

MARLIN SPRING DEVELOPMENTS

April 2, 2025

Chair and Members of Council
Toronto and East York Community Council
100 Queen Street West
Toronto, ON, M5H 2N2
teycc@toronto.ca

RE: TE21.4 – 158 Sterling Road (Blocks 5B, 5C and 5D) and 190 Sterling Road (Block 3B) – Official Plan and Zoning By-law Amendment Applications – Decision Report – Approval

Marlin Spring Developments is the agent for Sterling 3B Developments Limited and Sterling 5B Developments Limited with respect to planning applications for the above noted properties. On behalf of the Owner, we are writing this letter in support of Staff's recommendations and to highlight the public benefits that will be delivered.

The applications being considered add approximately 330 new units to previous Official Plan and Rezoning approvals, delivering essential housing supply within the Bloor-Lansdowne GO Major Transit Station Area, and meeting key Municipal and Provincial housing targets, including:

- The 2023 'Housing Pledge for the City of Toronto' (approved by City Council in May, 2023) to facilitate the construction of 285,000 new homes by 2031.
- The Ontario government's 2022 Housing Supply Action Plan, introducing a target of building at least 1.5 million homes by 2031; and
- The implementation of the More Homes Built Faster Act, approved in 2022, encouraging the construction of more homes across Ontario;

In addition to delivering new housing opportunities for Torontonians and previously secured benefits including 6000 sf of affordable housing on Block 5B, the projects will also deliver:

- A new child care facility on Block 3B to accommodate 62 children that will be constructed and conveyed to the City of Toronto (this approval would allow for the expansion of the child care space from approximately 6,000 sf to 10,000 sf and will now meet the requirements of the Childcare Early Years Act, 2014 and the City of Toronto's Childcare Design Guidelines.
- A 720 square foot Privately Owned-Publicly Accessible Space on Blocks 5B and 5C;
- A pedestrian connection from Perth Avenue (at the exit of the West Toronto Rail Path ("WTRP")) to the proposed POPS on Block 5B; and
- A new pedestrian connection to the WTRP at the southwest corner of Block 5C;

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Marlin Spring Developments together with Hines Canada have already delivered the following community benefits in support of the residential building currently under construction on Block 4B and Hines' T3 buildings on Blocks 3A and 5A:

- A new public park on Block 2;
- New connection to publicly owned connection to the West Toronto Rail Path on Block 5B
- A privately owned public space on Block 3D
- \$800,000 cash contribution to be used towards park improvements, on-site affordable housing or child care centre; and
- Infrastructure upgrades to accommodate all future development within the Sterling subdivision.

Considering the above, Marlin Spring Developments is pleased that City staff have reviewed the applications and are recommending approval.

We welcome any questions you may have.

Sincerely,



Andrea Oppedisano
VP Development
Marlin Spring Developments