

The City of Toronto is building affordable housing at 150 Queens Wharf Road, which has been part of the City’s vision for the community since master planning began for the area more than 25 years ago. The proposed development concept for the site includes approximately 50 per cent affordable rental and 50 per cent market rental.

This development is part of the City of Toronto Housing Now Initiative and the HousingTO 2020-2030 Action Plan. The City’s target is to approve 40,000 affordable rental and supportive homes by 2030. Housing Now is a City-wide initiative with 17 locations across Toronto.

The first community meeting took place on March 8, 2021. Following the meeting interested community members were able to share feedback through a dedicated feedback form online and by mail until March 26, 2021. Since this time, the project team has been considering the feedback shared by the community to develop an updated concept that supports the key goals of new affordable housing, while balancing built form with the neighbourhood context and policy objectives.



Round One Public Engagement Feedback

Key themes from the public feedback to date include:

- Support for affordable housing at 150 Queens Wharf Road and the Housing Now Initiative overall.
- Concerns about potential impacts of adding density to the area (e.g., strain on infrastructure, increased traffic, limited parking, and strain on transit).
- Support for inclusion of the City’s Community Benefits Framework in the development of this site.
- Interest in seeing balconies included in the building design to provide outdoor space for residents.
- Interest in the status of and connections to surrounding park lands, including Lower Garrison Creek Park and Rail Deck Park.

Revised Development Proposal

In response to the public feedback, along with the City’s technical review, the preliminary development has been revised.

Key refinements include:

- Building height increased from 25 to 29 storeys to allow for more affordable rental units.
- Building podium scaled back to be only on south and east sides of the building.
- Green roof area increased.
- Increased community space on the ground floor.
- Opportunity for projecting balconies on the west and east side of the building above the 8th floor.
- Glazed screens added around rooftop amenity areas.

For more information including the round one and two public engagement materials visit:
www.createto.ca/150queenswharf

150 Queens Wharf Road Site Overview

A new downtown mixed-income development steps away from a library, a community centre and two elementary schools, and the Fort York grounds.

Major Intersection: Bathurst Street and Fort York Boulevard

Ward: Spadina-Fort York

Councillor: Joe Cressy

Site Area: 0.15 hectares (0.36 acres)

Current Use: The site is currently vacant

Proposed Uses: Mixed-use including residential and community space on the ground floor of the building

Official Plan - Land Use Designation:

Mixed-Use Areas

Surrounding Uses: The site is located on Queens Wharf Road, just east of Bathurst Street and north of Fort York Boulevard. The GO Rail Corridor is to the north and high density residential and retail uses are to the south and east. The City-owned land to the west is dedicated for the future parkland (Lower Garrison Creek Park)

Project Timeline

