

February 22, 2016

1502-914 Yonge Street Toronto M4W 3C8

Ms. Dela Ting, Secretariat, Public Works and Infrastructure Committee
10th Floor, West Tower, City Hall
Toronto M5H 2N2

Dear Ms. Ting, Re: PW 11.1 Gardiner Expressway and Lake Shore Boulevard

I am submitting this letter on behalf of a third party group including former City Planning Commissioner Robert Millward of R. E. Millward Associates, David Dennis and Joe Lobko of DTAH. We are writing to express our collective support of the staff recommendation for the Hybrid Alternative Design 3 as the preferred design for the Gardiner East Environmental Assessment.

The future of the Gardiner-Lake Shore Corridor east of Jarvis Street has been the subject of extensive evaluation and public consultation over the past year. It is of critical importance for City Council to seize a unique window of opportunity that will shape the future of our waterfront for the next 100 years. We have previously advocated for an at grade solution similar to University Avenue for this portion of the corridor; however, after much debate at its June 10-12 meeting, City Council narrowly rejected this option.

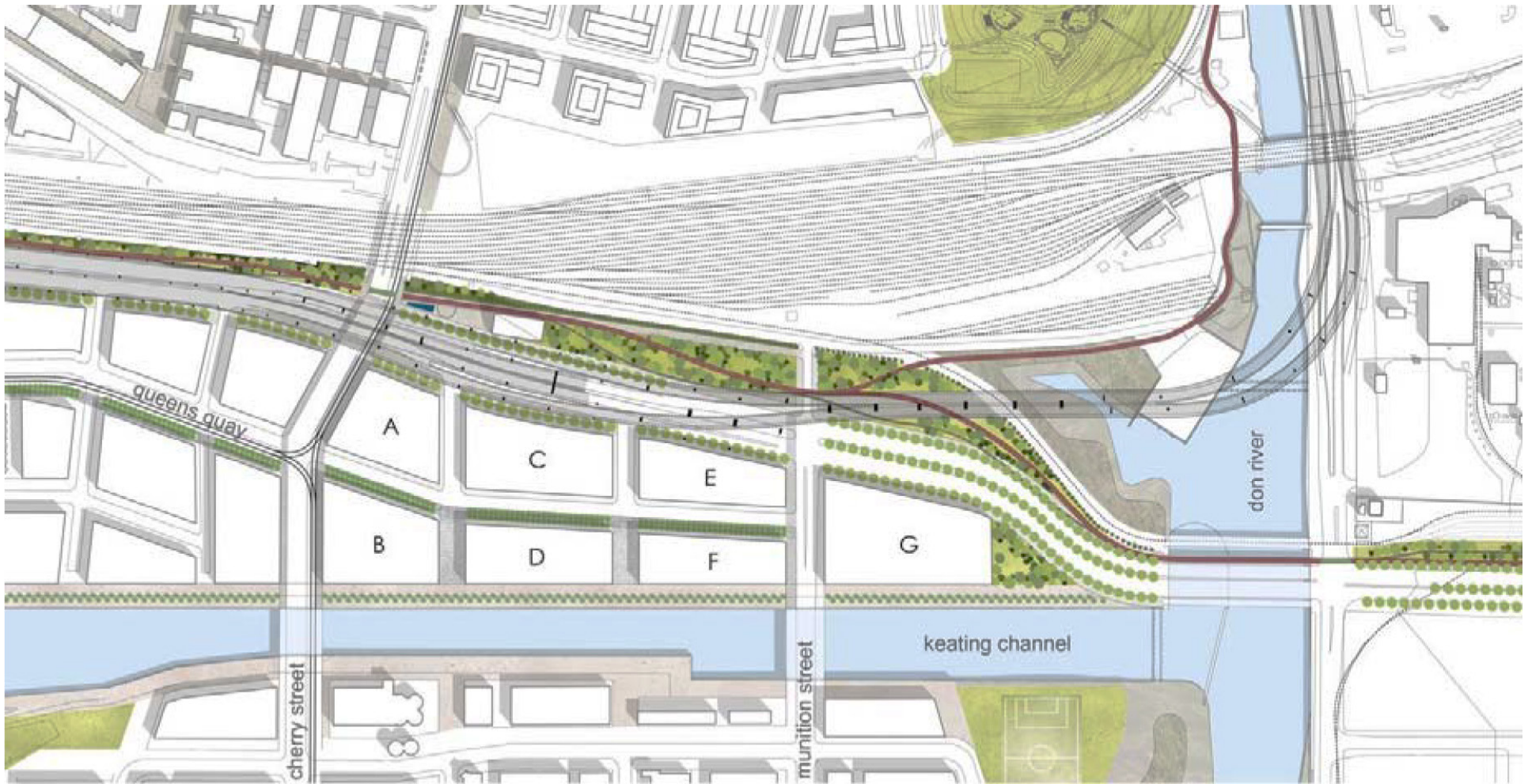
In order to save the 100 year life cycle maintenance cost of an elevated expressway, we then developed a concept that placed the expressway on an earth berm with Lake Shore Boulevard at grade adjacent to the expressway. This concept was similar to the existing condition found for the Gardiner-Lake Shore corridor located adjacent to High Park and St. Joseph's Hospital. I presented this concept to the Public Works and Infrastructure Committee at its September 2015 meeting where it was unanimously recommended for further detailed staff evaluation. The staff report before your Committee unfortunately concludes that the right-of-way east of Jarvis Street is not sufficient in width to accommodate the berm solution without acquiring additional private property so it was not studied further.

As we reviewed options in the staff report, we concluded that Hybrid Alternative Design 3 achieves multiple benefits. It maintains the link to the Don Valley Parkway, moves the Gardiner away from the Keating Channel and rebuilds it in close proximity to the rail corridor. This is a major improvement as it opens up valuable city owned land for the development of a viable new neighbourhood and provides for prime waterfront public access in perpetuity.

It also provides a gateway to the future development of the Port Lands and frames the proposed Villiers Island neighbourhood across the Keating Channel and the naturalized mouth of the Don River. The potential for an improved Lake Shore Boulevard and an enhanced public realm are most significant. Even though Option 3 is more expensive than the other alternatives, the long term city building value is a wise investment and well worth it. We encourage you to adopt the staff recommendation.

Yours truly,

Paul Bedford on behalf of Robert Millward, David Dennis and Joe Lobko



OPTION 3: GARDINER EAST ENVIRONMENTAL ASSESSMENT

SOURCE: APPENDIX 4 - ROUND FIVE CONSULTATION REPORT
FEBRUARY 2016