

Witness Statement
Eberhard H. Zeidler
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Re: Ontario Municipal Board Case Nos. PL060443 and O060093 and File No. Z060066, 150 Sudbury Street
Ontario Municipal Board Case No. PL051203, 1171, 1171 R, Queen Street West
Ontario Municipal Board Case No. PL060087, 48 Abell Street

Qualification

I am an architect with over 50 years experience in the practice. I graduated from the Bauhaus in Weimar and Karlsruhe University in Germany and taught at the University of Toronto as an Adjunct Professor. I am the senior partner at Zeidler Partnership Architects with offices in Toronto, Calgary, Vancouver (Canada); Palm Beach (USA); London (U.K.); Berlin (Germany); and Beijing (China). I am licensed in Ontario and a number of other provinces, States and countries.

My curriculum vitae is attached as Schedule A to my witness statement.

I am familiar with the area under review as I am presently involving in the reconstruction of the Gladstone Hotel, the oldest continuously operating hotel in Toronto. It has been restored as a vital urban lively addition to Queen Street West.

I am a dedicated member of Active 18.

Scope of Witness Statement

As a citizen of Toronto, I feel the intelligent and proper growth of WQWT is paramount to the growth of the area as a whole. Until now WQWT developed in an artistic, industrial and residential way that has attracted the new creative class to this area. It is essential that any new development reinforces this growth rather than damage it. Toronto has just concluded and published a report "Imagine a Toronto ... Strategies for a Creative City" which deals with these same issues and how they should be achieved. The present developer proposals are uncoordinated and threaten to bar the way of achieving this goal.

A new and enlightened development should:

1. maintain and increase workplaces in addition to industrial and other workplaces.
2. enhance active street life.
3. maintain the character of Queen Street
4. create delightful and useful parkland
5. achieve density without destroying the character of the area nor the long distance appearance of the urban texture.

1. Maintain and increase workplaces in addition to industrial and other workplaces

It would be a mistake unable to be corrected if presently existing creative workspaces like the 1887 section of 48 Abell Street were to be destroyed. It is possible to maintain section of the building and use it for work / living spaces and there is enough space left on the property to build some higher buildings to fulfill the allowable density.

The structural report that has been quoted does not state that the building cannot be used. It only states that it is not feasible to use it as the base for a higher building above the existing building.

48 Abell Street is important to be maintained to allow accommodation for creative spaces. As Jane Jacobs wrote, "Cities need ... a good lot of plain, ordinary low-value old buildings ... [which are] the unformalized feeders of the arts. Really new ideas [need] leeway for chancy trial, error and experimentation" done in old buildings with low rents.

2. Enhance active street life

This district has exemplary active and diverse street life and this should be continued into this triangle. Therefore, the existing streets such as Sudbury and Abell Streets should be extended as well as north south streets through this area to create a grid. Moreover, the first floor of the buildings should contain street related activities such as work spaces, commercial areas, places to eat, etc. to create an active safe and commercially viable street life.

3. Maintain the character of Queen Street

This is one of the most important issues which relates to the city as a whole. Queen Street has maintained its cherished historic character through a height bylaw that has controlled the height of this street from Yonge Street to this area. There are a few buildings that have 5 or 6 floors but they are the exception and have been built to fit into the streetscape. This cannot be suddenly changed without destroying one of the important faces of Toronto. The height presently permitted is 16 ft. which is approximately 4 floors. The suggested height is 24 m, also the argument advanced that the present bylaw allows an additional 5 m height is incorrect as this is only permissible for 20% of the building façade.

Why is height maintenance essential? Sun and character

1. the sunlight on the north sidewalk encourages the pedestrian use of the street and its commercial vitality. The present bylaws allow full sun on the sidewalk for 232 days. If a 24 m building is built with the setbacks as laid out by the city, the time would be reduced to 188 days. (Drawings 1 + 2)
2. the character of Queen Street would be destroyed if suddenly a 24 m block is introduced at the sidewalk on a designated 4-storey street. There is no good reason for this as the density that the developer is trying to acquire could be given to him as long as the permissible sun angle between the north sidewalk and the 16 m height is maintained by moving the suggested building height approximately 5 m back.

4. Create delightful and useful parkland

The present allocation of Parkland is unfortunately the minimum permissible area; however, the report does not firmly establish its location. For example, the present location at the small triangle adjacent to 1171 Queen Street presents a problem. The building on this property would have no windows facing the west direction as it is close to the property line and must have a firewall. However, if a park is created here, this firewall would be fully exposed to the park creating a situation not in keeping with the high urban design quality that is desirable in this area.

It is therefore important to firmly allocate the location of any park so that they could be fixed into the design.

5. Achieve density without destroying the character of the area nor the long distance appearance of the urban texture.

We believe that: if the Queen Street face is being kept to the 16' height established; the Abell Street building partially maintained and a street pattern in the interior of the triangle is introduced; the developer does not have to lose density. Greater heights of the buildings could be realized further back from Queen Street. For example, it would be possible to achieve a greater height for the Abell site in a point tower, (still below the 39.95° sun angle) and create a visual mark for the district while the other towers would be not quite as high. This could be easily established on the advice of a design review board.

It is essential to create a cohesive urban texture for this area so that the buildings relate to each other. At the moment each section is being designed in isolation from the others.

Conclusion

To achieve the goals that have been correctly set by the City, it is important to:

1. maintain and increase the creative workplaces in this area as has already happened and has created the Queen Street West creative character.
2. create an active street life that will attract creative people and "creative" activities to the Triangle.
3. maintain the present character of Queen Street.
4. firmly locate the park areas within the triangle to successfully integrate them into the urban design.
5. achieve the desired densities by creating a coordinated design among all players.

CURRICULUM VITAE

EBERHARD HEINRICH ZEIDLER

OC, O.Ont., Dipl.Ing., LL.D., D.Eng., D.Arch., FRAIC, RCA, OAA, MAIBC, OAQ, Hon. FAIA, RAIC Gold Medalist

Eberhard H. Zeidler is the founding Partner and Partner-in-Charge of Design for Zeidler Partnership / Architects, one of North America's leading architectural firms, internationally known for excellence in architectural design and urban planning. The firm's headquarters is located in Toronto, with other offices in West Palm Beach (Florida, U.S.A.), Calgary (Alberta, Canada), Vancouver and Victoria (British Columbia, Canada) London (England), Berlin (Germany), and Beijing (China).

Born January 11, 1926 in Germany and trained at the Bauhaus until 1948, he received his Dipl.Ing. (summa cum laude) in 1949 from the Universität Fridericiana, Karlsruhe Technische Hochschule. He worked as a designer with the famous European architect, Prof. Egon Eiermann and Prof. Emanuel Lindner. In 1951, he emigrated to Canada where he has continued his architectural career as Associate-in-Charge of Design and later as Partner of Blackwell, Craig & Zeidler, which evolved into the present firm. In addition, from 1953 – 1956, he was a lecturer in the School of Architecture, University of Toronto. From 1972 – 1975, he was a member of the City of Toronto Planning Board. In 1978 and 1979, he was a Director of the Toronto Harbourfront Corporation. From 1984 – 2000, he was an Adjunct Professor of Architectural Design at the University of Toronto. Mr. Zeidler also served on the Contemporary Collection Committee of the Art Gallery of Ontario and was a member of the Council of the Canadian Institute for Advanced Research.

Mr. Zeidler's innovative work spans three continents and includes virtually every project type. His landmark buildings include Toronto's Eaton Centre, Ontario Place, Queen's Quay Terminal, The Atrium at the Hospital for Sick Children, Ontario Cancer Institute/Princess Margaret Hospital, National Trade Centre, Ford Centre for the Performing Arts, and the CIBC Commerce Court Renewal. Other projects include Canada Place (Vancouver), McMaster University Health Sciences Centre (Hamilton); Place Montreal Trust (Montreal), MediaPark (Cologne), Cinedom (Cologne), The Gallery at Harborplace (Baltimore), Columbus Center of Marine Research and Exploration (Baltimore), Homer Gudelsky Building at the University of Maryland Medical System (Baltimore), Liberty Place – Phase II (Philadelphia), Yerba Buena Gardens Master Plan (San Francisco), the Torre Major (Mexico City), and the Scripps Research Institute (Florida), as well as developments in London, Moscow, Hong Kong, Shanghai, Kuala Lumpur and Jakarta.

More than 400 articles have been published by leading professional magazines on the work of Eberhard Zeidler. Among these are World Architecture (UK), Architecture (USA), Progressive Architecture (USA), Architectural Record (USA), Architectural Review (UK), Architectural Design (UK), The Canadian Architect (Canada), Abitare (Italy), Domus (Italy), Bauen + Wohnen (Switzerland), L'Architecture d'Aujourd'hui (France), Process: Architecture (Japan), GA Documents (Japan), Space Design (Japan) and Nikkei Healthcare (Japan).

Mr. Zeidler's work has also appeared in a number of architectural texts, such as Architecture im Umbruch by Jurgen Joedicke, Structuralism in Architecture and Urban Planning by Arnulf Luchinger, Transformations in Modern Architecture (Museum of Modern Art, New York) by Arthur Drexler, Centres Commerciaux by Patrick Mauger, Hospital Interior Architecture (Van Nostrand Reinhold, New York) by Jain Malkin, Waterfronts: Cities Reclaim Their Edge (McGraw-Hill, New York) by Ann Breen and Dick Rigby, and The Journal of Canadian Art History.

Mr. Zeidler has written two books: Healing the Hospital (Zeidler, 1974) recalls the innovative planning of McMaster University Health Sciences Centre and Multi-Use Architecture in the Urban Context (Kramer Verlag, 1983) has been published in four languages: English, German, French and Russian.

Eberhard Zeidler: In Search of Human Space (Ernst & Sohn, 1992) by Christian W. Thomsen, a 309-page monograph with over 700 illustrations, analyses Mr. Zeidler's career. Zeidler Roberts Partnership: "Ethics and Architecture" (L'Arca Edizioni) has been published in early 1999.

Eberhard Zeidler is a frequent keynote speaker, guest lecturer and jury member throughout the world.

Mr. Zeidler has received the Gold Medal from the Royal Architectural Institute of Canada, is an Officer of the Order of Canada and has received the Order of Ontario. He was also elected an Honorary Fellow of the American Institute of Architects. He has four honorary degrees from the University of Toronto, York University, McMaster University and the Technical University of Nova Scotia.

Professional Memberships:

- 1995 - Architects Registration Council of the United Kingdom (Member)
- 1993 - Architectural Association of British Columbia (Member)
- 1981 - American Institute of Architects (Honorary member)
- 1975 - Order of Architects of Quebec (Member)
- 1973 - Royal Canadian Academy of Arts (Academician)
- 1973 - Royal Institute of British Architects (Overseas member)
- 1970 - Royal Canadian Academy of Arts (Associate)
- 1967 - Royal Architectural Institute of Canada (Fellow)
- 1954 - Ontario Association of Architects (Member)
- 1954 - Royal Architectural Institute of Canada (Member)

Licences:

Ontario	Michigan	California	Berlin (Germany)
Quebec	Maryland	Arizona	NW-Dusseldorf (Germany)
British Columbia	Pennsylvania	Florida	Thuringen (Germany)
Alberta	New Jersey	United Kingdom	