



DEPUTATION

To: Toronto and East York Community Council.

Date: July 8, 2026.

Re: TE34.12 and 34.13 - 1497 and 1501 Queen St. W. and 89 and 91 Beatty Ave. OP & ZBA Application; and Rental Housing Demolition Permit Application.

The Toronto Alliance to End Homelessness (TAEH) is a community-based collective impact initiative committed to ending homelessness in Toronto. Our network includes non-profit organisations that support those living with homelessness and those who are housed and who must spend a disproportionate amount of income on housing, as well as affordable and supportive housing developers, property managers, and landlords.

As part of our mission, TAEH works directly with the City of Toronto in its mandates surrounding homelessness and maintaining and growing affordable housing stock in the city, including engagement on client support services and funding. This includes TAEH co-chairing the Toronto Housing and Homelessness Service Planning Forum with both Toronto Shelter & Support Services and the Housing Secretariat. The TAEH also serves as the non-Indigenous Community Advisory Board on housing and homelessness for the City of Toronto. This means that we convene and coordinate the diverse range of homelessness service and housing providers in order to strategically inform City planning and policy on issues related to homelessness.

In addition to being the deponent for TAEH for these agenda items, I am also the chair of the Property Committee of the Board of Directors of the applicant, Parkdale Activity Recreation Centre (PARC). As such there is a confluence of interest between the goals of TAEH and of PARC. Both organisations work to increase the number of supportive housing units in Toronto, PARC as an existing provider of supportive housing, and TAEH as a co-host of the Toronto Supportive Housing Growth Plan.

TAEH is a co-host with the Wellesley Institute and the Canadian Mental Health Association Toronto Branch of the [Toronto Supportive Housing Growth Plan](#) (SHGP) launched in 2021. One of the four pillars of the SHGP is to increase the supportive housing stock in Toronto. The SHGP target of 18,000 new units by 2030 is incorporated into the HousingTO 2020-2030 Housing Action Plan (HAP). According to the HAP Dashboard, as of the end of 2024 only 1,812 such units had been approved. While a significant number of supportive housing units have been approved since then, at the half-way point in the HAP calendar, less than

half of the target number of units have been approved, even fewer constructed and occupied.

As such, we believe that our goal of building 18,000 new units of supportive housing by 2030 is necessarily complemented by an equivalent strategy and goals within the City of Toronto. Likewise, whether aspirational or operational, the City of Toronto *Housing Charter* informs this strategy and its goals. Within that context, TAEH fully supports this application which will increase the stock of such housing in Toronto by 87 units and include 54 replacement units for a total of 141 units.

TAEH observes that the *Provincial Planning Statement, 2024* encourages increased density along major roads and the creation of a range of housing options to make complete communities. Section 2.2 – *Housing* emphasises housing that is affordable (2.2.1.a), meets the needs of residents (2.2.1.b.1), and prioritises increasing the density of existing residentially zoned areas (2.2.1.b.2). As recognised in the definitions of Complete Communities and Housing Options at pages 41 and 44, this includes supportive housing. This proposed development is consistent with these policies.

The height of the proposed development is consistent with both the Official Plan and Site and Area Specific Plan 566. As noted in the TE34.12 Report for Action, Official Plan Urban Structure Map 2 identifies the site as located on Queen Street West as an Avenue. Avenues are transit supportive corridors targeted for growth and intensification where development is anticipated to be up to the height and scale of mid-rise buildings. This proposed development aligns with this goal and typology.

In terms of design, TAEH notes that garbage pick-up, currently on-street pick-up, which has been a source of complaints, will be via a type 'G' loading bay (with an internal waste storage area) at the rear of the building accessed via the rear laneway. This laneway will also be widened, to the benefit of all users, by the transfer of a strip of land from PARC to the City as part of this development.

Also, setbacks above the third floor will ensure that the heritage façade will not only be maintained but framed to delineate and honour the building's original structure and typology, while allowing for additional storeys of residential housing. This is consistent with SASP 566's direction regarding the streetwall along this stretch of Queen St. W. TAEH notes that City staff will be bringing a separate report to City Council recommending approval of the proposed partial demolition and alterations of this heritage façade.

While generally positive responses were provided, some concerns related to building design were raised at an in-person community consultation in May 2026, which I attended, as set out at pages 7-8 of the TE34.12 Report for Action. As noted therein, these concerns

have been taken into consideration, and many are already accommodated in the current application in terms of design.

Additionally, there is a generous and caring Tenant Replacement Plan. The replacement units, previously studio units, will be mostly 1-bedroom apartments as well as larger studio units, improving the quality of the existing stock. Also, displacement and dislocation for tenants during construction has been minimised. By using two phases of construction, only 10 existing units at 1499 will be displaced during construction: the tenants displaced by Phase 2 moving directly into the newly completed Phase 1 development.

While not germane to a review under the *Planning Act*, at the in-person community consultation meeting in May 2025, attendees showed overall support for this development as a supportive housing development. TAEH notes that all the concerns and questions listed in the TE34.13 Report for Action (pages 7-8) have been answered in this application, both in the Tenant Assistance Plan and in the proposed terms of agreement set out at pages 6 and 8-9 of the Report for Action, and in components of the building design.

Taking all the above into consideration TAEH fully supports PARC's applications for an OP&ZBA and for a demolition permit, and like City staff, approve and request the adoption of the recommendations contained in the respective Reports for Action by this community council.

Thank you,



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