

May 13, 2015

124706

BY EMAIL

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Chair and Members of Public Works and Infrastructure Committee
Toronto City Hall
10th Floor, West Tower
Toronto Ontario
M5H 2N2

Attention: Dela Ting, Secretariat Contact

Dear Chair and Committee Members:

**Re: Gardiner Expressway and Lake Shore Boulevard East Reconfiguration
Environmental Assessment (EA) and Integrated Urban Design Study
Updated Evaluation of Alternatives
Public Works and Infrastructure Committee Meeting – May 13, 2015
Item PW4.1**

Aird & Berlis LLP acts for the Manufactures Life Insurance Company, (“our client”) who are the owners of 351 and 369 Lake Shore Boulevard East also known locally as the Victory Soya Mills Silo Site .

Our client’s property is within the Keating Channel Precinct West planning area and subject to Zoning By-law 1174-2010 which is currently before the Ontario Municipal Board and at present also engaged in mediation sessions chaired by the Ontario Municipal Board with representatives of the City of Toronto, Waterfront Toronto and other landowners within the planning precinct. The planning instruments enacted by Council and by Waterfront Toronto all call for a significant investment by private landowners in this location to achieve the goals and objectives of the Central Waterfront Secondary Plan in this location.

Our client recommends that the Committee recommend to City Council that its preferred alternative should be to support the removal of the Gardiner Expressway in this location on the basis of a greater emphasis on the EA urban design, environmental and economic considerations.

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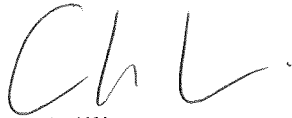
The recommendation to Remove was the preferred alternative presented by City staff in their reports in early 2014. The Remove alternative responds more highly in a number of the EA criteria including several related to urban design, environment and economic considerations.

The Remove option has long been considered the preferred City Building alternative, which in the context of the Central Waterfront Secondary Plan should be given precedence.

All of which is respectfully submitted.

Yours truly,

AIRD & BERLIS LLP



Christopher J Williams

CJW/RD/rd
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