

November 1, 2021

Mayor and Members of Toronto City Council  
City of Toronto  
City Hall, 100 Queen Street West  
2<sup>nd</sup> Floor  
Toronto, Ontario M5H 2N2

Dear Mayor and Members of Council:

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

On Thursday, October 28<sup>th</sup>, I appeared before Planning and Housing Committee regarding the above subject matter and the impact that it will have on the development and housing industry.

As many of you are well-aware, Tridel Group of Companies are a reputable developer of mid and high-rise buildings near transit in Toronto and across the GTA and we can assure you that this policy has a direct impact on our business.

I also take great interest in the subject on a personal level given my previous employment with the City of Toronto where I worked as a Senior Planner for 12 years.

Our position is very clear – we absolutely support the notion of affordable housing, but we do have serious concerns on several matters within guidelines as well as the implementation. We strongly believe that the successful implementation of Inclusionary Zoning (IZ) must be a partnership, that requires both parties having a stake in the success.

We would request the following:

1. The City of Toronto actively consider the objectives of its proposal whereby simply providing a safe, functioning, respectable place to live; while provide the industry incentives to encourage affordable housing across the City.
2. In order for proper implementation and to avoid unintended consequences, staff must carefully consider all aspects, and put in place specific details that have been created in collaboration with and are workable by the private sector.
3. Certainty is critical for our business to be successful the current framework leaves too much up in the air for consideration at a later date.

4. On behalf of Tridel we respectfully request that the IZ OPA and Bylaw be directed back to staff for further consideration considering all the comments that have been received.
5. We also request committee to direct staff to consult further with industry and stakeholders to come up with a Made in Toronto solution that works for all and delivers the product that is needed.

In closing, we recognize that all of you have as our elected council have been laser focused on the issue of housing for all and we do support that through some form of IZ. If done correctly, it can be a very effective tool to achieve this goal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Mestyan', with a stylized flourish extending to the right.

Mike Mestyan  
Vice President, Development Planning  
Tridel Group of Companies