



ST. CLARE'S HOUSING

877 Yonge Street, Toronto, ON M4W 3M2

Phone: 416-628-0224 Email: 877yonge@stclares.ca

Charitable Registration Number: 87305-8192 RR0001

January 21, 2026

Dear Planning and Housing Committee,

I am writing in support of the application to amend the Official Plan to redesignate the land located at 1543-1551 The Queensway and 66/76 Fordhouse Boulevard from a General Employment Area to a Mixed Use Area.

We are in the middle of a Housing Crisis and a Homelessness Crisis that has been long in the making and which requires an all hands on deck approach. In order to address the City of Toronto's housing goals, it makes sense to approve this application which will allow both dramatic housing supply and significant housing affordability. Of the 1,347 housing units that will be created, 385 (representing 19.2%) of the units will be affordable, creating the gold standard of mixed income housing.

Significantly, this application is unusual because it is submitted by a coalition of non profits, including St. Clare's Housing, Habitat for Humanity and Haven on the Queensway. This coalition represents experience and commitment to housing affordability, supportive housing, food security and the relief of poverty. The housing component will be operated by St. Clare's Housing, one of the City's most respected affordable housing operators.

In addition to the mixed income housing, the proposed development that the redesignation of lands will make possible includes a sizable park and daycare. In combination, these components will create a development that is a precious resource to both low income individuals and workforce families; this supports the employment designated lands around it. People who work need places to live, and Toronto employers like St. Clare's are suffering from the lack of decent and affordable housing within commuting distances, just as its employees are suffering from indecently long commutes.

While St. Clare's respects the Planning Department concerns that employment lands should be protected, in the context of a dramatic crisis, tough calls have to be made. This site is not one of the tougher choices to make because it is underutilized land for any purpose and by any standard. Some of the buildings are vacant and uninhabitable. The largest is used by Haven on the Queensway, one of the co-applicants.

I hope that on this cold and snowy day in the middle of a housing crisis in which our shelters are full and warming centres have been open all week to help keep our populations experiencing homelessness alive through another winter, the Planning and Housing Committee provides the direction needed to support this application in order to pursue this desperately needed housing solution, knowing that it will provide homes for people who need them.

Sincerely,

Andrea Adams

Executive Director

