



150 Queens Wharf Road
Community Consultation Meeting #2
MEETING SUMMARY

Monday, July 12, 2021
7:00 – 9:00 pm, Virtual Meeting

Meeting Overview

On Monday, July 12, 2021, the City of Toronto and CreateTO hosted the second virtual Community Consultation Meeting for the proposed development of 150 Queens Wharf Road as part of the Housing Now Initiative. The purpose of the meeting was to share and seek feedback on the revised development concept. Approximately 45 people participated. Other participants included City Councillor Joe Cressy, staff from the City of Toronto and CreateTO, and members of the project consultant team (see Attachment A for the meeting agenda). Following the meeting, the consultation materials, including the presentation, meeting recording, an information sheet, and feedback form were made available on the project website and by mail.

The meeting was advertised through a variety of mechanisms including: mailed notice to residents and businesses surrounding the site (approximately 7,500 notices mailed); emails sent to local organizations and individuals that signed up for updates on the Housing Now website (createto.ca/housingnow); information on the project webpage (www.createto.ca/150queenswharf) Councillor Joe Cressy's Newsletter; and via CreateTO's social media channels.

A recording of the full meeting is available on CreateTO's YouTube channel.

- [Watch the recording](#)

Swerhun Inc., the independent facilitation team retained by CreateTO, facilitated the meeting and prepared this meeting summary and shared it with participants in draft for review prior to in being finalized. The summary is intended to reflect key discussion points from the meeting and comments shared in the feedback form and is not intended to be a verbatim transcript.

Key Themes

These key themes highlight topics raised consistently at the meeting. More detail on each of these themes is provided in the remainder of this summary report.

Support for the development at 150 Queens Wharf Road and the Housing Now Initiative. Several participants said that they support providing affordable housing and revisions made to increase the supply of affordable housing on the site. A few participants advocated for the project team to build taller to provide even more affordable units.

Concern that adding density will make existing parking and traffic issues in the area worse.

Participants shared concerns about existing traffic and parking issues in the area (e.g., illegal on-street parking, traffic congestion, frequent delivery vehicles). They expressed concern about additional density making things worse and advocated for increased enforcement and further traffic and parking studies.

Questions of clarification

Following the presentation, participants asked questions of clarification. Participant questions appear first in bold, followed by responses and comments shared by the project team and Councillor in *italics*.

Questions about the preliminary development concept overall

Considering the height context of surrounding buildings, why isn't 150 Queens Wharf Road taller? *The Railway Lands West Secondary Plan directs buildings in City Place to taper down as they get closer to Bathurst Street to limit impact and provide transition in scale to the future Lower Garrison Creek Park and the Northern Linear Park extension. Fort York grounds, and future parkland space on the railway corridor. As well, the development has been pushed to the limit with respect to the planning framework to achieve a viable option for a nonprofit operator to be successful in operating the development in the long term.*

Who will operate the childcare centre on the ground floor? What are the requirements? *An EarlyOn Centre on the ground floor is being proposed which will be funded by the Province and operated by a nonprofit organization. It is not a daycare or drop-off centre, but a facility where families with children from infants to six years old can participate in various programs.*

Questions about affordable units

How will CreateTO and the City ensure the request for proposals targets a nonprofit operator that can sustain the site for 99 years? *This site will only be offered to the non-profit sector, which was a direction from City Council direction. The development will be eligible for a variety of federal programs and grants to help the selected development partner fund the cost of building and operating the development for 99 years.*

What is the difference between the affordable housing being proposed for this site through the Housing Now Initiative and the existing affordable housing at 150 Dan Leckie Way? *The affordable housing at 150 Dan Leckie Way is operated by Toronto Community Housing and it is a mix of rent-geared-to-income housing and affordable rental units. The housing at 150 Queens Wharf Road will be built and operated by a private non-profit housing provider and include a mix of affordable rental units as well as market rental units. The affordable rental units at 150 Queens Wharf Road will on average rent for 80% of Toronto's average market rent.*

Do you see density bonuses as a way for the City to pursue more affordable housing in other developments across the city? Could this be a model for private development? *The Councillor explained that the City is exploring Inclusionary Zoning, which would require all private developments to include a portion of the units being offered as affordable units.*

Questions about surrounding public areas (parks and paths)

Is there an update on when the park space next to the site would be developed? *The expected completion date of Lower Garrison Creek Park has been moved up and is now anticipated to be completed in 2024. The change is due to the fact that Metrolinx will no longer be using the site as a staging area.*

Questions about traffic, parking and vehicular access

Have any traffic studies been conducted between the first Community Meeting and now? *Yes, a traffic impact study and a parking and loading study were conducted and are currently being review by the City. Based on a preliminary review of these studies, additional visitor parking has been included in the revised development concept.*

Detailed Summary of Feedback

Participants shared feedback on a variety of topics through a facilitated discussion, summarized below. Participant feedback is included first, while comments and responses shared by the project team are in *italics*, where provided.

Feedback about the preliminary development concept overall

General support for the development, the design and the public realm space. Some participants said they like the green space, the energy efficiency design features, and that the site is located close to social infrastructure (like schools and parkland) to support incoming residents. There was a suggestion to have large windows to allow for additional sunlight in the units.

Feedback about affordable housing

Strong support for affordable housing. Generally, participants shared support for building more affordable housing on the site, in the immediate area, and across the City. Some participants suggested increasing the height of the building to provide more affordable units. Some participants said they like that there will be a mix of affordable rentals and market rentals within the same building to ensure all residents have access to the same amenities.

Support for 'family-sized' affordable units. Participants encouraged the project team to think about maximizing the unit sizes to create comfortable housing for residents, especially families. Some noted that many condos and apartments downtown are very small and do not provide adequate space and suggested this be avoided here. *This development includes units that meet the Growing Up Guidelines, which are specifically aimed at providing family-sized units with two- and three-bedrooms.*

Some concern about adding affordable housing to the area. A participant said they are concerned that building more affordable housing in the area could make the community less safe. *Councillor Cressy responded, explaining that there is no correlation found in safety statistics that show a connection between affordable housing and crime. Data shows that there is more of a connection between crime and short-term rental units. The Councillor also said that it is very important that residents feel safe in their community and encouraged anyone that has concerns about community safety to contact his office by phone at 416-392-4044 or by email at councillor_cressy@toronto.ca.*

Feedback about parking, vehicular traffic, and impacts on the local street network

Comments about parking, traffic flow, and pedestrian safety. Participants discussed existing issues, including illegal on-street parking, traffic congestion, an abundance of delivery vehicles in the area. They said these issues not only slow down traffic but make it unsafe for pedestrians and cyclists to move around and through the area, especially children. Participants shared concerns that adding more people to the area will make an already bad situation worse. Some suggested the existing issues should be dealt with prior to the development being built. *Traffic studies have shown that building more housing downtown is not the primary cause of traffic congestion and parking issues as most people who live downtown walk, bike and use transit to get around. Rather, traffic and parking issues are more a result of people driving into the downtown.*

Other comments, suggestions, and advice

- Include a sample floorplate in Housing Now presentations to show how many units of which size there are on each floor, how big the hallways are and accessibility dimensions for units.
- Consider adding programming for elementary school children.
- Ensure the building design is environmentally friendly and sustainable.
- Ensure this buildings and others in the area are maintained and repaired as required.
- Explore options, besides tall condo buildings, to provide housing. Consider a combination a townhouses and condos to reduce height and protect the City's skyline.

Next Steps

The project team thanked participants for attending and sharing their feedback and committed to sharing a draft meeting summary in the coming weeks. They also explained that additional feedback can be shared through feedback available by mail and on the project website at www.createto.ca/150queenswharf and/or by contacting Mladen Kucic from City Planning at mladen.kukic@toronto.ca.

Attachment A. Meeting Agenda

Housing Now

150 Queens Wharf Road Community Meeting #2

Monday, July 12, 2021

7:00 – 9:00 p.m.

Online and by phone

Meeting Purpose

To share and seek feedback on the revised development concept for 150 Queens Wharf Road.

Proposed Agenda

7:00 Welcome, land acknowledgement, introductions, agenda review

Councillor Cressy & Swerhun Inc.

7:10 Overview of the refined Development Concept

City Planning, CreateTO, DTAH

Questions and Answer

7:50 Discussion

Discussion Questions:

1. What do you like, if anything, about the revised development concept?
2. Do you have any suggested refinements to the revised development concept? If so, what are they?
3. Do you have any other comments or feedback for the Housing Now team?

8:55 Wrap up and next steps

9:00 Adjourn