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Attn: Ellen Devlin, City Clerk's Office
Toronto and East York Community Council
City Hall, 2nd Floor
100 Queen St W
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April 20, 2022

RE: Planned Development at 545 Lakeshore Boulevard

I have received a number of concerns about the planned development at 545 Lakeshore Boulevard that should be considered as the city moves forward with planning the site.

First and foremost, safety, particularly of the children in the two schools and the community centre across the street must be paramount. 545 Lakeshore is right in the midst of two of the busiest and most complex intersections in the city. Lakeshore and Bathurst is a 5-way intersection that also includes 2 different streetcar lines and busy pedestrian traffic. Queens Quay West includes the intersection of one of the city's busiest bicycle routes, the schools/community centre and is the entrance to Billy Bishop Airport which had 2.8 million visitors in 2017. The area is also part of Toronto's waterfront tourist destination that, in normal times, attracts millions of visitors every year. Adding more residents, vehicles and pedestrians to this mix must be done with great care. The city has promised a traffic study and one must be done with an eye to protecting the many pedestrians, cyclists and drivers in the neighbourhood.

Another important issue in the planned redevelopment is that there is, as far as I've been informed, no plans for affordable housing on the site. For the past few years, 545 Lakeshore has been used as a homeless shelter. There is a homelessness crisis in the city with approximately 8,000 people experiencing homelessness. Although the city's new inclusionary zoning policy does not apply to this site at 545 Lakeshore, an attempt should be made to build permanent affordable housing as part of the project.

The height of the proposed site is significantly over the 31 m allowed for in the official plan for the area and is out of step with the established neighbourhood. Although the city's new zoning requirement for 50% affordable housing does not come into effect in time for this development, the homelessness crisis is at the point where people are dying daily on our streets. Any development that does not include affordable housing is ignoring the second greatest crisis - second only to COVID19- faced by our society.

The final concern raised by residents is that the commercial space should have viable tenants that will not disturb the neighbourhood with noise.

The community is generally supportive of redevelopment of what is now a large parking lot, but safety, having a design that fits with the established community, affordable housing and providing commercial tenants that will serve the community are important considerations that need to be taken into account.

If you require more information, do not hesitate to contact my office at 416-603-9664 or email me at cglover-co@ndp.on.ca.

Sincerely,