



THE BOULEVARD CLUB

— EST. 1905 —

March 6, 2026

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

Dear Chair Ainslie and Members of the General Government Committee,

I am writing on behalf of The Boulevard Club (“the Boulevard Club”) regarding agenda item *GG27.14 - Renewal of Various Boat Club Leases*.

Located at 1491 Lakeshore Boulevard West, the Boulevard Club has been a steward of Toronto’s western waterfront and a proud member of the Parkdale community for over 120 years. The Boulevard Club is special in that it is Toronto’s only waterfront private sports, recreation and family club providing sailing, rowing, swimming, racquet sports, and year-round family recreation, social and fitness activities for 2763 adult members and their children. The Boulevard Club is community based with 70% of its members living within 10 kilometers the Club.

With the Boulevard Club’s long history and community membership, its members and the Club understand and appreciate its unique place in Toronto’s waterfront and the opportunities this presents to continue working with the City of Toronto to complement the beautiful waterfront and the City’s values of encouraging and facilitating waterfront activities and sports.

We note and understand that the Boulevard Club is not one of the 24 individual boat clubs listed in Appendix B to the Renewal of Various Boat Club Leases staff report dated February 23, 2026 (the “Staff Report”). As noted in the Staff Report, the Boulevard Club has a lease that has not already expired. Further, as we briefly set out below, the Boulevard Club is a boat club with a significantly different scale and scope of infrastructure and community impact than the bulk of the individual boat clubs that are the subject of the Staff Report and the recommendation to extend leases. In any event, in reviewing the Staff Report and the summary of Major Terms and Conditions of the Lease Renewal Agreement summarized in Appendix A of the Staff Report (the “Major Terms”), we have determined that it would be prudent to share some comments and concerns regarding the Major Terms if they were to be imposed on the Boulevard Club in a future negotiation and renewal of lease for the Boulevard Club.

Firstly, the Boulevard Club recognizes and supports the City’s objectives to enhance public access, safety, and connectivity along the waterfront. With respect to



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implementation and operationalization of these plans, particularly as it relates to the Boulevard Club, we suggest that it is critical and necessary to respect existing long-term tenancies, operational realities, and public safety considerations. With that in mind, we would be very concerned if the Major Terms were strictly imposed on the Boulevard Club. In particular, we are concerned with the following language included in the Major Terms: “the Lease may be subject to and may be required to accommodate impacts arising from... Active Planning Projects,” including the Western Beaches Public Realm Plan (WBPRP). While we do not know the City’s exact plans at this time, we are concerned about how they will impact the Boulevard Club’s operations and its own master plan for continued maintenance, renewal and enhancement of the existing facilities which are essential to maintaining the ongoing viability of the Club and its broad positive impact on the local community and the waterfront.

As outlined in our January 23, 2026 letter to the project team and our local Councillor, we have significant concerns with the current WBPRP concept, particularly the proposal to extend the waterfront boardwalk directly through the property occupied by the Boulevard Club. In its present form, this proposal would materially impair our ability to operate and creates serious public safety and liability risks.

The proposed alignment of a continuous water’s-edge boardwalk appears to require lands currently under long-term lease to the Boulevard Club. A boardwalk would cause a separation of critical facilities such as boat storage and launch facilities and puts at risk the ability of the Boulevard Club functioning as a boating (sail, power) and rowing facility, something the Boulevard Club has been doing since its inception in 1905.

We are very concerned that the continuous Boardwalk aspect of the City’s plans jeopardizes the long-term viability of the Boulevard Club.

We are also concerned about the public safety and liability implications of routing a pedestrian boardwalk through active boating, service, and launch areas, where there are regular equipment movement and water access operations. Introducing public pedestrian traffic in these locations could create serious safety risks for members of the public and an unmanageable liability exposure for the Club.

We understand that waterfront planning frameworks are often described as “conceptual.” However, continuing to depict features that would materially affect the Boulevard Club without clearly stating that any implementation affecting leased lands is subject to consultation and negotiation creates unnecessary uncertainty for a long-standing tenant and stakeholder.



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Taken together, the potential impacts of the current proposal raise serious concerns about the Club's ability to function safely and effectively. For these reasons, we strongly object to any plan to implement a public boardwalk through the property currently occupied by the Boulevard Club. This issue was previously acknowledged by the City in the August 2003 recommendation from the Commissioner of Economic Development and Tourism in regarding Leases for Boat Clubs, and adopted by City Council in Sept 2003 which states:

“ there are a number of significant issues with respect to unimpeded access to these properties, which must be seriously considered. These include the security issue in terms of the asset base of the clubs and their members; the waterfront locations which require adequate safety supervision and mitigation of the dangers associated with accidental immersion in the water by non-members and visitors; the risk management issues associated with the fact that the City requires these clubs to post adequate insurance which requires control of the access; and the property valuations which, if converted to uniformly publicly accessible areas, would significantly erode the property assessment and adversely affect tax revenues ”

The Boulevard Club has long valued its positive relationship with the City as our landlord, and we are proud members of the Parkdale community. Like the City, we share a deep appreciation for Toronto's waterfront and the importance of protecting shoreline and natural infrastructure. However, this work must be done in a manner that respects existing stakeholders and operational requirements, maintains public safety, and provides the certainty required for long-term planning and investment.

The Boulevard Club looks forward to continuing to work with the City of Toronto in order to determine how the City's plans can be implemented in a mutually satisfactory manner in recognition of the importance of the Plan to all members of the Toronto's western waterfront community.

Thank you for your consideration. Please feel welcome to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

Paul Morrell, CCM, CCE

Chief Operating Officer / General Manager