September 4, 2015

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File No. 06446.00001

VIA E-MAIL (TEYCC@TORONTO.CA)

Toronto and East York Community Council
2nd Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Rosalind Dyers, Community Council Secretariat

Dear Chair Layton and Members of Community Council:

Re: Final Report - 270-288 Church Street, 101-105 and 111 Bond Street - Zoning Amendment Application
TEYCC Agenda Item TE10.7 – Meeting of September 8, 2015

We are solicitors for The Trustees of St. George's Greek Orthodox Church of Toronto (the "**Church**") who owns the property municipally known as 115 Bond Street (the "**Church**"). The Church has been an active stakeholder and participant in the above-noted matter and has made a previous written submission during the community consultation meeting, as well as numerous other written and oral submissions during the working group meetings conducted by Councillor Wong-Tam.

Enclosed please find the Church's planning consultant's concerns respecting the Final Report's conclusions and recommendations. While we are registering these concerns, the Church is fully committed to continue the on-going dialogue and work with Ryerson University to reach a settlement that mitigates the planning matters raised in this submission. Unfortunately, those discussions have not yet completed. More time is necessary but the Church remains confident that a settlement is achievable.

Nevertheless, we are obligated under the requirements of the *Planning Act* requirement to provide our written submissions prior to Council making a final determination on the Application.

Moreover, please note that at the moment the Final Report does not contain a copy of the of the proposed by-law. As such, we are unable to make any representations in this regard. Depending on the timing of the release of the by-law, we reserve the right to make additional

written or oral submissions as may be necessary and as reasonably can be provided in any timeframe provide.

Thank you for the opportunity to make these written submissions. I have registered and will be at the TEYCC meeting to speak to the matter. Please advise us of Community Council's recommendation to Council.

Yours truly,



C. J. Tzekas

CJT:PC:cl
Encl.

cc: Client
Andrew Ferancik

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September 3, 2015

Toronto and East York Community Council
100 Queen Street West
Toronto, ON

Attention: **Ms. Ros Dyers, Secretariat**

Dear Ms. Dyers,

RE: **TE10.7 - Final Report - 270-288 Church Street, 101-105 and 111 Bond Street - Zoning Amendment Application (Ward 27 - Statutory: Planning Act, RSO 1990)**

Summary of Planning Concerns Relative to St. George's Greek Orthodox Church (115 Bond Street)

Our File: 15.552

We are the planners retained by the Trustees of St. George's Greek Orthodox Church of Toronto, the owner of the property known municipally as 115 Bond Street ("the Church") in the City of Toronto. The Church is more generally located north of Dundas Street East, two blocks east of Yonge Street, and within the same block as 270-288 Church Street, which is the subject of a Zoning By-law Amendment Application to permit a 29 storey institutional building consisting of academic, administrative and retail facilities and a student residence tower associated with Ryerson University ("the Proposal").

The Church is a Designated heritage building (by Designating By-law 637-76) and was built circa 1897 when it was constructed to serve as a synagogue. The Church was purchased by St. George's in 1937 and adapted for use as a Greek Orthodox Church. Extensive internal and external changes were made to the building to reflect the needs of the Greek Orthodox religion including installation of murals painted by Monks. The reasons for Designation in the By-law cite "architectural grounds" and an "interesting interior" and incorporation of "techniques and materials such as concrete that were relatively uncommon at the time". The building is also contextually important in relation to the group of religious buildings from Gould to King Street.

In summary, the building is considered to be a significant heritage resource for the City that is also recognized as such by the public at the City's annual Doors Open event when the public has the opportunity to view the inside of the building.

We had previously sent correspondence to staff listing in detail the Church's planning concerns with respect to the Proposal. That letter is attached for Council's information.

We have now had the opportunity to review the Final Report prepared by Community Planning staff relative to the Proposal. We were disappointed that the final recommendations did not take into account any of the Church's concerns as expressed in our earlier letter, and throughout the consultation period, and wish to highlight for Community Council our concerns with respect to some of the report's content at this time:

- The report fails to note that the Church is a Designated Heritage property and fails to include any discussion with respect to how the Proposal responds to the Official Plan's Heritage policies. The Church is located across a narrow laneway from the Proposal and will be directly impacted by the Proposal, as has been made clear in numerous discussions with staff throughout the process. In our opinion, this omission is unusual where there is a Designated heritage property in proximity to a development site, and calls into question whether staff has given appropriate weight to heritage considerations in preparing the report's final recommendations.

- The report recommends approving a podium height that is more than three times the height that would normally be considered appropriate by staff based on their application of the Tall Building Guidelines (based on the 20m right of way width of Church Street, a 16m podium height would typically be recommended, whereas 48.5m is proposed). While we agree that the Guidelines should not be treated as policy and flexibility is appropriate, the report gives no consideration to the relationship of the podium to the Church from an urban design or impact perspective, which is unusual in our opinion especially when it will be a significant physical presence right behind the Church. For this reason, it is our opinion that the Proposal does not meet the overall intent and purpose of the Tall Building Guidelines;

- The report refers to a podium height of 7 and 8 storeys. Council should be aware that these will be double height storeys, and the actual height of the podium will be closer to that of a 16 storey residential building. There is very little, if any, recent precedent that we are aware of where a 16-storey podium was approved in a manner that fills out an entire site without any significant stepbacks or setbacks – especially where there is proximity to a sensitive use;

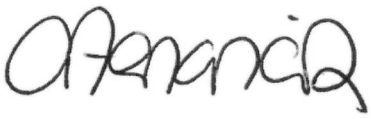
- The report notes that the tower has been set back 10 metres from Church Street (exceeding the 3 metre minimum in the Tall Building Guidelines), which in staff's opinion "reduces its visual impact on the public realm". This statement fails to recognize that by moving the tower 7 metres further west than the Guidelines recommend, the tower will cast significantly more shadows on the Church during the morning period when the Church is used for worship services. In essence, the stated reduction in impact on Church Street will be at the expense of greater impacts on the Church. We have not been made aware of any reason that the tower cannot be moved east to a point where it will reduce shadow impacts on the Church. In our opinion, the Proposal does not represent a "balanced response to competing objectives" as noted on page 12 of the report.

In light of the above noted concerns, we request that Community Council defer its consideration of this application and direct staff to work with the Church to arrive at a more appropriate built form for the Proposal, which better mitigates the shadowing impacts that the current design would create.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

WND associates
planning + urban design



Andrew Ferancik MCIP, RPP

WND associates
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City of Toronto
Community Planning – Toronto and East York District
100 Queen Street West
Toronto, ON

Attention: **Mr. Alex Teixeira**

Dear Mr. Teixeira,

RE: **Application 14 157484 STE 27 OZ (270-288 Church Street)**
Summary of Planning Concerns Relative to St. George's Greek Orthodox Church (115 Bond Street)
Our File: 15.552

We are the planners retained by the Trustees of St. George's Greek Orthodox Church of Toronto, the owner of the property known municipally as 115 Bond Street ("the Church") in the City of Toronto. The Church is more generally located north of Dundas Street East, two blocks east of Yonge Street, and within the same block as 270-288 Church Street, which is the subject of a Zoning By-law Amendment Application to permit a 29 storey institutional building consisting of academic, administrative and retail facilities and a student residence tower associated with Ryerson University ("the Proposal").

Further to our recent discussion with respect to the above noted matter, and my client's discussions and correspondence with you, the purpose of this letter is to outline the planning concerns arising from the Proposal. We understand that a Recommendation Report is planned for the September 8, 2015, Agenda of Community Council; we would ask that the concerns outlined in this letter be considered by staff in the preparation of any recommendations contained in the report, or by Council in their consideration of any staff recommendations.

As you are aware, the Church is a Designated heritage building (by Designating By-law 637-76) and was built circa 1897 when it was constructed to serve as a synagogue. The Church was purchased by St. George's in 1937 and adapted for use as a Greek Orthodox Church. Extensive internal and external changes were made to the building to reflect the needs of the Greek Orthodox religion including installation of murals painted by Monks. The reasons for Designation in the By-law cite "architectural grounds" and an "interesting interior" and incorporation of "techniques and materials such as concrete that were relatively uncommon at the time". The building is also contextually important in relation to the group of religious buildings from Gould to King Street. In summary, the building is considered to be a significant heritage resource for the City that is also recognized as such by the public at the City's annual Doors Open event when the public has the opportunity to view the inside of the building.

In our opinion, the Proposal, in its current state, does not represent good planning for the following reasons:

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Tower

The orientation, design, massing and siting of the tower component fails to appropriately consider and respond to the shadow-sensitive heritage aspects of the Church, being its dome and stained glass windows which currently provide access to morning sun during key worship times. The Official Plan contains several policies that speak to shadowing and appropriate building relationships. Particularly, Section 3.1.2.3 d) and e) speaks to adequately limiting shadowing including on neighbouring properties "having regard for the varied nature of such areas". In our opinion, the Church is in a unique area that should be given some greater consideration under this policy than a typical downtown area.

The height also exceeds the recommended height in the City's Downtown Tall Buildings Vision Height Map (attached) which recommends a height of up to 77 metres or 25 storeys. Exceeding this height recommendation is not necessarily inappropriate, however it should further raise the threshold for how such taller elements are designed and situated. In particular, Section 1.3 of the guidelines, which includes mitigating factors for heights, notes that "heritage properties" are one of only three criteria meant to limit the height in the guidelines. The Proposal does not appear to incorporate any gestures meant to respond in any way to the Church.

The Proposal is situated on a relatively large lot which in our opinion provides ample opportunity to consider a tower location that better mitigates the shadow impact on the Church, especially during the key morning worship period. In order to assist in our analysis of these potential impacts, WND prepared shadow studies that illustrate the impact from the Proposal, as well as three alternatives that would test potential improvements to the shadow impacts, which were provided to the City for review. Our analysis indicated that a relatively minor shift of the tower eastward to a location that still meets the general intent of the Tall Building Guidelines, would provide measurable improvement to the sunlight conditions at the Church during the critical times. The Tall Building Guidelines, which the City often applies strictly to all tall building development proposals, recommend a tower setback of 3 metres from the podium edge. The Proposal is set back 9 metres from the podium edge which puts it in a location that creates maximum shadow impact on the Church. In our opinion, the City should work with the proponent to implement a more "traditional" tower orientation that is consistent with the guidelines, and the City also should consider accepting an even lesser tower setback than recommended in the guidelines in order to further assist in mitigating shadowing if a tower is to be considered appropriate for the subject site.

Moreover, our analysis indicated that revisions to the shape of the tower could also be implemented in order to further improve the shadowing impacts. While we recognize the current design may have been prepared to fulfil a set of specific needs, in our opinion such needs should not overshadow or "trump" the need to respond to a sensitive nearby use, such as the Church. Accordingly, it is our opinion that the Proposal fails to demonstrate why an alternate tower floorplate could not be designed to further mitigate shadow impacts on the Church.

Podium

In addition to concerns with respect to the tower, it is our opinion that the podium, at 48.5 metres which is an equivalent height of approximately 16 residential storeys, is much larger and more massive than a podium that would otherwise be supportable on a typical mixed use development project. It greatly exceeds the podium height recommendations in the Tall Building Guidelines (16 metres for this site with a maximum threshold for any site up to 24 metres), and appears to disregard

recommendations with respect to podia being designed to respect the scale and other aspects of heritage buildings.

While we understand that the needs of an institutional user are different than those of a residential developer, it is our opinion that the inclusion of such a substantial podium element, which incorporates no setbacks or stepbacks whatsoever from the west lot line or any response to the Church, should at a minimum provide cause to consider the added impact of locating a tower on top of that podium at a location and orientation that compounds the adverse impact on a sensitive use with a minimal 5.5 metre stepback.

Process

In our opinion it is highly unusual to see a project – especially one which seeks to exceed many aspects of the City's own policy and guideline framework – proceed through the approvals process essentially unchanged, especially in response to a well document and actual impact. Our firm has been heavily involved on dozens of high rise development projects in the City of Toronto and elsewhere, and we are well aware of the emphasis typically placed on mitigating shadowing on sensitive uses where possible – even in the absence of policies speaking to specific impacts. It is not clear to us why the proponents of the Proposal have refused to consider adjustments to the massing and design that have been advanced through the consultation process to date by the Church.

In summary, it is our opinion that the Proposal, in its current form, fails to address key aspects of the City's policy framework, does not adequately respond to the guideline framework and has not demonstrated any response to the concerns of the Church. For these reasons, it is our opinion that the Proposal does not represent good planning, and should not be recommended for approval without modification to address the points noted in this letter.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

WND associates
planning + urban design



Andrew Ferancik MCIP, RPP

ECUMENICAL PATRIARCHATE • OIKOYMENIKON ΠΑΤΡΙΑΡΧΕΙΟΝ • PATRIARCAT ŒCUMÉNIQUE
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August 18, 2015

VIA E-MAIL

Alex Teixeira MES, MCIP, RPP
Planner, Community Planning, Toronto and East York District
City of Toronto
Toronto City Hall
18th Floor, East Tower,
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mr. Teixeira,

Re: Zoning Amendment Application
270-288 Church Street, Toronto
Municipal File No. 14 157484 STE 27OZ

I am writing this letter as the spiritual leader of Greek Orthodox faithful in the City of Toronto (the "City") in the hope that it inspires others to reach a reasonable compromise that respects St. George's Greek Orthodox Church ("**St. George's Church**"), our faith and right to worship in sunlight in the same way we have for almost 80 years on this site, and for nearly 2,000 years as a faith community.

As the "mother church" of the Greek diaspora in Canada, St. George's Church holds a special place in the hearts and souls of the Orthodox faithful in Canada, and in the City in particular. The Church's interior is unique, in being the only one outside of Greece to have been painted, in its entirety by the Pachomaioi monks, Theophilos and Chrysostomos, master iconographers from Mount Athos, Greece. Thus, St. George's Church is rightfully a veritable "jewel" in the crown of Greek Orthodoxy and a heritage designated building for the City.

Ryerson University ("**Ryerson**") is proposing to build a 112-metre tall residence adjacent to St. George's Church. While we do not oppose development, we have the following concerns that we seek assurances from the City they will address prior to any approval being given:

(i) mitigation of shadow impact through alternate designs, as a compromise, to protect the significant importance and role natural sunlight has in the Greek Orthodox liturgy;

(ii) structural integrity of the Church building and iconography up to three years after completion.

St. George's Church, like other Greek Orthodox churches, is oriented so the congregation faces east towards the sun. Facing east is an ancient tradition, grounded in sure knowledge about the Second Coming, first told us by the Lord, and then repeated by an angel after the disciples had just seen the Lord ascend into heaven: "For as the lightning comes from the east and shines as far as the west, so will be the coming of the Son of Man" (Matthew 24:27). St. George's Church, as the City is aware, was acquired almost 80 years ago and was slowly transitioned to the Greek Orthodox faith. Two of the significant advantages of the original structure were that it parallels Byzantine structures and the congregation faces east.

Any shadows that could reduce natural sunlight through the dome, particularly during morning Services that celebrate Christ's Resurrection, will negatively impact the worship, spirituality, and the Greek faith traditions of the congregation. If the sun will be blocked from entering into the dome (one of the identified significant heritage resources of this structure), which naturally lights up and animates the historical iconography within the Church, the dome loses its purpose and this should be closely examined. I understand St. George's Church has provided a very detailed shadow study that demonstrates an alternative tower placement that maintains Ryerson's proposal but has the most important benefit of mitigating the loss of natural sunlight penetrating through the dome during the most important spiritual times. It is my humble belief that the current proposed tower placement fails to appreciate the Greek Orthodox religious traditions that date back nearly 2,000 years.

As the spiritual leader of Greek Orthodox faithful in Canada, I encourage the City and Ryerson to consider mitigation measures to conserve this very important heritage resource, along with the preservation of irreplaceable iconography. In addition, the spiritual elements in the liturgy and ecclesiastical significance of the sunlight mandates a prudent pause to the planning process to reflect on mitigation measures in the tower placement.

Yours truly

Metropolitan Archbishop Sotirios Athanassoulas

cc: Councillor Wong-Tam, City of Toronto
Jennifer Keesmaat, Chief Planner & Executive Director, City of Toronto
Chris Tzekas/Paul Chronis, WeirFoulds LLP

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