



East Annex Condominiums Association

June 18, 2019

Councillor Gord Perks, Chair
and Members of Toronto-East York Community Council
City Hall
100 Queen Street West
Toronto ON M5H 2N2

Attn: Paul Johnson, Senior Planner, Planning Division

Dear Councillors:

RE: Item TE 7.11 - Application No. 18 218741 STE 20 OZ - 100 Devonshire Place

This is to provide comments on the 100 Devonshire Final Report, dated June 3, 2019. The East Annex Condominiums Association was formed and incorporated in the fall of 2018, and has not had the advantage of participating in the University of Toronto's public process on its proposed Secondary Plan Amendments and Rezoning applications until recently. The Notice posted on site shows 14 storeys and a metric height of 80.5 metres (including MPH). Many residents in the area are not conversant in metric heights, and 14 storeys did not raise a red flag.

However, the proposed 14 storeys institutional uses equates to a residential height of approximately 27 storeys - or nearly as tall as the two condominiums across Bloor Street to the north. It would be taller than any other building on the campus and affiliated colleges south of Bloor Street between the Bay Street residential towers and Spadina Avenue. In fact, it is a rather aggressive tower next to the heritage Munk Centre on Bloor Street.

We recognize that the University has expansion needs, and that their intentions are proposed in their Secondary Plan Amendments to be mainly to the west side of St. George Street and along the north side of College. We note also that the University kindly met with EACA representatives on May 28, 2019, to discuss this particular rezoning application.

There are three main concerns, and they can be resolved with changes in the height maps in the draft zoning by-law and by accommodating other EACA comments during site-plan review.

Tower walls – The wooden structural bracing of the tower will be visible on the glazed north and south walls, while the east and west walls will have few windows to minimize solar gain. The material on the east wall will be concrete cladding made to look like wood. Much of the east facade that's visible to the community is windowless. We note that some windows wrap around the northeast, northwest and southeast corners to break the monotony, and that there is a pop-out vertical bay in the east wall.

These features help to minimize the bulk of the east wall of the structure. EACA recommends that these design elements be retained and enhanced in the final site-plan details.

Top of the Tower - Topping off the building, there is an oversized 'cap', which incorporates one event room with a huge window of 31.8 metres wide X 16.4 metres high facing north (104 feet wide X 54 feet high). To the rear and above it are the building's mechanicals. These are enclosed in a screened structure that measures 17.5 metres in height from the top floor to the tip of the roof (57.5 feet high), and it splays outward east and west as it rises to be wider than the tower floors below by 12.5 metres (41 feet wider). This angled cap overhangs the tower floors and creates a splayed, top-heavy appearance.

EACA recommends that the MPH and event room are significantly reduced in scale and height, and that it is reduced in size and area to conform with the zoning by-law, which requires setbacks on all sides for an MPH, and restricts height and the roof area that an MPH may occupy. We also emphasize that the University should scale down the proposed north-facing 54-foot high X 104-foot wide window wall of the event room, as well, to reduce building height.

The draft zoning by-law needs to be revised to place restrictions in the height maps for the MPH and tower cap - once it is redesigned to slim and lower its bulk, and provide reasonable setbacks from the roof.

Night Light Pollution – EACA has two concerns regarding night lighting. 1) We request that the University commit to screening the north-facing windows especially at the top of the structure at night; or to dimming the lights after nightfall, as this will be a prominent and intrusive feature in the night skyline close the community. The use of soft lighting in the event space is highly recommended.

2) We request that exterior lights and signage be restrained, that no super-white LED signage is installed, and that these details are addressed in site-plan review by staff.

Yours truly,

East Annex Condominiums Association

Members: 200 Bloor West (Exhibit), 206 Bloor West (Museum House), One Bedford on Bloor, 55 Prince Arthur



Bronwyn Krog, president

Copies: Senior Planner Paul Johnson; Christine Burke, Director of Facilities and Planning, University of Toronto; Stephanie Nakitsas, CA to Councillor Mike Layton; EACA board of directors.