

# MARLIN SPRING

VIA EMAIL: [phc@toronto.ca](mailto:phc@toronto.ca)

October 26, 2021

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

On behalf of Marlin Spring, I would like to express our concerns with current structure of 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 vast majority of new home owners and create barriers for bringing much needed new housing supply in areas of city where it is needed the most, major transit station areas.

We have numerous projects in our development pipeline that would be negatively impacted by the proposed policy. The structure of this policy would have substantial financial implications including increasing the cost of the market units to subsidize the affordable units. Further, the policies as proposed would compromise the industry's ability to secure project financing needed to bring housing projects to the construction phase, thus limiting our ability to deliver any housing to the market, let alone affordable housing. In the context of condominium tenure, the policies also raise a number of questions about management of the building and the need for complex shared facilities and management agreements.

Our following sites could be negatively affected:

- 2231 St. Clair Avenue West (York South-Weston)
- 2237, 2255, 2283 St. Clair Avenue West (York South-Weston)
- 801 The Queensway (Etobicoke- Lakeshore)
- 1045-1049 The Queensway (Etobicoke- Lakeshore)
- 2189 Lakeshore Avenue West (Etobicoke- Lakeshore)
- 1978-2002 Lakeshore Avenue West (Parkdale-High Park)

Building for You

2 St. Clair Avenue West, 16th Floor, Toronto ON M4V 1L5 T: 416-619-3550  
[marlinspring.com](http://marlinspring.com)

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- 150 Sterling Road (Davenport)
- 181 Sterling Road (Davenport)
- 316-336 Campbell (Davenport)
- 10-30 Dawes Road (Beaches- East York)
- 2500 Don Mills Road (Don Valley North)

I am aware that our association, BILD, has been working with city staff to develop a partnership model to bring much needed affordable housing to market. We support these efforts. Marlin Spring would request that 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 in our opinion have serious unintended consequences. We all having a responsibility to ensure affordable housing is available for all new home buyers.

Cc: Chair, Deputy Mayor Ana Bailao ([councillor\\_bailao@toronto.ca](mailto:councillor_bailao@toronto.ca))

Cc: Councillor Brad Bradford ([councillor\\_bradford@toronto.ca](mailto:councillor_bradford@toronto.ca))

Cc: Councillor Paula Fletcher ([councillor\\_fletcher@toronto.ca](mailto:councillor_fletcher@toronto.ca))

Cc: Councillor Frances Nunziata ([councillor\\_nunziata@toronto.ca](mailto:councillor_nunziata@toronto.ca))

Cc: Councillor Gord Perks ([councillor\\_perks@toronto.ca](mailto:councillor_perks@toronto.ca))

Cc: Councillor Wong Tam ([councillor\\_wongtam@toronto.ca](mailto:councillor_wongtam@toronto.ca))

Cc: BILD ([ptenuta@bildgta.ca](mailto:ptenuta@bildgta.ca))

Sincerely,



Pedro Lopes, SVP Acquisitions and Land Development

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