

**From:** [Gabriela Russek](#)  
**To:** [Planning and Housing](#)  
**Cc:** [Maureen Fair](#)  
**Subject:** Inclusionary Zoning Official Plan Policy Directions submission for May 28th P & H Meeting  
**Date:** May 28, 2019 9:25:05 AM  
**Attachments:** [image497116.png](#)  
[image934768.png](#)  
[image033788.png](#)

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Re: Inclusionary Zoning Official Plan Policy Directions  
Planning and Housing Committee Meeting  
May 28, 2019

I am writing on behalf of West Neighbourhood House (West NH), a United Way agency in the downtown west end serving over 14,000 less-advantaged individuals a year, helping them to gain greater control over their lives and within their communities. We are also co-founders of the West End Coalition for Housing Justice. This coalition of nine agencies and community organizations is committed to ensuring that the affordable housing needs of low- and middle-income Toronto households are met, by advocating for both City-wide policy change, and affordable housing at specific developments in the downtown West End.

We have run nine affordable housing policy consultations with over 100 low-income program participants at three Coalition agencies: West NH, St. Stephen's Community House, and Sistering – A Women's Place. Time after time, participants expressed frustration that most new housing construction in our neighbourhoods is condominiums priced out of reach for low-income to middle-income Torontonians. They were enthusiastic about affordable set-asides, but were astounded by how high AMR rents are, and argued that policies like inclusionary zoning must address a wider range of affordability needs.

In light of this, we are very pleased that the City is committed to developing an inclusionary zoning policy rooted in an analysis of the complex housing needs in the City, balanced with financial feasibility considerations. This policy is vital for expanding Toronto's affordable housing supply. However, we endorse the Maytree Foundation's recommendations for much stronger IZ requirements than the City has proposed. Expanding on the NBLC report and the City's jurisdictional analysis, the Maytree-funded report by Sean Meagher and Sean Pomeroy demonstrates that their proposed adjustments will maximize production of urgently-needed housing, without impeding development.

In addition, the IZ policy should require that all affordable rental units produced by inclusionary zoning are to be owned by non-profit, co-operative, or public housing providers, to ensure permanent affordability at the lowest rents that would cover operating costs.

Thank you for your time and attention. We, our Housing Justice Coalition partners, and our community will continue to monitor this issue closely and engage actively in the public

consultation process, as a strong IZ policy is essential for addressing Toronto's affordable housing crisis.

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West Neighbourhood House works with the community to promote personal and social change.

