

Jul 8, 2026

Dear Chair and Council Members,

**Re: 1497 - 1501 Queen Street West and 89 - 91 Beaty Avenue - Official Plan and Zoning By-law Amendment Application**

On behalf of Social Planning Toronto, I am writing to express our strong support for the application by Parkdale Activity Recreation Centre (PARC) to redevelop 1497-1501 Queen Street West and 89-91 Beaty Avenue. This proposal provides much-needed rental housing (141 units) with 54 rental replacement homes secured as deeply affordable, and essential community services and spaces.

[Social Planning Toronto](#) is an organization dedicated to advancing equity and social justice, improving quality of life, and promoting a rights-based approach to housing. The housing crisis in Toronto has reached a critical point. [Homelessness has more than doubled in the past few years](#). Furthermore, [Renters must earn at least \\$44.80 per hour or work at least 135 hours per month at minimum wage to afford housing in Toronto](#). The housing crisis is felt across the city, where many residents face precarious housing, barriers to accessing appropriate support and homelessness. Working closely with residents and community partners, Social Planning Toronto recognizes the urgent need for deeply affordable, stable housing in Toronto.

This project directly addresses housing and challenges accessing services by:

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

We know that access to stable, affordable housing enables individuals to retain their housing and remain connected to their community services and support networks. Additionally, this proposal is a permitted use in the area and will maintain the character of the neighbourhood through retaining the building's historic façade while providing crucial affordable and supportive housing, services, and community spaces.

Toronto is in the midst of a housing affordability crisis, and projects like this one, which deliver deeply affordable and supportive housing at scale, are urgently needed. Social Planning Toronto strongly supports this proposal as it upholds the right to housing by providing and expanding affordable housing, improving access to services and community spaces, and protecting existing tenants from displacement pressures.

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



Thank you for your consideration.

Sincerely,

Shannon Spencer

Community Planner, Social Planning Toronto