



The Royal Canadian Yacht Club
141 St. George Street, Toronto, Ontario M5R 2L8

Without Prejudice

August 30, 2021

General Government and Licensing Committee
City of Toronto
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention : Matthew Green

RE: Potential Acquisition of 11 Parliament Street
Royal Canadian Yacht Club

I am writing with respect to the issue of potential expropriation of 11 Parliament Street currently owned by the Royal Canadian Yacht Club (RCYC).

I wish to advise the Committee and Council of RCYC's commitment and support of the City's long-term vision for these lands; however, I would like to bring to your attention the unique circumstances of the club's land requirements. The RCYC has been on the Toronto Island for over 100 years and has contributed significantly to the City's recreational boating community and international sailing. The club's community outreach also includes a number of philanthropic programs/events that benefit the broader city community.

In order to ensure the long-term viability of the club on the island and to justify the significant investment required to improve and maintain the island facility, permanent access from the mainland that includes seawall (dock wall) for launching boats and providing a passenger vessel departure point for member access to the island is required. Our Parliament Street property fulfilled that requirement for many years and is currently utilized for children's and high performance sailing programs.

The club is supportive of the City's Quayside vision and recognizes the strategic importance of our site to its implementation. We are motivated to negotiate a solution that realizes the City's vision as well as provides for the long-term viability of the club.

We currently lease a parcel of land from CreateTO at 130/150 Cherry Street that would fulfill our requirements and to that end are actively engaged with Waterfront Toronto and CreateTO to

negotiate an agreement to obtain freehold title or a long term lease on terms acceptable to all parties. This will ensure the long-term viability of the club while realizing the City's objectives. We note that our negotiations with CreateTO and Waterfront Toronto are on a without prejudice basis to any claim RCYC may be forced to make in the event the City proceeds to expropriate our Parliament Street property.

The club's presence on the Cherry Street lands south of the ship channel is compatible with the City's emerging marine strategy outlined in the Port Lands Planning Framework. In addition, our presence not only animates the eastern waterfront, but also contributes to the regeneration and adaptive reuse of the lands south of the ship channel.

The club envisions itself as an active partner in waterfront activities and providing a valuable contribution to the future of Toronto's waterfront.

Yours truly,

Royal Canadian Yacht Club



Paul Marcaccio
Commodore, The Royal Canadian Yacht Club

- c. Mayor John Tory
- Councillor Paula Fletcher
- Meg Davis, Chief Development Officer, Waterfront Toronto
- Vic Gupta, Executive Vice President, Strategic Development, Create TO
- Tracey Cook, Deputy City Manager, Infrastructure & Development Services, City of Toronto

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