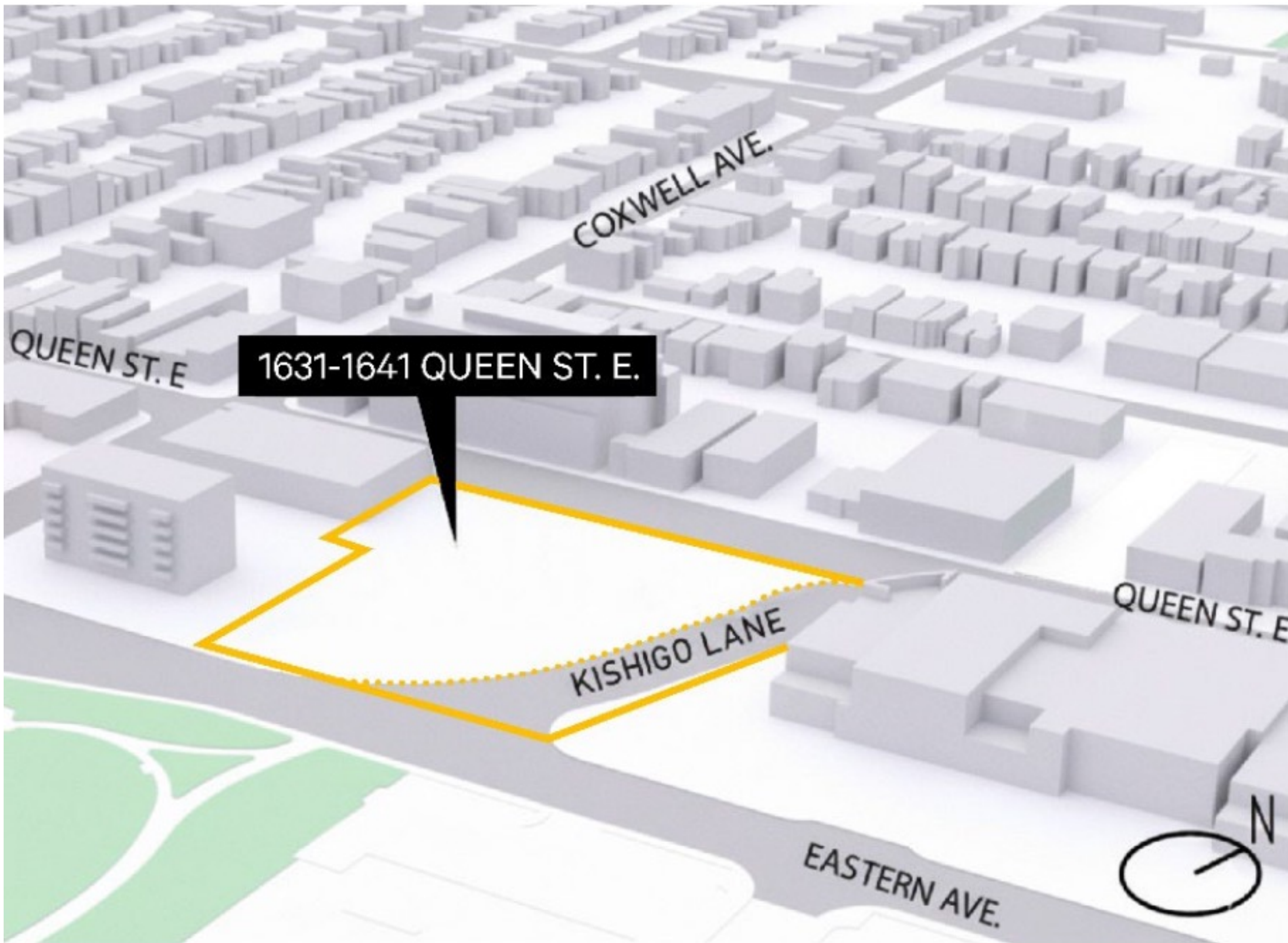


1631 -1641 Queen Street East & 1090 Eastern Avenue

Fall 2025

Located in the Beaches-East York neighbourhood, the future development is proposed to include market and affordable rental housing, childcare, commercial space, and the development of Kishigo Lane – a publicly accessible open space named to honour an Anishinaabe family that lived in the area in the late 18th century.



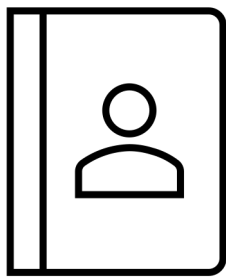
* The yellow outline indicates the 1631-1641 Queen Street East & 1090 Eastern Avenue site

Project Site Details

Type



- Residential-Commercial Mixed-Use, Transit-Oriented Development



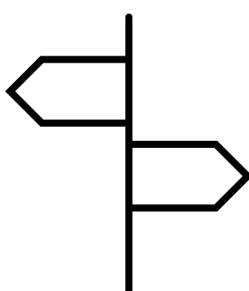
Councillor

- Brad Bradford, Beaches-East York



Current Phase

- Development Concept



Major Intersection

- Queen Street East & Emdaabiimok Avenue /Coxwell Avenue

Why We Are Here

The City of Toronto is continuing work on the future mixed income, mixed use development at 1631-1641 Queen Street East and 1090 Eastern Avenue.

Since the last community engagement, the City of Toronto has acquired 1641 Queen Street East, the property adjacent to 1631 Queen Street East. This provides an opportunity for a more complete development of the block and a better connection with Kishigo Lane.



We are here today to:

- To **provide an update** on the future of the mixed-income, mixed use development at 1631-1641 Queen Street East, including the City of Toronto's approvals process.
- To **share information** about how public feedback has influenced the plan for the site and next steps in the City's approval process.
- To **listen and learn** to inform the next steps in the development of this site, including the Site Plan Control process.

Project Timeline



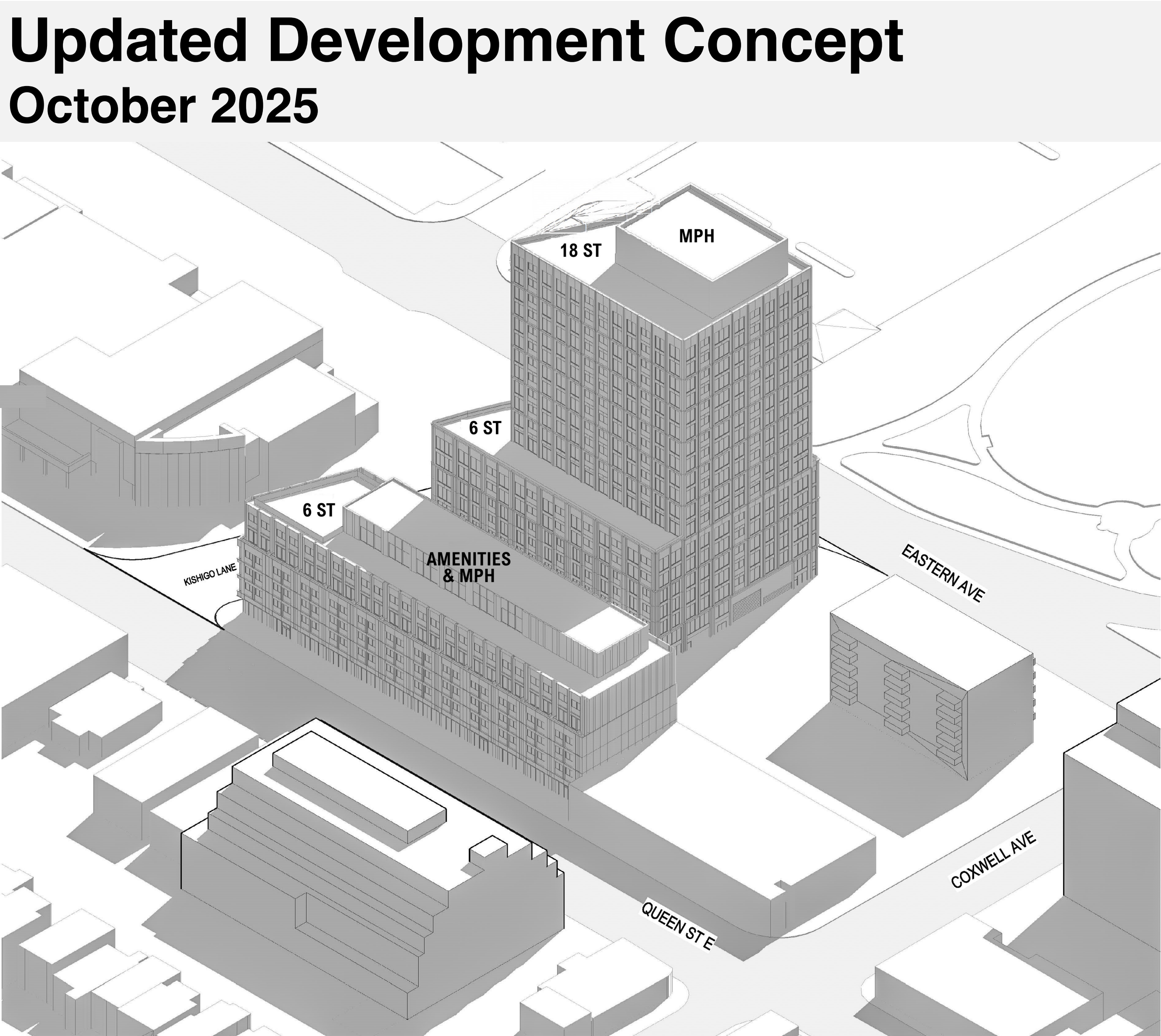
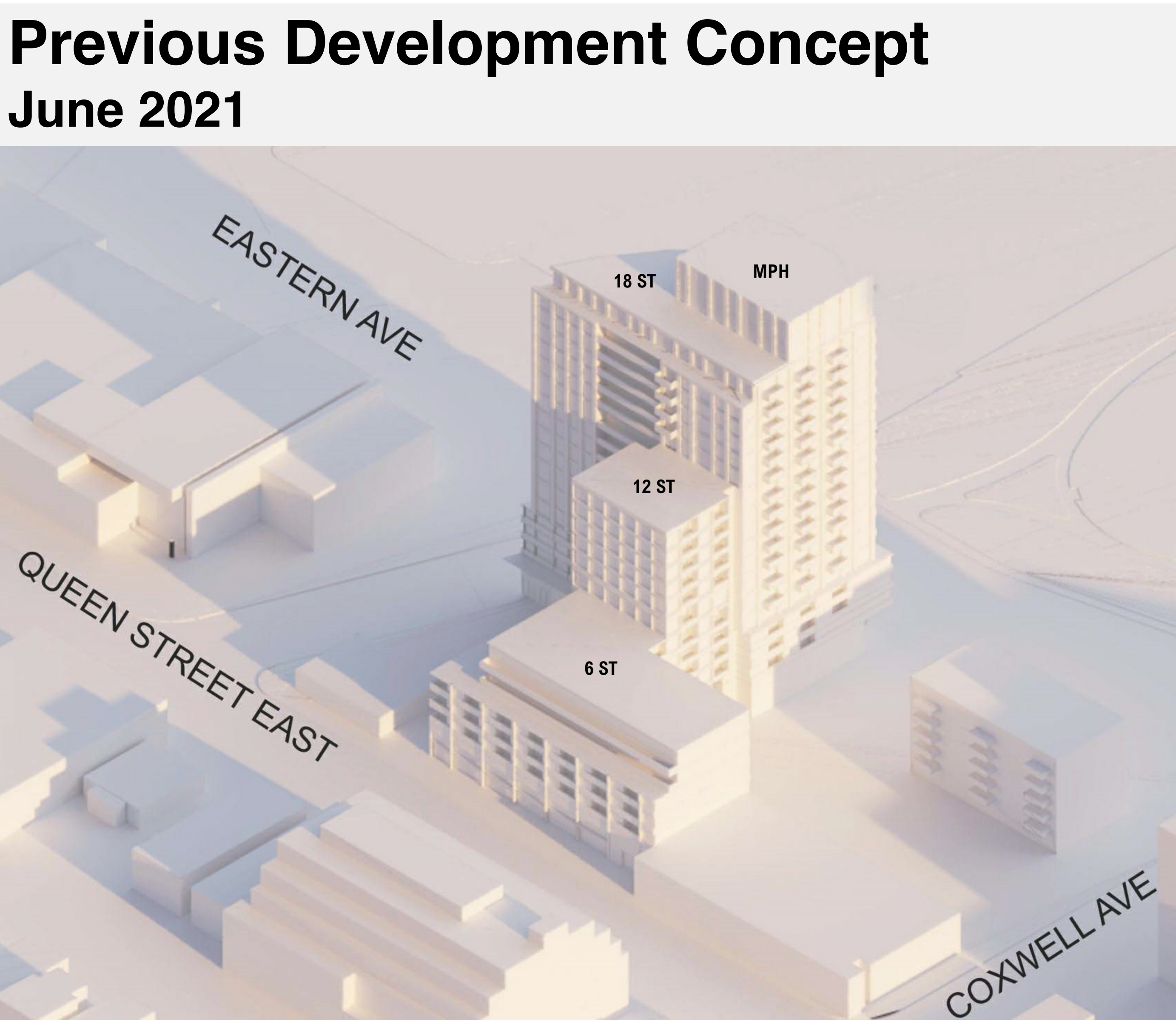
Responding to Community Feedback

The following table shows the key points of feedback received during engagement from December 2020 to June 2021 and how the feedback has been considered and addressed.

Feedback	Response
Building height on Queen St should not be taller than 6 storeys (to align with the Queen St. E Design Guidelines).	The building on Queen Street will include 6 storeys with 5 storeys of residential, and a ground floor consisting of a day care facility and retail + a 7 th partial storey for enclosed amenity space, limited in size to preserve the look of a 6 storey building on Queen Street.
The neighbouring property (1641 Queen St E with the Harvey’s restaurant) should be included.	The City has acquired the Harvey’s property, and it will be included in the development.
Support for development of Kishigo Lane with Indigenous place-keeping .	Specific housing programs will be determined with the future development and operations partner on the site.
Strong support for affordable housing, including “ family sized ” units.	The development concept continues to support “family-sized” units consistent with the City’s Growing Up Guidelines.
Interest in retail space being designed to accommodate a small business instead of a chain store.	Small retail space is a new addition to the development concept.
Concern about 18-storey height .	This is a large, through-lot (frontage on two streets) site with the tall building proposed along Eastern Avenue. The height reflects the emerging and built context of the area while respecting the character on Queen St E. Further, the intensification supports the City’s affordable housing targets and helps make the site economically viable.
Important to protect City services delivered at this address, including childcare and employment services.	Childcare will continue to be offered on site and be expanded in size. The outdoor play space will be relocated so that it doesn’t encroach on Kishigo Lane. The Beaches Employment & Social Services Centre will stay in the area and be relocated to a new space at East York Civic Centre.

Updated Development Concept

1631-1641 Queen Street East & 1090 Eastern Avenue



Updated Development Concept Fall 2025

During the review of the initial development concept, CreateTO, in collaboration with City Planning and the local Councillor, identified the opportunity to expand the development site by acquiring 1641 Queen Street.

Key updates include:

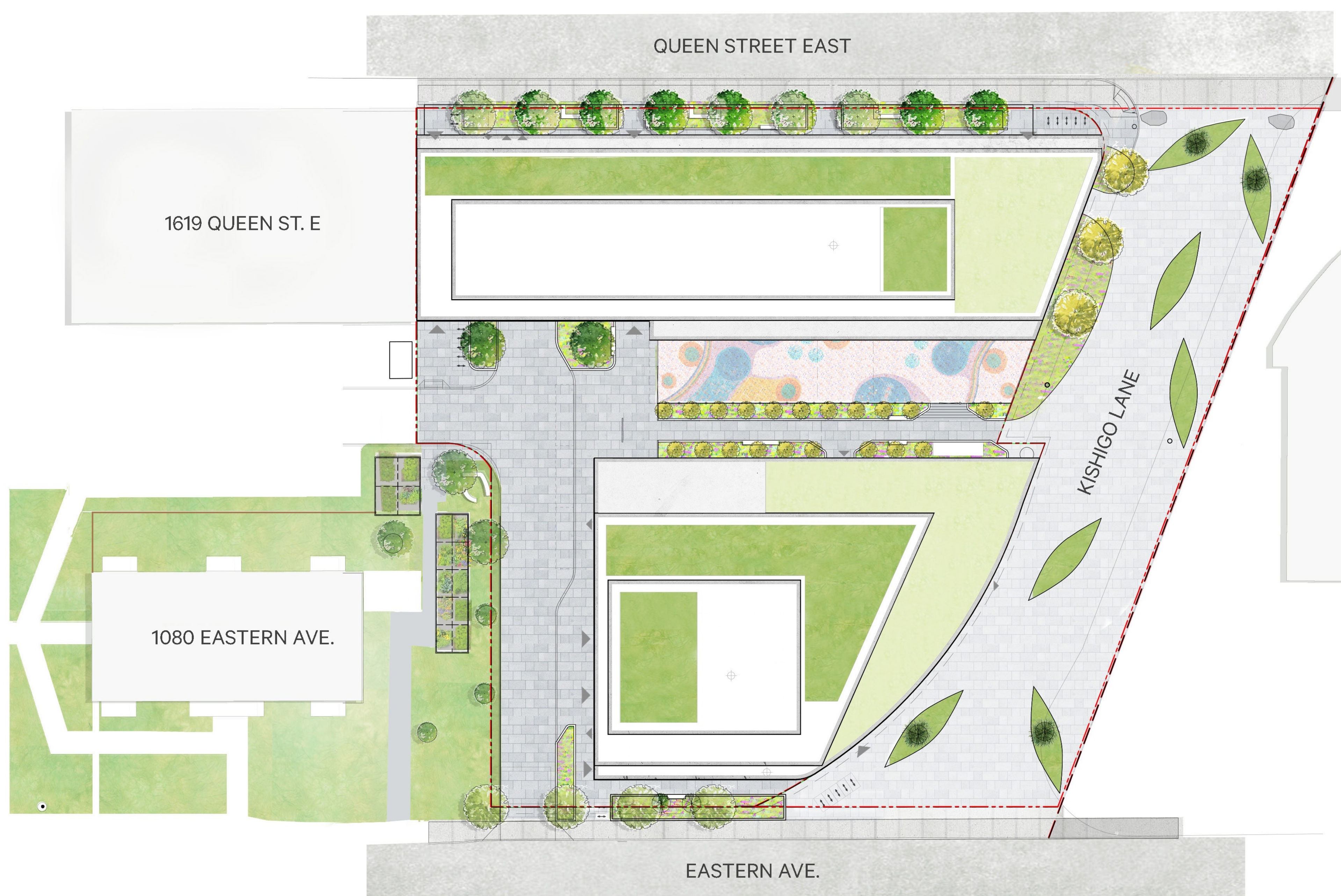
- The development site has expanded to include 1641 Queen St E. The development will now have 2 separate buildings – one on Queen Street E. and one on Eastern Avenue
- 328 homes, including 98 affordable rental homes.
- Dedicated childcare space on the ground floor – separate from Kishigo Lane.
- Relocation of the Beaches Employment & Social Services Centre to East York Civic Centre.

Kishigo Lane

1631-1641 Queen Street East

About Kishigo Lane

- A publicly accessible open space named to honour an Anishinaabe family that lived in the area in the late 18th century.
- The area identified for Kishigo Lane will become a “pedestrian walkway” managed by City of Toronto Transportation Services.
- Will be developed following Indigenous place-keeping principles established through general and Indigenous specific engagement.
- Detailed design will happen during the Site Plan Control process.
- Will include moveable planters and removable pavers to allow access to underground utilities.



Affordable Housing

Key information about the proposed affordable housing

Following the City’s HousingTO Action Plan, the proposed housing at this site includes a mix of affordable rental and market rental, with the aim to create a diverse, mixed-income community of residents.

How many homes will be affordable?

Currently 98 homes in the development are targeted to be available at affordable rents, including a mix of unit sizes and barrier free units.

Who are the affordable homes for?

The affordable homes are for tenants from low-to moderate-income households (with a maximum income threshold at four times the annual rent) from within this community, across and outside of the City.

Average monthly rents for these affordable homes are on the right.

How will the rents for the affordable homes be determined?

Rents for the affordable homes will be determined according to the City’s new income-based definition. The rents will be at or below the lesser of:

- Average Market Rent (by dwelling type): or
- Approximately 30% of the before-tax household income (based on 50th or 60th percentile income).



To learn more about the City’s new definition for affordable housing, please visit the City website, or scan the QR code on the left.



Creating equitable, diverse and mixed-income communities

2025 Affordable monthly rents by unit size:

- **Studio:** \$1,109
- **1-bedroom:** \$1,404
- **2-bedroom:** \$1,985
- **3-bedroom:** \$2,257

Applying for affordable housing at this site:

Once the Official Plan and Zoning By-law Amendment approvals are completed for this Site, a market offering process will be conducted to select a development partner. The City will work with the housing provider to ensure there is a fair and transparent process for tenancing the buildings that will result in mixed-income and inclusive housing.

A new hybrid model of allocating affordable housing, approved by City Council in July 2022 will be used for this site. This system will be launched in late 2025 and will be user-friendly for both housing providers and individual applicants.

The process to allocate housing through this system will include methodology to draw tenants from a random draw and a chronological waitlist from across the City, giving equitable access to both newcomers and current Torontonians.

More information about accessing and applying for these homes will be available when the building is closer to completion. To learn more and subscribe to City’s Affordable Housing Opportunities E-updates, scan the QR Code on the left.

HousingTO 2020-2030 Action Plan and Toronto Builds

The City of Toronto plays an important role in housing. The HousingTO 2020-2030 Action Plan, adopted by City Council in December 2019, aims to ensure that the City is taking actions to advance a housing landscape that works for all Torontonians. In 2025, as part of the HousingTO Action the City introduced the “Toronto Builds Policy Framework” to guide the development of a range of new rental homes within mixed income communities on City land, including this site.

The “Housing Spectrum” showcases the different housing options that exist in our City. This project will provide affordable rental and market rental housing options, as seen below.



Who does what as part of affordable housing and the HousingTO 2020-2030 Action Plan

Toronto City Council

The HousingTO Action Plan is directed by Toronto City Council. City Councillors play an important role in representing the residents in their wards and fulfilling their responsibility to the City as a whole.

Communities

Communities have an important role in helping inform how developments can fit in and be welcomed into their neighbourhoods.

Housing Secretariat

The City's Housing Secretariat is the corporate lead for the HousingTO Action Plan. They are responsible for the City's housing policies, including the HousingTO 2020-2030 Action Plan.

City Planning

City Planning is the main point of contact with CreateTO and is responsible for coordinating the project with other City Divisions, co-leading community engagement and Councillor communications. City Planning leads the preparation of the Official Plan Amendment, site-specific Zoning By-law and Final Report.

CreateTO

CreateTO is the agency responsible for managing the City of Toronto's real estate assets. Along with City staff, CreateTO is responsible for preparing a market-ready development for each site.



Development Review

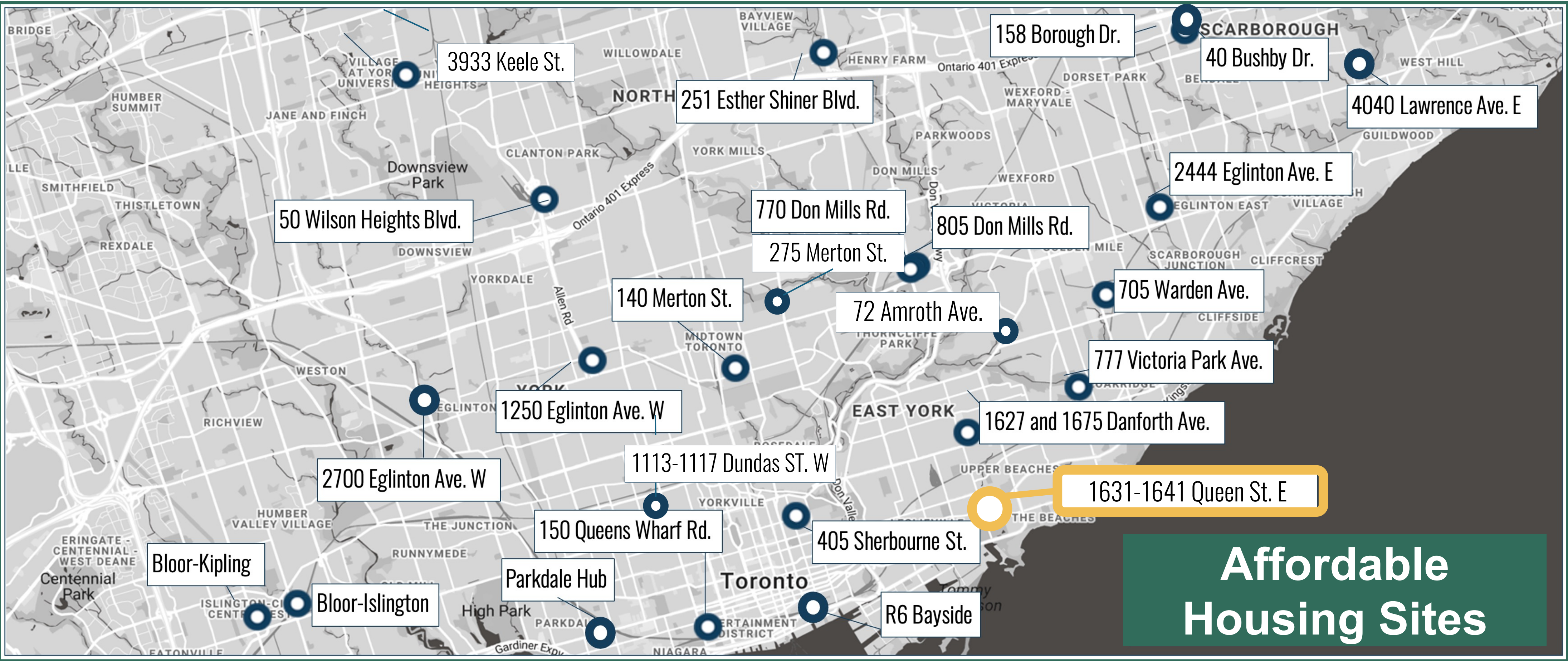
Development Review works in collaboration with City Planning to manage the development submission, review the development concept, and provide comments from an interdisciplinary team. Development review participates in community engagement, and supports the preparation of the Official Plan Amendment, site-specific Zoning By-law and Final Report.

Housing Development Office

The Housing Development Office is a newly created city division to focus exclusively on advancing and accelerating the delivery of housing on City-led and City supported sites.

Development Partners

The City looks for bids from development partners to build and manage sites. The City negotiates project agreements with these partners to achieve the greatest public benefit.



**Affordable
Housing Sites**

More information

For more information on the updated proposal for 1631-1641 Queen Street East and to review the application materials, including drawings, studies, and supportive materials visit the City's online Application Information Centre:

www.toronto.ca/1631QueenStE or www.createto.ca/1631queen

To sign up for updates email 1631queenst@createto.ca

Learn more at:

www.createto.ca/1631queen



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