



July 6, 2026

teycc@toronto.ca

Ms. Cathrine Regan
Toronto East York Community Council
City of Toronto, Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Members of the Toronto and East York Community Council:

Re: Agenda item 2026.TE34.32, 1075 Bay Street – Official Plan and Zoning By-law Amendment Application – Decision Report - Approval

In the Report for Action dated June 29, 2026 from the Acting Director, Community Planning regarding Planning Application Number: 25 213516 STE 13 OZ, the recommendation for parkland dedication requirement is through cash-in lieu. The Bay Cloverhill Community Association is not in support of this recommendation, as we see this small parcel of land as the foothold to a much larger green space within this entire block. The block is Inkerman Street on the south; Bay Street on the west; St. Mary Street on the north; St. Nicholas Street on the east.

The downtown communities really need real parks rather than pieces of cash in lieu land, with no space below the surface for roots of large deciduous trees or conifers with tap roots. This block has a lot of potential for the development of a pedestrian network of lanes and varied pieces of parkland. We support the proposed pedestrian path from Inkerman Street to St Mary Street as part of the 1075 Bay development that will enhance accessibility for residents. Directly to the east of 1075 Bay is the potential redevelopment of 25 St. Mary that will include a dedicated park at Inkerman Street and St. Nicholas Street. Such interconnecting networks can add charm to a block that cannot be equalled in any other way.

With respect to the public realm mentioned in the Report for Action, there is an unused City owned laneway adjacent to the 1075 Bay site that provides a unique opportunity to be repurposed as additional green space through the Site Plan

A Strong Voice for A Strong Community

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Control process. The City would retain ownership of the laneway. The Bay Cloverhill Community Association and the developer, Fiera, are in agreement that a public park integrated with the laneway is the best outcome for the community.

We know that the Councillors at the Toronto East York Community Council do their best to make the heavily populated downtown Toronto communities good and healthy places to live. Put this true park in place. Do not let a surface green space become the only park for the thousands of new residents who will be living in the neighbourhood.

To summarize what is best for the Bay Cloverhill community:

1. Parkland - Replace the parkland dedication cash in lieu condition with the creation of a new city park.
2. Public Realm - Convert the unused transportation laneway owned by the city into a green space integrated with the proposed new city park.

For the last 30 years, the Bay Cloverhill Community Association has advocated for a great urban neighbourhood by working closely with residents and stakeholders. Our vision is of a green, clean and safe community recognized for its exceptional quality of life. We represent over 20,000 residents in the Yonge/College/Queen's Park/Charles neighbourhood in Ward 13 Toronto Centre and Ward 11 University Rosedale.

Attached is a copy of our April 13, 2026 letter on this matter. Thank you for your consideration.

Sincerely,

Bay Cloverhill Community Association Executive

Christine Dingemans, President

Cathy Carnevali, Secretary

Marilyn Tait-McClellan, Treasurer

Kathryn Holden, Ex-Officio

Enclosure

cc: Derek Waltho, Senior Planner, Community Planning Derek.Waltho@toronto.ca
Councillor Chris Moise, Ward 13 Toronto Centre Councillor_Moise@toronto.ca
Craig Hunter, Elevate craig@elevateppm.ca



April 13, 2026

Derek.Waltho@toronto.ca

Derek Waltho
Senior Planner
Community Planning Toronto & East York North District
Downtown (Ward 13)
City of Toronto
100 Queen Street West, 2nd Floor West,
Toronto, ON M5H 2N2

Dear Mr. Waltho:

Re: 1075 Bay Street Park Opportunity

We understand that the developer has submitted a zoning application recently and it includes a POPS on the south east portion of the property, bordering on Inkerman Street.

As you may be aware, the community has been working on the Clock Tower Trail, a pedestrian walking route. In previous discussions with the developer, they have agreed to include a midblock pedestrian connection between St. Mary Street and Inkerman Street on the east portion of their property. The current plan includes a Privately Owned Publicly Accessible Space (POPS), which is adjacent to an unused laneway owned by the City. The laneway is landlocked by 1075 Bay and 25 St. Mary properties and serves no useful purpose, other than vacant city land that serves to collect debris or act as a meeting place for nefarious behaviours.

Should the designated area remain a POPS, the developer will build multiple levels of underground levels underneath the POPS. However, if the area is parkland, the developer has indicated to us that there will be no underground levels, which means that any trees in the park area are free from underground encumbrances and root systems will have adequate space to ensure long term sustainability.

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Directly to the east of the laneway is a planned greenspace and dedicated park on the 25 St. Mary lands. This unique opportunity could result in a good sized park for the thousands of current and future residents who live in close proximity, and have little access to recreational space.

We ask that a report be prepared on the use of the laneway to transfer the property from the Transportation Department's jurisdiction to the responsibility of the Parks Department and declare the land as surplus. If these actions are taken, it creates an opportunity for the POPS area to be taken over by the City and combined with the laneway to create a much needed public park. We believe that it is important to take advantage of this exceptional chance to increase parkland for downtown residents, who typically have less than 3 square metres of green space per individual, about 10% of the average green space for a Toronto resident. The improvement costs could be funded from registered Section 37 allocation for 1075 Bay of \$9.5M, which includes \$3M for parks and \$3M for community use.

For the last 30 years, the Bay Cloverhill Community Association has advocated for a great urban neighbourhood by working closely with residents and stakeholders. Our vision is of a green, clean and safe community recognized for its exceptional quality of life. We represent over 20,000 residents in the Yonge/College/Queen's Park/Charles neighbourhood in Ward 13 Toronto Centre and Ward 11 University Rosedale.

We strongly urge you to consider our request. Thank you for your consideration.

Sincerely,

Bay Cloverhill Community Association Executive

Christine Dingemans, President
Cathy Carnevali, Secretary

Marilyn Tait-McClellan, Treasurer
Kathryn Holden, Ex-Officio

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