

Toronto and East York Community Council

55 communications with similar text were received between Tuesday, January 27, 2026 at 1:27 PM to Wednesday, February 4, 2026 at 5:53 PM

To: Toronto and East York Community Council <teycc@toronto.ca>

RE: Upzoning of Murphy's Law aka. 1684 Queen St. E.

Dear Councillor Bradford and Members of the Toronto East York Community Council, In your 2021 opinion piece to the Beach Metro, you claimed that the 18-storey HousingNow project at 1631 Queen would not set a precedent for future development. As such, I am writing to urge you to uphold your claim as this private developer at 1684 Queen who now seeks drastic increases in height beyond the Queen Street UDGs. Their block context plan shows this project you spoke of and an additional 18-storey tower to the east.

1. The proposal does not comply with the Queen Street Urban Design Guidelines, which aim to balance redevelopment with a human-scale approach.
2. It also conflicts with the most recent 2024 Avenues and Mid-Rise Study, which stipulates that building heights along Avenues align with the width of the street—approximately 20 metres, or 6-storeys.

The site already has approval for a 6-storey development. However, rather than proceeding, the developer demolished the existing buildings—including a hotel used as a women's shelter—and has since left the land vacant. Now, they are seeking to increase density and profit by pursuing additional height. Approving this request would reward speculative behaviour and delay the delivery of much-needed housing.

More importantly, it would undermine public trust. Years of consultation informed the Queen Street Urban Design Guidelines, and the 2024 Avenues and Mid-Rise Study provided developers with as-of-right zoning to build 6-storey projects. Instead of taking advantage of this framework, the developer is attempting to bypass it. No consultation has taken place regarding upzoning Queen Street to 11-storeys.

You've mentioned that the Queen Street UDG's are now 14 years old. While that is true, good planning comes from consistency. Other cities across the globe with beautiful built-forms are not constantly increasing their allowed heights every decade or so. This fuels speculation and provides the local residents with no transparency.

There is a need for quality housing in Toronto. This issue provides the opportunity for you to promote new housing construction in accordance with the Official Plan instead of encouraging developer speculation.

For these reasons, I urge you and the Community Council to deny this revised application and require the developer to immediately proceed with the already approved 6-storey proposal.

Thank you for your consideration.

From:

Taggart Lech	Trevor Martin	Jacqueline Kelly
Abigail Joy	Nico Jansen	Charlotte Marshall
Brett Cooper	Peter Benison	Marc Olimpo
Michael Genin	Adam Hennessey	Susan Malloy
Gene Morita	Joy Morrison	Karen Tino
Catherine Roy	Jennifer Macdonald	Melissa Nicholl
Rebecca Thompson	Marci Rirskr	Nicole Thomson
Stephanie Rioux	Michael Vince	
Madison Russell	Megan Donn	
Elizabeth Stokes	Theodore Blumpkin	
Rick Innis	William Salmon-Lefranc	
Joanna Ivey	Susan Malloy	
David Shapiro	Lisa Metzger	
Helen Goutos	Exarhia Pappas	
Alexis Redmond	Natalie Jones	
Laure Le Corre	Sharon Macintosh	
Karen Brant	Karen Stanley	
Ian Marchant	Irene Armstrong	
Petra Joeres	Ian Marchant	
Alison Redmond	Francine Lemieux	
Vivian Yu	Anne Wolf	
Meredith Dekker	Melynda Jurgenson	
Dale Boyer	Michael Case	
Rhomney Gray	Anil Khera	