



May 26, 2023

Via E-Mail: [Laura.Bisset@toronto.ca](mailto:Laura.Bisset@toronto.ca)  
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Signe Leisk  
sleisk@cassels.com  
tel: +1 416 869 5411  
fax: +1 416 360 8877  
file # 000001-03310

City of Toronto Legal Services Division  
55 John Street, 26th Floor, Metro Hall  
Toronto, ON M5V 3C6

Attention: Laura K. Bisset  
Deputy Director, Planning and  
Administrative Tribunal Law

Dear Ms. Bisset:

**Re: Official Plan Amendment 582 (“OPA 582”); University of Toronto St. George  
Campus Secondary Plan  
OLT-22-004423 | Requested Modifications to OPA 582**

As you know, we represent The Governing Council of the University of Toronto (the “**University**”), the applicant in the above-noted matter and a party to the appeal of OPA 582 by the Toronto Catholic District School Board (“**TCDSB**”) to the Ontario Land Tribunal.

The University has been working towards a new University of Toronto St. George Campus Secondary Plan since 2015, to replace the existing and long-outdated 1997 Secondary Plan. Following significant consultation with staff, students, faculty and the community, the University submitted an Official Plan Amendment application, with a proposed Secondary Plan and Urban Design Guidelines, in 2016 with a resubmission based on comments received filed in 2018.

Following adoption by the City, three appeals of OPA 582 were filed with the Tribunal, two of which were swiftly and amicably resolved. We understand that the TCDSB is now prepared to settle its appeal on the basis of the enclosed proposed modifications being made to OPA 582 and the related Urban Design Guidelines (the “**Proposed Modifications**”).

We write to confirm our client’s support for this settlement. The Proposed Modifications are complementary to OPA 582 as it was approved previously by Council, and to the University’s vision for the St. George Campus. They also, in our view, represent good planning. As such, we are requesting that Council approve the Proposed Modifications, such that they may be presented to the Tribunal for resolution of this final outstanding appeal.

Finally, we wish to note our client’s gratitude for the work of City staff in negotiating this settlement and resolving all appeals of the instrument so that it may finally come into force.

Should City Council accept the offer to settle, this correspondence may be released publicly. Until such a time as City Council accepts the offer to settle, it remains confidential and without prejudice.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in black ink, appearing to read "S. Leisk". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

Signe Leisk  
SL/CG/jd

Encl.

### **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 2.2.1

Modification to Figure 2.2.1 be revised to identify the TCDSB site as a “Potential Taller Institution Element”.