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February 28, 2013

Chairman and Members,  
Planning and Growth Management Committee,  
City of Toronto,  
City Hall, 100 Queen Street West,  
10<sup>th</sup> Floor, West Tower,  
Toronto, Ontario, M5H 2N2

Attention: Ms. Frances Pritchard, Committee Administrator  
City Clerk's Department

Dear Sirs/Mesdames,

**Re: Planning and Growth Management Committee  
Meeting No. 21 – March 6, 2013 – Agenda Item PG21.1  
Statutory Public Meeting City-wide Zoning By-law**

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I represent De La Salle College "Oaklands" in respect of its property interest at 131 Farnham Avenue, Toronto (the "Site").

I understand that your Committee will be considering the above-noted item at a Statutory Public Meeting on March 6, 2013 and I take this opportunity to submit my client's comments for your consideration.

**Background**

The Brothers of the Christian Schools established the De La Salle College "Oaklands" school in 1931. De La Salle College "Oaklands" operated as a private elementary and secondary catholic school from 1931 until 1967, following which it operated under the auspices of the Toronto Catholic District School Board until 1994. In September 1994, De La Salle College "Oaklands" again reopened its doors as an independent, now co-educational, university preparatory school.

The site is designated as "Neighbourhood" and "Apartment Neighbourhood" in the Official Plan. The site is zoned as "R2 0.6", subject to a height limit of 11.0 metres by Zoning By-law 438-86.

**Comments**

On review of the November 8, 2012 and the January 22, 2013 By-law materials I understand that the City proposes to zone the subject site as Residential "R (d0.6) (x762)", further subject to a Height overlay of 11.0 metres. Exception R(x762) has

reference to Prevailing By-law and Section 12(2) 262 of former City of Toronto By-law 438-86, linking back to the Yonge-St. Clair area-specific by-law regulations.

While the proposed “R” zoning is acceptable in principle to my client, the manner in which it and other associated Zoning proposals have been applied are not acceptable.

My client is opposed to the manner in which schools and other associated school Zoning proposals have been applied. My client’s preference is that the existing permissions, definitions and related regulations be carried forward, consistent with approved Official Plan policies and that schools and their related uses be maintained as permitted uses within a “R” zones, subject to appropriate site-specific Chapter 900 updates, if required.

I also understand that staff have been conducting consultations with school stakeholders. My client has not been included in any stakeholder consultations.

### **Summary**

My client is not in a position to support the proposed zoning as it does not adequately or appropriately recognize the existing school facility and related uses. In that regard, it requests that existing permissions and protections be carried forward by way of a full as-of-right permissions as well as Chapter 900 Site Specific exceptions, as required.

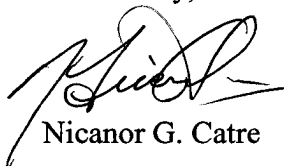
I take this opportunity to bring these concerns to your attention at this time, and request that you direct staff to amend the By-law in order to fully provide for the above.

In the interim, my client remains available to meet with staff, together with the TCDSB, the TDSB and any other school stakeholder interest, to discuss these concerns in greater detail.

I also take this opportunity to request the Clerk to provide the undersigned with Notice of any subsequent considerations or decisions of the related City-wide Zoning By-law Review.

I trust that you will find the above of some assistance in your consideration of this matter. Should you have any questions, please contact the undersigned, or my client’s planning consultant, Mr. Paul Stagl (416-784-2952).

Yours truly,



Nicanor G. Catre

cc: Brother D. Viggiani, FSC, De La Salle College “Oaklands”  
Mr. P. J. Stagl, MCIP, RPP, Opus Management Inc.