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July 15, 2026

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

RE : PH32.6 - 53 Strachan Avenue (Entrance Address 805 Wellington Street West) - Alterations to a Designated Heritage Property, Demolition of Heritage Attributes and of a Building under Sections 33, 34(1)1 and 34(1)2 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Members of Planning & Housing Committee,

Our HousingNowTO affordable housing development volunteers have been actively involved in assessing the city-owned **805 WELLINGTON STREET WEST** site since a floor collapsed in 2019 -- and had to be shored up, prior to the Homes First supportive housing organization vacating the site.

In 2023-2024, HNTD volunteers and industry mentors worked with the University of Toronto School of Cities [Multidisciplinary Urban Capstone Project \(MUCP\)](#) program to conduct a full-viability assessment on the site - and provided our financially stress-tested final report on affordable housing redevelopment opportunities to both CreateTO and the City of Toronto's housing secretariat in spring of 2024.



September 2023 – U of T MUCP Site-Assessment Visit

Our only concern with this Heritage item (as documented) is with the FINANCIAL IMPACT section on pages 4-5 of [City of Toronto staff report](#), which states – ***“There are **no financial implications** resulting from the recommendations included in this report in the current budget year or in future years. The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.”***

Since this **805 WELLINGTON STREET WEST** site is clearly identified as a “Toronto Builds” public builder site that will be funded, managed and developed by the City of Toronto and its agencies – the large amount of mandatory in-situ heritage retention, dismantling and reconstruction that is required by this Heritage report and the easement(s), will have a direct project cost to the City – and a financial impact running into the tens of millions of dollars in future years. Therefore, the FINANCIAL IMPACT section of the current staff report is incorrect.

While our HNTO volunteers are fully supportive of this affordable housing redevelopment project and on-site heritage retention and rebuild as proposed, we believe that it is crucial to the public interest that the City be honest and transparent about the financial impact(s) of the heritage components of this project. We would therefore respectfully request that the FINANCIAL IMPACT section of the report be revised before this item goes to full City Council in late-July. We would also request that both the budgeted and final-completion dollar-values of the heritage components on the **805 WELLINGTON STREET WEST** redevelopment be made available in a public-report and via open data, upon completion of the project.

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 Richardson', with a horizontal line underneath.

Mark J. Richardson

Technical Lead – [HousingNowTO.com](https://housingnowto.com)