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December 12, 2013

Mayor and Members of Council
City of Toronto
Toronto City Hall, 2nd Floor
100 Queen St. W.
Toronto, ON M5H 2N2

sleisk@casselsbrock.com
tel: 416.869.5411
fax: 416.640.3218
file # 1-2825

Dear Mayor and Members of Council:

**Re: University's Commitment to Provide Open Space Buffer related to the Application to Remove and Injure Private Trees, 78 Queen's Park
University of Toronto, Faculty of Law Building**

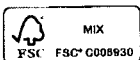
We are the solicitors for the Governing Council of the University of Toronto ("University"). We are writing further to the Toronto and East York Community Council ("Community Council") meeting on November 19, 2013, where the University's application to remove and injure private trees as part of the University's expansion of the Faculty of Law building at 78 Queen's Park was considered.

On the motion of Councillor Vaughan, Community Council directed City staff to report back directly to Council on whether additional green space has been secured and added to Philosopher's Walk as agreed to by the University.

Pursuant to correspondence with Councillor Vaughan in July, 2013, a copy of which is attached hereto, the University confirmed its commitment to provide an open space buffer between Philosopher's Walk and the expanded Faculty of Law Building, as indicated on the attached site plan, as a condition of site plan approval. Following receipt of same, through letters to the Committee of Adjustment in July, 2013, Councillor Vaughan and all four resident associations confirmed their support of the University's expansion of the Faculty of Law building.

Accordingly, we are writing to re-confirm the University's commitment to provide an open space buffer comprised of all the open space area not currently zoned University Open Space ("UOS") between Philosopher's Walk and the expanded Law Building, which has a total area of 121.4m². This buffer area is reflected in the site plan provided to the City for approval and is in accordance with the letter from Councillor Vaughan dated July 16, 2013. It should also be noted that the area of UOS that is impacted by the expansion of the Faculty of Law Building is beneath a cantilevered overhang. This space is not being built upon and is landscaped and accessible to the public.

The expansion of the Faculty of Law building, recently the subject of a Canadian Architect Award for excellence in design in Canadian architecture, will provide much needed accessible educational facilities for students. This matter is of great concern to the Dean of the Faculty of Law and has been raised with the President of the University, Meric Gertler, who shares





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concern about the process and the impact on the University. The University looks forward to the completion of this long awaited and vital expansion to the Faculty of Law.

Yours truly,
Cassels Brock & Blackwell LLP



Signe Leisk

Encl.
cc: Clients



July 12, 2013

By E-mail

Councillor Adam Vaughan
Trinity-Spadina, Ward 20
City of Toronto City
100 Queen Street West
Toronto, ON M5H 2N2

sleisk@casselsbrock.com

tel: 416.869.5411

fax: 416.640.3218

file: 1-2825

Dear Councillor Vaughan:

Re: University of Toronto Faculty of Law Expansion

We are the solicitors for the University of Toronto. I am writing further to the Community Liaison Meeting on April 25, 2013, where the plans for the Faculty of Law expansion were presented and discussed.

The University is pleased with the positive and constructive feedback received by the community to the proposed development plans. Great care was taken in the design of the expansion to avoid any impacts on protected views and to respect the surrounding University lands. In light of the comments received, we are writing to confirm the University's commitment to respond to and implement each and every item identified at the meeting. In particular, the University agrees to the following:

1. To provide the landscaping substantially in accordance with the attached landscape plan as a condition of site plan approval;
2. The University undertakes to, as part of the University's upcoming secondary plan approval process, recommend standards for sun, shade and water for any development adjacent to the UOS;
3. In order to provide elements of social interaction to animate Philosopher's Walk, to provide benches and other improvements substantially in accordance with the attached landscape plan as a condition of site plan approval; and
4. In light of the overhang into the UOS zone, to provide an open space buffer including the open space area not currently zoned UOS between Philosopher's Walk and the expanded Law Building as shown on the attached plan, where only uses permitted in the UOS zone are permitted, as a condition of site plan approval.



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We thank the community for its input and look forward to the completion of the long awaited and vital expansion to the Faculty of Law.

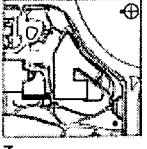
Yours truly,
Cassels Brock & Blackwell LLP

A handwritten signature in black ink, appearing to read 'Signe Leisk'.

Signe Leisk

SL/ves
Encl.

C: Community Liaison Committee

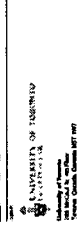


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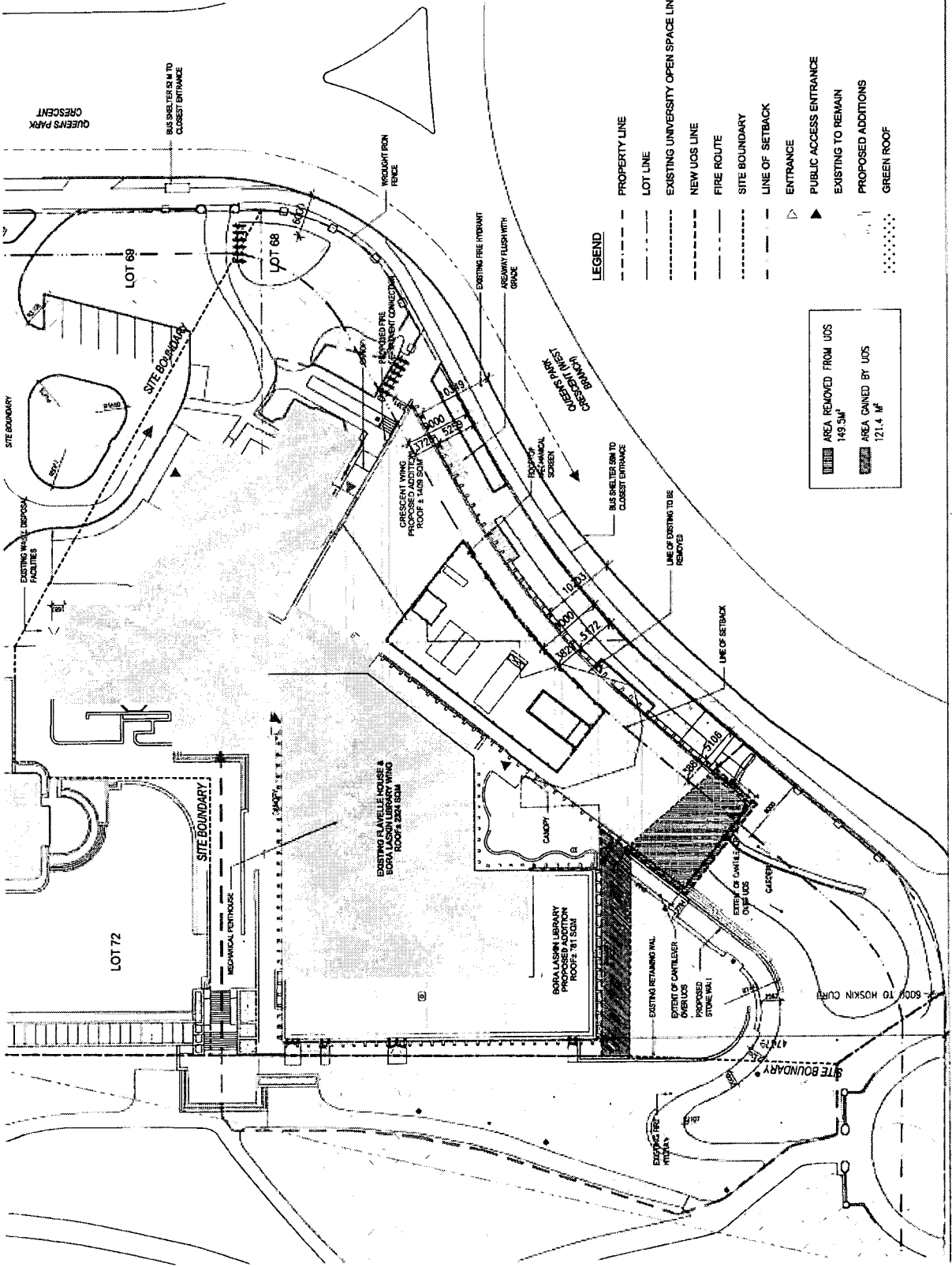
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TORONTO AND THE PROVINCE OF ONTARIO BEFORE PROCEEDING.

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UNIVERSITY OF TORONTO
UNIVERSITY OF TORONTO FACULTY OF LAW EXPANSION
75 Queen's Park
Toronto, ON M5S 2C3

SITE PLAN



- LEGEND
- PROPERTY LINE
 - LOT LINE
 - EXISTING UNIVERSITY OPEN SPACE LINE (U)
 - NEW UDS LINE
 - FIRE ROUTE
 - SITE BOUNDARY
 - LINE OF SETBACK
 - ENTRANCE
 - PUBLIC ACCESS ENTRANCE
 - EXISTING TO REMAIN
 - PROPOSED ADDITIONS
 - GREEN ROOF



Councillor Adam Vaughan 魏德方

Toronto City Council
Trinity-Spadina, Ward 20

July 16, 2013

Chair and Members
Committee of Adjustment
Toronto and East York Panel
100 Queen Street West
Toronto, ON M5H 2N2



Dear Chair and Committee Members,

Re: File Number: A0413/13TEY

I am writing regarding the application for 78 Queen's Park. The application proposes to construct a three-storey addition to the south-east side and a two-storey addition to the west side of the existing three-storey building (Flavelle House).

I am writing in support of the application as long as the following conditions, as agreed to by the University Area Liaison Committee, Grange Community Association, Annex Residents' Association, Huron Sussex Residents Organization and Harbord Village Residents' Association and the applicant, are met.

1. To provide the landscaping substantially in accordance with the agreed detailed landscape plan as a requirement of site plan approval;
2. The university undertakes to, as part of the University's upcoming secondary plan approval plan approval process, recommend standards for sun, shade and water for any development adjacent to the UOS.
3. In order to provide elements of social interaction to animate Philosopher's Walk, to provide benches and other improvements substantially in accordance with the agreed landscape plan.
4. In light of the overhang into the UOS zone, to provide an open space buffer including the open space area not currently zoned UOS between Philosopher's Walk and the expanded Law building, as shown on the attached plan, where only uses permitted in the UOS zone are permitted, as a condition of site plan approval.

Yours truly,

Adam Vaughan, City Councillor
Ward 20, Trinity-Spadina



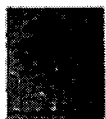
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BINH CHOW
416-921-2043
中文熱線

Executive Assistant
ANGE VALENTINI
Administrative Assistant
RICHARD KETH

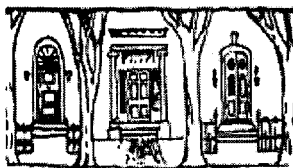
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councillor_vaughan@toronto.ca

30pm



**Grange
Community
Association**



Annex Residents' Association



**Huron Sussex
Residents Organization**

**HARBORD VILLAGE
RESIDENTS' ASSOCIATION**

Box 68522, 3654 Bloor St. W.
Toronto, ON M6S 1B1
email: info@harbordvillage.com
website: www.harbordvillage.com



To: Committee of Adjustment

Re: A0413/13TEY

University of Toronto Law School expansion

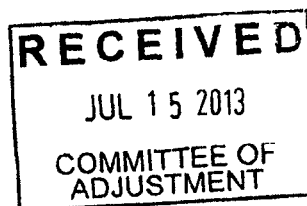
Despite the controversial encroachment into Philosopher's Walk, the Residents' Associations and Organization flanking the University of Toronto will not object to this application because the university has agreed to treat open lands next to Philosopher's Walk as University Open Space.

This land exchange agreement is a settlement reached at a University Area Liaison Committee meeting, April 25, 2013, and is reflected in an appended letter from the University solicitor to the Councillor.

To buttress this agreement, we would appreciate Committee of Adjustment making this arrangement a condition of its approval.

Respectfully,

Grange Community Association (GCA), Attn: Ralph Daley, President
Harbord Village Residents Association (HVRA), Attn: Tim Grant, Chair
Annex Residents Association (ARA), Attn: David Harrison, Chair
Huron Sussex Residents Organization (HSRO), Attn: Julie Mathien, President

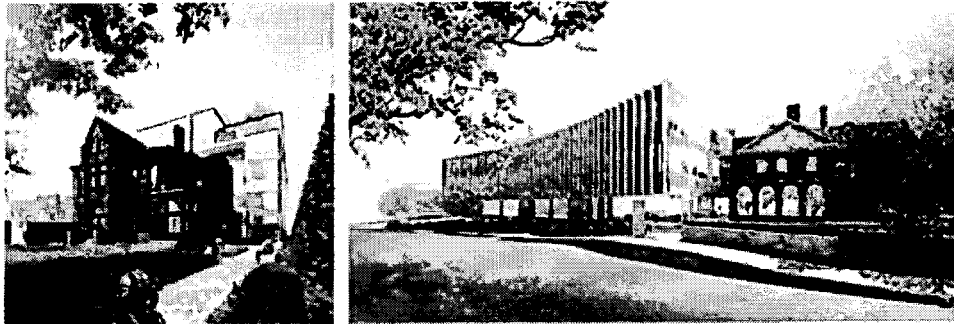


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HARIRI PONTARINI
ARCHITECTS

Hariri Pontarini Architects wins two Canadian Architect Awards of Excellence for Outstanding Architectural Design

December 2013



We are proud to announce that Hariri Pontarini Architects (HPA) is the recipient of two Canadian Architect Awards: one for the \$36 million redevelopment and expansion of Casey House, a new type of health care facility devoted to those affected by HIV/AIDS; and another for the \$37.5 million redevelopment and expansion of the Faculty of Law, University of Toronto (with B+H Architects). These awards are the highest recognition for excellence specifically in design in Canadian architecture, and focuses on commissioned but not yet completed projects, recognizing design ambition and supporting a culture of design excellence.

We would like to thank our clients, collaborators, supporters and staff who have made this achievement possible. [Read more](#)