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Delivered via E-mail

Toronto City Counsel councilmeeting@toronto.ca

For: the attention of The Mayor and Toronto City Councillors

Dear City Counsel:

**Re: Agenda Items TE 34.7, TE 34.8 and TE 34.15 on July 19-20, 2022 –
Development Application at 95 St Joseph Street**

Please do NOT approve the proposed development application and amendments report for the Basilian Seminary at 95 St Joseph Street. It is important to Toronto due to its heritage and proximity to Queen's Park. Most cities jealously protect the heritage and environments of their landmark parks, legislatures, and great university campuses.

**RESPECT THE HISTORY, HERITAGE, AND CONTEXT OF THIS BUILDING WITHIN
THE BEAUTIFUL ST MIKE'S CAMPUS**

I do not think that the development proposal sufficiently preserves this important heritage building that was designed by Ernest Cormier, one of the most significant Canadian architects of the 20th century. I feel that the building is an important part of St Joseph Street, a beautiful, undeveloped, eastern gateway to Queen's Park. Expert opinion such as Phyllis Lambert from the Canadian Centre for Architecture and the Toronto Preservation Board agree.

THE HEIGHT, MASSING AND USE OF THE PROPOSED BUILDING

The community does not object to the building being repurposed or sensitively redeveloped. The problem is the degree of demolition, the height and massing of the proposal, and its context in the streetscape and the St Mike's campus and the park to the north. The development will be too tall, taller than any other building on the block. Why would City Council want to approve this project, which will be the first blow to ultimately destroying what is now the most beautiful, historic part of the U of T campus.

**A TERRIBLE PRECEDENT FOR THE EASTERN CAMPUS AREA OF THE U OF T
SECONDARY PLAN.**

If the planning application at 95 St Joseph Street is approved in its current form, it will inevitably be the precedent used to transform this special neighborhood on the south flank of the historic St. Mike's campus. Owners of the Kelly Library, the University of Toronto Music School and St Joseph's College school have all been prompted by this development application to signal their wishes to develop highrise, and potentially non institutional buildings, on their properties. Approval would set a dangerous precedent for this sensitive area.

This is now a beautiful, historic university campus, that City Council should try to preserve and protect. We cherish this beautiful campus. Why would City Council permit this development to go forward?

I have recently returned from London UK to celebrate the Queen's Jubilee and was struck by how in the vast majority of the city one can walk in sunshine instead of shadows of skyscrapers which is the norm in Toronto. The northeast quadrant of Queens Park circle is one of the few neighborhoods where one can stroll in the Bay Street corridor south of Bloor and enjoy sunshine and not be cast in shadow all day, 365 days of the year. My wife, Catherine Lawrence and I urge you to do better and protect this glorious, historic, green space for all Torontonians.

Yours very truly,

J. R. Morse

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