

November 26, 2025

TO: Toronto East York Community Council

RE: 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 and Part Lot Control Exemption Application – Decision Report – Approval.

AGENDA ITEM: TE27.5

RECOMMENDATIONS: 1. through 11.; report from the Director, Community Planning, Toronto and East York District, dated November 10, 2025

Dear Members of Toronto East York Community Council,

The St. Lawrence Neighbourhood Association (SLNA) supports the recommendations in the November 10 report from the Director, Community Planning, Toronto and East York District relating to Blocks 1 and 2 of the Quayside re-development and the amendments proposed.

The Association, together with members of the community, has participated regularly and frequently with Waterfront Toronto for over twenty years on numerous projects, including Quayside, as a member of stakeholder advisory committees and through other consultative processes initiated by Waterfront Toronto. Since submitting its letter of support for the Quayside recommendations adopted under TE17.5 in 2024, SLNA has engaged in ongoing discussions with Waterfront Toronto, which have led to the specific additional changes proposed here.

The most significant achievement that these newest changes reflect is the nimbleness of everyone involved – Waterfront Toronto, the City and the developers, Dream and Great Gulf – finding a path forward that will permit the physical construction of new housing to commence in 2026. Housing that has shifted toward purpose built and affordable rental in response to market conditions, but which is nevertheless equally critical in addressing the City's housing shortage. Housing which continues to reflect Quayside's guiding principles of community, design excellence, sustainability, and affordability.

Complementing this worthy, overarching accomplishment, current plans for the project:

- deliver an increased number of purpose-built rental and affordable rental units, on an accelerated timetable, completing by 2030-31;
 - 553 affordable rental homes, an increase from 458 in the prior plan, including 56% as 2-, 3- and 4-bedroom units;
 - 1,229 purpose built rental units (out of a total of 2,297 rental units), offset by a corresponding reduction in market condominium units in phase 1;
- improve the configuration of the 12-storey affordable rental building on Queen's Quay to achieve a better fit with the operational preferences of non-profit housing partners;
- improve the project's flexibility, in a later phase, to provide market condominium units
 - two towers replacing one on Block 1A
- retain significant community benefits previously proposed:
 - the Community Forest (4,100 sq m), a significant car-free POPs space;
 - a Community Hub and childcare centre (3,060 sq m); and
 - a zero-fossil fuel, zero-carbon certified, and energy-efficient community.

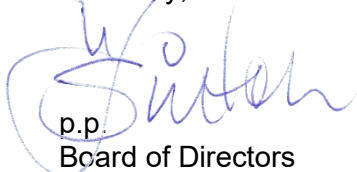
Breaking ground in Quayside in 2026 is a major benefit of this revised proposal. By way of comparison, in the St. Lawrence neighbourhood, which abuts Quayside on the north side of the railway corridor, there are almost forty active development application files currently open, at various stages of progress. Six of them have been under construction for several years and all six of these will complete in 2026. Of the 32 that have not yet begun excavation, not a single project started in 2025 and there is no indication at this point that any of them will break ground in 2026.

Private developers are waiting out unfavourable market conditions, even those that had originally planned, or have shifted to rental accommodation. The leadership from Waterfront Toronto, identifying a way to overcome this hesitancy for Blocks 1 and 2, has been a key factor in garnering SLNA's support.

The St. Lawrence Neighbourhood Association (SLNA), incorporated in 1983, represents over 35,000 residents living in the St. Lawrence Neighbourhood of Toronto. The neighbourhood – bounded by Yonge St., Queen St. E., Parliament St. and the rail corridor to the south – is a mixed-income, ethnically diverse residential and commercial community adjoining the Central Business District. It contains the oldest neighbourhood in the (now) City of Toronto, the *original ten blocks* of the Town of York (dating from 1793).

The St. Lawrence Neighbourhood Association supports this staff report and recommendations and encourages TEYCC approval. SLNA looks forward to next steps as the physical development of Quayside Blocks 1 and 2 commences in 2026, and as the overall project continues to evolve.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Sider", is written over the printed name.

p.p.
Board of Directors
St. Lawrence Neighbourhood Association

cc: Mayor Olivia Chow

Members of Toronto East York Community Council:

Councillor Brad Bradford
Councillor Paul Fletcher
Councillor Josh Matlow
Councillor Gord Perks

Councillor Alejandra Bravo
Councillor Ausma Malik (Vice Chair)
Councillor Chris Moise (Chair)
Councillor Dianne Saxe

Councillor's Staff:

Tom Davidson
Edward LaRusic

Jenna Scheske
Macy Parakh

SLNA Board of Directors:

Ms. L. Allen
Mr. K. Jackson
Mr. J. Cadeau
Mr. S. Linton

Ms. K. Froh
Ms. S. McMillan
Ms. N. Fung
MS. S. Rossovskaiia

Waterfront Toronto:

Mr. J. Cressy
Mr. J. Kilbourn
Ms. C. Web
Mr. G. Zegararak