

## **Enabling Construction at Parkdale Hub – West Block**

**Date:** November 19, 2025

**To:** Planning & Housing Committee

**From:** Executive Director, Housing Development Office

**Wards:** Ward 4 – Parkdale-High Park

### **REASON FOR CONFIDENTIAL INFORMATION**

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Confidential Attachments 1 and 2 to this report contain information that deals with a position, plan, procedure, criteria or instruction to be applied to negotiations to be carried on by, or on behalf of, the City.

### **SUMMARY**

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The purpose of this report is to seek City Council authorization for staff to take the necessary steps that will enable construction at Parkdale Hub – West Block (the “West Block”). Staff require authority to enter into an agreement with the selected non-profit development partner, Neighbourhood Land Trust (“NLT”), that would enable capital funding to be flowed to them for the construction of the community space. Staff also require authority to work with Toronto Community Housing Corporation (“TCH”) to prepare the TCH-owned property at 245 Dunn Avenue for off-site parking and a shared driveway required to support the Parkdale Hub development.

Parkdale Hub is a transformational city-building initiative that will deliver a wide range of social, cultural, and economic benefits to the Parkdale community. It includes a three-phase improvement and expansion of important City-owned facilities at the intersection of Queen Street West and Cowan Avenue. This intersection is a focal point of municipal and community activities and home to an important cluster of City-owned facilities, properties, and community services, all of which need significant capital investment over the next ten years to meet their projected service delivery levels. The three phases will be delivered as “blocks”, across a West Block (Phase 1), Centre Block (Phase 2), and East Block (Phase 3).

The West Block will be the first to be delivered among the three blocks and will be led by NLT, the non-profit Community Housing developer that has been selected through a public Request for Proposals (“RFP”) process. It will contain a 16-storey mixed-use building with an estimated 175 purpose-built rental homes, 88 of which will be permanently affordable, nine of which will be rental-replacements and 78 of which will be rent-controlled homes. The project will also have approximately 23,000 square feet of community space. Once developed, the project will offer a range of affordable, family-sized and accessible homes designed to meet the diverse needs of future residents. In

addition, residents will have access to culturally appropriate community supports and services helping to improve their quality of life and connection to community.

City Council approval of the recommendations in this report will enable staff to secure critical financial support for the Parkdale hub development to advance construction. Additionally, the Housing Development Office will continue to work closely with NLT, and with City Divisions and Agencies to deliver the West Block and ensure a seamless integration with the delivery of the Centre Block in Phase 2.

## **RECOMMENDATIONS**

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The Executive Director, Housing Development Office recommends that:

1. City Council authorize the Executive Director, Housing Development Office, in consultation with Executive Director, Corporate Real Estate Management (“CREM”), and Executive Director, Social Development to provide up to \$17,724,000 to the successful proponent of Parkdale Hub West Block Request for Proposals, the Neighbourhood Land Trust, through a municipal housing facility agreement to be signed between the City and the successful proponent, for the purpose of constructing the community space at Parkdale Hub West Block, with funding from the approved 2025-2034 Capital Budget and Plan for Corporate Real Estate Management.
2. City Council authorize the Executive Director, Housing Development Office, in consultation with Executive Director, Corporate Real Estate Management, to negotiate and enter into, on behalf of the City, a Memorandum of Understanding (“MOU”) with Toronto Community Housing Corporation, substantially in accordance with the key terms and conditions set out in Confidential Attachment 1 to advance improvements and access arrangements at 245 Dunn Avenue in support of Parkdale Hub and on such other or amended terms and conditions acceptable to the Executive Director, Housing Development Office, and in a form satisfactory to the City Solicitor.
3. City Council authorize the Executive Director, Housing Development Office to negotiate and enter into on behalf of the City, an agreement with Toronto Community Housing Corporation to secure the funding and delivery of the necessary improvements to 245 Dunn Avenue that are required by Parkdale Hub, substantially in accordance with the terms of the MOU referred to in Part 2 above, and in a form satisfactory to the City Solicitor.

## **FINANCIAL IMPACT**

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### **Parkdale Hub West Block Community Space**

There is no incremental financial impact relating to the construction of community space at the West Block from the recommendations in this report. City Council approved \$17,724,000 in CREM’s 2025-2034 Capital Budget and Plan for the construction of the Parkdale Hub West Block community space. Staff require authority to flow these

approved funds to NLT to be used for construction of the community space. These funds would be secured through a municipal housing facility agreement (the City's "Contribution Agreement").

Authority to enter into the Contribution Agreement is pursuant to the adoption of item [PH13.8](#), whereby City Council approved a new rolling application process to provide eligible affordable rental and community housing-led rent-controlled homes access to financial incentives including a waiver of planning application and building permit fees, and an exemption of DCs, CBCs, and parkland dedication fees (where not already exempted under provincial legislation). Approval of these incentives is delegated to the Executive Director, Housing Secretariat within the City's affordable rental and rent-controlled homes target established annually through the Budget process (2025 target is 6,940 rent-controlled, affordable rental and RGI homes).

Eligible rent-controlled and affordable rental homes can also receive an exemption from taxation for municipal and school purposes for the duration of the affordability and rent control period, subject to City Council approval. These incentives are not a direct payment from the City but rather foregone revenues. A future report will be brought to City Council to seek authority for property tax exemptions for the rent-controlled portion of the project and will identify the financial impact at that time.

These financial incentives are provided subject to proponents entering into a Contribution Agreement with the City and meeting associated requirements throughout construction and operating years.

### **Improvements at 245 Dunn Avenue in Support of Parkdale Hub**

Costs relating to the garage rehabilitation and landscaping improvements at 245 Dunn Avenue that are required as part of the development of Parkdale Hub will be refined with TCH and included in the 2026-2035 Capital Budget and Plan submissions for Housing Secretariat and TCH for consideration as part of the 2026 budget process. Costs to deliver structural improvements to the underground garage would achieve economies of scale by building off TCH's already planned state of good repair work for the underground garage. See Confidential Attachment 2 for a preliminary cost estimate of the work.

The Chief Financial Officer and Treasurer has been advised of the financial impacts associated with this project to be considered along with other priorities in the 2026 budget process.

## **EQUITY IMPACT**

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The HousingTO 2020-2030 Action Plan envisions a city where all residents have equal opportunity to develop to their full potential. It is centred on a human rights-based approach to housing through the Toronto Housing Charter that recognizing housing as inherent to the dignity and well-being of a person and to building healthy, inclusive and sustainable communities.

The new affordable rental homes will remain affordable for 99 years, providing quality housing for future generations. Safe, secure, affordable housing is an important social determinant of health. It improves the social and economic status of individuals, families and communities.

The retention of City land for the purpose of developing affordable housing through cross-sector partnerships can advance equitable outcomes for current and future generations of Toronto residents. The City's enhanced role in the development of good quality, affordable housing can ensure that critical public infrastructure is integrated into vibrant, accessible and healthy neighbourhoods that will support the environmental and economic health of the city, region and country.

## **DECISION HISTORY**

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On June 26, 2024, City Council adopted Item PH13.8 – “Launching the Rental Housing Supply Program”. The report approved a new Rental Housing Supply program to provide financial incentives to eligible rental housing units and a pilot Community Housing Pre-development Fund with a request to report back annually on the results of the program and related pilot.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH13.8>

On November 9, 2023, City Council adopted Item EX9.3 – “Generational Transformation of Toronto’s Housing System to Urgently Build More Affordable Homes”. The report outlines several recommended actions, and highlights initiatives underway, which will make a generational change to transform and strengthen Toronto’s housing system and expedite delivery of the HousingTO and Housing Action Plan targets. The Parkdale Hub development was listed as one of the “Housing Ready Sites” forming part of this work.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX9.3>

On November 9, 2023, City Council adopted Item PH7.5 “Housing Now - Parkdale Hub - 1303, 1313, 1325, 1337, 1345 Queen Street West and 212, 220, 224 Cowan Avenue - Official Plan and Zoning By-law Amendments, and Rental Housing Demolition Applications - Decision Report – Approval”, which endorsed the design concept for Parkdale Hub, recommended approval of amendments to the Official Plan and Zoning By-law 569-2013 as well as rental replacement matters, and authorized a range of fee exemptions to support the construction of Parkdale Hub.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH7.5>

On May 10, 2023, City Council adopted Item PH 3.6 "Housing Now Initiative - 2023 Progress Update", which requested the Executive Director, Housing Secretariat to move the Parkdale Hub from being a 'pipeline' site to a Phase Three site to be offered to the non-profit, co-operative, and Indigenous housing sectors. Council also authorized providing fee waivers and exemptions to support the creation of affordable housing and to secure these incentives through a municipal housing facility agreement (“Contribution Agreement”)

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH3.6>

An expanded Decision History is provided in Attachment 1: Parkdale Hub Expanded Decision History.

## COMMENTS

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### Proponent Selection Update

The Housing Development Office (“HDO”, formerly under the Housing Secretariat) issued a Request for Proposals (“RFP”) in April 2025 open to incorporated Non-Profit Housing Co-operatives, Non-Profit Housing Organizations, and Indigenous Housing Providers to develop Parkdale Hub – West Block (“West Block”). The RFP was open for 15 weeks and closed in early August 2025. Of the five bids that were received, four met the mandatory requirements and were reviewed by the selection committee, which was comprised of an interdivisional team of City staff and CreateTO staff. Neighbourhood Land Trust (“NLT”) was selected for having the highest scoring proposal determined by the selection committee. Now that the successful non-profit development partner has been selected, agreements between the City and NLT will be finalized and executed.

### Community Space Delivery

NLT is required to deliver approximately 2,165 square metres (23,300 square feet) of community space in the West Block redevelopment as part of the City-building objectives for the Parkdale Hub initiative. City Council has approved \$17,724,000 in capital funding in CREM’s 2025-2034 Capital Plan to be used for the construction of the West Block’s community space component. With NLT now selected as the non-profit development partner, this report seeks authority for staff to flow capital funding to NLT on terms satisfactory to Corporate Real Estate Management Division (“CREM”) and Housing Development Office, and in accordance with the RFP documents for the West Block. These funds would be secured through a municipal housing facility agreement (the City’s “Contribution Agreement”).

Upon completion of the West Block community space, it will be leased back to the City at a nominal amount. The shared vision ([2021.EX28.13](#)) for the community space includes the retention of programs currently on site, and for new spaces to be created to meet the demand for enhanced programs and services in the Parkdale community. Eight community organizations currently operate out of the Masaryk-Cowan Community Recreation Centre, 1313 Queen Street West and the Parkdale Library, including: *Kababayan Multicultural Centre, Gallery 1313, Parkdale Arts and Culture Centre, Parkdale Village Business Improvement Area, More than Child’s Play, Sistering - A Woman’s Place, Greenest City, and Culture Link.*

Social Development, in coordination with CREM, Parks and Recreation and the Toronto Public Library, will oversee the relocation and integration of existing community agency tenants into the new West Block community space. This will ensure continuity of community-based programming in the neighbourhood as the remainder of Parkdale Hub develops.

## **Enabling Site Access and Construction**

To maximize the redevelopment potential on the Parkdale Hub lands, the design concept forming part of the Official Plan and Zoning By-law Amendment and Rental Housing Demolition applications for Parkdale Hub, endorsed by Council in 2023 ([2023.PH7.5](#)), contemplates having vehicular and pedestrian access to the West and Centre Blocks from Dunn Avenue accommodated on the south-abutting property at 245 Dunn Avenue, owned by TCH. Additionally, four accessible surface parking spaces to be used by service vehicles and visitors to the Parkdale Hub blocks are also to be provided on 245 Dunn Avenue. Vehicular access from Dunn Avenue will provide access to two Type 'G' loading spaces – one each for the West Block and Centre Block respectively. It will also enable the use of the four accessible surface parking spaces serving the whole of Parkdale Hub. Pedestrian access from Dunn Avenue will enable a publicly accessible connection between Dunn Avenue and the southwest corner of the Masaryk-Cowan Community Recreation Centre. See Attachment 2: Parkdale Hub Site Plan for more detail.

Vehicular and pedestrian pathways to the West and Centre Blocks from Dunn Avenue will rely on access and improvements to portions of the 245 Dunn Avenue property. The scope of work includes:

- Extension of the existing driveway at 245 Dunn Avenue to connect with the future loading court located on the West and Centre Blocks;
- Structural improvements to the existing driveway and underlying portions of the underground garage to support the loading access use required by Parkdale Hub;
- Construction of four accessible surface parking space on 245 Dunn Avenue; and
- Landscaping design and improvements such as pedestrian walkways that align with the landscaping designs for the abutting West and Centre Blocks.

This report recommends that City Council authorize staff to enter into a MOU with TCH to enable the coordinated funding, design and delivery of improvements at 245 Dunn Avenue, as well as the necessary access required by Parkdale Hub. See Confidential Attachment 1 for the MOU Key Terms. The MOU would provide a framework with which the City and TCH can collaborate quickly and effectively to ensure the timely delivery of this key City initiative. This report also recommends granting authority for staff to enter into an agreement with TCH to secure the funding and delivery of scope of work detailed in the MOU.

## **Conclusion and Next Steps**

The development of the West Block will be the first of three blocks for Parkdale Hub. The 16-storey mixed-use development will prioritize creating purpose-built rental housing with a strong emphasis on affordable homes, while maintaining high standards of design and seamlessly integrating both new and existing community services and amenities.

Approval of the recommendations in this report will enable staff to secure critical support for the development of the West Block by flowing capital funding to NLT for the construction of the community space, and by authorizing staff to work with TCH on the

improvements to portions of TCH's 245 Dunn Avenue property that would serve the West and Centre blocks. Following Council's decision, the Housing Development Office will continue to work diligently with NLT and across City Divisions and Agencies to deliver the West Block ensuring a seamless integration with the delivery of the Centre Block in Phase 2.

## **CONTACT**

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## **SIGNATURE**

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Hugh Clark  
Executive Director, Housing Development Office

## **ATTACHMENTS**

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Confidential Attachment 1: MOU Key Terms and Conditions

Confidential Attachment 2: Preliminary Cost Estimates for 245 Dunn Avenue

Attachment 1: Parkdale Hub Expanded Decision History

Attachment 2: Parkdale Hub Site Plan

## **Attachment 1: Parkdale Hub Expanded Decision History**

On December 15, 2021, City Council adopted Item EX28.13 "Parkdale Hub Project - Advancing to Phase Three", authorizing the City to initiate expropriation proceedings to acquire 1337 Queen Street West as well as other actions to advance to Phase Three of the Parkdale Hub project.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.EX28.13>

On November 22, 2021, the Board of Directors of CreateTO adopted report RA27.6 "Parkdale Hub Project - Completion of Phase 2 Feasibility Study, Advancing to Phase 3" recommending City Council direct CreateTO and relevant City Divisions to lead Phase 3 of the Parkdale Hub project.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.RA27.6>

On October 28, 2021, the Planning and Housing Committee adopted Item PH28.2 "Housing Now Initiative – Annual Progress Update and Launch of Phase Three Sites". This report identified the Parkdale Hub as one of five 'pipeline' sites which, subject to satisfactory feasibility assessments, can be added to future phases of the Housing Now Initiative.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.PH28.2>

On May 11, 2021, the Board of Directors of CreateTO reviewed a progress report on Phase 2 of the Parkdale Hub project, which provided an overview of work underway and advised that CreateTO staff would report back with the final findings of the Phase 2 study in Q4 2021. This report was forwarded by the Board to the June 1, 2021, meeting of City Council's Executive Committee for information.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.RA22.8>

On December 17, 2019, City Council adopted report EX11.6 "Parkdale Hub Project - Feasibility Study", which provided an overview of the findings and recommendations arising from the Phase 1 feasibility study for the Parkdale Hub project, initiated Phase 2 of the feasibility study, and authorized staff to initiate negotiations for the strategic land assembly in accordance with the guiding principles of the Housing Now Initiative in the implementation of the Parkdale Hub project.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.EX11.6>

On March 29, 2017, City Council adopted motion MM27.3 and requested the three Deputy City Managers to convene an interdivisional agency table to determine the feasibility of a coordinated City plan for City-owned properties located at 1313, 1303 Queen Street West and 220 Cowan Avenue

<https://secure.toronto.ca/council/agenda-item.do?item=2017.MM27.3>

