
Community Meeting Summary Report

1631-1641 Queen St. E, 1080 Eastern Ave
(portion) & 1090 Eastern Ave

November 2025



Project Background

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. A portion of 1080 Eastern Avenue, along its easternmost extents is also included.

The future development is proposed to include rental housing (market and affordable), childcare, commercial space, and a publicly accessible open space along Kishigo Lane. Kishigo Lane was named to honour an Anishinaabe family that lived in the area in the late 18th century.

Since the last community meeting held in 2021, the City of Toronto has acquired 1641 Queen Street East, the adjacent property to 1631 Queen Street East. This provides an opportunity for a more comprehensive development of the block and for the resulting development to better integrate with the proposed public space of Kishigo Lane.

This project is being advanced collaboratively by CreateTO and the City of Toronto (including City Divisions such as the Housing Development Office, Development Review, and City Planning).

For more information about this project, email 1631queenst@createto.ca or visit the project webpage: www.createto.ca/1631queen, or www.toronto.ca/1631QueenStE.

About this summary

This report summarizes the questions and comments shared during the Community Meeting held at Beach United Church on October 22, 2025 from 6:30 to 8:30 p.m., and includes the following sections:

- Meeting overview
- Draft overall discussion themes
- Detailed summary

This summary report was prepared by Third Party Public – independent facilitators retained by CreateTO to support community engagement for this project – and reviewed by CreateTO and City of Toronto staff. It summarizes and synthesizes the feedback shared at the meeting based on notes shared by CreateTO and City staff who had discussions with community members that attended.

Meeting overview

CreateTO and the City of Toronto hosted a Community Meeting for 1631-1641 Queen St E and 1090 Eastern Ave on October 22, 2025, at Beach United Church, 140 Wineva Ave. The meeting was organized as an open house, during which participants were able to review information boards and speak with members of the project team to learn and ask questions about the updated development concept for the future mixed-income, mixed use development.

Approximately 35 people attended the meeting. Local Councillor Bradford and members of his staff also joined and participated in the meeting.



Photos of participants at the Community Meeting

Draft overall discussion themes

The following points summarize overall discussion themes shared by participants during the meeting. A more detailed summary follows and should be read along with these discussion themes.

Mixed opinions about the proposed heights of the two buildings. Some participants shared concerns about the 18-storey building being proposed on Eastern Avenue as part of the development. Other participants said they are ok with the building heights, including the 18-storey building, if they allow for additional housing, especially affordable housing.

Support for affordable housing and proposed non-residential uses. Several participants said they support the proposed affordable housing and would like to see more affordable units in the development. Participants also shared support for expanding the existing childcare facility and a ground floor retail space that could accommodate a small business.

Concerns about potential impacts from the development. Some participants shared concerns about potential impacts to the local community, including strain on an already limited number of on-street parking spaces and local transit, strain on schools in the area that are at or near capacity, and construction impacts, including noise, vibration and truck traffic.

Appreciation for the update. Some participants thanked the project team for holding the meeting to provide an update and answer questions.

Detailed summary

The summary below captures participant questions and feedback. Information provided by the project team are included in *italics* (where given).

Feedback on the proposed heights of buildings

There were mixed opinions shared about the proposed building heights. Some participants shared concerns and opposition to either building (on Queen St E or Eastern Ave) being over 6-storeys. Concerns shared included setting a precedent for future buildings in the area, shadows on the street and surrounding uses, and not following the Queen Street East Urban Design Guidelines. Other participants said they are ok with the proposed height, particularly because the development will bring additional housing to the area and because the taller 18-storey building will be located on Eastern Ave. Some participants also said the proposed heights are in alignment with the Queen Street East Urban Design Guidelines because the 18-storey building is located on Eastern Avenue, not Queen Street East. *The project team provided information about the proposed heights, explaining that the updated concept includes two separate buildings – one fronting on Queen Street East of 6 storeys and a 7th partial storey, with the first storey consisting of non residential space including a day care facility and retail, followed by 5 storeys of residential space, and then a 7th partial storey for an enclosed mechanical penthouse and tenant amenity space . The second building fronting on Eastern Avenue is proposed to be 18 storeys.*

Feedback on the type, size, and cost of housing

Strong support for affordable housing. Several participants said they are glad to see that affordable housing will be included in the development. Some said they would like to see more affordable units. One participant said current market rental costs are too expensive for the majority of people living in Toronto. A few participants said they are interested in applying for the affordable units when available.

Types of units and amenities. A few participants shared suggestions about the type of units and amenities, including having live-work units, storage (e.g. lockers), especially for family sized units, and in-room laundry for all units (including affordable units).

Feedback on non-residential uses

Support for retail space that could accommodate a small business. Participants said they are glad to see the proposed non-residential space is being designed in such a way that a small business could become a tenant.

Mixed opinions about Kishigo Lane as a pedestrian only space. Some participants shared support for the City's Indigenous place keeping initiative, Kishigo Lane. Other participants shared concerns about the loss of on-street parking. They noted that the current laneway/road is used by the local community for needed on-street parking, especially when there are events at Woodbine Park. *The project team explained that there are sufficient provisions for parking nearby in both on-street and off-street facilities within walking distance of Kishigo Lane and the site environs. In addition, they noted that Kishigo Lane had been closed as a public right-of-way for decades and had long-been planned to be inaccessible to vehicle traffic/parking.*

Support for childcare. There were participants who were generally supportive of the childcare facility, including the proposed increased size and number of spaces as well as the dedicated outdoor play space between the two buildings. One participant said more subsidized childcare

spaces are needed across the city. Some participants were interested to know how many childcare spaces will be available once the site is redeveloped. *The project team explained the childcare centre currently on-site has capacity for 34 spaces (toddler and preschool programs) and will be expanded to include approximately 62 spaces (infant, toddler and preschool programs).*

Support for acquiring and incorporating the Harvey's property (1641 Queen St E) into the development. Some participants shared support for the acquisition and incorporation of the property between Kishigo Lane and the former eastern boundary of the site.

Feedback about impacts on and from surrounding uses

Limited school capacity in the area. Some participants said that schools in the area are already at or over capacity and shared concerns that the proposed development would put an additional strain on these schools.

Noise from Woodbine Park. One participant said that future residents of this development will likely be impacted by noise from Woodbine Park. They noted that the park can get quite loud, especially when there are large events and festivals.

Limited available parking in the area. Some participants were concerned with the limited on-site/underground parking being proposed for the site. They said they are concerned that this will result in future residents taking up already limited on-street parking in the area, especially with the plan to eliminate parking on the future Kishigo Lane.

Increased transit service will be needed. Some said that with the increase in the number of people living the area there will be a need for additional transit service.

Process and other feedback

Construction impacts. Some participants shared concerns about impacts from construction on the local community, including noise, vibrations, truck traffic, and dust. One participant said the construction management plan should be developed and shared before any additional approvals are granted.

Appreciation for the update and interest in next steps. Some participants said they appreciated CreateTO and City staff holding the meeting to share updates and answer questions. Some participants also said they are interested in staying involved as the process continues. *The project team explained that updates will be provided to anyone that signed in at the meeting and/or requests updates by emailing 1631queenst@createto.ca.*

Next Steps

The revised development concept along with the accompanying Official Plan and Zoning Bylaw Amendments will be presented to Planning & Housing Committee, followed by City Council for consideration in late 2025 or early 2026. Public deputations are welcome at both these meetings.

Following completion of the initial planning approvals, CreateTO will work with the City to select a development partner who will lead the detailed design as part of the project.

For more information and to sign-up for updates, email 1631queenst@createto.ca or visit the project webpage www.createto.ca/1631queen or www.toronto.ca/1631QueenStE