

Presentation to Planning and Housing Committee, January 12, 2022

By Liz Driver, Director/Curator, Campbell House Museum

Re: Request to change the Campbell House property at 160 Queen St West from 3.0 to 0 (zero) for Minimum Density (Floor Space Index) within the Osgoode Protected Major Transit Station Area (“PMTSA”)

Request

- Map 2 for the Osgoode PMTSA (Attachment #1), in the draft by-law, shows the Campbell House property at 160 Queen St West categorized as 3.0 Minimum Density (Floor Space Index) – the highest category of minimum density. In effect, this means that some part of the overall (new) density required by the Province within the Osgoode PMTSA could end up on the Campbell House property.
- I submit that the **Campbell House property should be recategorized as 0 (zero)** thus protecting it from future development/intensification – like the adjacent large block comprised of Osgoode Hall, City Hall and Old City Hall, all of which are categorized zero, and like Grange Park and the Grange House, which are similarly protected.
- All of these “zero” rated properties provide crucial outdoor public amenity and green space for the planned intensification around them.
- We see no public benefits that would flow from a 3.0 designation, while a 0 designation would have many benefits, outlined above and below.

Quick facts about the Campbell House property

- The Campbell House property is on the northwest corner of Queen & University. It is bounded by University, Queen, Simcoe and the east/west walkway on the north that separates Campbell House from the Canada Life building.
- The property’s location makes it significant as:
 - an element of the Queen & University urban landscape
 - a gateway to the Queen Street West BIA
 - part of the Grange Neighbourhood
- The City holds a lease on the property from Canada Life, until 2099, and the City owns Campbell House, which is operated by the Sir William Campbell Foundation as a community museum and cultural hub. Parks, Forestry and Recreation cares for the open space; Museums & Heritage Services (“MHS”) administers the City grant that supports the museum’s activities in alignment with MHS’s goals.
- The property has a small urban forest of diverse tree species, flower beds and lawns (Attachment #2, plan of Campbell House garden with Tree Protection Zones).

- Campbell House, built in 1822, is one of the oldest buildings in Toronto, celebrating its 200th anniversary this year! Its heritage attributes are protected by designation under the *Ontario Heritage Act* (Attachment #3, photograph of Campbell House; Attachment #4, designation by-law).
- The Campbell House property, together with the adjacent boulevard on Simcoe Street, form the Southern Gateway to Relic Linear Park, a project of the Grange Community Association in partnership with the City and Campbell House Museum, and part of the Grange Green Plan endorsed by City Council in 2018. The project aims to improve public green space and human and ecosystem health within the Grange Neighbourhood. Construction is planned to begin this year on the rehabilitation of the Simcoe boulevard (Attachment #4; the majority of funding for this section of Relic Linear Park was recently secured from the federal government).

Why the Campbell House property should be recategorized as zero within the Osgoode PMTSA

1. The Campbell House property, with its established small urban forest, provides crucial public green space for downtown residents. The downtown already lacks adequate green space for the growing number of downtown residents. The shortage will be exacerbated by intensification within PMTSAs. It is counterproductive for the City to remove green space to add density, then to face the near-impossible challenge of finding other downtown green space to offset the loss (especially when the City already holds a lease on this green space until 2099).
2. The City should maintain the property's green space as an integral part of the intentionally designed cultural heritage landscape at Queen & University comprised of Osgoode Hall and garden, Campbell House and garden, and the University Avenue boulevard planting and water feature.
 - a. Together, these urban landscape features form an expansive, public park-like space that extends the City Hall precinct westward and acts as a green swath that runs south from Queen's Park.
 - b. When Campbell House was moved to 160 Queen St West in 1972, the grounds were designed to mirror the Osgoode Hall garden because of the historical association between Chief Justice William Campbell and the Law Society, and the fact that both Campbell House (1822) and Osgoode Hall (1832) are rare survivals of Toronto's early architecture. Thus, like the Osgoode Hall garden, the Campbell House property features informal flower beds, trees, stone paths, and a black iron fence.
3. The City should ensure the integrity of the Southern Gateway of Relic Linear Park, i.e., Campbell House property green space + Simcoe boulevard, by categorizing the Campbell

House property as ZERO within the Osgoode PMTSA to prevent inappropriate intensification on the site.

4. In anticipation of the new Ontario Line Osgoode Station entrance on the south side of Queen Street, the City should anticipate an increased flow of pedestrians through the Simcoe pedestrian zone and the Southern Gateway of Relic Linear Park to the new Osgoode Station entrance, and also more pedestrians stopping to enjoy the Campbell House green space and adjacent boulevard. This presents an opportunity for the City to conceive of Relic Linear Park as a green pedestrian route to the new station from the commercial and residential properties to the northwest and to consider how pedestrians will cross directly to the new station entrance at this point.
5. The 2010 heritage designation of the Campbell House property protects the building's many heritage attributes. Exterior attributes include the building's "scale, form and massing," which are fully appreciated within the existing setting of the garden. Any intensification of the site under category 3.0 of the PMTSA could have negative visual impacts on the perception of the building's scale, form and massing. The City should maintain the property's green space to avoid negative impacts on these protected heritage attributes.

I strongly urge the Planning and Housing Committee to categorize the Campbell House property as ZERO within the Osgoode PMTSA.

I am happy to provide further information if requested.

Sincerely,

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