YQNA
York Quay Neighbourhood Association

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June 22, 2022

**Delivered by E-mail;**

**To Chair and Members of Toronto and East York Community Council**
**Re: Item TE34.35 200 Queens Quay West and nearby properties**

York Quay Neighbourhood Association (YQNA) represents the area along the lakeshore between Yonge Street ands Spadina Avenue. The subject site lies in the middle of our area, and we have been actively involved with this application since a meeting with the proponents in July 2020. Some of our members are residents in the affected buildings listed in the application addresses.

YQNA generally supports the current iteration of the project, as the developer has responded to community concerns as far as possible, given that redevelopment of the parking garage is inevitable. The reduced height and density, the public park, and the revised access only from Harbour Street are all good improvements over the original submission. We are pleased to see that affordable rentals of around 76 units have been secured for 40 years.

On behalf of the various condominiums and other buildings on the vicinity, we are pleased to see that their visitor parking needs, which were secured in the old parkade, are being taken care of in the proposed underground garage.

However, we have some specific requests as follows:

Under Recommendation 4 dealing with Section 37 benefits – b iii)

YQNA requests that the developer also submit a demolition plan for the existing 8-storey parkade and include community consultation in its specifications. This site is not vacant nor a surface parking lot. The garage is a large concrete structure dating from 1985, covering the entire site, and is very close to peoples' homes on three sides. Please see the attached photographs. We endured the Gardiner ramp demolition a few years ago which was not even as close. With the new ramp now in use, traffic management will be a key issue.

YQNA further requests that the Construction Management Plan be subject to community consultation prior to staff approval, rather than just a communications strategy, although we will welcome updates as the project progresses.

Sincerely,

A Bertolas

Chair, YQNA

View 1 of parking garage from 228 Queens Quay West, looking east

View 2 of parking garage from 228 Queens Quay West looking east

View 3 of parking garage from common driveway with 218 Queens Quay West looking west, showing proximity to structures and residential units. The gas supply regulator for 218 is located between the columns.