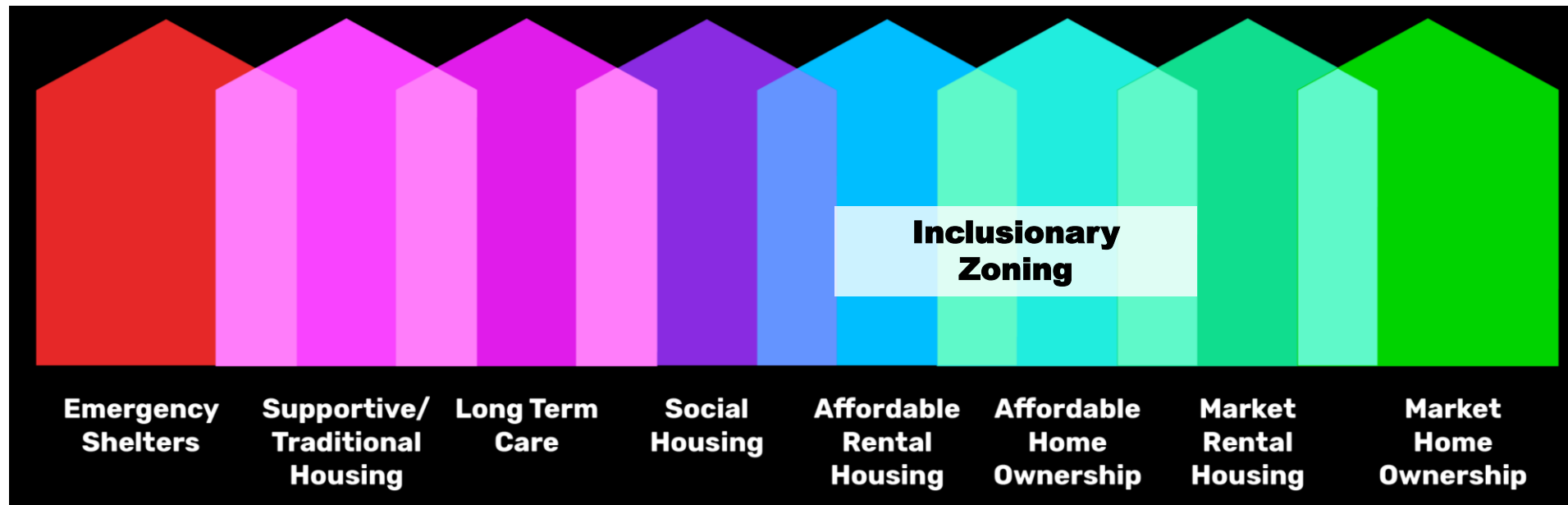


[toronto.ca/InclusionaryZoning](https://toronto.ca/InclusionaryZoning)

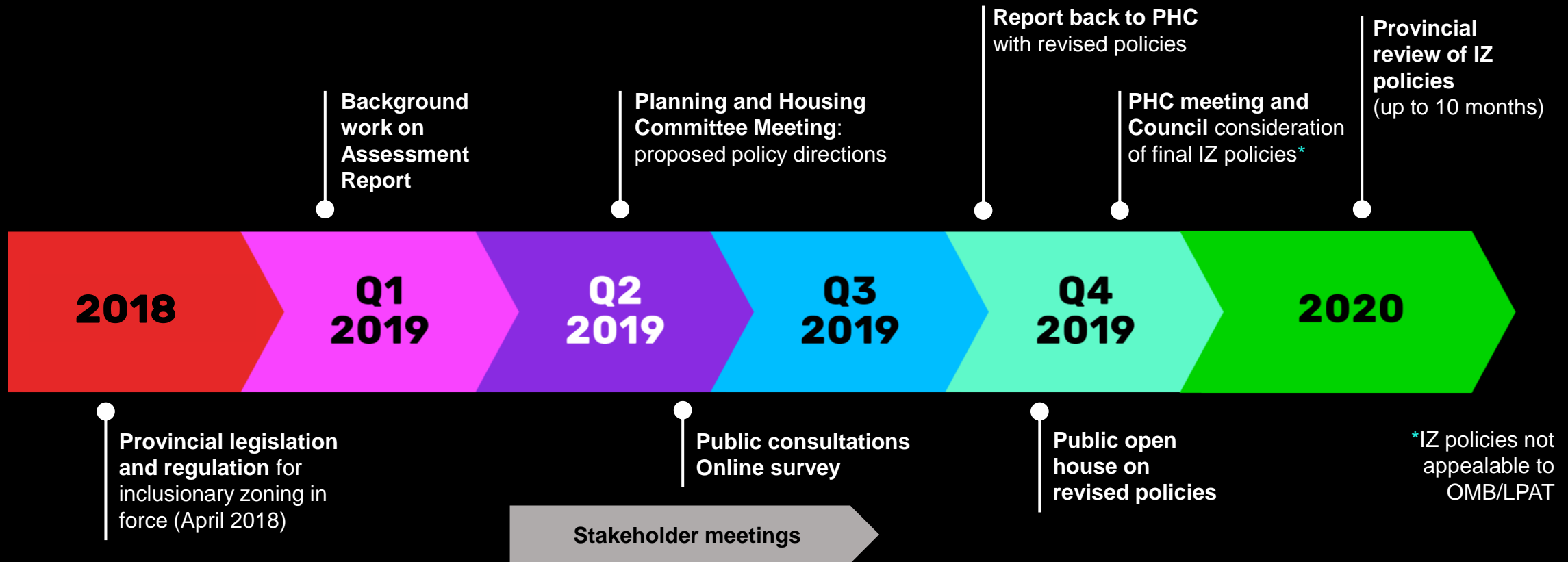
[#InclusionaryZoningTO](https://twitter.com/InclusionaryZoningTO)

# What is Inclusionary Zoning?

- Land use planning tool that enables municipalities to require affordable housing in new developments
- Authority provided under the Planning Act and Ontario Regulation 232/18
- About 800 IZ programs in North America and implemented around the world including the UK and Australia



# Project Timeline



# Assessment Report

Assessment  
Report

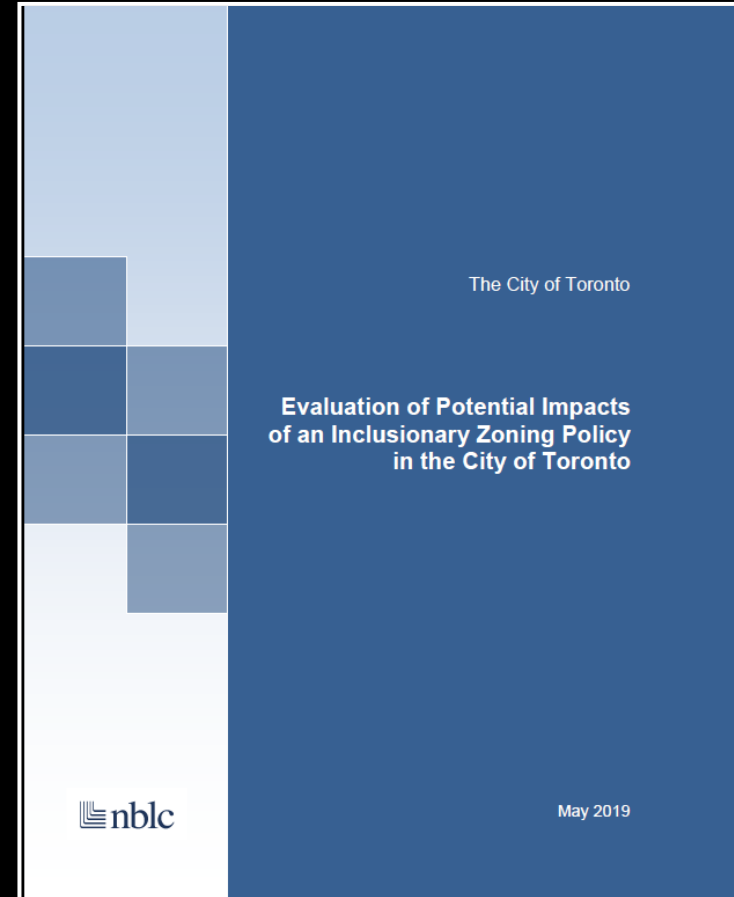
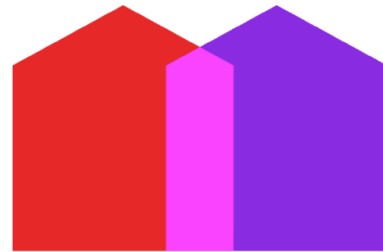
Official Plan  
Policies

Zoning  
By-law

Implementation  
Administration  
Monitoring

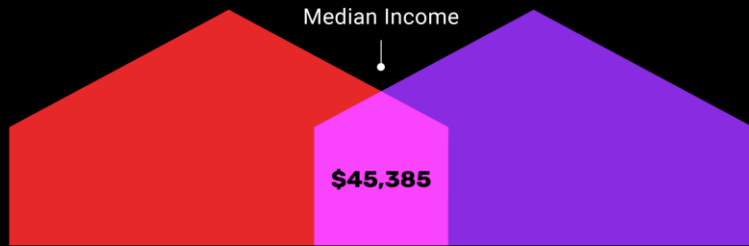
## Inclusionary Zoning Assessment Report: **Housing Need and Demand Analysis**

[Draft] May 2019

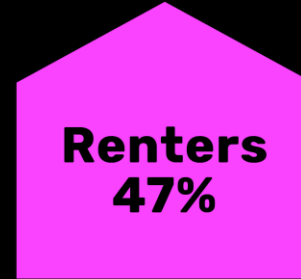


# Housing Trends

## Renter Households



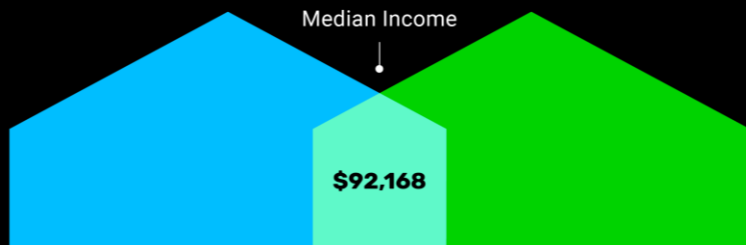
% of the  
City's  
households



23%

Percent of renter households  
paying more than 50% of their  
income on rent

## Owner Households



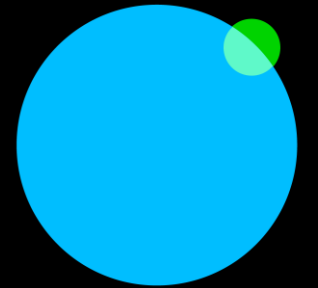
## Largest increase in renters



20–34 years old

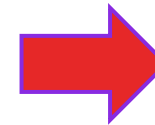
50–69 years old

Only 2% of housing  
built or approved in  
Toronto in the last  
5 years has been  
affordable.



# Incomes and Rents

Unit Type	CMHC City-wide Average Market Rent (2018)	Minimum Eligible Household Income	Income Percentile (all renter households 2018)
Bachelor	\$1,089	\$43,560	<b>45</b>
1-bedroom	\$1,270	\$50,800	<b>52</b>
2-bedroom	\$1,492	\$59,680	<b>59</b>
3-bedroom	\$1,657	\$66,960	<b>65</b>



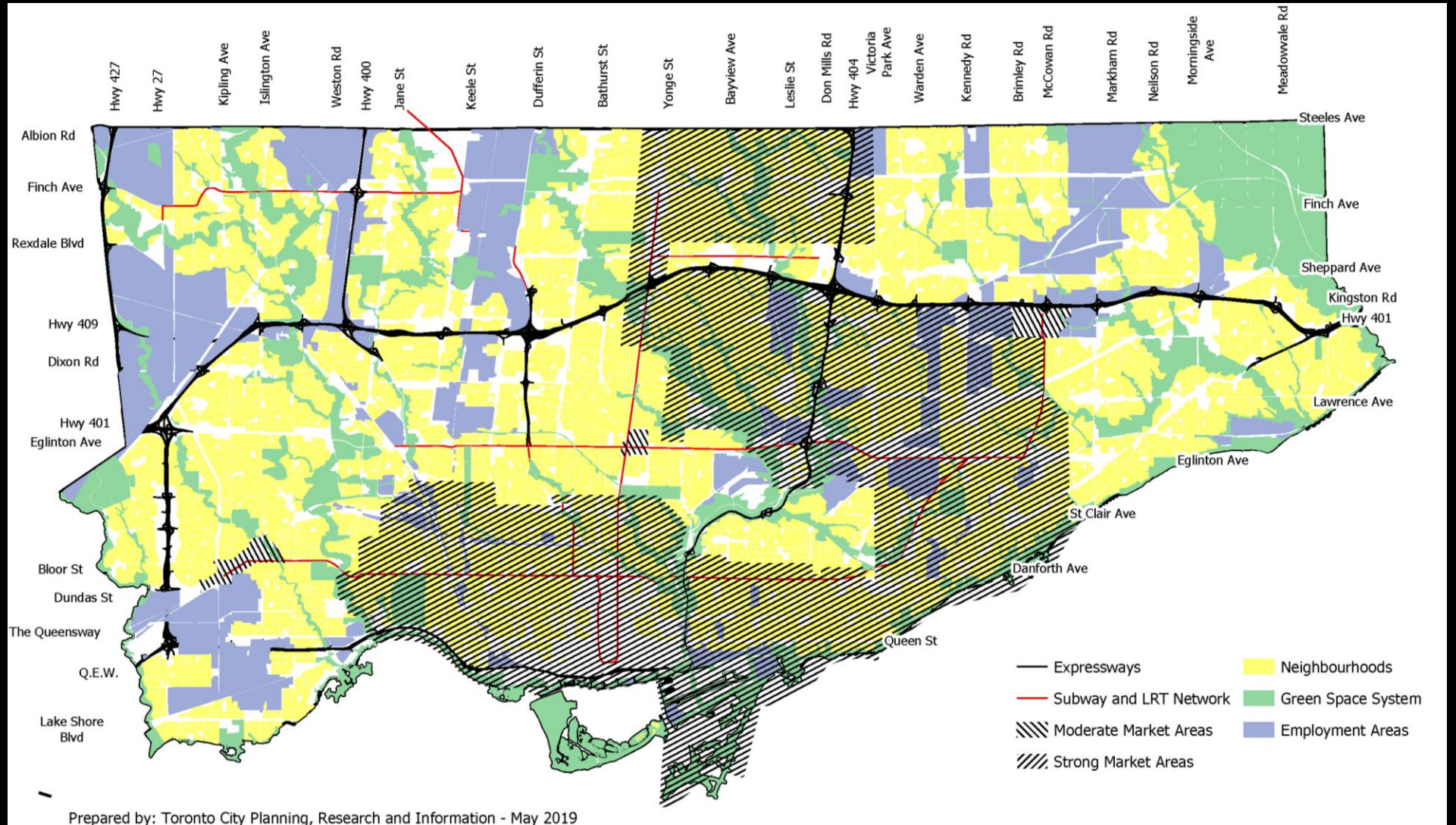
Income Deciles	Renter Household Incomes (2018)
10	\$13,161
20	\$20,463
30	\$29,432
<b>40</b>	<b>\$38,791</b>
<b>50</b>	<b>\$48,963</b>
<b>60</b>	<b>\$60,433</b>
70	\$74,327
80	\$92,810
90	\$124,286

**Administrative Assistants (\$43,485)** • **Garbage Truck Drivers (\$44,089)**  
**Visual Artists (\$49,003)** • **Carpenters (\$51,558)** • **Plumbers (\$59,377)**  
**Retail Managers (\$67,509)** • **Electricians (\$68,250)** •  
**Dry Cleaners + Early Childhood Educators (\$29,250 + \$33,150)**

# Policy Directions

<b>Geographic Application</b>	Strong market areas and/or growth centres
<b>Scale of Development</b>	> 100 units downtown; > 140 outside of downtown
<b>Number of Units</b>	Apply as % of the density increase <b>vs.</b> % of entire building Up to 20% of density increase <b>or</b> % TBD across entire project Rental projects between 2.5%-5%
<b>Affordability Period and Depth</b>	25 year affordability period 100% of average market rents / OP affordable ownership definition 10% of units at 80% of AMR
<b>Incentives</b>	Policy requirements calibrated so that municipal incentives are not required
<b>Transition</b>	Policy phase-in to be tied to PMTSA/CPPS implementation

# Proposed Strong & Moderate Market Areas





# Consultation & Engagement



The screenshot shows the City of Toronto website interface. At the top is the City of Toronto logo and navigation menu. The main heading is 'Inclusionary Zoning Policy'. Below the heading is a graphic of five houses in a row, colored red, pink, purple, and blue. To the right of the graphic is a 'Print' button and 'Contact Information' for Christine Ono, Planner. Below the graphic is a paragraph of text: 'The City of Toronto is developing an inclusionary zoning policy that would require new residential developments to include affordable housing units, creating mixed-income housing. As our city grows, we want to make sure new housing is affordable for those who call Toronto home. Inclusionary zoning is one solution among a range of City initiatives to help address Toronto's housing needs.' Below this text is a sub-heading 'Proposed policy directions are expected to be brought to the Planning and Housing Committee on May 28, 2019.' At the bottom of the page are four boxes: 'Overview' (Learn more about inclusionary zoning policy), 'Information & Reports' (Access staff reports, the Assessment Report and other resources), 'Get Involved' (Find out how you can participate and share your input), and 'HousingTO 2020-2030 Action Plan' (The City is developing a comprehensive solutions-based).

[toronto.ca/InclusionaryZoning](https://toronto.ca/InclusionaryZoning)  
[#InclusionaryZoningTO](https://twitter.com/InclusionaryZoningTO)

# Bill 108 (as currently proposed)

If passed, Bill 108 would limit where inclusionary zoning could be applied to:

**Protected  
Major Transit  
Station Areas**  
(165 across City)

**Community  
Planning  
Permit System  
Areas**  
(ordered by Minister)