

# Planning and building inclusive + healthy neighbourhoods

**Ryerson University**

**March 3, 2012**

**Michael Shapcott**

**Director, Housing and Innovation**

**Wellesley  
Institute**



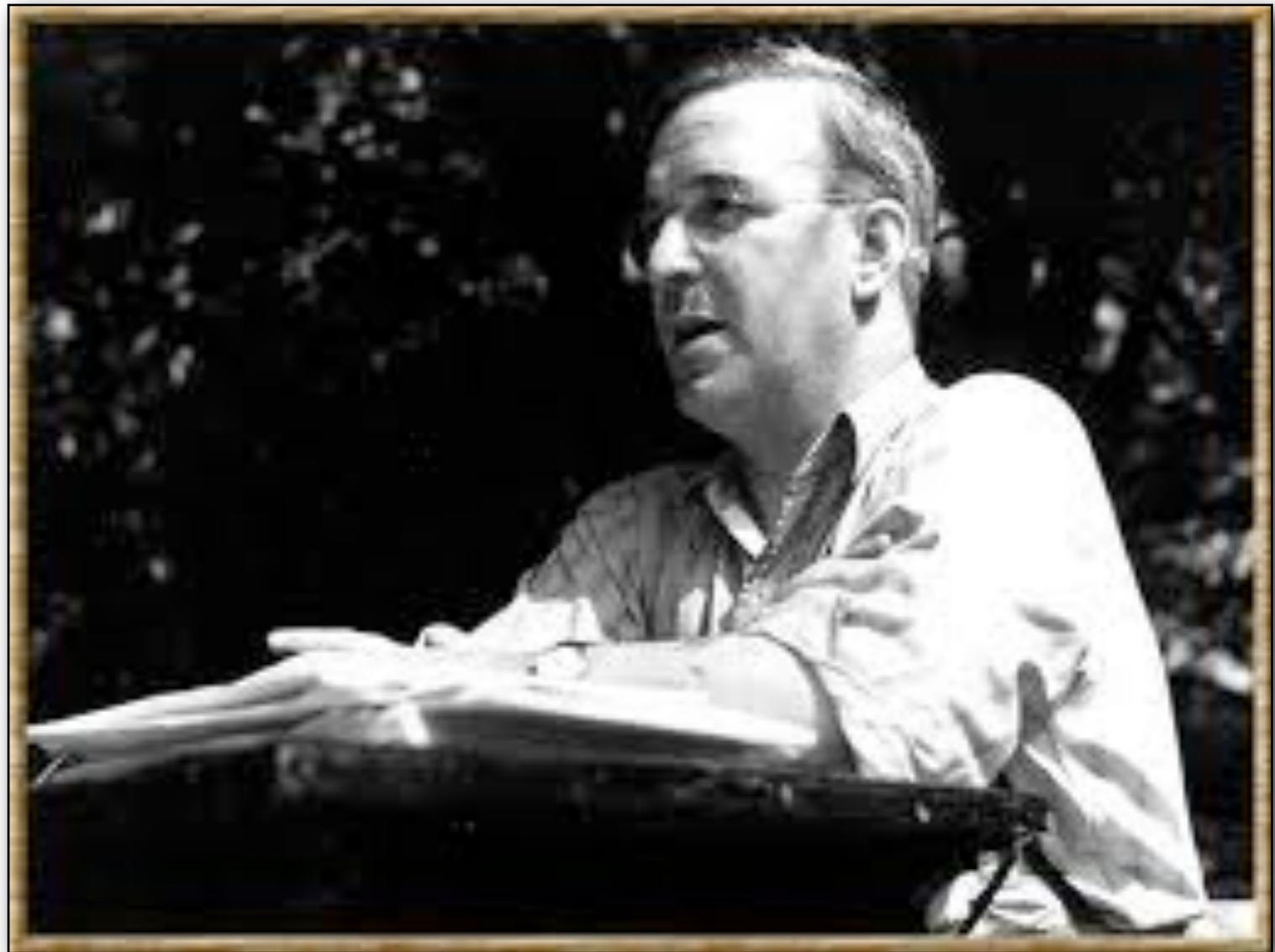
advancing urban health



**Toronto 1945**

# Drummond Wren

*Workers'  
Educational  
Association*



**"Land not to be sold to Jews  
or persons of objectionable  
nationality."**

...First and of profound significance is the recent San Francisco Charter, to which Canada was a signatory, and which the Dominion Parliament has now ratified. The preamble... reads in part...:

*“We, the peoples of the United Nations, determined to save succeeding generations from the scourge of war, which twice in our lifetime has brought untold sorrow to mankind, and to reaffirm faith in fundamental human rights, in the dignity and worth of the human person, in the equal rights of men and women and of nations large and small . . . and for these ends to practice tolerance and live together in peace with one another as good neighbors . . .”*

...Under articles 1 and 55 of this Charter, Canada is pledged to promote: "universal respect for, and observance of, human rights and fundamental freedoms for all without distinction as to race, sex, language or religion."

...An order will therefore go declaring that the restrictive covenant attacked by the applicant is void and of no effect.

**Re Drummond Wren**

Ontario Supreme Court [High Court of Justice] Mackay J.

Heard: May 1, 1945 Judgment: October 31, 1945

# A proud Canadian tradition

**John Peters  
Humphreys**



# ***Universal Declaration of Human Rights: Article 25***

(1) Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control.

# **International Covenant on Economic, Social and Cultural Rights: Article 11**

1. The States Parties to the present Covenant recognize the right of everyone to an adequate standard of living for himself and his family, including adequate food, clothing and housing, and to the continuous improvement of living conditions. The States Parties will take appropriate steps to ensure the realization of this right, recognizing to this effect the essential importance of international co-operation based on free consent.

# National Housing Act, 1973

*Good housing at a reasonable cost is a **social right** of every citizen of this country... The legislation which I am proposing to the House today is an expression of the government's policy, part of a broad plan, to try to make this right and this objective a reality.*

**Hon. Ron Basford, March 15, 1973**

**600,000+ affordable homes  
funded across Canada**

# IN THE SUPREME COURT OF BRITISH COLUMBIA

Citation: *Victoria (City) v. Adams*,  
2008 BCSC 1363

Date: 20081014  
Docket: 05-4999  
Registry: Victoria

Between:

**The Corporation of the City of Victoria**

Plaintiff

And

**Natalie Adams, Yann Chartier, Amber Overall,  
Alymanda Wawai, Conrad Fletcher, Sebastien Matte,  
Simon Ralph, Heather Turnquist and David Arthur Johnston**

Defendants

And

**The Attorney General of British Columbia**

Intervener

And

**British Columbia Civil Liberties Association**

Intervener

Before: The Honourable Madam Justice Ross

**Reasons for Judgment**

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[www.wellesleyinstitute.com](http://www.wellesleyinstitute.com)



# Toronto cannot make it a crime for homeless to sleep: Five things you need to know about the 'camping' ban in the proposed Streets By-law

**A BACKGROUNDER FROM THE WELLESLEY INSTITUTE | 2011**

Toronto may be headed for a costly constitutional legal challenge of its proposed Streets By-law because of an amendment that seeks to criminalize a biological activity associated with people who are homeless. The draft Streets By-law was supposed to be a simple harmonization of similar by-laws that were in force in the former municipalities that were amalgamated.

## **FIVE THINGS YOU NEED TO KNOW**

Here are five important observations that Toronto City Council, and all Torontonians, should consider as they review the proposal to add a controversial new anti-camping provision to the city's harmonized Streets By-law:

**C-400**

First Session, Forty-first Parliament,  
60-61 Elizabeth II, 2011-2012

**HOUSE OF COMMONS OF CANADA**

**BILL C-400**

An Act to ensure secure, adequate, accessible and affordable  
housing for Canadians

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FIRST READING, FEBRUARY 16, 2012

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**C-400**

Première session, quarante et unième législature,  
60-61 Elizabeth II, 2011-2012

**CHAMBRE DES COMMUNES DU CANADA**

**PROJET DE LOI C-400**

Loi visant à assurer aux Canadiens un logement sûr, adéquat,  
accessible et abordable

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PREMIÈRE LECTURE LE 16 FÉVRIER 2012

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THE APPLICANTS make an application for:

a) A declaration that decisions, programs, actions and failures to act by the government of Canada and the government of Ontario have created conditions that lead to, support and sustain conditions of homelessness and inadequate housing. Canada and Ontario have failed to effectively address the problems of homelessness and inadequate housing.

b) A declaration that Canada and Ontario have obligations pursuant to sections 7 and 15 of the *Canadian Charter of Rights and Freedoms* to implement effective national and provincial strategies to reduce and eventually eliminate homelessness and inadequate housing.

Court File No. CV-10-403688

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

**BETWEEN:**

**JENNIFER TANUDJAJA, JANICE ARSENAULT, ANSAR MAHMOOD,  
BRIAN DUBOURDIEU, CENTRE FOR EQUALITY RIGHTS IN ACCOMMODATION**

Applicants

- and -

**HER MAJESTY THE QUEEN IN RIGHT OF CANADA,  
HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO,  
ATTORNEYGENERAL OF CANADA and  
ATTORNEY GENERAL OF ONTARIO**

Respondents

APPLICATION UNDER Rule 14.05(3)(g.1) of the *Rules of  
Civil Procedure*, R.R.O. 1990, O. Reg. 194 and under the  
*Canadian Charter of Rights and Freedoms*

**NOTICE OF APPLICATION**

**TO THE RESPONDENT**

A LEGAL PROCEEDING HAS BEEN COMMENCED by the Applicants. The claim made by the Applicants appears on the following page.

THIS APPLICATION will come on for a hearing at Toronto, Ontario.



Ontario  
Human Rights Commission  
Commission ontarienne des  
droits de la personne

Policy on  
**HUMAN RIGHTS** and  
**RENTAL**  
**HOUSING**

What every tenant needs to know.

[www.ohrc.on.ca](http://www.ohrc.on.ca)



ISSUE DATE:

**Jan. 14, 2010**



PL050611

**Ontario Municipal Board**  
**Commission des affaires municipales de l'Ontario**

Advocacy Centre For Tenants Ontario, Paul Dowling, House of Friendship and Waterloo Region Community Legal Services have appealed to the Ontario Municipal Board under subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from a decision of the Regional Municipality of Waterloo to approve Proposed Amendment No. 58 to the Official Plan for the City of Kitchener  
OMB File No. PL080333

Advocacy Centre For Tenants Ontario, Circa Development Services Co-op Inc., Paul Dowling, House of Friendship and others have appealed to the Ontario Municipal Board under subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, against Zoning By-law 2005-91 of the City of Kitchener  
OMB File No. R050129

**APPEARANCES:**

**Parties**

Advocacy Centre for Tenants Ontario

City of Kitchener

**Counsel**

K. Hale, D. Williamson

K. Mullin, B. Kussner

# In the zone:

Housing, human rights  
and municipal planning



## Toronto faces human rights legal hearing on city's restrictive zoning rules



By: Wellesley Institute  
On: Jan. 19, 2012

The City of Toronto has been ordered to face a full legal hearing at the Ontario Human Rights Tribunal regarding city zoning rules that restrict the location of supportive housing for people with physical or mental health needs. [The Dream Team](#), a group of psychiatric consumer / survivors, launched legal action against Toronto, alleging that city zoning rules that impose minimum separations and other restrictions on supportive housing and group homes are a violation of the Human Rights Code. The city's lawyers sought to have the case thrown out, arguing that the Tribunal didn't have the legal jurisdiction to decide the matter. In early January, the Tribunal released a legal decision ordering the case to proceed, and also setting a tight timeline to move to a full hearing.

Restrictive zoning practices are increasing coming under human rights scrutiny. The [Ontario Human Rights Code](#) prohibits discrimination based on a number of protected grounds, including disability. The Ontario Human Rights Commission, in its [human rights and housing work](#), has warned that municipal zoning rules that discriminate against people on one of the grounds set out in the Code may be illegal.

### NEW RESEARCH REPORTS

- [Working Rough](#)
- [The Real Cost](#)
- [The Importance of Recreation Services](#)
- [Countdown To Budget](#)
- [Voices of Multi-Neighbourhood](#)

### FLIP SHEETS

Select Flip Sheets

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[www.wellesleyinstitute.com](http://www.wellesleyinstitute.com)



# Selling Off Affordable Homes is Bad for Toronto's Health: Seven Things You Need To Know

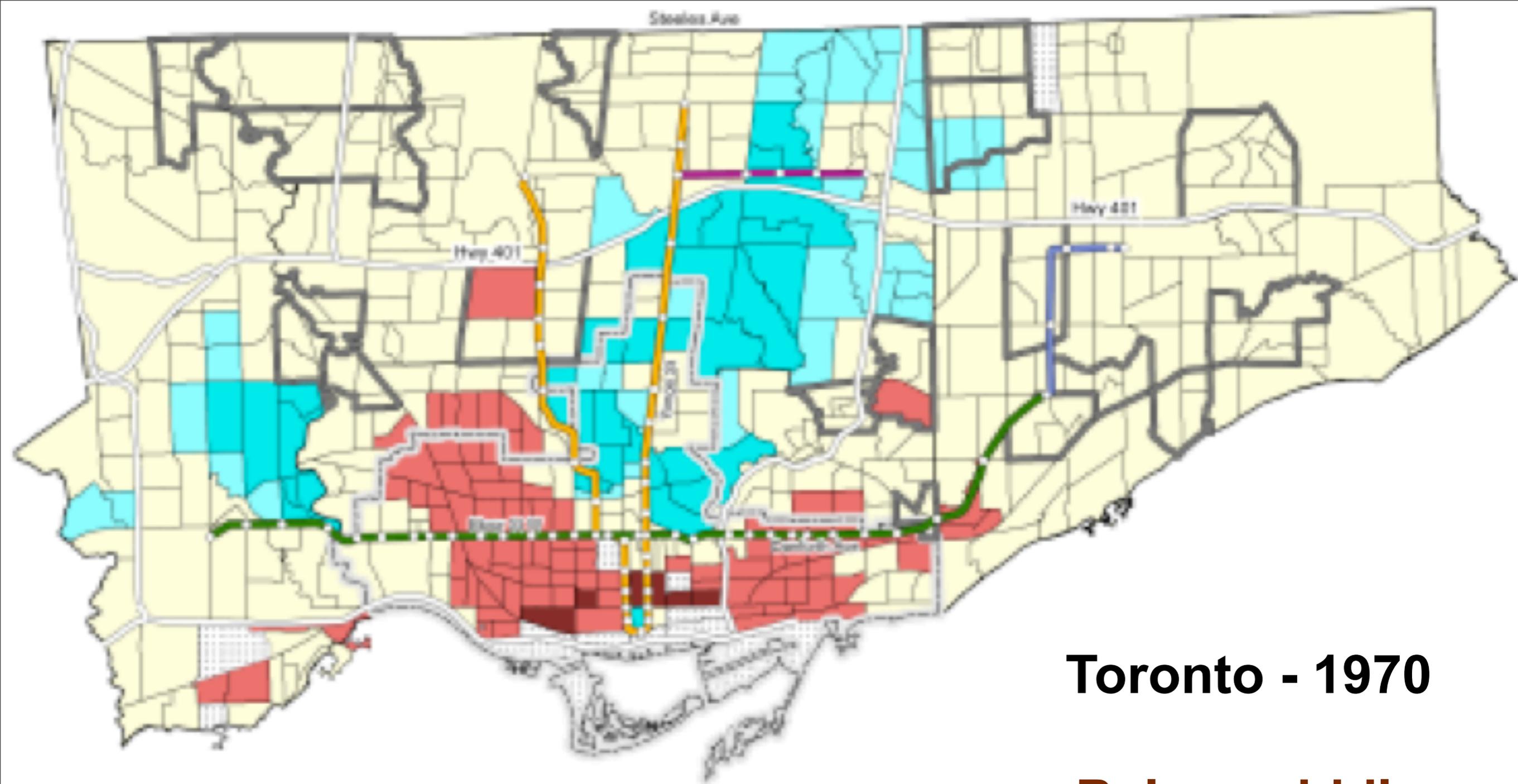
**A BACKGROUNDER FROM THE WELLESLEY INSTITUTE | 2011**

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Toronto Community Housing Corporation (TCHC) — the City of Toronto's affordable housing agency — is making the unprecedented recommendation to sell-off more than 700 affordable homes at a time when the city's waiting list for affordable housing sets new all-time record highs month after month. TCHC

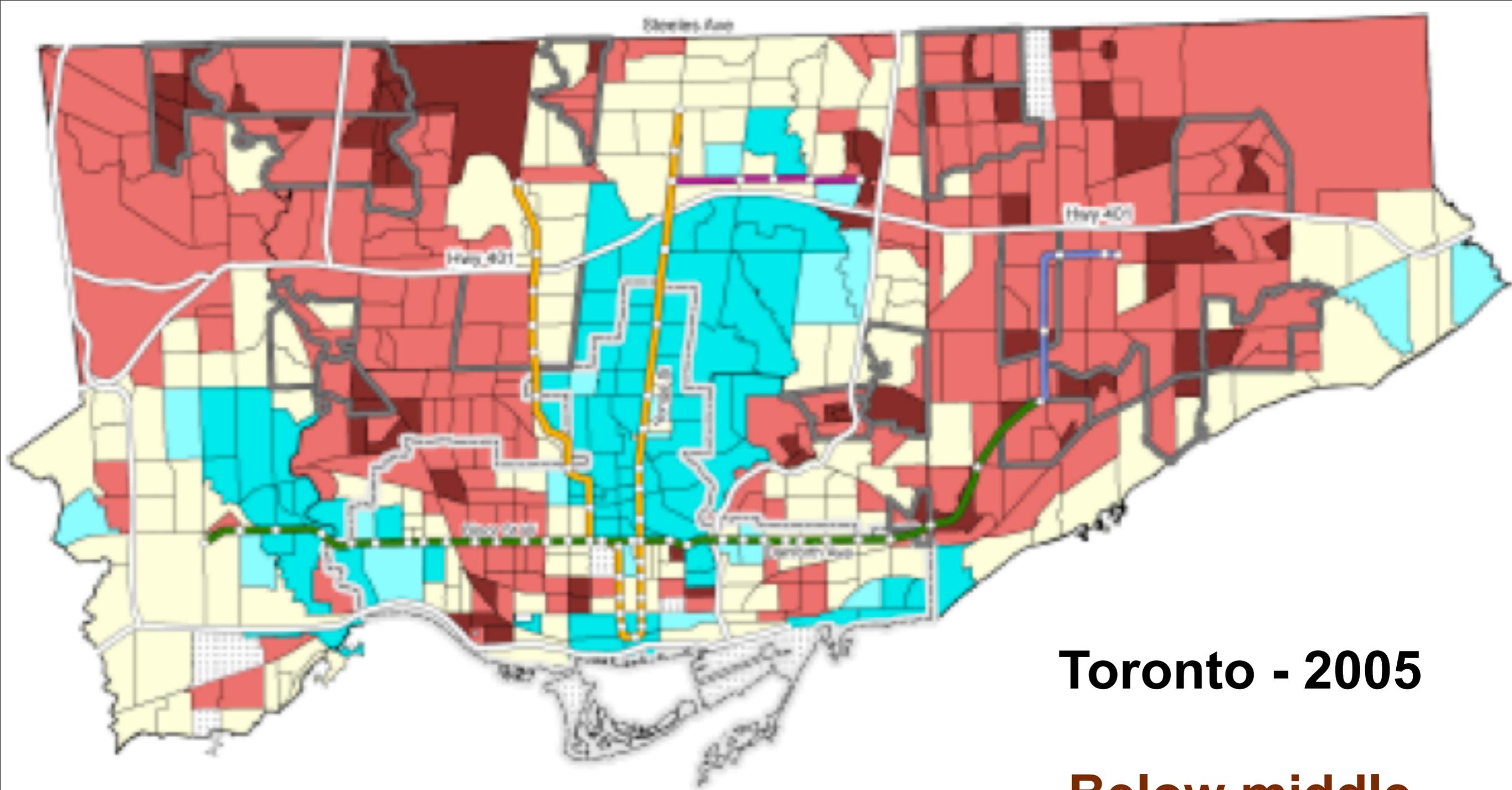
ket — a sharp drop of 30% in just one year. The number of rented condominium units also fell in Toronto in the most recent figures released by CMHC — down to 38,721. Average rents in the condo sector are 30% to 50% higher than average rents in the purpose-built rental sector.





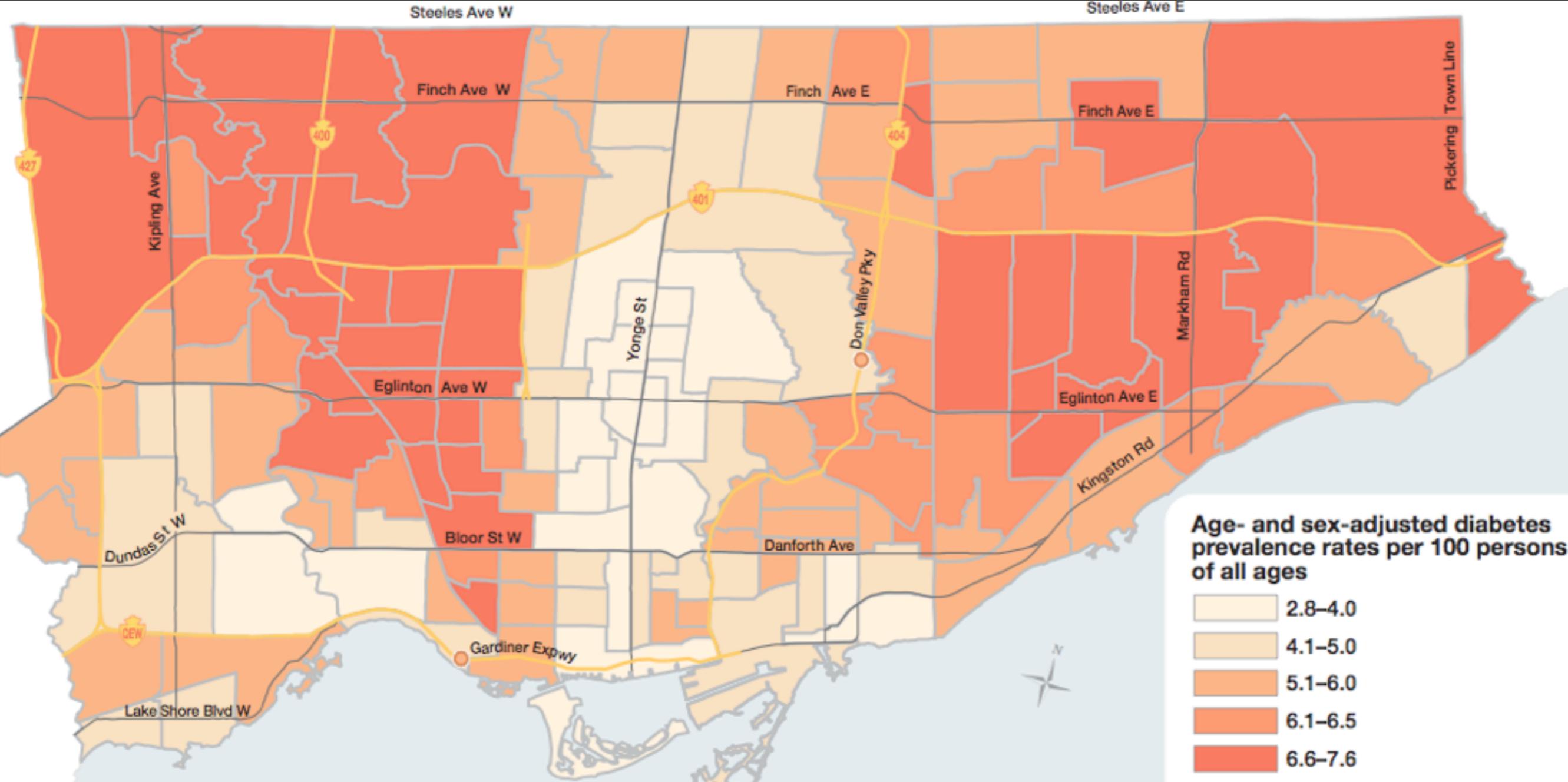
**Toronto - 1970**

**Below middle**  
**Middle income**  
**Upper income**



**Toronto - 2005**

**Below middle**  
**Middle income**  
**Upper income**

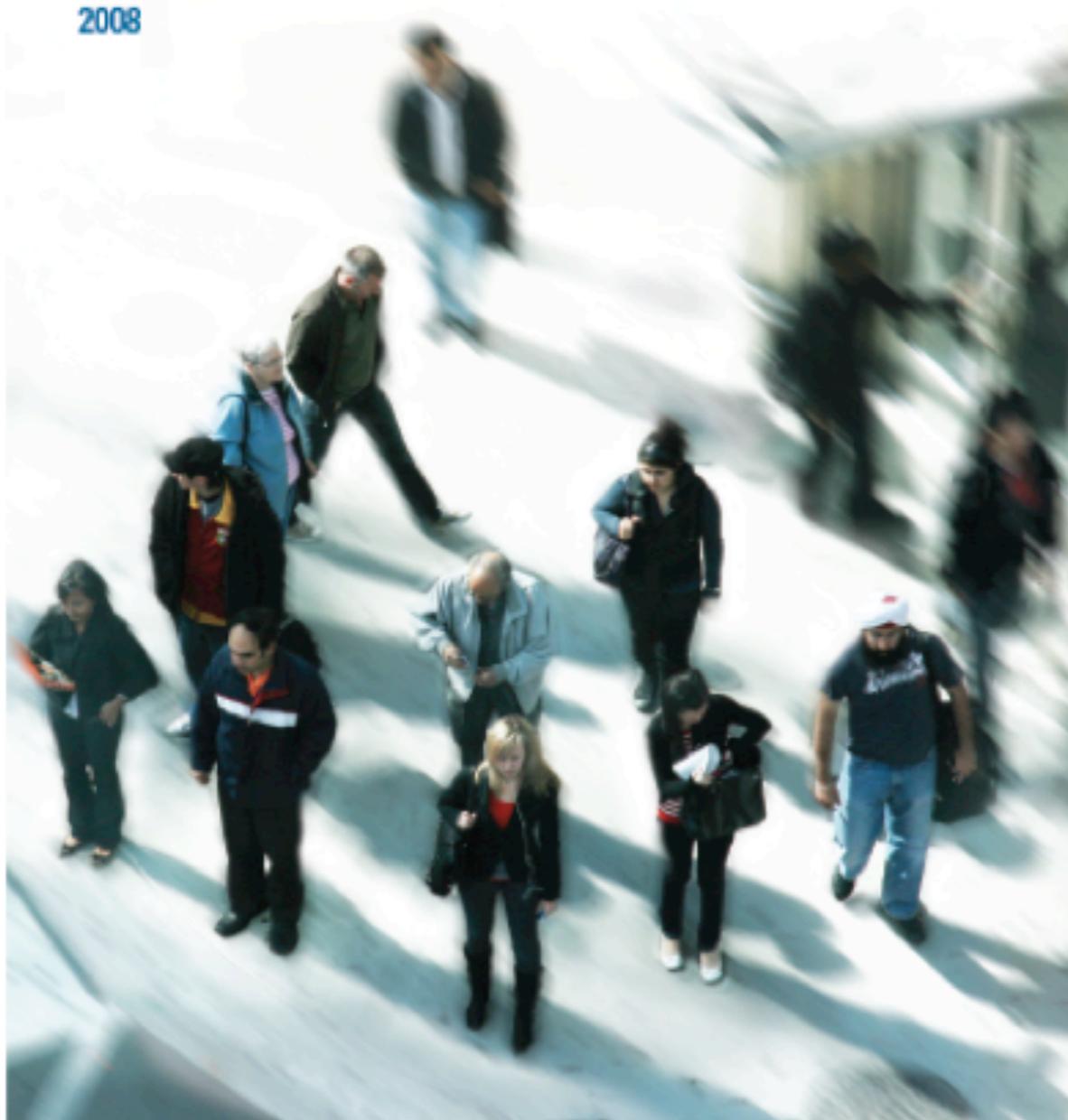


**Inequality / precarious housing is driving poor health**

## The Unequal City:

Income and Health Inequalities in Toronto

2008



416.338.7600 [toronto.ca/health](http://toronto.ca/health) |  TORONTO Public Health

...males with lowest income are expected to die 4.5 years earlier than males with highest income...

...lung cancer incidence 1.5 times higher for males in lowest income...

*Eliminate health inequalities: nearly 1,100 fewer premature deaths...*

...the relationship between income and health not just about extremes of wealth and poverty. Most indicators show a gradient of health such that health status improves through each income increment.

# Bad housing makes you sick!



**Homelessness:**  
Increased morbidity  
Increased premature mortality

**Contextual:**  
Individual / neighbourhood deprivation  
networks / friends / crime

**Biological / physical:**  
Chemicals, gases, pollutants  
Design (accidents) / crowding

**Socio-economic:**  
Affordability / energy  
Transportation / income / jobs

**Mental health:**  
Alarming rates... especially  
Clinical depression and anxiety  
Control / meaning  
Collective efficacy



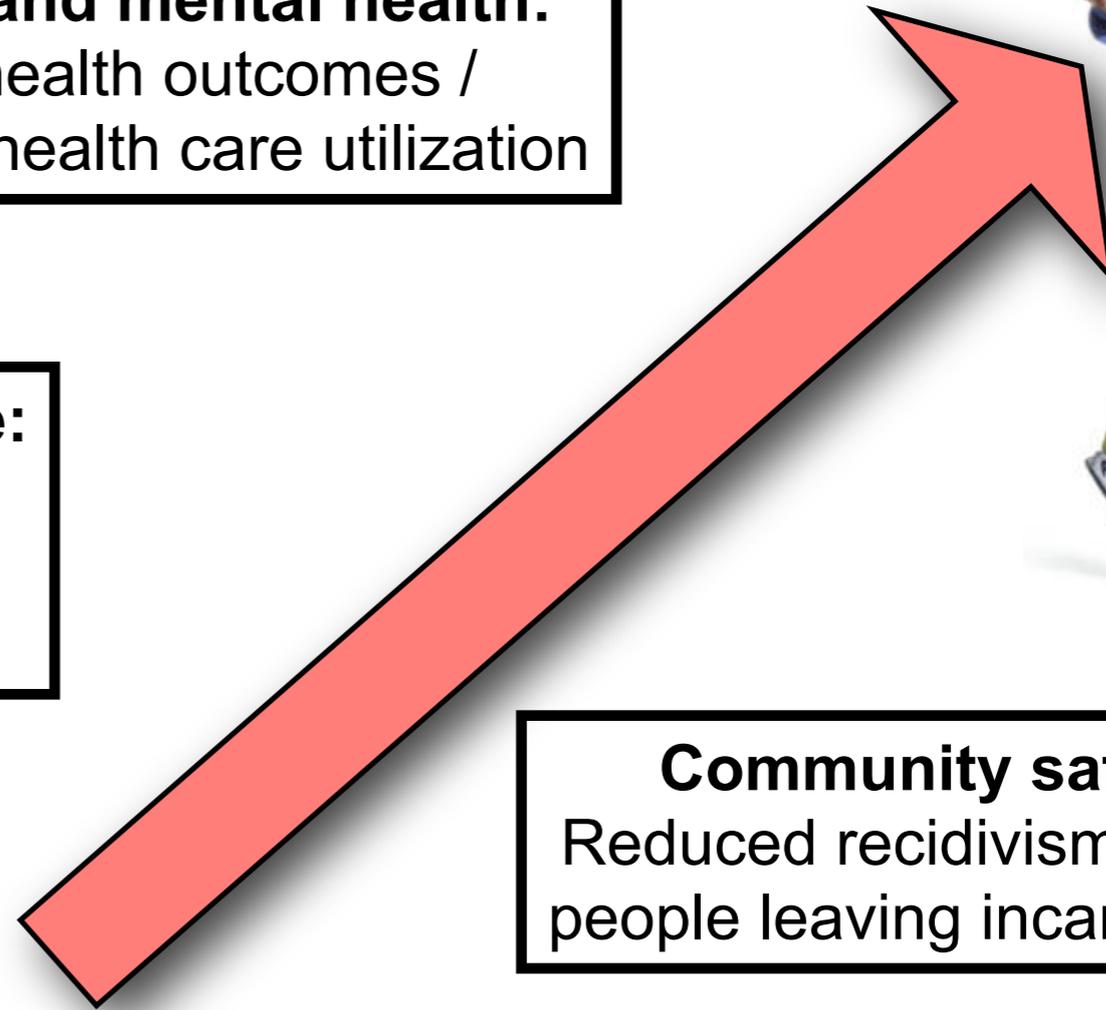
# Good housing good for health!

**Physical and mental health:**  
Better health outcomes /  
decreased health care utilization

**Environment / physical infrastructure:**  
New housing, repairs, heating, noise,  
indoor + outdoor environmental issues,  
allergens, water + sanitation

**Community safety:**  
Reduced recidivism among  
people leaving incarceration

**Affordability interventions:**  
Income-based housing subsidies



# Inequality

The Equality Trust

Why More Equality? About Us Take Action Community



## Because more equal societies work for everyone

see the

### Aims of The Equality Trust

Compelling new evidence shows that large income inequalities tear the social fabric and the quality of life for everyone. The Equality Trust aims to gain the widest public and political understanding of the harm caused by inequality.



## Divided We Stand

WHY INEQUALITY HELPS NOBODY

### The Unequal City:

Income and Health Inequalities in Toronto  
2008



### Growing Unequal?

INCOME DISTRIBUTION AND POVERTY IN OECD COUNTRIES



### Are we sick?

Why of Canada

Ernie Lightman Ph.D  
Andrew Mitchell, MA  
Beth Wilson, MES

December 2008

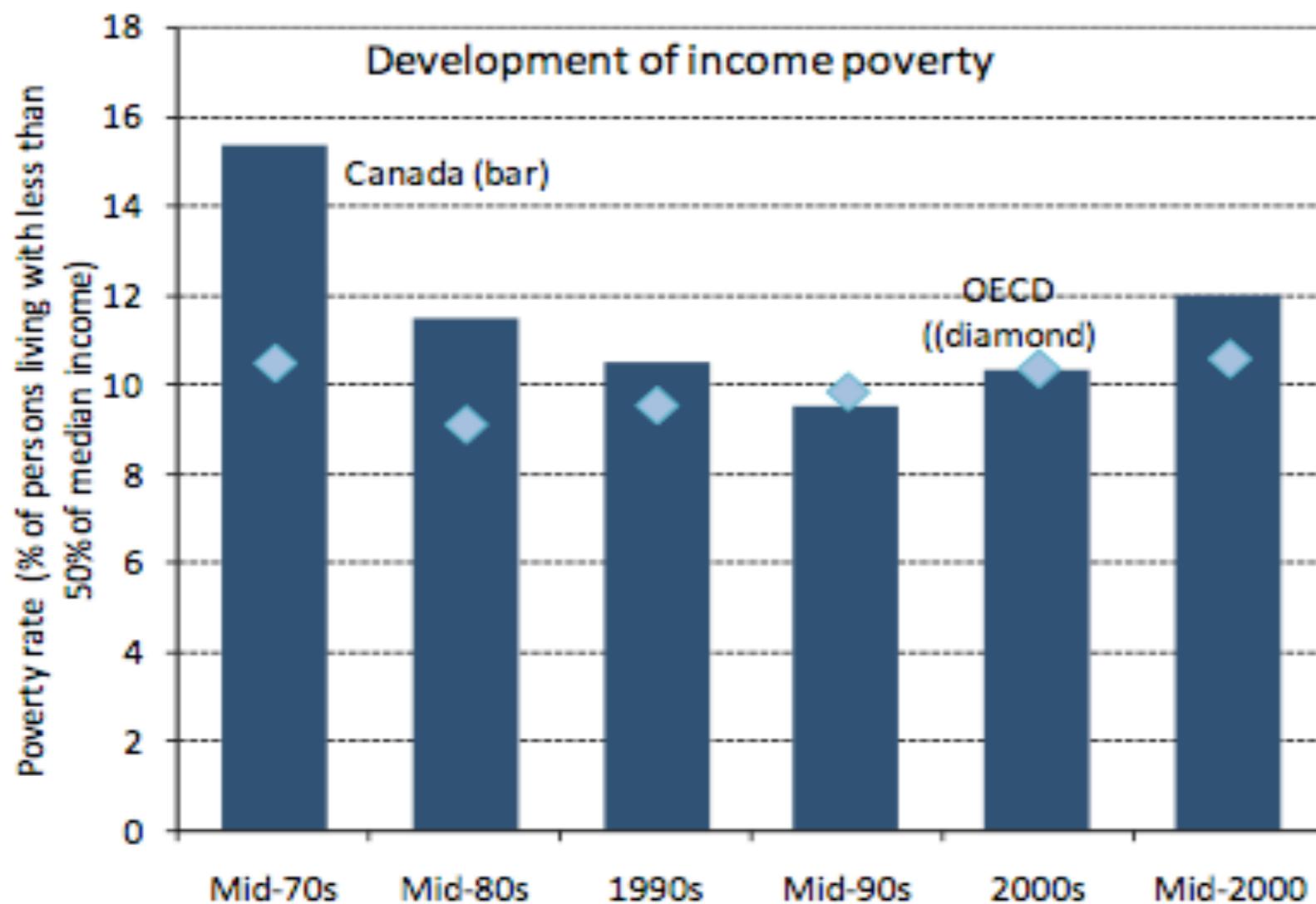
Hot Topic: World Income Inequality

Is the world becoming more unequal?

#### Key Messages

- Of total world income, 42 per cent goes to those who make up the richest 10 per cent of the world's population, while just 1 per cent goes to those who make up the poorest 10 per cent.
- Income inequality among countries in the world rose sharply between the 1980s and the mid-1990s, before leveling off.

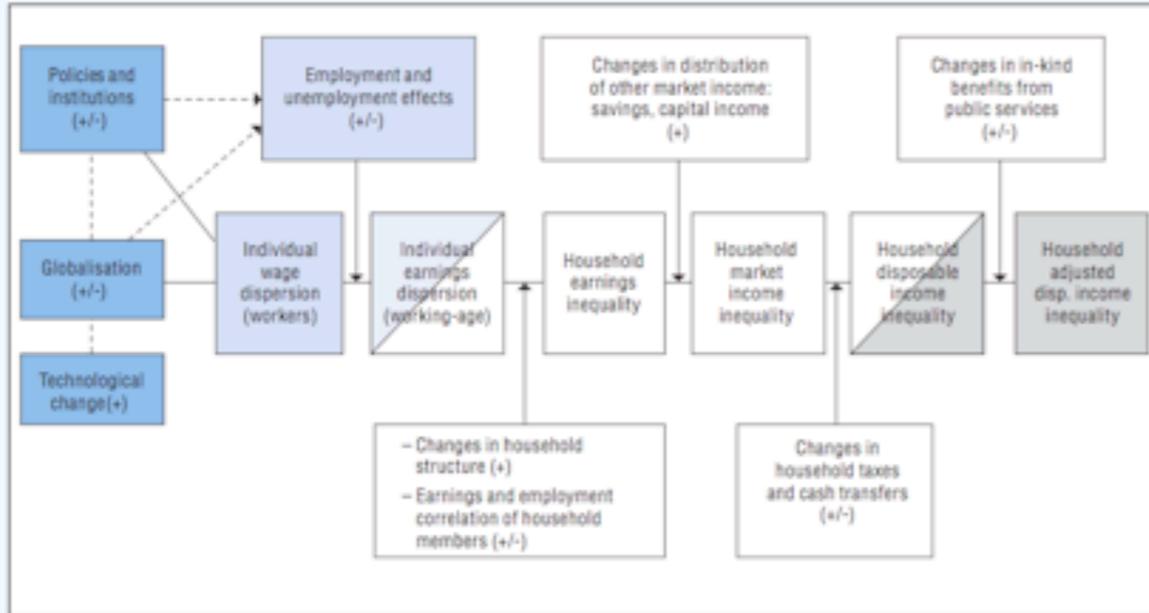




“After 20 years of continuous decline, both **inequality and poverty rates have increased rapidly in the past 10 years**, now reaching levels above the OECD average.”

“In the last 10 years, the **rich have been getting richer leaving both middle and poorer income classes behind**. The rich in Canada are particularly rich compared to their counterparts in other countries.”

Analytical framework for the analysis of income inequality used in the report

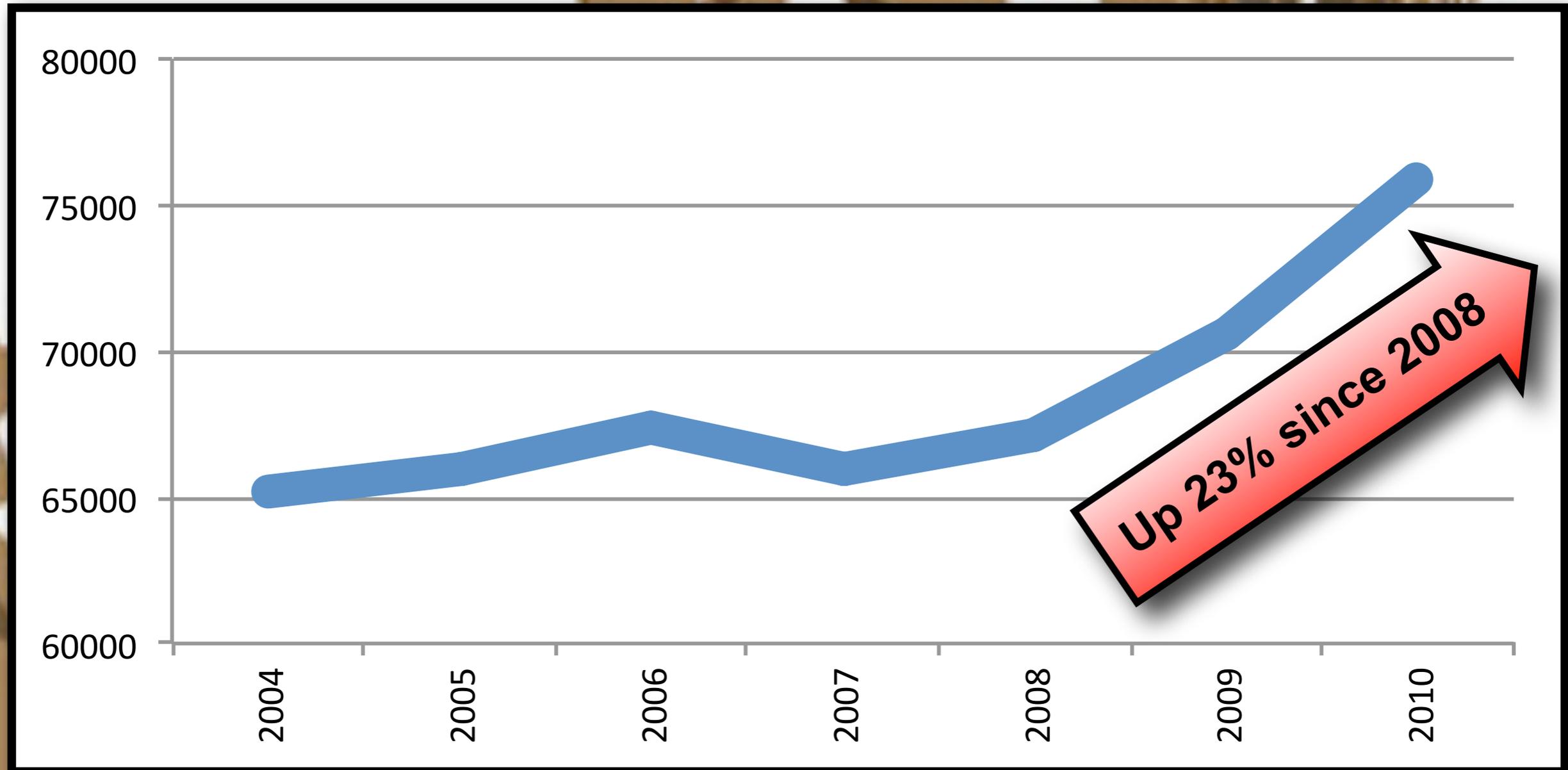


**Tax cuts  
increase  
inequality +  
poverty**

**Spending cuts  
increase  
inequality +  
poverty**



# TO affordable housing wait list



**December 2011: 82,138 households on  
wait list; 280 housed - 24 year wait**

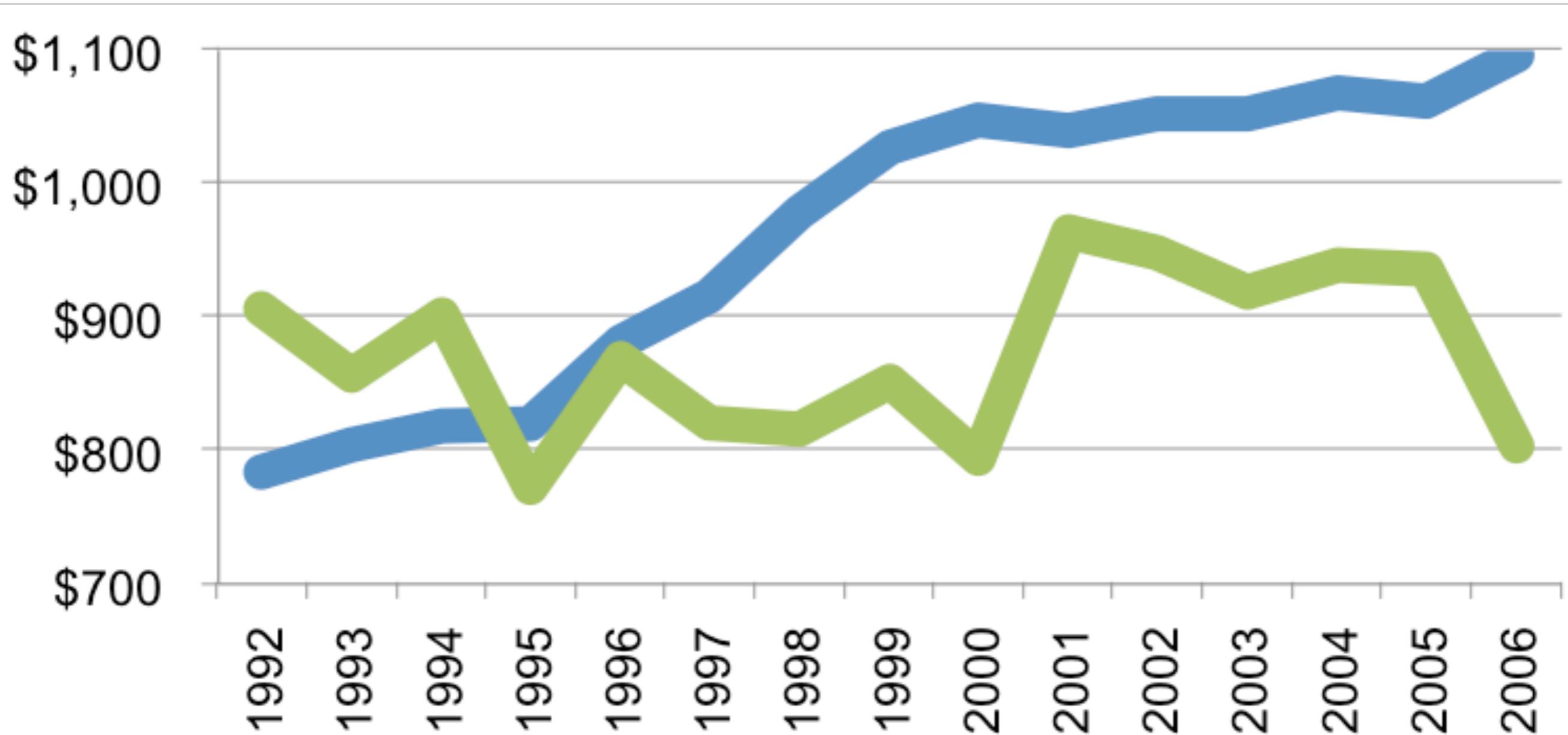
“Yes, there are poor people in the world, okay, but poor people will be with us forever, like it’s been from the moment of time. I think sometimes you have to have tough love, not because you hate people but because they need the support. People should get lessons in budgeting, lessons in nutrition..., lessons in parenting. Kids have children, okay, who don’t know how to parent... I didn’t tell you to wear a condom or not wear a condom or how many children, you made that decision.”

**Cllr. Mike Del Grande**  
**Toronto Budget Chief**

**Agree?**



# *For renters, average market rents are outpacing renter household incomes*



**Inequality and private housing markets increasing out of reach**

Typical two-bedroom apt:  
**\$44,920 household income**  
*CMHC*

Entry level condominium:  
**\$70,600 household income**  
*RBC Economics, August 2011*

**20% of households have annual income <\$18,000**  
**50% of households have annual income <\$41,000**



*MMAH*

Toronto 1910





**Toronto 1911:  
Founding of  
Wellesley Hospital**

*“The health of  
Toronto must  
necessarily  
the health  
of its  
citizens.”*

Dr. H.A. Bruce,  
Lieutenant  
-Governor  
of Ontario, 1934



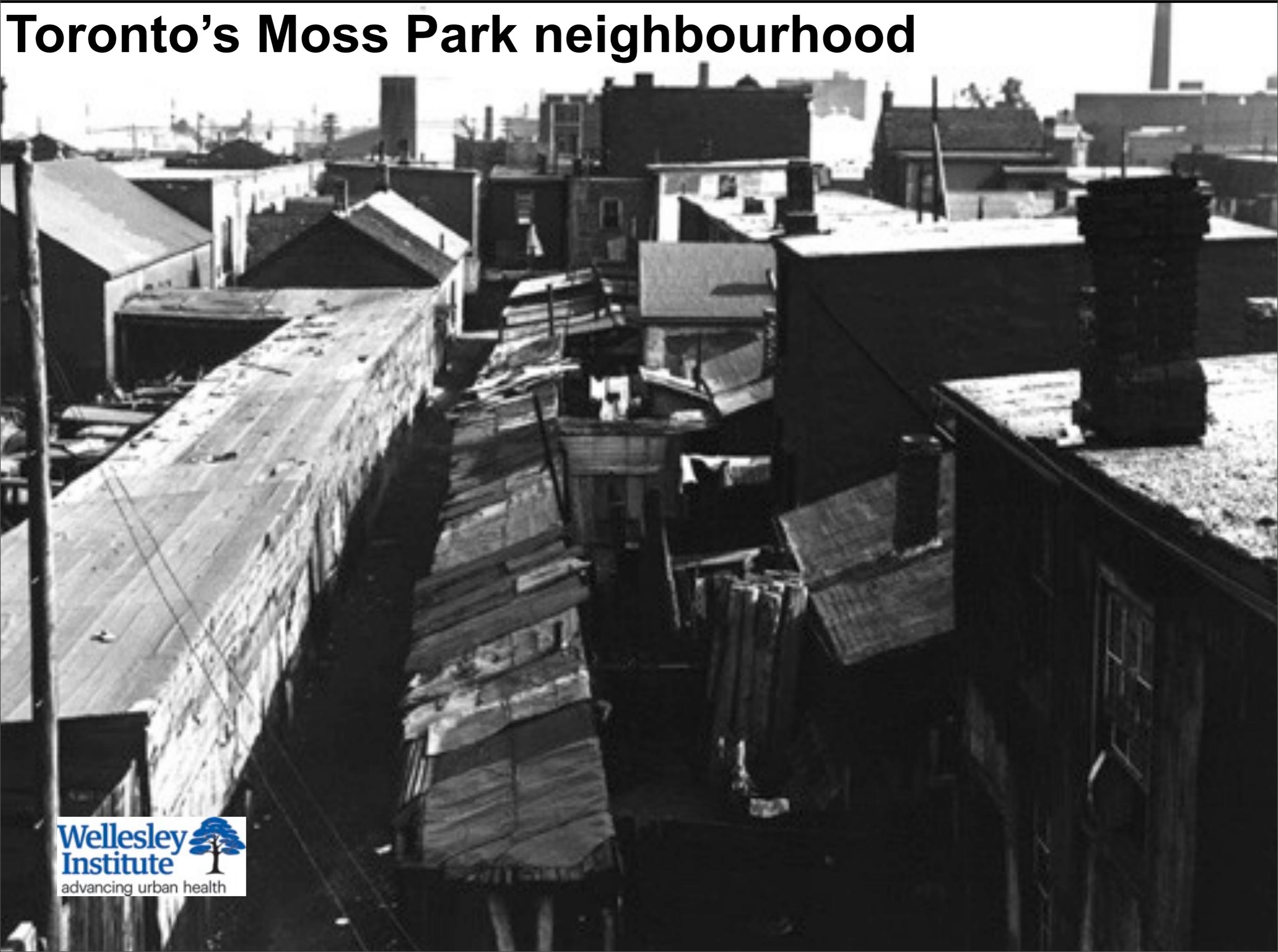
“Our survey of Toronto housing reveals... **thousands of families living in houses which are insanitary, verminous, and grossly overcrowded...** Bad houses are not only a menace: they are active agents of destruction... they destroy happiness, health and life...”

“Housing conditions are bad because many families cannot earn enough to **pay for decent and healthful dwellings...**”

“Not only were bad housing conditions discovered, but the presence of a serious housing shortage was also detected... The community is responsible for **provision of satisfactory dwellings** for those who are too poor to afford them.”

The Bruce Commission, 1934

# Toronto's Moss Park neighbourhood



# Dominion Housing Act - 1935

- (1) **improvement** of housing conditions, and
- (2) absorb unemployment by **stimulation** of construction and building industries

- Home improvement loans
- Home mortgage assistance
- Support for rental housing

***Dominion Housing Act is a 'comedy of errors' and 'an act to facilitate the financing of homes for the middle class who were not in the market.'***

***Dominion Housing Authority is required to provide financing for rental housing aimed at low-income households. 'I am sure it is not beyond the art of man to bring this about, even in Canada, even after five years of desperate depression.'***

Percy Nobbs,  
Dean of Architecture,  
McGill University,  
January, 1936



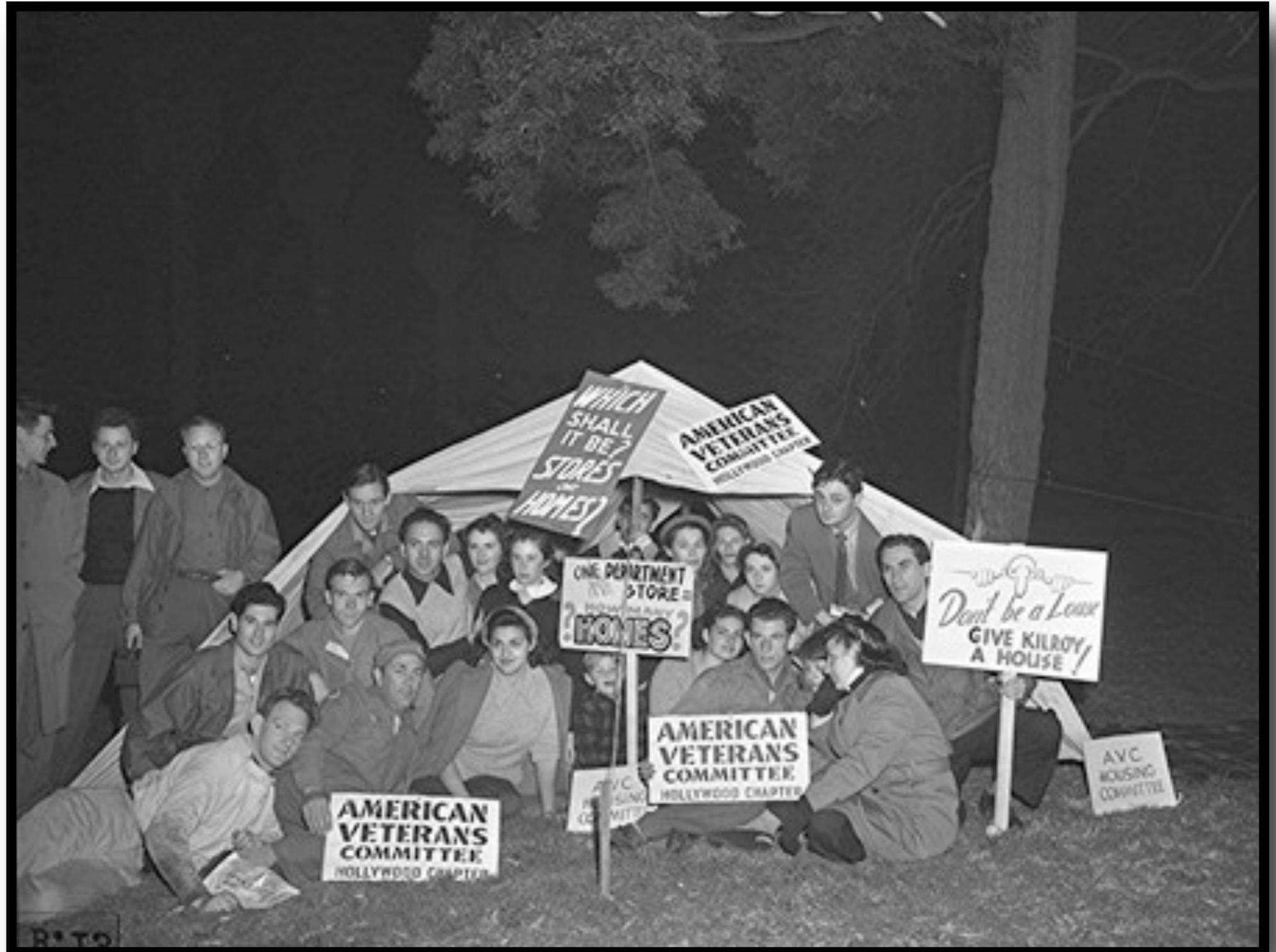


*‘These householders are paying far more rent than they can afford, hence they are underfed, underclothed, unhappy and are, more or less, on the road to destruction as human beings...’*

# 1939 - Canada goes to war...



# Vets returning home demanded homes...



# WARNING

## ACUTE HOUSING SHORTAGE IN TORONTO, ONTARIO

Notification is hereby given to non-residents of this City that there is no available housing accommodation here. This Corporation will assume no responsibility or provide any assistance in locating living quarters for any person contemplating moving to Toronto.

*For your own comfort and convenience*

### DO NOT COME TO TORONTO, ONTARIO FOR HOUSING ACCOMMODATION

Robert H. Saunders, C.B.E.,  
Mayer

Toronto, August 29, 1947

J. W. Somers, O.B.E.,  
City Clerk

## *Post-war housing innovations...*

**\* long-term mortgages;  
ownership assistance**

**\* private rental housing for  
moderate incomes**

**\* public housing projects  
for very poor**



# National Housing Act, 1973

*Good housing at a reasonable cost is a **social right** of every citizen of this country... The legislation which I am proposing to the House today is an expression of the government's policy, part of a broad plan, to try to make this right and this objective a reality.*

**Hon. Ron Basford, March 15, 1973**

**600,000+ affordable homes  
funded across Canada**

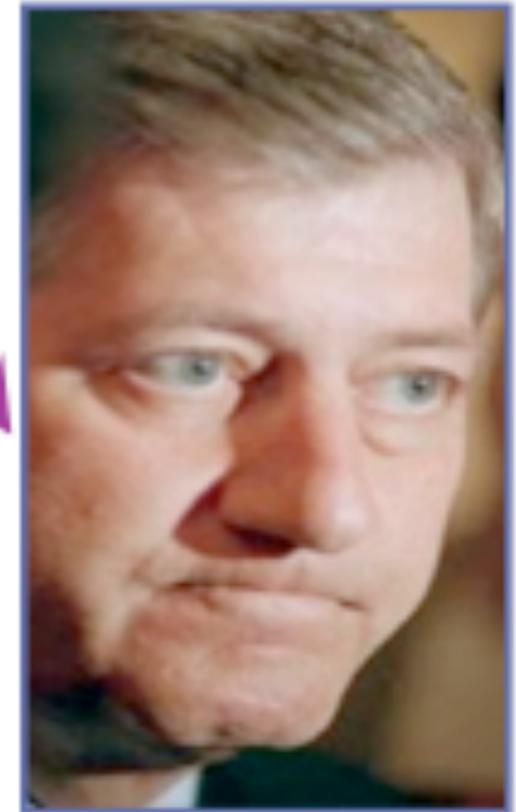
# Devolution of housing



**Brian Mulroney:**  
Cut billions in housing funding;  
Cancelled national social housing program

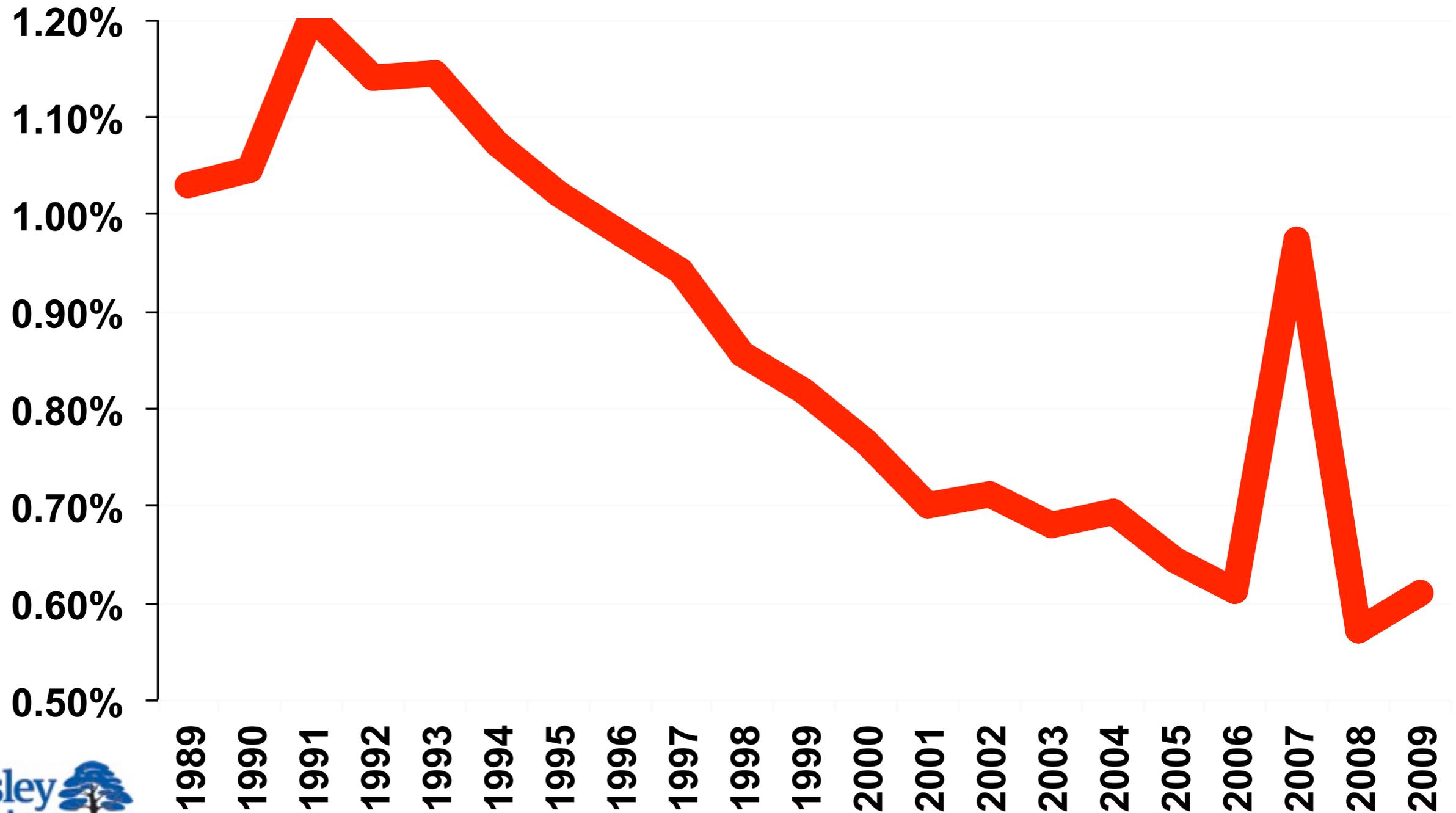


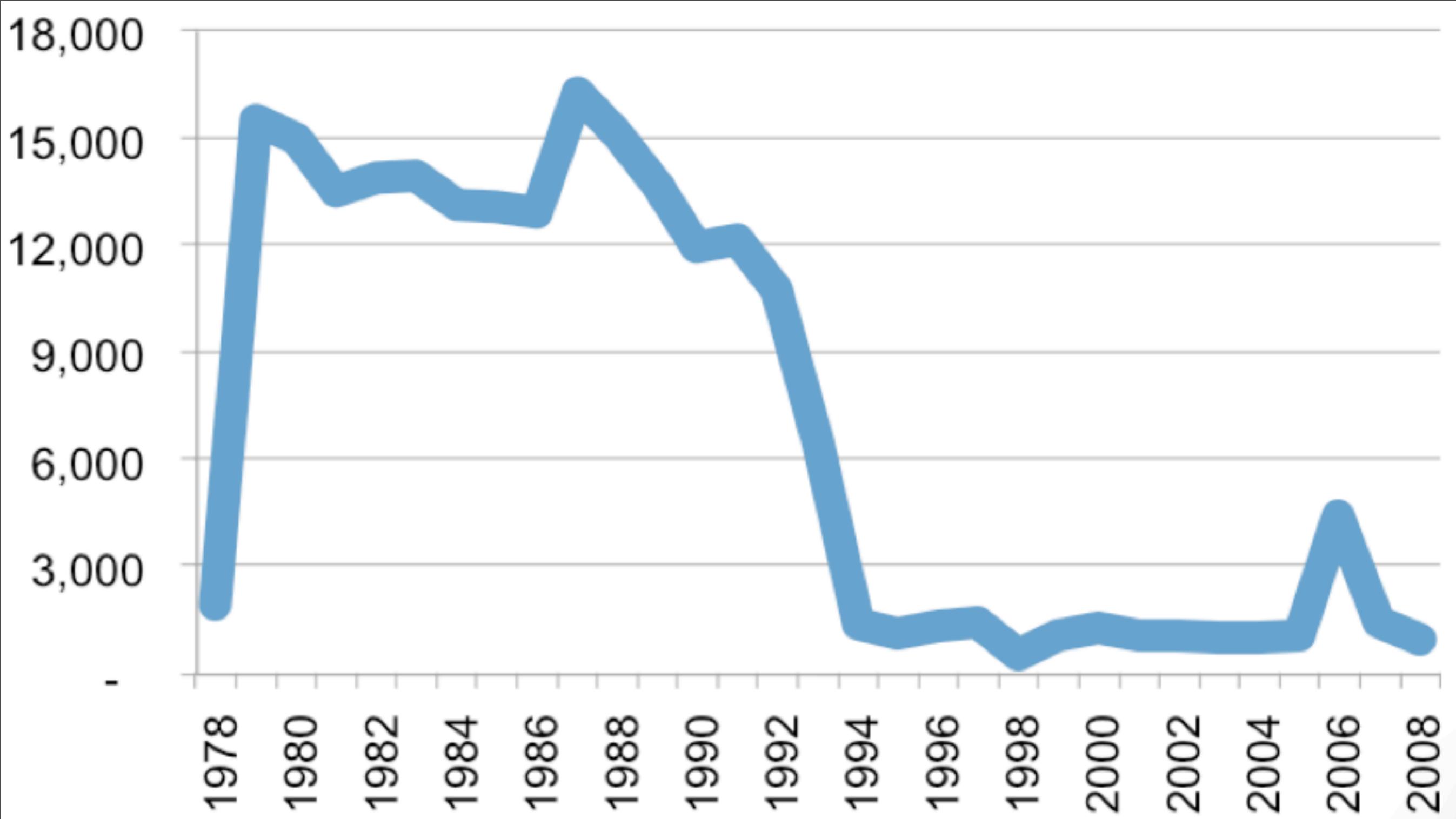
**Jean Chretien / Paul Martin:**  
Promised to restore funding,  
but didn't; downloaded most  
housing to provinces



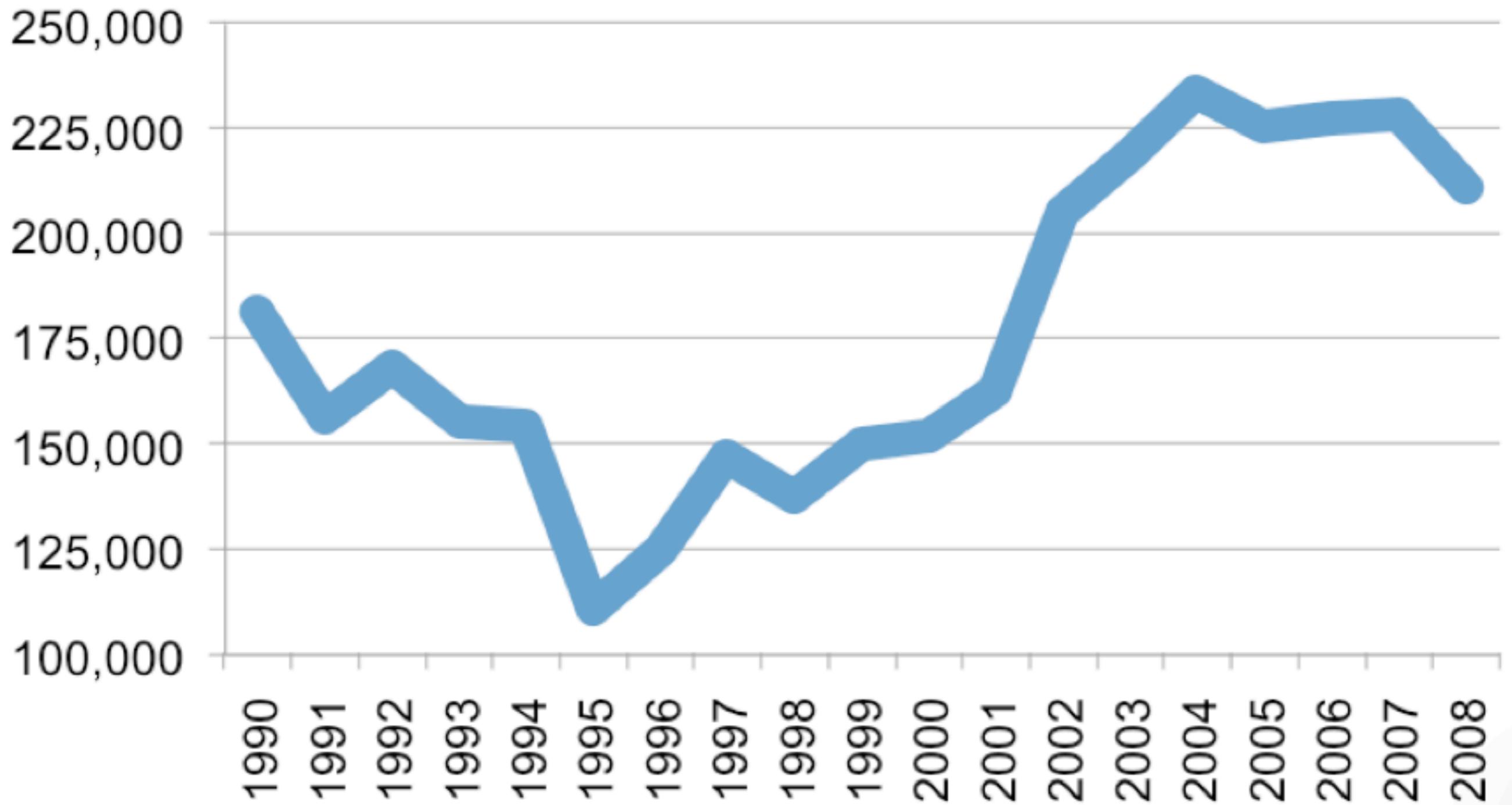
**Mike Harris:**  
Cut hundreds of millions in funding;  
downloaded to municipalities

# Ongoing erosion of federal housing investments (Federal housing investments as a percentage of GDP)





## ***Affordable housing starts - Canada***

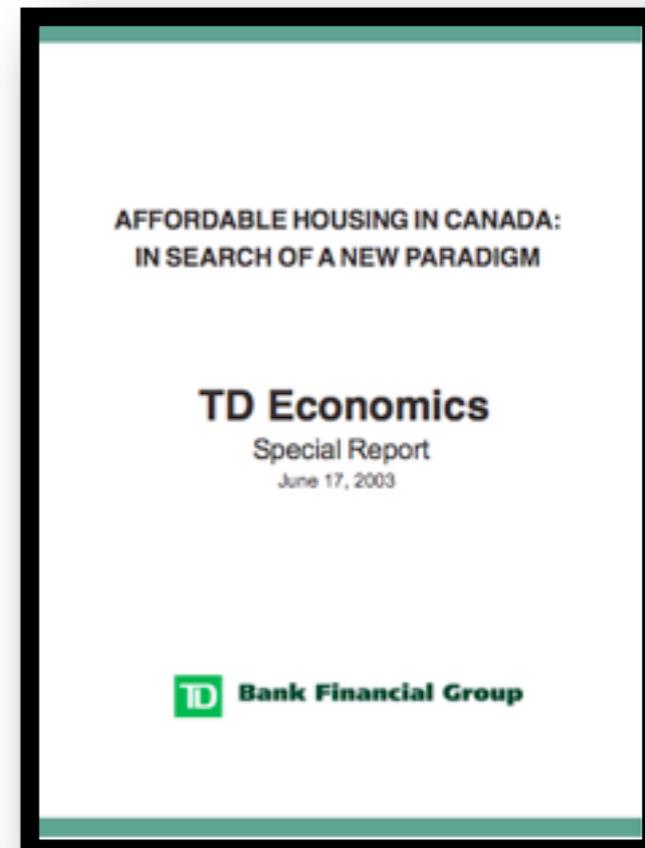


## ***New housing starts - Canada***

“We are used to thinking of affordable housing as a social and a health issue...”

“However, working to find solutions to problem of affordable housing is also smart economic policy. An inadequate supply of housing can be a major impediment to business investment and growth...”

**Bad for people -  
bad for economy**



Homelessness is **bad for business** and the federal government does not have a national plan to end homelessness in Canada.

While solutions to homelessness exist and efforts are being made by communities to implement solutions... the government has been unable to reduce the total number of homeless...

**A national plan to end homelessness** will clearly set goals, objectives, metrics and outcomes and provide the proper mechanisms...

# UN Special Rapporteur, 2009



**“Canada has a long and proud history of housing successes, and has been known around the world for its innovative housing solutions. The Special Rapporteur visited and received information about programmes, laws and policies that represent good practices... Canada can also rely on a tremendous range of academic and civil society resources.”**

**“There has been a significant erosion of housing rights over the past two decades. Canada’s successful social housing programme, which created more than half a million homes starting in 1973, has been discontinued.**

# Latest federal spending estimates

2011-12 Estimates  
Part II - Main Estimates

**Human Resources and Skills Development**

**Canada Mortgage and Housing Corporation**

**Raison d'être**  
Canada Mortgage and Housing Corporation (CMHC) is Canada's national housing agency. Established as a federal Crown corporation in 1946 to help address post-war housing shortages, our role has evolved as Canadians' needs have changed. Today, we work closely with provinces, territories and the private and not-for-profit sectors to help lower-income Canadians access affordable, better quality housing. We also help Aboriginal Canadians meet their distinct housing needs.

**Our role in housing finance** — providing mortgage loan insurance and securitization guarantee products — contributes to the health and stability of Canada's housing finance system and facilitates access to financing for housing across the country. This includes loans for housing in small and rural communities, rental housing and for nursing and retirement homes.

**We also promote the efficiency of the Canadian housing system through research, market analysis, information transfer and export promotion.**

**Main Estimates**  
\$1.9 billion

**CMHC is estimating budgetary expenditures of \$1.9 billion in 2011-12 which require approval by Parliament.**

**Fiscal: 21.9 billion**  
In total, the department is estimating a budgetary decrease of \$1.2 billion, or 39% from previous Main Estimates.

	Last year	This year	Change
Assisted housing	\$1.722b	\$1.628b	5% cut
On-reserve	\$215m	\$156m	27% cut
Repair	\$674m	\$37m	94% cut
AHI	\$452m	\$16m	97% cut
<b>Overall</b>	<b>\$3.131b</b>	<b>\$1.907b</b>	<b>39% cut</b>

Very programs federal government 'terminating'  
 are same programs that feds said deliver **powerful  
 jobs and other economic impact**

**Table A.1  
 Expenditure and Tax Multipliers**

	2009	2010	2010Q4
	(dollar impact on the level of real GDP of a one-dollar increase in fiscal measures)		
Infrastructure investment measures	1.0	1.5	1.6
Housing investment measures	1.0	1.4	1.5
Other spending measures	0.8	1.3	1.4
Measures for low-income households and the unemployed	0.8	1.5	1.7
EI premiums	0.2	0.5	0.6
Personal income tax measures	0.4	0.9	1.0
Business tax measures <sup>1</sup>	0.1	0.2	0.3

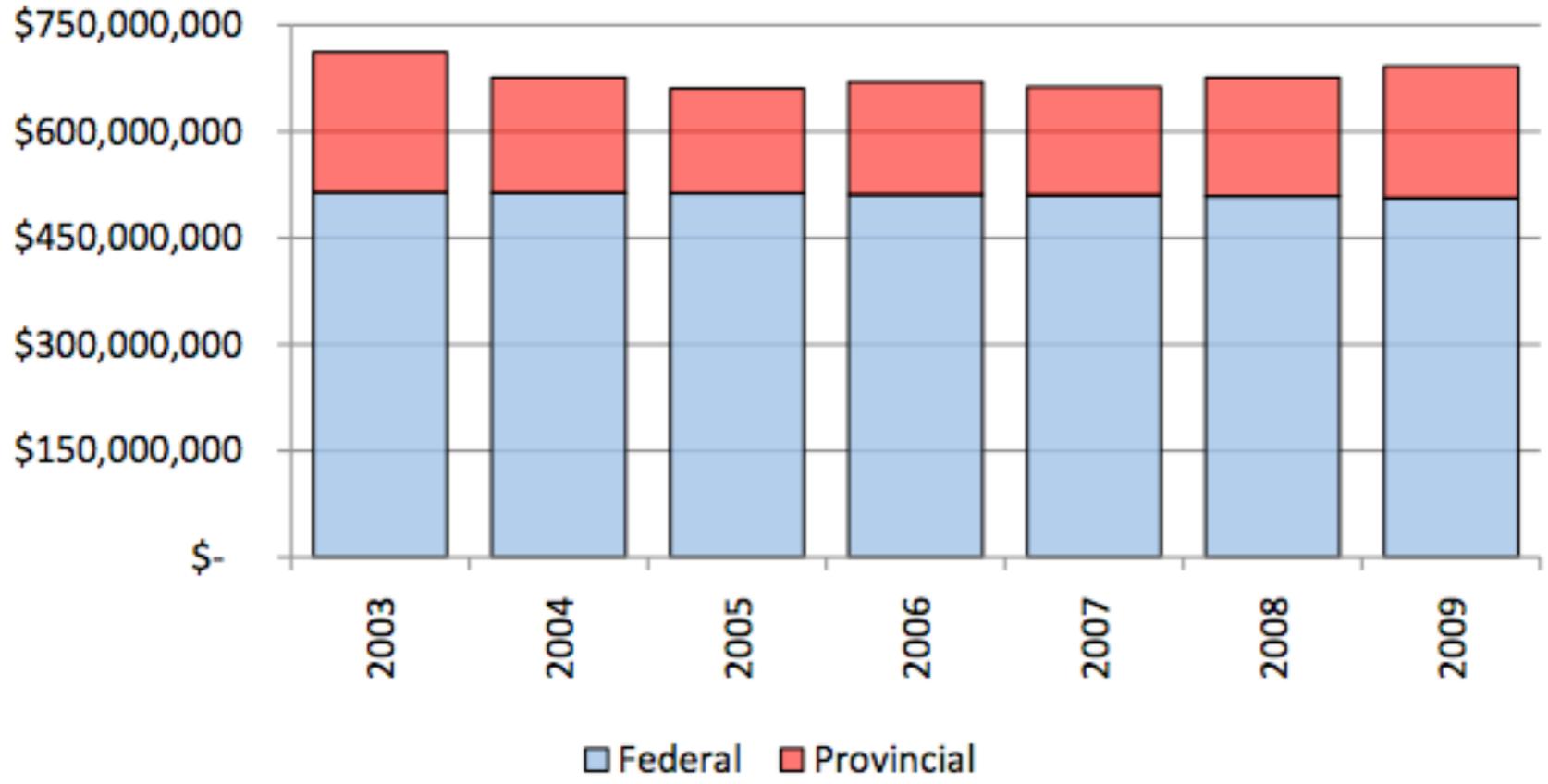
## CMHC spending cuts to 2015



Looking ahead -  
more federal cuts

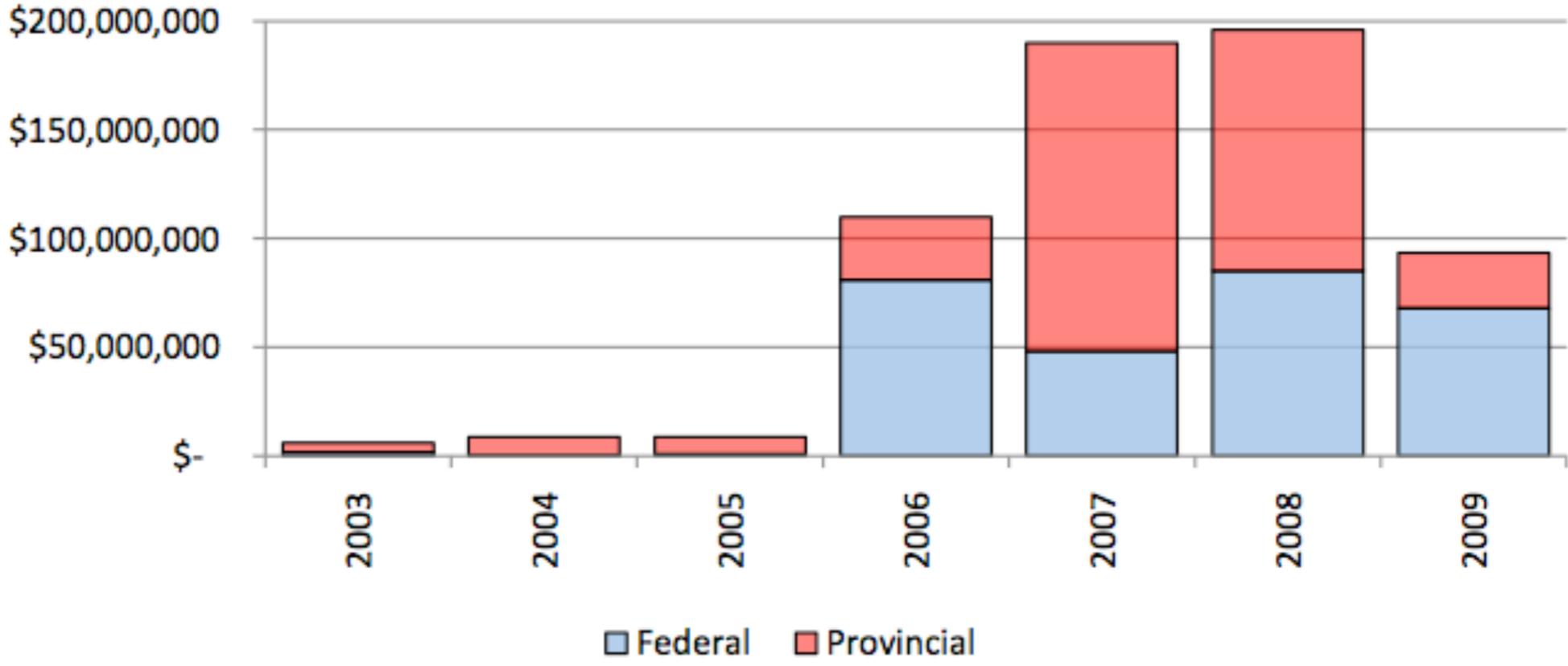
# Ontario affordable housing operating spending to fiscal 2009

(source: Public Accounts of Ontario)



# Ontario affordable housing capital spending to fiscal 2009

(source: Public Accounts of Ontario)



# Four observations:



1. **Housing insecurity deep / persistent**
2. **Costly to people, communities, economy, government**
3. **Federal housing / homelessness investments eroding**
4. **No comprehensive national plan**

# Most housing needs invisible

## THE PRECARIOUS HOUSING “ICEBERG”

Visible homeless: 150,000 - 300,000

Hidden homeless: 450,000 - 900,000

Overcrowded: 705,165 h/hs

Substandard housing:  
1.3 million h/hs

Core housing need:  
1.5 million h/hs

Inadequate housing: 2 million h/hs  
(minor repairs)

Annual housing supply deficit:  
220,000 h/hs

Unaffordable housing: 3.1 million h/hs  
(paying > 30%)

Inclusionary Housing Canada

www.inclusionaryhousing.ca

WI remote LinkedIn Stats Facebook Maps Images Klout Netflix Prezi Alterna YouTube - Broa... Bookmarks

# Inclusionary Housing Canada

## Planning Inclusive Neighbourhoods for All

HOME ABOUT INCLUSIONARY HOUSING ABOUT THE WORKING GROUP CONTACT US SEARCH

What's on the site

Pages

- What's New
- Case Studies
- Recommended Reports and Papers
- Frequently Asked Questions
- Glossary of Terms

Topics

Select Category

Spotlight

### A Guide to Developing an Inclusionary Housing Program

Recent Posts

A Guide to Developing an Inclusionary Housing Program

## Opening the Doors to Inclusionary Housing in Canada

### Creating Affordable Housing by Harnessing the Power of Private Development

Inclusionary housing programs are municipal programs that rely upon the development regulations and approval process to have private developers provide some portion of the housing within their new market projects as affordable housing.

This website has been created to assist community members, activists, government planners, policy makes and housing developers to gain a better appreciation of Inclusionary Housing as a policy and program tool to increase the supply of affordable housing in our neighbourhoods and communities.

<p><b>Why</b> We need it</p> <p><a href="#">An important part the Ontario Long Term Affordable Housing Strategy</a></p>	<p><b>How</b> It works</p> <p><a href="#">Introduction to Inclusionary Housing</a></p>
---	--

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Inclusionary Housing Working Group

- ACORN
- Colour of Poverty
- Wellesley Institute

Resource - American

- APA
- BPI - Chicago

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- Log in

# ***Two models for inclusionary housing:***

**‘Inclusionary zoning’** practised in US in as many as 400 municipalities and over a dozen states.

**‘Planning gain’** system in Britain - promoted and supported by national planning legislation.

No comparable Canadian model. Some cities – Vancouver, Montreal, Toronto – have limited programs, less effective than American and British models.

BC municipalities use practices called inclusionary zoning - almost same as Ontario’s s37 provisions. At best, weak resemblance to inclusionary zoning as used in the US.

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*Thank you!*

