



October 26, 2021

Dear Mayor Tory and Toronto City Councillors,

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

The Good Jobs for All (GJFA) Coalition is an alliance of community, labour, social justice, youth and environmental organizations in the Toronto region. It was formed in 2008 to start a focused dialogue on how to improve living and working conditions in Canada's largest urban centre. For 13 years, the coalition has worked to develop strategies that affirm the values of a truly just society – healthy communities, a sustainable economy, climate justice, strong public services, equity, and decent work for all. Without decent housing, how can Toronto workers have decent lives?

We are writing about the proposed Inclusionary Zoning policy which will be 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 28<sup>th</sup> meeting are also relevant.

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.

We urge you to support the following demands for a bold IZ policy:

- Require the MAXIMUM amount of units set aside as permanent, deeply affordable, rental housing
- IZ 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 IZ policies apply to all new developments with 60 units or more

We look forward to hearing back from you.

Carolyn Egan      Tam Goossen  
Co-Chairs, Good Jobs for All Coalition