

Cassels

August 26, 2020

By Email: teycc@toronto.ca

Toronto Preservation Board
City of Toronto
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File: # 1-3040

Dear Board Members:

**Re: 100 College Street
Proposed Inclusion on the City of Toronto's Heritage Register and Intention to
Designate under Part IV, Section 29 of the *Ontario Heritage Act*
Meeting of August 27, 2020, Item No. PB16.5**

We are the solicitors for The Governing Council of the University of Toronto (the "University"), the owner of 100 College Street, Toronto. On behalf of the University, we are writing to object to the proposed designation of 100 College Street under the *Ontario Heritage Act* and request that consideration of this item be deferred for the reasons set out further below.

The University has a long-standing tradition of successful heritage conservation. It is the proud steward of one of the most extensive collections of heritage properties, with over 80 listed and designated buildings in the St. George campus alone. This represents over 50% of the St. George campus, resulting in limited opportunities for redevelopment. As the University continues to experience significant growth and needs to continue to modernize its facilities, it is important that there are sites in the St. George campus that are available for redevelopment to meet the unique built form requirements of institutional uses. The University supports heritage designation where appropriate and has submitted an official plan amendment for a new Secondary Plan based upon a core foundation of heritage conservation. However, not every building demonstrates sufficient relative heritage value to warrant designation, and designation should be considered only after thorough consideration of all relevant information.

As part of the University's application for a new Secondary Plan, ERA Architects previously completed a campus wide Cultural Heritage Resource Assessment which included an evaluation of 100 College Street using the criteria for determining cultural heritage value or interest as set out under O. Reg. 9/06. ERA's evaluation concluded that 100 College Street does not meet any of the O. Reg. 9/06 criteria and is not a candidate for designation under Part IV of the *Ontario Heritage Act*. We refer the Board to the correspondence submitted by ERA Architects dated August 26, 2020, which opposes the designation of 100 College Street and confirms that it does not merit heritage recognition.

The University intends to redevelop 100 College Street as part of Phase 2 of the Schwartz Reisman Innovation Centre ("SRIC") project. Phase 1 of the SRIC, encompassing 112 College Street, was approved by the City on January 29, 2020. The SRIC is the subject of the largest donation in the University's history and the largest gift ever to the Canadian innovation sector. It represents a critical institutional addition to the University's St. George campus and will be an important centre for innovation and entrepreneurship for the University, the City of Toronto, the province and the country.

As part of the SRIC Phase I application, the University engaged consultants to undertake a detailed study and concept plan of the future development of the combined property, which included analysis of the potential for retention of 100 College Street (the "Study and Concept Plan"). Through detailed evaluation, the Study and Concept Plan concluded that conserving 100 College Street would significantly compromise the University's ability to achieve the necessary building program for SRIC Phase II, as well as greatly reduce the ability to provide sufficient open space and a mid-block connection adjacent to 88 College Street, a critical component of the pending University of Toronto St. George Secondary Plan and an important goal of the local community.

The University and City staff agreed to participate in workshops to explore different retention scenarios for integrating 100 College Street within the future SRIC Phase II development, if possible. These workshops commenced in late 2019. Since that time the University has, in good faith, continued to work with City staff to explore design strategies for SRIC Phase II that involve varying degrees of retention of 100 College Street, ranging from façade retention to interpretive commemoration of the existing building in the replacement building design. As recently as April 24, 2020, the University advanced several additional design concepts to City staff, in addition to the original plan for SRIC Phase II. It was the University's understanding that these additional design concepts would form the basis for continued dialogue and collaboration with City staff. The University was therefore surprised and disappointed when it learned of the City's intention to bring forward a recommendation for designation at the August meeting of the Toronto Preservation Board, without prior notice or discussion.

It is our position that the Toronto Preservation Board is being asked to accommodate a hasty - and in our view, unwarranted – recommendation to designate 100 College Street, which circumvents the agreed upon collaborative process. As there is no current development application for 100 College Street, there is no reason for this matter to be advanced at this time. Deferral is critical, to such a time that the SRIC Phase II development application is put forward and a comprehensive review of the proposal is possible.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to read 'Signe Leisk', with a stylized, cursive script.

Signe Leisk

SL/mw/cm