

the sound post

24 January 2020

His Worship Mayor Tory and Members of Toronto City Council
City Hall
100 Queen Street W.
Toronto, ON M5H 2N2

Re: Application No. 18 260298 STE 27 OZ
Request to Amend the Zoning Bylaw for 112 College Street
Re: Council Meeting January 29, 2020
Re: Agenda Item TE 12.6

Sent via email
councilmeeting@toronto.ca

Dear Mayor Tory and Members of Toronto City Council

I am the owner of the property 93 Grenville Street and operate a music business there primarily concerned with the sales and service of violin family musical instruments. We are the immediate neighbour of 88 College Street and in close proximity to 112 College Street. Our property is surrounded on three sides by the University of Toronto properties that are part of the 88-112 College Street development block.

We are broadly supportive of the Schwartz Reisman Innovation Centre Project (formerly PIE) and believe the Phase 1 building as presented would be an important asset to the University and to the Community. We have been working closely and collaboratively with the University, the BCCA community Association and City Planners to develop a plan for the entire block which meets the needs of the property owners, the neighbours and the public.

We do however have one concern. We have noted that that the current Part II Official Plan (Bylaw 1997-0274) requires the owner of 88 College (UofT) to enter into a Heritage Easement Agreement concerning 88 College *prior* to the passage of a Site Plan Agreement related to development of 112 College. At our January 15th meeting with the City Planners and UofT it became evident that a conservation and maintenance agreement for 88 College is not presently in the works.

93 Grenville Street, Toronto, Canada M5S 1B4

tel (416) 971-6990 fax (416) 597-9923

We refer here to the text from 1997-0274 referring to development at 88-112 College Street:

6.3 College Street Mixed Use Areas

a) Further to Sections 5.4, 6.1 and 6.2 of this Secondary Plan, in Mixed Use Areas north of College Street between Queen's Park and Elizabeth Street, site specific development on the lands shown on Map 20-6 and known municipally in the year 1996 as 88 to 112 College Street will:

- i. be massed and articulated to respect heritage buildings in the area;
- ii. conserve the building at 88 College Street through the owner entering into a Heritage Easement Agreement with the City of Toronto pursuant to Section 37 of the Ontario Heritage Act as set forth in (b) herein respecting such building;
- iii. provide adequate open space as a setting for the buildings in the area and amenity for pedestrians, including part of the lands known municipally in the year 1996 as 90 College Street;
- iv. not erect any new building or structure beyond the building envelope shown on Map 20-6; and
- v. not erect a building on the lands outlined by heavy lines on Map 20-6 having a greater height in metres than the height limit specified by the numbers following the symbol "H" on such map.

b) The erection of any building or structure under the provisions of such a zoning by-law will be subject to a site plan undertaking or agreement that implements Site Development Guidelines approved by Council. Prior to the approval of such site plan undertaking or agreement in respect of any portion of the lands known municipally in the year 1996 as 88 to 112 College Street, the owner will have entered into an agreement with the City which secures the conservation and maintenance of the building at 88 College Street.

Our concern stems from the fact that we have a need to expand our building. We have been in detailed discussions with City Planners and the U of T about a design that is compatible with the other structures existing and planned for our block. Our building expansion project would likely occur before Phase 2 of the SRIC (formerly PIE Phase 2), so it is important for our design work that we have a full understanding soon about the future status of 88 College, our immediate neighbour to the east. An agreement now on the Heritage features of 88 College will enable us to give due consideration to our historic neighbour.

We respectfully propose therefore that, for clarity, the clause 1997-274 6.3 b) is inserted in the proposed bylaw amendment for 112 College or that the owner of 112 College Street commit in writing to a Heritage Easement agreement for 88 College prior to site plan approval for 112 College as a precondition to Council passing the bylaw sought.

Please provide Notice of Passage of any bylaw passed by Council concerning 112 College.

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Kindly acknowledge receipt of this letter in writing.

Sincerely,

Alistair Grieve
Managing Director, the sound post

cc Councillor Mike Layton, Councillor for Ward 11
cc clerk@Toronto.ca
cc Christine Burke, University of Toronto