



Bay Cloverhill Community Association

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Executive Committee – City of Toronto
City Hall, 100 Queen St. W., 10th floor, West Tower
Toronto, ON M5H 2N2

RE: Parkland Acquisition of 11 Wellesley Street West to be purchased by the City of Toronto for Public Parkland

Dear Members of the Executive Committee – City of Toronto,

The Bay Cloverhill Community Association (BCCA) strongly recommends and wishes to support the establishment of a city owned park at 11 Wellesley St. West. In view of our position, we request that you recommend to the entire City Council that they authorize that Parks, Forestry and Recreation's 2014 – 2023 Capital Budget and Plan be amended to add a new capital project for the acquisition of parkland at 5 to 25 Wellesley Street West and 14 to 26 Breadalbane Street, with a 2015 cash flow to be fully funded from Parkland Acquisition South District (Local land) reserve account XR2208.

We feel that the following factors emphasize a compelling position to move forward and support our request:

Development and Density

- The neighbourhood is growing. In 2006 there were 10,158 residents in our Bay Cloverhill Community. In 2011 there were 11,422 residents, representing a 12.2% increase in population in the past 5 years
- There are currently 7 condominium projects currently under construction, namely, 832 Bay St., 75 St. Nicholas St., the U Condominiums on Bay St., 5 St. Joseph St., 9-21 Grenville St., 1000 Bay St. and 955 Bay St. There are 2 other potential development applications, namely 454-464 and 510 Yonge St.. When completed, these 9 condominium projects will add an additional 4200 units to our community with a projected increase in population of 8400 residents. There would be 19,842 residents in our neighbourhood in 2016. That would represent **a whopping 57.2% increase in population** in our fast-growing Bay Cloverhill Neighbourhood, all competing for parks and other amenities.

Park Deficiencies

- Our community is park deficient -- one of those in Toronto lacking in green space (under the City of Toronto Guidelines).
- There is no public area devoted to children and play facilities, so a large part of this park,

particularly the southern end away from automobile traffic, could be devoted to this purpose. We have many families in our area which desperately need this. It would also encourage families who are thinking of moving into the neighbourhood which would be a boon to the development industry, the retail environment, and the real estate industry. This area would also provide easy access to the rear entrance to the YMCA on Breadalbane Street.

- We have a need for more green spaces, which could be a major aspect of this park.

Mature Trees Lost in the BCCA Community 2008 to 2010

We've lost at least 27 mature trees in the neighbourhood during the last 2 years. Here is the list:

1. 4 street trees at Kenson Apartments at 51 Grosvenor Street
2. 6 street trees at Burano at 832 Bay Street (replacement trees have been secured but will not be planted for 2 years)
3. 1 huge private front yard tree at 45 St. Nicholas Street at Cottage Lane
4. 2 street trees at Sobey's at 530 Yonge Street frontage on Breadalbane Street
5. 1 front yard tree at 6 Irwin Street
6. 1 street tree at 23 Charles Street West abutting the gated garden on St. Nicholas Street
7. 1 street tree at 1132 Bay Street on Charles Street West frontage (the condo corporation cut down the street tree, bricked over the street tree pit and widened the driveway curb cut)
8. 1 street tree at 593 Yonge Street (Volo) frontage on Dundonald Street
9. 3 street trees at 60 Grenville Street (Women's College Hospital)
10. 4 trees at 90 College Street/93 Surrey Place when the parking lot on the west side of 88 College Street was repaved.
11. behind Kelly Library 2 mature oak trees diameter of more than 24 inches
12. Former Regis College (15 St Mary Street) one mature street tree removed by city (St. Nicholas frontage) with water main problems cited as cause.

We also have lost six huge 200 year old trees in Queen's Park North due to damage, disease and old age.

The Bay Corridor Neighbourhood has only a 7.3% tree canopy. We have a long way to go to meet the City's target which is about 30% tree canopy coverage.

Restoring Land to Its Previous Use

- Community Carnival: Prior to 1997, there was an annual carnival set up on the site for a short annual visit.
- Skateboarding: The site served as a skate board park as well

Moving Forward – Community Benefits

A park at 11 Wellesley would embrace the following plans:

- a central location to hold seasonal city wide events, farmer's market etc.
- a place for our children to play
- green space within walking distance for both residents and area businesses
- eyes on the street to ensure safety
- ecological benefits such as filtering storm water before it becomes a runoff
- rebalance of green space amidst the ever growing development

Residents of the Bay Cloverhill Community(BCCA) are excited at prospects of a much-needed park, nestled in the geographic heart of our neighbourhood at 11 Wellesley Street West.

We look forward to your leadership and support in championing this significant matter, on behalf of residents, visitors, businesses as well as the local patrons and people who work in the Bay Cloverhill area.

Sincerely,

Rick Whitten-Stovall
President- BCCA