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WITHOUT PREJUDICE

May 29, 2023

DELIVERED BY EMAIL: laura.bisset@toronto.ca

Laura Bissett, Deputy Director, Planning and Administrative Tribunal Law
City of Toronto Legal Services Division
55 John Street, 26th Floor, Metro Hall
Toronto, ON M5V 3C6

Dear Ms. Bissett:

**Re: Official Plan Amendment 582, University of Toronto St. George Secondary Plan
OLT File No. OLT-22-004423
Offer to Settle of the Toronto Catholic District School Board**

As you know, we are counsel to the Toronto Catholic District School Board (the “TCDSB”), the owner of lands municipally known as 74 Wellesley Street West, in the above-noted appeal.

We write to you to advise that the TCDSB is prepared to resolve its appeal in OLT File No. OLT-22-004423 on the basis of the proposed policy revisions attached at Tab “A” to this letter.

We look forward to receiving notice of Council’s decision. Should there be any questions on this letter or its attachment, please do not hesitate to contact us.

Yours truly,

A handwritten signature in blue ink that reads 'Julie Lesage'.

BORDEN LADNER GERVAIS LLP
Andrew Baker/Julie Lesage
Encl.

TAB A

Requested Modifications to OPA 582, University of Toronto Secondary Plan

- Policy 4.39

Planning applications both within and adjacent to the areas shown on Map 20-2E will demonstrate that they comply with Policy 4.38 by completing a View Study as part of a complete application illustrating panoramic views from the centre of the Front Campus lawn looking toward the proposed development.

- Policy 5.15 f)

Development within the East Campus Character Area will:

- 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 eastern edges of the Character Area, where the highest scale buildings would be located, to the lower scale Queen's Park Character Area to the west and the interior portion of the Character Area north of St. Joseph Street;

Requested Modifications to St. George Campus Secondary Plan Area Urban Design Guidelines

- 2.3.8 East Campus Character Area

The East Campus Character Area is largely defined by the Victoria University and University of St. Michael's College campuses. The park-like setting of these portions of the East Campus are defined by a series of interconnected green spaces with a varied topography and mature tree canopy, and includes landscape features such as gardens, lawns, fountains, forecourts, and formal and informal pathway. In contrast to the more monumental landscape of Queen's Park and the feeling of openness experienced within the Central Campus and Queen's Park Character Areas, the East Campus has a more intimate public realm character defined by the design and placement of buildings in closer proximity to one another and enclosing open spaces to form quadrangle-like landscapes. This sense of enclosure created by the varied low-rise buildings of different eras at the core in the interior portions of the University of St. Michael's College and Victoria University lands contributes to the heritage character of the East Campus. Reminders of the area's early residential history and character include the former houses on Elmsley Place and Charles Street West, which have been adaptively reused for institutional purposes. The park-like character of the ~~core~~ interior of the East Campus transitions toward a more street-oriented, higher density urban character at its

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edges to the north, east and south and beyond to the surrounding neighbourhoods.

The open space character and low-scale of the ~~core~~ interior of the East Campus will be maintained. A mix of institutional typologies will continue to create a transition in scale from the ~~core~~ interior of the East Campus to the urban grid pattern of the city beyond. While these parts of the East Campus will continue to differ in scale from the ~~core~~ interior of the Character Area, they will maintain connections to the ~~core~~ interior area through institutional land uses, **compatible built form**, and public realm elements including forecourts, green open spaces and mid-block connections that extend through the area.

- 2.4.2.2 Pedestrian Scale Base Building and Transition

Modifications to the figures in this section to correctly identify the angular plane (see Figure 2.18).

- Figure 2.21

Modification to Figure 2.21 be revised to identify the TCDSB site as a “Potential Taller Institution Element”.