



# East Annex Condominiums Association

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

June 28, 2022

Members of Toronto and East York Community Council:

**RE: Item 43.8 - University of Toronto St. George Campus Secondary Plan - Official Plan Amendment Recommendations - Final Report**

This correspondence is to provide comments from the East Annex Condominiums Association, representing approximately 550 households along the north boundary of the St. George Campus, on the Final Report and Secondary Plan and Urban Design Guidelines for consideration at the Statutory Public Meeting on June 29, 2022.

**Re-naming the North Campus to the Bloor Street West Character Area:** The name Bloor Street West Character Area is proposed to apply to the south street frontage of Bloor between Queen's Park and Spadina Avenue. We believe that the revised name creates confusion in that there is a Bloor Street West Corridor that extends far west beyond Spadina, and a Bloor Street Office Corridor that extends for a long distance east of Queen's Park, both of which have different functions in the City's development than does a university campus.

The inference is that this part of the North Campus is now being "re-branded" as part of a continuum of commercial uses along Bloor, and that the institutional character of the campus is of reduced relevance. This Character Area faces more University land holdings on the north side of Bloor, lending support for retaining the North Campus identity, similar to the Centre, West, South, and East Campus Character Areas.

**We recommend that the distinctive University institutional land uses along this stretch of Bloor West retain the name North Campus Character Area.**

**Queen's Park corners:** EACA also strongly supports including the southeast and southwest properties and buildings within the Queen's Park Character Area (Lillian Massey building and the Royal Ontario Museum), where they rightfully belong. Neither building is part of either Bloor retail high street in Yorkville or the Annex. Together they frame the north 'gateway' entrance to the Queen's Park cultural heritage district.

In support of this, both buildings (the ROM's heritage East Wing and the Lillian Massey building) were built with Queen's Park entrances and municipal addresses. The ROM has recently restored and re-landscaped the Rotunda entrance, and keeps it open for visitors during all Museum hours.

Coincidentally, it is the main entrance to the Canadiana Gallery which is always open, free of admission, to any and all visitors.

The Crystal project included a major reorganization of the ground floor that restored the original axial connection between Queen's Park and Philosopher's Walk in the Heritage West Wing. The Queen's Park entrance is beside the Museum TTC station and receives all school groups at the south entrance nearby. This is the formal front door.

There's an urban affinity among all four corners of the Bloor and Queen's Park intersection, and each corner boasts a distinctive and long-standing heritage building and landscaped area. It seems self evident that the south corner properties at Queen's Park should be included in the Queen's Park Character Area, running from curb to curb between Bloor Street and College Street.

**We recommend that the Queen's Park Character Area extend south from Bloor Street and Queen's Park, and that the North Campus Character Area's east boundary be at Philosopher's Walk.**

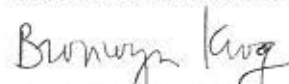
**More substantive Official Plan (OP) and Design Guidelines (DG) focus on North Campus Bloor Street frontage:** This is a very large area, similar in size to King's College Circle, the centrepiece of the Central Campus. There is little in the proposed amendments or guidelines that directly addresses the sensitivities of the heritage context of buildings and Philosopher's Walk in the vicinity.

**We recommend that the Secondary Plan incorporate more specific language to address:**

1. a compatible relationship in scale to nearby heritage buildings and Philosopher's Walk;
2. envision a major green open space on what is historically the largest campus open space along Bloor;
3. maintain the generous landscaped setback on Bloor; and
4. maintain some access to current university and community athletics usage.

In closing, we offer the comment that there has been scant community consultation on the Secondary Plan between 2018 and receiving the draft Plan in mid-May this year, apart from several last-minute scrambles for a zoom meeting with Resident Association representatives. It hardly constitutes the extensive public consultation promised in 2018. The time pressure is especially surprising given the negative reception to the two spot rezonings that were pursued in the interim. Having said that, the goal of completing the Secondary Plan is an important step forward and will provide the certainty of a comprehensive statement of the university's ambitions and public commitments for its future development.

Respectfully submitted on behalf of,  
**East Annex Condominiums Association**

  
 Bronwyn Krog, Chair

Copies:  
 Councillor Mike Layton  
 Paul Johnson, Planning