

February 29, 2016

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: PW11.1- Gardiner Expressway and Lake Shore Boulevard East Reconfiguration Environmental Assessment (EA) and Integrated Urban Design Study - Evaluation of Preferred Design (Ward 28, 30)***

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 writing to express our support of City Staff's recommendation for the "Hybrid" Alternative Design 3 as the "preferred design" for the Gardiner East Environmental Assessment. We believe that "Hybrid" Alternative Design 3, which proposes an alignment further north and a rail bridge underpass widening, is superior to the two other design alternatives and meets several city building objectives, including supporting opportunities for animation and investment on both sides of the Keating Channel.

Although we ardently supported the 'remove' or 'boulevard' option, with "Hybrid" Alternative Design 3 we are encouraged by the efforts to limit impacts on both private and public waterfront lands and to advance an option that strongly supports place-making on Toronto's waterfront.

Further, 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. Although the proposed public realm interventions, and those specifically proposed for "Hybrid" Alternative Design 3 would dramatically improve the current condition, it would be helpful to receive a detailed breakdown of the proposed hard and soft landscape improvements and how the public realm interventions could be phased to encourage early implementation.

We would also like to clarify that although the February 17, 2016 staff summary report does not include Blocks A and B in the various options as "public lands," the Cushman & Wakefield report, which is included in Appendix 3, Part 2, of the Alternative Design Evaluation Report has included them. As mentioned to City staff earlier, this is in error since Blocks A and B are privately owned and should not be included in their analysis. Further, we would also like to point out that although Parcels 09B and 13B are identified as 'Castlepoint properties', so should "Block 09A (heritage)", also privately owned by the Castlepoint Group.

In conclusion, we appreciate the significant work over the last short while on identifying and evaluating the hybrid alternatives, including potential public realm strategies across the entire EA study area. Based on the findings and detailed analysis, it is clear that even though "Hybrid" Alternative Design 3 is more costly than the other proposals, the long-term benefit for the entire City outweighs the alternatives.



We strongly encourage you to adopt the staff recommendation and approve "Hybrid" Alternative Design 3 as the "preferred design" for the Gardiner East EA.

Yours very truly,  
Castlepoint Group

A handwritten signature in dark ink, appearing to read "Alfredo".

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Alfredo Romano  
President, 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;  
Elsa Fancello, Castlepoint Numa

