



DEPUTATION

To: Committee of Adjustment
Date: Wednesday, July 24, 2024
Re: A0139/24SC -777 Victoria Park Avenue.

The Toronto Alliance to End Homelessness (TAEH) is a community-based collective impact initiative committed to ending homelessness in Toronto. Our network includes non-profit organisations that support those living with homelessness and those who are housed and who must spend a disproportionate amount of income on housing, as well as affordable and supportive housing developers, property managers, and landlords.

As part of our mission, TAEH works directly with the City of Toronto in its mandates surrounding homelessness and maintaining and growing affordable housing stock in the city, including engagement on client support services and funding. This includes TAEH co-chairing the Toronto Housing and Homelessness Service Planning Forum with both the City of Toronto Shelter, Supports and Housing Administration and the Housing Secretariat.

TAEH is also the non-Indigenous Community Advisory Board to the City of Toronto on housing and homelessness.

TAEH supports the Site Plan Control Application submitted for 777 Victoria Park Avenue by Alterra Group of Companies ("Alterra") and Mahogany Management ("Mahogany"). As you know, the Housing Now Action Plan is designed specifically to increase the amount of affordable housing built in Toronto as part of the mandate given to CreateTO by Toronto City Council. Phase One of the said Plan included 777 Victoria Park Avenue, and the approval of this application will be a milestone in the path begun in 2019 to fulfill this mandate.

I reference this extract from the City's 2021 News Release announcing the selection of Alterra and Mahogany for this project:

The affordable homes created through Housing Now will create a range of **transit-oriented housing** options for a range of incomes and needs, as well as deliver other important city-building objectives such as child-care, community space and parks. The homes will be affordable to Toronto residents working in professions such as early

childhood educators, construction labourers, or registered practical nurses. Many of these residents have been recognized as essential workers delivering critical services throughout the COVID-19 pandemic. (emphasis added).

As noted therein this is a transit-oriented project. TAEH understands that there is some concern that the number of parking spaces proposed by this application will be too low for a development of this scale. TAEH observes that there is a growing trend towards the elimination of mandatory parking space numbers in general, and that this trend is best illustrated, not only in discussions currently being held within the City of Toronto government, but also by the provincial government.

TAEH also notes that such discussions are particularly focused on the decrease or elimination of mandatory parking spaces in relation to transit-oriented developments. Indeed, the province is currently reviewing submissions related to a proposed amendment to the Provincial Planning Statement which would eliminate the need for parking spaces at all in developments within Major Transit Station Areas and Transit Corridors.

TAEH supports this process, especially in relation to a development that will be 50% affordable housing and be adjacent to Victoria Park subway station. TAEH also draws attention to the letter from LEA Consulting Ltd, dated June 10, 2024 which addresses the proposed changes to the number of parking spaces in terms of the demographics of the proposed tenants in relation to car ownership, the proximity to the Victoria Park TTC subway station, and the web of transit routes available for those who currently drive to the commuter parking lot, and who could use these transit routes in lieu of future on-site parking.

In conclusion, TAEH asks that this application be approved by the Committee of Adjustment in its current form, and that this development move forward, creating two mixed use/rent buildings in support of the City's Housing Action Plans in general, and the goals towards the creation of affordable housing in particular.

Thank you,

A handwritten signature in dark ink, appearing to read 'Peter G. Martin', with a stylized, flowing script.

Peter G. Martin
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