



January 27, 2020

Via E-Mail

City of Toronto  
City Hall  
100 Queen Street W  
Toronto, ON M5H 2N2

sleisk@cassels.com

tel: 416 869 5411

fax: 416 640 3218

file # 1-3040

Attention: Mayor and Members of Council

Dear Mayor and Members of Council

**Re: Schwartz Reisman Innovation Centre  
Agenda Item TE 12.6, Request to Amend the Zoning By-law for 112 College Street**

We are the solicitors for the Governing Council of the University of Toronto, the owner and applicant for the development of the Schwartz Reisman Innovation Centre ("SRIC") at 112 College Street. We are writing in response to the correspondence from The Sound Post, dated January 24, 2020, recently circulated to members of Council.

Supported by a private donation of \$100M, the SRIC will be constructed across the street from the MaRS building and will be a significant addition to the City of Toronto's innovation district. In the past decade, University of Toronto entrepreneurs have created more than 500 companies and secured over \$1B in investment. The SRIC will build upon the University's success in commercializing research to attract capital and create jobs. Over the course of several years, the University has worked with City staff, the community and the Ward Councillor to achieve a building design that will become a new City landmark. The application before you is supported by City staff and recommended for approval by Toronto and East York Community Council.

The University has worked diligently with the owners of The Sound Post to incorporate its property and future development ambitions into the proposed new University of Toronto Secondary Plan. As reflected in the Sound Post correspondence, the owners have expressed their support for the SRIC. As is also clear from the Sound Post correspondence, their concern that a Heritage Easement Agreement be required for 88 College Street, a property listed on the City's Heritage Registry since 1976, is entirely unrelated to the SRIC and the application before you, but rather concerns the future development of its own lands, for which no application has been submitted, but which directly abuts 88 College Street. While it is anticipated that there will be an application to further expand the SRIC in the future (Phase 2), the current application, located at 112 College, does not include nor is it adjacent to 88 College Street.

The in-force University of Toronto Secondary Plan referred to by the Sound Post contemplates the redevelopment of the larger block, up to and including 88 College Street. Policy 6.3 referred to therein provides for conservation of 88 College Street through a Heritage Easement Agreement prior to a site plan undertaking or agreement "respecting such building". Not only is a site plan agreement for SRIC not before Council, but the zoning by-law amendment that is before Council is neither "respecting" nor including 88 College Street.

The University has no plans to redevelop 88 College Street. It is not contemplated for redevelopment in the proposed new University of Toronto Secondary Plan. In conformity with the City of Toronto Official Plan, should any future development application arise that includes or is adjacent to 88 College Street, such as the Sound Post lands, a Heritage Impact Study will be required to demonstrate conservation of its heritage attributes. As the future Phase 2 of SRIC will be located at 100 College Street, adjacent to 88 College Street, the University hereby agrees to enter into a Heritage Easement Agreement for the conservation of 88 College Street prior to site plan approval of any redevelopment that includes 100 College Street, should same be requested by the City of Toronto.

The SRIC is a strategically important project for the University of Toronto, which will have significant and positive impact for the University and the broader City. Any delays can have devastating impacts on this critical project. We respectfully request that Council adopt the recommendations of Toronto and East York Community Council, without modification.

Thank you for your consideration of this correspondence.

Yours truly,

Cassels Brock & Blackwell LLP



Signe Leisk  
SL