

The Honourable Rob Flack
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, Ontario M7A 2J3

Dear Minister Flack,

**RE: ERO 025-0347 Request for an Amendment to Minister's Zoning Order, Ontario
Regulation 10/24, City of Toronto**

Congratulations on your recent appointment as Minister of Municipal Affairs and Housing and on your re-election as MPP for Elgin-Middlesex-London. We look forward to your leadership at a time when bold action is needed to address Ontario's housing shortages.

Kilmer Group and Tricon Residential are two of the Province's pre-imminent City Builders and responsible for several large-scale residential projects, including public-private partnerships with the Province itself – Pan Am Athletes' Village and West Don Lands Rentals, amongst others.

In 2024, the Kilmer-Tricon partnership was selected by the City of Toronto to redevelop the Historic Coach Terminal in downtown Toronto, and includes:

- More than 850 new purpose-built rental homes;
- 30% affordable homes for essential hospital workers;
- A new EMS paramedics hub;
- A UHN organ repair centre that will save lives.

We intend to start construction in Q4 2025. This project is a flagship public-private partnership of national significance made possible by all three levels of government.

Presently, the financial viability of our project is at risk because of restrictions placed by Ontario Regulation 10/24, commonly known as the “Flight Path MZO”. While we recognize the important intent of this regulation, certain provisions of the Flight Path MZO create unnecessary restrictions that will prevent our project from proceeding. Currently, there is no framework or process in place to safely and temporarily encroach into the flight path to construct our building.

The Flight Path MZO is scheduled to be revoked on May 30, 2025. The Minister of Health has requested to remove this expiry date. If you are inclined to grant the Minister Request, we respectfully request that you **amend the Flight Path MZO to provide language for a transparent, coordinated, and direct process for temporary exemptions for construction including construction cranes.** This is important to create a process such that there can be constructive discussions on how to achieve win-wins of new housing supply and protect the buffer zones.

We are currently involved in discussions with multiple stakeholders and would be happy to meet you individually or as a group to discuss.

Respectfully,



Andrew Joyner
Tricon Residential
Managing Director and Head of Canadian Multi-Family

cc: Wayne Carson, President, Kilmer Infrastructure Developments