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Minister Paul Calandra  
Ministry of Municipal Affairs and Housing  
17th Floor, 777 Bay St. Toronto  
ON, M7A 2J3

February 25, 2025

Dear Minister Calandra,

**Re: Support for a Minister's Zoning Order, ERO number 025-0118  
Redevelopment of 1635 Lawrence Avenue West in the City of Toronto**

We are writing in support of the issuance of a Minister's Zoning Order for The Inclusive development located at 1635 Lawrence Avenue West.

COSTI Immigrant Services is a not-for-profit registered charity that has provided a broad range of services in the greater Toronto region for the past 73 years to help immigrants, refugees and equity deserving people to achieve their potential and become productive members of our community. Our services include employment, English language classes, settlement and social services.

One of the programs we operate is a Housing Support Service. This program provides a wide range of housing supports to low-income, marginalized clients identified as homeless, at risk of homelessness, under-housed, or fleeing domestic violence. This program serves over 3,000 people per year in finding affordable housing, eviction prevention and helping with applications for subsidized housing.

Another program we operate is a shelter for the homeless on behalf of the City of Toronto where we currently have 650 clients for whom we are trying to find permanent housing.

We have been running these programs for many years, and it has been exceedingly difficult to find suitable housing that people can afford. Parents are using their Child Tax Benefit to pay for their rent and significant numbers are applying up to 60% of their income for rent. The unavailability of affordable housing has kept many of these people marginalized as it creates uncertainty and consumes most of their resources.

The answer to this problem is the rapid production of affordable housing. We are impressed with the significant number of affordable housing units that the development at 1635 Lawrence Avenue West will provide. Specifically, this project proposes approximately 1,314 units of affordable and attainable housing plus 564 units of market housing. Additionally, the project is planned on a main thoroughfare with accessible transit. We are also impressed that the developers have engaged community agencies to participate by providing the tenants with childcare and other support services.

We support Spotlight Development Inc.'s application for an MZO for 1635 Lawrence Ave. W.

We thank you for considering this application and for your support of affordable housing.

Yours truly,

*P. Alberelli-Arone*

Pina Alberelli-Arone, President



Incorporated as  
COSTI Immigrant Services