

GM17.5.15



October 26, 2012

City of Toronto
All City Councillors
100 Queen Street West
Toronto ON
M5H 2N2

Re: GM 17.5 -- Acquisition of 11 Wellesley Street West from Infrastructure Ontario for Park Purposes (Ward 27)

Dear City Councillors—All:

The Community is very grateful to the Government Management Committee for the recommendations before you today.

- We ask that you support their motion that gives powers to negotiate and arrange that part or all of this land become a downtown public park.
- We ask that you read through the attachment showing the pressing need for parkland.

As a consequence of the government's intention to sell 11 Wellesley, a community committee with the support of four downtown residents' associations (Bay Cloverhill, Church Wellesley, Bloor East and Greater Yorkville) was organized to make known the wishes and needs of the downtown communities for parkland and green space. Our committee has been meeting every week since June 29 to bring the problem of the lack of parks and green space in downtown Toronto to the attention of both municipal and provincial governments in as many ways as possible, such as facebook page, public announcements and events, media contacts, hundreds of letters and a petition *asking for 11 Wellesley Street West to be procured for a public park that has 2,834 names, to date, and support continues to grow.*

Both the City of Toronto and the province have obligations to procure parkland for *all* communities and especially the fast-growing downtown communities where there will soon be NO MORE LAND AVAILABLE. Both levels of government have neglected this responsibility of providing green space for their citizens.

11 Wellesley Street West will be used by the thousands of residents, used by the thousands of workers that come into our community every day of the week, and by thousands of tourists. It has the potential to become the most used park in the City of Toronto.

Please support the acquisition and development of this park.

Respectfully,
Community Committee for 11 Wellesley Street West Park (11wellesleywest@gmail.com)

Kathryn A. Holden
Bay Cloverhill Community Association

Paul Farrelly
Church Wellesley Neighbourhood Association

/attachment 8 pages



Community Committee

Wellesley Park

Background Material in support of **GMC 17.5 Acquisition of 11 Wellesley Street West from Infrastructure Ontario for Park Purposes (Ward 27)**

- MPP Glen Murray, Councillors Wong-Tam and McConnell have undertaken extensive consultation with constituents as part of the Toronto Centre Community Action Plan. See torontocentreplan.org
- Downtown Toronto has a severe lack of parks and outdoor recreational sites.
- With increased development, property values have increased to the point that the City of Toronto cannot adequately provide these amenities alone with existing tools (Planning Act, Section 37, 42, 51.1.).
- Infrastructure Ontario holds title to a 2.1 acre parcel of land known as the “East of Bay Lands” at 11 Wellesley Street West in Toronto, one of the only undeveloped pieced of land in downtown Toronto that is sufficiently large for a park.
- This site represents the only opportunity to provide the densest urban center in Canada with a functional community park.
- There is broad based community support for the effort to procure 11 Wellesley West for a park.



Neighbourhood grew 24% 2007-2012

- The area bounded by Davenport-Church-Queen-University has experienced unprecedented growth over the past 5 years.
- This area grew from 32,075 (2007) to 39,827 (2012) for a change of 24.17%
- Conservative estimates predict 19% growth by 2022.
- Little to no outdoor recreational or green space space has been added to match growth, with greenfield development reducing green space.
- There are currently 39,827 people living on 228.9ha of land
- There were 25,331 dwellings in 2011, with approximately 9,000 more being added and counting. Most of these dwellings have no backyards or balconies.
- The City of Toronto has the lowest allocation of park space per person in Canada.
- In this area there is an average of 0.1 hectares of park space/1000 people (total 4.29 hectares).
- Each person is serviced by 0.09sq. meters of park space in this area.
- This number will only decrease as additional residential units are constructed.
- The East of Bay Lands are the last remaining open space in the downtown core with no current use on it.

Development Exceeds Places to Grow Targets 20 years early

Area Development Context Summary Table

Recently Constructed						
Reference Number	Address	Approval Date	Height (storeys)	Density	Units	
1	770 Bay St.	2006	32	12.0	335	
2	825-863 Bay St.	2009	37, 45 (two towers)	15.4	731	
3	21 Carlton St.	2004	33, 43 (two towers)	11.8	751	
4	33-Charltes St. E	2004	43	8.6	477	
5	38 Charltes St. E	2008	32	UP/TOWN	349	
6	13 Balmuto St.	2006	34	14.1	146	
7	35 Balmuto St.	2004	48	15.3	284	
Under Construction						
Reference Number	Address	Approval Date	Height (storeys)	Density	Units	
8	832 Bay St.	2011	50	14.9	496	
9	50 St. Joseph St.	2008	45, 55 (two towers)	7.9	847	
10	15 St. Mary's 65-67 St. Nicholas	2008	29	10.3	244	
11	444 Yonge St.	2008	75	16.5	917	
12	606-618 Yonge 5-9 St. Joseph	2009	45	14.4	412	
13	1 Bloor St. E	2011	78	17.3	unknown	
Recently Approved Applications						
Reference Number	Address	Approval Date	Height (storeys)	Density	Units	
14	880 Bay St.	2010	45 (office)	9.6	n/a	
15	2 Bloor St. W.	2011	30, 40 (two towers)	17.4	550	
16	9-21 Grenville	2012	50	24.0	495	
17	56 Isabella	2012	Add 23 besides existing 26	9.0	211	
Submitted Applications						
Reference Number	Address	Application Date	Height (storeys)	Density	Units	
18	984 and 1000 Bay St.	Nov 2011	32	11.6	478	
19	42 Charltes St. E	Dec 2011	57	14.5	570	
20	45 Charltes St. E	July 2011	47	16.4	511	
21	2-8 Gloucester St.	June 2011	29	14.0	277	
22	454-464 Yonge St.	Oct 2011	60	25.0	599	
23	501-521 Yonge St.	May 2011	58 (two towers)	20.5	960	
24	70 St. Marys	Feb 2010	19	6.5	90	
25	40 Wellesley St. E	March 2008	29	12.4	163	
26	50 Bloor St. W.	March 2012	83	15.3	600	

Table 3. Recently constructed, approved or submitted development applications

Places to Grow, 2006 (2.2.4)

5. Urban growth centres will be planned to achieve, by 2031 or earlier, a minimum gross density target of:

a. 400 residents and jobs combined per hectare for each of the urban growth centres in the City of Toronto

Current Conditions

- Current density is **708 residents and jobs per hectare (source: City of Toronto)**
- Expected to increase to approximately **775 residents and jobs per hectare by 2022.**
- There is currently **twice the prescribed density, 20 years early.**

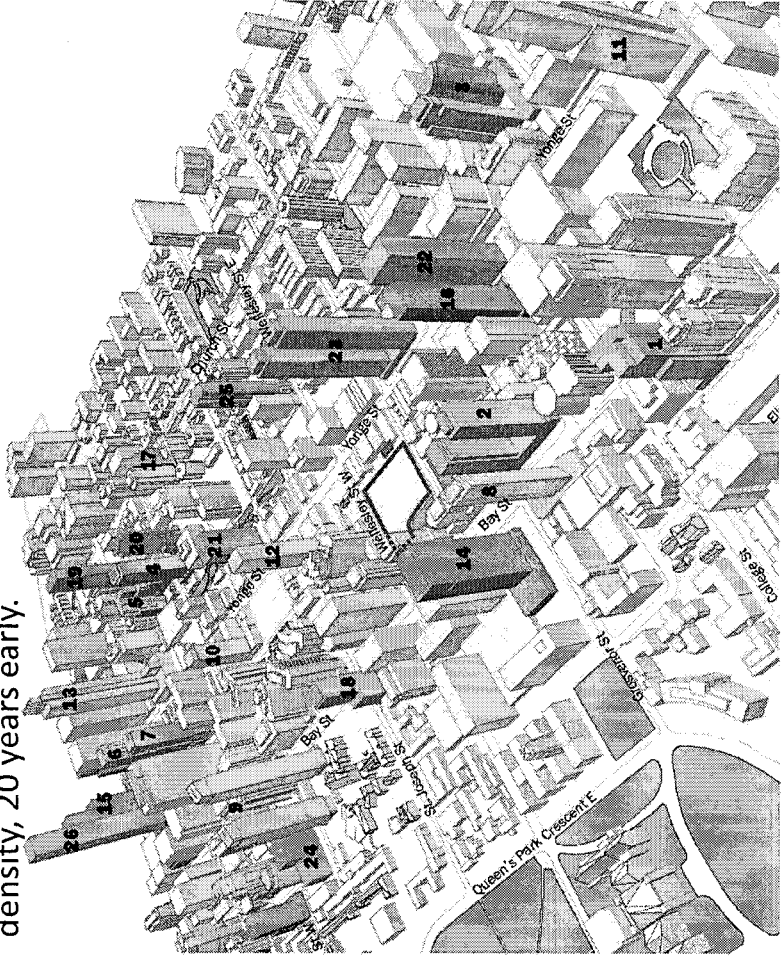
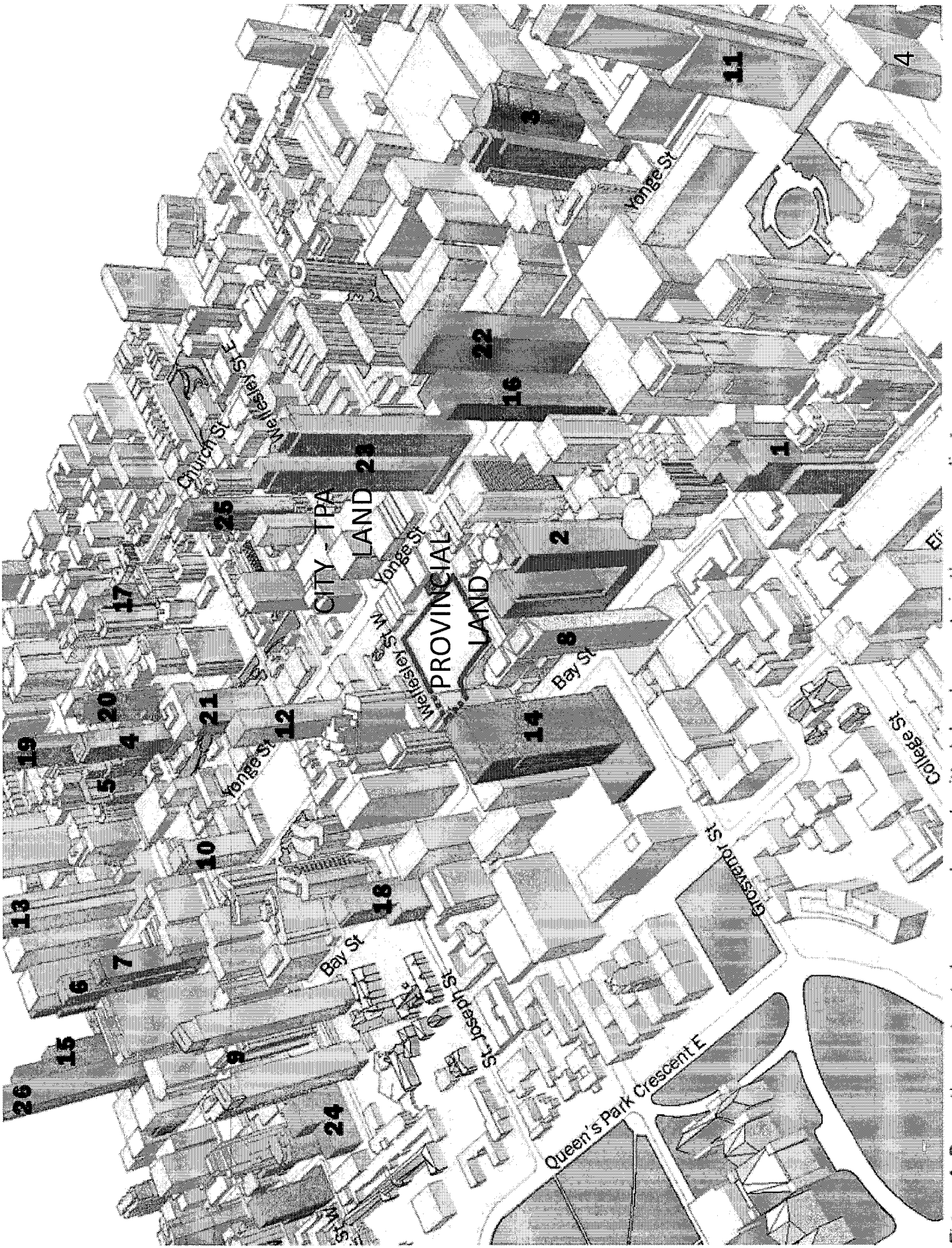


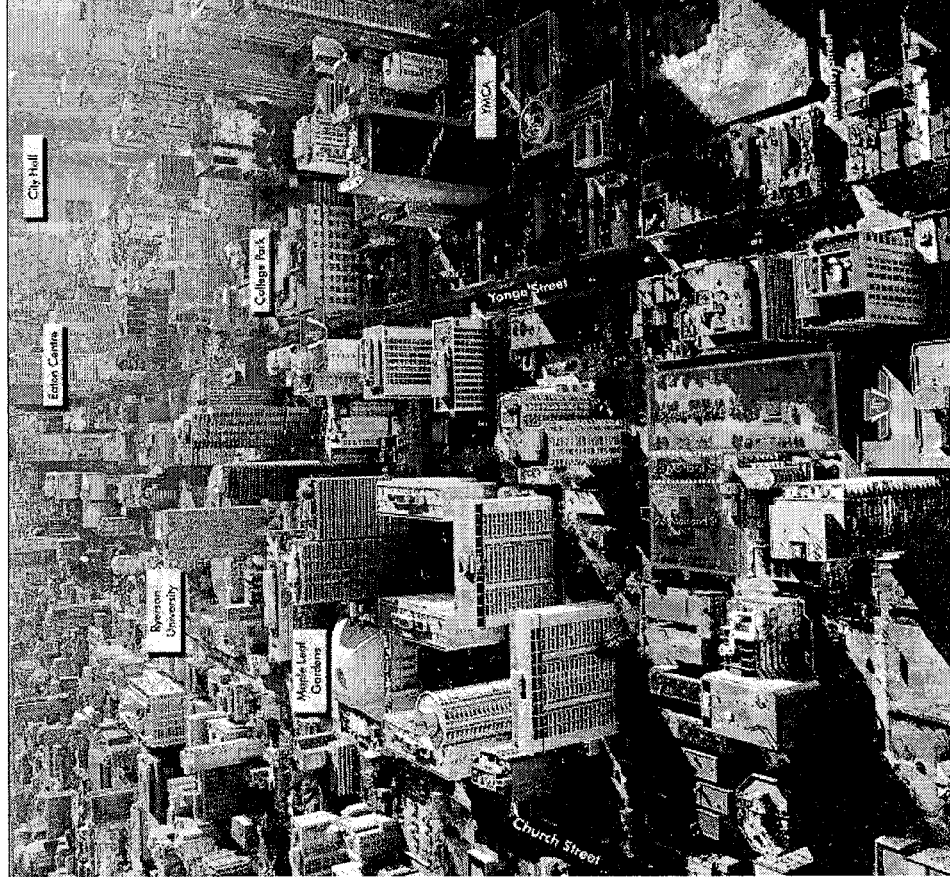
Figure 4. Recently constructed, approved or submitted developments in the surrounding area

Note: Developments noted here may have received approval for additional height and density from the Committee of Adjustment.

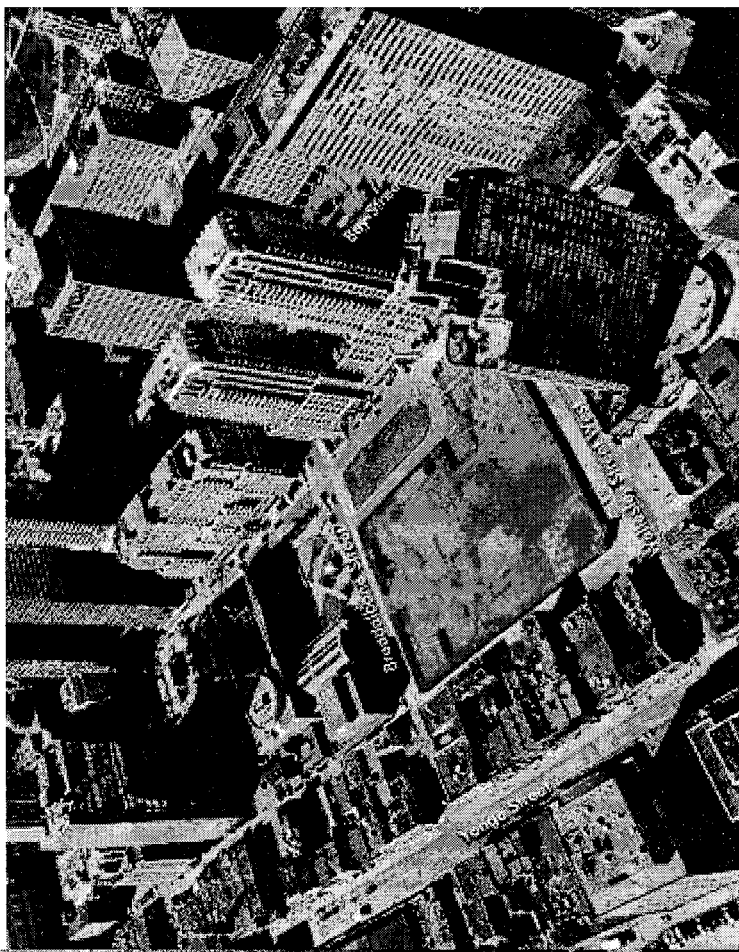


Yonge Wellesley Public Land for Sale

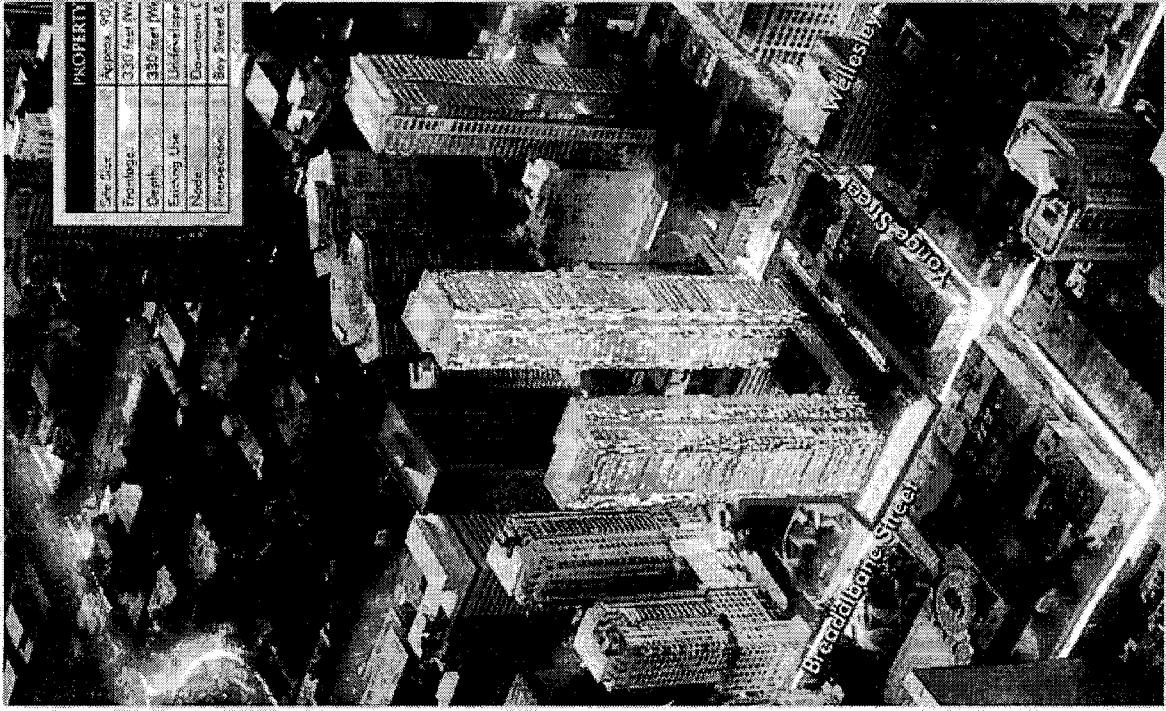
Toronto Parking Authority /RC Children's Aid
Wellesley East



Infrastructure Ontario
Wellesley West



Real Estate Brochures paint unrealistic picture of what is possible under Downtown Tall Buildings Guidelines passed in July 2012

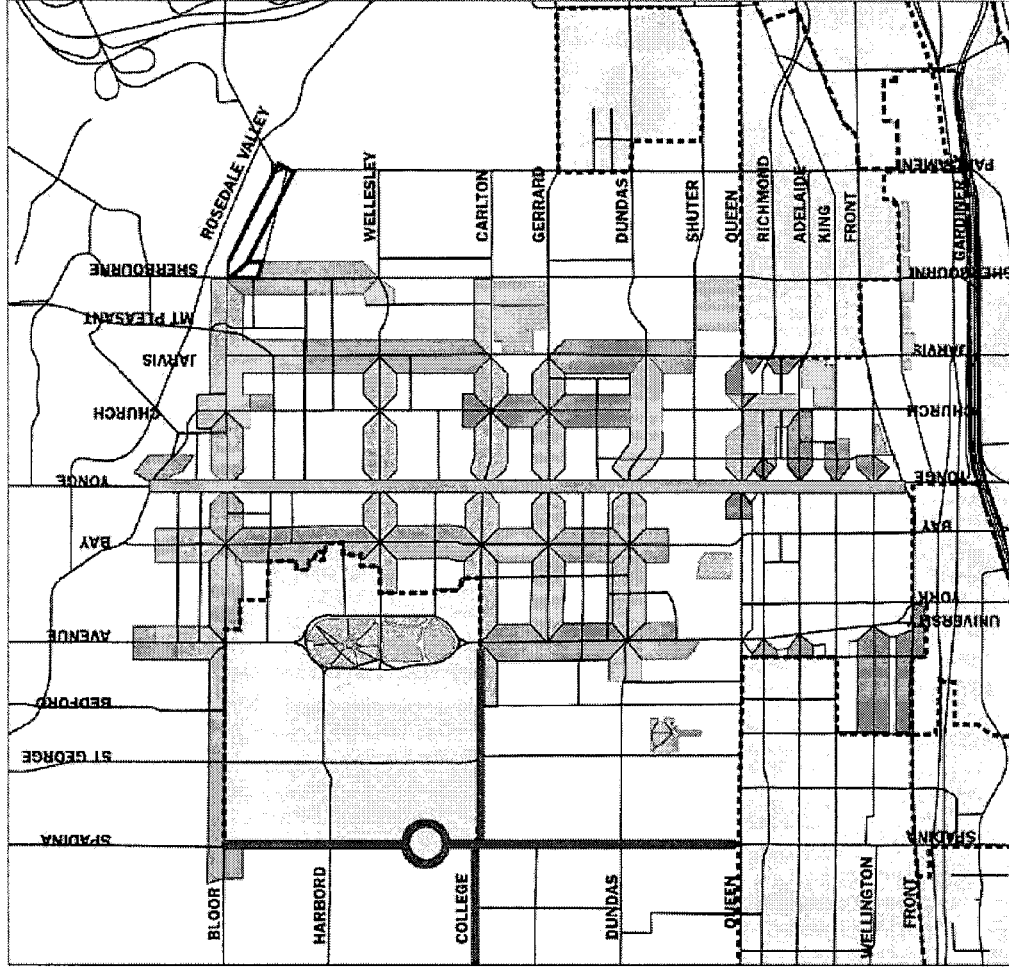


Infrastructure Ontario
Wellesley West



Toronto Parking Authority /RC Children's Aid
Wellesley East

Map 2 - Downtown Vision Height Map



Toronto City Planning

Downtown Vision Height Map

137m to 182m to Unbridged	107m to 182m (55 st to 60 st)	90m to 152m (30 st to 50 st)	77m to 137m (25 st to 45 st)	62m to 107m (20 st to 35 st)	47m to 77m (15 st to 25 st)
Secondary Plan Areas	Signature Parks	Yonge Street Special Character Street	Special Study Streets	Special Character Street	Heights applying to Yonge Street Special Character Street

Height permission to be determined by Site Specific Application No. 10 247053 STE 28 02
 Please note: This map should be viewed and interpreted in conjunction with Performance Standards 1 to 23
 Additional notes: Special Study Streets - Will be subject to further study. Outcomes of these studies relevant to these Guidelines will be introduced as revisions to the Guidelines at that time.

North Arrow

Downtown Tall Buildings Guidelines July 2012

Wellesley Street
 62m – 102m
 20st – 35st



Why Queen's Park is not suitable for our park needs?

- Queen's Park is first and foremost a ceremonial park and a heritage park. It contains a War Memorial and commemorative statues. Some of the oldest indigenous trees in the city are to be found in Queen's Park North (dozens of oak trees more than 100 years old). When it is not in use for ceremonial events or events with permits, the park is excellent for residents and others to enjoy some park activities
- Queen's Park has become more and more Heavily used as an event park in the spring/summer/fall months. In 2010 and 2011, an event permit was granted for the use of Queen's Park North almost every weekend from May to October for a variety of large and small events.
- Sadly, there has been extensive damage to the heritage trees with branches being broken off by trucks delivering equipment for events. The ground has become so compacted that rain water will not drain away but sits on top of the hardened soil/grass until it evaporates.