

**WINTER SUNSET OVER THE LAKE AND TORONTO HARBOUR**



Board member Roger Gibb captured the recent snow storm here at the lake

## PRESIDENT'S MESSAGE

### President's Corner

It has been a considerable time since the last newsletter. Like many other “normal” things that have changed, occurred less often, or even disappeared, at the usual Christmas time it somehow did not feel like producing a newsletter in the middle of restrictions that did not even allow us to spend Christmas with our families.



That being said, I trust you managed to have a reasonable holiday season and that you started the new year with a renewed sense of hope. It is important to never forget to count our blessings, even when times are difficult. One of those blessings is indeed the fact that no transmission of COVID-19 has occurred on our premises, and both our staff and everyone in our community has stayed healthy (at least as far as I know).

It is important to recognize that I can make that statement in good measure due to the prompt actions of our Property Manager Debbie, supported by the Board and the diligent and disciplined manner in which our staff has followed through on the measures Debbie has taken to keep us and the staff safe.

Workplace measures to prevent disease transmission are important in order to protect the health of staff and residents, and you can rest assured the recommended workplace guidelines are being taken seriously by all concerned (our Property Manager, the Board and the staff themselves). You have likely noticed the recent addition of a shield at the front desk, and a side table for parcel depositing, both measures aimed at minimizing the contact with people entering the building, as we have hit new record high infection numbers in the second wave of this pandemic.

Your board has continued to meet (albeit over Zoom, just like the AGM) allowing us to execute the parts of our job that are not affected by the pandemic. We have completed the reserve study and set up the next three-year cycle for capital expenditures. The first stage of roof repairs (on the south end) has been completed on time and in budget. We have managed to get through our first Zoom AGM and have put in place a set of written emergency procedures for pandemic response, consistent with all the requirements from medical and government authorities.

I am sure I am expressing everyone's feelings when I close with an optimistic hope for better news to come soon. Of course, one major difference now is the existence of at least two vaccines (and very likely one or two more). While supplies are still limited, there is hope that as more people get vaccinated, we can all see a gradual return to a life with fewer restrictions and more normality while keeping us all safe and healthy.

As always, please feel free to contact me with any thoughts, suggestions or issues at [rares\\_l@pateanu.ca](mailto:rares_l@pateanu.ca).

Rares Pateanu

President of the Board of Directors  
MTCC-690



## NOTES FROM OUR PROPERTY MANAGER, DEBBIE...

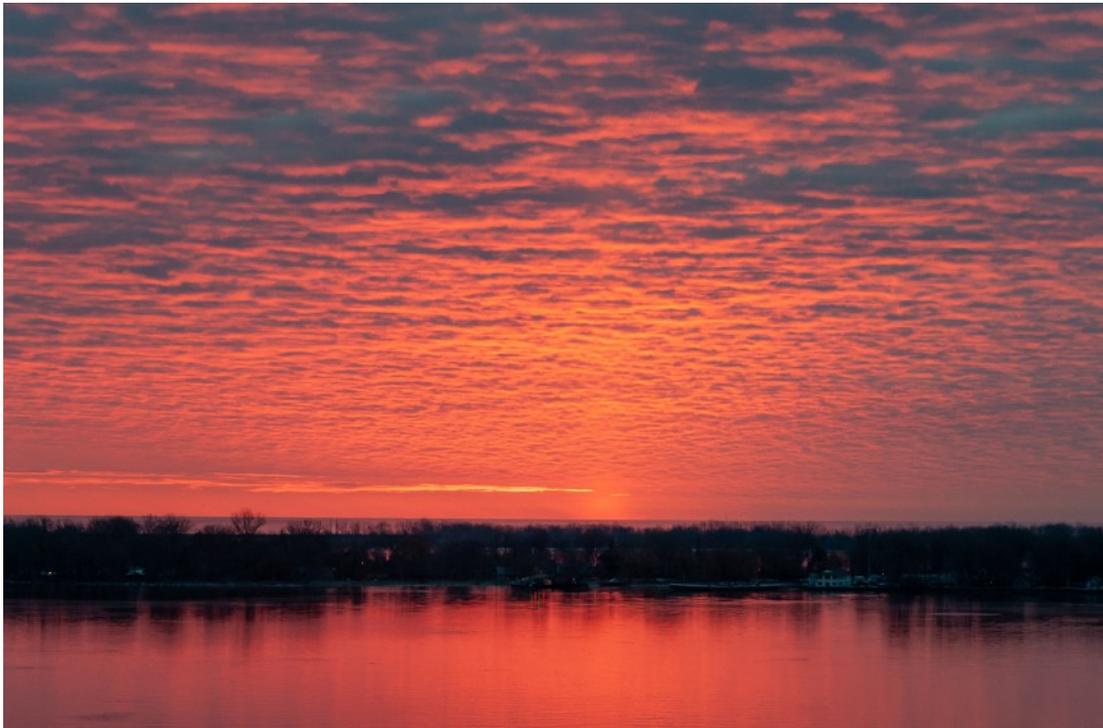
As you have read in our President's message, we have had no problems here in our condo with COVID 19. Thank you for doing your part to keep everyone healthy. Please continue to be vigilant and wear your mask whenever you leave your condo.

Our swimming pool remains open to our residents and we have had no problems whatsoever. If you wish to swim, you have to book a time with our concierge. We are allowing one person or family per hour. Since the change rooms are closed, you must shower before you come down to swim. So far it has been working out very well.



You have had a chance to get to know our newest concierge Dharmik Patel, and now you can meet the man behind the mask. Dharmik has been with us for five months and is enjoying his job. He immigrated from Surat, India three and half years ago and enjoys reading and travelling.

Our concierges do a great job of looking after everyone and keeping us safe during this unusual time, as does Antonio, and Joyce & Virgilio (on the weekends) keeping all our public areas clean and as germ free as possible.



Not to be outdone, from the east side of our building - a winter sunrise.

Thanks Gil Rinaldi for this beautiful photo.

## IN & AROUND THE QQT NEIGHBOURHOOD.....

### NEW DEVELOPMENT AT 200 QUEEN'S QUAY WEST REPORT

by Susan Brown

**REPORT ON THE CITY OF TORONTO PUBLIC CONSULTATION MEETING HELD ON JANUARY 12 ON A ZONING BY-LAW AMENDMENT APPLICATION PROPOSING TO DEMOLISH THE EXISTING PARKING STRUCTURE AT 200 QUEEN'S QUAY WEST AND REPLACE IT WITH A MIXED USE DEVELOPMENT OF RESIDENTIAL AND RETAIL USES.**

**This includes two towers - 41 and 71 storeys, comprised of 1482 dwelling units, 110 affordable rental units, 483 square metres of retail floor area, and open space areas.**

The link for detailed information is: <https://www.toronto.ca/community-people/get-involved/public-consultations/city-planning-consultations/> . Click on Past Events (not all in chronological order) and go to page 3 where this application appears as the second to last item. If you click on this item, you can access all sorts of information, including a partial overview of the City approval Timeline, Supporting Documentation filed by the developers, City Contact information, and a Public Consultation link to submit comments and be put on the notification list for public meetings on this project. The primary City contact is: **Susan McAlpine, Senior Planner - (416) 392-7622 - [Susan.Mcalpine@toronto.ca](mailto:Susan.Mcalpine@toronto.ca)** She was part of the meeting I attended and she invited members of the public to get in touch with her with concerns and comments.

What I learned from the meeting is that the by-law impacted by this application is Harbourfront Zoning By-law 289-1993 (YQ4 - York Quay 4) as amended by a site specific By-law 609-1998. There apparently is a current height restriction of 50-66 metres. The developers, namely Diamond Corp. and Lifetime Developments, presented their project as conforming to the height graduation in the area (i.e. taller buildings are to the north and east) insofar as the 71 storey building would be



Parking building in question at 200 Queen's Quay West (in shade)

on the east end of the site and connected by a 12 storey podium to the 41 storey tower on the west end. Out of the total units of 1,482, there would be 1,372 condos and 110 affordable rental units (i.e. affordable for those with an annual income of \$50,000 to \$80,000). If my notes are correct, the total number of units represents a density of 19 times the site area as compared to 9 times in the case of the 2 adjacent semi-circular buildings. A number of comments were made at the meeting regarding over-density in an already congested area where, for example, the bike paths are excessively busy in the nicer weather, compromising enjoyment and safety to both cyclists and pedestrians.

Another key change in the proposal is to reduce available parking. The existing garage has 1,100 garage spaces and, under a number of agreements, it provides parking for neighbouring buildings, including 248 spaces for our building (primarily commercial and office use presumably). The proposed project would have 444 garage spaces on 3 to 4 levels underground with 223 of these reserved for the project residents, leaving 216

**NEW DEVELOPMENT** con't....

visitor/commercial parking spaces and 5 for car share vehicles. This means that the majority of condos would not have a parking space (a common trend in more recent projects). In addition, recreational parking would shrink by an estimated 300+ spaces, and the spaces allocated to our building would decrease from 248 to 115 (or less?). However, there would be 1,334 long term bicycle spaces and 149 short term (and the bike paths are already congested!).

On a more positive note, the new buildings would be set back 12.5 metres from the property line and exceed the City requirement of being separated from neighbouring buildings by at least 25 metres. There would also be wider green spaces along Simcoe and at other points around the building, as well as a new sidewalk on the Harbour Street north side separate from the current cycle route. The designers have angled the buildings to have minimum impacts on daylight shadowing (especially over the historic train park to the west) and to not dramatically impact the sight lines of adjacent buildings (on the basis, for example, that most of the condos in the 2 semi-circular buildings to the south face to the southwest, south and southeast with the exception of one vertical row of condos). The view of the condos to the north at 10 York Street and One York Street appear to be minimally affected.

Some questions raised at the meeting included whether there would be any provision for daycare (not part of plan but willing to consider), a school (no, but the Toronto District School Board has been offered a site to the east near the Distillery lands, although there is no decision to build yet), and retail (yes, but type not determined at this early stage). Questions were also raised about demolition and construction in terms of minimizing noise and disruption to an area that has already undergone so much of this in the recent past. There will be demolition/construction management plans that must be approved by the city.

From my perspective, I feel that one of the most concerning issues is excessive density and the congestion and strain this adds to this area of the waterfront. We should keep a watching brief on this and I encourage you to access the City website if you wish more detail. You may also wish to participate in the YQNA (York Quay Neighbourhood Association) Zoom meetings as they are following this matter and providing comments. Their next meeting is tentatively set for Tuesday, March 9, 2021. There are many steps ahead before this project can (or should) be approved.



## **YORK QUAY NEIGHBOURHOOD ASSOCIATION**

### **Supporting People Experiencing Homelessness**

It is winter and Toronto's homeless citizens are seeking shelter indoors, almost all wanting housing. None of them chose to be homeless. YQNA learned about this shameful situation at a recent well-attended Zoom meeting from two experts - Shafeeq Armstrong from Toronto Shelter Network's Welcome Home Project, and Sa'ad Talia who was formerly homeless and is now a team member of the Persons with Lived Experience caucus.

Shafeeq heads a one year initiative to provide information about the benefits of housing people experiencing homelessness. It is easy to understand that a home is essential for holding down a job, going to school, cooking meals and keeping physically and mentally healthy. Without an address, it is almost impossible to restart a life gone awry for whatever reason. We are talking

**YQNA** con't....

about homeless people who are most visible in streets and parks, but also less visible families, including children and single parents. Even less visible are thousands of people who borrow a sofa or a room in a friend's home.

Shelters are not a solution to homelessness, but they provide valuable services such as mental health supports, connections to social services, to housing and help with the rent. There are solutions. Last month alone, 56 supportive housing units opened in Toronto at 11 Macey Street, taking eight months from conception to completion. Contrary to common assumption, assisted housing does not lower property values nearby.

The Waterfront attracts many homeless people in the summer, so YQNA is aware of their plight. We know that not all citizens feel compassion for them and think that "it's their own fault" and especially that we must not "give them money for free." For these skeptics there is good news, if tax dollars spent on the homeless is a main concern.

An analysis by Homes First Society found that chronic homelessness can cost up to \$161,000 per person per year. That includes preventable hospital and medical costs, shelter costs, legal and policing issues and social assistance. This staggering amount is a much bigger drain on government coffers than providing permanent homes and giving people a hand up. The bottom line - for those who find that most important - is that it is cost-effective to provide people with housing. Housing is essential for helping everybody reach their potential.

How can we help? By learning about the homeless and welcoming them in permanent homes in the neighbourhood; fundraising and donating to local shelter associations; asking our elected politicians to support the homeless. Shafeeq's Welcome Home presentation was a high point at YQNA's meeting. He offers to give the same to other resident associations, BIAs and condo boards via shafeeqarmstrong.tsn@gmail.com

***The Community Care Program is still accepting winter clothing donations on Sundays from 12-1:30pm at 163 Portland Street. The entrance is located at the back gate off the alley. Clothes must be laundered winter clothing in good condition. Or donate to the Homes First Site at 545 Lakeshore Blvd W and contact Ryan Evershed at 647-455-1552 for details.***

Fellow residents Susan Brown and her husband Doug Simpson (condo board member) regularly attend the YQNA meetings and keep us apprised of happenings around our homes and the waterfront. Susan was moved by this presentation, especially in view of Covid and the increase in homelessness in this area, on public transit, and throughout the city and thought it would be of interest to our residents.

If you are interested in joining the next YQNA Zoom meeting, it is tentatively scheduled for Tuesday March 9th. Doug usually has Debbie Shaver send out the meeting notice to all of our residents.

## IT SEEMS ONE STORE CLOSSES AND ANOTHER OPENS.....

As we are all well aware Sobey's has been closed downstairs for several months now, and will not reopen until sometime in spring with their new brand **Farm Boy**.



In the meantime, and while not quite as convenient, we have a plethora of grocery stores to choose from in this area.

The latest is a brand new **Loblaws** at the corner of Lakeshore and Bathurst Streets. You will also find a new **Shoppers** and a **Joe Fresh** located there. You can access their parking on the north side of Lakeshore just east of Bathurst and it is free at the moment. Then there is also the old Loblaws at the corner of Jarvis & Queen's Quay West.



Another newish store **Coppa - Fresh Market 63** is located at 1 York Street at the corner of Harbour and York Streets. Access is from Harbour Street just east of York, and it is located on the second floor just up the escalator inside the door.



As well there is **Longo's** located near the Bank of Nova Scotia Centre, ( old AC centre), with parking off Bremner. Parking is free there if you spend a minimum of \$20 and don't go over two hours.

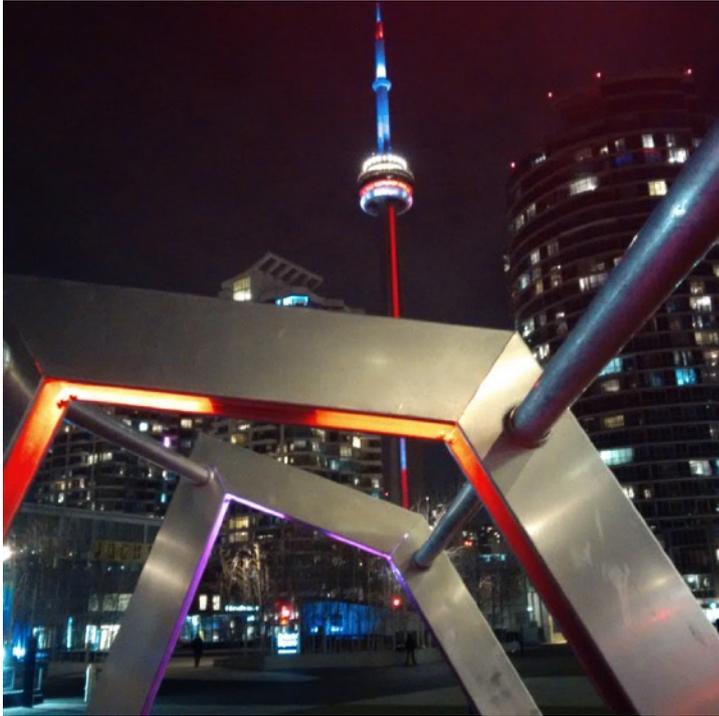
Since we are going to have a new **Farm Boy** in our building come spring, you might want to check out their other nearby locations. There is one at the Lakeshore and Leslie Streets near the Canadian Tire store, and a brand new Farm Boy opening on January 28 at 29 Bathurst at the corner with Front Street.

Personally I think we will all be pleased with the new Farm Boy. They are owned by Sobey's and modeled after the Trader Joe stores in the states. They will have lots of their own brands and **not** a lot of major brands. Organic, vegetarian and hormone free offerings are available, and it looks like there will also be a large takeout/prepared food area as well. I love their 'smashed' burger at the Lakeshore location!! One drawback is the lack of personal & cleaning products, toilet paper & paper towels etc.

So, although we have lots of grocery stores to choose from down here, there is nothing like hopping on our elevator and being able to pick up that last minute item you ran out of while preparing dinner.....

Be patient!! It's coming soon!!!!

## ICEBERG



**This is the latest art installation that has been set up in the park beside us and on the boardwalk in front of us. It is part of the Waterfront Installation that takes place each winter to try to attract people to the lake area. Both convert audio signals into light patterns. Our photographers starting upper left and moving clockwise: Doug Simpson, Pat Watt, Gil Rinaldi, Pat Watt.**

## SONIC RUNWAY



## HOW TO ACCESS THE WEBSITE

Open your favourite browser & type [www.211queensquaywest.ca](http://www.211queensquaywest.ca) in the address field.

Click the round Login icon at the top right. Enter the user id and password you received from the webmaster. Click enter... and you are in!

If you do not have your user ID and password, please send an email to [webmaster@211queensquaywest.ca](mailto:webmaster@211queensquaywest.ca)

## YOUR BOARD

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**Roger Gibb**  
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## NOTES

**Please enjoy your newsletter.**

**We will continue to deliver a few issues manually, or you can visit our website where it is also published.**

## NEWSLETTER PUBLISHED BY

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