



150 Queens Wharf Road

**Round One Online and Mailed Feedback
Summary**

Overview

In conjunction with the virtual Community Meeting hosted by the City and CreateTO on March 8, 2021, the round one consultation materials and a feedback form were made available on the project website and by mail. The feedback form included the same questions asked at the Community Meeting, including:

1. What are some important features of the existing neighbourhood that should be considered when developing the site?
2. What do you like about the development of the site? Do you have any concerns about the development of the site? What suggestions do you have, if any, on how these concerns could be addressed?
3. Do you have any other comments or feedback for the Housing Now team?

A total of 32 forms were received, including 30 online forms and two mailed in forms. This report includes a summary of the feedback shared through the feedback forms.

Additional details on the first round of consultation, including the materials shared at the Community Meeting, a recording of the meeting and the meeting summary are available on the project website at www.createto.ca/150queenswharf.

Summary of feedback received

Feedback on the development overall

Mixed support for the development overall. Some respondents shared support for the Housing Now Initiative generally and locating a Housing Now site at 150 Queens Wharf Road. Other respondents shared opposition to the project, sharing concerns about decreasing property values and safety in the neighbourhood. Some who opposed the Housing Now development proposed alternative uses for the site, including a green space/park, school, gym, daycare, grocery store, or medical offices.

Mixed opinions about the proposed height. Some said the proposed height is too tall, sharing concerns about shadow and wind impacts on the surrounding neighbourhood. Some advocated for increased heights and density to provide more affordable units and to build tall and slender to diminish the shadow impacts on Lower Garrison Creek Park.

Concerns about additional density in the neighbourhood. Some respondents shared concerns about adding more people to the area, saying the neighbourhood is already crowded and the existing infrastructure and community services are not equipped to handle the added density.

Mixed opinions on the aesthetic of the building. Some said the concept shown with multi-coloured panels makes the development look cheap and suggested using wood to make it look warmer. There were also mixed opinions about balconies as some stated it gives the building a nice aesthetic while others said it will be used for storage making it look ugly.

Feedback on affordable housing

Support for affordable housing. In general, participants supported the focus on providing affordable housing at 150 Queens Wharf Road, saying the community welcomes cultural diversity and all housing types. A few participants said units should be deeply affordable.

Support for family-sized units. Some suggested building units with families and seniors in mind.

Feedback about parking, traffic, and impacts to the local street network

Concern about parking and general congestion in the area. Some respondents shared concerns about existing congestion and illegal parking along Queens Wharf Road and that the additional density from the proposed development would make things worse. Some suggested adding streetlights/traffic signals to help mitigate traffic congestion or widening Queens Wharf Road to allow for more street parking. Another respondent suggested the site include a plan for pick up and drop off of delivery services.

Other suggestions and comments

Other suggestions and comments raised in the feedback forms include:

- Ensure good quality materials are used to maintain the building for 99 years;
- Ensure there are bike rooms to help mitigate bike theft;
- Locate the podium 25 metres away from the building to the south;
- Add bike and car share services on the ground floor;
- Provide minimal underground vehicle parking to reduce the use of concrete and the building's carbon footprint; and
- Ensure the residential units are well insulated to buffer noise from trains.