



DEPUTATION

To: City Council.

Date: June 24, 2025.

Re: EX24.4 - Leveraging City-Owned Real Estate to Support City Council Objectives.

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 Toronto Shelter & Support Services 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 recommendations set out in the Report for Action for this agenda item. While the proposed uses for these repurposed sites include new parks and City infrastructure needs, we believe the priority proposed use should be the creation of new transitional, supportive, and deeply affordable housing. TAEH also supports creative planning and design that allows for multiple uses on the same site, such as combining housing with emergency services facilities, schools and community centres. TAEH is encouraged that co-location of housing with Parks and Recreation facilities is explicitly recommended in the Report for Action.

TAEH has fully supported the City in its flexible and creative approach to exploring ways to support the nonprofit housing sector in finding solutions to the ongoing housing crisis in the City of Toronto, particularly in relation to the expansion in the housing stock for transitional, supportive, and deeply affordable housing.

Furthermore, TAEH applauds the City on its recognition that it cannot rely on the for-profit housing sector to build these types of housing – the for-profit sector has built affordable housing only tangentially to its primary goal of creating above market home ownership and

purpose-built market rental housing. The City recognised that the targets for this type of housing found in the HousingTO 2020-2030 Action Plan were not going to be achievable without it taking on a more proactive role for itself. By way of illustration, TAEH notes that in the first five years of the Action Plan, only 1,763 new units of supportive housing have been built in furtherance of the ten-year target of 18,000 new units.

The City accordingly has taken steps to actively support and participate in the development and building of these types of housing, including through City-led initiatives. TAEH endorsed, and continues to endorse, this approach. As such, TAEH supported the City in its adoption of the Generational Transformation Housing Plan in November 2023, the Rental Housing Supply Program in June 2024, and the Toronto Builds policy framework in May 2025; as well as in its creation of the Housing Development Office in December 2024.

Increasingly implicit in these actions has been the understanding that part of that support would be through the provision of City land as its contribution to making such types of housing developments financially feasible. The policy of creating affordable housing was explicitly mentioned as one of the reasons behind the original decision to create a new real estate service delivery model and governance structure, (including investigating the divestment of underperforming parking lots from the Toronto Parking Authority) as set out in the City-Wide Real Estate Transformation policy adopted by Council in May 2017, and as seen in the listing of potential sites from across the City's portfolio in Confidential Attachment 1 – "List of Potential Future Housing Sites" to the Report for Action on the proposed Generational Transformation Housing Plan adopted by Council in November 2023.

The recommendations in the Report for Action for this agenda item include adding additional underperforming parking lots to the portfolio of City sites available for redevelopment, which TAEH endorses. TAEH believes that the recommendations in this Report for Action are another step in the process of realising the housing potential for City properties and urges the City to continue to explore additional potential sites, recognising that it may be productive to revisit the metrics used to assess which sites should be considered for repurposing, especially for desperately needed transitional, supportive and deeply affordable housing. In this regard, TAEH notes and approves the work conducted by the University of Toronto School of Cities in partnership with HousingNowTO, as set out in their report *Developing Affordable Housing on Green P Lots*, which was submitted to Planning and Housing Committee previously in response to this agenda item.

Finally, TAEH believes that a continued focus and potential re-evaluation of assessment metrics used in relation to City properties, and the prioritisation of transitional, supportive, and deeply affordable housing development on such sites, is consistent with and supports the goals set out in the Revised Report for Action for the Toronto Builds policy framework

in conjunction with the areas of responsibility of the Housing Development Office – in particular the emphasis on developing the whole range of supportive housing.

TAEH reaffirms its commitment to fully support the Toronto Builds framework in collaboration with the Housing Development Office. As noted in that Revised Report for Action, TAEH will continue to collaborate with the City in furtherance of the Toronto Builds Framework, including to identify and facilitate new supportive housing and modular housing opportunities, to advance supportive housing development opportunities and conversion of atypical assets into homes throughout Toronto.

Thank you,

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

Peter G. Martin
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