

March 5, 2013

Delivered Via Email: fpritchard@toronto.ca

Chairman and Members
Planning and Growth Management Committee
c/o Frances Pritchard
Committee Administrator
City Clerk's Department
City of Toronto
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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**

You will recall that we represent the Roman Catholic Episcopal Corporation for The Diocese of Toronto, in Canada (the "Archdiocese") in respect of approximately 124 property, parish and mission interests throughout the City of Toronto. Those interests cover 42 of the City's 44 Wards and represent some 600,000 parishioners.

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

Comments

On behalf of our client, we had an opportunity to participate in several recent meetings with City staff and other faith group stakeholders, including the Ontario Conference of Seventh-Day Adventist Church, the Incorporated Synod of the Diocese of Toronto, The United Church of Canada, Salvation Army and the Toronto Faith Coalition Inc. (representing a number of different faith groups).

Our client takes this opportunity to thank your Committee for having directed staff to coordinate a faith group consultation. A number of issues were discussed in some detail and the results of those discussions are reflected in the January 22, 2013 Staff Report.

Our client endorses Staff's recommendations that Places of Worship be again permitted as-of-right in all residential zones, including R, RD, RS, RT, RM, RA and RAC Zones, subject to various performance standards.

Our client also supports Staff's recommendations that Places of Worship now be permitted in all CR and CRE Zones, with the previous Policy Area 3 and 4 exclusions now being dropped. Recommendations for built form exemptions for Place of Worship architecture are also being endorsed.

We understand Staff are recommending that Places of Worship be permitted within "EO" Employment Zones, with an exemption for existing Places of Worship in other employment zones, if located on a Major Street. Our client endorses and supports the general intent of those recommendations, but does have a continuing concern respecting existing Place of Worship permissions, which we address below.

Other recommendations of Staff in respect of height (steeple) regulations and definitions are similarly generally supported, subject to comments noted below.

Parking recommendations and related Worship Area definitions are also generally supported by our client, but again subject to the comments noted below.

In addition to the above, our client has continuing concerns in respect of its individual property, parish and mission interests. The previous version of the draft Zoning By-law reflected over 97 examples of missing information, inconsistencies, uncertainties, or incorrect information as well as examples of technical errors or inconsistencies in respect of site-specific zoning. Our client is pleased to advise that, based on its review of the most recent Draft (November 8, 2012), that number has been reduced dramatically, however there still remain approximately two dozen site related issues of missing, incorrect or inconsistent information.

Attached for your reference is an updated list of those properties and related comments.

Continuing Issues

Our client has previously identified a number of issues, which continue as outstanding issues and which include, among others:

- in respect of the January 30, 2013 submission filed on behalf of the Toronto Faith Coalition Inc., our client supports:
 - the requested clarification that Staff's recommended changes to Chapter 10.10.20.20(8)(C) be further clarified so that it reads "be in a building that is or was originally constructed as a place of worship";
 - the requested clarification respecting tandem parking;
 - parking standards that reflect only the fixed seating area and, where there is variable seating, that reflect 75% of such area;
 - parking standards that reflect a more consistent comparison to other Policy Area assembly type uses; and
 - consideration of the employment zone alternatives, subject to our comment below; and
- in respect of Staff's recommendations permitting existing Places of Worship in other employment zones but only if located on a Major Street, our client has 6 Parish properties that are located within employment areas, of which 3 are not located on a



Major Street and as such our client prefers that these properties not be rendered legal non-conforming (where the statutory intent is that those uses are to eventually cease and be removed) but rather that the proposed recommendations be revised so that all existing Places of Worship be permitted without locational condition;

- in respect of the Prevailing By-law provisions, our client has 10 properties that rely on Prevailing By-law linkages, however remain concerned that those regulations do not appropriately recognize both the approved site-specific regulations together with its appropriate By-law context (i.e. including among others, St. Gabriel's of the Sorrowful Virgin Parish, St. Joseph's Parish & Our Lady of Good Health Parish);
- in respect of split zoning, our client previously identified a concern about properties where split zones had been applied and this remains as a significant issue where the most recent set of zoning changes reflect some 19 properties with split zoning and where some 7 of them now have 3 or more split zones that have been introduced by Staff (i.e. St. Michael's Cathedral now has 5 separate split zone considerations that are proposed) and where many of the splits occur through the middle of the Church Sanctuary/Altar areas – our client continues to prefer to have those dealt with by way of appropriate Chapter 900 exceptions;
- in respect of site related issues of missing, incorrect or inconsistent information, examples that require further review/attention include, among others:
 - **ANNUNCIATION OF THE BLESSED VIRGIN MARY PARISH**, 3 Combermere Dr. – which is proposed to be zoned as IPW (x9), whereas the current zoning of "RM2" would suggest an "RM" is the most appropriate replacement Zone – otherwise it represents a downzoning;
 - **BLESSED TRINITY PARISH**, 3220 Bayview Ave. – which is proposed to be zoned as IPW, whereas the current zoning of O3(01) per By-law 21841 would suggest that the property be zoned either as "RA" or "RM" (per the Official Plan designation of Apartment Neighbourhood) as the most appropriate replacement Zone;
 - **GOOD SHEPHERD CHALDEAN PARISH**, 2 High Meadow Pl. – which is proposed to be zoned as EH 1.0 (x9) with the x9 exception relating back to the prevailing regulations from ZB 7625 M3 (12) – however the M3(12) regulations do not apply to these lands but rather to neighbouring lands;
 - **PRECIOUS BLOOD PARISH & ST. THOMAS THE APOSTLE MISSION & ST. THOMAS SYNO MALABAR MISSION**, 1737 Lawrence Ave. E. – indicates a mapping lot configuration error where the westerly lot line / zoning line shows a jog which is not reflected in the related property data mapping and where now the built form provisions now conflict with the CR built form regulations/exceptions that are otherwise recommended;
 - **SERRA HOUSE**, 226 St. George St. – which is proposed to be zoned as R (d0.6) (x902), however the By-law no longer recognizes the "religious education, religious organization, religious residence and "private academic, philanthropic or religious school", resulting in a downzoning of current permissions;



- **ST. AUGUSTINE'S SEMINARY**, 2661 Kingston Rd. – which is proposed to be zoned in part as I (x52), includes an on-site Secondary TCDSB school (which should have been excluded), does not provide for the existing Regina Cleri Cemetery and does not fully provide for RCEC administration or programmes – as well, the x52 exception provides for an unclear “top of bluff” calculation;
- **ST. BERNARD DE CLAIRVAUX PARISH**, 1789 Lawrence Ave. W. – which is proposed to be zoned in part as RD (f15.0; a550) (x921) where the x921 exception does not reflect the existing “R4(3)” of By-law 7625 – where a Place of Worship is a permitted use and does not require further permission but rather where south wall setback of 0.025 metre permission should have been carried forward;
- **ST. DUNSTAN'S PARISH**, 3150 Danforth Ave. – which is proposed to be zoned as CR 4.5 (c4.5; r4.0) SS2 (x810) where the Prevailing By-law regulations of ZBA 104-2008 that are to be carried forward now conflict with the CR built form regulations/exceptions that are otherwise recommended;
- **ST. EUGENE'S CHAPEL MISSION**, 13 Regina Ave. – which is proposed to be zoned as CR 1.0 (c1.0; r1.0) SS3 (x1544) where the introduction of or the source of new site specific regulations dealing with more restrictive angular plane measurement remains unclear and not acceptable without appropriate rationale;
- **ST. FIDELIS PARISH**, 33 Connie St. – which is proposed to be zoned as EL 1.0 (x129), where the exception x129 remains missing;
- **ST. JOSEPH'S PARISH**, 280-292 Old Kingston Rd. and 200 Morrish Rd. – which is proposed to be zoned in part as IPW (x90), where the zoning does not provide for the existing St. Joseph's Cemetery, which is a listed heritage consideration;
- **ST. MATTHEW'S PARISH**, 706 - 710 Old Weston Rd. – which is proposed to be zoned as RM (f12.0; u2; d0.8) (x252), but where the provisions of the current site-specific ZBA 779-70 are not fully carried forward, dealing with used car lot permissions and dealing with permissions for Place of Worship off-site parking on an adjacent lot during specified hours, which reflects a down-zoning of current permissions;
- **ST. MICHAEL'S CATHEDRAL**, 57-81 Bond St., 56-66 Bond St. and 200 Church St. – which includes an on-site Secondary TCDSB school (which should have been excluded), and which is split into 5 separate Zone considerations;
- **ST. PHILIP NERI PARISH**, 2100 Jane St. – which is proposed to be zoned as CR 1.0 (c1.0; r0.0) SS3 (x83) but where the exception x83 refers to site specific regulations not related to the subject property and where the exception x83 does not carry forward current “C3-1” site-specific regulations (ZBA 26560, 27290 & 31984 & 33092);



- **ST. THOMAS MORE PARISH**, 1 Dormington Dr. – which is proposed to be zoned as RD (f15.0; a510) (x976) but where the introduction of or the source of the exception x976 Place of Worship regulations are unknown;
 - a number of site specific provisions and prevailing site-specific regulations which do not accurately reflect the current By-law regulations; and
 - the Conditional permission for a Place of Assembly within an IPW zone (regulation 80.50.20.100 (2)), where the use is permitted only if the IPW zone has a floor space index factor of 6.0 or greater whereas there are no IPW zones with a floor space index of 6.0 or greater.
- in respect of Heritage, our client remains concerned that the proposed By-law continues to provide for only limited heritage incentives/regulations (some apply only to "CR" zones, some through Chapter 900 site-specific provisions) and it remains unclear how heritage "Place of Worship" buildings within any of the Zones might address any related heritage obligations and where approximately 20% of the Archdiocese properties have heritage considerations already established by the City;
 - in respect of 'shared' church and school uses (where almost half of the Parish properties are either adjacent to or within 150 metres of a TCDSB property), our client remains concerned that the By-law does not adequately accommodate such shared uses as shared parking, shared space or shared marshalling areas (such as bus, pick-up & drop-off, etc.);
 - in respect of regulations that affect Place of Worship interests, given recent amendments that are now recommended by staff, our client remains concerned about ensuring that all recommendations and related changes are fully vetted through all Chapters and that a consolidated version with all recommendations, including any that might be introduced by Committee or Council, be made available for review prior to enactment; and
 - similarly, in respect of various regulations including the "IPW" regulation our client remains concerned where parking access is prohibited through an "R" zone (particularly where school sites are adjacent to shared sites that may be differently zoned) and concern in respect of waste storage requirements (particularly for many urban Churches that may seek additions/expansions) and concern in respect of ancillary buildings in "IPW" zones being limited to 15% of the lot (which is an inadequate standard where there are separate rectory buildings, parish hall buildings or other similar associated uses and structures) and concern in respect of the limitation of parking in a front yard which limits pick-up and drop-off arrangements, handicapped parking access and ceremonial functions.

Summary

Significant progress has been achieved following the Committee's direction for additional faith group stakeholder consultation and our client is now in a position to support portions of the proposed By-law.

We take this opportunity to thank Staff for their efforts during this last period in resolving some of the major issues respecting zoning permissions and regulations for Places of Worship.



A number of continuing issues remain however, and we would encourage the Committee to direct staff to continue with the faith group stakeholder consultations in order to finalize all outstanding concerns.

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

We 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 our client's planning consultant, Mr. Paul Stagl (416.784.2952).

Yours truly,

MILLER THOMSON LLP

Per:



Steven J. O'Melia
SJO/dms

Enclosure

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**Roman Catholic Episcopal Corporation for
The Diocese of Toronto, in Canada**

**List of Parishes & Properties – City of Toronto
Proposed (2013) Toronto Citywide Zoning By-law Considerations
February 5, 2013**

Property	Context	Comment
<p>ALL SAINTS PARISH</p> <p>1415 Royal York Rd.</p> <p>est. 1964</p> <p>Ward: 2</p> <p>Nearest Major Intersection: Royal York / Eglinton</p>	<p>Official Plan: Neighbourhood Area Current Zoning: R2</p> <p>Proposed Zoning 2009: IPW (x9) Proposed Zoning 2010: RD (f13.5; a510; d0.45) Proposed Zoning 2012: Excluded Map B-124</p> <p>Location: Major Street (corner lot with Royal York) Proximity to TCDSB School: Adjacent</p>	
<p>ANNUNCIATION OF THE BLESSED VIRGIN MARY PARISH</p> <p>3 Combermere Dr.</p> <p>est. 1962</p> <p>Ward: 34</p> <p>Nearest Major Intersection: Victoria Park / York Mills</p>	<p>Official Plan: Apartment Neighbourhood Area Current Zoning: RM2 RM5</p> <p>Proposed Zoning 2009: IPW (x9) Proposed Zoning 2010: IPW (x9) Proposed Zoning 2012: IPW (x9) Map J-530</p> <p>Location: Major Street (corner lot with Victoria Park Av) Proximity to TCDSB School: Greater than 150 metres</p>	<p>IPW incorrect zone change – should be “RM” from “RM2”</p> <p>xIPW-9 relates to regulations that set the existing height, lot coverage and building setbacks as the maximum as existed on the date of the By-law being enacted – source unclear –</p>

ARCHDIOCESE OF TORONTO CATHOLIC PASTORAL CENTRE	Official Plan:	Mixed Use Area Yonge St. Clair Secondary Plan Mixed Use Area "C" Site-Specific Policy #5 "Avenue"	xCR-2537 relates to Yonge Street setback + alternative MCR parking requirements + prevailing maximum 12(2)(270) retail GFA + 12(2)(260) sidewalk/sunlight regulations + 12(2)(262) Yonge-St. Clair regulations + 12(2)(265) restaurant regulations + 12(2)(144) accessory uses + 12(2)(324) + ZBA #286-1983
1155 Yonge St	Current Zoning:	MCR T3.0 C2.0 R2.5 ZBA # 286-1983 Approved minor variances	Minor variances
Head Office			
Ward: 27	Proposed Zoning 2009:	CR 3.0 (c2.0;r2.5) SS2 PA-3	
Nearest Major Intersection: Yonge / Shaftesbury	Proposed Zoning 2010:	CR 3.0 (c2.0;r2.5) SS2 (x2122) PA-3	
	Proposed Zoning 2012:	CR 3.0 (c2.0;r2.5) SS2 (x2537) PA-3 Map K-591	
	Location:	Major Street	
	Proximity to TCDSB School:	N.A.	
BLESSED JOHN XXIII PARISH	Official Plan:	Neighbourhood Area	xOR-12 relates to O1(6) as prevailing
150 Gateway Blvd. (leased property)	Current Zoning:	O1(6) ZBA #22255, #25450, #32474, #32738	
Est. 1977	Proposed Zoning 2009:	OR (x12)	
	Proposed Zoning 2010:	OR (x12)	
Ward: 26	Proposed Zoning 2012:	OR (x12) Map K-575	
Nearest Major Intersection: Don Mills / Gateway	Location:	Minor Arterial (Road Classification System RCS)	
	Proximity to TCDSB School:	Within 150 metres	

BLESSED SACRAMENT PARISH	Official Plan:	Mixed Use Area Neighbourhood Area Area-Specific Policy #176 "Avenue"	Split zoning applies – split through Church structure (through Sanctuary)
2982 Yonge St. 24 Cheritan Ave.	Current Zoning:	MCR T3.0 C0.5 R3.0 R1 Z0.35	xCR-2429 relates to alternative MCR parking requirements + prevailing maximum 12(2)(270) retail GFA + 12(2)(107) Yonge-Lawrence Commercial Area regulations + 12(2)(269) commercial parking regulations
est. 1926	Proposed Zoning 2009:	CR 3.0 (c0.5;r3.0) SS2 RD (f12.0) PA-3	xRD-1411 relates to a sideyard deck regulation
Ward:16	Proposed Zoning 2010:	CR 3.0 (c0.5;r3.0) SS2 (x1982) RD (f12.0; d0.35) (x1314) PA-3	
Nearest Major Intersection: Yonge / Lawrence	Proposed Zoning 2012:	CR 3.0 (c0.5;r3.0) SS2 (x2429) RD (f12.0; d0.35) (x1411) PA-3 Map F-345	
	Location:	Major Street (corner lot with Yonge) < 100 m to subway station	
	Proximity to TCDSB School:	Greater than 150 metres	
BLESSED TRINITY PARISH	Official Plan:	Apartment Neighbourhood Area	"O3(01) not carried forward – error
3220 Bayview Ave	Current Zoning:	O3 (01) ZBA #21841	"IPW" incorrect zone change per OP "Apartment Neighbourhood Area" or per existing O3(01) zoning
est. 1966	Proposed Zoning 2009:	IPW (x9)	correct zone change should be "RA" or "RM" per context or "Not Part of this By-law"
Ward: 24	Proposed Zoning 2010:	IPW	
	Proposed Zoning 2012:	IPW Map I-467	
Nearest Major Intersection: Bayview / Finch	Location:	Major Street	
	Proximity to TCDSB School:	Opposite side of street	

CANADIAN MARTYRS PARISH	Official Plan: Current Zoning:	Mixed Use Area R1A.1	x311 = prevailing by-law "Section 7.2.4.1 of the former Borough of East York Zoning By-law 6752" (permitted uses place of worship, rectory, apartment building for senior citizens)
1394-1430 Woodbine Ave. 522 Plains Rd.	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	RA (u61) (x311) RA (u61) (x311) RA (u61) (x311) Map K-599	Shared parking
est. 1949	Location: Proximity to TCDSB School:	Major Street (corner lot with Woodbine) Adjacent	
Ward: 31	Nearest Major Intersection: Woodbine / O'Connor		
CHRIST THE KING PARISH	Official Plan:	Mixed Use Area Park Area-Specific Policy #23 "Avenue"	
3674 Lake Shore Blvd. W.	Current Zoning:	I.C1	
est. 1938	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	E 1.0 Excluded Excluded Map D-227	
Ward: 6	Location: Proximity to TCDSB School:	Major Street Adjacent	
Nearest Major Intersection: Lake Shore / Brown's Line			
CORPUS CHRISTI PARISH	Official Plan:	Neighbourhood Area "Avenue"	Lands west & east are PA-4
1810 Queen St. E. 16 Lockwood Rd.	Current Zoning:	R2 Z0.6	xR-990 relates to prevailing Section 12(2)(206) converted dwelling parking regulations + 12(2)(215) converted dwelling average unit size regulations
est. 1920	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	R (d0.6) R (d0.6) (x292) R (d0.6) (x990) Map L-635	
Ward: 32	Location: Proximity to TCDSB School: Heritage Consideration:	Major Street (corner lot with Queen) Greater than 150 metres Church Listed	
Nearest Major Intersection: Queen / Woodbine			

EPIPHANY OF OUR LORD PARISH	Official Plan: Current Zoning:	Neighbourhood Area PW (exception 66)	xIPW-3 relates to site-specific use, setback, gross floor area and parking regulations
3200 Pharmacy Ave. est. 1974	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	IPW (x3) IPW (x3) IPW (x3) Map M-690	
Ward: 39	Location: Proximity to TCDSB School:	Major Street (Pharmacy Av) Adjacent	
Nearest Major Intersection: Pharmacy / Finch			
GOOD SHEPHERD CHALDEAN PARISH	Official Plan: Current Zoning:	Employment Area M3 (12) ZBA #30025, #30483, #33093	incorrect exception – xEH-9 relates to prevailing regulations from ZB 7625 M3 (12) – which is in error as xEH-9 is only applied to the subject lands – and the related M3(12) regulations do not apply to these lands but to neighbouring lands
2 High Meadow Pl. est. 1988	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	EH 1.0 (x9) EH 1.0 (x9) EH 1.0 (x9) Map A-26	existing PW in "EH", on Major Street, recognized per new ZB – OP permits PW on Major Road or if legally established
Ward: 7	Location: Proximity to TCDSB School:	Major Street (corner lot with Signet Dr.) Greater than 150 metres	
Nearest Major Intersection: Finch / Signet			
HOLY ANGELS PARISH	Official Plan: Current Zoning:	Employment Area I.C1	Existing PW lawfully established
61 Jutland Rd. est. 1960	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	E 1.0 E 1.0 E 1.0 Map B-196	adjacent TCDSB School (fronting on Islington) Neighbouring Places of Worship (i.e. Queensway Baptist Church) are Excluded
Ward: 5	Location: Proximity to TCDSB School:	Collector Road (RCS) Adjacent	existing PW in "E", not on Major Street, recognized only as legal non-conforming use per new ZB – but OP permits PW on Major Road or if legally established
Nearest Major Intersection: Islington / Queensway			

HOLY CROSS PARISH	Official Plan: Current Zoning:	Neighbourhood Area R2A	xRS-312 relates to alternate area regulations for a detached house
291 Cosburn Ave.	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	IPW (x9) RS (f10.5; a325;d0.75) (x312) RS (f10.5; a325;d0.75) (x312) Map K-597	
est. 1928			
Ward: 29			
Nearest Major Intersection: Cosburn / Donlands	Location: Proximity to TCDSB School:	Minor Arterial Roads (corner lot at Cosburn/Donlands) (RCS) Adjacent	
HOLY FAMILY COPTIC CATHOLIC PARISH	Official Plan: Current Zoning:	Neighbourhood Area R3	xRM-18 relates to alternate area regulations for detached, semi-detached, duplex & triplex uses
62 Lunness Rd.	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	IPW (x9) RM (u3) (x18) RM (u3) (x18) Map D-217	
est. 1994			
Ward: 6			
Nearest Major Intersection: Brown's Line / Evans	Location: Proximity to TCDSB School:	Local Road (RCS) Greater than 150 metres	
HOLY FAMILY PARISH	Official Plan: Current Zoning:	Neighbourhood Area R2 Z1.0 R3 Z1.0	xR-324 relates to Prevailing By-laws for specific addresses (none apply to the subject lands) + Prevailing Section 12(2)(70) alternate converted dwelling regulations
1372-1374 King St. W.	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	R (d1.0) R (d1.0) (x425) R (d1.0) (x821) R (d1.0) (x324) R (d1.0) (x821) Map H-433	xR-821 relates to Prevailing By-laws for specific addresses (none apply to the subject lands) + Exception 900.2.10(7) [xR-7] Nursing Home, Retirement Home & Religious Residence permissions & regulations
est. 1900			
Ward: 14			
Nearest Major Intersection: King / Jamieson	Location: Proximity to TCDSB School:	Major Street (corner lot) Adjacent	split zoning

HOLY NAME PARISH

71 Gough Ave.
606 Danforth Ave.

est. 1913

Ward: 29

Nearest Major Intersection:
Danforth / Pape

Official Plan: Mixed Use Area
Neighbourhood Area
"Avenue"

Current Zoning: MCR T3.0 C2.5 R2.5
R2 Z0.6

Proposed Zoning 2009: CR 3.0 (c2.5; r2.5) SS2
R (d0.6)
PA-3

Proposed Zoning 2010: CR 3.0 (c2.5;r2.5) SS2 (x1298)
R (d0.6) (x312)
R (d0.6) (x147)
PA-3

Proposed Zoning 2012: **CR 3.0 (c2.5;r2.5) SS2 (x1298)**
R (d0.6) (x312)
R (d0.6) (x147)
PA-3
Map K-608

Location: Major Street (corner lot)
Proximity to TCDSB School: Greater than 150 metres
Heritage Consideration: Church Listed

Split zoning applies – 3 zones – split through Church structure (through Sanctuary)

PA-3 split

Current ZB applies 2 zones – new ZB = 3 split zone, results from different C900 regulations, not all applicable

incorrect zone change - exception

xCR-1298 relates to area specific arcade, recreation & restaurant maximum floor area regulations, alternate MCR parking regulations and prevailing Section 12(2)(270)(a) maximum retail GFA regulation and Section 12(1)(348) historic building parking exemption for existing GFA

xR-147 relates to area specific arcade, recreation & restaurant maximum floor area regulations (also referenced as Section 12(2)(199), but not as a Prevailing consideration) and Prevailing Section 12(1)(348) historic building parking exemption for existing GFA

xR-312 relates to Prevailing By-laws for 3 addresses, none of which apply to the subject property

HOLY ROSARY PARISH

354 St. Clair Ave W

est. 1909

Ward: 21

Nearest Major Intersection:
Bathurst / St. Clair

Official Plan: Apartment Neighbourhood Area
"Avenue"

Current Zoning: R4 Z2.0
R2

Proposed Zoning 2009: RM (x50)
PA-3

Proposed Zoning 2010: Excluded

Proposed Zoning 2012: **Excluded**
Map G-379

Location: Major Street (corner lot with St. Clair Av. W.)
< 100m to subway station

Proximity to TCDSB School: Adjacent

Heritage Consideration: Church Listed

<p>HOLY SPIRIT PARISH</p> <p>3526 Sheppard Ave. E.</p> <p>est. 1956</p> <p>Ward: 40</p> <p>Nearest Major Intersection: Sheppard / Birchmount</p>	<p>Official Plan: Apartment Neighbourhood Area "Avenue"</p> <p>Current Zoning: PW</p> <p>Proposed Zoning 2009: IPW 1.0 (x9)</p> <p>Proposed Zoning 2010: IPW 1.0 (x96)</p> <p>Proposed Zoning 2012: Excluded Map M-710</p> <p>Location: Major Street (Sheppard Av. W.)</p> <p>Proximity to TCDSB School: Adjacent</p>	<p>adjacent "Avenue" of PA-4 not carried forward</p>
<p>IMMACULATE CONCEPTION PARISH</p> <p>2 Richardson Ave.</p> <p>est. 1954</p> <p>Ward: 12</p> <p>Nearest Major Intersection: Eglinton / Keele</p>	<p>Official Plan: Mixed Use Area "Avenue"</p> <p>Current Zoning: C2</p> <p>Proposed Zoning 2009: CR 2.5 (c2.5; r2.5) SS2 PA-4</p> <p>Proposed Zoning 2010: CR 2.5 (c2.5; r2.5) SS2 PA-4</p> <p>Proposed Zoning 2012: CR 2.5 (c2.5; r2.5) SS2 (x2572) PA-4 Map F-349</p> <p>Location: Local Road (RCS) (corner lot)</p> <p>Proximity to TCDSB School: Greater than 150 metres</p>	<p>PA-4 – split – uncertain why</p> <p>xCR-2572 relates to height regulation exemptions if the existing height permission is greater than the width of the street</p>
<p>IMMACULATE HEART OF MARY PARISH</p> <p>131-133 Birchmount Rd.</p> <p>est. 1951</p> <p>Ward: 36</p> <p>Nearest Major Intersection: Birchmount / Danforth</p>	<p>Official Plan: Neighbourhood Area</p> <p>Current Zoning: I</p> <p>Proposed Zoning 2009: IPW (x9)</p> <p>Proposed Zoning 2010: IPW (x9)</p> <p>Proposed Zoning 2012: IPW (x9) Map O-808</p> <p>Location: Major Streets (corner lot with Birchmount/Danforth)</p> <p>Proximity to TCDSB School: Adjacent</p> <p>Heritage Consideration: former (demolished) Russell House Listed</p>	<p>xIPW-9 relates to regulations that set the existing height, lot coverage and building setbacks as the maximum as existed on the date of the By-law being enacted – rationale for x9 unclear</p>

NATIVITY OF OUR LORD PARISH	Official Plan: Current Zoning:	Neighbourhood Area R2	480 Rathburn Rd. est. 1962	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	Undetermined RD (f13.5; a510; d0.45) RD (f13.5; a510; d0.45) Map C-143	Ward: 3	Location: Proximity to TCDSB School:	Major Street Adjacent	Nearest Major Intersection: Rathburn / West Mall	
NEWMAN CENTRE MISSION & St. Thomas Aquinas Chapel	Official Plan:	Institutional Area University of Toronto Secondary Plan – Area of Special Identity Downtown Q	89 St. George St. 50 Hoskin Ave.	Current Zoning:	Undetermined PA-1 Excluded Excluded Map H-416	est. 1895	Location: Proximity to TCDSB School: Heritage Consideration:	Major Streets (corner lot with St. George/Hoskins) Newman Centre – designated Chapel – listed	Nearest Major Intersection: St. George / Bloor	
OUR LADY HELP OF CHRISTIANS PARISH	Official Plan: Current Zoning:	Neighbourhood Area R2 Z0.6	609-615 Manning Ave. est. 1951	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	R (d0.6) R (d0.6) (x293) R (d0.6) (x735) Map H-414	Ward: 19	Location: Proximity to TCDSB School:	Local Road (RCS) Greater than 150 metres	Nearest Major Intersection: Bloor / Bathurst	xR-735 relates to Prevailing regulations for various addresses plus Section 12(2)(68) rooming house restrictions (none of which apply to the subject site)

OUR LADY OF FATIMA PARISH	Official Plan: Current Zoning:	Mixed Use Area CC	xCR-467 relates to area specific maximum GFA of 0.22, excluding basements, and additional setback regulations
3170 St. Clair Ave. E. est. 1951	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	CR* 0.3 (c0.3; r0.0) SS3 (x467) CR 0.22 (c0.22;r0.0) SS3 (x467) CR 0.22 (c0.22;r0.0) SS3 (x467) Map O-780	
Ward: 35	Location: Proximity to TCDSB School:	Major Street (St. Clair Av. E.) Adjacent	
Nearest Major Intersection: St. Clair / Victoria Park			
OUR LADY OF GOOD COUNSEL PARISH	Official Plan: Current Zoning:	Mixed Use Area "Avenue" MCR T3.0 C1.0 R2.5	xCR-1571 relates to alternative MCR parking requirements + prevailing maximum Section 12(2)(270) retail GFA + Section 12(2)(68) rooming house restrictions
867 College St. est. 1985	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	CR 3.0 (c1.0;r2.5) SS2 PA-4 CR 3.0 (c1.0;r2.5) SS2 (x1571) PA-4 CR 3.0 (c1.0;r2.5) SS2 (x1571) PA-4 Map H-424	
Ward: 19	Location: Proximity to TCDSB School:	Major Street (College Street) Greater than 150 metres	
Nearest Major Intersection: College / Ossington			
OUR LADY OF GUADALUPE PARISH	Official Plan: Current Zoning:	Mixed Use Area C2 (16.53)	xCR-928 relates to prevailing S16(53) permission for a dwelling unit in existing 'German Church of God'
694 Weston Rd. est. 1984	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	CR 2.0 (c2.0; r2.0) SS2 (x928) CR 2.0 (c2.0; r2.0) SS2 (x928) CR 2.0 (c2.0; r2.0) SS2 (x928) Map G-360	
Ward: 11	Location: Proximity to TCDSB School:	Major Street (Weston Road) Adjacent	
Nearest Major Intersection: Weston / Rogers			

**OUR LADY OF LOURDES
PARISH**

520 Sherbourne St.
41 Earl St.

est. 1886

Ward: 27

Nearest Major Intersection:
Sherbourne / Wellesley

Official Plan: Neighbourhood Area
Downtown

Current Zoning: R3 Z2.0

Proposed Zoning 2009: R (d2.0)
PA-1

Proposed Zoning 2010: R (d2.0) (x663)
R (d2.0) (x82)
PA-1

Proposed Zoning 2012: **R (d2.0) (x504)**
R (d2.0) (x82)
PA-1
Map L-615

Location: Major Street (Sherbourne Street)

Proximity to TCDSB School: Greater than 150 metres

Heritage Consideration: Church Designated

xR-82 relates to Exception 900.2.10(4) xR-4 which in turn relates to Prevailing Section 12(1)(363) respecting lands on Lower Sherbourne *{not applicable to the subject lands}* + Exception 900.2.10(3) [xR-3 which in turn relates to Prevailing Section 12(1)(232) permissions for commercial uses within an R3 zone] + Exception 900.2.10(7) [xR-7 which in turn relates to Nursing Home, Retirement Home & Religious Residence permissions & regulations]] plus Prevailing Section 12(1)(434) bed & breakfast regulations

xR-504 relates to Exception 900.2.10(4) [xR-4 which in turn relates to Prevailing Section 12(1)(363) respecting lands on Lower Sherbourne *{not applicable to the subject lands}*] + Exception 900.2.10(3) [xR-3 which in turn relates to Prevailing Section 12(1)(232) permissions for commercial uses within an R3 zone] + Exception 900.2.10(7) [xR-7 which in turn relates to Nursing Home, Retirement Home & Religious Residence permissions & regulations]] plus Prevailing Section 12(1)(434) bed & breakfast regulations

xR-82 & xR-504 are identical & duplicative

split zoning

**OUR LADY OF MOUNT
CARMEL PARISH**

200-202 St. Patrick St.

est. 1870
add. 1992

Ward: 20

Nearest Major Intersection:
Dundas / University

Official Plan: Mixed Use Area
Area-Specific Policy #202
Downtown

Current Zoning: CR T2.5 C1.0 R2.0

Proposed Zoning 2009: CR 2.5 (c1.0; r2.0) SS1
PA-1

Proposed Zoning 2010: Excluded

Proposed Zoning 2012: **Excluded**
Map H-428

Location: Local Road (RCS)

Proximity to TCDSB School: Greater than 150 metres

**OUR LADY OF PEACE
PARISH**

3914 Bloor St. W.
est. 1951

Ward: 5

Nearest Major Intersection:
Bloor / Martin Grove

Official Plan:
Current Zoning:

Neighbourhood Area
R2

Proposed Zoning 2009: RD (f13.5; a510) (x21)
Proposed Zoning 2010: RD (f13.5; a510; d0.45) (x21)
Proposed Zoning 2012: **RD (f13.5; a510; d0.45) (x21)**
Map C-170

Location:
Proximity to TCDSB School:

Major Street (Bloor Street W)
Greater than 150 metres

xRD-21 relates to alternate regulations for detached house

**OUR LADY OF PERPETUAL
HELP PARISH &
ANNUNCIATION BYZANTINE
ROMANIAN CATHOLIC
MISSION**

208 St. Clair Ave. E.
78 Clifton Rd.

est. 1923

Ward: 27

Nearest Major Intersection:
St. Clair / Mt. Pleasant

Official Plan:
Current Zoning:

Neighbourhood Area
Yonge-St. Clair Secondary Plan
R1 Z0.6

Proposed Zoning 2009: RD (f12.0)
Proposed Zoning 2010: RD (f12.0; d0.6) (x1280)
Proposed Zoning 2012: **RD (f12.0; d0.6) (x1397)**
Map K579

Location:
Proximity to TCDSB School:
Heritage Consideration:

Major Street (St. Clair Ave. E.)
Greater than 150 metres
Church Listed

OUR LADY OF SORROWS PARISH

3053-3055 Bloor St. W.

est. 1940

Ward: 5

Nearest Major Intersection:
Bloor / Royal York

Official Plan: Mixed Use Area
"Avenue"

Current Zoning: AV
R2
ZBA 941-2003

Proposed Zoning 2009: CR* 3.0 (c3.0) SS2 (x907)
RD (x18)
PA-3

Proposed Zoning 2010: "Excluded"
RD (f13.5; a510; d0.45) (x18)
PA-3

Proposed Zoning 2012: "Excluded"
RD (f13.5; a510; d0.45) (x18)
PA-3
Map D-186

Location: Major Street (corner lot with Bloor St. W.)
Proximity to TCDSB School: Greater than 150 metres

Split zoning applies – split through Church structure (through Sanctuary)

Whole of property should be excluded

PA-3 on RD unclear

xRD-18 relates to alternate regulations for detached house

OUR LADY OF THE ASSUMPTION PARISH

2555-2565 Bathurst St.

est. 1949

Ward: 16

Nearest Major Intersection:
Bathurst / Eglinton

Official Plan: Apartment Neighbourhood Area

Current Zoning: R1 Z0.6
s.12: (1)320; (2)274; BL 291-68
s. 11(1)(3)

Proposed Zoning 2009: RD

Proposed Zoning 2010: RD (f9.0; d0.6)
RD (f9.0; d0.6) (x1335)

Proposed Zoning 2012: **RD (f9.0; d0.6) (x1335)**
Map F355

Location: Major Street (corner lot with Bathurst St)
Proximity to TCDSB School: Greater than 150 metres

xRD-1335 relates to height permissions for any building constructed prior to 1977 + physician & dentist office regulations + integral garage limitations for lots less than 7.6 metres + front & rear yard upper storey deck regulations + Prevailing Exception 900.3.10.(1249) [refer to xRD-1249 above]

<p>OUR LADY OF THE MIRACULOUS MEDAL PARISH</p> <p>731-739 Browns Line</p> <p>est. 1960 Ward: 6</p> <p>Nearest Major Intersection: Browns Line / Evans</p>	<p>Official Plan: Current Zoning:</p> <p>Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:</p> <p>Location: Nearest TCDSB School:</p>	<p>Mixed Use Area R3</p> <p>IPW (x9) RM (u3) (x18) RM (u3) (x18) Map D-217</p> <p>Major Arterial Road (RCS) < than 150 metres</p>	<p>Browns Line is identified as a Major Street southerly from Coules Court (south)</p> <p>xRM-18 relates to alternate area regulations for detached, semi-detached, duplex & triplex uses</p>
<p>OUR LADY OF THE ROSARY PARISH</p> <p>2950 Midland Ave</p> <p>est. 1986</p> <p>Ward: 41</p> <p>Nearest Major Intersection: Finch / Midland</p>	<p>Official Plan: Current Zoning:</p> <p>Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:</p> <p>Location: Proximity to TCDSB School:</p>	<p>Neighbourhood Area PW 40C 60D 66A 148 171</p> <p>IPW 0.8 (x82) IPW 0.8 (x82) IPW 0.8 (x82) Map M-703</p> <p>Major Street (Midland Av) Adjacent</p>	<p>xIPW-82 relates to site specific setback, GFA (30%) & minimum 2 parking space/unit regulations (for dwelling units)</p> <p><i>x82 = carry forward of Agincourt North provisions, except for GFA definition (mall)</i></p>
<p>OUR LADY OF VICTORY PARISH</p> <p>117 Guestville Ave</p> <p>est. 1939</p> <p>Ward: 11</p> <p>Nearest Major Intersection: Weston / Eglinton</p>	<p>Official Plan: Current Zoning:</p> <p>Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:</p> <p>Location: Proximity to TCDSB School:</p>	<p>Neighbourhood Area Area-Specific Policy #53 R2</p> <p>RM (f12.0, u2) (x252) RM (f12.0, u2) (x252) RM (f12.0, u2, d0.8) (x252) Map G-359</p> <p>Local Road (RCS) (Corner Lot) < than 150 metres</p>	<p>x-RM-252 relates to specific frontage regulation for a detached house and density regulation for a building with a dwelling unit</p>
<p>OUR LADY QUEEN OF CROATIA PARISH</p> <p>7 Croatia St</p> <p>est. 1951</p> <p>Ward: 18</p> <p>Nearest Major Intersection: Dufferin / Bloor</p>	<p>Official Plan: Current Zoning:</p> <p>Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:</p> <p>Location: Proximity to TCDSB School:</p>	<p>Mixed Use Area CR T3.0 C3.0 R1.0</p> <p>CR 3.0 (c3.0; r1.0) SS2 (x212) CR 3.0 (c3.0; r1.0) SS2 (x1335) CR 3.0 (c3.0; r1.0) SS2 (x1335) Map H-411</p> <p>Local Road (RCS) Greater than 150 metres</p>	<p>Adjacent to Dufferin Mall parking lot</p> <p>x-CR-1335 relates to specific alternate MCR parking regulations and prevailing Section 12(2)(270)(a) maximum retail GFA regulation</p>

**OUR LADY QUEEN OF
POLAND PARISH**

625 Middlefield Rd
est. 1983

Ward: 41

Nearest Major Intersection:
Middlefield / Finch

Official Plan:
Current Zoning:

Proposed Zoning 2009:
Proposed Zoning 2010:
Proposed Zoning 2012:

Location:
Proximity to TCDSB School:

Employment Area
CF

Undetermined
Excluded
Excluded
Map M-698

Major Street (Middlefield Rd)
Greater than 150 metres

existing PW, on Major Street, recognized per new ZB (assuming neighbouring "E" Zone applied & assuming Middlefield frontage used) – OP permits PW on Major Road or if legally established

through lot – frontage on Middlefield and on Tiffield

**PRECIOUS BLOOD PARISH &
ST. THOMAS THE APOSTLE
MISSION & ST. THOMAS
SYNO MALABAR MISSION**

1737 Lawrence Ave. E.
est. 1932

Ward: 37

Nearest Major Intersection:
Lawrence / Victoria Park

Official Plan:
Current Zoning:

Proposed Zoning 2009:
Proposed Zoning 2010:
Proposed Zoning 2012:

Location:
Proximity to TCDSB School:

Mixed Use Area
"Avenue"
CR
PW
ZBA 1119-2008

CR 2.5 (c2.5; r2.5) SS2 (x674)
CR 2.5 (c2.5; r2.5) SS2 (x716)
CR 2.5 (c2.5; r2.5) SS2 (x674)
Map N-753

Major Street
Greater than 150 metres

xCR-674 relates to specific regulations for setbacks from Lawrence, setbacks from "R" lots, upper storey setbacks from Lawrence, minimum 70% 1st & 2nd storey building wall/face along Lawrence, 15 metre facing window separation, minimum 1st floor height of 4.5 m, angular plane regulation from "R" lots, maximum floor plate size above 27 m height, minimum indoor/outdoor amenity area requirements, mechanical penthouse regulations (stepbacks, height & %), minimum landscaping requirement along "R" lot, specific list of permitted uses (Place of Worship permitted), specific list of non-permitted uses, front yard parking prohibition, alternate retail, service, eating establishment & place of assembly parking regulations; and prevailing By-law Schedule B regulations of Scarborough By-law 9511 (Section 37 requirements for buildings greater than 6 storeys, bicycle parking, minimum height of 2 storeys and maximum height of 6 storeys).

Adjacent lands are PA-4

Westerly lot line / zoning line shows a jog – doesn't reflect Property Data Mapping – error in mapping lot configuration ?

<p>PRINCE OF PEACE PARISH</p> <p>265 Alton Towers Circle</p> <p>est. 1983</p> <p>Ward: 41</p> <p>Nearest Major Intersection: McCowan / Steeles</p>	<p>Official Plan: Neighbourhood Area Current Zoning: PW</p> <p>Proposed Zoning 2009: IPW (x79) Proposed Zoning 2010: IPW (x79) Proposed Zoning 2012: IPW (x79) Map M-678</p> <p>Location: Collector Road (RCS) Proximity to TCDSB School: Adjacent</p>	<p>xIPW-79 relates to minimum front yard setback regulation, alternate parking requirement of 7.7 per 100 sm GFA, maximum height is lawful <u>existing height</u> (excluding spire) and maximum coverage is <u>lawful existing</u> coverage</p> <p>Overlay Map M-678 Coverage = 40%</p> <p>site specific x79 reflects a down-zoning of current permissions – current "PW" height is not prescribed & maximum coverage is 40%</p>
<p>RESURRECTION OF OUR LORD JESUS CHRIST PARISH</p> <p>1 Resurrection Rd</p> <p>est. 1953</p> <p>Ward: 5</p> <p>Nearest Major Intersection: Bloor / Kipling</p>	<p>Official Plan: Mixed Use Area Etobicoke Centre Secondary Plan "Centre"</p> <p>Current Zoning: EC3 ZBA 1088-2002</p> <p>Proposed Zoning 2009: CR* 0.7 (x936) Proposed Zoning 2010: Excluded Proposed Zoning 2012: Excluded Map C-172</p> <p>Location: Major Street (corner lot with Bloor & with Collector Road)</p> <p>Proximity to TCDSB School: Greater than 150 metres</p>	
<p>SACRE-COEUR PARISH</p> <p>174 Carlton St. 381 Sherbourne St.</p> <p>est. 1887</p> <p>Ward: 28</p> <p>Nearest Major Intersection: Carlton / Sherbourne</p>	<p>Official Plan: Apartment Neighbourhood Area "Downtown"</p> <p>Current Zoning: R3 Z2.0 R3 Z1.0</p> <p>Proposed Zoning 2009: R (d2.0) R (d1.0)</p> <p>Proposed Zoning 2010: R (d2.0) (x653) R (d1.0) (x86) PA-1</p> <p>Proposed Zoning 2012: R (d2.0) (x970) R (d1.0) (x86) PA-1 Map L-616</p> <p>Location: Major Streets (corner lot Carlton/Sherbourne) Proximity to TCDSB School: Greater than 150 metres Heritage Consideration: Listed Heritage Conservation District</p>	<p>Split zoning applies</p> <p>x970 = site specific reference back to exception 900.2.10(4) – (exception Rx4) = Section 12(1)(363) [transformer permission on an unrelated Lower Sherbourne site] + a further reference back to exception 900.2.10(3) – (exception Rx3) = Section 12(1)(363) [continued commercial permissions within an R3 zone] + a further reference back to exception 900.2.10(7) – (exception Rx7) = Nursing Home, Retirement Home & Religious Residence permissions & regulations</p> <p>x86 = site specific reference back to exception 900.2.10(4) – (exception Rx4) = Section 12(1)(363) [transformer permission on an unrelated Lower Sherbourne site] + minimum front yard setback of 6.0 metres + prevailing Section 12(1) 434 [bed & breakfast regulations]</p>

SACRED HEART OF JESUS PARISH - YE SU SUNG SHIM PARISH	Official Plan: Employment Area Current Zoning: I.C1	existing PW in "E", not on Major Street, recognized only as legal non-conforming use per new ZB – but OP permits PW on Major Road or if legally established
296 Judson St.	Proposed Zoning 2009: E 1.0 Proposed Zoning 2010: E 1.0 Proposed Zoning 2012: E 1.0 Map D-210	
est. 2001		
Ward: 6	Location: Collector Road (RCS) Proximity to TCDSB School: Greater than 150 metres	
Nearest Major Intersection: Islington / Evans		
SANTA CRUZ PARISH	Official Plan: Neighbourhood Area Current Zoning: R4 Z1.0	xR-804 relates to compliance with exception 900.2.10(7) [xR-7] Nursing Home, Retirement Home & Religious Residence permissions & regulations, and with Prevailing By-law 437-75 for #142 Argyle [school permission within a portion of the Church]
140-142 Argyle St.	Proposed Zoning 2009: R (d1.0) Proposed Zoning 2010: R (d1.0) (x411) Proposed Zoning 2012: R (d1.0) (x804) Map H-424	
est. 1974		
Ward: 18		
Nearest Major Intersection: Queen / Dovercourt	Location: Collector Road (RCS) (corner lot at Dovercourt) Proximity to TCDSB School: Greater than 150 metres	
SERRA HOUSE	Official Plan: Apartment Neighbourhood Area "Downtown"	Existing uses not recognized (religious education, religious organization, religious residence and "private academic, philanthropic or religious school"), other than legal non-conforming use – down-zoning not acceptable
226 St. George St.	Current Zoning: R2 Z2.0	
Ward: 20	Proposed Zoning 2009: R (d2.0) PA-1 Proposed Zoning 2010: R (d2.0) (x569) PA-1 Proposed Zoning 2012: R (d2.0) (x902) PA-1 Map G-404	X902 = prevailing Section 12(1) 251 [use of existing legally established prior to May 1983 rooming houses or converted dwelling and rooming houses in the Annex]
Nearest Major Intersection: Bloor / St. George	Location: Major Street (St. George St.) Proximity to TCDSB School: N.A. Heritage Consideration: House Listed	

ST. AGNES' PARISH	Official Plan:	Neighbourhood Area "Avenue"	Split zoning applies – split through Church structure (through Sanctuary)
938 Dundas St. W. 15 Grace St.	Current Zoning:	MCR T2.5 C1.0 R2.0 R2 Z0.6	
est. 1914	Proposed Zoning 2009:	CR 2.5 (c1.0; r2.0) SS2 R (d0.6)	
Ward: 19	Proposed Zoning 2010:	PA-4 Excluded	
Nearest Major Intersection: Dundas / Shaw	Proposed Zoning 2012:	R (d0.6) (x314) PA-4 Excluded R (d0.6) PA-4 Map H-426	
	Location:	Main Street (corner lot with Dundas St. W.)	
	Proximity to TCDSB School:	Greater than 150 metres	
ST. AIDAN'S PARISH	Official Plan:	Neighbourhood Area	x42 = relates to minimum front yard setback regulation, minimum side and rear yard setbacks are as lawfully exist, maximum height is lawful <u>existing height</u> (excluding spire) and maximum coverage is <u>lawful existing</u> coverage
3501 Finch Av E	Current Zoning:	PW	
est. 1988	Proposed Zoning 2009:	IPW 0.3	Overlay Map M-701 Coverage = 33%
Ward: 40	Proposed Zoning 2010:	IPW 0.3 (x42)	
	Proposed Zoning 2012:	IPW 0.3 (x42) Map M-701	site specific x42 reflects a down-zoning of current permissions – current "PW" height is not prescribed & maximum coverage is 33%
Nearest Major Intersection: Finch / Warden	Location:	Major Street (Finch Av E)	
	Proximity to TCDSB School:	Adjacent	

<p>ST. ALPHONSUS PARISH</p> <p>540 St. Clair Ave. W.</p> <p>est. 1929 add 1988</p> <p>Ward: 21</p> <p>Nearest Major Intersection: St. Clair / Vaughan</p>	<p>Official Plan: Mixed Use Area "Avenue"</p> <p>Current Zoning: MCR T3.0 C2.0 R2.0</p> <p>Proposed Zoning 2009: CR 3.0 (c2.0; r2.0) SS2 PA-3</p> <p>Proposed Zoning 2010: CR 3.0 (c2.0; r2.0) SS2 (x1586) PA-3</p> <p>Proposed Zoning 2012: Excluded Map G-378</p> <p>Location: Major Streets (corner lot with St. Clair & Vaughan)</p> <p>Proximity to TCDSB School: Greater than 150 metres</p> <p>Heritage Consideration: Church Listed</p>	
<p>ST. AMBROSE PARISH</p> <p>782 Browns Line</p> <p>est. 1953</p> <p>Ward: 6</p> <p>Nearest Major Intersection: Browns Line / Evans</p>	<p>Official Plan: Neighbourhood Area</p> <p>Current Zoning: R2</p> <p>Proposed Zoning 2009: IPW (x9)</p> <p>Proposed Zoning 2010: RD (f13.5; a510; d0.45)</p> <p>Proposed Zoning 2012: RD (f13.5; a510; d0.45) Map D-216</p> <p>Location: Major Arterial (RCS)</p> <p>Proximity to TCDSB School: Adjacent</p>	<p>Browns Line is identified as a Major Street southerly from Coules Court (south)</p>
<p>ST. ANDREW KIM'S PARISH</p> <p>849 Don Mills Rd</p> <p>est. 1981</p> <p>Ward: 26</p> <p>Nearest Major Intersection: Don Mills / Wynford</p>	<p>Official Plan: Employment Area</p> <p>Current Zoning: MO (18) ZBA 32494</p> <p>Proposed Zoning 2009: EO 1.5 (e1.5; o1.5) (x1)</p> <p>Proposed Zoning 2010: EO 1.5 (e1.5; o1.5) (x1)</p> <p>Proposed Zoning 2012: Excluded Map J-562</p> <p>Location: Major Streets (corner lot with Don Mills & Wynford)</p> <p>Proximity to TCDSB School: Greater than 150 metres</p>	<p>Existing & new PW, on Major Street, recognized per new ZB (assuming neighbouring "EO" Zone applied & assuming either frontage used) – OP permits PW on Major Road <u>or</u> if legally established</p>

<p>ST. ANDREW'S PARISH</p> <p>2547 Kipling Ave</p> <p>est. 1965</p> <p>Ward: 1</p> <p>Nearest Major Intersection: Kipling / Finch</p>	<p>Official Plan: Neighbourhood Area</p> <p>Current Zoning: R2</p> <p>Proposed Zoning 2009: RD (f13.5; a510)</p> <p>Proposed Zoning 2010: RD (f13.5; a510; d0.45)</p> <p>Proposed Zoning 2012: RD (f13.5; a510; d0.45)</p> <p>Map A-21</p> <p>Location: Major Street (Kipling Ave)</p> <p>Proximity to TCDSB School: Adjacent</p>	
<p>ST. ANN'S PARISH & NATIVE PEOPLES' MISSION</p> <p>711 Gerrard St. E. 120 First Ave.</p> <p>est. 1908 add 1985</p> <p>Ward: 30</p> <p>Nearest Major Intersection: Gerrard / Broadview</p>	<p>Official Plan: Mixed Use Area Neighbourhood Area "Avenue"</p> <p>Current Zoning: MCR T2.5 C1.0 R2.5 R3 Z1.0</p> <p>Proposed Zoning 2009: CR 2.5 (c1.0;r2.5) SS2 R (d1.0) PA-4</p> <p>Proposed Zoning 2010: CR 2.5 (c1.0;r2.5) SS2 (x1579) R (d1.0) (x808) PA-4</p> <p>Proposed Zoning 2012: Map L-631</p> <p>Location: Major Street (corner lot with Gerrard & DeGrassi & First)</p> <p>Proximity to TCDSB School: Greater than 150 metres</p> <p>Heritage Consideration: Church & Rectory Listed</p>	<p>Split zoning applies</p> <p>x1579 = site specific reference back to exception 900 11.10(2) – alternative MCR parking requirements + prevailing Section 12(2) 270(a) – maximum retail GFA</p> <p>x416 = site specific reference back to exception 900.2.10(7) [xR-7] Nursing Home, Retirement Home & Religious Residence permissions & regulations</p>
<p>ST. ANSELM'S PARISH</p> <p>1 MacNaughton Rd</p> <p>est. 1938</p> <p>Ward: 26</p> <p>Nearest Major Intersection: Bayview / Millwood</p>	<p>Official Plan: Neighbourhood Area</p> <p>Current Zoning: R1B</p> <p>Proposed Zoning 2009: IPW (x9)</p> <p>Proposed Zoning 2010: RD (f12.0; a370; d0.6)</p> <p>Proposed Zoning 2012: RD (f12.0; a370; d0.6)</p> <p>Map K-570</p> <p>Location: Collector Road (RCS) (corner lot with MacNaughton & Millwood)</p> <p>Proximity to TCDSB School: Adjacent</p>	

ST. ANTHONY'S PARISH

1037 Bloor St W

est. 1909

Ward: 18

Nearest Major Intersection:
Bloor / Dovercourt

Official Plan: Mixed Use Area
"Avenue"

Current Zoning: MCR T3.0 C1.0 R2.5

Proposed Zoning 2009: CR 3.0 (c1.0;r2.5) SS2
PA-3

Proposed Zoning 2010: CR 3.0 (c1.0;r2.5) SS2 (x1570)
PA-3

Proposed Zoning 2012: **CR 3.0 (c1.0;r2.5) SS2 (x1570)**
PA-3

Map H-412

Location: Major Street
(corner lot with Bloor/Rushholme)

Proximity to TCDSB School: Greater than 150 metres

x1570 = site specific reference back to exception 900
11.10(2) – alternative MCR parking requirements +
prevailing Section 12(2) 270(a) – maximum retail GFA

**ST. AUGUSTINE OF
CANTERBURY PARISH**

80 Shoreham Dr

est. 1967

Ward: 8

Nearest Major Intersection:
Shoreham / Jane

Official Plan: Neighbourhood Area

Current Zoning: R4

Proposed Zoning 2009: IPW (x9)

Proposed Zoning 2010: RD (f15.0; a550) (x5)

Proposed Zoning 2012: **RD (f15.0; a550) (x5)**
Map A-14

Location: Collector Road (RCS)
(corner lot with Shoreham/Gosford)

Proximity to TCDSB School: Adjacent

ST. AUGUSTINE'S SEMINARY 2661 Kingston Rd. Ward: 36 Nearest Major Intersection: Kingston / Brimley	Official Plan: Neighbourhood Area "Avenue" Current Zoning: I Proposed Zoning 2009: Excluded I (x52) Proposed Zoning 2010: RD (f15.0; a557) (x155) I (x52) Proposed Zoning 2012: Excluded I (x52) RD (f15.0; a557) (x155) Map O-794	x52 = 36 m setback from CL of Kingston Rd + 76 m setback from "top of bluff" "top of bluff" calculation – unclear how to calculate/measure – requires clarification x155 = residential regulations Adjacent Elementary TCDSB excluded On site Secondary TCDSB is not excluded Existing "I" permitted uses = fraternal organizations, hospitals, private & public educational institutions and private & public recreational uses and commercial uses incidental Proposed "I" permitted uses (among others) = <u>Religious Education Use</u> <i>means the use of premises by a religious organization for religious education, other than: (A) a post-secondary school; or (B) a school regulated under the Education Act, R.S.O. 1990, c.E.2, as amended</i> <u>Religious Residence</u> <i>means premises owned or operated by, or on behalf of, a religious organization, consisting of dwelling units or rooms, used as accommodation for students or clerics, such as a monastery, nunnery or similar residence.</i> Full use of "Seminary", existing active Regina Cleri Cemetery or RCEC administration and programmes not reflected in permission = legal non-conforming status – not appropriate or acceptable
ST. BARNABAS PARISH 10 Washburn Way est. 1976 Ward: 42 Nearest Major Intersection: Sheppard / Markham	Official Plan: Neighbourhood Area Current Zoning: PW Proposed Zoning 2009: IPW (x45) Proposed Zoning 2010: IPW (x45) Proposed Zoning 2012: IPW (x45) Map P-848 Location: Major Streets Proximity to TCDSB School: (corner lot with Washburn & Sheppard) Adjacent	x45 = site specific provisions – front yard setbacks, side & rear yard setbacks half height of building, maximum lot coverage 20%

ST. BARTHOLOMEW'S PARISH	Official Plan: Current Zoning:	Neighbourhood Area PW	x59 = site specific provisions – front yard setbacks, side & rear yard setbacks half height of building, maximum lot coverage 50% & maximum height is lawful <u>existing height</u> (excluding spire)
59 Heather Rd est. 1968	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	IPW (x59) IPW (x59) IPW (x59) Map M-713	
Ward: 41	Location: Proximity to TCDSB School:	Major Street (corner lot with Brimley) Adjacent	
Nearest Major Intersection: Sheppard / Brimley			
ST. BASIL'S PARISH	Official Plan:	Institutional Area "Downtown" University of Toronto Secondary Plan Area of Special Identity	Part of larger St. Michael's College complex – UofT
50 St. Joseph St est. 1855	Current Zoning:	Q	
Ward: 27	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	Undetermined Excluded Excluded Map H-416	
Nearest Major Intersection: Bay / Bloor	Location: Proximity to TCDSB School: Heritage Consideration:	Local Street (RSC) Greater than 150 metres Church Designated	
ST. BENEDICT'S PARISH	Official Plan: Current Zoning:	Neighbourhood Area R2 ZBA 14267	
2194 Kipling Ave est. 1955	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	RA (f24.0; au116.0) (x23) RD (f13.5; a510; d0.45) RD (f13.5; a510; d0.45) Map A-57	
Ward: 2	Location: Proximity to TCDSB School:	Major Street (Kipling Av) Adjacent	
Nearest Major Intersection: Kipling / Rexdale			

ST. BERNARD DE CLAIRVAUX PARISH	Official Plan: Current Zoning:	Neighbourhood Area R4(3) RM4 ZBA 13049, 32077, 32474	Split zoning applies x921 = side yard setback for a dwelling unit + PW also permitted in addition to other uses
1789 Lawrence Ave W	Proposed Zoning 2009:	RD (f15.0; a550) (x921) RM (f21.0; a925; d0.85)	incorrect exception – x921 does not reflect "R4(3)" of By-law 7625 – PW is a permitted use and does not require further permission + south wall setback of 0.025 m permission not carried forward
est. 1951	Proposed Zoning 2010:	RD (f15.0; a550) (x921) RM (f21.0; a925; d0.85)	
Ward: 12	Proposed Zoning 2012:	RD (f15.0; a550) (x921) RM (f21.0; a925; d0.85) Map F-334	
Nearest Major Intersection: Lawrence / Jane	Location: Proximity to TCDSB School:	Major Street (corner lot with Lawrence Av W) Adjacent	
ST. BONAVENTURE'S PARISH	Official Plan: Current Zoning:	Neighbourhood Area Area Specific Policy #252 G (3) ZBA 11039	
1300 Leslie Street	Proposed Zoning 2009:	Undetermined	
est. 1958	Proposed Zoning 2010:	Excluded	
Ward: 25	Proposed Zoning 2012:	Excluded Map J-548	
Nearest Major Intersection: Leslie / Lawrence	Location: Proximity to TCDSB School:	Major Street (Leslie St.) Adjacent	
ST. BONIFACE PARISH	Official Plan: Current Zoning:	Neighbourhood Area PW 29 47 78	xIPW-16 relates to minimum setback from Markham Rd. regulation, side or rear yard setbacks half height of building, maximum height is lawful <u>existing height</u> (excluding spire) and maximum coverage 50%
142 Markham Rd 21 Markanna Dr	Proposed Zoning 2009:	IPW 1.0 (x16)	site specific x42 reflects a down-zoning of current permissions – current "PW" height is not prescribed
est. 1955	Proposed Zoning 2010:	IPW 1.0 (x16)	
Ward: 36	Proposed Zoning 2012:	IPW 1.0 (x16) Map O-779	
Nearest Major Intersection: Markham / Kingston	Location: Proximity to TCDSB School:	Major Street (corner lot with Markham Rd) Within 150 metres Opposite side of Street (Markanna)	

<p>ST. BRIGID'S PARISH</p> <p>300 Wolverleigh Blvd 57 Glebemount Ave</p> <p>est. 1920</p> <p>Ward: 31</p> <p>Nearest Major Intersection: Danforth / Woodbine</p>	<p>Official Plan: Neighbourhood Area Current Zoning: R2 Z0.6</p> <p>Proposed Zoning 2009: R (d0.6) Proposed Zoning 2010: R (d0.6) (x322) Proposed Zoning 2012: R (d0.6) (x322) Map K-611</p> <p>Location: Local Road (RCS) (corner lot Wolverleigh/Glebemount/Glebeholme)</p> <p>Proximity to TCDSB School: Within 150 metres</p>	<p>x322 = 4 prevailing by-law references – none of which apply to the subject site</p>
<p>ST. CASIMIR'S PARISH</p> <p>150-158 Roncesvalles Ave</p> <p>est. 1949</p> <p>Ward: 14</p> <p>Nearest Major Intersection: Roncesvalles / Queen</p>	<p>Official Plan: Neighbourhood Area "Avenue" Current Zoning: R2 Z0.6</p> <p>Proposed Zoning 2009: R (d0.6) Proposed Zoning 2010: R (d0.6) (x290) Proposed Zoning 2012: R (d0.6) (x290) Map H-421</p> <p>Location: Major Street (corner lot with Roncesvalles)</p> <p>Proximity to TCDSB School: Greater than 150 metres</p>	<p>x290 = specific exception & 3 prevailing by-laws/sections – none of which apply to the subject site</p>
<p>ST. CATHERINE OF SIENA PARISH</p> <p>1099 Danforth Ave.</p> <p>est. 1965</p> <p>Ward: 30</p> <p>Nearest Major Intersection: Danforth / Greenwood</p>	<p>Official Plan: Mixed Use Area "Avenue" Current Zoning: MCR T3.0 C2.0 R2.5</p> <p>Proposed Zoning 2009: CR 3.0 (c2.0; r2.5) SS2 PA-3 Proposed Zoning 2010: CR 3.0 (c2.0; r2.5) SS2 (x1565) PA-3 Proposed Zoning 2012: CR 3.0 (c2.0; r2.5) SS2 (x2219) PA-3 Map L-621</p> <p>Location: Major Street (corner lot with Danforth/Byron)</p> <p>Proximity to TCDSB School: Greater than 150 metres</p>	<p>x2219 = site specific reference back to exception 900 11.10(2) – alternative MCR parking requirements + prevailing Section 12(2) 270(a) – maximum retail GFA</p>

ST. CECILIA'S PARISH & MISSION OF THE VIETNAMESE MARTYRS	Official Plan: Neighbourhood Area Current Zoning: R2 Z0.6	
161-163 Annette St	Proposed Zoning 2009: R (d0.6) Proposed Zoning 2010: R (d0.6) (x7) Proposed Zoning 2012: R (d0.6) Map G-396	
est. 1895 add 1986	Location: Major Street (corner lot with Annette/Aziel/Pacific)	
Ward: 13	Proximity to TCDSB School: Greater than 150 metres	
Nearest Major Intersection: Annette / Keele		
ST. CHARLES BORROMEO PARISH	Official Plan: Mixed Use Area "Avenue"	Located within complex of TCDSB facilities, community centre, religious uses, religious residences, long-term care residences & residences
811 Lawrence Ave W	Current Zoning: R5	
est. 1948	Proposed Zoning 2009: RD (f15.0; a550) PA-4	
Ward: 15	Proposed Zoning 2010: RD (f15.0; a550) (x5) PA-4	
Nearest Major Intersection: Lawrence / Dufferin	Proposed Zoning 2012: RD (f15.0; a550) (x5) PA-4 Map F-339	
	Location: Major Streets (corner lot with Dufferin/Lawrence)	
	Proximity to TCDSB School: Greater than 150 metres	

ST. CLARE'S PARISH	Official Plan:	Mixed Use Area "Avenue"	Split zoning applies
1118 St. Clair Ave W 133 Westmount Ave	Current Zoning:	MCR T3.0 C1.0 R2.5 R2	x252 = minimum lot frontage of 8 metres for a detached house
est. 1913	Proposed Zoning 2009:	CR 3.0 (c1.0; r2.5) SS2 RM (f12.0; u2) PA-4	
Ward: 17	Proposed Zoning 2010:	CR 3.0 (c1.0; r2.5) SS2 (x1286) RM (f12.0; u2; d0.45) (x252) PA-4	
Nearest Major Intersection: St. Clair / Dufferin	Proposed Zoning 2012:	Excluded RM (f12.0; u2; d0.8) (x252) Map G-376	
	Location:	Major Street (corner lot with St. Clair & Westmount)	
	Proximity to TCDSB School:	Adjacent	
	Heritage Consideration:	Church Listed	
ST. CLEMENT'S PARISH	Official Plan:	Neighbourhood Area	
409 Markland Dr	Current Zoning:	R1	
est. 1967	Proposed Zoning 2009:	RD (f15.0; a555)	
	Proposed Zoning 2010:	RD (f15.0; a555; d0.45)	
Ward: 3	Proposed Zoning 2012:	RD (f15.0; a555; d0.45) Map D-179	
Nearest Major Intersection: Bloor / Mill Rd	Location:	Major Street (corner lot – Bloor)	
	Proximity to TCDSB School:	Greater than 150 metres	

ST. DUNSTAN'S PARISH	Official Plan:	Mixed Use Area "Avenue"	x810 – carries forward former ZBA 104-2008 permissions & regulations as site specific provisions (not as a prevailing by-law) – "H" is lifted – PW is a permitted use – site-specific "CR" regulations now conflict with general "CR" regulations in respect of built form and Church architecture – requires adjustments/clarifications
3150 Danforth Ave	Current Zoning:	Area Specific Policy #120 CR (H) ZBA 104-2008	
est. 1923	Proposed Zoning 2009:	(H) CR 4.5 (c4.5; r4.0) SS2 (x810) PA-3	
Ward: 35	Proposed Zoning 2010:	(H) CR 4.5 (c4.5; r4.0) SS2 (x810) PA-3	
Nearest Major Intersection: Danforth / Victoria Park	Proposed Zoning 2012:	CR 4.5 (c4.5; r4.0) SS2 (x810) PA-3 Map O-797	
Location:	Major Street (corner lot Victoria Park/St. Dunstan/Macey)		
Proximity to TCDSB School:	Within 150 metres		
ST. EDITH STEIN CHURCH MISSION	Official Plan:	Apartment Neighbourhood Area	
16 Thorncliffe Park Dr	Current Zoning:	R3A	
est. 1972	Proposed Zoning 2009:	IPW (x9)	
Ward: 26	Proposed Zoning 2010:	RA (f30.0; a930; d1.25)	
Nearest Major Intersection: Thorncliffe / Overlea	Proposed Zoning 2012:	RA (f30.0; a930; d1.25) Map K-584	
Location:	Collector Road (RCS)		
Proximity to TCDSB School:	Greater than 150 metres		
ST. EDWARD THE CONFESSOR PARISH	Official Plan:	Neighbourhood Area	
75 Churchill Ave	Current Zoning:	R4	
est. 1942	Proposed Zoning 2009:	RD (f15.0; a550)	
Ward: 23	Proposed Zoning 2010:	RD (f15.0; a550) (x5)	
Nearest Major Intersection: Yonge / Park Home	Proposed Zoning 2012:	RD (f15.0; a550) (x5) Map E-275	
Location:	Collector Road (RCS)		
Proximity to TCDSB School:	Greater than 150 metres		

ST. ELIZABETH OF HUNGARY PARISH	Official Plan:	Apartment Neighbourhood Area "Avenue" Sheppard East Subway Corridor Secondary Plan	
432 Sheppard Ave E	Current Zoning:	R3	
est. 1928	Proposed Zoning 2009:	IPW (x9)	
Ward: 23	Proposed Zoning 2010:	RD (f21.0; a600)	
Nearest Major Intersection: Sheppard / Bayview	Proposed Zoning 2012:	RD (f21.0; a600) Map I-488	
Location: Proximity to TCDSB School:	Major Street (Sheppard Av E) Greater than 150 metres		
ST. EUGENE'S CHAPEL MISSION	Official Plan:	Mixed Use Area "Avenue" Area Specific policy #95	x-1544 = site specific regulation requiring a 45-degree angular plane from a side or rear lot line abutting a residential zone, despite the regular measurement for an SS3 lot being taken from a height of 10.5 or 7.5 m above the ground and despite the measurement only normally being required for a rear yard + Prevailing By-law – Airport Hazard Map
13 Regina Ave	Current Zoning:	C1	
Ward: 15	Proposed Zoning 2009:	CR 1.0 (c1.0; r1.0) SS3 PA-4	
Nearest Major Intersection: Bathurst / Ranee	Proposed Zoning 2010:	CR 1.0 (c1.0; r1.0) SS3 (x1544) PA-4	the source of the more restrictive angular plane measurement is unclear and not acceptable without appropriate rationale
Proposed Zoning 2012:	CR 1.0 (c1.0; r1.0) SS3 (x1544) PA-4 Map F-330		
Location: Proximity to TCDSB School:	Major Street (corner lot with Regina/Bathurst) Greater than 150 metres		
ST. FIDELIS PARISH	Official Plan:	Employment Area Area Specific Policy #58	x129 = missing
33 Connie St	Current Zoning:	M1	down-zoning not acceptable
est. 1975	Proposed Zoning 2009:	EL 1.0	existing PW in "EL", not on Major Street, recognized only as legal non-conforming use per new ZB – but OP permits PW on Major Road or if legally established
Ward: 12	Proposed Zoning 2010:	EL 1.0	
Nearest Major Intersection: Keele / 401	Proposed Zoning 2012:	EL 1.0 (x129) Map F-314	
Location: Proximity to TCDSB School:	Local Road (RCS) Greater than 150 metres		

ST. FRANCIS OF ASSISI PARISH	Official Plan: Current Zoning:	Neighbourhood Area R2 Z0.6	
72 Mansfield Ave 91 Grace St	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	R (d0.6) R (d0.6) (x314) R (d0.6) Map H-426	
est. 1903	Location:	Local Road (RCS) (corner lot with Grace/Mansfield)	
Ward: 19	Proximity to TCDSB School:	Greater than 150 metres	
Nearest Major Intersection: College / Clinton	Location:	Local Road (RCS) (corner lot with Grace/Mansfield)	
College / Clinton	Proximity to TCDSB School:	Greater than 150 metres	
ST. GABRIEL OF THE SORROWFUL VIRGIN PARISH	Official Plan:	Mixed Use Area "Avenue" Sheppard East Subway Corridor Secondary Plan	x112 = prevailing by-law ZBA 29-2007 (OMB) – carries forward PW use permission & GFA and coverage regulations
670 Sheppard Ave E	Current Zoning:	RM3 (10) ZBA 29-2007	
est. 1951 new 2008	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	RM (x112) RM (x112) RM (x112) Map I-489	prevailing regulations do not satisfactorily provide direction in respect of prevailing GFA definition, parking, height, landscaping, and other related prevailing regulations
Ward: 24	Location:	Local Road (frontage on Local Road) (Access from Major Street Sheppard Av E)	
Nearest Major Intersection: Sheppard / Bayview	Proximity to TCDSB School:	Greater than 150 metres	
ST. GREGORY'S PARISH	Official Plan: Current Zoning:	Neighbourhood Area R2	
122 Rathburn Rd	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	Undetermined RD (f13.5; a510; d0.45) RD (f13.5; a510; d0.45) Map C-147	
est. 1957	Location:	Major Streets (corner lot with Rathburn & Kipling)	
Ward: 3	Proximity to TCDSB School:	Adjacent	
Nearest Major Intersection: Rathburn / Kipling	Location:	Major Streets (corner lot with Rathburn & Kipling)	
Rathburn / Kipling	Proximity to TCDSB School:	Adjacent	

<p>ST. HELEN'S PARISH</p> <p>1674-1688 Dundas St W</p> <p>est. 1875</p> <p>Ward: 18</p> <p>Nearest Major Intersection: Dundas / Lansdowne</p>	<p>Official Plan: Mixed Use Area "Avenue"</p> <p>Current Zoning: MCR T2.5 C1.0 R2.0 R4 Z1.0</p> <p>Proposed Zoning 2009: CR 2.5 (c1.0; r2.0) SS2 R (d1.0) PA-4</p> <p>Proposed Zoning 2010: CR 2.5 (c1.0; r2.0) SS2 (x1287) R (d1.0) (x549) PA-4</p> <p>Proposed Zoning 2012: CR 2.5 (c1.0; r2.0) SS2 (x1286) CR 2.5 (c1.0; r2.0) SS2 (x1579) R (d1.0) (x549) PA-4 Map H-423</p> <p>Location: Major Street (corner lot with Dundas/Margueretta/Clarens)</p> <p>Proximity to TCDSB School: Greater than 150 metres</p> <p>Heritage Consideration: Church, Rectory, Hall Listed</p>	<p>Split zoning applies – 3 zones – split through Church structure (through Sanctuary)</p> <p>PA-4 split</p> <p>Current ZB applies 2 zones – new ZB = 3 split zone, results from different C900 regulations</p> <p><u>Additional splitting of Exception unclear</u></p> <p>CRx1286 = site specific reference back to exception 900 11.10(2) – alternative MCR parking requirements + prevailing Section 12(2) 270(a) – maximum retail GFA + Section 12(1) 348 – historic building parking exemption for existing GFA</p> <p>CRx1579 = site specific reference back to exception 900 11.10(2) – alternative MCR parking requirements + prevailing Section 12(2) 270(a) – maximum retail GFA</p> <p>Rx549 = site specific reference back to Exception 900.2.10(7) [xR-7] Nursing Home, Retirement Home & Religious Residence permissions & regulations + prevailing Section 12(1) 348 – historic building parking exemption for existing GFA</p>
<p>ST. JAMES PARISH</p> <p>728 -740 Annette St</p> <p>est. 1921</p> <p>Ward: 13</p> <p>Nearest Major Intersection: Annette / Jane</p>	<p>Official Plan: Mixed Use Area</p> <p>Current Zoning: MCR T2.0 C1.0 R1.5</p> <p>Proposed Zoning 2009: CR 2.0 (c1.0; r1.5) SS2 PA-4</p> <p>Proposed Zoning 2010: CR 2.0 (c1.0; r1.5) SS2 (x1586) PA-4</p> <p>Proposed Zoning 2012: CR 2.0 (c1.0; r1.5) SS2 (x1586) PA-4 Map G-382</p> <p>Location: Major Street</p> <p>Proximity to TCDSB School: Greater than 150 metres</p>	<p>x1586 = site specific reference back to exception 900 11.10(2) – alternative MCR parking requirements + prevailing Section 12(2) 270(a) – maximum retail GFA</p>

ST. JANE FRANCES PARISH	Official Plan: Current Zoning:	Neighbourhood Area RM2	
2747 Jane St	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	IPW (x9) RM (f18.0; a665; u2) (x9) RM (f18.0; a665; u2) Map E-276	
est. 1970	Ward: 9	Location: Proximity to TCDSB School:	Major Street (corner lot with Jane/Rita) Adjacent
Nearest Major Intersection: Jane / Sheppard	ST. JOAN OF ARC PARISH	Official Plan: Current Zoning:	Mixed Use Area MCR T5.0 C2.0 R4.0 (H 26.0 m) ZBA 1222-2009
1701 Bloor St W	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	CR 2.5 (c1.0; r2.0) SS2 PA-3 CR 2.5 (c1.0; r2.0) SS2 (x1583) PA-3 Excluded Map H-409	
est. 1919	Ward: 14	Location: Proximity to TCDSB School:	Major Street (corner lot with Bloor/Indian Grove) Greater than 150 metres
Nearest Major Intersection: Bloor / Keele	ST. JOHN BOSCO PARISH	Official Plan: Current Zoning:	x235 = site specific regulation that carries forward previous S.16(28) regulation that a place of worship is permitted provided the minimum north side yard setback is 3.0 m, the south side setback is 1.5 m and the rear yard setback is 3.0 m + minimum lot frontage of 8.0 m for a detached house.
402 Westmount Ave	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	Neighbourhood Area R2 RM (f12.0) (x235) RM (f12.0) (x235) RM (f12.0; u2; d0.8) (x235) Map G-364	
est. 1960	Ward: 15	Location: Proximity to TCDSB School:	
Nearest Major Intersection: Dufferin / Rogers			

ST. JOHN THE BAPTIST PARISH	Official Plan: Neighbourhood Area "Avenue"	x806 = site specific reference back to Exception 900.2.10(7) [xR-7] Nursing Home, Retirement Home & Religious Residence permissions & regulations
941 Dundas St W 170 Gorevale Ave	Current Zoning: R4 Z1.0	
est. 1981	Proposed Zoning 2009: R (d1.0) Proposed Zoning 2010: R (d1.0) (x414) Proposed Zoning 2012: R (d1.0) (x806) Map H-425	
Ward: 19	Location: Major Street (corner lot with Dundas/Gorevale) Proximity to TCDSB School: Greater than 150 metres	
Nearest Major Intersection: Dundas / Shaw		
ST. JOHN THE EVANGELIST PARISH	Official Plan: Neighbourhood Area Area Specific policy #51	x1007 = site specific regulations dealing with frontage, height, GFA, FSI, setbacks, LOS, walkways, garages and permissions respecting semi-detached dwellings at specified addresses
45-49 George St	Current Zoning: R2	
est. 1913	Proposed Zoning 2009: RD (a300) (x1007) Proposed Zoning 2010: RD (a300) (x1007) Proposed Zoning 2012: RD (a300; d0.4) (x1007) Map B-103	
Ward: 11	Location: Local Road (RCS) Proximity to TCDSB School: Adjacent Heritage Consideration: Rectory located within Weston HCD	
Nearest Major Intersection: Dixon / Scarlett / Lawrence		
ST. JOHN'S PARISH	Official Plan: Neighbourhood Area Current Zoning: R2 Z0.6	within complex of Church, High School, Elementary School & Convent uses
786-794 Kingston Rd	Proposed Zoning 2009: R (d0.6) Proposed Zoning 2010: R (d0.6) (x425) Proposed Zoning 2012: R (d0.6) Map L-637	
est. 1909		
Ward: 32	Location: Major Street Proximity to TCDSB School: Adjacent Elementary School Adjacent Secondary School	
Nearest Major Intersection: Kingston / Main		

<p>ST. JOSEPH'S PARISH</p> <p>280-292 Old Kingston Rd 200 Morrish Rd</p> <p>est. 1929</p> <p>Ward: 44</p> <p>Nearest Major Intersection: Old Kingston / Morrish</p>	<p>Official Plan: Current Zoning:</p> <p>Proposed Zoning 2009:</p> <p>Proposed Zoning 2010:</p> <p>Proposed Zoning 2012:</p> <p>Location:</p> <p>Proximity to TCDSB School:</p> <p>Heritage Consideration:</p>	<p>Mixed Use Area PW 24 30 47 53 77 HC 30 52 76 x39 CC 54 80D 96 145 253 254 x30 Minor variances 1997, 2004 & 2010</p> <p>IPW (x9) CR* 0.4 (c0.4; r0.0) SS3 (x561) CR* 0.3 (c0.3; r0.1) SS3 (x562)</p> <p>IPW (x9) CR 0.4(c0.4; r0.0) SS3 (x561) CR 0.3(c0.3; r0.1) SS3 (x562)</p> <p>IPW (x90) CR 0.4(c0.4; r0.0) SS3 (x561) Excluded Map Q-882</p> <p>Major Street (Old Kingston Road) (corner lot with Old Kingston & Moorish)</p> <p>Greater than 150 metres Cemetery Listed</p>	<p>Split zoning – 3 zones</p> <p>cemetery (heritage consideration) not permitted within IPW – other than legal non-conforming use – heritage consideration as legal non-conforming not acceptable</p> <p>2010 minor variance not constructed</p> <p>IPWx90 = site specific regulations requiring maximum height of existing place of worship is the height of the existing building as it existed on the date of the enactment of this By-law, maximum lot coverage is as it existed on the date of the enactment of this By-law; and setbacks at 3.0 m from Old Kingston Rd - 13.0 m from CL of Morrish Rd, side yard setbacks, 1.7 m for the south-west corner of the building and 1.55 m for the north-west corner of the building; and rear setback as it existed on the date of the enactment of this By-law.</p> <p>Overlay Map Q-882 Coverage = 40%</p> <p>Source/rationale for site specific IPWx90 unclear – x90 reflects a down-zoning of current permissions – current Highland Creek "PW" height is not prescribed and maximum coverage is 40%</p> <p>CRx562 = site specific regulations requiring maximum permitted gross floor area is 0.4 times the area of the lot; and setbacks of the greater of 16.5 m from the original centre line of Kingston Road, or 3.0 m from a lot line abutting Kingston Road and 3.0 m from a lot line abutting any street other than Kingston Road.</p>
<p>ST. JOSEPH'S PARISH & OUR LADY OF GOOD HEALTH PARISH</p> <p>162-172 Leslie St 65-67 Curzon St</p> <p>est. 1878 add 1978, add 1994</p> <p>Ward: 30</p> <p>Nearest Major Intersection: Leslie / Queen</p>	<p>Official Plan: Current Zoning:</p> <p>Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:</p> <p>Location:</p> <p>Proximity to TCDSB School:</p>	<p>Neighbourhood Area R2 Z0.6 ZBA 416-77</p> <p>R (d0.6) R (d0.6) (x321) R (d0.6) (x752) Map L-632</p> <p>Local Streets (through lot) Greater than 150 metres</p>	<p>x752 = Prevailing By-law ZBA 416-77</p> <p>prevailing regulations do not satisfactorily provide direction in respect of prevailing GFA definition, parking, height, landscaping, and other related prevailing regulations</p>

<p>ST. JUDE'S PARISH</p> <p>3265 Weston Rd</p> <p>est. 1961</p> <p>Ward: 7</p> <p>Nearest Major Intersection: Weston / Sheppard</p>	<p>Official Plan: Neighbourhood Area Current Zoning: RM2</p> <p>Proposed Zoning 2009: IPW (x9) Proposed Zoning 2010: RM (f18.0; a665) Proposed Zoning 2012: RM (f18.0; a665; u2) Map A-52</p> <p>Location: Major Street Proximity to TCDSB School: Adjacent</p>	
<p>ST. LAWRENCE MARTYR PARISH</p> <p>2210 Lawrence Ave E</p> <p>est. 1959</p> <p>Ward: 37</p> <p>Nearest Major Intersection: Lawrence / Kennedy</p>	<p>Official Plan: Neighbourhood Area "Avenue" Current Zoning: SC PW</p> <p>Proposed Zoning 2009: IS (x7) Proposed Zoning 2010: IS (x56) Proposed Zoning 2012: Excluded Map N-747</p> <p>Location: Major Street Proximity to TCDSB School: Adjacent</p>	
<p>ST. LEO'S PARISH</p> <p>277 Royal York Rd</p> <p>est. 1908</p> <p>Ward: 6</p> <p>Nearest Major Intersection: Royal York / QEW</p>	<p>Official Plan: Neighbourhood Area Current Zoning: R2</p> <p>Proposed Zoning 2009: RM (d1.0) Proposed Zoning 2010: RM (d1.0) (x22) Proposed Zoning 2012: RM (d1.0) (x22) Map D-223</p> <p>Location: Major Street (corner location) Proximity to TCDSB School: Adjacent Heritage Consideration: Church Listed</p>	<p>x-22 relates to alternate area regulations for detached, semi-detached, duplex & triplex uses</p>

ST. LOUIS-DE-FRANCE PARISH	Official Plan: Natural Area Central Don Mills Secondary Plan
1415 Don Mills Rd	Current Zoning: G (11) ZBA 169-1998
est. 1967	Proposed Zoning 2009: Undetermined
Ward: 34	Proposed Zoning 2010: Excluded
Nearest Major Intersection: Don Mills / York Mills	Proposed Zoning 2012: Excluded Map J-526
	Location: Major Street
	Proximity to TCDSB School: Greater than 150 m
	Heritage Consideration: Inventory
ST. MARGARET OF SCOTLAND PARISH	Official Plan: Apartment Neighbourhood "Avenue"
222 Ridley Blvd	Current Zoning: R4
est. 1950	Proposed Zoning 2009: IPW (x9)
Ward: 16	Proposed Zoning 2010: RD (a550; d15.0) (x9)
Nearest Major Intersection: Avenue Road / Wilson	Proposed Zoning 2012: RD (f15.0; a550) (x5)
	Map F-320
	Location: Major Street
	Proximity to TCDSB School: (corner lot with Avenue Road & Ridley Blvd)
	Greater than 150 metres
ST. MARIA GORETTI PARISH	Official Plan: Neighbourhood Area
717 Kennedy Rd	Current Zoning: PW
est. 1955	SC
Ward: 35	Proposed Zoning 2009: IPW (x9)
Nearest Major Intersection: Kennedy / Eglinton	Proposed Zoning 2010: IS (x56)
	Proposed Zoning 2012: Excluded
	Map O-775
	Location: Major Street
	Proximity to TCDSB School: Adjacent

<p>ST. MARK'S PARISH</p> <p>267-277 Park Lawn Rd</p> <p>est. 1955</p> <p>Ward: 5</p> <p>Nearest Major Intersection: Park Lawn / Queensway</p>	<p>Official Plan: Neighbourhood Area Current Zoning: R2</p> <p>Proposed Zoning 2009: IPW (x9) RA (f24.0; au139) (x153)</p> <p>Proposed Zoning 2010: RD (f13.5; a510; d0.45) (x42)</p> <p>Proposed Zoning 2012: RD (f13.5; a510; d0.45) Map D-202</p> <p>Location: Collector (RCS) Proximity to TCDSB School: Adjacent</p>	<p>x93 = site specific regulations requiring maximum height of existing place of worship is the height of the existing building as it lawfully existed on the date of the enactment of this By-law, maximum lot coverage is as it existed on the date of the enactment of this By-law, setbacks at 25.5 m from CL of Lawrence & half the height of the building for side & rear yards and maximum height is 'actual' lawful height</p> <p>Overlay Map Q-903 Coverage = 40%</p> <p>Source/rationale for site specific IPWx93 unclear – x93 reflects a down-zoning of current permissions – current West Hill "PW" height is not prescribed and maximum coverage is 50% - x93 also introduces two (2) potentially conflicting lawful height regulations (clauses (A) & (D))</p>
<p>ST. MARTIN DE PORRES PARISH</p> <p>4179 Lawrence Ave E</p> <p>est. 1968</p> <p>Ward: 43</p> <p>Nearest Major Intersection: Lawrence / Morningside</p>	<p>Official Plan: Neighbourhood Area Current Zoning: PW 25 31 47 77 96 x29</p> <p>Proposed Zoning 2009: IPW</p> <p>Proposed Zoning 2010: IPW</p> <p>Proposed Zoning 2012: IPW 0.4 (x93) Map Q-903</p> <p>Location: Major Streets (corner lot with Lawrence / Morningside)</p> <p>Proximity to TCDSB School: Adjacent</p>	<p>x93 = site specific regulations requiring maximum height of existing place of worship is the height of the existing building as it lawfully existed on the date of the enactment of this By-law, maximum lot coverage is as it existed on the date of the enactment of this By-law, setbacks at 25.5 m from CL of Lawrence & half the height of the building for side & rear yards and maximum height is 'actual' lawful height</p> <p>Overlay Map Q-903 Coverage = 40%</p> <p>Source/rationale for site specific IPWx93 unclear – x93 reflects a down-zoning of current permissions – current West Hill "PW" height is not prescribed and maximum coverage is 50% - x93 also introduces two (2) potentially conflicting lawful height regulations (clauses (A) & (D))</p>

ST. MARY OF THE ANGELS PARISH	Official Plan:	Mixed Use Area Neighbourhood Area	Split zoning applies – Rectory is "CR" & PW is "R"
1479-1481 Dufferin St.	Current Zoning:	MCR T1.5 C1.0 R1.5 R2 Z0.6	CRx2232 relates to alternative MCR parking requirements + maximum 12(2)(270) retail GFA
est. 1915	Proposed Zoning 2009:	CR 1.5 (c1.0; r1.5) SS2 R (d0.6) PA-4	Rx739 relates to 12(1)(144) offsite parking + other site-specific regulations – none of x739 applies to the subject property
Ward: 17	Proposed Zoning 2010:	CR 1.5 (c1.0; r1.5) SS2 (x1584) R (d0.6) (x302) PA-4	
Nearest Major Intersection: Dufferin / Davenport	Proposed Zoning 2012:	CR 1.5 (c1.0; r1.5) SS2 (x2232) R (d0.6) (x739) PA-4 Map G-388	
	Location:	Major Street (corner lot with Dufferin & Davenport)	
	Proximity to TCDSB School:	Adjacent	
ST. MARY'S PARISH	Official Plan:	Neighbourhood Area	Split zoning applies – through Church structure & Sanctuary
1996 Davenport Rd 1 Gillespie Ave	Current Zoning:	R4 Z1.0 R2 Z0.6	x805 = site specific reference back to Exception 900.2.10(7) [xR-7] Nursing Home, Retirement Home & Religious Residence permissions & regulations
est. 1914	Proposed Zoning 2009:	R (d1.0) R (d0.6)	
Ward: 17	Proposed Zoning 2010:	R (d1.0) (x413) R (d0.6) (x425)	
Nearest Major Intersection: Davenport / Old Weston	Proposed Zoning 2012:	R (d1.0) (x805) R (d0.6) Map G-385	
	Location:	Major Street (corner lot with Davenport & Gillespie)	
	Proximity to TCDSB School:	Greater than 150 metres	

ST. MARY'S PARISH	Official Plan: Current Zoning:	Neighbourhood Area R3 Z1.0	x869 = site specific reference back to Exception 900.2.10(4) xR-4 which in turn relates to Prevailing Section 12(1)(363) respecting lands on Lower Sherbourne <i>{not applicable to the subject lands}</i> + Exception 900.2.10(3) xR-3 which in turn relates to Prevailing Section 12(1)(232) permissions for commercial uses within an R3 zone] + Exception 900.2.10(7) xR-7 which in turn relates to Nursing Home, Retirement Home & Religious Residence permissions & regulations
130 Bathurst St 588 Adelaide St W 9 Portugal Sq	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	R (d1.0) R (d1.0) (x496) R (d1.0) (x869) Map H-436	
est. 1852	Location:	Major Street (Bathurst St) (corner lot with Bathurst/Portugal/Adelaide)	
Ward: 19	Proximity to TCDSB School: Heritage Consideration:	Opposite side of Street Designated	
Nearest Major Intersection: Bathurst / Adelaide			
ST. MATTHEW'S PARISH	Official Plan: Current Zoning:	Neighbourhood Area R2 S(16)149 & S(16)160 ZBA 779-70	Error – S(16)149 & S(16)160 + site-specific ZBA 779-70 not carried forward – dealing with used car lot permissions and permissions for Place of Worship off-site parking on adjacent lot during specified hours – reflects a down-zoning of current permissions
706 - 710 Old Weston Rd	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	RM (f12.0; u2) (x252) RM (f12.0; u2; d0.8) (x252) RM (f12.0; u2; d0.8) (x252) Map G-373	
est. 1933	Location:	Major Street (Old Weston Rd)	x252 = minimum lot frontage 8 m for detached house
Ward: 12	Proximity to TCDSB School:	Adjacent	
Nearest Major Intersection: Old Weston / Rogers			

ST. MICHAEL'S CATHEDRAL	Official Plan:	Mixed Use Area "Downtown"	Split zoning applies – patchwork of four (4) Zone categories & exceptions + a portion Excluded = five (5) separate zoning considerations not acceptable
57-81 Bond St 56-66 Bond St 200 Church St	Current Zoning:	CR T4.0 C0.5 R4.0 CR T4.0 C2.0 R4.0	onsite TCDSB School (St. Michael's Choir School) not appropriately reflected or provided for – not acceptable
est. 1848	Proposed Zoning 2009:	CR 4.0 (c0.5; r4.0) SS1 CR 4.0 (c2.0; r4.0) SS1 PA-1	uses located within a complex of religious, assembly, parking, rectory, residence, education, school, social/religious programme and related facilities – unclear how proposed zoning provisions affect ongoing uses across complex
Ward: 27	Proposed Zoning 2010:	CR 4.0 (c0.5; r 4.0) SS1 (x1390) CR 4.0 (c2.0; r4.0) SS1 (x2156) CR 4.0 (c2.0; r4.0) SS1 (x2162) PA-1	heritage considerations not reflected in zoning provisions
Nearest Major Intersection: Queen / Church	Proposed Zoning 2012:	CR 4.0 (c0.5; r 4.0) SS1 (x1390) CR 4.0 (c2.0; r4.0) SS1 (x2156) CR 4.0 (c2.0; r4.0) SS1 (x2162) CR 4.0 (c0.5; r 4.0) SS1 (x1826) Excluded PA-1 Map L-627	CRx1390 = refers to Prevailing Section 12(2) 132 [no commercial parking garage or private commercial garage (which is defined to be a building or a portion of a building used as a principal use on the lot)] & Prevailing Section 12(2) 216 [office space not to exceed 0.5 times the lot area except as lawfully in place prior to 1974/1976] & Prevailing Section 12(2) 256 [Hospital for Sick Children flight path limitations – not directly applicable to the subject lands]
	Location:	Major Streets (Church, Shuter & Dundas) (corner lot Church, Shuter, Bond & Dundas)	CRx2156 = refers to Prevailing Section 12(2) 132 [no commercial parking garage or private commercial garage (which is defined to be a building or a portion of a building used as a principal use on the lot)] & Prevailing Section 12(2) 216 [office space not to exceed 0.5 times the lot area except as lawfully in place prior to 1974/1976] & Prevailing Section 12(2) 256 [Hospital for Sick Children flight path limitations – not directly applicable to the subject lands] & Prevailing Section 12(1) 344 for 81 Bond Street [crisis care facility provisions & exemption]
	Proximity to TCDSB School:	on-site	
	Heritage Consideration:	Church designated Rectory listed	CRx2162 = refers to Prevailing Section 12(2) 132 [no commercial parking garage or private commercial garage (which is defined to be a building or a portion of a building used as a principal use on the lot)] & Prevailing Section 12(2) 216 [office space not to exceed 0.5 times the lot area except as lawfully in place prior to 1974/1976] & Prevailing Section 12(2) 260 [street angular plane provisions – as applicable to Church Street]
			CRx1826 = refers to Prevailing Section 12(1) 397 [entertainment facility patio regulations & place of amusement parking regulations] & Section 12(2) 132 [no commercial parking garage or private commercial garage (which is defined to be a building or a portion of a building used as a principal use on the lot)] & Prevailing Section 12(2) 216 [office space not to exceed 0.5 times the lot area except as lawfully in place prior to 1974/1976]
			Excluded applies to the 66 Bond Street building – a portion of the Hall complex – rationale unclear

<p>ST. MONICA'S PARISH</p> <p>44 Broadway Ave</p> <p>est. 1908</p> <p>Ward: 25</p> <p>Nearest Major Intersection: Yonge / Eglinton</p>	<p>Official Plan: Apartment Neighbourhood Area Yonge-Eglinton Secondary Plan Yonge-Eglinton Centre Yonge-Eglinton Growth Centre</p> <p>Current Zoning: R2 Z2.0</p> <p>Proposed Zoning 2009: R (d2.0) Proposed Zoning 2010: R (d2.0) (x581) Proposed Zoning 2012: R (d2.0) (x912) PA-2 Map J-555</p> <p>Location: Collector (RCS) Proximity to TCDSB School: Within 50 metres</p>	<p>x912 = detached house setback requirements for extensions/additions above 1st storey + prevailing Section 12(2) 118 and Section 12(2) 119 regulations (dealing with Yonge-Eglinton area)</p>
<p>ST. NICHOLAS OF BARI PARISH</p> <p>1277 St. Clair Ave W</p> <p>est. 1976</p> <p>Ward: 17</p> <p>Nearest Major Intersection: St. Clair / Dufferin</p>	<p>Official Plan: Mixed Use Area "Avenue"</p> <p>Current Zoning: MCR T3.0 C1.0 R2.5</p> <p>Proposed Zoning 2009: CR 3.0 (c1.0; r2.5) SS2 PA-4</p> <p>Proposed Zoning 2010: CR 3.0 (c1.0; r2.5) SS2 (x1553) PA-4</p> <p>Proposed Zoning 2012: Excluded Map G-387</p> <p>Location: Major Street Proximity to TCDSB School: Greater than 150 metres</p>	
<p>ST. NORBERT'S PARISH</p> <p>100 Regent Rd</p> <p>est. 1968</p> <p>Ward: 9</p> <p>Nearest Major Intersection: Dufferin / Wilson</p>	<p>Official Plan: Neighbourhood Area</p> <p>Current Zoning: R4</p> <p>Proposed Zoning 2009: IPW (x9) Proposed Zoning 2010: RD (f15.0; a550) (x5) Proposed Zoning 2012: RD (f15.0; a550) (x5) Map E-303</p> <p>Location: Local Road (RCS) (corner lot with Norbert/Ancaster)</p> <p>Proximity to TCDSB School: Greater than 150 metres</p>	

ST. PATRICK'S PARISH	Official Plan:	Mixed Use Area "Downtown" Area Specific Policy # 202 Neighbourhood Area (Downtown)	Split zoning applies
131-141 McCaul St. 152 McCaul St. 170-196 St. Patrick St.	Current Zoning:	MCR T2.5 C2.0 R2.0 CR T2.5 C1.0 R2.0 R3 Z1.0 Minor Variance approvals	x835 = site specific reference back to Exception 900.2.10(4) xR-4 which in turn relates to Prevailing Section 12(1)(363) respecting lands on Lower Sherbourne (<i>not applicable to the subject lands</i>) + Exception 900.2.10(3) xR-3 which in turn relates to Prevailing Section 12(1)(232) permissions for commercial uses within an R3 zone] + Exception 900.2.10(7) xR-7 which in turn relates to Nursing Home, Retirement Home & Religious Residence permissions & regulations + refers to Prevailing Section 12(1) 116 [Tong House permission] + Prevailing Section 12(1) 233 [continued R3 non-residential uses] + Prevailing Section 12(2) 256 [Hospital for Sick Children flight path limitations] + Prevailing Section 12(5)(h) [exceptions applying to certain districts or lands]
est. 1861 add 1982	Proposed Zoning 2009:	CR 2.5 (c2.0; r2.0) SS2 CR 2.5 (c1.0; r2.0) SS1 R (d.0) PA-1	x2034 = site specific reference back to Exception 900 11.10(2) – alternative MCR parking requirements + prevailing Section 12(2) 132 [no commercial parking garage or private commercial garage (which is defined to be a building or a portion of a building used as a principal use on the lot)]
Ward: 20	Proposed Zoning 2010:	Excluded CR 2.5 (c2.0; r2.0) SS2 (x2034) CR 2.5 (c2.0; r2.0) SS2 (x2051) R (f4.5; d1.0) (x835) PA-1	x2484 = site specific reference back to Exception 900 11.10(2) – alternative MCR parking requirements + prevailing Section 12(2) 132 [no commercial parking garage or private commercial garage (which is defined to be a building or a portion of a building used as a principal use on the lot)] + prevailing Section 12(2) 259 [prescribed priority retail street regulations]
Nearest Major Intersection: University / Dundas	Proposed Zoning 2012:	Excluded CR 2.5 (c2.0; r2.0) SS2 (x2034) CR 2.5 (c2.0; r2.0) SS2 (x2484) R (f4.5; d1.0) (x835) PA-1 Map H-428	
	Location:	Major Street (Dundas) (corner lot with Dundas/St. Patrick)	
	Proximity to TCDSB School:	Greater than 150 metres	
	Heritage Consideration:	Church & Rectory Listed	
ST. PAUL THE APOSTLE PARISH	Official Plan:	Mixed Use Area "Avenue"	x2220 = site specific reference back to Exception 900 11.10(2) – alternative MCR parking requirements + Prevailing Section 12(2) 270(a) – maximum retail GFA
3224-3230 Dundas St W	Current Zoning:	MCR T2.5 C1.0 R2.0	
est. 1822	Proposed Zoning 2009:	CR 2.5 (c1.0; r 2.0) SS2 PA-4	
Ward: 13	Proposed Zoning 2010:	CR 2.5 (c1.0; r 2.0) SS2 (x1567) PA-4	
Nearest Major Intersection: Dundas / Runnymede	Proposed Zoning 2012:	CR 2.5 (c1.0; r 2.0) SS2 (x2220) PA-4 Map G-383	
	Location:	Major Street	
	Proximity to TCDSB School:	Greater than 150 metres	

<p>ST. PAUL'S BASILICA</p> <p>83-93 Power Street 393 Queen Street East</p> <p>est. 1822</p> <p>Ward: 28</p> <p>Nearest Major Intersection: Queen / Parliament</p>	<p>Official Plan: Mixed Use Area "Downtown" King-Parliament Secondary Plan</p> <p>Current Zoning: R3 Z1.0</p> <p>Proposed Zoning 2009: R (d1.0) PA-1</p> <p>Proposed Zoning 2010: R (d1.0) (x493) R (d1.0) (x194) PA-1</p> <p>Proposed Zoning 2012: R (d1.0) (x4) PA-1 Map L-640</p> <p>Location: Major Street (Queen St E) (corner lot with Power & Queen E)</p> <p>Proximity to TCDSB School: Adjacent</p> <p>Heritage Consideration: Listed (83-93 Power Street)</p>	<p>x4 = Section 12(1)(363) [transformer permission on an unrelated Lower Sherbourne site] + a further reference back to exception 900.2.10(3) – (exception Rx3) = Section 12(1)(363) [continued commercial permissions within an R3 zone] + a further reference back to exception 900.2.10(7) – (exception Rx7) = Nursing Home, Retirement Home & Religious Residence permissions & regulations</p>
<p>ST. PETER'S PARISH</p> <p>659 Markham St 830 Bathurst St 840 Bathurst St</p> <p>est. 1896</p> <p>Ward: 20</p> <p>Nearest Major Intersection: Bathurst / Bloor</p>	<p>Official Plan: Mixed Use Area Neighbourhood Area "Avenue"</p> <p>Current Zoning: MCR T2.5 C1.0 R2.5 R2 Z0.6</p> <p>Proposed Zoning 2009: CR 2.5 (c1.0; r2.5) SS2 (x1571) R (d0.6) PA-4</p> <p>Proposed Zoning 2010: CR 2.5 (c1.0; r2.5) SS2 (x1571) CR 3.0 (c3.0; r2.5) SS2 (x1992) R (d0.6) (x310) PA-4</p> <p>Proposed Zoning 2012: CR 2.5 (c1.0; r2.5) SS2 (x1571) CR 3.0 (c3.0; r2.5) SS2 (x1438) R (d0.6) PA-4 Map G-402</p> <p>Location: Major Street (Bathurst Street)</p> <p>Proximity to TCDSB School: Greater than 150 metres</p>	<p>Location abutting subway station entrance & across street from subway/streetcar transfer</p> <p>Split zoning applies – through Sanctuary</p> <p>x1571 = site specific reference back to Exception 900 11.10(2) – alternative MCR parking requirements + Prevailing Section 12(2) 270(a) – maximum retail GFA + Prevailing Section 12(2) 317 – area specific restaurant regulations</p> <p>x1438 = site specific reference back to Exception 900 11.10(2) – alternative MCR parking requirements + Prevailing Section 12(2) 68 – rooming house restriction along Dovercourt (not applicable to subject site) + Prevailing Section 12(2) 270(a) – maximum retail GFA</p>

<p>ST. PHILIP NERI PARISH</p> <p>2100 Jane St est. 1951 Ward: 7 Nearest Major Intersection: Jane / 401</p>	<p>Official Plan: Mixed Use Area "Avenue"</p> <p>Current Zoning: C3(1) ZBA 26560, 27290 & 31984 & 33092</p> <p>Proposed Zoning 2009: CR 1.0 (c1.0; r0.0) SS3 (x38) PA-4</p> <p>Proposed Zoning 2010: CR 1.0 (c1.0; r0.0) SS3 (x38) PA-4</p> <p>Proposed Zoning 2012: CR 1.0 (c1.0; r0.0) SS3 (x83) PA-4 Map B-92</p> <p>Location: Major Street (corner lot with Jane St & Beverley Hills Dr)</p> <p>Proximity to TCDSB School: Adjacent</p>	<p>Error – x83 – refers to site specific regulations not related to the subject property (detailing minimum lot area, maximum GFA, setbacks, number of parking spaces and also permitting a vehicle dealership use)</p> <p>Error – x83 does not carry forward current "C3-1" site-specific regulations</p>
<p>ST. PIUS X PARISH</p> <p>2301-2305 Bloor St W est. 1951 Ward: 13 Nearest Major Intersection: Bloor / Jane</p>	<p>Official Plan: Mixed Use Area "Avenue"</p> <p>Current Zoning: MCR T2.5 C2.0 R2.0</p> <p>Proposed Zoning 2009: CR 2.5 (c2.0; r2.0) SS2 PA-3</p> <p>Proposed Zoning 2010: CR 2.5 (c2.0; r2.0) SS2 (x1978) PA-3</p> <p>Proposed Zoning 2012: CR 2.5 (c2.0; r2.0) SS2 (x1978) PA-3 Map G-394</p> <p>Location: Major Street</p> <p>Proximity to TCDSB School: Greater than 150 metres</p>	<p>x1978 = site specific reference back to Exception 900 11.10(2) – alternative MCR parking requirements + Prevailing Section 12(2) 257 – area specific restaurant regulations + Prevailing Section 12(2) 270(a) – maximum retail GFA + Prevailing Section 12(2) 294 – prescribed priority retail street regulations</p>
<p>ST. ROCH'S PARISH</p> <p>2889 Islington Ave est. 1968 Ward: 7 Nearest Major Intersection: Islington / Finch</p>	<p>Official Plan: Neighbourhood Area</p> <p>Current Zoning: R4</p> <p>Proposed Zoning 2009: IPW (x9)</p> <p>Proposed Zoning 2010: RD (f15.0; a550) (x5)</p> <p>Proposed Zoning 2012: RD (f15.0; a550) (x5) Map A-22</p> <p>Location: Major Street</p> <p>Proximity to TCDSB School: Adjacent</p>	

ST. ROSE OF LIMA PARISH	Official Plan: Current Zoning:	Neighbourhood Area PW	3216 Lawrence Ave E est. 1959 Ward: 38 Nearest Major Intersection: Lawrence / McCowan	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	IPW 0.8 (x23) IPW 0.8 (x23) Excluded Map N-751	Location: Proximity to TCDSB School:	Major Street Adjacent	
ST. SEBASTIAN'S PARISH	Official Plan: Current Zoning:	Neighbourhood Area R2 Z0.6	10 -20 Pauline Ave est. 1967 Ward: 18 Nearest Major Intersection: Bloor / Dufferin	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	R (d0.6) R (d0.6) (x303) R (d0.6) (x740) Map G-399	Location: Proximity to TCDSB School:	Local Road (RCS) Greater than 150 metres	x740 = references to Prevailing By-laws for specific properties (subject site is not included in list) site is located within 50 metres of Bloor Street
ST. STANISLAUS KOSTKA PARISH	Official Plan: Current Zoning:	Neighbourhood Area "Downtown" R3 Z1.0	12-16 Denison Ave est. 1911 Ward: 20 Nearest Major Intersection: Queen / Spadina	Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012:	R (d1.0) PA-1 R (d1.0) (x479) PA-1 R (d1.0) (x853) PA-1 Map H-427	Location: Proximity to TCDSB School:	Local Road (RCS) (corner lot) Greater than 150 metres	x853 = site specific reference back to exception 900.2.10(4) – (exception Rx4) = Section 12(1)(363) [transformer permission on an unrelated Lower Sherbourne site] + a further reference back to exception 900.2.10(3) – (exception Rx3) = Section 12(1)(363) [continued commercial permissions within an R3 zone] + a further reference back to exception 900.2.10(7) – (exception Rx7) = Nursing Home, Retirement Home & Religious Residence permissions & regulations + Prevailing Section 12(2) 208 – parking regulations in accordance with by-laws under which constructed site is located within 50 metres of Queen W

<p>ST. STEPHEN'S CENTRE (an extension of the Cathedral)</p> <p>359 Bay St., 2nd floor (leased premises)</p> <p>Ward: 28</p> <p>Nearest Major Intersection: Bay / Temperance</p>	<p>Official Plan: Mixed Use Area "Downtown" Area Specific Policy #224</p> <p>Current Zoning: CR T12.0 C8.0 R11.7</p> <p>Proposed Zoning 2009: Proposed Zoning 2010: Proposed Zoning 2012: CR 12 (c8.0; r11.7) SS1 (x1842) PA-1 Map H-439</p> <p>Location: Major Streets (corner lot at Bay/Adelaide)</p> <p>Proximity to TCDSB School: N.A.</p>	<p>x1842 = refers to Prevailing Section 12(1) 366 [common outdoor space calculation/exemptions] + Prevailing Section 12(1) 397 [entertainment facility patio regulations & place of amusement parking regulations] Prevailing Section 12(2) 132 [no commercial parking garage or private commercial garage (which is defined to be a building or a portion of a building used as a principal use on the lot)] + Section 12(2) 276 [Financial District priority retail regulations/permissions] + Prevailing by-laws 998-88, 74-93,1994-0605 and City of Toronto by-law 460-2006</p>
<p>ST. TERESA'S PARISH</p> <p>100 Tenth St 123 Eleventh St.</p> <p>est. 1924</p> <p>Ward: 6</p> <p>Nearest Major Intersection: Lakeshore / Islington</p>	<p>Official Plan: Neighbourhood Area</p> <p>Current Zoning: R1 ZBA 2415</p> <p>Proposed Zoning 2009: RD (f7.5; a 230)</p> <p>Proposed Zoning 2010: RD (f7.5; a 230; d0.4)</p> <p>Proposed Zoning 2012: RD (f7.5; a 230; d0.4) Map D-239</p> <p>Location: Local Road (RCS)</p> <p>Proximity to TCDSB School: Adjacent</p>	
<p>ST. THERESA'S PARISH</p> <p>2559 Kingston Rd</p> <p>est. 1934</p> <p>Ward: 36</p> <p>Nearest Major Intersection: Kingston / Midland</p>	<p>Official Plan: Neighbourhood Area "Avenue"</p> <p>Current Zoning: PW</p> <p>Proposed Zoning 2009: IPW 1.0 (x35)</p> <p>Proposed Zoning 2010: IPW 1.0 (x35)</p> <p>Proposed Zoning 2012: IPW 1.0 (x35) Map O-794</p> <p>Location: Major Street (corner lot with Kingston/Midland)</p> <p>Proximity to TCDSB School: Greater than 150 metres</p>	<p>x35 = site specific setbacks from CL of streets</p>

ST. THOMAS AQUINAS PARISH	Official Plan:	Mixed Use Area "Avenue"	x2572 = site specific regulations dealing with alternate angular plane and setback regulations where the permitted height exceeds the width of the right-of-way of the street
640 Glenholme Ave	Current Zoning:	C2 R2	
est. 1930	Proposed Zoning 2009:	CR 2.5 (c2.5; r2.5) SS2 PA-4	
Ward: 15	Proposed Zoning 2010:	CR 2.5 (c2.5; r2.5) SS2 PA-4	
Nearest Major Intersection: Dufferin / Eglinton	Proposed Zoning 2012:	CR 2.5 (c2.5; r2.5) SS2 (x2572) PA-4 Map G-364	
	Location:	Major Street (Eglinton Av W) (corner lot with Eglinton/Glenholme)	
	Proximity to TCDSB School:	Adjacent	
ST. THOMAS MORE PARISH	Official Plan:	Neighbourhood Area	x976 = site specific regulations for detached house + site specific regulations for PW - a place of worship is permitted provided it complies with all the following: minimum setback from CL of Ellesmere is 27.0 m and 12.0 m from lot line for other frontage, side yard setbacks of half the height of the building and GFA of 80% of PW lot
1 Dormington Dr	Current Zoning:	PW 27 30 45 77 S 18 33 43 49 80B 82 93	
est. 1964	Proposed Zoning 2009:	RD (f15.0; a510) (x976)	
Ward: 38	Proposed Zoning 2010:	RD (f15.0; a510) (x976)	
Nearest Major Intersection: Ellesmere / Markham	Proposed Zoning 2012:	RD (f15.0; a510) (x976) Map P-866	error – source for x976 PW site-specific regulations unknown – not related to this site
	Location:	Major Street (Ellesmere Rd) (corner lot at Ellesmere/Dormington)	
	Proximity to TCDSB School:	Adjacent	
ST. TIMOTHY'S PARISH	Official Plan:	Neighbourhood Area Sheppard East Corridor Secondary Plan	x995 = site specific regulations for detached house + site specific regulation for PW - a day nursery is permitted if it is located in a place of worship building or a building that is ancillary to a place of worship.
21 Leith Hill Rd	Current Zoning:	R2 ZBA 24027	
est. 1966	Proposed Zoning 2009:	RD (f21.0; a975) (x995)	
Ward: 33	Proposed Zoning 2010:	RD (f21.0; a975) (x995)	
Nearest Major Intersection: Sheppard / Don Mills	Proposed Zoning 2012:	RD (f21.0; a975) (x995) Map I-493	
	Location:	Collector Road (RCS)	
	Proximity to TCDSB School:	Adjacent	

ST. VINCENT DE PAUL PARISH	Official Plan:	Mixed Use Area "Avenue"	Split zoning applies – through Church structure & Sanctuary
263-265 Roncesvalles Ave	Current Zoning:	MCR T2.5 C1.o R2.0 R2 Z0.6	x1554 = site specific reference back to Exception 900 11.10(2) – alternative MCR parking requirements + Prevailing Section 12(2) 270(a) – maximum retail GFA
est. 1914	Proposed Zoning 2009:	CR 2.5 (c1.0; r2.0) SS2 R (d0.6) PA-4	x1792 = site specific reference back to Exception 900 11.10(2) – alternative MCR parking requirements + Prevailing Section 12(1)(348) historic building parking exemption for existing GFA + Prevailing Section 12(2) 270(a) – maximum retail GFA
Ward: 14	Proposed Zoning 2010:	CR 2.5 (c1.0; r2.0) SS2 (x1554) CR 2.5 (c1.0; r2.0) SS2 (x1792) R (d0.6) (x296) PA-4	x296 = Prevailing By-laws for individual listed properties – subject site is not a listed property
Nearest Major Intersection: Roncesvalles / Dundas	Proposed Zoning 2012:	CR 2.5 (c1.0; r2.0) SS2 (x1554) CR 2.5 (c1.0; r2.0) SS2 (x1792) R (d0.6) (x296) PA-4 Map H-422	
	Location:	Major Street (corner lot at Roncesvalles/Westminster)	
	Proximity to TCDSB School:	Adjacent	
	Heritage Consideration:	Church Listed	
ST. WENCESLAUS PARISH	Official Plan:	Neighbourhood Area	Through lot to Dufferin
496-500 Gladstone Ave 1007 Dufferin St	Current Zoning:	R2 Z0.6	x735 = Prevailing Section 12(2) 68 – rooming house restriction along Dovercourt (not applicable to subject site) + Prevailing By-laws for individual listed properties – subject site is not a listed property
est. 1951	Proposed Zoning 2009:	R (d0.6)	x810 = site specific reference back to Exception 900.2.10(7) [xR-7] Nursing Home, Retirement Home & Religious Residence permissions & regulations + Prevailing By-laws for individual listed properties – subject site is not a listed property
Ward: 18	Proposed Zoning 2010:	R (d0.6) (x293)	
Nearest Major Intersection: Dufferin / Bloor	Proposed Zoning 2012:	R (d0.6) (x735) R (d0.6) (x810) Map H-412	
	Location:	Local Road (RCS) – Gladstone frontage Major Street – Dufferin frontage	
	Proximity to TCDSB School:	Greater than 150 metres	

<p>ST. WILFRID'S PARISH</p> <p>1675 Finch Ave W</p> <p>est. 1965</p> <p>Ward: 8</p> <p>Nearest Major Intersection: Finch / Jane</p>	<p>Official Plan: Neighbourhood Area</p> <p>Current Zoning: RM3</p> <p>Proposed Zoning 2009: IPW (x9)</p> <p>Proposed Zoning 2010: RM (f24.0; a1100; d0.75)</p> <p>Proposed Zoning 2012: RM (f24.0; a1100; d0.75) (x474)</p> <p>Map E-265</p> <p>Location: Major Street</p> <p>Proximity to TCDSB School: Adjacent</p>	<p>x474 = prevailing By-law – Airport Hazard Map</p>
<p>TRANSFIGURATION OF OUR LORD PARISH</p> <p>45 Ludstone Dr</p> <p>est. 1959</p> <p>Ward: 4</p> <p>Nearest Major Intersection: Dixon / Kipling</p>	<p>Official Plan: Neighbourhood Area</p> <p>Current Zoning: R2</p> <p>Proposed Zoning 2009: RD (x50)</p> <p>Proposed Zoning 2010: RD (f13.5; a510; d0.45)</p> <p>Proposed Zoning 2012: RD (f13.5; a510; d0.45)</p> <p>Map B-109</p> <p>Location: Local Road (RCS)</p> <p>Proximity to TCDSB School: Adjacent</p>	