

Ministry of Infrastructure

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Office of the Minister

Bureau du ministre

Ferguson Block, 3<sup>rd</sup> Floor  
77 Wellesley St. West  
Toronto, Ontario  
M7A 1Z8  
(416) 327-9200  
[www.ontario.ca/infrastructure](http://www.ontario.ca/infrastructure)  
[www.mto.gov.on.ca](http://www.mto.gov.on.ca)  
[www.ontario.ca/MAH](http://www.ontario.ca/MAH)

Édifice Ferguson, 3<sup>e</sup> étage  
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JAN 23 2013

MC-2012-717

Mr. Norman Waite, President  
Bay Cloverhill Community Association  
303-887 Bay Street  
Toronto ON M5S 3K4

Dear Mr. Waite:

I am writing to thank you for sharing your views on the future of the provincially-owned land at 11 Wellesley Street West in Toronto and to inform you that Infrastructure Ontario (IO) has reached an agreement with a preferred proponent that will be purchasing the land from the Province.

The City of Toronto's Official Plan has already designated the property at 11 Wellesley Street West as "Mixed Use". This designation allows a broad mix of residential, office, retail and other uses that allow people to live, work, and shop in the same area. We understand that the Purchaser is sensitive to the community's interest in locating a significant park on the lands and the Province has supported these endeavours. The City could choose to work with the Purchaser to expand the park space component of the site or create other public amenities, should the property be developed. As has always been the case, the ability to negotiate changes to the land use designation remains the responsibility and purview of the municipality.

The Official Plan also identifies that the City's future development will be in the form of infill and redevelopment, and will need to fit in, respect and improve the character of the surrounding area. As such, development will be located, organized and massed to fit with its existing and/or planned context.

Despite our Government's repeated offering, and the advocacy of local Member of Provincial Parliament Glen Murray, the City of Toronto did not make any formal offer to the Province to acquire the property at 11 Wellesley Street West. IO had formally notified City of Toronto planning officials in both February and April 2012 of the Province's plans to dispose of 11 Wellesley Street West. City officials did not raise any concerns, nor did it make any offer to acquire the lands. IO also met with Toronto Councillor Kristyn Wong-Tam and informed her of the Province's plan to dispose of the property several months in advance of the Request for Qualifications and any initial review of bids from interested parties.

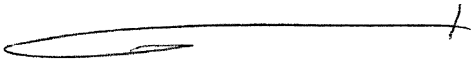
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The lands at 11 Wellesley Street West are being sold through a fair, open and transparent process managed by an independent broker. The lands are being sold under the existing policies and site plan that have been put in place by Toronto City Council.

I am pleased that the McGuinty Government has been able to reach an agreement with the Purchaser to revitalize an important part of the downtown landscape. As a result of our government's strong action, a portion of an inaccessible brownfield site will be transformed into vibrant public use greenspace for local residents. The agreement helps to meet broad provincial policy objectives, including appropriate mixed-use densities, urban renewal and brownfield redevelopment, and is in keeping with the Ontario Government's landmark "Places to Grow" legislation.

Thank you for taking the time to write to me about this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Chiarelli", with a horizontal line extending to the right and a small mark at the end.

Bob Chiarelli  
Minister

c: Glen Murray, MPP, Toronto Centre