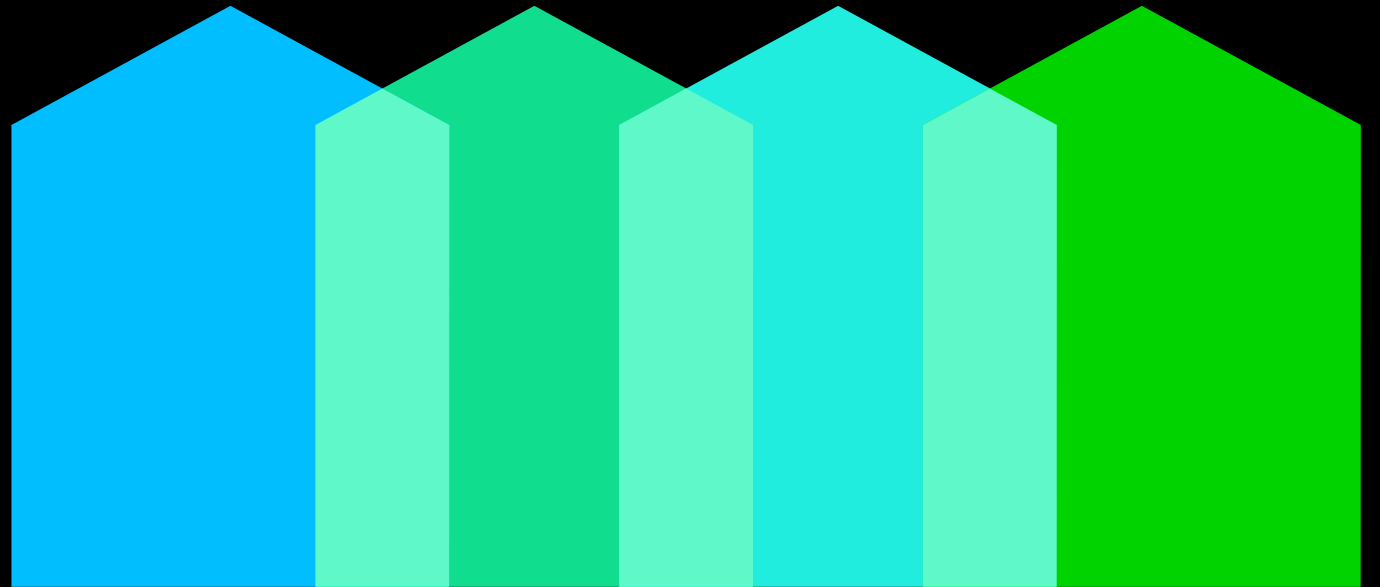


# Inclusionary Zoning



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

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

# Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Metis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

# Engagement Opportunities

- |                                |   |
|--------------------------------|---|
| <b>1. Table discussions</b>    | Work in small groups to prioritize policy areas   |
| <b>2. Mapping activity</b>     | Place a sticky note on the map to indicate concerns/interests                           |
| <b>3. Interactive panels</b>   | Provide specific feedback on the policy areas   |
| <b>4. Survey</b>               | Find a project team member with a tablet to complete our survey                         |
| <b>5. Comment forms</b>        | We will be handing these out at the end of the presentation                             |
| <b>6. DIY Facilitation Kit</b> | Run your own IZ engagement session! Talk to a project team member for more information. |

# Agenda

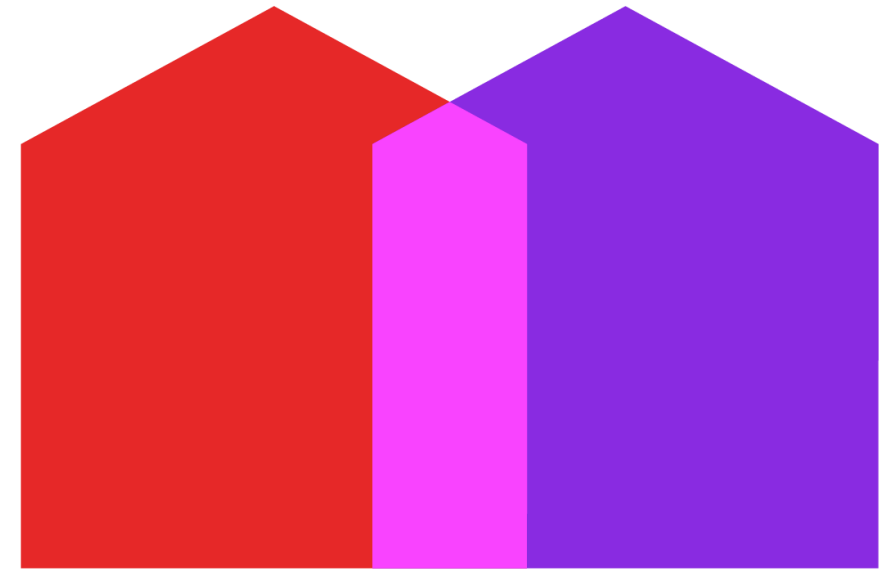
6:30pm-7:00pm Open House

7:00pm-7:35pm Presentation and Q&A

7:35pm-7:55pm Table Discussions

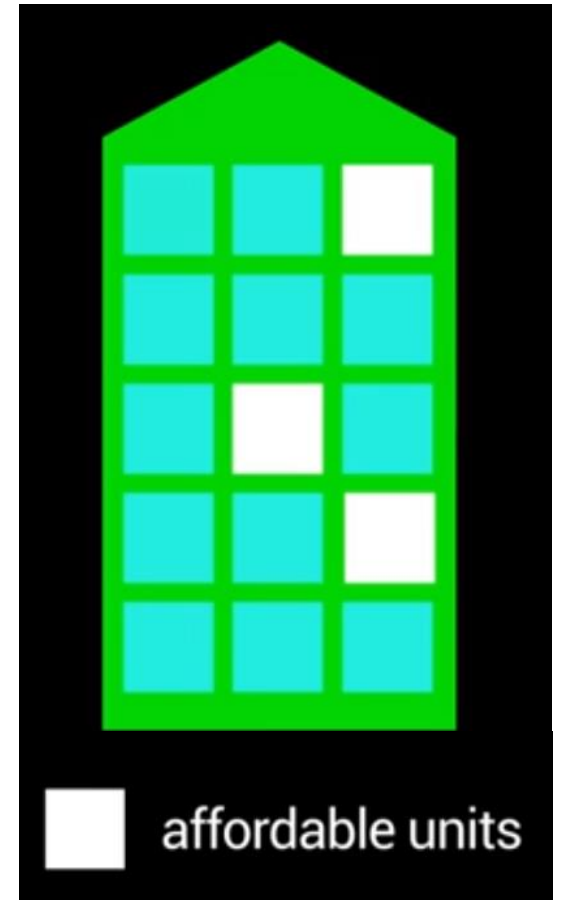
7:55pm-8:00pm Wrap-up and Next Steps

8:00pm-8:30pm Open House



# What is Inclusionary Zoning (IZ)?

- Policy to require affordable housing in new developments
- Authority provided under the Planning Act and Ontario Regulation 232/18
- Used around the world: United Kingdom, Australia and about 800 IZ programs in North America



# Toronto moves forward with inclusionary zoning plans despite province's pledge to change rules

## A better way to make housing more affordable

*Opinion: As any economist will tell you, to lower prices, you need to increase the supply. Inclusionary zoning won't do that*

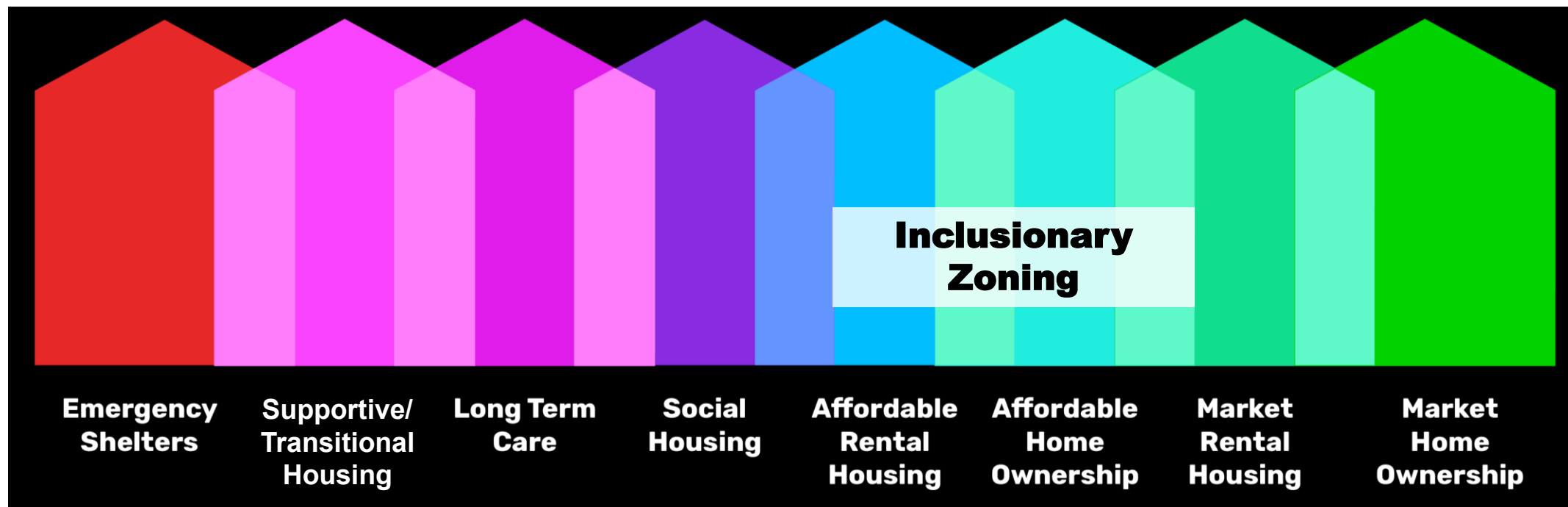
## Affordable Units Could Soon Become Mandatory In All Toronto Condos

## Toronto Considers Making Affordable Units In New Projects Mandatory

But advocates say that still won't be enough.

# Who does Inclusionary Zoning help?

Typically addresses needs of those who earn too much to be eligible for social housing but not enough to afford market rents or sale prices



# Who does Inclusionary Zoning Help?

**Admin 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)**

Unit Type	CMHC City-wide Average Market Rent	Minimum Eligible Household Income
Bachelor	\$1,089	\$43,560
1-bedroom	\$1,270	\$50,800
2-bedroom	\$1,492	\$59,680
3-bedroom	\$1,657	\$66,960



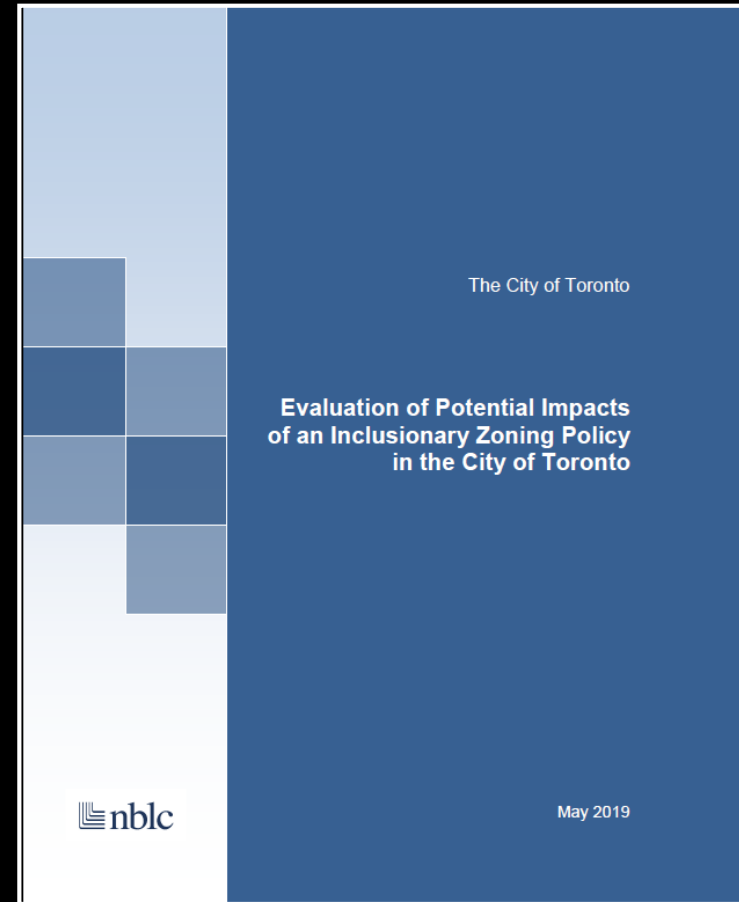
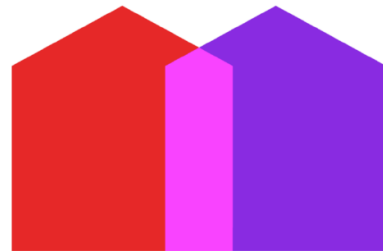


# Assessment Reports

Inclusionary Zoning Assessment Report:

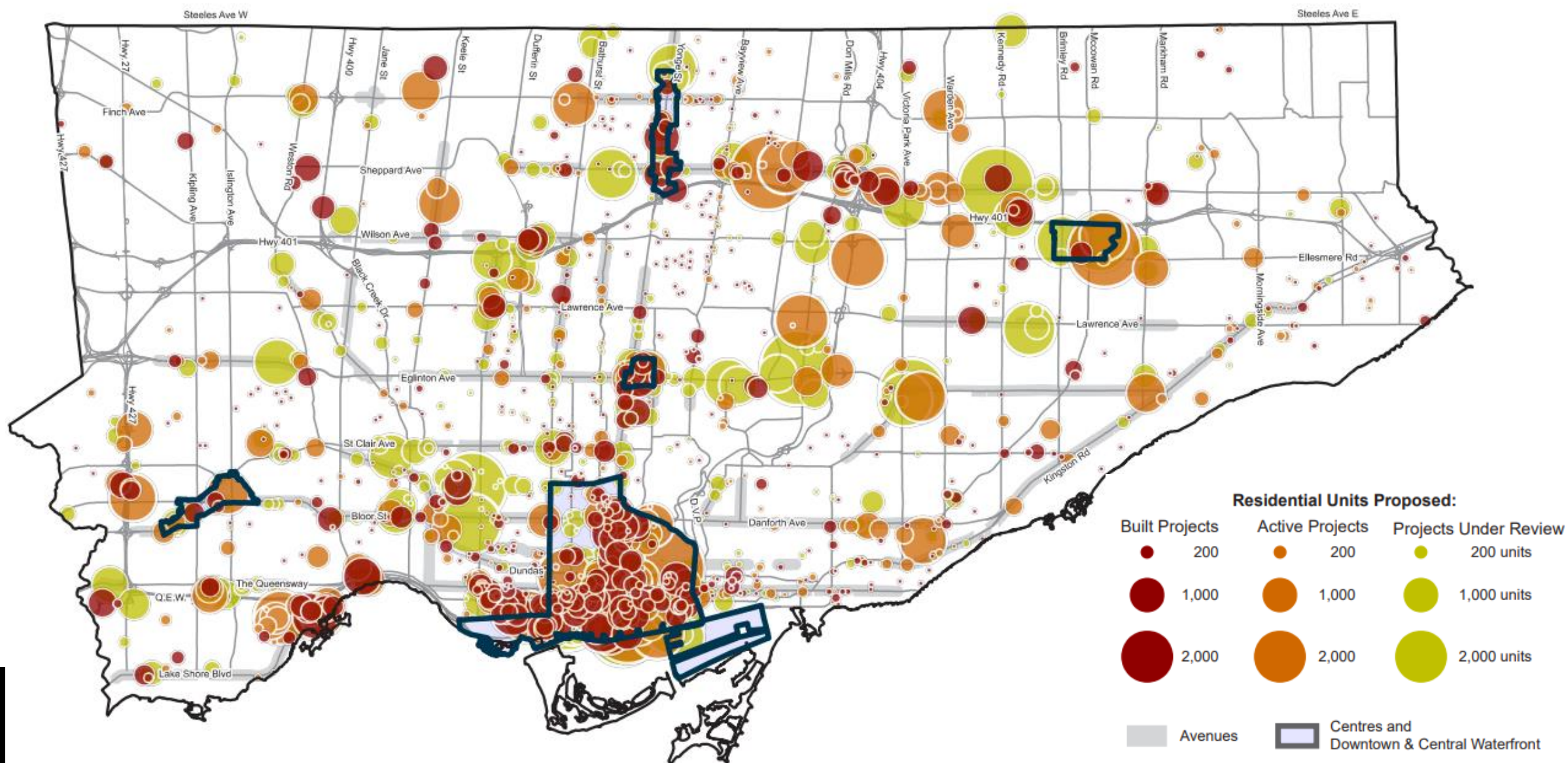
## Housing Need and Demand Analysis

[Draft] May 2019

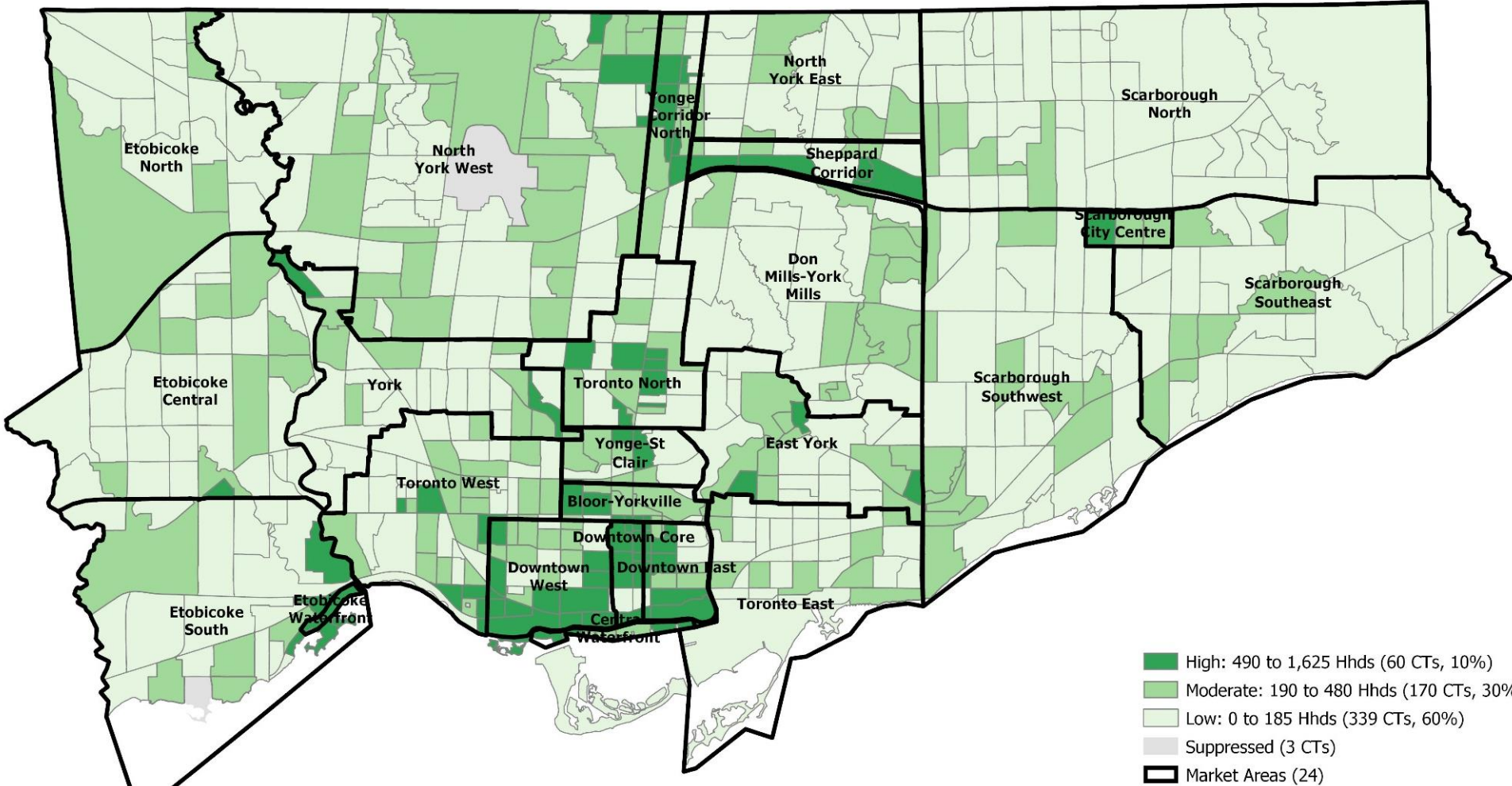


[toronto.ca/InclusionaryZoning](https://toronto.ca/InclusionaryZoning)

# Toronto's Housing Pipeline



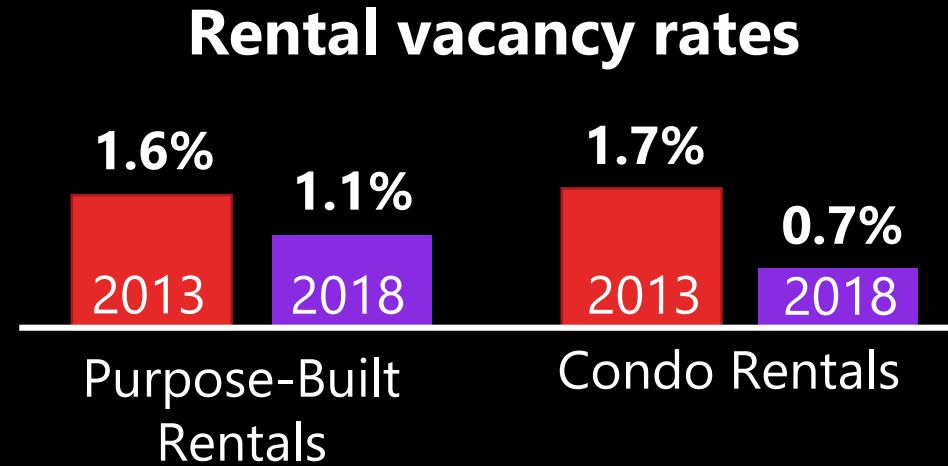
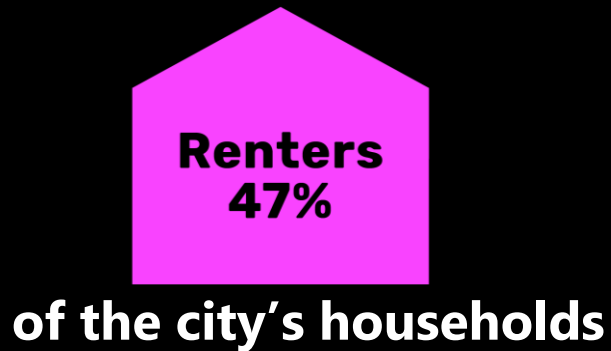
# Renter Households Spending More than 50% of Income on Housing



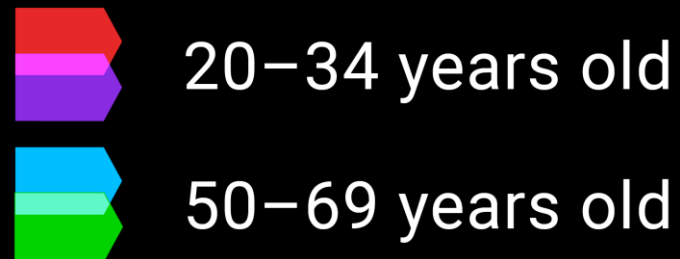
Source: 2016 Census, Statistics Canada, Custom Request  
Geography: 2016 Census Tracts, Statistics Canada; Market Areas are based on Altus RealNet and CMHC market areas provided by NBLC.  
Prepared by: Toronto City Planning, Research and Information - May, 2019



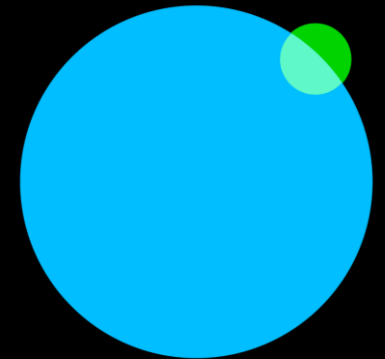
# Housing Trends – Why does the City need IZ?



### Largest increase in renters



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



# Housing Trends – Why does the City need IZ?

## Renter Households:

**1 in 2**

spending **>30%** of  
their income on  
housing

**1 in 4**

spending **>50%** of  
their income on  
housing

**1 in 5**

living in  
**unsuitable**  
housing

**Median  
Household  
Income**

**Renters  
\$45,285**

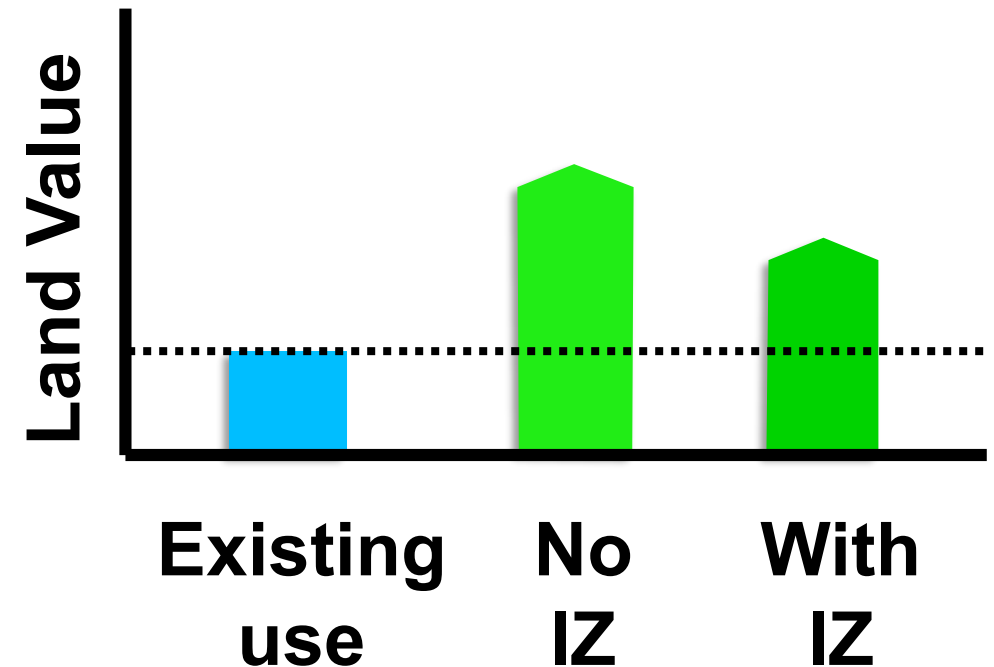
**Owners  
\$92,168**

# Financial Impact Assessment (Draft)

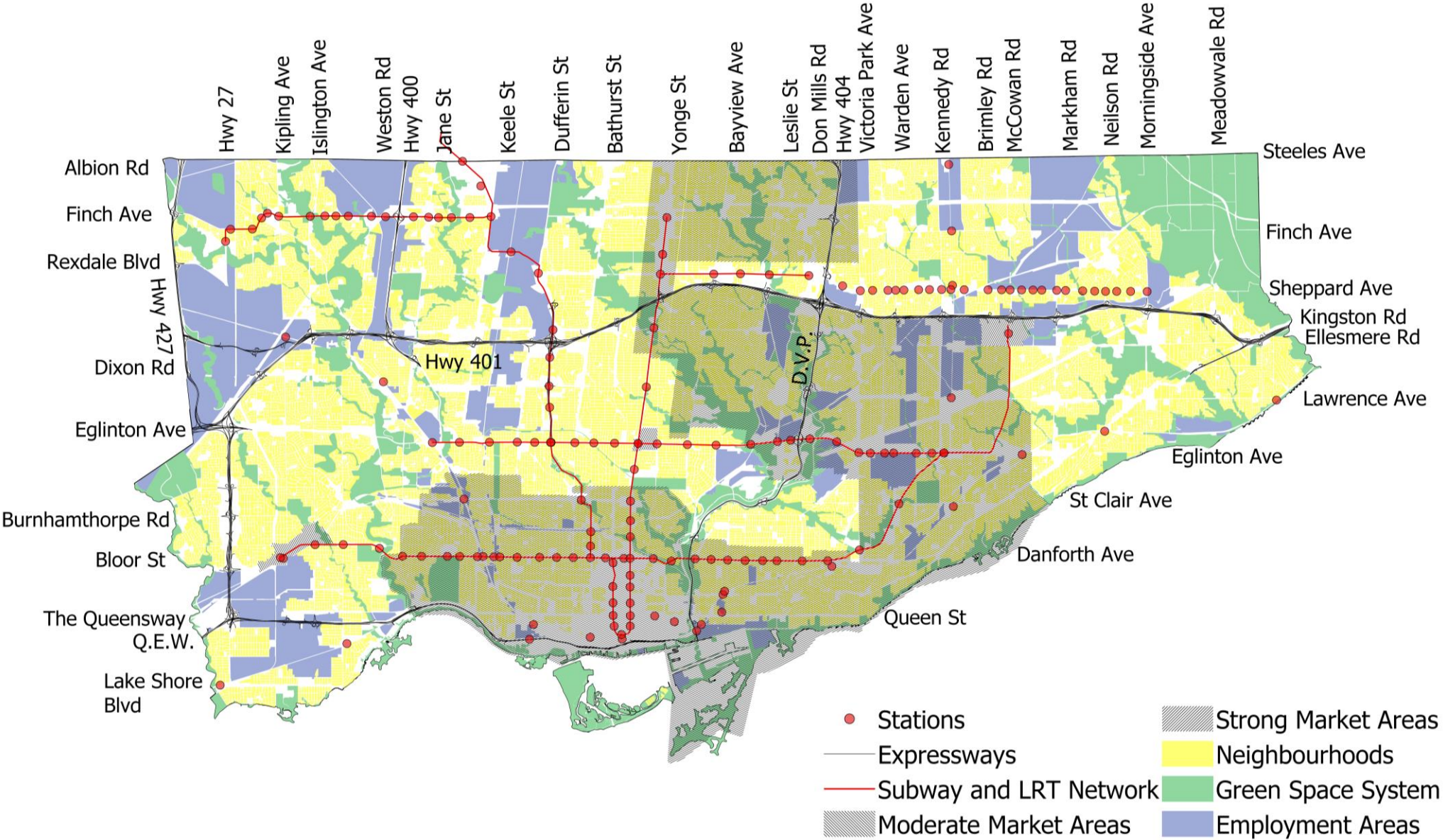


**Purpose:** to evaluate the potential impacts of IZ on the Toronto housing market and the financial viability of development

**Approach:** consultants tested 11 areas representing a range of market conditions



# Proposed Strong and Moderate Market Areas



# **We need your input on priorities for:**

**Affordability Period:** length of time units must remain affordable (e.g. 15, 50 or 99 years)

**Affordability Depth:** households eligible for the affordable housing units (e.g. low to moderate income households)

**Unit Set Aside:** number of units that must be affordable (e.g. X% of the total units in the development or X% of the density increase)



# **We need your input on:**

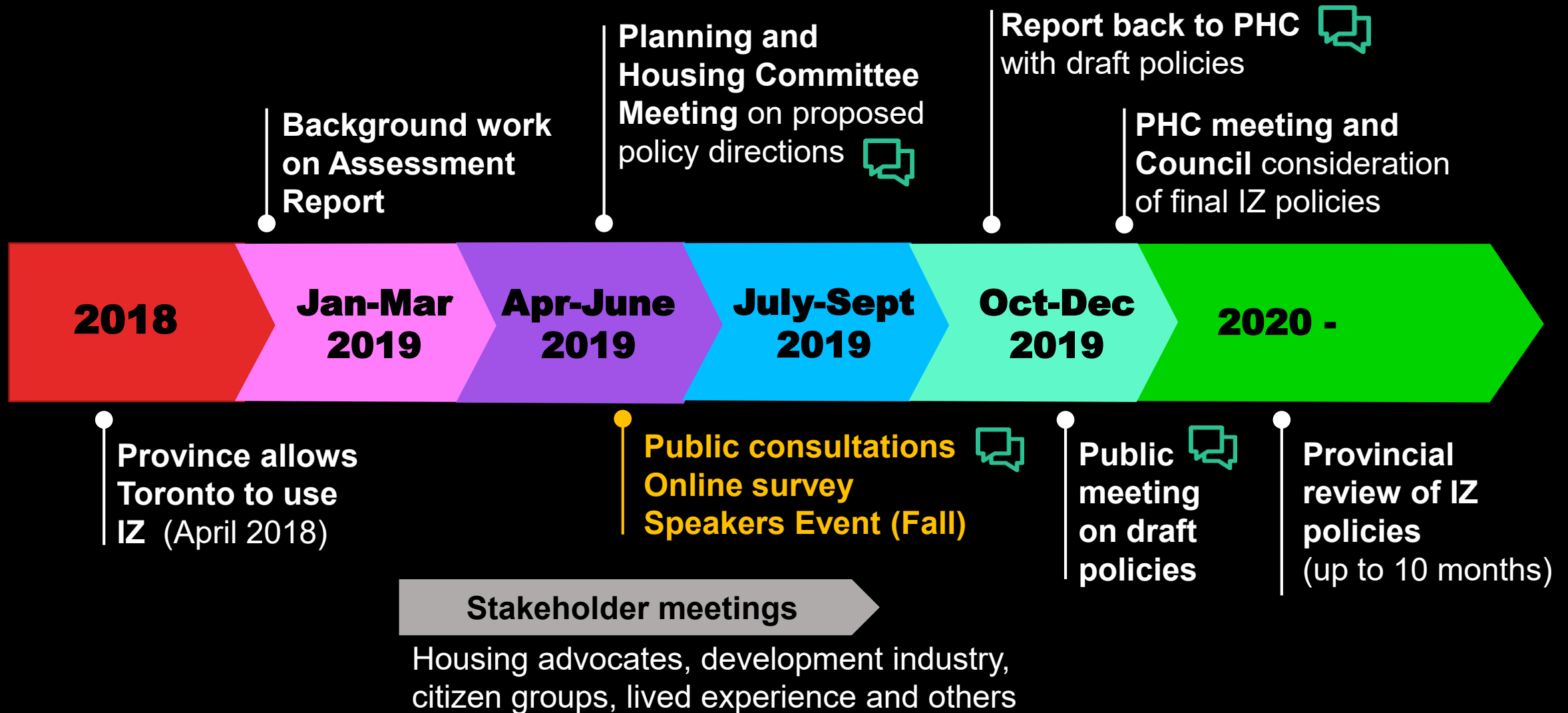
**Scale of Development:** minimum size of buildings that policy would apply to (100 units or more)

**Geographic Application:** policy requirements for certain areas of the city; different requirements for different areas

**Offsite:** option for affordable units to be built on another site

**Transition/Phase-In:** policy requirements could be phased-in over time

# Project Timeline



# Group Discussion

Working with the people at your table, take 10-15 minutes to complete the placemat in front of you and answer the question:

## What will have the greatest impact?

- You have a total of seven (7) points (“the budget”) to distribute between the three policy areas. Discuss and document the key considerations raised during your group discussion.
- You will need one person to volunteer to transcribe key points of the discussion.
- To make sure that everyone has an opportunity to speak, consider going around the table clockwise from the person who is transcribing the discussion.

# Thank You!

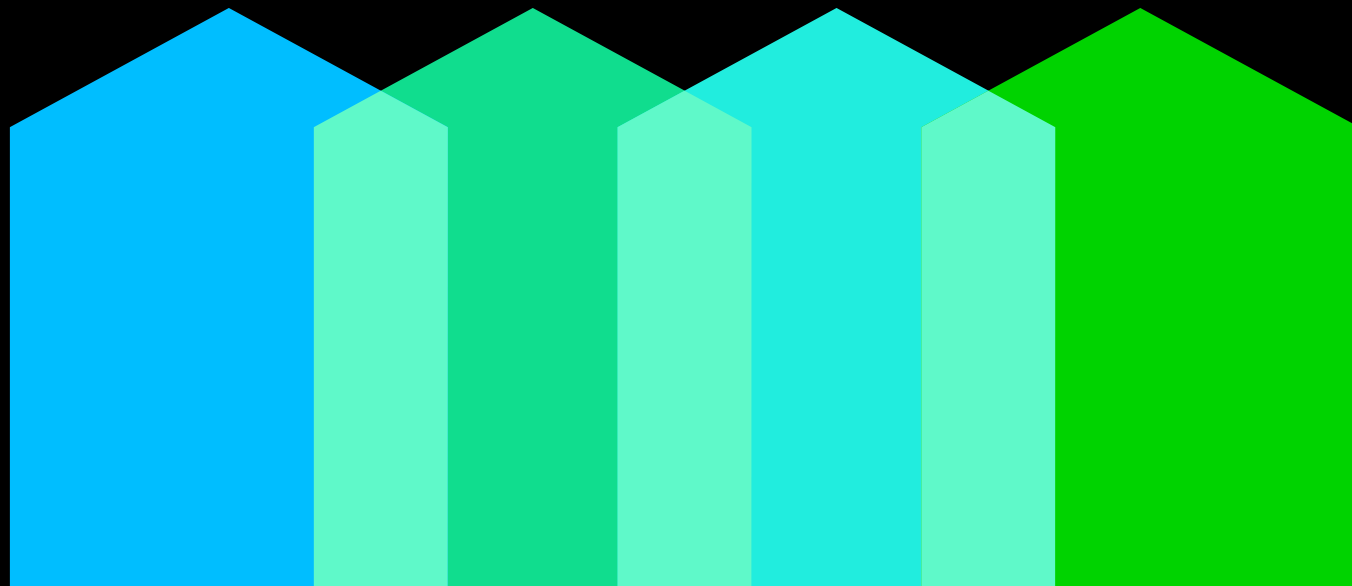
## Contact Us:

Christine Ono, Planner

Email: [Christine.Ono@toronto.ca](mailto:Christine.Ono@toronto.ca)

Call: 416-392-1255

Follow: @CityPlanTO



**toronto.ca/InclusionaryZoning**  
**#InclusionaryZoningTO**



# Open House

## Mapping Activity

place a sticky note on the map to indicate your concerns/ interests!

## Survey

Find a project team member with a tablet to complete our survey!

## Interactive Panels

Provide specific feedback on the policy areas!

## Comment Forms

We will be handing these out at the end of the presentation