

November 6, 2023

Toronto and East York Community Council

100 Queen Street W.
Toronto, ON M5H 2N2

Re: Deputation for Zoning By-Law Amendment at 209 Mavety Street

Dear Members of the Toronto and East York Community Council,

I am writing in my capacity as President and CEO of West Toronto Community Health Services (WTCHS) to provide a brief deputation ahead of the Toronto and East York Community Council meeting on November 15, 2023.

WTCHS has submitted a technical zoning by-law amendment, to permit the use of a "community health centre" (CHC) at 209 Mavety Street. In June 2020, City Council passed a motion granting the use of 209 Mavety Street as a community health centre under a lease agreement with the City, in accordance with the City of Toronto Community Space Tenancy Policy. A 20-year lease agreement was subsequently executed between the City and WTCHS on April 21, 2023.

WTCHS has secured \$18.6 million in capital redevelopment funding from the Ontario Ministry of Health (MOH) to fund the interior capital improvements for the Mavety site. In addition, WTCHS has secured annual operating funding for the CHC in perpetuity from the MOH. The plan is for an interior retrofit and renovation and to bring the building up to AODA standards. There will be no changes to the existing building envelope or to the exterior of the site.

Currently, 209 Mavety Street is zoned Residential, and includes permitted uses such as a community centre, but does not permit a community *health* centre, office or medical office. The purpose of this Zoning By-law Amendment is to include *community health centre, office and medical office uses* as a permitted use to the zoning. We are seeking Council's approval in order to permit this intended use of the site. WTCHS will deliver a comprehensive CHC that will serve over 6,000 clients in the Junction community. The centre will offer a wide array of primary care programs and health services, including primary clinical care and health promotion programs. These programs serve the entire community as well as focusing on residents who are facing health disparities due to social determinants of health.

Since February 2023, our team has been working closely with City staff and Councillor Gord Perks to bring this project forward to fruition, including the Planning Approvals. With this proposed Zoning Bylaw Amendment, we would be able to move forward to the building permit application.

In conclusion, WTCHS is committed to providing an essential service that will fill a current community gap in health care services, in particular access to a full range of inter-professional primary health care services and health promotion programs. We respectfully seek the Council's favourable consideration and approval of our technical zoning by-law amendment.

Thank you for your time and consideration of this significant community project.

Sincerely,



Tariq Asmi
President and CEO, West Toronto Community Health Services

cc: Councillor Gord Perks
City Planning Staff