

June 27, 2022

By E-Mail to teycc@toronto.ca

Toronto and East York Community Council
Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Ellen Devlin, Committee Secretariat

Dear Ms. Devlin:

**Re: University of Toronto St. George Campus Secondary Plan - Official Plan
Amendment Application - Final Report
Agenda Item: TE34.8**

We are counsel to the Basilian Fathers of Toronto and Daniels HR Corporation, which applied to the City of Toronto in February 2019 for Official Plan and Zoning By-law Amendments (the “OPA/ZBA Applications”) to permit a high-density mixed-use development at 95 St. Joseph Street (the “Property”). As revised, most recently in April 2022, the proposed development consists of a 39-storey building with institutional, residential and commercial uses, which conserves the cultural heritage value of the Property (the “Proposed Development”).

The Property is located within the area of the current, in-force University of Toronto Secondary Plan (the “Current Secondary Plan”). The Property is also located within the area of the proposed University of Toronto St. George Campus Secondary Plan (the “Proposed Secondary Plan”) through the draft Official Plan Amendment No. 582, which is to be considered by Toronto and East York Community Council (“TEYCC”) at its meeting on June 29, 2022.

At the same meeting, TEYCC will consider a report from City Planning staff, recommending the approval of the OPA/ZBA Applications (Agenda Item: TE34.7). More specifically, staff is recommending that City Council adopt an amendment to the Current Secondary Plan in the form of a Site and Area Specific Policy, through proposed Official Plan Amendment No. 599 (“OPA 599”), to permit the Proposed Development.

Although our clients' Zoning By-law Amendment application obviously does not need to conform to the Proposed Secondary Plan, nor does the Proposed Development need to be evaluated against the proposed Urban Design Guidelines, we note that Policy 5.2 of the Proposed Secondary Plan recognizes mixed-use buildings as one of the building types within the Secondary Plan area and Policy 5.15f) specifically contemplates tall buildings south of St. Joseph Street within the proposed East Campus Character Area.

Regardless, we request that the Proposed Secondary Plan include a Site and Area Specific Policy for the Property in Section 9 that would recognize the Proposed Development, generally in accordance with the proposed Site and Area Specific Policy for the Property that is being recommended by City Planning staff through OPA 599.

Kindly ensure that we are notified of the recommendation made by the Toronto and East York Community Council and the ultimate decision of City Council regarding this item.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

copy: Amanda Hill and Jason Davidson, City of Toronto, Legal Services Division
Paul Johnson, City of Toronto, City Planning Division
Clients