

Cassels

September 15, 2020

By Email: teycc@toronto.ca

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Attention: Ellen Devlin
Secretariat Contact

Dear Councillors:

**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 September 16, 2020, Item No. TE18.16**

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* for the reasons set out further below.

100 College Street is the location of the future Phase 2 of the Schwartz Reisman Innovation Centre ("SRIC") project. 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 addition to the University's St. George campus and will be an important centre for innovation and economic development, particularly in the biomedical field, for the University, the City of Toronto, the province and the country. The SRIC will anchor Canada's largest cluster of world-leading artificial intelligence experts, biomedical researchers, and startups. A catalyst for research-based innovation, entrepreneurship, and industry partnerships, the centre will stimulate economic growth by translating new ideas into high-tech products, services and jobs. The SRIC will form a vital part of the surrounding research cluster with partner hospitals, which attracts approximately \$1.4B in research funding a year – a fitting legacy for the building's namesake.

Phase 1 of the SRIC, encompassing 112 College Street, was approved by the City on January 29, 2020. With a focus on innovation, Phase 1 will include the Schwartz Reisman Institute for Technology and Society. Phase 2 of the SRIC includes the larger, east tower, providing much needed space for life-saving biomedical innovation, including increased capacity for developing vaccines and treatments for future health threats.

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. 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 Committee 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.

As part of the SRIC Phase 1 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 2, 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.

While City staff previously indicated a desire to designate 100 College Street, the University has made its opposition to such designation clear, and in writing. Nevertheless, the University agreed to participate in workshops with City staff to explore different retention scenarios for integrating 100 College Street within the future SRIC Phase 2 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 2 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 2. It was the University's understanding that these additional design concepts would form the basis for continued dialogue and collaboration with City staff. Bringing forward a designation at this time is premature and will negatively impact the collaborate efforts being made.

As there is no current development application for 100 College Street, there is no reason for this matter to be advanced at this time. It is the University's position that the recommendations should be refused, or at the very least deferred to such a time that the SRIC Phase 2 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". The signature is fluid and cursive, with a large initial "S" and a long horizontal stroke at the end.

Signe Leisk

SL/mw/cm