



Branch of the Architectural Conservancy of Ontario

May 13, 2013

Re: **TE 24.16** (and **24.36**) – **245-255 College Street, 39 and 40 Glasgow Street - Rezoning Application** - File No. 10-239490 STE 20 OZ

Dear Toronto and East York Community Councillors,

The zoning of this College Street site allows for a height of 14m on the north half down to 12m at the southern limit. At 80m the proposed tower is between five and six times the permitted height.

Should the zoning be changed? No. The present zoning on College Street is appropriate and balances many interests in the complex neighbourhoods of the Spadina-College area, where commercial blocks are as much truly neighbourhoods as the adjoining residential precincts are.

Could this site accommodate a "tall building"? We feel that there is ample evidence **it cannot do so**. We refer to two documents:

College Street was studied in detail as part of Toronto's current Tall Buildings strategy. This section of College Street was NOT recommended for tall buildings of any type, including "Tower-Podium Form", "Canyon Form", "Landscaped Setback Form" nor "Secondary High Street Form". Other sections of College Street to the east were considered appropriate for towers of these various kinds.

(Tall Buildings; Urban Strategies, Hariri Pontarini Architects, 2010; pp.53-55)

In a 2012 study The Toronto Architectural Conservancy laid out some of the defining features of this section of College Street. The tower, as proposed, would be extremely disruptive to the established character of the street. To the east of the site are nine significant brick buildings in a row, all contributors to the streetscape, averaging about five storeys. These as a set are a great asset – waiting to be added to thoughtfully. This proposal fails.

(College Street: A Study Part One; Toronto Architectural Conservancy, 2012)

Toronto East York Community Council would be consistent, wise and conscientious to not allow the proposed development to proceed as it now is before you.

Yours truly,

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President

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