



The Cathedral Church of St. James

CC43.17.1

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CANADA
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To the Mayor and Toronto City Council Members

Attention: Ms. Marilyn Toft
clerk@toronto.ca

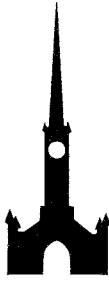
Re: Council Agenda Item CC43.17

The Cathedral Church of St. James has been a participant with other community members in a City of Toronto consultation process to preserve the skyline or silhouette view of the Cathedral. The proposed development at 89, 97, and 99 Church Street would significantly impact the current view of the Cathedral spire. A report of this development proposal from City of Toronto staff opposes this development and as a result there was an OMB meeting scheduled in July to consider this application.

The Local Planning Appeal Tribunal has recognized St. James Cathedral as a Participant in the 89 Church appeal. Under separate cover I am sending the Cathedral's Participant Statement and its appendix, as submitted to LPAT earlier this month. I have requested the City Clerk to include these documents on your agenda as attachments to this letter. These documents emphasize the importance of avoiding negative impacts on the iconic view of St. James Cathedral from Front Street. It is also important to consider that there are two more proposed developments that will have a significant negative impact on the view. Since the City Solicitor's report on your agenda is confidential, it is impossible to know whether adoption of its recommendations would have negative impacts on this view. In that context I can only urge City Council to avoid adoption of any recommendations that would cause such impacts.

Yours truly,

The Very Rev. Andrew Asbil
Dean of Toronto



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**Local Planning Appeal Tribunal
c/o Jason C. Kwan, Planner
655 Bay Street. 15th floor
Toronto, Ontario
M5G 1E5**

June 7th, 2018

Participant statement: St. James Cathedral

LPAT Case Number PL 170328

Planning Application Reference No. 16-142844 STE 28 OZ

This letter is in reference to Site Plan Approval application NO 16-142844 STE 28 OZ by Lopresti Holdings Ltd & Florentine Court Restaurant Ltd (Church-Lombard Development Inc.) to allow a 49-storey mixed-use building (plus mechanical penthouse) including approximately 28,583 m² (307,664 ft²) of total gross floor area (with ground floor commercial) with 468 residential units and six (6) levels of underground parking (total of 97 residential and 0 visitor parking spaces); Draft Zoning By-Law Amendment 569-2013 and Draft Zoning By-Law Amendment FGZBL, as proposed.

The proposed development is at 89, 97 & 99 Church Str., located at Richmond Street East and Church Street, east side of Church Street and north side of Lombard Street (NE corner). Legal description: Lots 1 and 2 East Side of Church Street North Side of Lombard Street and Part of Lot A South Side of Richmond Street and Lots 11 and 12 East Side of Church Street North Side of Lombard Street and Part of Lot A North Side of Lombard Street Registered Plan 9A City of Toronto.

SUMMARY

On behalf of the Corporation of St. James Cathedral, we wish to express our strong objection to the proposed development of this mixed-use building because the current design compromises the iconic view of the St. James spire. The spire, completed in 1874, stands 316 feet high and at one time was the tallest structure in Toronto. It is well documented that the Cathedral was a beacon for ships on Lake Ontario and for travellers by land in the early days of this city.

Over the years there have been great efforts made to preserve the view of the spire as the city developed. In the late 1970's the view from Front Street looking north was incorporated into the development of the Market Square buildings. The City of Toronto, St. James Cathedral and others worked together to enhance the view and create the sculpture garden. Furthermore, as a feature of the St. James Park restoration (currently underway) the City of Toronto is entering into an agreement with the Cathedral to share the cost of illuminating the spire, so that it takes a place of prominence in the night sky.

In 1999, St. James Cathedral considered re-developing a portion of the north section of our property to construct a 34 storey condominium building. There were a number of objections regarding the original title and the relocation of graves. And while the sightline protection from Front Street was not at issue, the proposed development would have compromised the silhouette view, which would have a detrimental effect on the view from the south. Subsequent negotiations resulted in the relocation of the development on a church owned parking lot at Church and Adelaide, today's *Spire* condominium.

In this regard three issues in the Procedural Order are relevant to consider in these hearings;

Has the proposal been designed to conserve the cultural heritage values, attributes and character of the designated heritage property, St. James Cathedral, and to mitigate visual impact on it?

Does the proposal negatively impact and undermine the historic character of the St. Lawrence Neighbourhood?

Is the proposal in keeping with the provincial interest, the public interest and the legislative intent and the policy framework respecting the protection and conservation of heritage properties, as it relates to St. James Cathedral and the historic St. Lawrence Neighbourhood?

We would contend that the proposed 49 storey development compromises the iconic silhouette view that we have tried diligently to preserve. The issues raised in the Procedural Order speak to the importance of considering future development in light of heritage sites like St. James Cathedral. We believe that limiting the height of the proposed development at 89, 97 & 99 Church Street to 25 storeys would preserve the iconic view.

The attached background on two of the sightlines to St. James Cathedral helps to illustrate our concerns. Pages 1 through 3 demonstrate the view of the St. James spire from Front Street as it currently stands. Pages 4 and 5 show computer generated images of the proposed development and how the silhouette view is compromised. Page 6 clarifies how the sightlines from Front Street are affected by 89, 97 & 99 Church Street. Page 7 shows the initial proposal by the Cathedral for a 34 storey condominium on our property and the resulting silhouette view.

CONCLUSION

We urge the Tribunal to consider an order limiting the height of 89, 97 and 99 Church Street to 25 storeys.

Respectfully submitted on behalf of Rollo Myers and Nancy Mallett (representatives) and the corporation of St. James Cathedral.



The Very Reverend Andrew J. Asbil
Dean of Toronto
Rector of St. James Cathedral

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Background on two of the sightlines to St. James Cathedral

After a period of downtown demolition -- "urban renewal" -- in the 1950s and 60s, newly-elected (1972) Mayor David Crombie, representing the Reform Movement, ushered in a new era of socially responsible urban development, influenced by thinkers such as Jane Jacobs (*Death and Life of Great American Cities* 1961) who made the case that urban planning had been responsible for the decline of many city neighbourhoods. Then came Eric Arthur's (*Toronto, Not Near City* 1964), drawing attention to notable buildings or Toronto's past.

Initiatives followed to protect threatened neighbourhoods, and to identify and protect landmark buildings, along with key sightlines – in particular to St. James Cathedral, one of Toronto's most significant landmarks, tracing its continuous presence on this site since its deed was granted in 1797.

In 1974, a report was submitted to the City of Toronto Planning Board:

ON BUILDING DOWNTOWN *Design Guidelines for the Core Area -- prepared by the Design Guidelines Study Group of George Baird, Roger duToit, Robert Hill, Bruce Kuwabara, Alan Littlewood, Donald McKay, Stephen McLaughlin, Belinda Sugarman, and John van Nostrand, of the consortium of:*

Abram, Nowski and McLaughlin, Architects

John Andrews International/ Roger du Toit, Architects and Planners

George Baird, Architect

General Urban Systems Corporation/ Stephen McLaughlin

The following details are part of a larger drawing titled; 1. DESIGNATED PUBLIC VIEWS. Sub-headed; *On Building Downtown: 3A Downtown Pattern: A9 Public Views.*



View 161 (highlighted) is to the St. James spire from today's Esplanade, up Farquhars Lane; View 16A (highlighted) is looking south along Dalhousie Street from Dundas to the spire.



Today's View 161 - from Farquhars Lane



Today's View 16A - Dalhousie Street from Dundas

From the Report's Introduction:

In recent times a great deal of public concern has been expressed by the people of Toronto about the nature and extent of change in the City's Core Area. To concern about the adverse effects the design of particular developments can have on the public environments, such as the streets.

And,City Council has enacted a "Holding By-law" in the Core Area. The By-law..... is designed to ensure that any major developments which proceed during its life will be reviewed by the public and Council, in order to ensure that they are in the public interest and do not prejudice the outcome of the current studies.

From Section A9 Public Views:

Retain existing and create new public views in and out of the sites of new buildings.

Public axial views, visual corridors, vistas and panoramas provide a perceptual framework within which citizens and visitors become familiar with the city.

4.3 New buildings should achieve a compatible relationship with heritage buildings in their context through consideration of such matters, but not limited to, building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression.

ENHANCED VIEW: An opportunity to create a full view of the front of the Cathedral came in the late 1970s when the newly-established Urban Design Group under Ken Greenberg in cooperation with architect Jerome Markson and his client, negotiated a new view to the Cathedral from Front Street East by dividing the proposed Market Square project into two, and taking advantage of the new ground-level Sculpture Garden (a parking lot since the 1950's) directly across King Street from the Cathedral.



View in 1968. Photo/Michael Hudson



Portion of air photo 1959

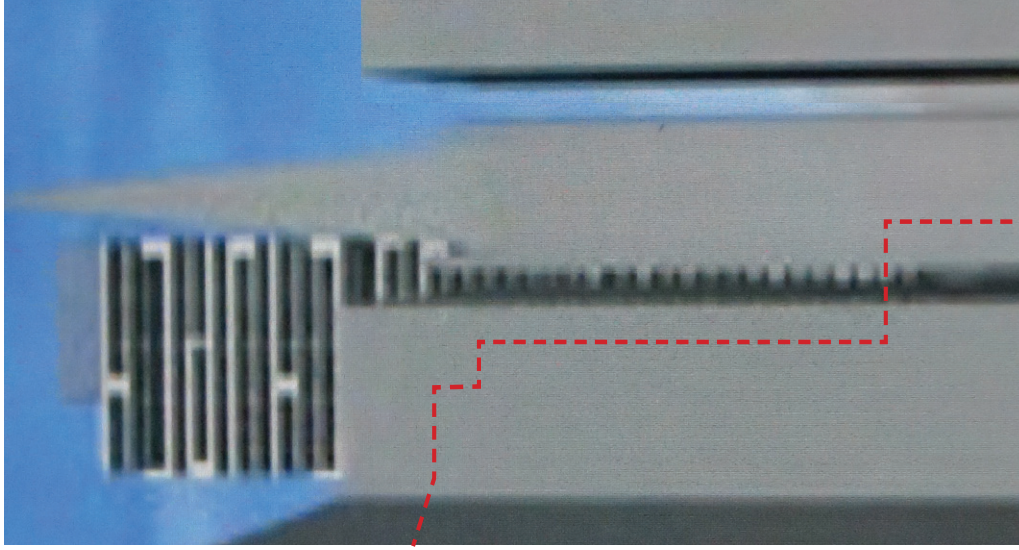


View corridor today, from Front St.



Estimated location of Dundas & Church Project

PROPOSED DEVELOPMENT FOR 89 CHURCH STREET:

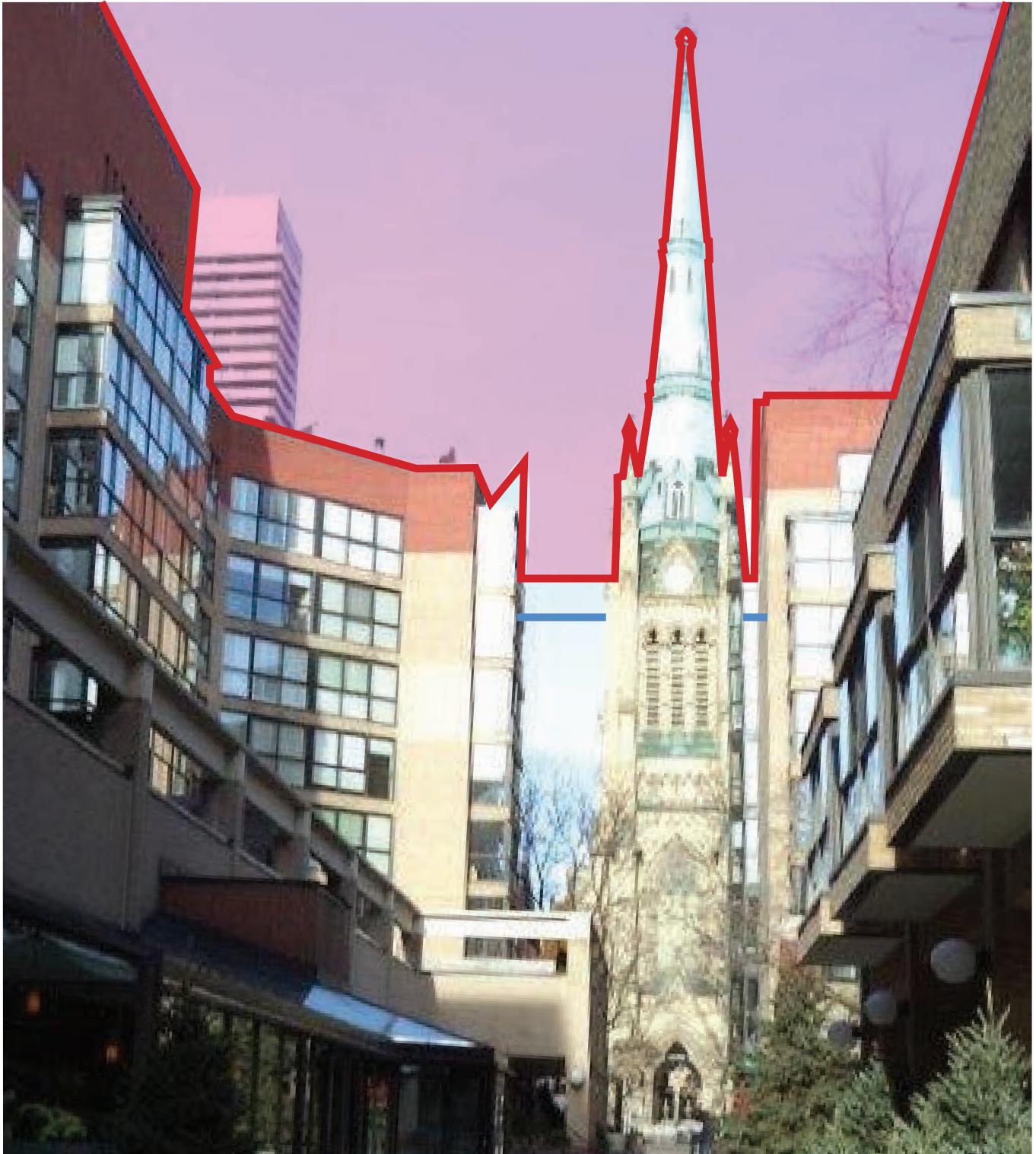


Portion of computer-generated image from April 19, 2016 Development Application

--- Adjusted building outline based on photograph





Computer image inserted into detail from view corridor photo

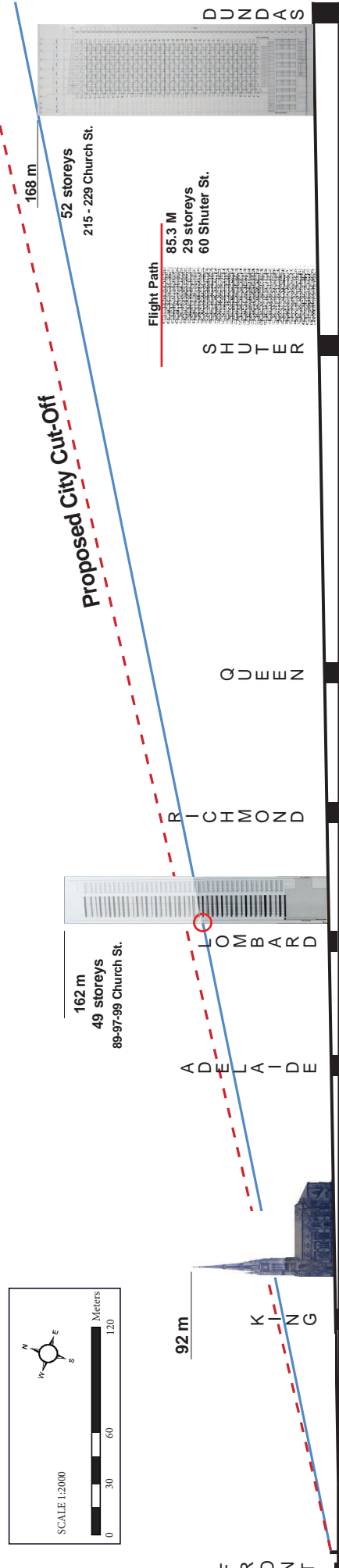
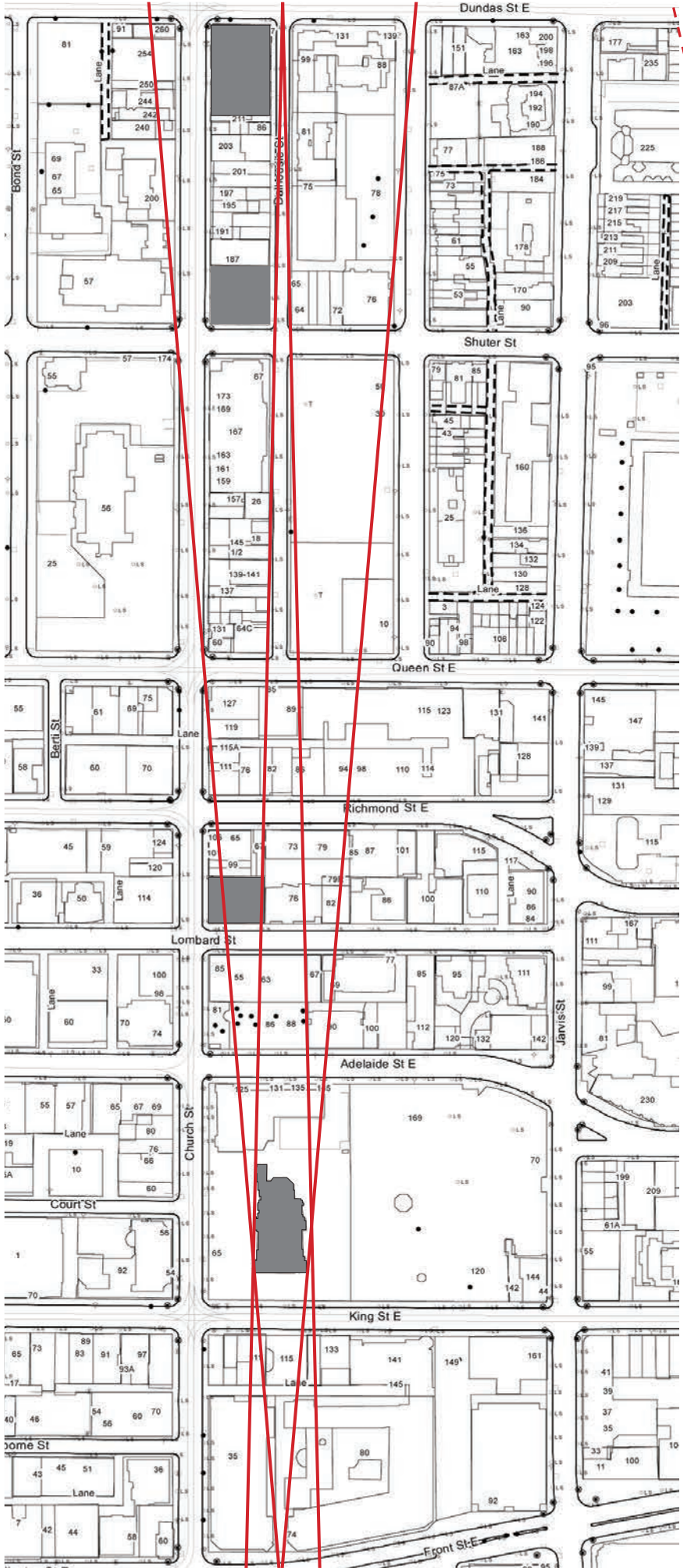


VIEW CORRIDOR FROM FRONT ST. EAST

Toronto Official Plan: View protection policy in 3.1.5: Map 7B – A11 “View to St James Cathedral Spire Front St. East (north side) across from Farquhars Lane.” The protection is from blocking from in front, not sightline interference from behind.

To address this, the proposed Official Plan Amendment by City staff should protect the sky-view portion as well.

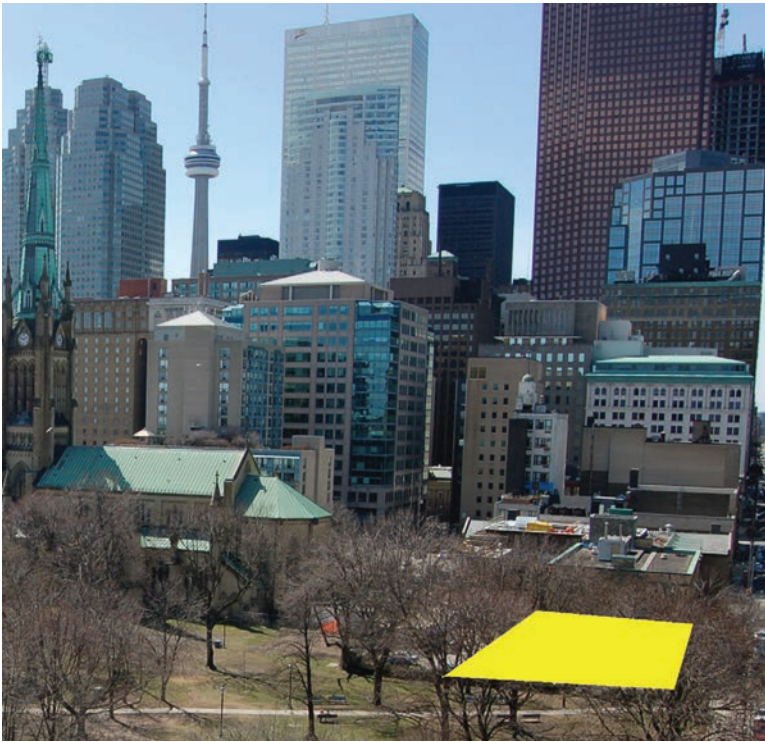
-  Staff Report: Sky-View to be protected
-  Estimated height of Dundas & Church project added (see page 7)



Would need to be
24-storeys to clear
sightline

PRECEDENT:

Circa 1999, a 34-storey condo concept was proposed for the north-east corner of the Cathedral land.



Proposed site, as estimated

There were a number of objections regarding the original title, the relocation of graves etc. While the impact on views to the Cathedral was controversial, the sightline protection was from building in front, not interfering from behind. Subsequent negotiations resulted in relocation nearby, on a church-owned parking lot at Church and Adelaide – today’s SPIRE condominium.

