

January 6, 2020

Toronto and East York Community Council
Toronto City Hall
2nd Floor, West Tower
100 Queen Street West
Toronto, ON M5H 2N2

Sent via email

Dear Chair and Members of Toronto and East York Community Council:

**RE: Infrastructure Ontario Comments
Zoning By-law Amendment – 112 College Street
Schwartz Reisman Innovation Centre - West
18 260298 STE 27 OZ**

Thank you for circulating Infrastructure Ontario (IO) on the above-noted application to amend Zoning By-law No. 438-86, as amended, to permit the development of a 13 storey building, known as the Schwartz Reisman Innovation Centre - West.

IO is a crown agency responsible for the management of the provincial realty portfolio on behalf of the Ministry of Government and Consumer Services (MGCS). Part of IO's mandate is to protect and optimize the value of the provincial realty portfolio, while ensuring real estate decisions reflect public policy objectives.

The province owns the properties immediately north and west of 112 College Street. Together with the Queen's Park Complex and Provincial Legislature, these properties are both symbolically and practically important in delivering provincial programs now and in the future. IO has closely monitored the above noted application along with the University of Toronto's Official Plan Amendment (OPA) to establish a new St. George Campus Secondary Plan. We note that the University's OPA application is still under review and that the 1997-approved University of Toronto Secondary Plan remains in-effect.

Built Form Compatibility with Provincial Properties

112 College Street is located adjacent to the Frost South Building at 7 Queen's Park Crescent, which is a Provincially Significant Heritage Property, and 2 Surrey Place, which is listed in the City's Heritage Register. The Frost Complex and surrounding landscape in particular are integral to the Queen's Park Complex government precinct.

The in-effect Secondary Plan establishes performance standards for development on University-owned Development Sites within the campus. Site-specific policies for 88-112 College Street (Development Site 14) emphasize that new buildings are to achieve a harmonious relationship to their built form context and massed and articulated to respect

heritage buildings in the area. Accordingly, a built form envelope for Development Site 14 limits development to 33.0 meters in height.

We note that the proposal height of 65 metres is considerably higher than what is contemplated for Development Site 14 and the proposed massing would exceed the built form envelope. We encourage any refinements to building setbacks, massing, and architectural expression to enhance built form transition and compatibility with adjacent provincial heritage properties

Tall Building Separation Distances

The proposed setbacks from the north property line would result in reduced separation distances from the adjacent Provincially-owned properties, impacting the location, scale and massing of future development on provincial lands.

Setbacks from the rear property line at the northeast corner of the proposed building range from approximately 2.5 metres (measured at the third storey) up to approximately 8.5 metres at the uppermost floor. We note that a tall building setback of 12.5 meters is typically provided from a lot line not abutting a street, in accordance with Tall Building Design Guidelines and Council-adopted OPA 352.

The Frost Complex and 2 Surrey Place are important for the long-term delivery of provincial programs and these properties can accommodate institutional growth and change. We feel that greater setbacks from the northern property line and more typical tall building separation distances should be provided so as not to impact the future development potential of provincially-owned properties.

Impacts on Provincial Government Program Uses

The proposal will result in reduced access to sunlight, view impacts, and shadowing on provincially-owned lands and buildings. The Frost South and Surrey Place buildings contain sensitive program uses. The Frost South building houses the Queen's Park Childcare Centre and associated outdoor program area located immediately north of 112 College Street. 2 Surrey Place houses Surrey Place Centre, an agency providing programs for children and adults with developmental disabilities. The Surrey Place Centre program use also includes an outdoor program area.

We encourage any refinements to the proposal or site plan mitigation measures to minimize shadowing impacts, ground level-wind effects, and privacy / view impacts on these sensitive program uses.

University of Toronto St. George Campus Secondary Plan

IO has closely monitored the University of Toronto's Official Plan Amendment application to establish a new St. George Campus Secondary Plan. We have submitted comment letters and met with Planning staff on the Secondary Plan OPA draft policies, emphasizing

the importance of built form compatibility and the need to protect for the future expansion and adaptive reuse of provincially-owned properties within the Secondary Plan area.

We note that the University's OPA application is still under review and development of the Schwartz Reisman Innovation Centre - West is the first phase of a larger development concept. We encourage a comprehensive approach to planning for the lands encompassing 88-112 College Street and the provincial properties immediately north and west. We feel that matters such as the establishment of new tall building sites, the siting of tall buildings, separation distances, and setbacks are most appropriately addressed through the Secondary Plan process. We look forward to providing further input on the Secondary Plan OPA and future phases of development.

Should you have any further questions or require any additional information, please contact the undersigned.

Respectfully,



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cc. Paul Johnson, Senior Planner, City of Toronto