

Tuesday, January 28, 2020

Toronto City Hall  
100 Queen Street West  
Toronto ON M5H 2N2

Re: BCCA request for deferral of Application No. 18 260298 STE 27 OZ

- In reference to the Re-Zoning Bylaw for 112 College Street (Agenda Item TE 12.6) which is located in Maps 14A and 14B of existing by-law 1997-0275
- Clarification of the inclusion of a Heritage Easement for 88 College Street within the Re-Zoning Application agreement for 112 College Street

Dear Mayor Tory and Members of Toronto City Council:

The BCCA has submitted a letter, dated in support of the Rezoning of 112 College Street. It has recently come to our attention that there is an unresolved issue related to this Application concerning the Heritage Status of 88 College Street. The subject property 112 College Street and 88 College Street lie completely within the catchment area of the Bay Cloverhill Community Association (BCCA).

The BCCA respectfully requests that Toronto City council defer approval of the Re-Zoning Bylaw for 112 College Street until clarification can be reached regarding the inclusion of a Heritage Easement clause for 88 College Street within the Re-Zoning Application agreement.

The structures in Map 14A and 14B have 'listed' heritage status. The Best Building at 112 College is currently being demolished and the heritage status is likely to be relinquished for the Banting Building at 100 College Street in order to build the Schwartz Reisman Innovation Centre, a modern Post Graduate Research Facility. The BCCA supports the construction of this research facility and is willing to set aside our usual support of heritage preservation in the downtown area for this project only. However, we are not in support of the re-development of 88 College Street. The BCCA supports the preservation of the church at 88 College Street as being of significant heritage value to our community. Accordingly, we feel that a Heritage Easement is needed to provide heritage protection for that structure and site. Additionally the BCCA is interested in this Heritage Easement issue because of its impact on one of our BCCA members, namely The Sound Post at 93 Grenville Street.

Clarification is needed as to the intent of a clause in the existing 1997 U of T Secondary Plan. As we understand the clause, a Heritage Easement for 88 College Street must be written into the Re-Zoning agreement for 112 College Street.

The pertinent clauses of the Secondary Plan are below:

**6.3 College Street Medium Density Mixed Commercial Residential Area**

(a) Despite Map 1 and Section 13.11 of the Part I Official Plan, and further to Sections 5.4, 6.1 and 6.2 of this Part II Plan, in the Medium Density Mixed Commercial-Residential Area north of College Street between Queen's Park and Elizabeth Street Council may pass by-laws to permit site specific development with a gross floor area in excess of 4.0 times the area of the lot, on the lands shown on Map HI and known municipally in the year 1996 as 88 to 112 College Street, provided:

(i) the massing and articulation of any proposed development respects heritage buildings in the area;

(ii) the building at 88 College Street is preserved, and the owner has undertaken to enter 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) adequate open space is provided 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) no new building or structure is erected beyond the building envelope shown on Map HI; and

(v) no person shall erect or use a new building or structure on the lands outlined by heavy lines on Map HI, 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 shall be subject to an undertaking or agreement pursuant to Section 41 of the Planning Act that implements Site Development Guidelines approved by Council and prior to the approval of such 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 shall have entered into an agreement with the City of Toronto which secures the conservation and maintenance of the building at 88 College Street.

Note: To be resolved, this issue requires further discussion among the stakeholders which include the U of T, both Heritage and Planning for the City of Toronto, the BCCA, The Sound Post and Infrastructure Ontario. These discussions would clarify the more permanent existence of the heritage church within the BCCA community.

In closing, we re-iterate: The BCCA seeks your support in the deferral of this Re-Zoning approval. The community needs the Heritage Easement protection outlined in 1997-0274 to be written into the rezoning terms for 112 College Street in order to retain 88 College Street as a community heritage asset.

Respectfully,

The BCCA Executive

Marilyn Tait, President; Cathy Carnevali, Secretary; Norm Waite, Treasurer; Jack Candido and Kathryn Holden, Members at large.

CC: Paul Johnson, City Planning and Alex Corey, Heritage  
Christine Burke, University of Toronto, Emma West, Bousfields  
Councillor Michael Layton, Ward 11, City of Toronto  
The Sound Post