

From: Victor Willis
To: [Planning and Housing](#)
Subject: Re: PH 6.2, Inclusionary Zoning Official Policy Directions
Date: May 28, 2019 7:19:24 AM
Attachments: [IZ - Parkdale Community Benefits Framework.pdf](#)

Re: PH 6.2, Inclusionary Zoning Official Policy Directions

Submitted by: Victor Willis, Executive Director, Parkdale Activity - Recreation Centre

To begin I want to applaud the Committee and Toronto City Council for its strong support for the idea of Inclusionary Zoning. Similarly, thanks to the planning staff who are delving into the intricacies of creating the machinery for a solution.

The Parkdale Activity - Recreation Centre was established forty years ago to provide support to individuals with mental health histories living in the neighbouring boarding and rooming houses. Since that time we have developed employment opportunities, created individual support programs, expanded a financial trusteeship program that helps keep people housed by paying their rent first, created supportive housing units and partnered with other organizations to improve access to disappearing rental stock.

As someone who has been working at a drop-in centre in Parkdale for twenty years I have witnessed the most marginalized people pummeled by the effects of an ever shrinking private affordable housing market, I can attest to the great need of an Inclusionary Zoning policy that nets as much affordable housing as possible...so let's start there.

The current policy suggestions need to be defined by a principle that aims to achieve as much affordable stock as possible. Once the goal of maximizing affordable housing is articulated, then the policy can create opportunities to increase affordable unit supply. The current recommendation is for a "one size fits all" model that will unfortunately limit the number of affordable units achieved due to the assumption that only medium and high value zones will provide a unit yield. Whereas a number of planners have calculated unit yield at all value levels which translates to most of the city. The same formulas show a yield at 100% AMR as well as at 80% AMR. Therefore create a policy that allows for local context to drive the yield instead of a model that limits yield.

The second area that requires adjustment is the idea of affordability being limited to twenty-five years. I and many others strongly believe that once a benefit has been provided it should remain. Therefore affordability should be as close to "in perpetuity" as possible. This enshrines the benefits provided for many generations making them a lasting investment. As others note, the City's own analysis as well as many other jurisdictions have moved to long term, perpetual affordability.

The third area of refinement is rental units versus lower cost condos. There are two foundational arguments against offering lower cost condo's: once the unit that had a benefit tied to it, is sold, the value of the benefit is lost to the market with the gain being achieved by the first owner not the new owner; the City's own data within the Housing Toronto 2020 consultation shows a graph that identifies the minuscule numbers of rental housing created

post 1979. The biggest gap in our housing market is rental housing, especially affordable rental housing.

On the note of rental units, once built the units will need to be managed and maintained so that this public investment remains a valuable rental asset. Therefore the suggestion is to encourage not-for-profit housing organizations and cooperatives as the vehicles for carrying out the housing goals of this policy. NFP's and coop's have the ability to maintain their rental units at rates that will allow successive generations access to the original investment.

Finally, in Parkdale there is a movement that has built deep roots into the neighbourhood while working together on developing an agreed upon set of goals. The Parkdale People's Economy has identified a set of community standards for housing investment that we believe sets appropriate benchmarks to allow for the conversion of what was an enormous city asset of privately held affordable housing. That asset is now being upscaled and pushed out of reach for the thousands who benefited from the unique housing market in Parkdale. Please see the attached Parkdale People's Economy Inclusionary Zoning one pager.

In closing, I again want to applaud city council and this committee for fighting for the rights of all Torontonians to live in this city. And for having the vision to create a legacy that is an investment for today and into the future.

Sincerely,

Victor Willis
Executive Director
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From: Mercedes Sharpe Zayas
Sent: Monday, May 27, 2019 4:34:34 PM
To: Victor Willis; Beryl-Ann Williams; Hosoya Ko; Dave Langley
Cc: Ana T. Portillo
Subject: Inclusionary Zoning - Parkdale Demands

Hello everyone,

Here is a one page excerpt from the [Parkdale Community Benefits Framework](#) outlining the key community demands for Inclusionary Zoning. This includes:

- **Minimum of 30% of units in condos and rentals are set aside for a range of permanently affordable, accessible, and adequate units for developments of 100+ units.**

You can read the affordable housing sections of the framework (linked above) for more context - the appendix on pages 52-55 provides the rationale for our demands! Page 26 also provides a brief overview of Inclusionary Zoning.

Please let me know if you have any additional questions in time for tomorrow! I can support with reviewing people's deputations after 8PM tonight!

Thanks,

Mercedes

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Mercedes Sharpe Zayas | Workforce Planning Coordinator

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AFFORDABLE HOUSING

For all housing developments on private land, we ask the developer to:

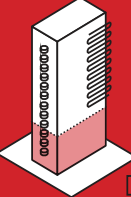
- Work in partnership with the City and local partners to provide a range of affordability, accessibility, and adequacy in the units, abiding to the following targets:
 - For developments 8 storeys or less (≤ 100 units), we ask that a **minimum of 20%** of your units are set aside for a range of permanently affordable, accessible, and adequate units.
 - For developments over 8 storeys (100+ units), we ask that a **minimum of 30%** of your units are set aside for a range of permanently affordable, accessible, and adequate units.
- Of these set aside units (or ‘inclusionary units’), we ask for the following targets:
 - **Permanent Affordability:** 40% of the inclusionary units at deeply affordable rates (shelter allowance and rent-geared-to-income); 30% of the inclusionary units at very affordable rates (60-80% average market rent); and 30% of the inclusionary units at affordable rates (80-100% average market rent).
 - **Accessibility:** A minimum of 20% of inclusionary units designed using universal and/or adaptable design principles outlined by Canada Mortgage and Housing Corporation and functioning elevators in every multi-storey development.
 - **Adequacy:** A minimum of 30% of inclusionary units designed as two-bedroom and a minimum of 10% of the inclusionary units designed as three-bedroom of adequate size.


For all housing developments on public or community land, we ask the developer to:

- Work in partnership with social housing providers to provide **100% social housing** on the site, along with mixed-use amenities and community space.
- Provide a financial commitment to **long-term maintenance** of the units.





AFFORDABLE HOUSING

SITE	DEMAND
<div style="background-color: #e91e63; color: white; font-size: 8px; padding: 2px;">NEW BUILD</div>  <div style="text-align: center; font-size: 24px; font-weight: bold;">>8</div> <div style="text-align: center; font-size: 10px;">STORIES</div> <div style="background-color: #e91e63; color: white; font-size: 8px; padding: 2px; margin-top: 5px;">PRIVATE LAND</div>	<div style="font-size: 48px; font-weight: bold; color: white;">30%</div> <p style="color: white; font-size: 12px; margin-top: 5px;">PERMANENTLY AFFORDABLE INCLUSIONARY UNITS</p>

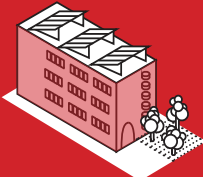



AFFORDABLE HOUSING

SITE	DEMAND
<div style="background-color: #e91e63; color: white; font-size: 8px; padding: 2px;">NEW BUILD</div>  <div style="text-align: center; font-size: 24px; font-weight: bold;"><8</div> <div style="text-align: center; font-size: 10px;">STORIES</div> <div style="background-color: #e91e63; color: white; font-size: 8px; padding: 2px; margin-top: 5px;">PRIVATE LAND</div>	<div style="font-size: 48px; font-weight: bold; color: white;">20%</div> <p style="color: white; font-size: 12px; margin-top: 5px;">PERMANENTLY AFFORDABLE INCLUSIONARY UNITS</p>



AFFORDABLE HOUSING

SITE	DEMAND
<div style="background-color: #e91e63; color: white; font-size: 8px; padding: 2px;">NEW BUILD</div>  <div style="background-color: #e91e63; color: white; font-size: 8px; padding: 2px; margin-top: 5px;">PUBLIC OR NOT-FOR-PROFIT</div>	<div style="font-size: 48px; font-weight: bold; color: white;">100%</div> <p style="color: white; font-size: 12px; margin-top: 5px;">PERMANENTLY AFFORDABLE SOCIAL HOUSING</p>



AFFORDABLE HOUSING

SITE	DEMAND
<div style="background-color: #e91e63; color: white; font-size: 8px; padding: 2px;">RENOVATION & RETROFIT</div>  <div style="background-color: #e91e63; color: white; font-size: 8px; padding: 2px; margin-top: 5px;">PRIVATE & PUBLIC LAND</div>	<p style="font-size: 10px; margin-top: 5px;">RESPECT:</p> <ul style="list-style-type: none"> • TENANTS RIGHTS <p style="font-size: 10px; margin-top: 5px;">COMMIT TO:</p> <ul style="list-style-type: none"> • NO ABOVE GUIDELINE RENT INCREASED <p style="font-size: 10px; margin-top: 5px;">INVEST IN:</p> <ul style="list-style-type: none"> • ADEQUATE MAINTENANCE • CLIMATE RETROFITS • AFFORDABLE HOUSING