



Bay Cloverhill Community Association

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EX27.15.3

Monday, September 25, 2017

To: Members of the Executive Committee:

Re: Action item EX 27.15 Creating Affordable Rental Homes at 27 Grosvenor/26 Grenville Sites

The Bay Cloverhill Community Association (BCCA) applauds the efforts of the City of Toronto to create new housing units for individuals who need help with housing.

We wish to draw your attention to two (2) points of concern to us regarding this particular site. The BCCA and the Church Wellesley Neighbourhood Association (CWNA) partnered on both of these neighbourhood initiatives.

Point 1: Protection of Sunlight on a new park directly north of the Grenville/Grosvenor Site:

In 2015 and 2016, the BCCA/CWNA engaged in a lengthy and costly OMB hearing to do with OPA 183 which ended in a mediated settlement in December of 2016. In that ruling, it was established that there will be no new net shadow on a new park currently being built at 25 Wellesley Street West. The park is being built in conjunction with a mixed use residential condominium building at 11 Wellesley Street West.

We wish to make you aware of the limitations that this ruling will put on the lots at 26 Grenville and 27 Grosvenor Streets, the lot you are currently discussing.

Point 2: Pre-arranged Use of a Portion of this site for Green space/Parkland:

In the Proposed Downtown Plan released on August 18, 2017, there are numerous maps at the end of this TOcore Secondary Plan document. We wish to draw your attention to Page 63 where Map 6, entitled Park Districts (attached) identifies the Bay Cloverhill Loop. This Loop was approved by TEYCC in November of 2016 and then by City Council. The Pedestrian Green Loop has land claim implications for The 26Grenville/27Grosvenor site.

During the TOcore consultations, the BCCA proposed this loop which was examined and walked by committee members and city representatives. A 10 metre wide strip along the west boundary of this site at 26 Grenville/27 Grosvenor is intended to be part of a green pedestrian loop in the downtown. The green loop land was to be procured by the City of Toronto when the site was declared surplus and made available by the Government of Ontario.

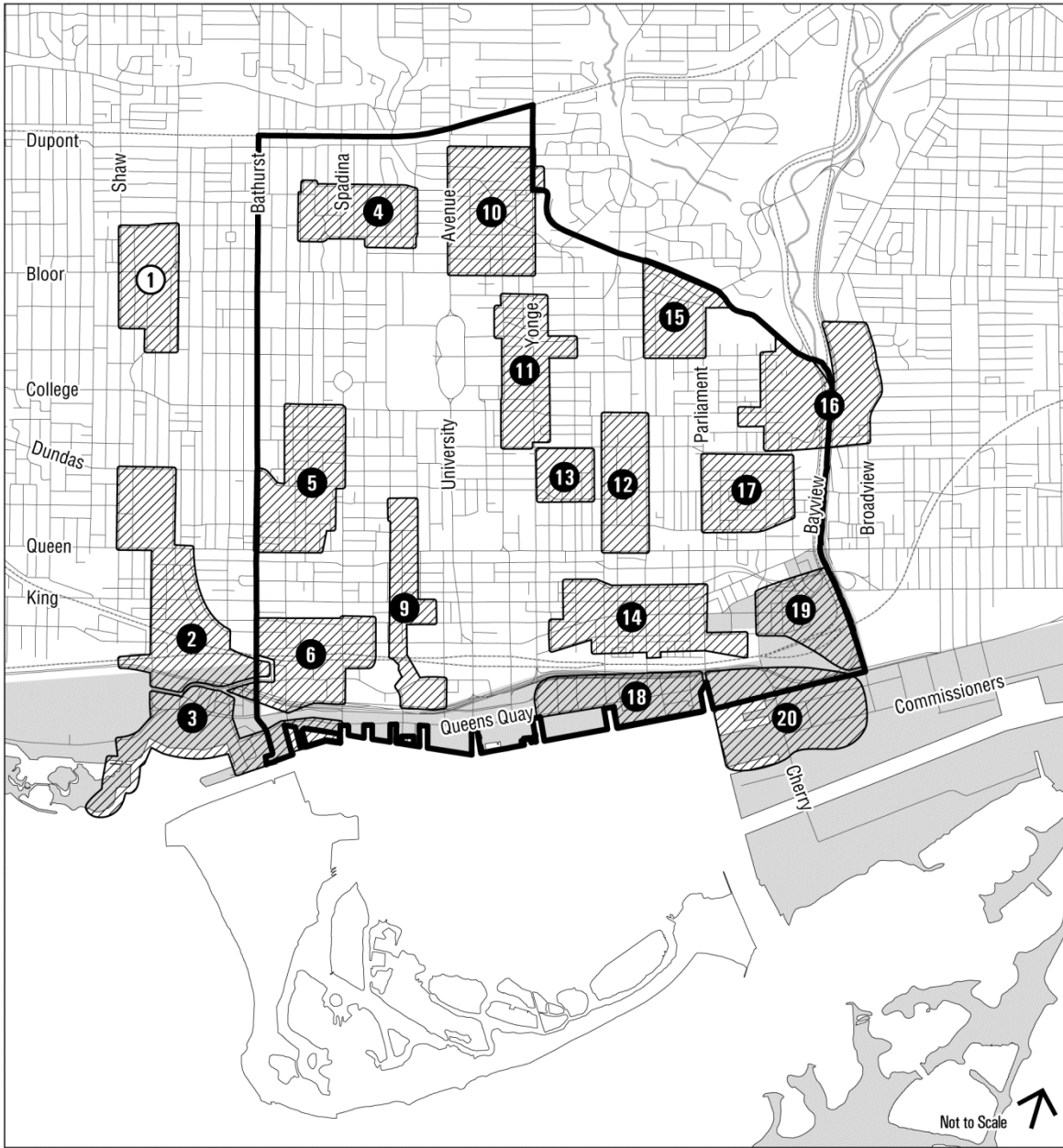
You will be aware that the downtown is extremely park deficient. Every bit of green space that can be procured must be given the most grave efforts for procurement.

We ask you to include both of these binding neighbourhood commitments in any decisions made for the site at 26 Grenville and 27 Grosvenor Streets. Additionally, such limitations need to be part of any site application agreement with the development company which plans and builds this site.

Respectfully,

Marilyn Tait-McClellan, BCCA President

Cc: Councillor Wong-Tam, Ward 27
Rob Gibson, Manager, Special Projects and Parks
Andrew Horbery, CWNA President



Proposed Downtown Plan

MAP 6 Park Districts

- | | | | |
|--|---|--|---------------------------------------|
| Park Districts | 4 The Annex | 11 Bay Cloverhill Loop | 16 Cabbagetown - Riverdale |
| Central Waterfront Secondary Plan | 5 Kensington Market - Alexandra Park | 12 The Garden District | 17 Regent Park |
| 1 Christie-Bickford | 6 West Rail District | 13 Ryerson University | 18 Lower Yonge - East Bayfront |
| 2 The Garrison Parks - Fort York | 9 John Street Cultural Corridor | 14 Old Town - St. Lawrence - Distillery | 19 West Don Lands |
| 3 Bathurst Quay - Coronation Park - Ontario Place | 10 Ramsden Park - Yorkville | 15 St. James Town | 20 Lower Don Lands |

August 2017