

10/27/2021

VIA E-MAIL: phc@toronto.ca

Planning and Housing Committee
Toronto City Hall,
100 Queen Street West, 10th Floor, West Tower
Toronto, ON M5H 2N2

Attention: Ms. Nancy Martins, Committee Administrator

Dear Chair Bailão and Members of the Planning and Housing Committee:

**RE: PH 28.1- Inclusionary Zoning Official Plan Amendment, Zoning By-law
Amendment and Draft Implementation Guidelines**

On behalf of Hullmark we would like to express our concerns with the current structure of the Inclusionary Zoning policy being considered by the Planning and Housing Committee. We urge the Committee to not approve staff recommendations to allow for further consultation between the City, BILD and industry to ensure a balanced policy which creates a partnership model is achieved. The proposed policy, in our opinion, will result in increased housing prices for the vast majority of new homeowners and create barriers for bringing much needed new housing supply to areas of the City where it is needed the most.

Hullmark has a number of projects in the development pipeline that could be impacted by the proposed policy, resulting in increased costs for market units that will have consequences on housing affordability and the delivery of new housing units.

We support the efforts of BILD, who have been working with City staff to develop a partnership model to bring much needed affordable housing to market. Hullmark requests that the City actively consider the objectives in their proposal, especially as it relates to incentives and a partnership model, which would achieve the City's goal of providing affordable housing while not inflating housing costs or risking future housing supply.

If done right, Inclusionary Zoning is an effective and efficient tool to provide affordable housing to market, which we support. However, the proposed policy as currently structured will not achieve this important goal and in our opinion, will have serious unintended consequences. Placing the full burden of providing affordable housing on the public sector without financial incentives is unprecedented. We all have a

responsibility to ensure affordable housing is available to the City's current and future residents.

Sincerely,

Hullmark

Per:

A handwritten signature in black ink, appearing to read "J Hull", with a horizontal line extending to the right.

Jeff Hull
President

Cc: BILD ptenuta@bildgta.ca