



Bathurst Quay
Neighbourhood Association

April 19, 2022

City Clerk's Office
Toronto and East York Community Council
City Hall, 2nd Floor
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: Ellen Devlin, Toronto and East York Community Council
By Email: teycc@toronto.ca

Re: Request to amend Zoning By-law Application No: 18241642 STE 20 OZ
Location of Application: 545 Lakeshore Boulevard West

The Bathurst Quay Neighborhood Association (BQNA) at its board meeting on March 9, 2022 passed two motions in reference to this application.

MOTION #1 That BQNA supports Cllr Cressy's recommendation to Council that approval of the Canderel development be subject to City of Toronto having the right of first refusal to lease or buy the heritage building at 545 Lakeshore West and also the commercial ground floor spaces of the new building on the site, for a multi government effort to lease or buy them for needed community amenities and services.

MOTION #2: That Section 37 monies from the Canderel Development at 545 Lakeshore Blvd West be used for 40 affordable housing units at the city owned 150 Queens Wharf Road building.

Background and Rationale:

Since the early whispers of a large condo development was proposed for the SE corner of Bathurst and Queens Quay West, the expanding Bathurst Quay community has poured hundreds of volunteer hours into examining the effects and possibility of a new development on the last available gem of real estate on Toronto's western waterfront.

In the summer of 2018, a subcommittee of the BQNA was formed to focus on present and future requirements of the surrounding community, stressing the urgent need for community services and engagement with developers, City Planners and other stakeholders to create a cohesive, multi-use development.

An initial core statement of concern was compiled and presented to the community and City in early 2019. It included: height/density; inadequate community space, affordable housing; traffic/infrastructure; & overall aesthetics. In response to a second proposal from the applicant, residents met with the applicant and City planning in early 2021 and submitted a list of suggestions in advance of the applicant's virtual presentation held in September 2021.

In October 2021, the boards of several Bathurst Quay residential buildings, including condominiums, co-ops and community housing sites, wrote letters to Susan McAlpine and other stakeholders, re-emphasizing the need for community engagement and services throughout the entire development. Letters of support from our riding's provincial and federal representatives were also sent to Councilor Cressy and Sue McAlpine.

The BQNA had its most recent meeting with City Planning and Councilor Cressy on March 8, 2022. It was heartbreaking for everyone who had worked so hard to learn that both City Planning and Transportation Services gave their approval for the amendment to the zoning by-law. We were placated with the assurance the BQNA and its residents would have influence and direction in future decisions made by the applicant.

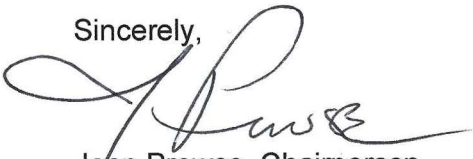
In an attempt at finding any benefit for the community in the 545 Lakeshore condo proposal, we are requesting the option of purchasing or leasing the heritage site and ground floor commercial units, perhaps funded by 3 levels of government as a community hub.

Having access to public facilities at 545 Lakeshore would serve the needs of families; youth; seniors; physically and mentally challenged individuals, diverse cultures and Socio-Economic backgrounds, and compliment the work of the existing Waterfront Neighborhood Center.

Facilities and Services that could be provided at a 545 Lakeshore Centre Community Hub include a Community Health Centre and/or Drop-In Health Clinic; a Communal Work Hub; Community Meeting Rooms; local retail opportunities; entrepreneurial mentorship and training; a rehearsal and performance space; adult/seniors retraining opportunities, a youth media/music studio, children's daycare and playcenters; a community kitchen/food security space, a housing referral service, to name a few.

We are proud of the community we have built here on the Bathurst Quay and the hard work of so many volunteers who have collaborated with City staff and elected representatives to bring crucial programs and services to our area. Among them the Waterfront School and Neighborhood Centre, and the Bathurst Streetscape and Public Realm project now underway at the former Canada Malting site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joan Prowse', written in a cursive style.

Joan Prowse, Chairperson
on behalf of the
Bathurst Quay Neighborhood Association