

# More common ground between proponents and opponents than not:

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Issue	Proponents	Opponents
Safe, healthy homes for all	X	X
Green spaces and good air	X	X
Reduction of pollution	X	X
Efficient transit and LTR system	X	X
Deceleration of urban spread	X	X

# Not so much opposing as leery:

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Requesting that other Bylaws be in place PRIOR to opening the development market without better regulation.

While many developers, contractors and owners are very conscientious about HOW and WHAT they build

# Some are not so reputable

A survey conducted by the community-led Residential Infill Working Group found 79 per cent of respondents experienced damage or negative impacts to their property as a result of construction next door.

The majority of reported damage was in relation to demolition and excavation of the development site including vibrations to neighbouring homes and loss of landscaping. About 26 per cent observed new cracks in their homes and 24 per cent reported drainage of stormwater from the infill site on their property. The online survey was completed by 175 residents across 41 mature neighbourhoods in the summer.

*Edmonton Journal Jan 14, 2021*



# Don't take away a citizens' voices,

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- Frustration and hostility between neighbours
- Cause for mistrust in city government
- One might even say undemocratic

# Building buildings does not create “affordable housing”

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**Ricardo Tranjan** (researcher for Canadian Centre for Policy Alternatives, former manager of the Toronto Poverty Reduction Strategy and author of *The Tenant Class*)

I think we should be focusing on non-profit housing. Governments should be intervening to remove profit from housing, instead of subsidizing private developers in the hopes that they will provide some discounted housing as part of their developments.

This is not specific to housing. It is sort of the ideological consensus in which we live, where governments are so reluctant to act with resolve — to invest, to build, to own, to operate, and instead they have this sort of backseat role, and then provide incentives to the market and hope that they will manage to guide private investment in a sort of desired direction. And it is simply not working.

“helps to disguise the power dynamics behind the so-called crisis”

# Conclusion

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# Tranjan

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Vacancy controls are absolutely part of the solution. There cannot be an incentive for landlords to evict tenants and the absence of vacancy controls is exactly that.

In our context, pushing the tenant out, or not making any effort to keep that tenant, means landlords can increase rent by 10 per cent, 15 per cent, 20 per cent, 30 per cent, whatever the market will bear.

Eg. New ownership of Senior's apt

# We would like to see:

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- New policies and bylaws ensuring housing for all
- Our voices still heard ab





Claims of signage?