



WIGWAMEN



John Elvidge  
City Clerk  
Toronto City Hall, 100 Queen Street West  
Toronto, ON  
M5H 2N2

Dear Mayor Chow and Members of City Council,

**Re: Endorsement of Planning and Housing June 12, 2025 Recommendation Re: Item PH 22.9 – Advancing Housing Sites: Supporting Housing Construction on Public Lands 267-275 Merton Street and 610 Bay Street and 130 Elizabeth Street**

We write in advance of the City Council meeting of June 25, 26, and 27, 2025 as not-for-profit and co-operative housing referral partners working with Kilmer-Tricon on the Coach Terminal Housing Development at 610 Bay Street and 130 Elizabeth Street.

We believe this project to be one of the City's most important and ambitious new housing developments that will deliver on multiple of important City-building objectives. The Coach Terminal Development is a 100% purpose-built rental community that will provide 30% affordable rental housing for key workers in the hospital district, including the Indigenous community, families, those with accessibility needs, and Torontonians at large.

We are delighted that this project is moving forward and that Toronto City Council is at the June Council meeting set to approve the Official Plan and rezoning application within a record of ninety-one days from planning submission. We are also pleased to support the June 12<sup>th</sup> recommendations of the Planning and Housing Committee to adjust the funding package for this development.

We understand today's economic climate make it difficult to finance and building new affordable and mixed-income projects. We appreciate that Kilmer-Tricon have worked closely with the City to prioritize affordable rental homes for families, with a significant proportion of two, three and four bedroom units and at sizes larger than market averages. On this basis we support a modest adjustment of the affordable housing from 33% to 30%. We also note that this amount of affordable housing still significantly exceeds the threshold of 20% set forward in the City's own Rental Housing Supply Program and CMHC's Apartment Construction Loan Program.

In a city where more than 98,000 households are on the waiting list for rent-geared-to-income housing, proceeding with this development where rents are set below the CMHC average for Toronto is essential. We believe that the vision for the Coach terminal project represents the kind of thoughtful, inclusive, transit-oriented, and high-density development the city urgently needs to help solve the housing crisis.

As non-profit profit and co-operative housing providers, we see firsthand the devastating impact of the housing crisis on individuals and families across Toronto. With over two hundred affordable homes secured at below-market rates for 99-years, this development will make a significant and meaningful contribution towards housing affordability and livability in our city.



WIGWAMEN



As non-profit and co-operative referral partners we are primed and ready to work with City Council, City Divisions and the Kilmer-Tricon Team to help put shovels in the ground in 2025 and put keys in the hands of future residents.

A very big thank you to the Mayor and City Council for the ongoing strong and unwavering support for the work that we all do to provide decent, secure and affordable homes for the people of Toronto.

---

**Rebecca Repa**  
EVP Clinical Support and Performance  
UHN

---

**George Larter**  
Hospital Workers' Housing Co-operative

---

**Anne Babcock**  
President and CEO  
Woodgreen

---

**Angus Palmer**  
CEO  
Wigwamen

---

**Carol McGill**  
Senior Director of Operations  
March of Dimes