

HARBORD VILLAGE RESIDENTS' ASSOCIATION

Box 68522, 360A Bloor St. W.
Toronto, ON M5S 1X1



To: Toronto and East York Community Council
Re TE 21.29 Report on rezoning application for the St. George Campus Jan. 7, 2017.

Dear Councillors:

The University of Toronto's proposal to re-zone the St. George campus is a mixed blessing. It includes desirable provisions to retain the Victorian campus, improve the public realm, and preserve the Huron-Sussex neighbourhood. The Southwest campus, from Harbord to College, St. George to Spadina is highlighted as the sector slated for the greatest change but the application has absolutely insufficient detail on built form, density, actual location. This is not time for blank slates, when thoughtful precise planning could be transformative.

The Huron St. spine, from Harbord to Russell, is certainly in need of rehabilitation. But it is a complicated street as many of its buildings have second faces on St. George and on Spadina. We believe this is a significant area and needs its own area study, as was done in the Huron-Sussex Master plan, another part of this application. The zoning for new infill replacement for existing sub-standard or out-dated buildings such as the Benson building, Sidney Smith, or Chemistry should have very specific zoning allowances. Relationships of buildings to both St. George and Huron, and to the Willcocks Common, should be planned in detail with full community consultation.

We also remain concerned about the University's expansion beyond its boundaries when there are available sites remaining from the 1997 master plan. At the height of the 245 College Street controversy, we were shocked when President Naylor dreamed publicly that the University campus would be ringed with high-rise buildings. Now we see his dreams being realized with an overly aggressive application on the west side of Spadina and Sussex for a 23-storey residence for 549 mostly first-year students, across a neighbourhood street from our Victorian Heritage Conservation District.

We recognize this is early in a long process, but remain hopeful we can plan a future campus that will not overwhelm or destabilize the neighbourhoods that are so much a part of the University's own character.

Regards

Sue Dexter and Carolee Orme
HVRA Board