

June 28, 2022

To: Members of the Toronto East York Community Council,

RE: TE34.8. University of Toronto St. George Campus Secondary Plan – Official Plan Amendment Application – Final Report (Ward 11 – Statutory: Planning Act, RSO 1990).

Dear Councillors,

We are a coalition of three condominium buildings situated along the east and southeast edges of St. Michael's campus in the new East Campus Character Area, immediately outside the boundary of the Secondary Plan area: 62 Wellesley Street (adjacent to the south), 1000 Bay/57 St. Joseph (adjacent to the east) and 1080 Bay/65 St. Mary Street (further away to the north). Together we represent 1600 condominium residences/2500 community members.

We know this corner of the campus very well. Many of the residents of our buildings are students, faculty, alumni or otherwise associated with the University of Toronto and have participated actively in the public process regarding the Heritage Designation of 95 St. Joseph Street (over 300 communications sent). They care deeply about the surrounding area.

We now repeat a request we have already made both orally in community consultation and in writing, that two seemingly minor, but significant changes be made to the proposed Secondary Plan and the Urban Design Guidelines, both in the East Campus Character Area.

1. Secondary Plan, page 17: East Campus Character Area, 5.15 f , Tighten up the intent and parameters of transition by Inserting the words “nearby” and “southern” into the definition;
2. Urban Design Guidelines, page 50: Figure 2.21 Change the gold cross identifier on 95 St. Joseph Street, which should instead be designated a “Potential Taller Institutional Element.”

Secondary Plan: Request to tighten up the intent and parameters of transition by inserting the words “nearby” and “southern” into the text definition on Page 17, East Campus Character Area, 5.15 f.

We applaud Planning for recognizing that within the new East Campus Character Area, the easternmost portion, composed primarily of the University of St. Michael's College and Victoria University campuses, comprises a very special, beloved area with “a more intimate public realm character” with intimate green enclosed spaces, framed by architecturally harmonious structures, often of heritage value. Because of this recognition, Planning has documented that in the central, “interior,” or “core” part of this area, development will be limited primarily to restoration, and no taller institutional elements will be permitted.

The southern piece, south of St. Joseph (section 5.15 f) is inherently and undeniably a continuation of the central “core” campus, not only in low-rise built form, but in architectural style, which is known to have been carefully planned and coordinated, first by Ernest Cormier, and then by successive architects.

- All existing built forms are now uniformly low-rise institutional buildings, echoing those of the central “core” campus.
- All existing built forms are architecturally harmonious with those of the central “core” campus.

The only exception to this uniform harmony of height and style will be the Basilian Seminary at 95 St. Joseph, if the Council approves on June 29th the 39-storey condo tower development being proposed for the site. However, the Basilian Seminary is just inside the eastern edge of the East Campus Character Area.

To the south of the southern piece is the Civic Precinct of low- and mid-scale government buildings, mostly around 14-storey, none more than 24 storeys. For any new development in the southern piece, there should also be transition to the interior portion of the Character Area north of St. Joseph Street from the Civic Precinct to the south.

To protect the very special character of the southern portion of the East Campus Character Area, and to preclude the possible misuse or abuse of any ambiguity in the parameters of transition, we request that the wording of (f) be amended as follows:

“f) south of St. Joseph Street, include a mix of low-scale institutional buildings, mid-scale institutional buildings and taller institutional elements, which will be designed and massed to provide noticeable and discernable built form transition in scale from the **NEARBY** eastern **AND SOUTHERN** edges of the Character Area to the lower scale Queen’s Park Character Area to the west and to the interior portion of the Character Area north of St. Joseph Street.”

Urban Design Guidelines: Request to change the gold cross identifier on Figure 2.21

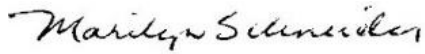
In the proposed Urban Design Guidelines, Figure 2.21 on page 50 shows a map of the Secondary Plan area on which are identified proposed and potential taller institutional elements. Shown here is every “Existing and Approved Taller Institutional Element” with a grey cross, and every “Potential Taller Institutional Element” with a pink cross, as well as three “Existing and Approved Tall Buildings” with blue crosses, and one “Proposed Tall Building” with a gold cross.

The single building identified as a “Proposed Tall Building” with a gold cross is 95 St. Joseph Street, the development application which is being considered by TEYCC for approval on June 29th - but for which the Heritage Preservation Committee has not accepted the heritage alterations report that proposes demolition of the heritage IV building, preservation of only the façade and the chapel to be buried under a condo tower. Without demolishing the building, the construction cannot proceed.

Whether or not TEYCC approves the development application, it is at present, in limbo, only an application. So identifying this as a “Proposed Tall Building” rather than a “Potential Taller Institutional Element” is presuming Council’s decision and usurping Council’s authority. And, if for some reason it were not to be approved, this “Proposed Tall Building” designation would still be present in the Urban Design Guidelines.

Development within this southern section of the East Campus Character Area is now described in the Secondary Plan as having to transition in scale from the eastern edge of the Character Area to the lower area to the west (see above). So, by identifying this building as a "Proposed Tall Building," Planning may be establishing 39-storeys as the height from which other developments will transition downward.

Sincerely,



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