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September 21, 2015

Public Works and Infrastructure Committee  
10th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

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Dear Chair and Members of Public Works and Infrastructure Committee,

***Re: PW7.2- Progress Report on Design Concepts for the Hybrid EA Preferred Alternative - Gardiner Expressway and Lake Shore Boulevard East Reconfiguration Environmental Assessment (EA) and Integrated Urban Design Study***

As you are aware, Castlepoint Group is the largest private sector landowner on Toronto's waterfront. With its partners, it controls major land holdings in the East Bayfront, Keating Channel, Villiers Island and Film Studio Precincts. For over 20 years, we have been actively engaged in waterfront revitalization efforts.

On behalf of the Castlepoint Group, we are encouraged with the recent efforts to explore alternative 'hybrid' proposals for the eastern portion of the Gardiner Expressway. Although we continue to be strong champions of the 'remove' or 'boulevard' option, we are very supportive of efforts to limit impacts on both private and public waterfront lands. That said, based on our review of the September 10, 2015 staff report, we have significant concerns with Concept 1 of the three hybrid proposals.

As outlined in the staff report, Concepts 2 and 3 both propose a northerly alignment for the new portions of the elevated Gardiner Expressway to the east of Cherry Street and substantially set back from the Keating Channel. This northerly alignment respects waterfront revitalization efforts and we support further detailed review of these concepts. Concept 1, on the other hand, is problematic. This concept proposes the Gardiner alignment immediately adjacent to the water's edge east of Cherry Street. We believe that Concept 1 will:

- Compromise the efforts currently underway to unlock the lands within Villiers Island by introducing undesirable water's edge treatment and unsightly views back to the City (please note that the majority of the lands within Villiers Island is within public ownership);
- Limit development to one side of the Keating Channel for the portion to the east of Cherry Street, which is counter to creating an active water's edge;
- Make minimal improvements to the current 'as is' condition of the Gardiner and in our opinion, does not justify the significant cost of this realignment; and
- Contradicts all of the efforts to date on the waterfront to encourage investment, improve public access and support a vision of high quality place-making.

Further, we would like to point out that when reviewing the new development area amongst the three concepts, focus should be on both location of the proposed new land holdings, as well as the amount of land. The new development areas outlined in the staff report state that Concept 1 creates approximately 8.5 acres, Concept 2 creates approximately 12.5 acres, and Concept 3 creates approximately 13.5 acres. Although, Concept 1 is only approximately 4 acres less than Concept 2 and approximately 5 acres less than



Concept 3, lands under Concept 1 would be severely constrained by the elevated expressway to the south and the rail yards to the north. In fact they would be disconnected from the balance of the neighbourhood and therefore Concept 1 on both a per acre and total land quantum basis has far less value than Concepts 2 and 3.

Finally, we are supportive of the Gardiner EA study team's commitment to prepare public realm strategies for the three distinct areas within the EA study area. However, we hope that the three areas will also be reviewed together in order to comprehensively review how the public realm investments can be best integrated across the entire study area.

We are encouraged by the significant work over the last short while on identifying suitable hybrid alternatives. As outlined above, we believe that Concept 1 is counter to all of the efforts to date in revitalizing Toronto's waterfront and strongly recommend that the Gardiner EA study team focus its time, energy and resources on advancing Concepts 2 and 3 only.

Yours very truly,  
Castlepoint Group

A handwritten signature in black ink, appearing to read "Elsa Fancello". The signature is fluid and cursive, with a long horizontal stroke at the end.

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Elsa Fancello, MES, MCIP, RPP  
Development Manager, Castlepoint Numa

CC: Mayor Tory, City of Toronto  
John Livey, City of Toronto;  
David Stonehouse, City of Toronto  
Meg Davis, Waterfront Toronto  
Chris Glaisek, Waterfront Toronto  
Councillor McConnell, City of Toronto;  
Councillor Fletcher, City of Toronto;  
Alfredo Romano, Castlepoint Numa