

Clause embodied in Report No. 3 of the Downtown Community Council, as adopted by the Council of the City of Toronto at its regular meeting held on April 23, 24, 25, 26, 27, and its special meeting held on April 30, May 1 and 2, 2001.

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**Houselink Community Homes:  
Social Housing Project -  
219 Broadview Avenue (Broadview-Greenwood, Ward 30)**

*(City Council at its regular meeting held on April 23, 24, 25, 26, 27, and its special meeting held on April 30, May 1 and 2, 2001, adopted this Clause, without amendment.)*

**The Downtown Community Council recommends that:**

**(1) the following motion from Councillor Layton be adopted:**

**“WHEREAS on October 28, 1998, Toronto City Council adopted Clause 1 of Report No. 10 of the Community Services Committee recommending that homelessness be declared a national disaster; and**

**WHEREAS one of the main causes of homelessness is the difficulty in securing affordable housing; and**

**WHEREAS the Mayor’s Task Force on Homelessness stated that the City requires 2,000 new rental units per year; and**

**WHEREAS the supply of new rental units has been less than a tenth of the required supply; and**

**WHEREAS a non-profit corporation, operated by the Houselink Community Homes, has proposed to create affordable, non-profit housing, designed primarily to accommodate persons with low to moderate incomes on land at 219 Broadview Avenue; and**

**WHEREAS Houselink Community Homes has requested relief from the parking requirements of the City of Toronto Zoning By-law with respect to their proposed project; and**

**WHEREAS the City of Toronto Zoning By-law allows for a reduced number of parking spaces on land which the owner agrees to use for the purpose of social housing; and**

**WHEREAS Houselink Community Homes is prepared to enter into an agreement to use the land at 219 Broadview Avenue for the purpose of social housing;**

**NOW THEREFORE BE IT RESOLVED THAT the Commissioner of Community and Neighbourhood Services enter into an agreement with the owners of the land at 219 Broadview Avenue, on terms and conditions satisfactory to the City Solicitor, that will ensure that the land at 219 Broadview Avenue shall be used for the purpose of a social housing project designed to provide housing for persons with low to modest incomes”; and**

- (2) the following report (December 21, 2001) from the Commissioner of Community and Neighbourhood Services be adopted.**

**The Downtown Community Council submits the following report (December 21, 2000) from the Commissioner of Community and Neighbourhood Services:**

Purpose:

To obtain approval to enter into a social housing agreement with Houselink Community Homes to implement the alternative parking standards as required under the City of Toronto Zoning By-law.

Financial Implications and Impact Statement:

There is no financial implication.

Recommendations:

It is recommended that:

- (1) Council authorize staff to enter into a social housing agreement with Houselink Community Homes for the purpose of applying the alternative parking standards to the proposed social housing project located at 219 Broadview Avenue; and
- (2) Council adopt a resolution that the proposed project be designed to provide housing accommodation primarily for persons with low to moderate incomes; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

Houselink Community Homes is developing a 30 unit transitional housing project at 219 Broadview Avenue. The group is required to enter into a social housing agreement in order to be eligible for the alternative parking standards, which permits a reduction in the number of parking spaces required under the Zoning By-law. The agreement will require the building to be operated as social housing to qualify for the reduced parking standards. If the building ceases to operate as social housing the owner will be required to comply with the City of Toronto Zoning By-law, wherein the building owner would have to provide seventeen (17) parking spaces.

In addition to approving the social housing agreement, Council must adopt an opinion that the project will provide social housing accommodation (as defined in the Zoning By-law). Social housing is defined in the Zoning By-law within the meaning provided by the City of Toronto Act, 1988 (No.2) (“the Act”). To qualify as social housing for the purposes of the Act, and ultimately the Zoning by-law, Council must provide an opinion that the project is for persons with low to modest incomes. If this opinion is established the Zoning By-law can allow for a reduction to the number of parking spaces on lands used for the purposes of social housing.

#### Comments:

For social housing projects that are seeking reduced parking standards, the requirement to enter into a social housing agreement is a standard requirement from the City of Toronto Buildings Department. The social housing agreement is a mechanism to ensure that in exchange for the reduction in the amount of parking that is required under the Zoning By-law the group will maintain the project as social housing. If the project ceases to operate as social housing the building owner will be required to provide seventeen (17) parking spaces.

The project is proposing to supply three (3) parking spaces, which is fourteen (14) less than is required under the Zoning By-law. The project will provide housing to men coming out of the shelter system. It is very unlikely that any of the tenants at 219 Broadview Avenue will operate a car, assuming that the tenants’ only source of income will be social assistance.

As a non-profit organization providing low-income residential accommodation to people coming out of the shelter and hostel system, the proposed project by Houselink Community Homes qualifies as alternative housing. The Ministry of Health and Long Term Care has made a funding commitment of \$1.4 million for this project.

Houselink Community Homes has applied to the Committee of Adjustment for minor variances related to the width and slope of driveways, the level of outdoor amenity space, building setbacks and a change in commercial use. Subject to the outcome of the Committee of Adjustment process, the group will apply for a Building Permit. The Buildings department will not release the Building Permit until the group has entered into a social housing agreement with the City of Toronto. An approval to enter into a social housing agreement will allow the construction process to proceed without delay, with occupancy planned for late fall.

#### Conclusions:

Between 1998 and 2000 City Council has adopted a number of policy initiatives to help create an environment in which the private sector and community groups will be able to develop affordable housing for people with a range of housing needs that are currently not being met in the market. This housing project represents a cost-effective partnership between the City and community group, insofar as Houselink Community Homes will develop 30 units of social housing without financial assistance from the City of Toronto other than waiving the site plan and building permit fees, under the Council approved Exemption from Planning Fees policy. Additionally, Let’s Build staff has assisted the group by working with staff from other departments to expedite the development approval process under the Corporate Priority Program.

Implementing the recommendations in this report will be a step towards meeting the goal of creating 900 affordable housing units between 1999 and 2001 and providing the support necessary to a reputable charitable organization, that has undertaken community-based work for over hundred years in the Toronto area, to develop social housing to people whose needs are not being met by market-based housing.

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