

June 25, 2021

**VIA E-MAIL**

City of Toronto  
 Planning and Housing Committee  
 100 Queen Street West  
 10th Floor, West Tower, City Hall  
 Toronto, ON M5H 2N2

**Attention: Nancy Martins, Secretariat**

Dear Ms. Martins &amp; Members of the Committee:

**Re: PH25.5 - Zoning Conformity for Official Plan Employment Areas - Phase 1 Final Report and Phase 2 Update (Ward All - Statutory: Planning Act, RSO 1990)**

We are the lawyers for Toronto Lands Corporation (TLC), a wholly-owned subsidiary of the Toronto District School Board (TDSB), responsible for all land use planning real estate and leasing matters on behalf of the TDSB. We are writing with respect to the above matter which is set to be heard by the Planning and Housing Committee on Monday, June 28, 2021, at 10:30 a.m.

Our client has several properties operating as schools or related uses and which are permitted uses under North York Zoning By-law 7625. The table below lists those properties with their addresses, uses, zoning and designation:

School/Facility Name	School Address	Zoning	Official Plan Designation
Marc Garneau Collegiate Institute	135 Overlea Blvd	M1	Neighbourhoods/Mixed Use Areas
Valley Park Middle School	130 Overlea Blvd	M1	Mixed Use Areas
Emery Adult Learning Centre & Emery Collegiate Institute & Emery EdVance Secondary School	3395 Weston Road	M1	Neighbourhoods
Westview Centennial Secondary School	755 Oakdale Road	M1/RM2	Neighbourhoods
Yorkdale Adult Learning Centre & Yorkdale Secondary School	38 Orfus Road	M1	General Employment Areas
Tippett Road Centre / Champlain Lands	3 Tippett Road	M2(31) and M1	Regeneration Area

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File 17045.00001

Our client has been working cooperatively with the City in respect of its appeal of By-law 569-2013 to try to reach agreement on appropriate recognition of its properties in the City's zoning by-laws. In respect of the school property at 755 Oakdale Road, our client has been working with City staff toward having a residential use permission on that property.

In respect of the school property at 38 Orfus Road, the TDSB is pursuing a redesignation of that property through the City's ongoing Municipal Comprehensive Review process.

The Report recommends removing the permission for schools and related uses in employment zones in several of the City's zoning by-laws, including By-law 7625. Our client objects to this recommendation as it relates to its properties listed above and is of the view that simply removing these uses as a permitted uses does not represent good planning and is not an appropriate approach for the our client's properties and would not conform to the City's Official Plan.

If the City is going to proceed with a general deletion of the school and related use permissions in the employment zones in By-law 7625, then our client respectfully requests that for each of the properties listed above, the existing use permissions be retained. The uses on these properties are generally expected to continue in use over the long term, and as such should not be burdened with becoming legal non-conforming uses which will constrain the TDSB's ability to make changes from time to time to address the needs of its student population. Our client's discussions with City staff in respect of the appeal of By-law 569-2013 will allow the parties to appropriately address any proposed changes in the use of any of these properties.

Please acknowledge receipt of this letter. We would also appreciate your ensuring that it is circulated to the Committee prior to its meeting on June 28th. We also ask to be provided with a copy of the Committee's decision.

Thank you for your consideration of this request.

Yours truly,

**WeirFoulds LLP**



Bruce H. Engell

BHE/jnb

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