

From: [Chris Robinson](#)
To: [Toronto East York Community Council](#)
Subject: My comments for 2022.TE34.7 on June 29, 2022 Toronto and East York Community Council
Date: June 27, 2022 1:24:53 PM
Attachments: [Speaker Chris Presentation to TEYCC 29 June 2022 Planning.pdf](#)

To the City Clerk:

Please add my comments to the agenda for the June 29, 2022 Toronto and East York Community Council meeting on item 2022.TE34.7, 95 St. Joseph St - Official Plan and Zoning Amendment Application - Final Report

I understand that my 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.

Comments: please see attached PDF

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For the attention of the Chair and Members of the Toronto East York Community Council

Chris Robinson Submission to the TEYCC June 29, 2022. Agenda Item PB34.7

Good morning. I am Chris Robinson, a member of the 95 Action Group, a community group engaged for over three years with this development proposal for the Basilian Seminary at 95 St Joseph Street. Thank you for this opportunity to address you briefly on the **planning implications** of this application. The development proposal before you asks for a mixed-use, 39-storey high rise building to replace the current institutional, **4-storey** Seminary heritage building. 56% of the units would be residential, the remainder would be high revenue generating Amica Seniors' lifestyle, retirement, and elderly care units.

The Basilian Seminary site is situated within the University of Toronto Secondary Plan area and this application is governed by the existing Secondary Plan of 1997 which designates this site as institutional use only and four to six storeys in height.

Its neighbour to the east, 1000 Bay, is on Bay Street and is 13 to 32 storeys. To the south on Wellesley West is Queen's Park Place at 18-storeys and St Joseph's College School at **4-storeys**. To the west is the Kelly Library at **4-storeys**. And to the north is Clover Hill Park and the **4-storey** Sorbara Hall. There is nothing higher than **4-storeys** all the way to Queen's Park at the other end of St Joseph Street.

Clearly, this is not a tall building neighbourhood. In fact, it is part of the Queen's Park and St Michael's College Campus cultural heritage landscape noted in the 2022 Toronto Heritage Protection Board Report for Action. Its height and massing would also cast a shadow over parts of Queen's Park, St Michael's Campus and the new Clover Hill Park.

City Planning rejected the proposed height in the initial application for 39-storeys and mixed use in their Planning Comments of September 2019, stating that *"The planning report submitted with the application characterizes the site as a location designated for growth, including residential growth, in the Downtown. Staff disagree with this characterization of the site. 95 St Joseph Street should not be viewed as a site that is targeted for residential growth."* And *"Any additional height on the property should provide a transition in height and massing from 1000 Bay Street to the low-rise Institutional Areas to the west"*.

Since September 2019, there have been organizational changes within City Planning and inconsistently, City Planning now do not object to the same proposed height in the revised application, citing U-Condos at 1080 Bay Street as a precedent. Yet these are not within the U of T Secondary Plan, they are on the high-density Bay Street corridor, and they were built on a parking lot, not a protected heritage building. No mention is now made of height transition from Bay Street – because, clearly, there is none. The height would actually rise a further 7-storeys from the existing building at 1000 Bay to the proposed tower at 95 St Joseph on the university campus before plunging to the 4-story Kelly Library.

This application ignores in-force planning decisions and the heritage preservation of most elements of the existing building are inadequate. It would create a dangerous precedent for other parts of the campus. And it can be pushed back by your vote today. It is simply the wrong building in the wrong place. Please vote accordingly and preserve the integrity of the Queen's Park and St Michael's College Campus area. Thank you.

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