



**PROGRESS  
PLACE**

MENTAL WELLNESS

July 3, 2026

Dear Members of the Toronto and East York Community Council,

**Re: Support for Rental Housing Demolition Application No. 26 147735 STE 04 RH and related Official Plan and Zoning By-law Amendment Application No. 26 118047 STE 04 OZ – 1497, 1501 Queen Street West and 89–91 Beatty Avenue**

On behalf of Progress Place, I am writing to express our strong support for the application by the Parkdale Activity-Recreation Centre (PARC) to redevelop 1497–1501 Queen Street West and 89–91 Beatty Avenue. The proposal replaces 50 existing rental units with a 141-unit building that includes 54 replacement rental homes secured as deeply affordable housing, alongside tenant relocation and a right to return for current residents.

### **Why our organization supports this project**

As a community-based mental health organization that has provided wrap-around recovery supports, including supportive housing, for people living with serious mental illness for more than 40 years, we see firsthand the urgent and growing need for deeply affordable, stable, and supportive housing in Toronto. The housing crisis is felt across the city, where many residents face precarious housing, barriers to accessing appropriate support, and homelessness.

From our experience supporting people living with serious mental illness, we know that stable, affordable housing is a critical foundation for recovery. It improves mental health and overall well-being, increases housing stability, and helps people remain connected to the services, relationships, and community that support their recovery.

This redevelopment directly addresses these challenges by:

- Increasing the supply of deeply affordable housing in an area well served by transit and community services
- Protecting existing tenants through replacement housing, relocation assistance, and the right to return to the new development
- Providing integrated supports that improve long-term housing stability
- Expanding community spaces in a high-need neighbourhood
- Improving the building's design, operational functionality, and indoor and outdoor amenities for tenants

Toronto is experiencing a housing affordability crisis, and projects like this one that deliver deeply affordable and supportive housing at scale are urgently needed.

We urge you to support the application and recommend its approval to City Council within the current Council term.

Thank you for considering our views.

Criss Habal  
Executive Director

**PROGRESS PLACE: 576 Church Street, Toronto, Ontario M4Y 2E3 Canada**

Tel 416.323.0223 Fax 416.323.9843 [www.progressplace.org](http://www.progressplace.org)

CHARITABLE NUMBER 10786 1155 RR0001

**PARTNERS IN RECOVERY**