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VIA Email (councilmeeting@toronto.ca)

January 30, 2019

Toronto City Council
c/o 12th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Marilyn Toft

Dear Mayor and Members of Council

**RE: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act
901 Lawrence Avenue West
Agenda Item MM2.17**

We are solicitors for Villa Charites Inc. ("VCI"), the owner of the lands municipally known as 901 Lawrence Avenue West, 3010 and 3050 Dufferin Street, and 40 Playfair Avenue, which collectively comprise the Villa Charities campus. The campus includes the Columbus Centre a recreational centre at the north end, independent subsidized seniors apartments (Caboto Terrace & Casa Del Zotto), and the Villa Colombo long term care facility at the south end.

This letter is intended to provide VCI's concerns with the proposed designation of 901 Lawrence Ave under Part IV of the Ontario Heritage Act. Only 901 Lawrence Avenue West is listed as the municipal address in the report, however, it is unclear to what extent the designation, as proposed, would impact other portions of the campus. VCI has particular concern with the inclusion of the following in the proposed description of heritage attributes:

The setback, placement and orientation of the Columbus Centre rotunda sitting within the landscaped setting of the sculpture garden which includes mature trees, and provision for sculptures and a pathway which connects with the Villa Colombo.

Further detail and information is required to ensure that such a broad statement does not impact the entirety of the campus. The landscaped setting is not defined, and abuts Villa Colombo. Although Villa Colombo is not included in the report's description of the



site, it appears in the description of the heritage attributes. My client is very concerned that, as proposed, the description of the heritage attributes could seriously affect plans for the redevelopment of the long term care home located on the campus.

Villa Colombo currently has 391 long term care beds. It is required to redevelop 266 of the current 391 long term care beds as a result on the Ontario Ministry of Health Enhanced Long-Term-Care Home Renewal Strategy. Under the Strategy, approximately 30,000 beds, located in over 300 homes throughout Ontario, require redevelopment. This redevelopment is required to meet current design and larger space standards applicable to the Long Term Care Sector. Failure to complete this redevelopment by the deadline of 2025 would result in forfeiture of the operator's license for the impacted beds. This process at Villa Colombo cannot be slowed down and planning is required immediately. A slow down risks the loss of the licence. My client is concerned that this designation will unnecessarily interfere with the redevelopment of the long term care beds by limiting options for the campus, increasing costs and reducing the level of services provided.

The expansion of Villa Colombo has by necessity become the priority consideration for the campus. The most effective plan for the Villa Colombo expansion has not yet been determined, and flexibility is required in the planning process. The inclusion of items such as landscaping and pathways (with direct reference to Villa Colombo) in the heritage attributes of the site could significantly affect the available options.

We would also note that the report states that there is a plan to demolish the Columbus Centre. That is no longer the case. The transaction with the Toronto Catholic District School Board has been terminated and, as a result, those development plans are no longer being pursued.

We therefore request that Council reconsider the intention to designate the site under Part IV of the Heritage Act, and if the designation is to occur, that the references to landscaping and pathways be removed from the heritage attributes.

We trust this is satisfactory, however please do not hesitate to contact the undersigned should you require anything further.

Yours very truly,
LOOPSTRA NIXON LLP

Per: Quinto M. Annibale