



**GOOD SHEPHERD  
MINISTRIES™**  
WELCOME HOMELESS

May 25, 2022

City Clerk's Office  
Nancy Martins, Planning and Housing Committee  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

Attention:

Councillor Ana Bailão  
Chair, Planning and Housing Committee  
Toronto City Hall  
100 Queen St. W.  
Toronto, ON M5H 2N2

**Re: Planning and Housing Committee Item PH34.8 – Open Door 2021 Call for Applications Results**

Dear Councillor Bailão and Committee Members:

I write to you today regarding Good Shepherd Ministries planned development of Mathias Place, located at 1731 Lawrence Ave. E., to let you know how pleased we are that our Open Door submission has been selected and is being recommended by City staff for approval by City Council. We are thrilled to have been selected and I would ask that you support the staff recommendation.

Mathias Place will provide permanent supportive housing and assisted daily living for low-income seniors who have experienced homelessness or are at-risk of becoming homeless. The development will provide a minimum of 76 units and will include 24-hour onsite supports from caseworkers and personal support workers.

Good Shepherd Ministries has been providing services to homeless and marginalized individuals since 1963. I am excited that we are now in a position to respond to the needs of seniors who need stable and permanent accommodation.

I have included a Q & A to answer some common questions that may arise as we move forward with this important supportive housing project. I am available and would be happy to answer any questions you may have regarding the development of Mathias Place.

Please feel free to contact me at 416.869.3619 x 225 or [david@goodshepherd.ca](mailto:david@goodshepherd.ca).

Sincerely,

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412 QUEEN STREET EAST TORONTO ONTARIO M5A 1T3

**GOODSHEPHERD.CA**

Br David Lynch OH

Br. David Lynch, OH  
Executive Director

Attachment: Questions and Answers



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## Mathis Place: Questions and Answers

### Affordable Rental Homes for Seniors with Supports

#### 1731 Lawrence Avenue East

1. *Who is Good Shepherd Ministries?*

We are a registered Ontario charity founded in 1963 to provide care to individuals who are homeless and at-risk of homelessness, including seniors, people living with HIV/AIDS, Veterans. Good Shepherd Ministries provides meals (Toronto's largest free meal program), health care, housing, and addiction and resettlement counselling. Currently, operating a homeless shelter and two supportive housing residences in downtown Toronto.

2. *How many rental units are proposed for 1731 Lawrence Avenue East (Mathias Place)?*

Given the size of the site and the need for affordable supportive housing we are proposing to construct and operate a minimum of 76 units. Good Shepherd Ministries is in the initial development stages and through the planning and design process there may be minor adjustments made.

3. *Why was this location chosen to develop rental supportive housing?*

Property was chosen because:

- It was for sale and suitable for affordable housing
- It has appropriate City zoning for the intended use
- It has ease of access to local amenities for future residents and employees
- It is well located on an arterial road and serviced by public transit

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4. *Does receiving OPEN DOOR funding mean the project is fully approved?*

Receiving funding approval from the City's Open Door program is one of the first steps in proceeding with the development and provides Good Shepherd Ministries the confidence to move forward with our plans. Over the coming months and into next year we will be seeking additional approvals such as minor variances, building permits, financing and other government operating and capital funding support prior to proceeding.

5. *When is construction expected to start and be completed?*

We are working hard to co-ordinate all necessary approvals and engage the community with the goal of starting construction by fall 2023, with first residents moving in by 2025.

6. *How will the community be consulted/involved going forward?*

Good Shepherd Ministries has already begun to reach out to key stakeholders, i.e., Wexford Heights BIA, local faith leaders. In addition, representatives have been knocking on doors and speaking with local stakeholders and businesses. Good Shepherd Ministries will hold community consultations to discuss our development plans and receive input.

7. *How will the future residents be selected to live in the building?*

Good Shepherd Ministries will select eligible residents for Mathias Place who are interested in living in Scarborough and are from the City of Toronto's Central Waiting List for Affordable Housing (Access Point) or a referral from healthcare providers or other social service agencies.

Eligible residents will be low-income seniors who need a supportive place to call home – and who have experienced homelessness or are at-risk of becoming homeless.

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8. *Does the staff plan include 24/7 support?*

Good Shepherd Ministries is committed to supporting the success of residents at Mathias Place through providing onsite property management and around the clock 24/7 onsite caseworkers/personal support workers.

9. *What local neighbourhood services are residents expected to use?*

Both residents and employees of Mathias Place will contribute to the local economy using local health/dental services; food/restaurant services; variety, drug, and grocery stores; local worship centres; personal grooming services; and financial institutions in the area.

10. *Can the local community use any of the services offered in the building?*

Good Shepherd Ministries is planning to make available the main floor kitchen and dining area at Mathias Place for local community activities/gatherings, and social recreational events. Good Shepherd Ministries will work diligently to be a good neighbour and contribute to the community.

11. *Who can I contact to receive further information/answer my questions:*

We are eager to hear from you. You are invited to reach out to

Brother David Lynch, OH  
Executive Director  
Telephone: 416.869.3619 x 225  
Email: david@goodshepherd.ca

*Prepared by Good Shepherd Ministries on May 25, 2022*