

Toronto and East York Community Council

June 26, 2026

Toronto City Hall, 100 Queen St W
2nd Fl, West Tower
Toronto, ON, M5H 2N2

Dear members of TEY Community Council:

Re: 500 Dundas Street East, City of Toronto, Affordable Housing
File: 26 122451 STE 13 OZ
Agenda Item: TE.34.54

My name is Keith Hambly, CEO of Fred Victor, and I am writing to express our strong support for this application.

Fred Victor is a multi-service organization that has assisted people living on low incomes and who are homeless in Toronto for over 130 years. Fred Victor's mission is to improve the health, income and housing stability and housing options of people experiencing poverty and homelessness. We see firsthand the urgent and growing need for deeply affordable, stable and supportive housing in Toronto. The housing crisis is felt across the city where many residents face precarious housing, barriers to accessing appropriate support, and homelessness.

We are writing in support of this application, both as long-standing neighbours in Regent Park, and as the preferred affordable housing owner of up to 65 new affordable housing units within this development. In 2024, Fred Victor responded to a call for applications seeking an affordable housing organization interested in owning a component of the future development for the purposes of long-term affordable housing. Fred Victor was selected as the preferred applicant in April 2025. Since that time, we have been working with the owners, Parliament and Gerrard Development Corporation ("PGDC"), a partnership between Daniels and Toronto Community Housing Corporation, to establish transaction terms, design the affordable housing component, and secure the necessary funding from federal, provincial and municipal governments to own and operate new permanent affordable housing units on this site. We are continuing those efforts in lock step with the PGDC's work to secure development approvals.

Approval of this proposed Zoning By-law Amendment application is crucial to our funding applications to the federal government and City of Toronto. With that, we respectfully urge Council to support the requested Zoning By-law Amendment and allow our efforts to secure funding to continue.

Regards,

Keith Hambly
Chief Executive Officer
Fred Victor