

From: [Mariana Valverde](#)
To: [Carola Perez-Book](#)
Subject: shelter by law distance restrictions
Date: November 15, 2018 3:02:26 PM

Dear Carola Perez-Book,

As a scholar of urban law and governance I have long been a critic of separation distances and other zoning rules that apply in a very discriminatory manner to land uses that are in fact residential but take forms other than single-family homes.

That old age homes as well as shelters need to find space and buy property on more expensive arterial roads (as if in our old age we'd all be happy breathing in bus fumes and listening to traffic), is a zoning fact that goes completely against Toronto's 'diversity our strength' motto.

There is diversity in household form and tenure and in built form. This type of diversity is as integral to large metropolitan cities as racial diversity. Relegating certain residential uses to arterial roads and then slapping separation distances on them is highly discriminatory.

As you no doubt know, since I assume you're in the planning department, the Toronto zoning by-law has a very exclusionary and extremely antiquated way of defining "residential".

The current move to slightly increase the chances of those (including the city itself) providing marginal populations with a place to live being able to secure a property, by eliminating the separation distances that apply to shelters, is but a drop in the bucket, but it's a start.

But I hope the planning department supports asking council to ensure that it is not just shelters that benefit from this little change – halfway houses and group homes and similar land uses should also be included in this change.

Please transmit this email to the councillors who sit on the planning and growth committee – I would like it to be part of the public record. Please also copy it to Chief Planner Gregg Lintern. Thank you.

Yours,

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