



MILLER THOMSON

AVOCATS | LAWYERS

MILLER THOMSON LLP
SCOTIA PLAZA
40 KING STREET WEST, SUITE 5800
P.O. BOX 1011
TORONTO, ON M5H 3S1
CANADA

T 416.595.8500
F 416.595.8695

MILLERTHOMSON.COM

CITY OF TORONTO
SECRETARIAT 2ND FLOOR

2016 NOV 14 AM 9 52

Michael J. Wren
Direct Line: 416.595.8184
mwren@millerthomson.com

File: 21362.129

November 10, 2016

Delivered Via Courier

Chairman and Members
Toronto and East York Community Council
2nd Floor, West Tower, City Hall
100 Queen Street West
TORONTO, Ontario
M5H 2N2

Attention: Ms. Ellen Devlin, Administrator,
TEY Community Council

Dear Sirs/Mesdames:

**Re: Toronto and East York Community Council
Agenda Item TE 20.5 – November 15, 2016
Bathurst-Bloor Four Corners Character Area
City-Initiated Official Plan Amendment and Zoning By-law Amendment
City of Toronto (Ward 19, 20)**

We represent Roman Catholic Episcopal Corporation for The Diocese of Toronto, in Canada, commonly referred to as the Archdiocese of Toronto (the "Archdiocese"), the registered owner of the St. Peter's Parish property, including the municipal addresses of 830-840 Bathurst Street and 659 Markham Street.

We understand that the Toronto and East York Community Council will be considering the above-noted item at your meeting of November 15, 2016 and we take this opportunity to submit our client's comments for your consideration.

Request

While our client can support most of the proposed recommendations in your Staff Report TE20.5, our client has identified that there continues to be a number of conflicts within the draft Official Plan and Zoning By-law amendment instruments that significantly impact on the Retired Priests Residence intensification proposed for the property. In the absence of resolving those conflicts, which would facilitate the proposed development, a number of City objectives that involve this property cannot be achieved.

On behalf of our client, we suggest that prior to finalizing the adoption of the Four Corners Official Plan and Zoning By-law amendment instruments, Toronto and East York Community Council instruct staff to meet with the Archdiocese to identify and resolve the most appropriate intensification parameters for a very much needed Retired Priests Residence on the 830-840 Bathurst Street and 659 Markham Street property.

Background

Our client has followed the City's recent planning reviews and initiatives in the area, including the Interim Control By-law 963-2013, the Bathurst Land Use and Built Form study, OPA 246 and Site and Area Specific Policy 465 intended to guide development in the study area, as well as the current "Bathurst-Bloor Four Corners Character Area" Study, among others, including development recommendations as they particularly apply to the St. Peter's Parish lands.

St. Peter's Parish remains an active Parish consideration for the Archdiocese and our client has no expectations of any significant changes to the primary buildings.

With the City's recent initiatives and recommendations respecting the Bathurst corridor, the Archdiocese has been considering the intensification of the 830 Bathurst Street portion of the property, which is designated as *Mixed Use* in the Official Plan, for a 20-25 unit Retired Priests Residence. Our client initiated pre-consultation meetings with Community Planning, Four Corners Study and Heritage Preservation Services staff in January 2016. Our client has been working with the comments and application checklist provided by staff at that meeting.

The pre-consultation meeting highlighted a number of Four Corners Study recommendations that conflicted with Heritage Preservation objectives in respect of the intensification of this property and that were prohibitive in terms of achieving an appropriate massing of the proposal. A review of the draft Official Plan and Zoning By-law amendment instruments attached to your report TE20.5 reveal that there continues to be a number of conflicts that would significantly and adversely impact on the proposed intensification of the property. In the absence of resolving those conflicts, which would facilitate the proposed development, a number of City objectives that involve this property cannot be achieved.

In that regard, on behalf of our client, we suggest that prior to finalizing the adoption of the Four Corners Official Plan and Zoning By-law amendment instruments, staff be instructed to meet with the Archdiocese to identify and resolve the most appropriate intensification parameters for a very much needed Retired Priests Residence on the 830-840 Bathurst Street and 659 Markham Street property.

Summary

We also take this opportunity to request the Clerk to provide us with Notice of any subsequent considerations or decisions of the related matter.

We trust that you will find the above of some assistance in your consideration of this matter, and we thank you, on behalf of our client, for your consideration of this submission.



Should you have any questions, please contact the undersigned, or our client's planning consultant, Mr. Paul Stagl (416-784-2952).

Yours very truly,
MILLER THOMSON LLP



Michael J. Wren

MJW/lk

c.c. Councillor J. Cressy, Ward 20
Mr. D. Finnegan, Director, Planning, Properties & Housing, RCEC
Mr. P. Stagl, RPP Opus Management Inc.

