

78 Queens Park (University of Toronto Faculty of Law) – Site Plan Application – Information Report

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| Date: | December 3, 2013 |
| To: | City Council |
| From: | Chief Planner and Executive Director, City Planning Division |
| Wards: | Ward 20- Trinity Spadina |
| Reference Number: | P:\2013\Cluster B\PLN\City Council\CC13105 (File No: 13 132867 STE 20 SA) |

SUMMARY

At its meeting of November 19, 2013, Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning Division, to report directly to City Council on December 16, 2013, on whether the additional green space had been secured and added to the Philosophers Walk green space, as agreed to by the University of Toronto in relation to their proposal for a renovation and addition to the Faculty of Law.

This report provides information responding to that request.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council receive this report for information.

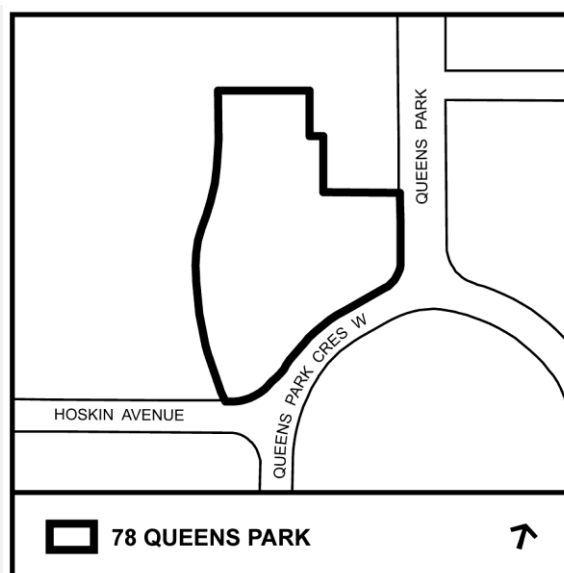
Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

In March 2013, The University of Toronto



submitted a Site Plan Control application (File No. 13 132867 STE 20 SA) to the City of Toronto. The application proposes a renovation and addition to the existing Flavelle House and Bora Laskin Library. The application also seeks to demolish the rotunda connection and partial demolition of the Bora Laskin Library. A new 3-storey addition is proposed along the eastern limit of the property, south of the Flavelle House.

Site and Surrounding Area

The subject site is located at 78 Queens Park, north of Hoskin Avenue, east of Philosophers Walk. The lands form part of the University of Toronto St. George Campus, and are within the University of Toronto Secondary Plan Area. The site is currently occupied by the Flavelle House and Bora Laskin Library.

Official Plan

The lands are designated *Institutional Areas* in the Official Plan. Institutional areas are made up of major educational, health and governmental uses with their ancillary uses; cultural, parks and recreational uses; religious, commercial and institutional residence facilities; and utility areas.

The subject site is also within the “University of Toronto Secondary Plan” area. The Secondary Plan contains Built Form Policies which are intended to guide development and redevelopment in the University of Toronto Area.

Zoning By-law

The subject site is zoned Q in the City of Toronto Zoning By-law 438-86, as amended. This zoning category permits a range of institutional uses, such as universities, educational, hospital and government uses. The maximum height permitted for this site is 18.0 metres.

COMMENTS

The applicant proposes to cantilever a portion of the new 3-storey addition over a portion of Philosophers Walk green space. Approximately 150 square metres of the building cantilevers above Philosophers Walk green space area, which is zoned University Open Space in the Zoning By-law. The portion of the building which cantilevers over the University Open Space area provides a pedestrian clearway ranging in height from 2.5 metres to 4.0 metres from grade to the underside of the building. The space below the cantilever will not be built upon, will be landscaped, and will remain accessible to the public.

The University of Toronto applied for a Committee of Adjustment application, which was heard in July 2013 (File No. A0413/13TEY). As part of the Minor Variance application, the applicant sought variances for: side yard setback to a street line; gross floor area; and encroachment into the University Open Space (UOS) zone. The Committee of Adjustment approved the application on condition related to heritage and site servicing.

The University of Toronto has indicated that they intend to apply for a Secondary Plan review in 2014. As part of the work associated with the Secondary Plan Review, and

associated Site Specific Zoning By-law, the University of Toronto has agreed that approximately 121 square metres of the site, south of the Bora Laskin Library, will be rezoned to University Open Space (UOS) to compensate for the area associated with the building cantilever into the UOS zone.

As part of the Site Plan Control Application, staff has asked the applicant to add a notation to the plans identifying that these lands will be rezoned to University Open Space (UOS) as part of the Secondary Plan review application.

CONTACT

Marian Prejel, Senior Planner
Tel. No. 416-392-9337
Fax No. 416-392-1330
E-mail: mprejel@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Site Plan

File # 13 132867 SA

