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Project No. 0903

April 2, 2013

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Mayor and Members of City Council
Toronto City Hall
100 Queen Street West
10th Floor, West Tower
Toronto, ON M5H 2N2

Attention: Ulli Watkiss, City Clerk

Dear Ms. MacDonald:

Re: *Draft New City of Toronto Zoning By-law, PG21.1*
Comments Respecting 120 Old Colony Road

We are the planning consultants for the Temple Emanu-EL synagogue and religious school located at 120 Old Colony Road within the former City of North York (the "Subject Property"). A map indicating the location of the Subject Property is attached hereto for your reference (see attached Schedule A).

The Subject Property is currently zoned R1 and R2 by North York Zoning By-law No. 7625, as amended. A "place of worship" is a permitted use in both the R1 and R2 zones.

The Draft By-law proposes to zone the Subject Property RD (Residential Detached), a zone category which does not include "places of worship" or a "religious education use" in the list of permitted uses. While it appears that Section 10.4.20.1 would permit the existing Place of Worship to continue as a legal use, it is unclear whether the religious education aspect of the building would continue to be permitted. We request clarification that the existing religious education use would continue to be permitted as it is not listed as a permitted ancillary use to a Place of Worship in Section 150.50.

If there are any questions with respect to this submission, or if you require any additional information, please do not hesitate to contact me.

Yours very truly,
Bousfields Inc.

Michael Bissett, MCIP, RPP

c: Peter Seligman

SCHEDULE A

LOCATION MAP – 120 OLD COLONY ROAD

