

April 19, 2022

**Chair & Members of Toronto and
East York Community Council**

c/o John D. Elvidge
City Clerk's Office
Toronto City Hall
2nd Floor, West Tower
100 Queen Street West
Toronto, Ontario. M5H 2N2

Attention: Ellen Devlin, Committee Administrator

**Re: 545 Lake Shore Boulevard West
Rezoning Application – Final Report
TEYCC – Agenda Item No.: TE32.4
City File No.: 18 241642 STE 20 OZ**

Hunter & Associates Ltd. is the planner and applicant on behalf of 545 Lakeshore West Property Inc., a Canderel-related company ("Canderel"), which owns 545 Lake Shore Boulevard West.

We want to advise Community Council that we are in support of City Planning's Final Report and recommendations, and respectfully request Community Council's support.

Over the past three years, we have worked diligently and collaboratively with City Planning and other senior staff, Waterfront Toronto, Councillor Cressy and other community stakeholders to make substantial changes to the initial proposal. The original proposal (October 2018) sought a mixed-use redevelopment of the entire site with three buildings up to 39-storeys in height, and conservation of the existing heritage building's facade and entry pavilion.

The current proposal (December 2021) now before TEYCC and the subject of City Planning's comprehensive Final Report fully conserves this important and now Council-designated heritage building on the north half of the site and adaptively reuses it for future office and employment purposes.

The south half of the site, currently a surface parking lot, will be redeveloped with predominantly residential uses and ground floor retail commercial space contained within a strong, 8-storey streetwall building along Queens Quay West that steps-back to 13-storeys with rooftop indoor and outdoor amenities, and a single 21-storey tower marking the corner of Bathurst Street.

All public street frontages surrounding the site will be substantially enhanced through generous building setbacks, new sidewalks and walkways, tree planting, landscaping, an internal courtyard and a privately-owned, publicly-accessible open space (POPS) on the corner of Bathurst Street and Queens Quay West.

These features will be secured in the draft Zoning By-law amendment being recommended by City Planning including a community benefit of \$3.5 million to facilitate affordable housing at the City's Housing Now development at 150 Queens Wharf in nearby Cityplace.

Overall, Canderel's proposal represents a positive and compatible addition to Toronto's downtown and waterfront, as recently endorsed by the Waterfront Toronto Design Review Panel (December 2021).

We would like to acknowledge the dedicated and professional effort made by City Planning and other senior staff to bring forward their Final Report. We sincerely appreciate that.

We do not intend to make a presentation on April 21st, but we can make ourselves available to Community Council and be available on-line should there be any questions.

Yours truly,
HUNTER & Associates Ltd.

A handwritten signature in blue ink, appearing to read 'J. Craig Hunter', is written over the company name.

J. Craig Hunter, MCIP, RPP
President