

June 25, 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 Beaty Avenue**

On behalf of **The Neighbourhood Land Trust (NLT)**, 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 Neighbourhood Land Trust is a Toronto-based charitable community land trust dedicated to acquiring, developing, and stewarding land and housing in perpetuity for community benefit. Today, NLT owns and stewards more than 240 permanently affordable rental homes across Toronto while working alongside community partners to preserve existing affordable housing and create new affordable homes.

PARC has been a valued partner of NLT for many years. Together, our organizations have collaborated to preserve and operate permanently affordable housing in Parkdale, including at **26 Maynard Avenue**, where PARC provides supportive housing for community members. Through this partnership, we have seen firsthand PARC's deep commitment to delivering supportive housing and services that enable tenants to live with dignity, stability, and independence.

We strongly support this redevelopment because it represents exactly the type of investment Toronto urgently needs. The proposal will replace 50 existing rental homes with a new 141-unit development, including 54 replacement rental homes secured as deeply affordable housing, while ensuring tenant relocation assistance and a right to return for existing residents. The project will also deliver new supportive housing, expanded community space, and a modern building designed to better meet the needs of tenants.

This proposal demonstrates that redevelopment can both protect existing tenants and significantly increase the supply of affordable housing. It achieves several important public policy objectives by:

- Increasing the supply of deeply affordable and supportive housing in one of Toronto's highest-need neighbourhoods.
- Protecting existing tenants through replacement housing, relocation assistance, and a guaranteed right to return.

# Neighbourhood Land Trust

**Held. Together: Community Ownership/ Community Benefit**

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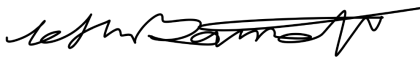
- Delivering modern, accessible housing that better supports long-term health, wellbeing, and housing stability.
- Strengthening the network of community-serving organizations in Parkdale through expanded community space and integrated support services.
- Making more efficient use of a well-located site close to transit, healthcare, and community amenities.

As a community land trust working every day to preserve and expand affordable housing, NLT understands the immense challenges facing non-profit housing providers and the growing urgency of Toronto's housing affordability crisis. Every opportunity to create new permanently affordable homes while protecting existing tenants is critical. Projects such as this one demonstrate how thoughtful redevelopment can increase housing supply, improve living conditions, and strengthen communities without displacing existing residents.

We commend PARC for its leadership and longstanding commitment to serving some of Toronto's most vulnerable community members. We respectfully urge Toronto and East York Community Council to support these applications and recommend their approval by City Council.

Thank you for your consideration.

Sincerely,



**Joshua Barndt**

Director of Strategy and Portfolio Development

The Neighbourhood Land Trust