

Toronto and East York Community Council

96 communications with similar text were received between Friday, February 6, 2026 at 10:27 PM to Tuesday, February 17, 2026 at 1:06 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:

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Nandan Sawant	Ian Hamilton	Diem Marchand-Lafortune
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