

Wednesday, 26 November 2025

Toronto and East York Community Council

c/o City Clerk's Office
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

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

Dear Chair and Members of Toronto and East York Community Council,

I am writing on behalf of the East Waterfront Community Association (EWCA) to express our strong and enthusiastic support for the recommended approvals for Quayside Blocks 1 and 2. EWCA represents residents from Yonge Street to Cherry Street and from Lake Shore Boulevard East to the Toronto Harbour. Just over 5 years ago, as a new community association, we wrote our first letter of support for the Quayside development. This current proposal continues to align with EWCA's five priorities of Family Friendly Infrastructure, Public Transit, Traffic, Safety & Security, and Peaceful Enjoyment of the Lakefront. We urge the Toronto-East York Community Council and City Council to adopt the staff recommendations.

Family Friendly Infrastructure – Affordable Housing, Open Space and Community Hub

The proposed amendments advance EWCA's priority for a family-friendly waterfront. The revised zoning will permit approximately 2,850 residential units on Blocks 1 and 2, including 553 affordable rental homes, of which a majority are two- or more bedroom units. The shift to a rental-first, affordable-forward phase responds directly to the city's housing and affordability crisis while delivering larger homes for families who wish to live in East Waterfront. The design elements provide the parks, play areas, informal gathering spaces, and social infrastructure that EWCA members have consistently requested at public meetings and consultations, complementing future school, playground, and trail upgrades in the broader East Bayfront.

Public Transit – Enabling WE LRT and Transit Readiness

Quayside Blocks 1 and 2 are directly tied to the broader Waterfront East LRT transit vision through the TTC Substation infrastructure. EWCA supports the staff recommendation and encourages Council to view the adoption of this item as part of a broader commitment to securing full funding and delivering the Waterfront East LRT that will serve Quayside, Bayside, and the wider East Waterfront.

Traffic – Designing for All Users

EWCA strongly supports the integrated approach to local traffic circulation on Lake Shore Boulevard East, Queens Quay East, Bonnycastle Street and Small Street. Separating pedestrian and cycling activity from vehicle and truck traffic accessing the site is consistent with EWCA's focus on safe, complete streets. EWCA also appreciates the anticipated signalized intersections and turning-movement controls to manage growing traffic volumes in the East Bayfront.

Safety & Security – Managed Public Spaces and Seasonal Pressures

EWCA's members experience first-hand the pressures of high visitor volumes, seasonal events, and late-night activity along the waterfront. The Quayside plan addresses these concerns through generous lighting, clear sightlines, and multiple access points, making the space inviting for families and visitors throughout the day and evening. EWCA supports the continued use of design review, site plan conditions, and Section 37/37.1 agreements to secure detailed management plans for the community hub, POPS programming, and building operations to maintain safety and cleanliness as the area matures.

Peaceful Enjoyment of the Lakefront – Balancing Activation and Quiet

EWCA is committed to ensuring that the lakefront remains a place of peaceful enjoyment, even as it becomes a more active, mixed-use district. The Quayside amendments support this by concentrating height and density closer to Lake Shore and Gardiner. The Community Forest will provide a green, sheltered interior landscape that diffuses noise, offers quieter areas for sitting and play, and buffers residents from traffic activity on Lake Shore. EWCA encourages Council and staff to use zoning, site plan approvals, and ongoing monitoring to ensure that noise by-laws, boating regulations, and park operations support a balanced waterfront experience in the evening and late night.

Conclusion and Request

In summary, EWCA believes that the proposed Zoning By-law Amendment and Part Lot Control Exemption for Quayside Blocks 1 and 2 are well aligned with our five priorities and will substantially improve the quality of life, safety, and enjoyment for current and future residents in our neighbourhood. The project advances a walkable, transit-ready, family-oriented, and environmentally responsible waterfront community while delivering urgently needed affordable and rental housing.

EWCA respectfully urges Toronto and East York Community Council to:

- Adopt the staff recommendations for Item 2025.TE27.5;
- Continue to coordinate Quayside implementation with the Waterfront East LRT, Queens Quay East extension, and related traffic and congestion management initiatives; and
- Secure, through conditions and agreements, the detailed design and operation measures needed to realize the full potential of the Community Forest, community hub, and surrounding public realm.

Thank you for your consideration and for your ongoing leadership in the revitalization of Toronto's East Waterfront. EWCA looks forward to continued collaboration with our Councillor DM Ausma Malik, City staff, Waterfront Toronto, and Quayside Impact Limited Partnership as this vital project moves into the subsequent phases of approvals and construction.

Respectfully submitted,



Michael Bethke
President, East Waterfront Community Association (EWCA)

cc.

- Mayor Olivia Chow

Members of Toronto East York Community Council:

- Councillor Brad Bradford Councillor Alejandra Bravo
- Councillor Paul Fletcher Councillor Ausma Malik (Vice Chair)
- Councillor Josh Matlow Councillor Chris Moise (Chair)
- Councillor Gord Perks Councillor Dianne Saxe

Councillor's Staff:

- Tom Davidson

Waterfront Toronto:

- Mr. J. Kilbourn Ms. C. Web Mr. G Zegarac

Urban Strategies

- Benjamin Hoff

