



# HousingNowTO.com

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January 22, 2026

Planning & Housing Committee

City of Toronto

100 Queen Street West

Toronto, ON M5H 2N2

## **RE : PH27.2 - Toronto Builds - 1631 and 1641 Queen Street East**

Chair & Members of the Planning & Housing Committee,

Over the last 5 years, since these Queen & Coxwell lands were announced for inclusion into the City's "Housing Now" program in 2020 – volunteers from our **HousingNowTO.com** civic-tech and open-data project have attended all of the many in-person and virtual public meetings that have taken place for this city-owned site at 1631 and 1641 Queen Street East, and 1090 Eastern Avenue.

We strongly support the staff report as presented on this item – and encourage you to vote in favour of the requested changes to planning permissions on this site.



**HousingNowTO / U of T students site visit – Fall 2025**

Our volunteers have worked with data analysts, urban planners, architects and affordable housing operators over the last 7+ years to crowd-source trustworthy and accessible information about the overall targets of government sponsored affordable housing programs – and the economic-viability of the City's development goals on the hundreds of acres of surplus lands that the City of Toronto currently owns.

HNTD volunteers advocated in earlier deputations in 2020 for the acquisition of the adjacent Harvey's restaurant lands, and are grateful to the City and CreateTO that the newly revised proposal now includes those lands.

The consolidated and improved parcel is now approx. 1.12 acres (0.45 hectares), and will deliver 328 brand new rental apartments, with up to 98 of those apartments dedicated to affordable rental housing depending on the financing supports that are available from the Federal and Provincial governments at the time of construction. This site does not contain any existing housing, and therefore no existing tenants will be displaced during construction.

We would like to thank City staff, CreateTO and Councillor Bradford's team for their excellent work on this site – and highlight how the proposal was improved during the public consultation process in order to maximize the new affordable and rental housing unit-delivery opportunities on this City-owned lazy-land and additional community benefits like an expanded and improved on-site daycare.

We also appreciate that the affordable housing ratios and durations are much more flexible now than in the original HOUSING NOW program framework. This allows for the sites to proceed within the context of different Federal and Provincial funding programs and changing market conditions.

Our only additional request would be that as the individual site-by-site development deals are completed under the new TORONTO BUILDS framework, the **baseline structure of each deal (eg. Number of Affordable Units, Depth of Affordability, Years of Affordability, Funding Supports provided, etc) all be made public via OPEN DATA**, so that Torontonians can track and compare outcomes, incentives and targets like cost-per-unit, cost-per-bedroom, cost-per-unit-year, etc.

As always, our open data and civic-tech volunteers are happy to answer any questions the committee or city staff may have on “Transit-Oriented Affordable-Housing” development best practices on this redevelopment site, and others in the City's surplus-lands portfolio.

Yours,

A handwritten signature in black ink, appearing to read "Mark Richardson", with a long horizontal flourish extending to the right.

Mark J. Richardson  
Technical Lead – [HousingNowTO.com](https://HousingNowTO.com)