



Christ Church St. James Anglican Church

The Rev. David Smith, Incumbent

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Re: Christie site discussion, July 19, 2022

Re: PH35.4 - Christie's Planning Study - City-initiated Secondary Plan and Zoning By-law - Technical Amendments (Ward 3 - Statutory: Planning Act, RSO 1990)

Members of Toronto City Council,

At your July 19 meeting the matter of the Christie site (Parklawn & Lakeshore) will come before you. We, the Housing Committee of Christ Church St. James Anglican Church, 194 Parklawn Road, wish to share our thoughts and hopes for the developments slated for this site, which lies within our parish.

We are well aware of the lack of affordable and adequate housing for individuals and families in the South Etobicoke area through our ministry in the community. We operate a busy food bank, the Humber Bay Pantry, and like other food banks across the city we have seen a sharp rise in client numbers as our neighbours make the terrible decision between putting food on the table or keeping the roof over their head. Through our refugee sponsorships we have learned firsthand of the difficulty in finding suitable and affordable accommodations to house our newcomers and our ministry to the Keele Correctional Centre has shown us the housing challenges faced by marginalized groups in the community.

As a faith community it is our gospel mission to love our neighbours as ourselves. We fully acknowledge that there are societal and political dimensions to doing justice and demonstrating love for neighbours through public policies and structures that equitably distribute resources in society.

With this in mind we put forward the following points for Council's consideration:

- We fully support the proposed bylaw change that will require an Affordable Housing Plan to be executed before above ground building permits are issued.
- We support the position that 30% of units planned for the Christie site be dedicated as affordable housing, with 50% of that number to be dedicated to deeply affordable or rent-geared-to-income units.
- We support the position that the affordable housing at this site be guaranteed for 99 years.
- We support the position that the units of affordable housing be fully integrated within the site and not be segregated or differentiated by location or design from the 'market' units.

Decent affordable housing for our neighbours will reduce stress and lead to improvement in both their physical and mental health. It frees up funds within a family's tight budget to spend on food, health care and education. It allows Individuals and families to thrive. Advocating for this is one aspect of living our Gospel mission.

Sincerely,

David Smith
Committee Chair