

McCarthy Tétrault LLP
PO Box 48, Suite 5300
Toronto-Dominion Bank Tower
Toronto ON M5K 1E6
Canada
Tel: 416-362-1812
Fax: 416-868-0673

Daniel B. Artenosi
Direct Line: (416) 601-8115
Direct Fax: (416) 868-0673
Email: dartenosi@mccarthy.ca



March 28, 2013

Via Email and Courier

Mayor and Members of Council
City of Toronto
Metro Hall, 24th Floor
55 John Street
Toronto ON M5V 3C6

Your Worship and Members of Council:

Re: Proposed New Comprehensive Zoning By-law ("New By-law")
**And Re: Planning and Growth Management Committee PG 21.1
Final Report on the City-Wide Zoning By-law
Greenwood College School**

2013 MAR 28 P 3: 54
CITY CLERK'S OFFICE
SECRETARIAT SECTION

We are the solicitors for Greenwood College School ("Greenwood"), the owner of properties known municipally as 421, 423, 425, 427, 429, 431, 435 and 443 Mount Pleasant Road, 358 and 360 Balliol Street, and 271 Davisville Avenue (collectively, the "Site"). Greenwood is a co-educational independent day school offering a complete academic program for grades 7 to 12. The school is situated principally within the main building located at 443 Mount Pleasant Road, with school programs also run within other related buildings located at 421, 429, 431 Mount Pleasant Road and 358 and 360 Balliol Street.

Our client has active applications for a minor variance (City File No. A0899/12TEY) and site plan approval (City File No. 11 329679 STE 22 SA) in order to permit an addition to the principal building at 443 Mount Pleasant Road. This proposal involves the Site as a whole, and includes a public lane closure and land exchange with the City of Toronto.

Based on our review of the New By-law, it would appear that the properties municipally known as 358 and 360 Balliol Street and 421 Mount Pleasant Road are in "holes", i.e. the pre-existing zoning will continue to apply after the approval of the New By-law. However, the remaining properties that comprise the Site are not in a "hole". We understand that the City's protocol is to place properties subject to a site plan approval application into a "hole" and our client therefore objects, as a preliminary matter, and subject to the following comments hereinbelow, to the apparent failure to do so in this case.

Generally speaking, it is our client's submission that the zoning applicable to the aforementioned properties should be amended to reflect the permissions and provisions contemplated by its applications. It would further object to any amendments to the New By-law

which would serve to derogate from the permissions contemplated by either the existing zoning framework or official plan provisions as such relate to the aforementioned properties.

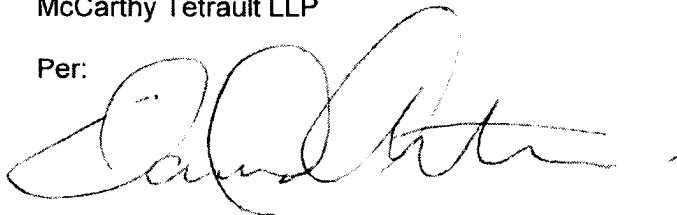
Please note that our client could only accept the placement of its properties in "holes" provided that a protocol to co-ordinate such treatment with the consideration/approval of its applications is adequately secured.

We would be pleased to discuss the foregoing. Please provide us with notice of Council's decision in this matter or of any future consideration by Council, Community Council or any Committee.

Thank you for your attention in this regard.

Yours very truly,
McCarthy Tétrault LLP

Per:



Daniel B. Arsenosi
DBA

c. Allan Hardy, Greenwood College School
Joe D'Abramo, City of Toronto