



PG21.1.218

LOOPSTRA NIXON LLP

BARRISTERS AND SOLICITORS

Quinto M. Annibale*
*Quinto Annibale Professional Corporation
Direct Line: 416-748-4757
E-mail: qannibale@loonix.com

March 5, 2013

By E-Mail

City of Toronto
City Planning
10th floor
West Tower
City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Planning and Growth Management Committee

**Re: SUBMISSION ON BEHALF OF VILLA CHARITIES INC. and ICBSAC
SW QUADRANT OF DUFFERIN STREET AND LAWRENCE AVENUE WEST
PG21.1 FINAL REPORT ON THE CITY-WIDE ZONING BY-LAW
STAFF REPORT FOR COMMITTEE MEETING MARCH 6, 2013**

I am the solicitor for Villa Charities Inc. ("VCI") and the Italian Canadian Benevolent Seniors Apartment Corporation ("ICBSAC") collectively known as "Villa Charities". Villa Charities owns over 16 acres of land located in the SW Quadrant of Dufferin Street and Lawrence Avenue West.

A location plan of the various landowners in the SW Quadrant is enclosed as ATTACHMENT A.

The Villa Charities Campus ownership is currently comprised of:

- the Columbus Centre on Lawrence Avenue West (cultural centre, fitness centre, day care centre, art gallery, restaurants, various community uses);
- Villa Colombo on Playfair Avenue (long term care facility, community uses);
- Casa Del Zotto on Dufferin Street (202 seniors independent living apartments and day care);
- Caboto Terrace on Dufferin Street (260 seniors independent living apartments); and,
- various outdoor fitness, garden and passive recreation facilities.



Also within the SW Quadrant, the following ownerships and uses currently exist:

- The Toronto Catholic District School Board (“TCDSB”) owns approximately 10 acres currently occupied by Regina Mundi Elementary School and Dante Alighieri Academy.
- The Daughters of St. Paul own approximately 1 acre currently occupied by a residence, an informal chapel and meeting area and a bookstore.
- The Sisters of the Good Shepherd own approximately 3 acres currently occupied by a long-term care religious residence and an informal chapel.
- The Archdiocese of Toronto / St. Charles Borromeo Church currently occupies approximately half an acre on the SW corner of Dufferin and Lawrence.

Villa Charities has reviewed the draft City-wide Zoning By-law as it applies to the Villa Charities Campus and wishes to provide its general support for the proposed zone categories on the Villa Charities Campus lands in the draft new City-wide Zoning By-law. However the following two specific modifications are requested:

1. Zoning to permit a new Joint Use School / Community Centre

In 2011 Villa Charities and the TCDSB entered into an agreement to plan for a new joint use facility to accommodate a replacement Dante Alighieri Academy and a replacement Columbus Centre community centre and associated uses such as a theatre and a fitness centre. This new joint use facility will be located within the SW Quadrant of Dufferin and Lawrence, and has been the subject of preliminary consultation with City staff. However, we are concerned with the City’s removal of school as a permitted use across the Campus lands.

In order to accommodate this planned new joint use facility, and in conjunction with a similar request from the TCDSB, we are requesting that the City continue to permit schools in the Campus by including an appropriate Chapter 900 Exception outlining the addition of the school land use permission across the Villa Charities Campus lands, and performance standards which would accommodate the joint use facility.

2. Zoning to provide consistency along Lawrence Avenue West

We note that the proposed zone for the majority of the Campus lands is ‘RA’ Residential Apartment with the continuation of the current site-specific Zoning By-laws. However, a portion of the VCI lands on the south side of Lawrence Avenue West has been proposed as ‘RD’ Residential Detached, which we request be changed to an ‘RA’ zone to match the surrounding VCI lands. The area subject to this request is one of the parking areas owned by VCI and is outlined in a red dashed line on ATTACHMENT 2 to this letter. We point out that this particular area is not part of the Archdiocese of Toronto / St. Charles Borromeo Church ownership located on the corner, and VCI believes that a consistent ‘RA’ zone is more appropriate, rather than a split zone across the Villa Charities’ Lawrence Avenue frontage. These lands are owned by VCI.



We trust the above two requests are satisfactory and will be considered and decided favourably by Committee and Council. We would appreciate being notified of Council's decision.

Yours truly,

LOOPSTRA NIXON LLP

Per: 

Quinto M. Annibale

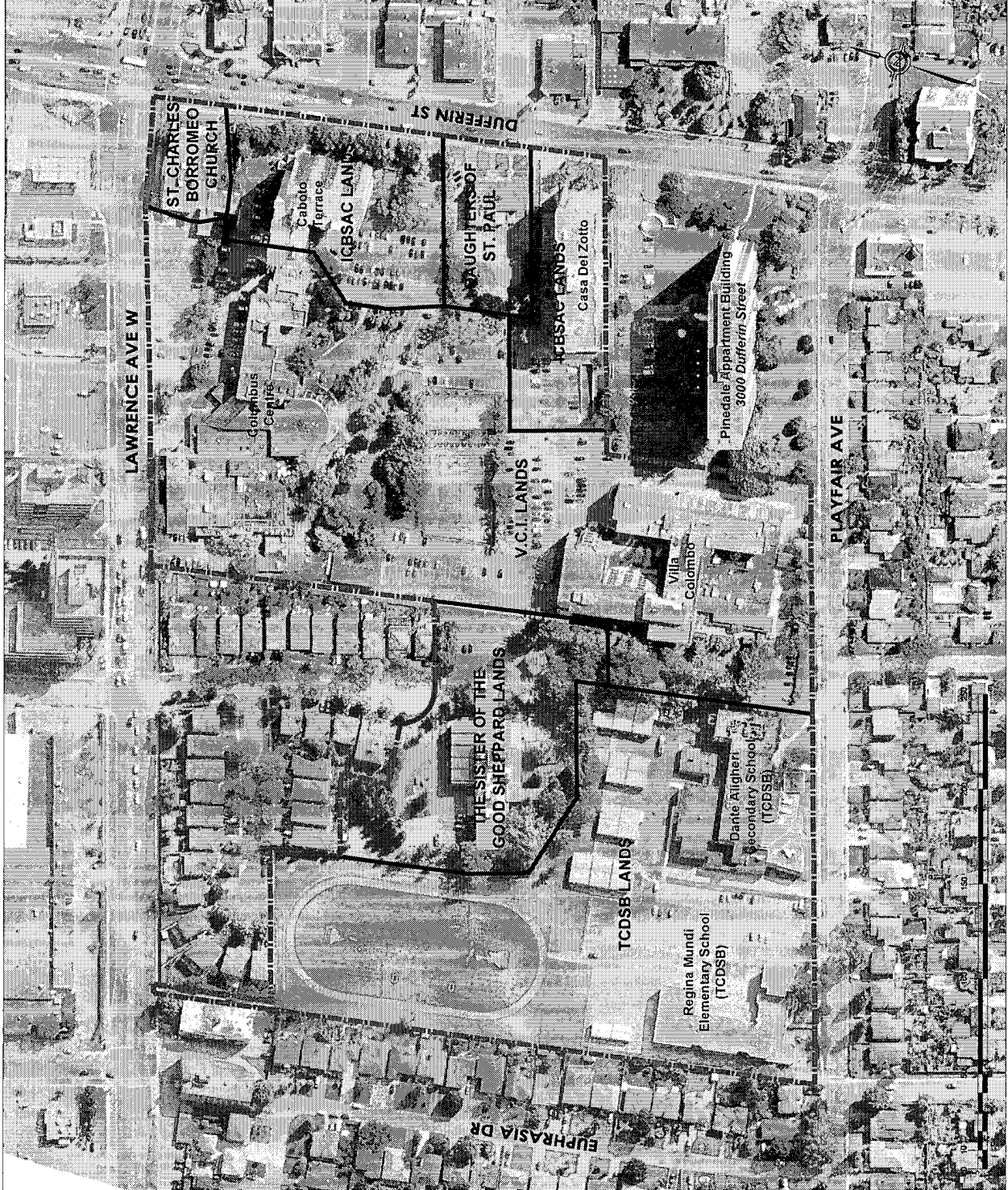
QMA/rs
Enclosures

- cc Ulli S. Watkiss, City Clerk
- cc City Planning, Zoning By-law Project Section
- cc Mr. Angelo Sangiorgio, Associate Director, Planning and Facilities, TCDSB

OWNERSHIP PLAN

SW Quadrant
Dufferin & Lawrence

 **SW Quadrant Study Area**
 (12.51 ha / 30.9 ac)

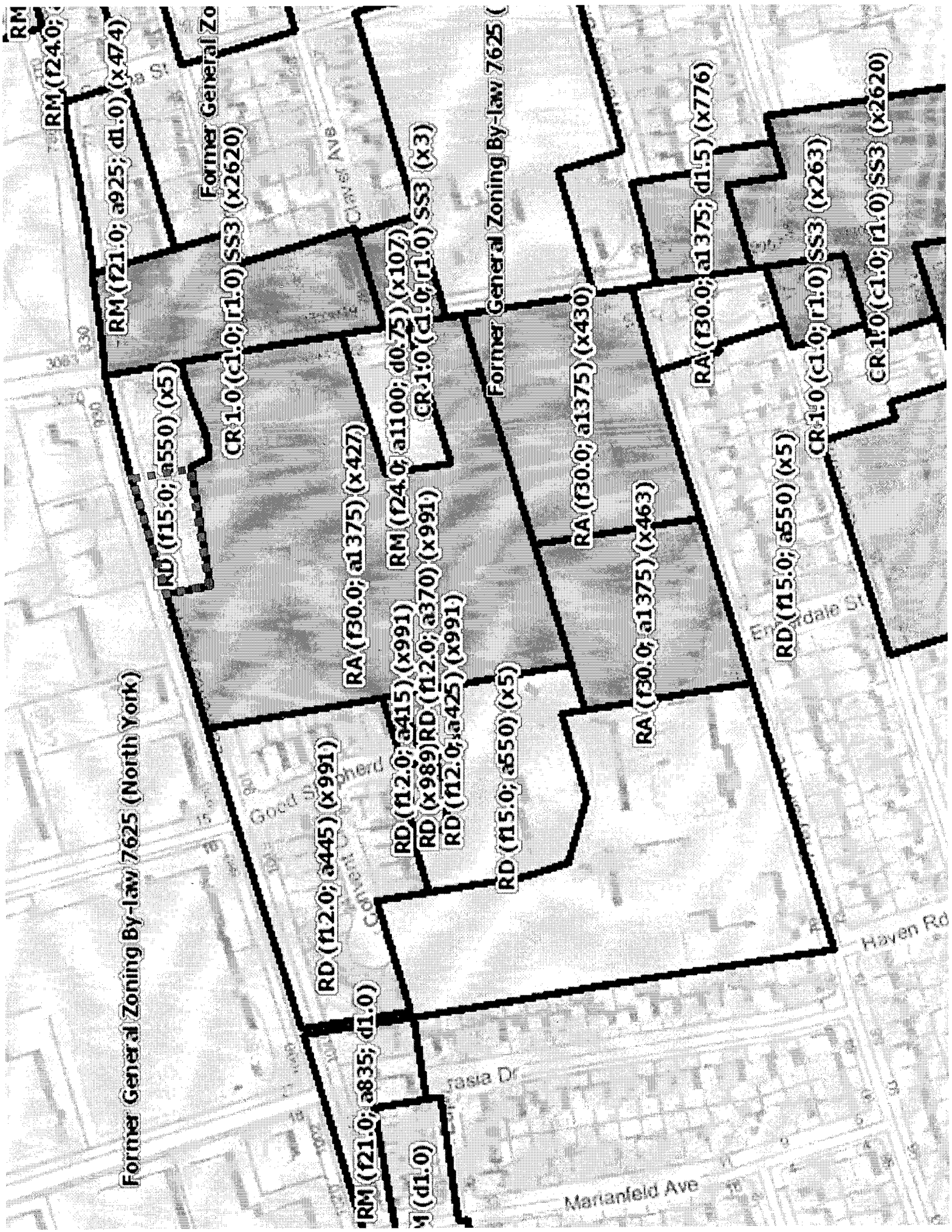


Landowner	ha.	ac.
VCI	4.97	12.3
ICBSAC	1.60	4.0
SUBTOTAL	6.57	16.2

TCDSB	3.93	9.7
Sisters of the GS	1.33	3.3
Daughters of the SP	0.42	1.0
St Charles Church	0.26	0.6
SUBTOTAL	5.94	14.6

TOTALS	12.51	30.9
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February 4, 2013



Former General Zoning By-law 7625 (North York)

Former General Zo

Former General Zoning By-law 7625 (

RM (r21.0; a925; d1.0) (x474)

CR 1.0 (c1.0; r1.0) SS3 (x2620)

RD (r15.0; a550) (x5)

RD (r12.0; a445) (x991)

RM (r21.0; a835; d1.0)

RA (r30.0; a1375) (x427)

RD (r12.0; a415) (x991)

RD (x989) RD (r12.0; a370) (x991)

RD (r12.0; a425) (x991)

RM (r24.0; a1100; d0.75) (x107)

CR 1.0 (c1.0; r1.0) SS3 (x3)

RD (r15.0; a550) (x5)

RA (r30.0; a1375) (x430)

RA (r30.0; a1375) (x463)

RA (r30.0; a1375; d1.5) (x776)

RD (r15.0; a550) (x5)

CR 1.0 (c1.0; r1.0) SS3 (x2620)

CR 1.0 (c1.0; r1.0) SS3 (x2620)

Marianfeld Ave

Haven Rd

Good St

Good St