



February 9, 2015

TE4.3.1
TE4.15.1

To: Toronto and East York Community Council

Re: **Report 4.3 – 500 Lakeshore Blvd**

I appreciate the fact that this site has been under extensive discussion over a long period particularly with respect to heritage matters, however, I have the following comments.

1. The unit mix needs to be more diverse. In this project of 851 units, the proposal calls for 85 three bedroom units and 766 one bedroom units and NO two bedroom units.

There needs to be a greater mix of units to provide 2 bedroom units. A family cannot live in a one bedroom unit. Two bedroom units must be included to allow so that if you start a family you don't have to move out. This many one bedroom units encourages transiency and we believe that stable neighbourhoods are more likely with a greater unit mix.

2. The report does not indicate what the minimum size of the units will be. This was provided in recent developments. Minimum unit size needs to be set to ensure that the units are liveable.
3. Given the proximity to the Fort York Visitors Centre and the Fort York Library, Section 37 discussions should include funding for the Mouth of The Creek Park as well as the Visitors Centre, even if that is located in Ward 19.

I have provided these comments to Councillor Cressy and to City Planning staff.

Yours truly,

Ceta Ramkhalawansingh