

From: [QueensParkPlace Property Manager](#)
To: [councilmeeting](#)
Subject: Comments for Agenda Items 2022.TE34.7 and TE34.15 on July 19 - 20, 2022 City Council
Date: July 18, 2022 9:05:46 AM
Attachments: [image001.png](#)
[Community Concerns re 95 St Joseph Street City Council 19-20 July.pdf](#)

To the City Clerk:

For the attention of The Mayor and Toronto City Councillors re: Agenda Items TE34.7 AND TE34.15 on July 19-20, 2022 – Development Application at 95 St Joseph Street
Please add the attached comments to the agenda for the July 19-20 Toronto City Council meeting.

This submission is on behalf of:
MTCC 561 - Queens Park Place, 62 Wellesley St West, Toronto
Dara Beard
Board President
62 Wellesley Street West,
Toronto, ON
M5S 2X3

TSCC-2538 – 1000 Bay/57 St Joseph Street
Rocco Mortelliti
Board President
1000 Bay/57 St. Joseph Street
Toronto
ON M5J 2J0

TSCC-2525 – U Condos 1080 Bay/65 St. Mary Street
Marilyn Schneider
Board President
U Condominiums
1080 Bay/65 St. Mary Street
Toronto
ON M5S 0A6

95 Action Group
Chris Robinson
95 Action Group
#1706 62-Wellesley St West
Toronto,
ON M5S 2X3

I understand that comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Thanks for your help!
Cheers

Dara

Dara Beard
President of the Board, MTCC 561
Queens Park Place
62 Wellesley St West
Toronto, Ontario
M5S 2X3
416 917 9253

Thank you,
Condominium Manager, OLCM-L



Agents for and on behalf of:
Queen's Park Place (QPP)
M.T.C.C No. 561

62 Wellesley Street West,
Toronto, ON. M5S 2X3

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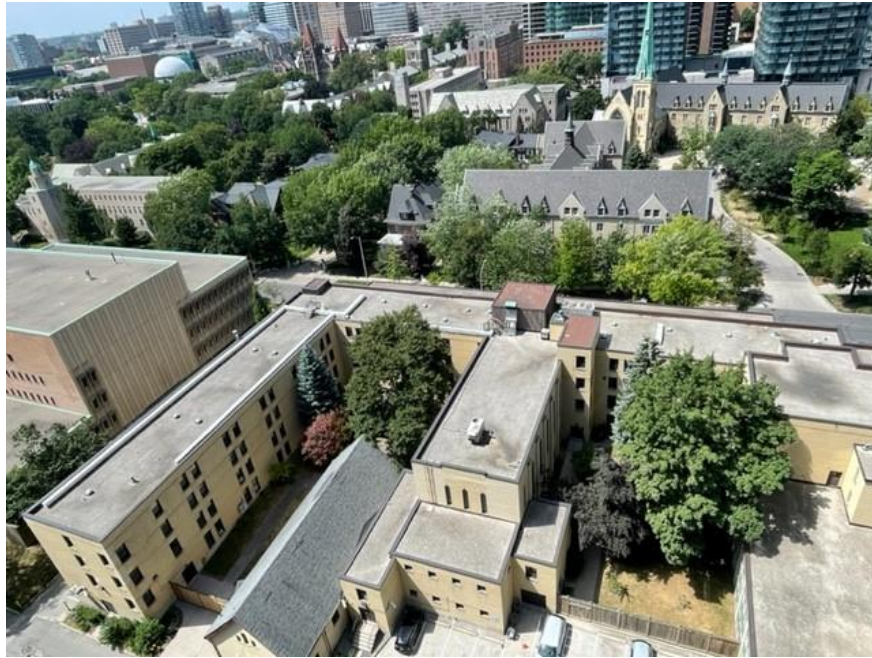
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COVID-19 Health & Safety is Our Priority:

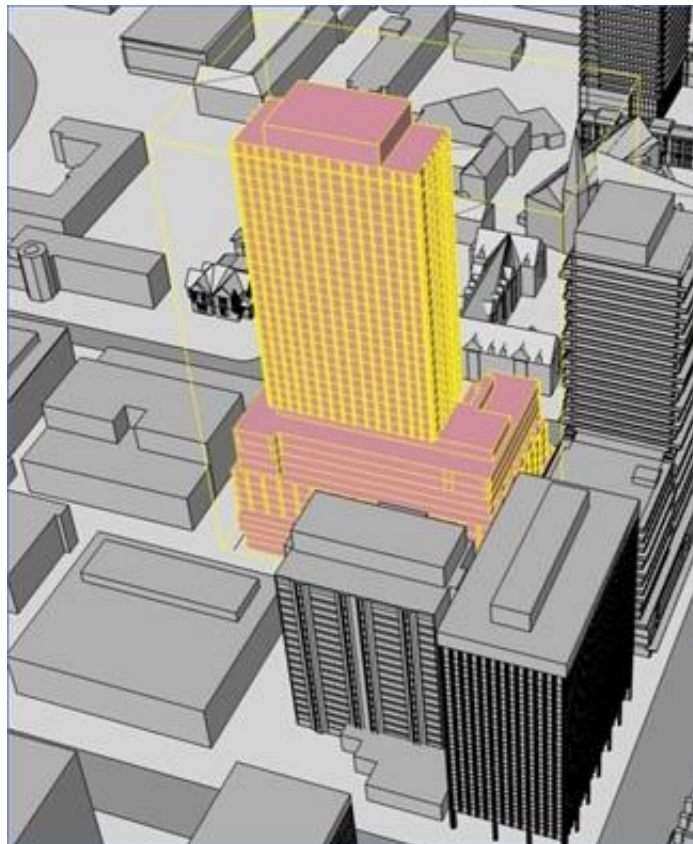
The health and safety of our employees, customers, trades and guests to our workplace is our priority. Due to COVID-19, we taken a number of preventative measures that include reducing all outside visitors to our Head Office and strictly controlling access at our Property Management Offices. While the majority of our professional service teams are working remotely and the site teams are active, both are maintaining normal business hours.

Time-Critical Call to Save Toronto Heritage

Council Agenda Items TE34.7 and TE34.15 - 95 St Joseph Street



Aerial view Basilian Seminary and context



Developer's Rendering – Effect on Streetscape and St Mike's Campus

Dear Members of City Council,

We are writing to you about 95 St. Joseph Street, the site of the Basilian Seminary, which is currently being considered for demolition and re-development. This site is an integral part of the University of St Michael's College (USMC) campus and the Queen's Park cultural heritage area, which are important to all Toronto. Each of us is the President of our Condominium Corporations, all of which either abut or look onto 95 St Joseph Street. Together we represent 1600 condominium owners and over 2500 area residents of our buildings. The 95 Action Group is a coalition of area residents.

On June 29, 2022, two matters came before the TEYCC. The first was a request to almost completely demolish the Cormier-designed heritage building located at 95 St Joseph Street (TEYCC Item 34.15), even though full Grade IV heritage protection had been approved in March of 2022. The second was a request for a rezoning and official plan amendment to permit re-development of the site within the low-rise institutional Secondary Plan area as a 39-storey high-rise building. It would include a private for-profit retirement home on the first 12 floors, topped with a 27-storey residential condominium tower (TEYCC Item 34.7).

No recommendation was made on these matters, and they are now before you for a final determination. Your votes will also create a significant precedent for the south side of St Joseph Street – the last undeveloped eastern gateway to Queen's Park, as well as for Carr Hall, the other Cormier designed building across the street. There are only three Cormier buildings in Toronto. Most cities jealously protect the heritage and environments of their landmark parks, legislatures, and great university campuses.

HERITAGE PRESERVATION

Our first concern is the preservation of the Seminary which was designed by Ernest Cormier, one of Canada's most important architects. Among his other works, he designed the Supreme Court of Canada and was the only Canadian architect invited to participate in the design of the United Nations Building in New York City.

The Alterations Report was NOT approved by the Preservation Board just last month. At the meeting Robert Allsopp, a member of the Board, summed it up when he said, "I prefer to say this a fragile place. It has some very special architectural pieces in it... it's a totality. How do we insert development into that without destroying what we have got? I am not going to support this recommendation because it doesn't start from this point."

Canadian heritage expert Phyllis Lambert has sent four letters to the City of Toronto, objecting to the destruction of 95 St Joseph Street, and noting that Ernest Cormier is "one of the most important Canadian architects of the 20th century".

Almost 300 communications about 95 St Joseph Street were sent to the Preservation Board prior to its two meetings voicing support for proper heritage preservation of the building. Communications came from area residents, students, alumni and citizens across Toronto. Sandra Shaul, the Chair of the Board, noted that in her tenure she had never received so many communications on one file.

PRECEDENT OF THE REZONING AND OFFICIAL PLAN AMENDMENT

In addition to the destruction of an important heritage element, our community has been opposed to the redevelopment currently proposed for 95 St Joseph Street for three basic reasons:

- It is too tall;
- The 27-storey residential condominium is not a permitted use here under the existing or proposed U of T Secondary Plan;
- It sets a bad precedent for wholesale re-development of the block bounded by Bay, Wellesley, Queen's Park Crescent, and St. Joseph Street (the "Block").

The Block includes the southern part of the USMC campus. The proposed 39-storey height was declared unacceptable and contrary to in force zoning by City Planning in 2019. Currently, the tallest building in the block is 32 storeys at 1000 Bay, which is not in the U of T Secondary Plan zone and is on Bay Street. The seminary site must not be treated as if it was Bay Street. As the developer's rendering and aerial photo show, the site is on an east-west side street, and it does

not touch on Bay Street. City Planning in 2019 declared the residential condo portion unacceptable for an area designated "Institutional" in the Official Plan.

If approved, the proposed development would be the tallest structure in the entire Block, taller than the 1000 Bay Street condo to the east, which City Planning cited in 2019 as the structure from which the development here should transition downward. It will be taller than the low-rise buildings to the north and west, taller than the government buildings to the south. It would be the first structure with non-institutional use within the U of T Secondary Plan zone on this Block.

THE IMPORTANCE OF YOUR DECISION

Owners of the Kelly Library, the University of Toronto Music School and St Joseph's College school have been prompted by this application to signal their wishes to develop high-rise, potentially non-institutional buildings, on their properties.

If the planning application at 95 St Joseph Street is approved in its current form, it will inevitably be the thin edge of the wedge that will totally transform this neighborhood, this special south flank of the historic St. Mike's campus. We would argue that approving the rezoning application and OPA is contrary not only to the in-force zoning and Secondary Plan, but also to the stated intention of the new Secondary Plan that the East Campus Character Area is to be institutional.

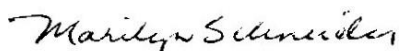
In July 2018 Toronto City Council recognized the special significance for all Torontonians of the area protected by the U of T Secondary Plan. Toronto City Council wisely mandated that six principles be followed in revising and developing the Secondary Plan. Four of these six focused on protecting and conserving the character-defining institutional uses and heritage resources of the area:

- Protect the Secondary Plan area for predominantly institutional land uses;
- Conserve built heritage resources and cultural heritage landscapes;
- Affirm that the institutional uses, collection of heritage resources and public realm network are character-defining elements of the area;
- Ensure that the Secondary Plan area will continue to grow and evolve in a way that positively contributes to the character-defining elements of the area.

We urge Toronto City Council to insist that any planned development for this site respect and satisfy the principles mandated for this special area by Toronto City Council. No one would argue that development should not be permitted within the Secondary Plan area. However, at a time when the City is trying to increase and preserve its green space, canopies, privately owned public spaces, and specifically increase the parkland south of the Ontario Legislature down University Avenue - it seems counter intuitive to approve a 39-storey high-rise development that not only defines zoning in its height and usage, but that would overpower and overshadow the beautiful, green, low-rise St Michael's Campus to the north and west, one of the oldest and most cohesive heritage areas of the entire U of T campus.

This application is asking for planning and usage exceptions that should not be granted. On behalf of thousands of local residents, and more broadly on behalf of Toronto, we ask you not to approve the current development application and the associated amendments report for the heritage Basilian Seminary at 95 St Joseph Street.

Sincerely,



Marilyn Schneider, Board President,
U Condominiums 1080 Bay/65 St. Mary Street,
Toronto ON M5S 0A6



Dara Beard Board President,
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