

## **Redevelopment Framework for 835-841 Queen Street East**

**Date:** April 23, 2026

**To:** Planning and Housing Committee

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

**Wards:** Ward 14 - Toronto-Danforth

### **SUMMARY**

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This report responds to Council direction in item [PH26.17](#) to complete a redevelopment framework for the WoodGreen Community Housing site at 835-841 Queen Street East, and amend the Local Agency Housing Agreement to incorporate a City-led process for the redevelopment framework at this site. Based on analysis completed by CreateTO on behalf of the Housing Development Office, a building of 6-10 storeys is being explored for further review onsite.

### **RECOMMENDATIONS**

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The Executive Director, Housing Development Office recommends that:

1. Planning and Housing Committee receive this report for information.

### **FINANCIAL IMPACT**

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No new City funding is required at this time based on the redevelopment framework and preliminary analysis completed by CreateTO.

Preliminary financial analysis demonstrated that the project would require a capital contribution of approximately \$15-20 million and access to low-cost CMHC financing to be viable.

Should the project proceed, WoodGreen would be required to apply to the City's Rental Housing Supply Program – Capital Funding Stream to access any funding opportunities available at that time, subject to available program funds, a determination of eligibility under program requirements and an open application call.

All financial implications to the City, both the capital cost implications, and operating implications including those related to rental replacement obligations, planning approvals, or other incentives dependent on the refined development proposal, will be brought forward to Council through a subsequent report once due diligence and business planning are complete.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

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At its meeting on December 16, and 17, 2025, City Council adopted item PH26.17, "444 Logan Avenue - Making Quality of Life and Environmental Improvements for Seniors." The report requested the establishment of a redevelopment framework for WoodGreen Community Housing Incorporated at 835-841 Queen Street East, with a report back at the April 2026 meeting of the Planning and Housing Committee.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH26.17>

At its meeting on March 28 and 29, 2017, City Council adopted item TE22.9b, "A Local Agency Housing Agreement with WoodGreen Community Services and the City of Toronto." The report advanced an agreement between the City of Toronto and WoodGreen to coordinate and support on three housing initiatives, including a redevelopment at 835-841 Queen St. East.

<https://secure.toronto.ca/council/agenda-item.do?item=2017.TE22.9>

## **COMMENTS**

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As directed in item [PH26.17](#), a redevelopment framework was completed by CreateTO for the WoodGreen Community Housing site at 835-841 Queen Street East, largely based on a 2024 development proposal from WoodGreen. WoodGreen has identified the project as a priority and is committed to advancing a redevelopment in line with this framework in order to deliver new rental homes onsite, in alignment with the City's HousingTO 2020-2030 Action Plan.

At approximately 0.52 acres, the site is designated Mixed Use under the Official Plan and existing zoning of Commercial-Residential. The site is also located within the Ministry approved Leslieville Protected Major Transit Station Area (PMTSA). On behalf of the Housing Development Office, CreateTO reviewed multiple options for redevelopment, all with at least 30% of the units as affordable, in line with the Rental Housing Supply Program criteria. While the WoodGreen proposal incorporated mass timber construction, this analysis focused on conventional construction to optimize costs.

The preliminary analysis reviewed the 2024 development concept against applicable City policies and guidelines, and identified a number of elements for consideration with respect to character, height and massing. Based on this analysis and preliminary

discussions about future development applications with city staff, a 6-10 storey building concept has been developed for between approximately 81-124 rental homes, including rental replacement units. If a development proposal proceeds for this site, it will be assessed through the development review process, including further refinement of the development concept by WoodGreen.

The existing building onsite is home to 36 rental homes, which would require replacement in accordance with the City's rental housing demolition framework, including applicable legislation, regulation and policies.

Preliminary financial analysis demonstrated that the project would require a capital contribution of approximately \$15-20 million and access to low-cost CMHC financing to be viable. Further financial analysis and due diligence would be needed to assess eligibility against the City's Rental Housing Supply Program – Capital Funding Stream guidelines of up to \$260,000 per affordable rental/RGI home, should funding become available and the City runs an open Call for Applications. Funding from other orders of government may also be necessary to support project viability.

As the project proceeds, additional financial and construction cost analysis is recommended by WoodGreen to refine the business plan. Contingent upon funding, based on a preliminary review of project scheduling, the new development could be unlocked within approximately five years, with occupancy expected in mid-2031.

As directed in item PH26.17, this redevelopment framework has been added to the Local Agency Housing Agreement, with the additional agreement changes made as directed. Further due diligence work will be undertaken with \$350,000 in funding from Section 37 community benefits obtained from 462 Eastern Avenue and 176 Logan Avenue (Source Account: XR3026-3701089), as approved in item PH26.17.

## **CONTACT**

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## **SIGNATURE**

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Hugh Clark  
Executive Director, Housing Development Office