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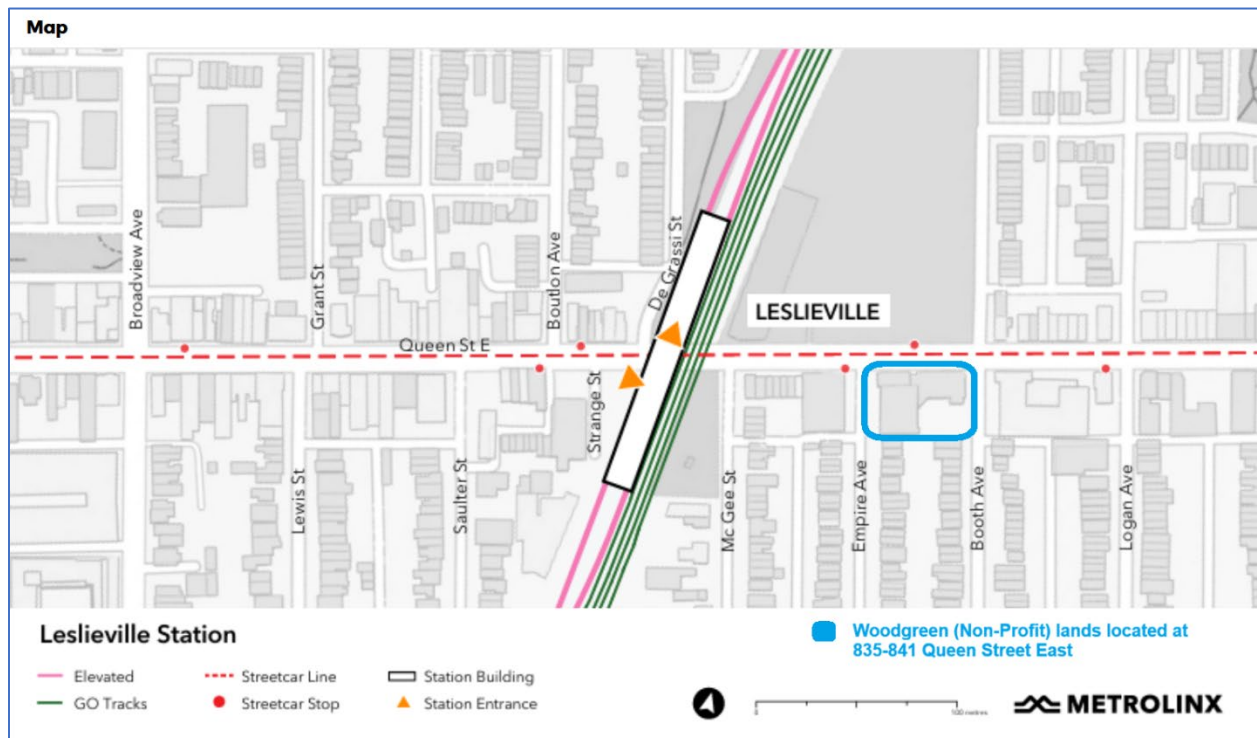
May 6, 2026

Planning & Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

RE : PH30.7 - Redevelopment Framework for 835-841 Queen Street East

Members of Planning & Housing Committee,

Our HousingNowTO.com project volunteers are happy to provide general support to the start of a new redevelopment framework for the existing [Woodgreen Community Services site](#) located at 835-841 Queen Street East, which is located less than 150 meters from the new LESLIEVILLE station on the Ontario Line which is expected to open in the early 2030's. This well-located site is a rare opportunity where an experienced non-profit housing provider owns a prime site located inside a Provincially Protected Major Transit Station Area (PMTSA).



Our only concern is with this item is with the City of Toronto staff comment – “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.”

While we agree that rapidly developing new Affordable-Housing and Workforce-Housing projects near existing transit services are vital to the future well-being of our City for all Torontonians, we are concerned that local political considerations and legacy planning policies on Queen Street are unreasonably restricting the potential opportunities available to Woodgreen and the Housing Development Office (HDO) to propose a more substantial affordable housing redevelopment solution inside this prime Protected Major Transit Station Area (PMTSA) site.

In fact, we would encourage that Council direct the Housing Development Office (HDO) and CreateTO to work with Woodgreen Community Services to develop a model at 835 Queen Street East in Leslieville that more closely aligns with current the [Parkdale Hub \(Phase 1\)](#) site – aka [PARKDALE PEOPLES PLACE](#) - that they are developing with non-profit partners at 16 Storeys w/ 175 new rental apartments. That Parkdale site is also located on Queen Street in a traditionally low-rise section of urban Toronto, but is NOT within 150 meters of a brand new high-capacity transit-station.



As always, our open data and civic-tech volunteers are happy to answer any questions the committee or city staff may have on affordable-housing development best practices – and how to make most effective use of Transit-Oriented Lands to help alleviate Toronto’s rental-housing crisis.

Yours,

A handwritten signature in black ink, appearing to read 'Mark J. Richardson'.

Mark J. Richardson
Technical Lead – HousingNowTO.com