

The Neighbourhood Land Trust to Lead Parkdale Hub – West Block Development

Delivering new affordable homes and inclusive community space in the heart of Parkdale

Toronto, November 13, 2025 – Parkdale’s [Neighbourhood Land Trust \(NLT\)](#), Toronto’s first community land trust, has been selected by the City of Toronto as the successful proponent to lease and develop the [Parkdale Hub](#) – West Block, a 16-storey development that will deliver an estimated 175 new homes located at 1337 Queen Street West and a portion of 1325 Queen Street West.

In partnership with St. Clare’s Housing, a Toronto-based non-profit housing developer, the proposed development, known as **Parkdale People’s Place**, will bring community-owned and affordable homes to one of the Toronto’s most housing-pressured neighbourhoods. The project will encompass 175 purpose-built rental homes, including 88 permanently affordable, nine rental replacement and 78 rent-controlled units, alongside 23,300 sq. ft. of community space to support local services and programs.

A [City of Toronto](#) project led by [CreateTO](#), Parkdale Hub is a multi-phase city-building initiative that will deliver new housing and a complete cultural and community hub to Queen Street West and Cowan Avenue, an area long recognized as the heart of cultural life in Parkdale. Parkdale People’s Place will be the first of three phases of this vision, setting the stage for future redevelopment that strengthens the neighbourhood’s social and cultural connection.

The concept for the Parkdale Hub grew out of a community-led planning process co-led by Neighbourhood Land Trust and the Parkdale People’s Economy initiative, which identified the Hub as a promising site for equitable development of public space, community space and affordable housing. The project has been championed by City Councilor Gord Perks, whose ongoing support has helped bring this community vision to life.

“Parkdale People’s Place is a testament to what happens when residents, non-profits, and government representatives come together around a shared vision for equitable development,” said Anita Prasad, Board President, The Neighbourhood Land Trust. “By securing land in community ownership, we are making affordability permanent and ensuring that Parkdale’s future remains rooted in inclusion, creativity and care. This project reflects decades of community effort to build housing that serves people first.”

Parkdale People’s Place will offer a range of deeply affordable, family-sized and accessible homes designed to meet the diverse needs of Parkdale residents. Tenants will live independently, with access to culturally appropriate supports and additional services coordinated through a network of proposed community referral partners, including Anishnawbe Health Toronto, Canadian Tibetan Association of Ontario, Rwandan Community Healing Centre, FCJ Refugee Centre, Community Living Toronto, Fred Victor and PARC. Developed and operated by Parkdale-based non-profits with tenant and community leadership embedded in governance, the project will ensure affordability for future generations.

“St. Clare’s is proud to partner with The Neighbourhood Land Trust and the City of Toronto to contribute to the Parkdale’s efforts to preserve and expand healthy affordable housing options in this vibrant and resilient community,” said Andrea Adams, Executive Director, St. Clare’s Housing. “This project demonstrates how collaboration between local non-profits, community partners, and government can create stable, inclusive housing that truly reflects the needs of tenants.”

The project will also implement a Community Economic Benefits Plan, ensuring that investments made in this project create training and employment opportunities for local residents, as well as

supporting local businesses and social enterprises. Designed to meet the Toronto Green Standard Tier 2, the building will incorporate energy-efficient systems and resilient materials that support the City's climate goals.

"Congratulations to the Neighbourhood Land Trust, who have been selected as the proponent for Parkdale Hub-West Block to deliver approximately 175 new homes in partnership with St. Clare's," said Mayor Olivia Chow. "The project will deliver much needed affordable non-profit housing for Torontonians."

"We are excited to welcome the Neighbourhood Land Trust (NLT) and St. Clare's as the newly selected partners who will bring Parkdale Hub's west block to life," said Vic Gupta, CEO, CreateTO. "CreateTO is proud to have shaped this transformative project, reflecting our city-building vision and commitment to delivering complete communities. Through collaboration with non-profit champions like the NLT and St. Clare's, we are unlocking City-owned land to create new affordable housing, public amenities, and inclusive spaces that respond to the needs of Torontonians."

With 25 years of experience managing more than 900 affordable units across Toronto, St. Clare's will lead the property's operations, ensuring professional property management and tenancy supports. The project team also includes LGA Architectural Partners (architect) and Tim Welch Consulting (project management), bringing decades of experience in affordable, community-oriented, and sustainable housing delivery.

About The Neighbourhood Land Trust

The Neighbourhood Land Trust (NLT) is a not-for-profit charitable organisation that owns and stewards over 80 properties in west end Toronto in a community ownership model. NLT partners with qualified community partners, who provide high quality affordable housing, supportive housing, and community economic development programs. NLT is dedicated to ensuring the perpetual affordability of all properties which it owns. The NLT is the charitable arm of the Parkdale Neighbourhood Land Trust (PNLT). Learn more at pnlt.ca.

About St. Clare's

St. Clare's is a charitable organization that provides affordable and mixed-income housing in downtown Toronto. Its tenants represent a cross-section of Toronto's diversity. St. Clare's was formed in 1998 by people who knew that the only way to end homelessness was to build affordable housing. The organization's buildings are located within a geographical area that allows for close supervision and the implementation of best practices in property management and tenant support. St. Clare's innovative approach and vision in securing property, financing, resources and collaborative partnerships has worked to create 942 units of affordable and rent-geared-to-income housing. St. Clare's is committed enhancing communities by creating beautiful, affordable and appropriate space for families and those transitioning out of the shelter system.

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