

July 16, 2024

Executive Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear members of Toronto City Council Executive Committee:

Re: Item 2024.EX16.20 – Delegation of Development Review Related Authorities

I am writing on behalf of Houselink and Mainstay Community Housing. We own a portfolio of 51 properties with over 1,000 units and provide housing and support to over 1,300 households, and are the largest private non-profit housing provider in Toronto and the largest supportive housing provider in Ontario.

Houselink and Mainstay is actively working to increase the stock of supportive and mixed income housing in Toronto, and we have three current projects in various stages of development.

We are pleased to see this report on the agenda. Streamlining City processes to better support non-profits and prioritize the delivery of affordable housing are things we have long advocated for.

Our project at 1117 Danforth is an excellent example of how the new structure is already effective in increasing collaboration across various groups and ensuring that affordable housing is prioritized. Our Zoning Bylaw Amendment application was approved at Council in late May, and Development Review staff coordinated responses from various departments and agencies with the City, and helped quickly address issues as they arose. This approach is enabling the project to advance significantly faster than it otherwise would have. We have found that without this structure in place, even projects identified as a priority, and that align with city planning policy, are often subject to multiple delays of three, six, or nine months due to number of city agencies involved in a project, and lack of alignment between those groups.

This new approach and reorganization are essential for the City to expedite housing construction while maintaining other priorities related to urban design, community planning, transportation, engineering, and urban forestry. More importantly, the new approach is critical to address the housing crisis and get more homes built faster.

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HLMS wholeheartedly supports the recommendations in this report for Council to delegate authorities to the Executive Director, Development Review to further accelerate the new structure and expedite approvals. We also thank the Mayor and Council for their leadership and urge continued action on affordable housing.

Yours truly,



Gautam Mukherjee
Executive Director
Houselink and Mainstay Community Housing