



DEPUTATION

To: City Council.

Date: July 23, 2025.

Re: EX25.1 Building Fairer – Streamlining Housing Delivery and Strengthening the City's Development Capacity.

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 supported the establishment of the Housing Development Office, and, pursuant to the principles and goals set out in the Toronto Builds policy framework, as well as the Memorandum of Understanding between the Alliance and the Housing Secretariat, will support the Housing Development Office under its first Director through collaboration in determining the Office's relationship with the non-Indigenous nonprofit housing sector in Toronto. One component of that support will be in facilitating the rollout of City-led housing initiatives, through information sessions, the provision of supporting materials, and by providing fora to bring members of the nonprofit housing sector together on a project-by-project basis.

Such meetings traditionally have been focused on bringing putative operators together with putative partners that would provide support services such as pertain to mental health and addiction issues, for example. In the future we see such support including assisting in the creation of consortia: Due to the nature of the housing crisis in Toronto, particularly as it relates to transitional, supportive, and deeply affordable housing, TAEH believes that in the future the City, and by extension the Housing Development Office, needs to focus more of its resources on scaled up projects on individual sites, such as the

Quayside and Six Points RFPs, where consortia applying for the whole site development should be preferred applicants.

However, TAEH believes that there needs to be a paradigm shift in the City's approach to developments on its own lands to properly reflect this housing crisis. The Alliance supports the Housing Development Office in exploring novel or underutilised approaches, especially through portfolio project developments that use standard building and unit forms on a multitude of City sites. By doing so, the development application process will be simplified, construction costs lowered through economies of scale, and the construction phase of development shortened, resulting in earlier occupancy.

TAEH notes that the mandate for the Housing Development Office will necessarily include making initial determinations on the preferred end use for City lands that are no longer needed for their current purpose, such as underutilised Toronto Parking Authority lots and obsolete buildings on City lands. Such end uses include housing, parklands, and institutional uses.

TAEH believes that a priority for such repurposing must be to build more transitional, supportive, and deeply affordable housing. Not only will doing so house those who are currently homeless, but by doing so the number of encampments in existing parks will decline, which in and of itself will concurrently improve access to existing parkland. Likewise, hybrid development models that include housing in projects developing new schools, police, fire, and ambulance stations should also be promoted.

Realistically, Toronto will not reach its 2030 targets for supportive and affordable housing without a significant shift to a 'wartime' footing in dealing with the housing crisis. While so much depends on the active support of the federal and provincial governments, the City can build on the momentum generated by its recent successes in this direction, such as the creation of the Development Review department, the integrated and complementary funding streams within the new Rental Housing Supply Program, and now with the establishment of the Housing Development Office.

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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