

TE19.2.11 and TE19.11.24

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Etcetera

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To: Chair and Members,
Toronto East York Community Council

**Re: TE 19.2 Final Report, Zoning By-law Amendment 78-90 Queen's Park and
TE 19.11 Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act,
Alterations to Designated Heritage Properties, and Authority to Enter into a Heritage
Easement Agreement - 80 and 84 Queen's Park**

Please find below some of my comments submitted to the Toronto Preservation Board regarding this matter. Any action on the Zoning By-law Amendment for 78-90 Queen's Park should be deferred, until a Queen's Park Heritage Precinct Study has been completed.

The Toronto Preservation Board recommended the designation of the Edward Johnson Building at 80 Queen's Park Crescent and Wymilwood (Falconer Hall) at 84 Queen's Park Crescent, because of their historic value to the precinct as well as the city as a whole.

Among the many worthwhile reasons for the designations, the "Contextual Value" in the staff's "Statement of Significance" explains how these buildings fit into and support the current area context:

"The Edward Johnson Building is physically, functionally, visually and historically linked to its surroundings. Its physical link is evident in its location behind the two grand estate houses of Flavelle House and Wymilwood (Falconer Hall)... Visually it is linked to its surroundings as its low-rise form complements the adjacent buildings... As part of the 130 year evolution of this area, it is historically linked to its surroundings." (p.16) AND

"Located on the west side of Queen's Park, Wymilwood, at 84 Queen's Park, is valued as it defines and maintains the character of this section of Queen's Park between Bloor Street West and Hoskin Avenue. Its domestic typology, complex massing, form and details, representing early 20th century house-form architecture, and its setting with lawns, trees and shrubs are of contextual value as they maintain the residential character which represents the early history and development of this particular section.... Physically it contributes to the diverse architectural character and periods of its neighbours while contributing to and maintaining a low-rise scale and character." (p.21)

U of T's proposed Centre for Civilizations, Cultures and Cities (CCC), will alter the current "Context" significantly. The "Contextual Value" of these historic buildings will be affected negatively and permanently.

This is a difficult site and many previous proposals have not succeeded, because they would have overwhelmed this historic landscape. Unfortunately, the current proposal is no different.

In my opinion, the proposed building – like its predecessor proposals – is being shoe-horned into a site that is too small for the program requirements loaded onto it by the University. The proposed building will overwhelm the site and its heritage buildings. It may not be too high, but it is too massive and bulky leaving the heritage buildings no breathing room.

Heritage planning staff seem to say in their report that there is still time to affect the building design:

"Heritage planning staff will also continue to work with the applicant and other City Staff with regard to the project's design compatibility as it relates contextually with both on-site heritage resources and the greater site context.." (p. 36)

Unfortunately, the Final Planning Report on the rezoning application does not bear out that optimistic assessment. However, once a Heritage Precinct Study has been completed, the current University proposal can be assessed in the context of all the other heritage buildings on both sides of Queen's Park Crescent and will, hopefully, be revised accordingly.

I urge you to push the pause button on this application to let this important work proceed.

Sincerely,



Beate Bowron FCIP, RPP