



October 27, 2021

Planning and Housing Committee
City of Toronto
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Members of Planning and Housing Committee

On behalf of Cityzen Development we would like to formally express our concerns with the Inclusionary Zoning policy being considered by Planning and Housing Committee. We urge the committee to not approve staff recommendations, which in our opinion, will result in increased housing prices for the majority of new homeowners and create barriers for bringing much needed new housing supply in area of city where it is needed the most – major transit station areas. With over 4M square feet of active development in the City of Toronto, we at Cityzen understand the need for and continue to advocate for affordable housing in the city. But the current policy places the burden of providing affordable housing solely on the private sector.

We are aware that our association, BILD, have been working with city staff to develop a partnership model to bring much needed affordable housing to market. We support these efforts. Cityzen would request 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 current policy as structured will not achieve this important goal and have serious unintended consequences. We all have a responsibility to ensure affordable housing is available for all new home buyers.

Sincerely,

Sara Margani
Vice President

cc.

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