Affordable Housing: Inclusionary Zoning

Statement for TEYCC

October 14, 2021

From: Kathy Mansfield, nurse and neighbour

In January 2022, the Inclusionary Zoning bylaw comes into effect. Why the rush to push approval on this development prior to the implementation of the inclusionary zoning recommendations? The inclusionary zoning by-laws propose that 3-10% of the total gross floor area (GFA) must be designated for affordable housing for a set time period. From an investment perspective, a city needs to have enough affordable housing for their essential workers. I work in healthcare and most of our workers travel a minimum of 45 minutes to work because of lack of access to affordable housing. Staff are leaving healthcare because of the many stressors-one of them being the long commute and access to affordable housing. Businesses are challenged to find staffing for restaurants and ultimately their businesses do not survive. In short, there is a human resources crisis for essential frontline workers. The estimated average price of the proposed development at 1540 Bloor is 800,000.00 dollars.  This price is by no means affordable for the average essential worker. What “confidential” settlement could surpass the need for affordable housing within a development at a major transit hub? A real estate investment is only an investment if it is in a viable, vibrant community. This means a community in which people of mixed income can live and thrive.  The city is at a critical juncture with a shortage of affordable housing. Timing is of the essence and we should not make decisions in haste given the long history of this failed development. We must and can build better.

The Critical Juncture between Investment and Affordable Housing: Inclusionary Zoning

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