



<b>Proposed Centre for Civilizations, Cultures and Cities</b>	
<b>Misinformation We've Heard</b>	<b>The Facts</b>
Area Specific Considerations	
<p>The proposed Centre for Civilizations, Cultures and Cities is within the "Queen's Park Heritage District"</p>	<p>The development site is not located within a Heritage Conservation District.</p> <p>The University of Toronto's St. George Campus and Queen's Park contain a diverse range of buildings in terms of height, built form, age and use and the development site is in proximity to several buildings of cultural heritage value. Working with its heritage architects and City of Toronto heritage staff, the proposed siting, massing and design of the Centre for Civilizations, Cultures and Cities has been carefully designed to have regard to its relationship to the ROM, Flavelle House, Falconer Hall and the existing landscape along Queen's Park. A Heritage Impact Assessment has been undertaken and a Conservation Strategy proposed.</p> <p>The University has a proven track record of successful heritage conservation and adaptive reuse of heritage assets, with over 80 listed and designated buildings on the St. George Campus alone. Large parts of the campus are also subject to heritage easements favour of the City.</p>
<p>The University doesn't need this much space.</p>	<p>The St George Campus currently has a shortfall of 280,000 gross square metres of academic space. Shortfall expected to increase to 400,000 - 515,000 gross square metres by 2030.</p>
<p>The University has other sites it could use.</p>	<p>This site was identified for redevelopment over 20 years ago. It is identified as a redevelopment site by the City in the current Secondary Plan, in force since 1997.</p> <p>The site has a frontage on a major arterial road and is at the doorstep of the Museum subway station, in proximity to additional subway stations and cycling routes.</p> <p>The University is comprised of many different faculties and programs associated with different buildings on the campus. These spaces are not interchangeable. In particular, a much-needed acoustically dependable music performance space on the site will be utilized by the Music Faculty, with direct connections into the Faculty of Music next door and proximity to the Royal Conservatory of Music. The CCC will additionally</p>

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	<p>house research clusters comprised of the following: Department of Near Middle East Civilizations, Archaeology Centre,</p> <p>Anne Tanebaum Centre for Jewish Studies, Institute for Islamic Studies, Global Religions and the School of Cities. These Departments, Institutes and Schools have complementary academic programming and/or cross-appointments with: Faculty of Law, Victoria University (i.e. Material Culture), Emmanuel College's Muslim Studies, St Michael's College's Christianity Studies as well as access/collaboration with the Royal Ontario Museum's curatorial department and the Gardiner Museum's collection. Co-location of the School of Cities to the Munk School of Global Affairs and interface between the University and City is integral to the School of Cities mandate to convene researchers, educators, students, practitioners, institutions and the general public to explore and address urban challenges. The development facilitates a much-desired connection to the ROM, with both a physical connection between the buildings, as well as through programming to help advance the missions of both institutions.</p>
<b>Height</b>	
<p>The proposed height of the Centre for Civilizations, Cultures and Cities is 'too tall'. It is 2.5 times the height of the ROM's heritage wings.</p>	<p>The ROM has varied heights, including varying heights of each of its wings. The proposed building approaches 2.5 times the height of only a portion of one wing.</p> <p><u>Heights of the ROM:</u>                      Crystal: 37.1 metres at peak                      Curatorial wing: 31 metres at mechanical areas and 28.9 metres at low roof of wing                      East Wing Central Rotunda over main historic entrance: 29.4 metres                      West wing: 23 metres                      East wing: 18 metres</p> <p><u>Height of the CCC:</u>                      38.7m to main roof                      42.5m to mechanical penthouse</p> <p>The proposed height of the Centre for Civilizations, Cultures and Cities conforms to the City of Toronto Official Plan by protecting the view of the Ontario Legislative Assembly from College and Queen Streets.</p> <p>By comparison, the height of the Ontario Legislature Centre Block is 55.5 metres and the East and West blocks are 40.5 metres (taller than the proposal).</p>

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<p>The proposed Centre for Civilizations, Cultures and Cities includes “20-foot-tall (6m) floors, equating to the size of a 14-storey slab apartment building.”</p>	<p>The average floor-floor heights for 7 of the 9 floors are 12 feet (3.65m), with a total institutional building height of approximately 9-storeys, measuring 38.7 m (plus a 3.8 m mechanical penthouse).</p> <p>For comparison, this would be equivalent to an 11 storey residential building, assuming market-average 6.5m ground floor, and market-average 2.95m floors</p>
<p><b>Community Consultation</b></p>	
<p>There has been a lack of community consultation.</p>	<p>The consultation for the proposed Centre for Civilizations, Cultures and Cities has exceeded the requirements of the <i>Planning Act</i>.</p> <p>Consultation on the redevelopment of this site commenced as far back as the Campus Master Plan process in 2010, including:</p> <ul style="list-style-type: none"> <li>• Community Consultation Meetings hosted by the City for the Secondary Plan - March 1, 2017, May 8, 2017, June 22, 2017, February 6, 2018, April 5, 2018.</li> <li>• Toronto Planning Review Panel – April 22, 2017.</li> <li>• Planners in Public Spaces – April 27, 2017 and September 12, 2017.</li> <li>• Community Council and Council – January 17, 2017 and July 23, 2018.</li> </ul> <p>Prior to submitting an application to the City, the proposal for development of the Centre for Civilizations, Cultures and Cities was presented to the community:</p> <ul style="list-style-type: none"> <li>• University of Toronto Community Liaison Committee – June 11, 2018</li> <li>• University of Toronto Community Liaison Committee – July 5, 2018</li> </ul> <p>The design of the proposal was considered by both the University and City Design Review Panels:</p> <ul style="list-style-type: none"> <li>• May 22, 2018 – University of Toronto Design Review Committee</li> <li>• July 18, 2019 – City of Toronto Design Review Committee</li> </ul> <p>The development application was formally submitted February 22, 2019. A development sign was posted on the subject property shortly after. All submission materials are publicly available on the City of Toronto’s development application website.</p>

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	<p>The University of Toronto issued a formal press release on the project on February 21, 2019, including perspective images, a site plan and project information. The building was reviewed in media outlets including the Globe and Mail at this time, including interviews with University administration.</p> <p>The preliminary City staff report was heard by the City's Toronto and East York Community Council on April 24, 2019.</p> <p>A community consultation was held on June 12, 2019. Notice was sent to landowners and residents within 120 metres of the site.</p> <p>Working group meetings were held with resident associations and members of the public, well beyond the 120 metres required by the <i>Planning Act</i>. Four working group meetings have been held:</p> <ul style="list-style-type: none"> <li>• October 15, 2019</li> <li>• November 20, 2019</li> <li>• January 27, 2020</li> <li>• March 11, 2020</li> </ul> <p>Typically, one community consultation meeting is held for a Zoning By-law amendment application. The July 14, 2020 community consultation is the 2<sup>nd</sup> CCC community consultation meeting.</p>
<p>Only minor changes have been made to the original proposal.</p>	<p>The proposal reflects the latest iteration of an idea that has been evolving since the 1997 Secondary Plan and 2011 University of Toronto Master Plan.</p> <p>Significant amendments have been made to the original proposal, including:</p> <ul style="list-style-type: none"> <li>• The 2011 St. George Campus Master Plan contemplated 81 m in height and 19-storeys.</li> <li>• Following consultation with City staff and public, the 2016 St. George Campus Secondary Plan Application proposed a reduced height of 66 m.</li> <li>• In response to feedback received at five community consultation meetings for the St George Campus Secondary Plan between March 2017 and April 2018, the height was further reduced to 48m.</li> </ul> <p>More recently, numerous additional changes were made between 2018 and January 2020, including:</p> <ul style="list-style-type: none"> <li>○ Height further reduced to 38.7 m (plus 3.8 mechanical penthouse).</li> <li>○ Significantly altered the amount of Falconer Hall to be retained.</li> </ul>

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	<ul style="list-style-type: none"> <li>○ Reduced capacity and mass of the event hall by 34m<sup>2</sup> (364 sf)</li> <li>○ Reduced classroom size and numbers (lost 25 seats).</li> <li>○ Reduced secretariat/café area.</li> <li>○ Reduced exterior overhang of the recital hall over Falconer Hall by 2.5 m.</li> <li>○ Total area of the proposed Centre for Civilizations, Cultures and Cities reduced from 18,176 m<sup>2</sup> to 14,769m<sup>2</sup></li> <li>○ Expanded public realm, provision of 11 times more (2,926m<sup>2</sup>) than required.</li> </ul>
<b>Tree Impacts</b>	
<p>The proposal won't preserve existing trees.</p>	<p>An arborist report was prepared in support of the proposal. While 10 trees will be removed to facilitate construction, four mature trees in front of Flavelle House are being protected. Only two of the mature trees proposed to be removed are in good health. Other trees proposed to be removed are either not mature, infested or have stunted growth as planted against Falconer Hall's foundation wall. The removal of these trees has been approved by City of Toronto, Urban Forestry. Notably, thirty-one new trees will be added as part of the development, exceeding the tree replacement requirement of 3 new trees to every 1 removed.</p>