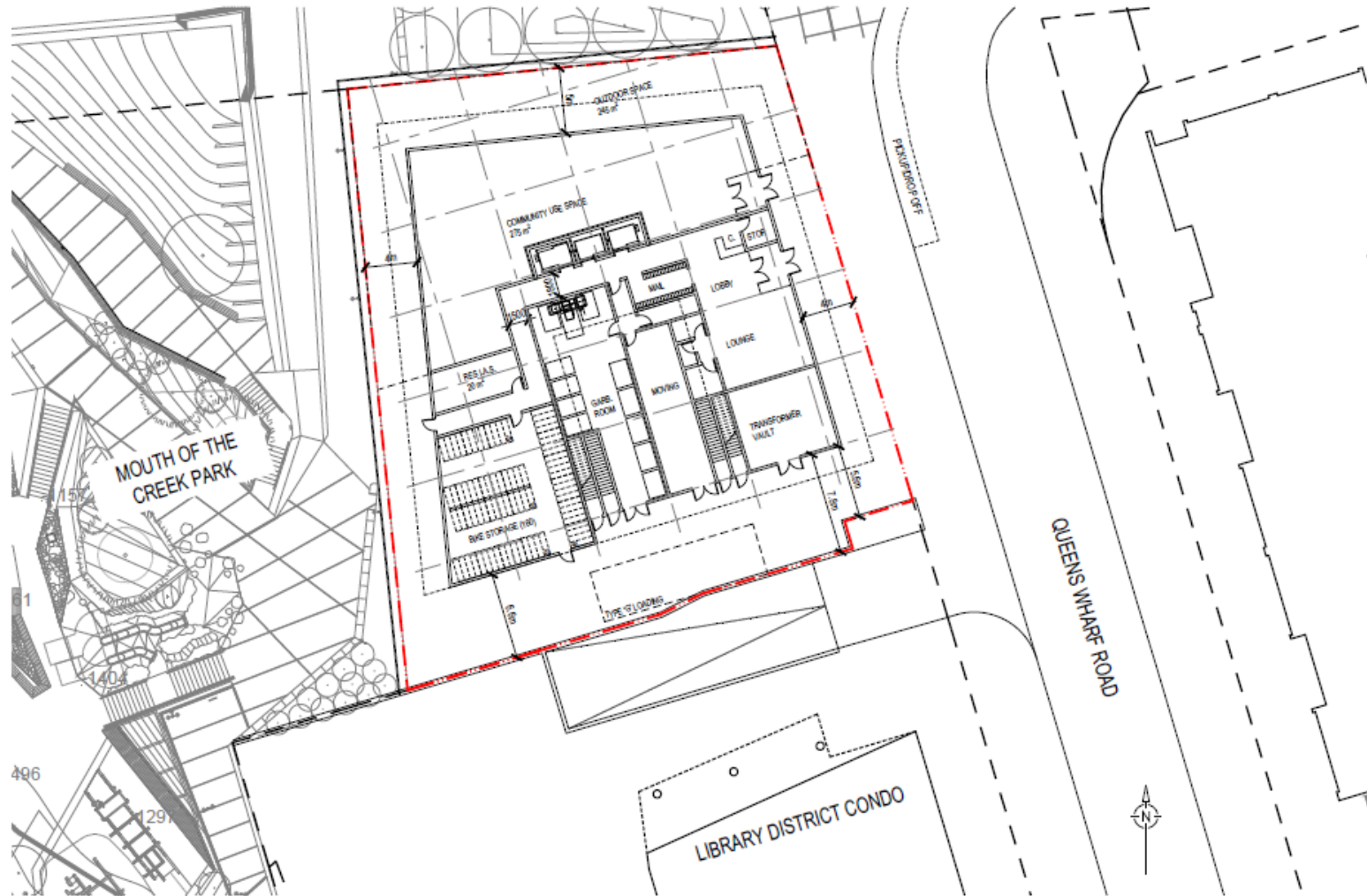
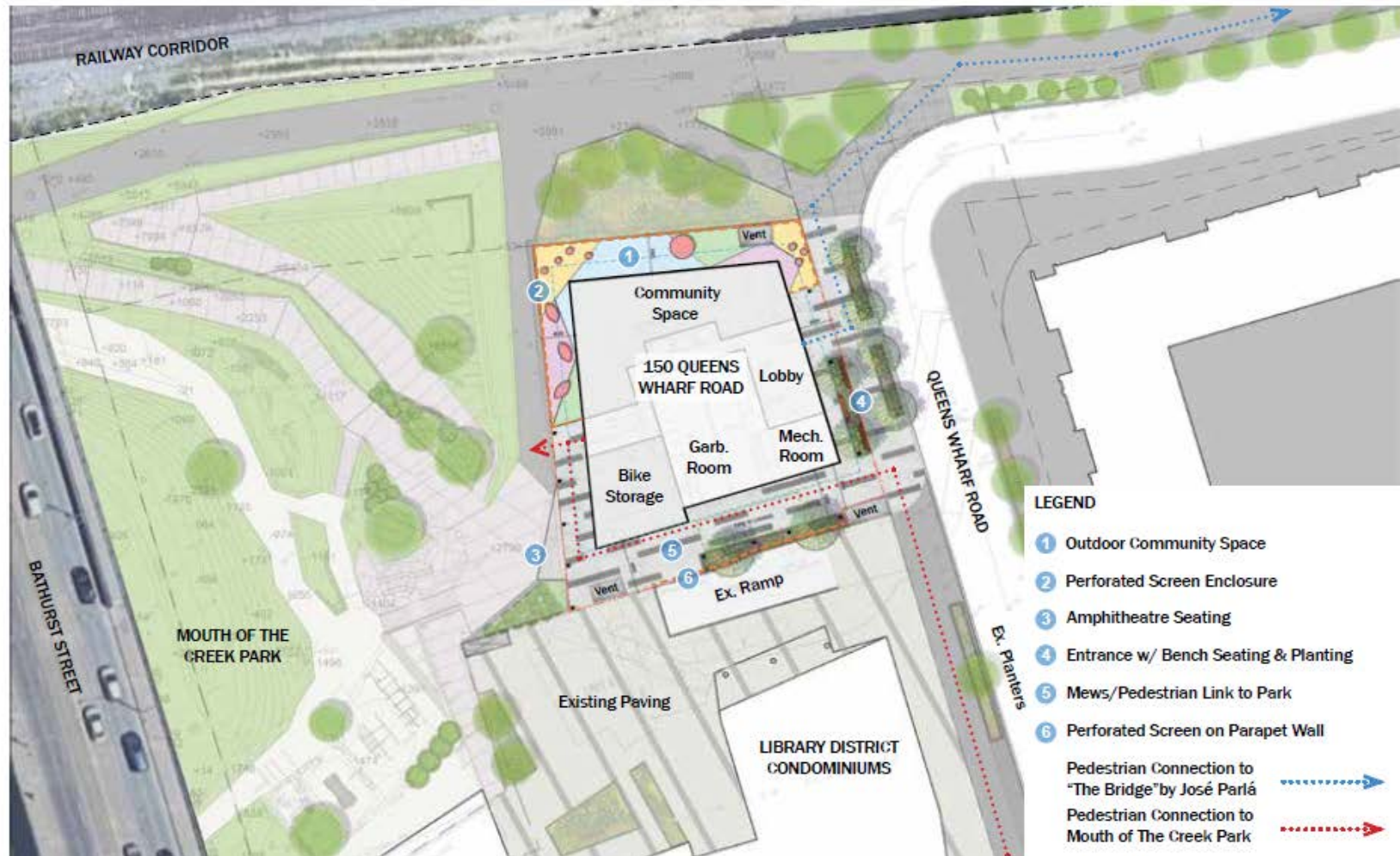
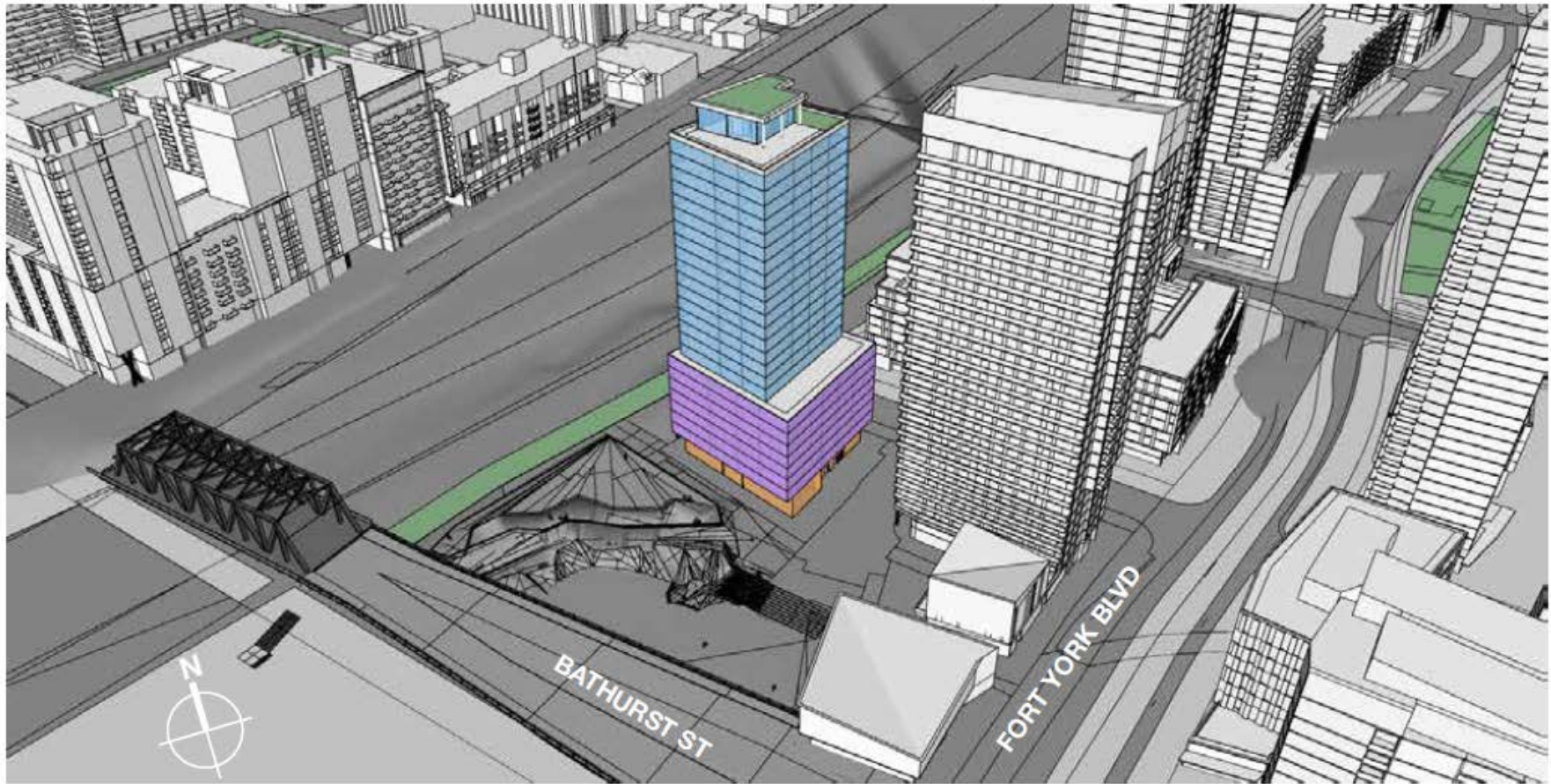


GROUND FLOOR / SITE PLAN

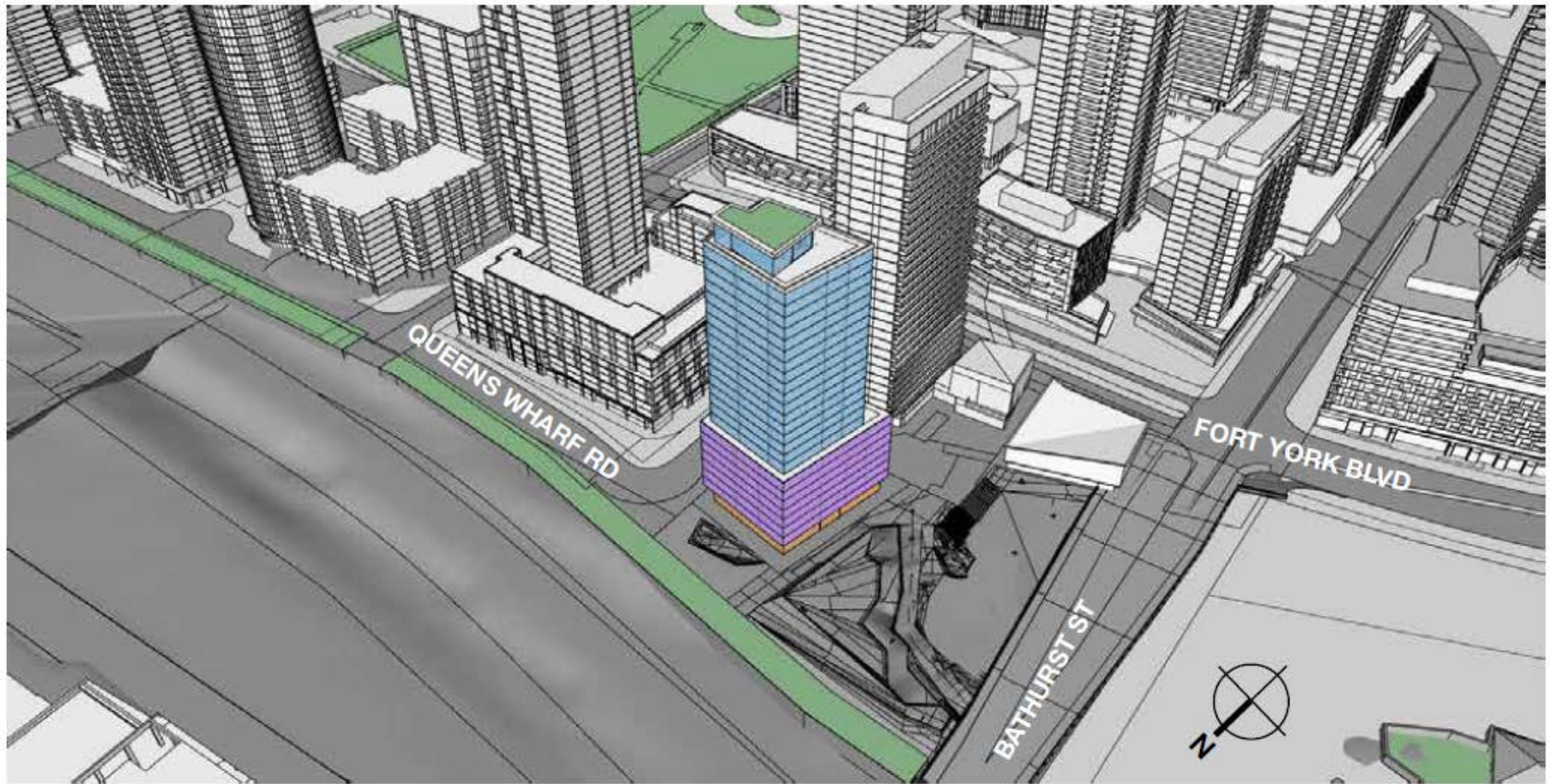


LANDSCAPE PLAN





Aerial Perspective from Southwest



Aerial Perspective from Northwest

Attachment 2: Community Consultation Summary

Project Address / Meeting Type	Meeting Date	Meeting Location	Number of Attendees
150 Queens Wharf Road			
Community Meeting #1	March 8, 2021	Virtual Meeting Room Online	100
SUPPORT: Participants support the Housing Now development proposed at 150 Queens Wharf Road and the Housing Now Initiative overall. A few participants advocated for the project team to build taller and/or provide more flexibility in planning policies (e.g. tower floor plate size, step-backs) to attain more available residential floor-space and add more affordable units. Some participants expressed strong support for the inclusion and use of the Community Benefits Framework recently supported by Toronto City Council as part of the 150 Queens Wharf Road development.	CONCERNS: Participants expressed concerns that the development would increase car traffic, potentially creating pedestrian safety concerns and trouble finding parking. Some participants expressed concern about the proposed building design, including the lack of balconies. A few participants expressed concerns related to the potential for increased criminal activity in the CityPlace area as a result of this development and would like to know what the plans for community safety are. Other participants strongly objected to this assertion, noting that there is no evidence linking safety issues to housing affordability. A few participants are concerned with the added density affecting an already busy TTC route.		

Project Address / Meeting Type	Meeting Date	Meeting Location	Number of Attendees
Community Meeting #2	July 12, 2021	Virtual Meeting Room Online	45
SUPPORT: 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.	CONCERNS: 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.		
Library District Condominium Meeting	July 12, 2021	Virtual Meeting Room Online	7
SUPPORT: General support for proposed design and site circulation and layout	CONCERNS: Concern expressed about increased density adding to the existing traffic and parking issues in the area		

Attachment 3: Project Timeline

Timeline						
Site	Planning Approvals	Business Case	Market Offering	Bid Review and Shortlisting, Negotiations and Transaction Closing	Site Plan Application	Construction Start
150 Queens Wharf Road	Q4 2021	Q4 2021	Q1 2022	Q2 2022/Q4 2022	Q1 2023/Q2 2023	Q1 2024