



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

David Tang
Direct Line: 416.597.6047
dtang@millerthomson.com

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Delivered Via Courier

Mayor and Members of City Council
City Clerk's Office
Toronto City Hall
100 Queen Street West
TORONTO, Ontario
M5H 2N3

Dear Mr. Mayor and Council Members:

Re: 900 Dufferin Street
Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada
Official Plan Amendment and Rezoning Application
City File No. 19 184841 STE 09 0Z

We are the solicitors for the Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada (the “**Archdiocese**”) the owner of the property known municipally as 7 Croatia Street, Toronto (the “**Church Property**”). Our Lady Queen of Croatia Church (the “**Church**”) worships at the Church Property. The Church Property abuts and is located immediately to the north and west of the site which is the subject of Official Plan Amendment and Zoning By-law Amendment Applications filed by Urban Strategies Inc. on behalf of Primaris Management Inc. and Dufferin Mall Holdings Inc., the applicant and owner of 900 Dufferin Street (the “**Site**”).

These applications are to permit the redevelopment of the large surface parking lot on the Site to a predominantly residential (1135 residential units) mixed-use project. The proposal would eliminate and replace the approximately 300 parking spaces with below-grade, presumably controlled-access pay parking underneath the proposed residential buildings. It is unclear how those commercial parking spaces would continue to be available for the retained commercial mall on the balance of the site (Dufferin Mall, which is not proposed to be demolished). The Archdiocese has concerns with the adequacy of the replacement parking, both in terms of capacity and access. Inadequate parking will adversely affect the Church and its congregants. It is also important to note that the existing parking currently serves the surrounding neighbourhood.

The applications propose a new two-storey podium structure set back approximately thirty-eight centimeters from the property line immediately adjacent to the Church's east wall. The

existing Church building's east wall contains windows. The Rectory contains three doors and twelve windows. The development further proposes a fourteen-storey building set back a further ten meters approximately from the shared property line. The two-storey portion of this building would house the waste storage, loading and garbage pickup areas for the new development, immediately adjacent to the Church building. To the south of the existing Church building would be a proposed vehicle drop-off area and the balance of the loading and service areas for the residential building. The Archdiocese has concerns about the interface (including fencing) and the appropriateness of the location of those elements of the new building and their impact on the Church and its activities.

The proposed redevelopment introduces a new north/south through-road immediately abutting the Church Property. That new road would connect with Dufferin Street and the Archdiocese has concerns about the impact of the significantly greater traffic in this location.

The redevelopment proposes the creation of a public park on the Site, designed to bring in the public, over that new connector road from the entire neighbourhood to the north. The proposal is designed to link areas as far away as Bloor Street West to the north according to the Planning Justification Report. The Archdiocese is concerned with whether the proposed redevelopment will adequately manage resultant impacts, since it is explicitly designed to draw the public onto the property. The applicant's Planning Justification Report describes the project as "creating a safe and attractive connection throughout the neighbourhood". It is specifically described as being "intended to serve as an urban living room or "common", with plenty of seating, healthy, thriving, vegetation to create a vibrant gathering space for those participating in urban life".

The Archdiocese has concerns with respect to the development and how it ensures compatibility with the activities of the Church given the orientation of both the active entrance, vehicular drop-off and pick-up arrangements and service and functions immediately adjacent to the Church Property and oriented towards the Church. The Archdiocese has significant concerns about how the existing 300+ surface parking spaces will be replaced and accessed and whether the current function of the site with respect in particular to its provision of parking for activities will be retained and made available to the community at large. That concerns is particularly acute given what is clearly contemplated is a desire to attract the public to the "living room or common" for the community neighbourhood. There is no significant surface parking proposed. The current proposal may not adequately address the continued need for the site, including the existing Dufferin Mall, to be accessed by automobile.

We understand that the Application has now been appealed by the applicant to the Local Planning Appeal Tribunal. The Archdiocese wishes to provide these comments and ask City Planning Staff and Council to consider its concerns when determining how to respond to the appeals. Furthermore, we would welcome opportunities to discuss those concerns and how they can be resolved with both the applicant and the City. The Church and the Archdiocese look forward to working with the applicant and the City to find an appropriate balance of interests and the resolution to these and any other concerns that may become apparent as the City considers in greater detail this redevelopment proposal.

Finally, we would also ask that you provide us with advance notice of any public meetings at which these applications will be considered, including any City Council meeting, so that the Archdiocese and the Church may make additional submissions.



Thank you for your consideration of the Archdiocese and the Church's concerns.

Yours very truly,
MILLER THOMSON LLP

Per:



David Tang

Partner

DT/lk

c.c. Archdiocese of Toronto
Our Lady Queen of Croatia Parish
Reverend Horvat, Doctor of Theology

Ward Councillor

Chief Planner

