



March 17th, 2025

Community Consultation Meeting

**1543–1551 The Queensway
& 66–76 Fordhouse Boulevard**

City of Toronto

Project Team

On behalf of the landowners, in partnership with:

The logo for CAHS, consisting of the letters "CAHS" in a large, bold, dark blue sans-serif font.

Community Affordable Housing Solutions

The logo for Haven ON THE QUEENSWAY. It features the word "Haven" in a large, bold, orange sans-serif font. Above the letter "H" is a small icon of two hands shaking. Below "Haven" are the words "ON THE QUEENSWAY" in a smaller, blue, all-caps sans-serif font.

HARIRI PONTARINI
ARCHITECTS

Architect

The logo for BOUSFIELDS INC. It features a red icon of two interlocking loops to the left of the text "BOUSFIELDS INC." in a bold, black, all-caps sans-serif font. Below this, the words "PLANNING | DESIGN | ENGAGEMENT" are written in a smaller, black, all-caps sans-serif font, separated by vertical bars.

Planning & Community Engagement

The logo for RVA, featuring the letters "RVA" in a bold, black, all-caps sans-serif font. The letter "A" is stylized with a blue diagonal bar.

Civil Engineering

The logo for LANDARTDESIGN. It features the words "LANDARTDESIGN" in a bold, black, all-caps sans-serif font. The word "ART" is highlighted in a light blue color. Below this, the words "landscape architects inc." are written in a smaller, black, all-caps sans-serif font.









Landscape

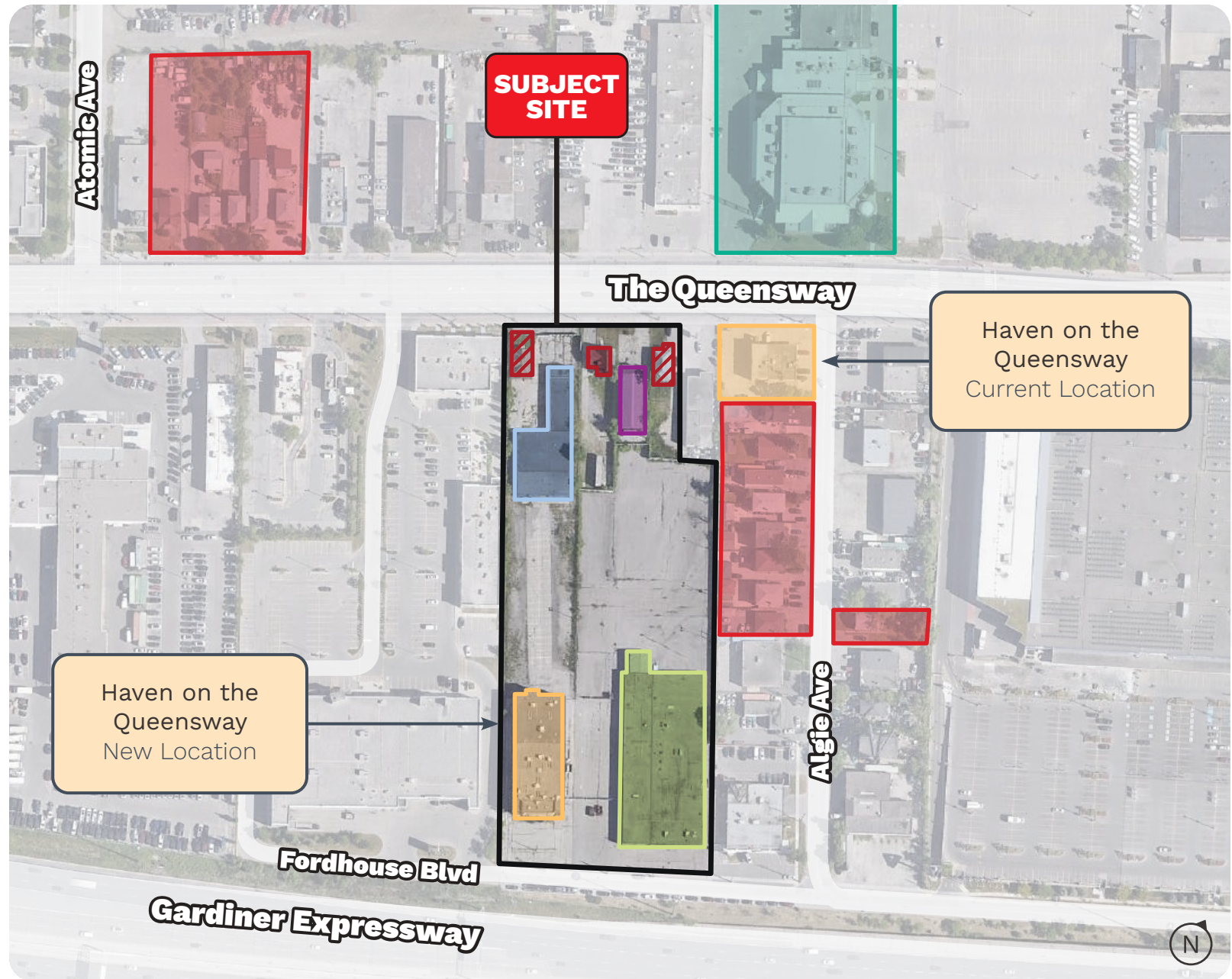
The logo for BA Group. It features a red icon of two interlocking arrows to the left of the text "BA Group" in a bold, black, all-caps sans-serif font.

Transportation

Aerial Context

Legend

-  Haven on the Queensway
Current Location - 1539 The Queensway
New Location - 76 Fordhouse Blvd
-  Residential Buildings
-  Demolished Residential Buildings
1543 The Queensway
1549 The Queensway
-  Uninhabitable Residential Building
1551 The Queensway
-  Vacant Building
1551 The Queensway
-  Cancore Building Services
1545 The Queensway
-  Hello Fresh Canada
66 Fordhouse Blvd
-  Church on the Queensway
1536 The Queensway



Official Plan

OPA 644 (By-law 599-2023)

Land Use Designations

Legend

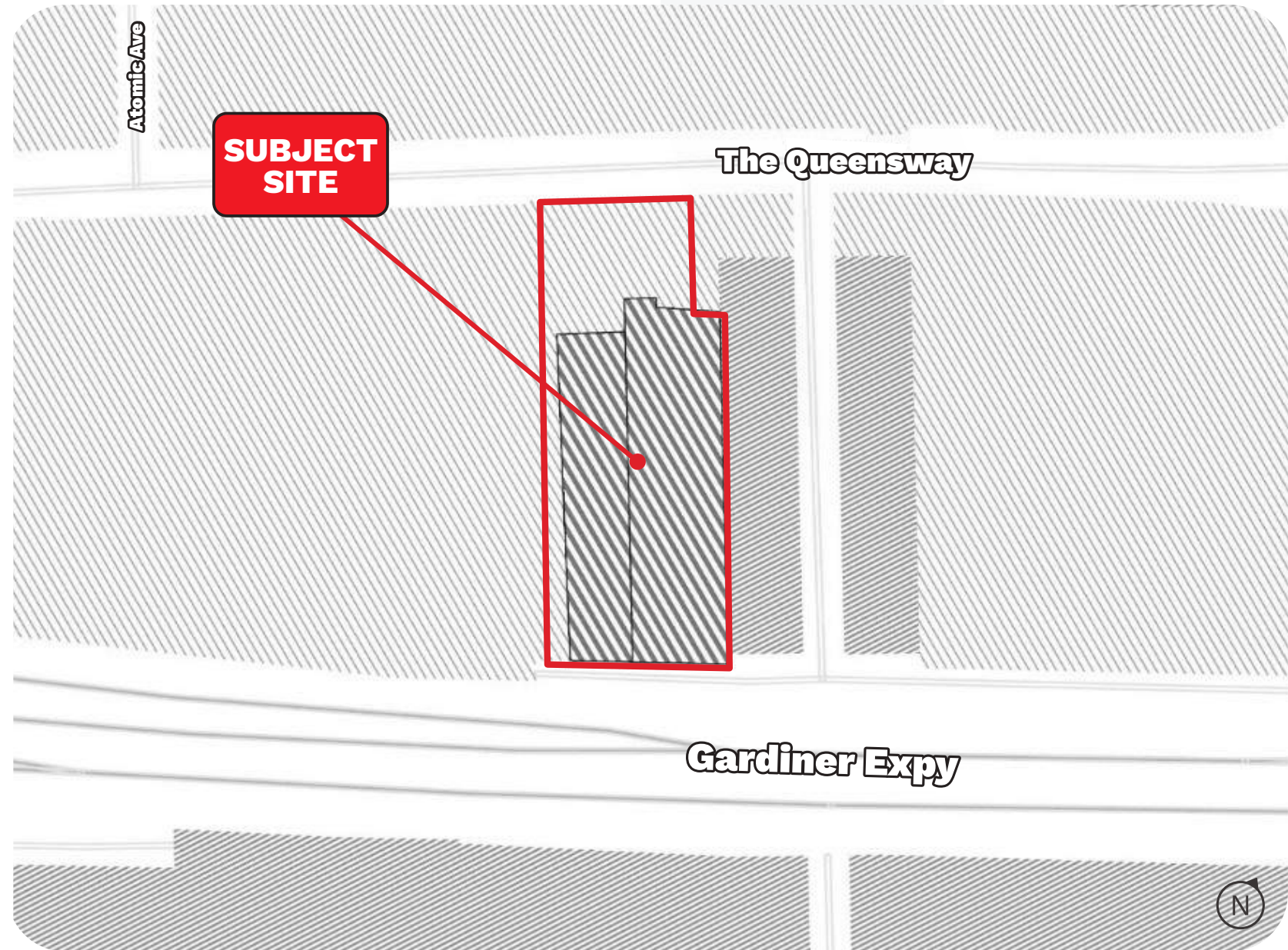
Employment Area Land Uses

 General Employment Areas

 Core Employment Areas

OPA 644 Land Use Amendment









 General Employment Areas

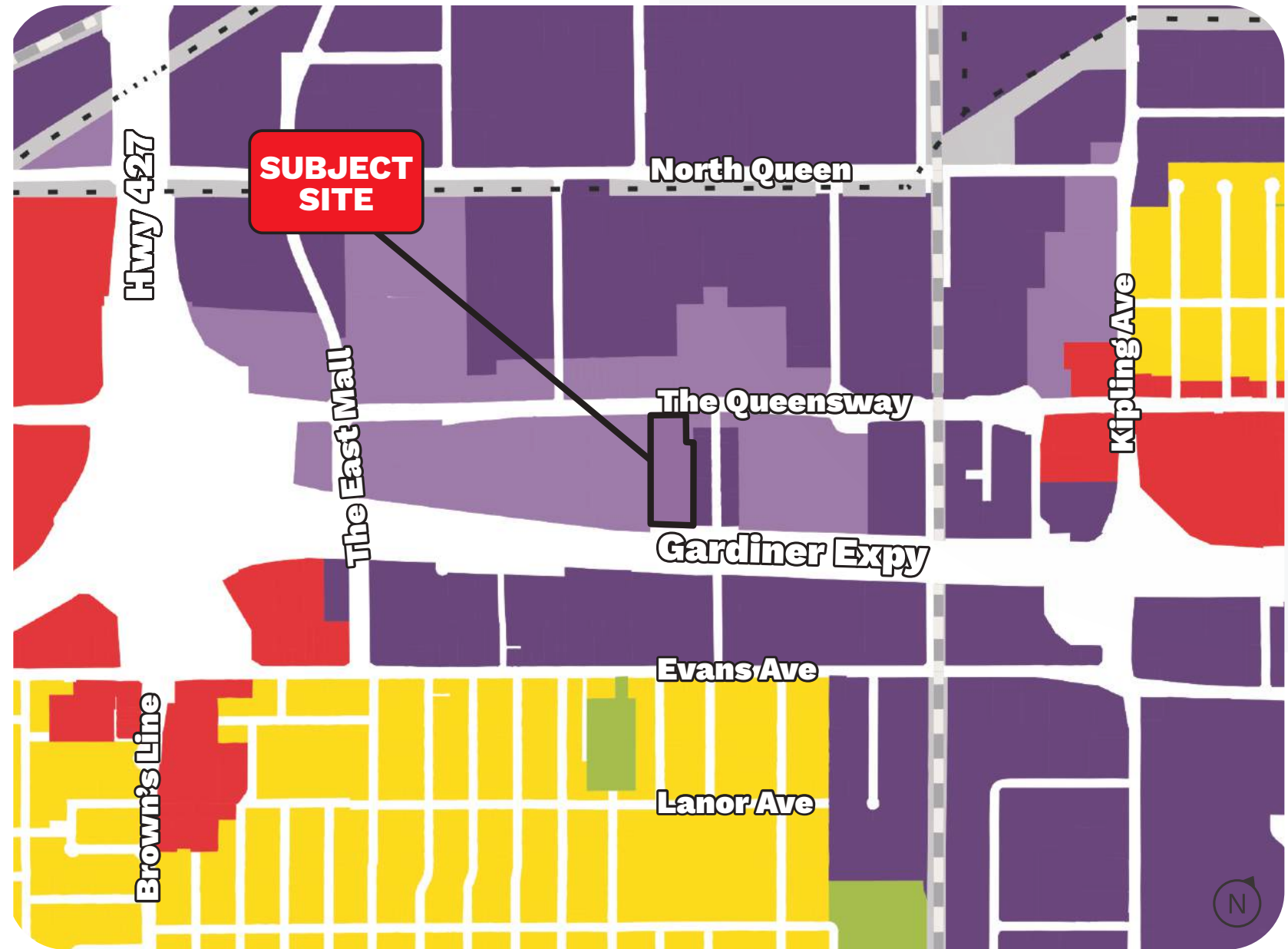


Official Plan

Map 15 - Land Use

Legend

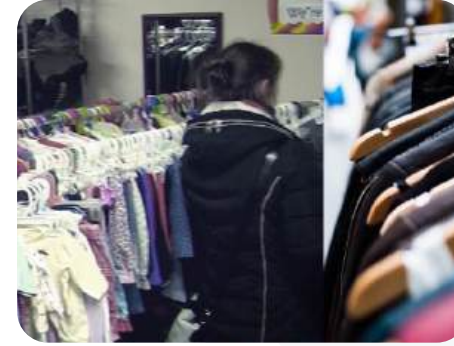
-  Neighbourhoods
-  Mixed Use Areas
-  Parks
-  General Employment Areas
-  Core Employment Areas
-  Utility Corridors
-  Hydro Corridors
-  Railway Lines



Haven on the Queensway



Offering food, clothing, and other essential resources, Haven's vision is to support individuals and families achieve self-sufficiency.



Haven on the Queensway



Current programs requiring expansion:



First Care Program



Food Bank



Haven Helping Seniors Program



Haven's Closet Program



Hope with Wheels Program

Introduction of new programs:



Community Drop-in Space



Educational Centre

Community Affordable Housing Solutions (CAHS)

CAHS

Continuing Housing Innovation

In 2019, Habitat for Humanity GTA and St. Clare's Multifaith Housing Society negotiated a historic \$17 million contribution seeded by Toronto developers to launch an affordable housing land trust. The trust was initially created through a collaboration between Toronto developers Capital Developments and Metropia, the City of Toronto, Habitat for Humanity GTA, St. Clare's Multifaith Housing Society, and community group Build a Better Bloor Dufferin, in order to deliver community benefit from the new 2,200 unit development planned at Bloor & Dufferin. It was formalized in early 2020 through the creation of a federally registered not-for-profit corporation called Community Affordable Housing Solutions (CAHS).

Today, CAHS is focused on rapidly growing a pipeline of new housing opportunities across the spectrum of rental, co-op, and ownership. Leveraging the strengths of all partners, CAHS works directly with developers and governments to develop successful housing projects.



Examples of CAHS Projects

CAHS

80 Dale Avenue

Construction Start Fall 2025



Description:

CreateTO Site; land purchase from developer (Podium)

Units:

285 affordable units, mixed affordable rental

Built Type:

12 Story, purpose built rental

2002 Lakeshore



Description:

Purchase of affordable rental block, CreateTO density negotiation, secured two floors of affordable rental

Units:

62 Affordable units, affordable rental block

Built Type:

Condo high-rise

1500 St. Clair Avenue



Description:

Section 37 Agreement, Affordable Housing Requirement. Joint project with Habitat GTA to provide mortgage funding.

Units:

Up to 40 affordable ownership

Built Type:

Condo, high-rise

Key Statistics



630 m²
Retail Space
Habitat for Humanity's
Habitat ReStore



700 m²
Daycare
Space



342 (19%)
Affordable
Housing Units



1,819 (100%)
Residential Units

T 23 (1%)
Townhouses

S 29 (2%)
Studio Units

1 1,276 (70%)
1-Bed Units

2 310 (17%)
2-Bed Units

3 181 (10%)
3-Bed Units



3,755 m²
Haven on
the Queensway
New Facility



1,322 m²
Public
Parkland



1,477 (81%)
Market
Units



4 New
Buildings



30-45 storeys
~105-150 metres

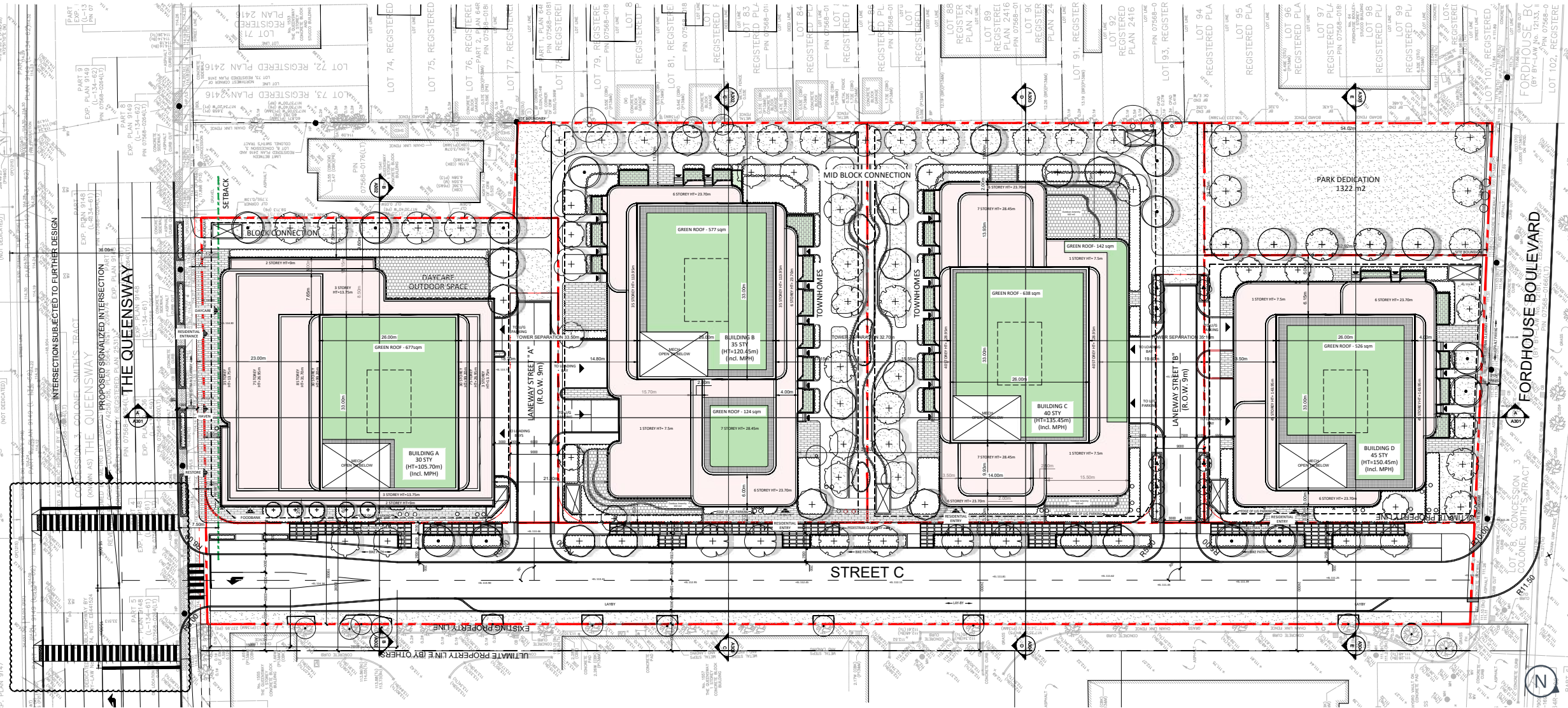
A Building A | 30 Storeys
Affordable housing
& community services

C Building C | 40 Storeys
Residential

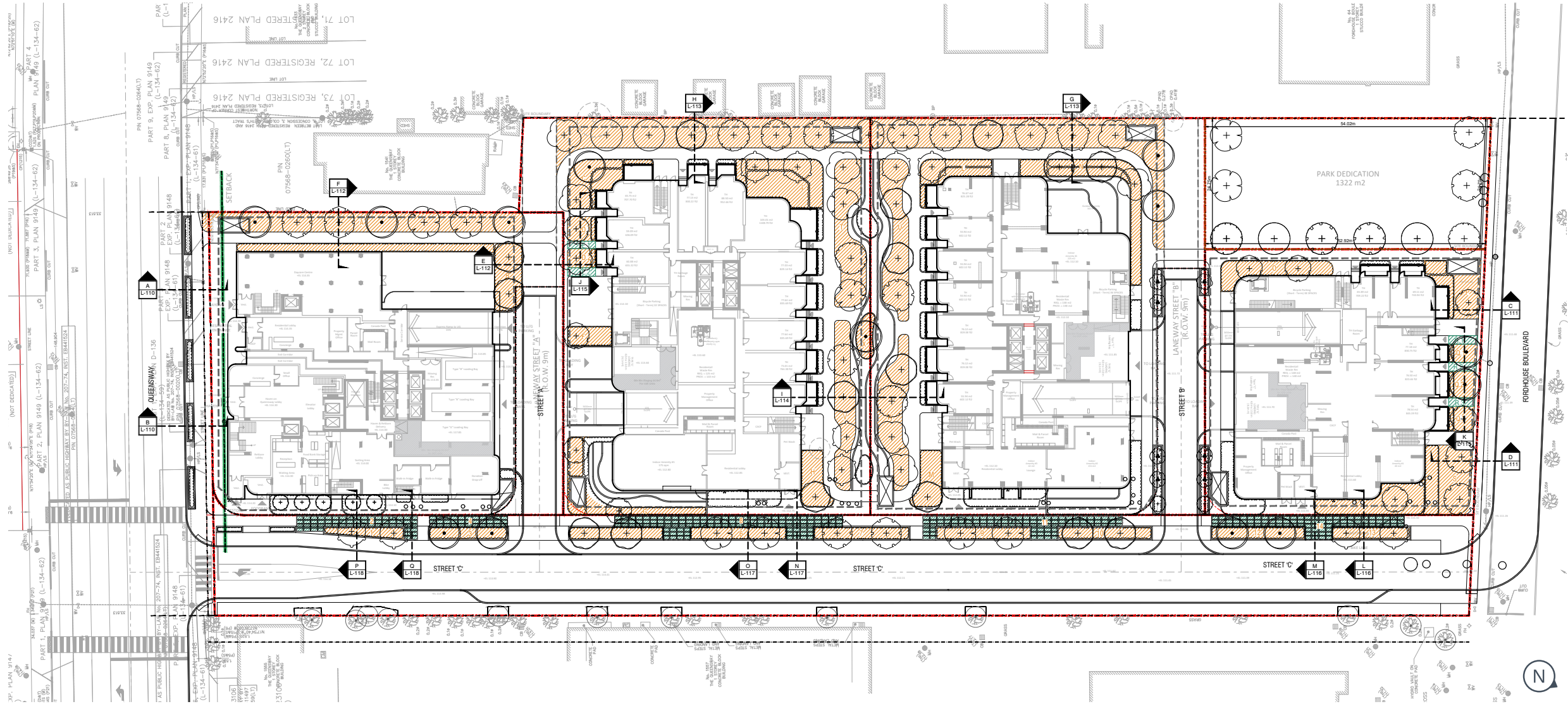
B Building B | 35 Storeys
Residential

D Building D | 45 Storeys
Residential

Site Plan



Landscape Plan



Public Realm

- ① Street view of mid-block connection
- ② Street view of mid-block connection from the proposed street
- ③ Street view of the proposed street



Renderings

- ① New Haven on the Queensway facility
- ② View of Building A looking southwest
- ③ View looking southeast





Question & Answers
Thank you



BOUSFIELDS INC.

QueenswayAlgie.ca