



Advocating for inclusive
communities where
everyone fully belongs

ALL IN

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November 16, 2015

Dear Member of Standing Committee on Social Policy,

We are All IN, a group committed to building inclusive communities across Ontario. Our roots are in the riding of Eglinton-Lawrence, but we have grown to include others across the city.

We are writing to you today to urge you to include inclusionary zoning in Bill 73, *Smart Growth for Our Communities Act*, which the Committee is considering today.

Our province and our city rely on the work and collaboration of people from all socio-economic levels. Businesses rely on the employment of many lower-waged Canadians to succeed. These persons work as part-time or full-time labourers, as cashiers, and as cleaners. Homeowners and families similarly rely on lower-waged Canadians every day: personal workers, housekeepers, even the baristas in our local coffee shops. People of various income levels are all members of our community. **We want these community members to have safe, affordable homes in which to live.** Moreover, we want to ensure that people of lower income levels are not segregated in the outskirts or "less attractive" parts of Toronto. A strong, vibrant, and equitable democracy and society is one where people of all backgrounds and income levels live and work in proximity to one another.

Inclusionary zoning is one tool that will allow cities, the province, and the Government of Ontario to build that vibrant, equitable democracy. It will allow municipalities to build more affordable homes for people of different income levels. And it will ensure that our communities and neighbourhoods do not become increasingly divided by income.

We expect our elected government to lead with a vision, a vision that addresses the dire housing needs of our neighbours. We expect our government to implement policies that will promote an inclusive society. And we will support our government in these measures.

Once again, we urge you to approve Ms. DiNovo's proposed amendments proposed to Bill 73 to include inclusionary zoning.

However, we ask you to go even further, and provide for inclusionary zoning for a greater range of new developments, including what are normally considered "mid-rise," such as those that are 8-10 storeys high. Much of Toronto's new developments (those along Eglinton Avenue and other roads designated as "Avenues," for example) and many developments in other municipalities are going to be smaller than 20 storeys. Restricting inclusionary zoning to developments of 20 storeys or more will not be enough.



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We also ask that you require or allow inclusionary zoning beyond s. 37 negotiations. As you know, s. 37 negotiations, while useful, do not allow for cohesive and visionary planning. They lead to inconsistent development, and depend very much on the leadership and advocacy skills of individual City Councillors and community organizations. **But providing affordable homes for all Ontarians** should be part of our general provincial and municipal mandates, and should not be conducted in the *ad hoc* manner permitted by s.37.

Again, we urge you to approve the proposed amendments as a first step, and then to go beyond and ensure that our municipalities, our province, and developers are building strong, inclusive communities by building and providing a sufficient number of homes affordable to middle and lower income families in all parts of our cities and the province, at all times.

We would be pleased to speak to you further about this issue. Please feel free to contact us by email, at dvanoosh@allinadvocacy.ca, or by phone, at 416-889-9484.

Thank you for your continuing work to help make Ontario better.

Sincerely,

Dvanoosh Youssefi
Founder, Executive Director, All IN
On behalf of All IN Steering Committee and members