



GOODERHAM & WORTS

NEIGHBOURHOOD ASSOCIATION

November 26, 2025

To The City Clerk

Toronto and East York Community Council

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

via email teycc@toronto.ca

Subject: Support for 2025.TE27.5 257-259 and 291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East (Quayside Blocks 1 and 2) - Zoning By-law Amendment Application - Decision Report – Approval

Dear Mr. Chair and Committee Members,

On behalf of members of the Gooderham & Worts Neighbourhood Association (GNWA), which represents residents of the Distillery District, I urge that you approve and forward to Council the recommendations in the staff report.

GNWA has been active in the planning process for Quayside, and East Bayfront, for many years and continues to participate actively in Waterfront Toronto's Stakeholder Advisory Committees. We live and work just up the block from the Quayside site by Parliament Street.

In a period of exceedingly challenging market conditions for development, Quayside's proponents are bringing forth revisions that deliver more genuinely affordable rental housing, while providing desirable community facilities and public space. Unlike many other planning applications we're seeing this year, we have high confidence that the Quayside team will actually deliver much needed new homes as part of a desirable community, and do so with urgency.

We greatly appreciate Council's major financial support, along with funding from other levels of government, that has been key to securing 553 affordable rental housing units in this first phase of Quayside, a commendable increase of 95 units over the plans approved last year. We applaud that these units will follow the City's OPA 558 definition of affordability linked to household income (rather than questionably "affordable" rates linked to average market rents) that will provide secure, appropriately sized homes for families over many decades ahead.

The attractive new Allies and Morrison designed Building 2 is a positive addition to the site. We see the shift of community facilities to this building on Small Street as improving access to them for the broader community. Waterfront Toronto and the development team are to be commended for delivering community facilities and affordable rental housing in the first phase of Quayside, rather than deferring to the end of the program as happened in East Bayfront.



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The wider opening in Block 1C allowing for more light and easier access from Queens Quay East to the inner POPS community forest is a good change. We are hopeful that the initial new design for the 1C midrise buildings will improve through refinement iterations to provide a more inviting face onto the street and inner courtyard.

Quayside's continuing commitment to sustainability objectives is commendable as the City's green standards sadly face repeated attacks by the provincial government.

While not part of this application, we strongly urge you to redouble efforts to secure funding to deliver the delayed Waterfront East LRT. The future residents of Quayside's 2,850 new residential units will need access to effective public transit. The plans have limited resident parking spaces and adding more private cars is not an option in this area of the city where traffic backups and congestion delays are already commonplace.

In supporting the proposed zoning by-law amendments for Quayside Blocks 1 and 2 you will be facilitating the creation of an attractive, inclusive and innovative new neighbourhood.

We look forward to welcoming Quayside residents as neighbours.

Thank you on behalf of GWNA members.

Neil Betteridge
President & Chair of Development Committee
Gooderham & Worts Neighbourhood Association
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cc:
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