

Toronto and East York Community Council
Toronto City Hall, 100 Queen St W
2nd Fl, West Tower
Toronto, ON, M5H 2N2

June 26, 2026

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 Beaty Avenue

Dear Members of the Toronto and East York Community Council,

My name is Keith Hambly, CEO of Fred Victor and 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 Beaty 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

Fred Victor is a multi-service organization that has assisted people living on low incomes and who are homeless in Toronto for over 130 years. Fred Victor's mission is to improve the health, income and housing stability and housing options of people experiencing poverty and homelessness. 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.

This project directly addresses these challenges by:

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

From our experience serving the homeless and unhoused communities in Toronto and especially at our recently opened Dunn House in Parkdale, we know that access to stable, affordable housing:


- Reduces emergency service use and healthcare costs
- Improves mental health and overall wellbeing
- Enhances community safety
- Increases housing retention

Toronto is in the midst of 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 to recommend its approval to City Council within the current Council term.

Thank you for considering our views.

Sincerely,



Keith Hambly,
CEO

Fred Victor

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