



Opportunity made here.

July 21, 2024

**Members of Scarborough Committee of Adjustment
File number A0139/24SC; 777 Victoria Park
Hearing date July 24th**

To Whom it May Concern,

WoodGreen is excited to support the proposal by Mahogany and Alterra to develop affordable housing integrated into a mixed income purpose-built rental housing development at 777 Victoria Park as part of the City's Housing Now program.

WoodGreen Community Housing (WCH or WoodGreen) is one of the largest community-based non-profit housing providers in Ontario, owned by WoodGreen Community Services – one of Toronto's leading community social services agencies since 1937. WoodGreen currently has close to 1400 units at 20 properties that house some of the city's most vulnerable residents, including frail Seniors living alone, newcomers, people with disabilities, victims of violence and trafficking, psychiatric survivors, and people with a long history of homelessness - many without a social or family support network.

WoodGreen's Strategic Plan 2020-2030 has targeted the addition of 5000 additional units in the current decade through its own development efforts as well as acquisitions and partnership with private developers. To date WoodGreen is an in-housing partner with Mahogany at two of its successful developments that operate mixed income affordable housing buildings with tenant supports provided by WoodGreen and other community partners to a broad range of vulnerable tenants and 777 Victoria Park will continue to build on our highly successful partnership. We are also strongly supportive of the plans for the land to remain in public ownership in perpetuity through a 99-year land lease. The inclusion of a new childcare facility, mixed use retail and community spaces at grade further demonstrates the quality of this development.

We are in a housing crisis. Over 4 years have passed as we have watched 777 Victoria Park go through extremely lengthy development processes. We urge you to approve the variances requested and expedite the process to get shovels in the ground now.

Regards,

**Mwarigha,
Vice President,
Housing Growth Development & Asset Sustainability
WoodGreen Community Services**