



June 24, 2019

City Clerk  
Attention: Ellen Devlin, Administrator  
Toronto and East York Community Council  
100 Queen Street West, 2<sup>nd</sup> Floor West  
Toronto, Ontario  
M5H 2N2

**Re: 56 Yonge St, 21 Melinda St, 18-30 Wellington St. W, 187-199 Bay St. and 25 King St. W.  
QuadReal Property Group**

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Chairperson and Members of the Toronto and East York Community Council:

I am writing on behalf of One King West Hotel-Residence and Mr. Bruce Light who is the Chair and President of One King West. One King West is located a short distance north of the proposed new office tower on the opposite side of Melinda Street.

On October 11, 2018, Mr. Light and I met with Mr. Henry Tang, of Community Planning to discuss various concerns that One King West had with respect to the Zoning Amendment Application filed by Quadreal Property Group. Mr. Light had previously attended the Community Consultation Meeting held on March 5, 2018. In a letter to Mr. Tang dated October 31, 2018, I set out these concerns in more detail.

On January 30, 2019, Mr. Light and I met with the Quadreal Property Group, their consultants and Mr. Tang. Quadreal discussed various changes to their plans that were evolving as a result of City and agency comments and clarified/confirmed various aspects of their overall development. We discussed our concerns with Quadreal and they agreed with a number of our suggestions.

One significant part of their plans is a proposed new access off of Melinda Street to provide 200 parking spaces for office tenants via parking elevators. Presently, all parking for Commerce Court West is off of Wellington Street W. One King West had expressed concerns regarding this aspect of the development in terms of potential additional congestion on Melinda Street including stacking and impacts on the entrance and loading at One King West. We discussed the operational aspects of this new parking including no public parking, length of stacking on ramp, and use of valet parking etc. and concluded that this would assist in reducing the amount of congestion on Melinda Street.

It is our understanding that the City staff is not requiring that these 200 parking spaces be included in the implementing zoning by-law for this development.

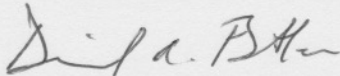
My clients are satisfied with this recommendation and would further request that if this parking is still pursued by Quadreal that no public parking be permitted with access from Melinda Street and that any additional public parking (if provided above the by-law requirement of 313 spaces) be accessed only from Wellington Street W. We also understand that there will be no loading facilities off of Melinda Street and that additional facilities are being incorporated into the development both along Wellington Street W. itself and in underground loading facilities accessed from Wellington Street W.

In our letter, we raised the issue of impacts on existing infrastructure in the general area surrounding the site. This includes a recent fire in a vault and explosion of water mains near the intersection of King St. W. and Yonge Street. It is extremely important that there be no adverse impacts in terms of water, sewer and hydro to One King West. We understand that there are a number of conditions to approval that require the applicant to pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing Report (Recommendation 5D(iv)). We would respectfully request that the Chief Engineer & Executive Director, Engineering & Construction Services carefully review the existing infrastructure in the area to ensure that this development does not cause any impacts and that any upgrades given this level of intensification are provided by the applicant. We would also request that the City continue to monitor these infrastructure issues in the area.

In conclusion, given all of the new inclusions in the proposed plans as a result of our discussions, we have no objection to the approval of the proposed development as shown on the plans attached to the City's Final Report subject to the above-noted caveat regarding no public parking accessed from Melinda Street and the need to provide sufficient infrastructure to support this development.

Yours truly,

**THE BUTLER GROUP CONSULTANTS INC.**



David A. Butler, RPP, MCIP  
President