



# DEPUTATION

To: Executive Committee.  
Date: May 11, 2026.  
Re: 838 Broadview Development Plan Update.

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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. The TAEH also serves as the non-Indigenous Community Advisory Board on housing and homelessness for the City of Toronto. This means that we convene and coordinate the diverse range of homelessness service and housing providers in order to strategically inform City planning and policy on issues related to homelessness.

TAEH provided both an oral and a [written deputation](#) at Planning & Housing Committee last week supporting the role of the Housing Development Office (HDO) in implementing and overseeing the Toronto Builds (TB) Policy Framework, through the presentation of the TB Three-Year Workplan, which the committee approved. As part of both deputations, TAEH reiterated the importance of recognising that supportive and affordable housing developments, while both being forms of community housing, have different requirements, both in terms of built form and financing.

In December 2025, City council approved a member motion directing the Executive Director, HDO, to report back to this meeting of the Executive Committee with a development plan for the City-owned land at 838 Broadview Avenue “for a mixed-income affordable housing development.” As such, TAEH applauds the initiative of the HDO staff in not only doing so but also including a second development plan for a supportive housing development. TAEH is gratified that the rationale for this second development plan was “to understand how different housing program types could be accommodated on the site.”

By doing so, as became evident in the analysis, City staff acknowledged that supportive housing is not a mere subset of affordable housing, but has both built form differences that increase capital and operating costs not required by affordable housing which are sufficient to render supportive and affordable housing as distinctive types of community housing requiring different approaches and supports to be built and maintained.

TAEH applauds the Development and Growth Services Area in coming to recognise this distinction, as illustrated by the new supportive housing target dashboard for the HousingTO 2020-2030 Action Plan (Housing Action Plan), as well as the specific language related to supportive housing found in the TB Policy Framework. This initiative on the part of HDO in relation to 838 Broadview Avenue is an important example of this distinction in action.

Indeed, TAEH fully supports this binary analysis becoming a standard model for City-initiated development plan design on other relevant sites contained in the Three-Year Workplan found as [Attachment 1](#) to the Report for Action filed for agenda item [PH30.6](#) last week. TAEH believes that by doing so a body of data will accumulate that will be useful to HDO, HS, and the Development Review department in proposing new ways to speed up and assist future supportive housing projects, both City-led and City-supported. Making City-initiated OPA/ZBA standard for NFP-led supportive housing projects could be an example of such a change.

While the need for confidential information arising from these two development plans is understandable, TAEH hopes that the findings related to the contrasting conclusions as to what would be needed to move a housing project forward as necessitated by the two types of housing could be shared by HDO with TAEH in the spirit of the existing MOU between TAEH and the Housing Secretariat (HS). In that light, TAEH looks forward to building on its recent collaboration with HDO in obtaining feedback from the NFO housing sector on City/NFP development partnerships, to revisit principles and policy surrounding future such project partnerships. By further strengthening such ties between HDO and the NFP sector through deeper collaboration with TAEH, we believe the City will be better situated to achieve or even surpass the ambitious targets set out in the Housing Action Plan.

Thank you,



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