



St Michael & All Angels Church

On St. Clair Avenue West in Toronto

The Diocese of Toronto

Anglican Church of Canada

June 6, 2023

The Toronto and East York Community Council.

Thank you for the opportunity to comment on the request to Amend the Zoning By-Law Application Number 21 239751 STE 12OZ concerning 569-573 Christie Street,

The existing houses and therefore the new development are within our parish church's catchment area, and we would like to comment on the proposed amendment to the bylaws.

The proposal will create 12 units that are all 3 bedrooms with parking and storage, and I am sure will be lovely. The difficulty we have is that none of the units seem available as low-cost units to meet the needs that exist in our community. We at St Michaels from our foodbank (where we serve more than 120 every week) and other social programs deal with homeless people on a very regular basis and believe that when new units are constructed the needs of the homeless need to be considered.

We realize that the project under Official Plan Policy 3.2.1.9 does not apply to the proposal as the site is smaller than the required size for the plan to apply. Nevertheless, I see no reason why the provision of 20 per cent of the residential units to be affordable housing could not be brought to bear on this proposal. I have no doubt that the 80% remaining will still be very profitable for the developer.

The provision of 2 low-cost units would be an important sign to the community as well as other developers that the city and this community take the homeless questions seriously and will continue to make provisions for the neediest in our community.

Yours truly,

Archdeacon A. Paul Feheley
Priest-In-Charge