



July 8, 2024

TO: Toronto East York Community Council

RE: 257-259 and 291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East (Quayside Blocks 1 and 2) - Zoning By-law Amendment Application - Decision Report – Approval

AGENDA ITEM: TE15.5

RECOMMENDATION: 1. through 5.; report from the Director, Community Planning, Toronto and East York District, dated June 21, 2024

Dear Members of Toronto East York Community Council,

The St. Lawrence Neighbourhood Association (SLNA) endorses the Quayside development in principle and supports the recommendations specific to Blocks 1 and 2 in the subject staff report.

As an active member of Waterfront Toronto’s Stakeholder Advisory Committees for over twenty years, SLNA has collaborated with both the City and Waterfront Toronto on projects in the West Don Lands that are antecedents of the current work which created the vision for Quayside. SLNA supports the proposed amendments to the zoning by-laws, the Toronto Municipal Code and other governing documents leading to the recommendation that Council adopt the zoning bylaw amendment for Quayside Blocks 1 and 2. This aligns with the SLNA’s objective of providing more density and more housing for all groups, including affordable housing.

This parcel of land will provide 458 affordable rental units. The creation of a new and vibrant Quayside community can take key learnings from the work done over the past twenty-five years in the West Don Lands – creating new award-winning neighbourhoods from abandoned industrial lands and brownfields, specifically East Bayfront and the Canary District.

Public realm is a particular and critical focus for SLNA, as it sets the table for how housing will both shape and be integrated into the community. The mixed-use housing model will benefit from ample green space along the corridors and fully aligned transportation, transit and pedestrian strategies providing human-scale living experiences for many thousands of new residents.

A creatively designed public realm allows flexibility leading to diverse retail and community experiences in a vibrant waterfront community. Exceptionally high-quality parks are already coming to life. Local street network plans should link to these parks, and provide as many opportunities for flexible pedestrianization as possible.

In addition to the affordable housing provisions to be included in Quayside Blocks 1 and 2, the SLNA is also fully supportive of the inclusion of the requirement to secure a monetary contribution towards community benefits in the form of off-site non-profit child care facilities.



The St. Lawrence Neighbourhood Association (SLNA), incorporated in 1983, represents over 35,000 residents living in the St. Lawrence Neighbourhood of Toronto. The neighbourhood – bounded by Yonge St., Queen St. E., Parliament St. and the rail corridor to the south – is a mixed-income, ethnically diverse residential and commercial community adjoining the Central Business District. It contains the oldest neighbourhood in the (now) City of Toronto, the *original ten blocks* of the Town of York (dating from 1793).

The SLNA and its Development Committee support this staff report, endorse Community Council’s approval and look forward to next steps as Quayside evolves.

Sincerely,

p.p.
Board of Directors
St. Lawrence Neighbourhood Association

Suzanne Kavanagh
Chair, Development Committee, SLNA
SAC Member, Waterfront Toronto

cc: Mayor Olivia Chow

Members of Toronto and East York Community Council:

Councillor Brad Bradford	Councillor Alejandra Bravo
Councillor Paul Fletcher	Councillor Ausma Malik (Vice Chair)
Councillor Josh Matlow	Councillor Chris Moise (Chair)
Councillor Gord Perks	Councillor Dianne Saxe

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SLNA Board of Directors:

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Mr. S. Linton	Ms. S. McMillan	Ms. T. Tenenbaum