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Via E-mail

North York Community Council
c/o Matthew Green (nycc@toronto.ca)
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Tara Piurko
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Dear Members of North York Community Council:

**Re: NYCC Item NY4.11
Official Plan and Zoning By-law Amendment Application Nos. 21 124969 NNY
18 OZ & 21 124 124972 18 SA
Eastway International Inc. (“Eastway”) Development Application for 172-186
Finch Ave W, 1 – 33 Grantbrook St & 305-313 Hendon Ave (the “Application”)
Comments from The Toronto Catholic District School Board**

Miller Thomson LLP is legal counsel for the Toronto Catholic District School Board (“**TCDSB**”), the registered owner of the property municipally known as 160 Finch Ave W in the City of Toronto (the “**TCDSB Property**”). St. Antoine Daniel Catholic School is located on the Property.

We have been retained in relation to the above-captioned Eastway International Inc. development proposal for 172-186 Finch Ave W and the remainder of the lands to the north bounded by Grantbrook St and Hendon Ave (the “**Application**”/“**Eastway Proposal**”), located immediately adjacent to the west of the TCDSB Property. The Application has been appealed to the Ontario Land Tribunal by Eastway.

The TCDSB has recently obtained site plan approval (“**SPA**”) for the replacement of the existing St. Antoine Daniel Catholic School building located on the TCDSB Property. The redevelopment of the TCDSB Property for the new St. Antoine Daniel Catholic School will see the creation of a 511-pupil facility that aims to provide relief from the enrolment pressures that exist in the area. The SPA Notice of Approval Conditions was issued on October 4, 2022. In view of the imminent rebuild and expansion of the school on the TCDSB Property, our client is very interested in nearby development activity and any adverse impact these may have on the current operation and known future redevelopment and operation of its lands for the new school.

The TCDSB has been closely monitoring the Eastway Proposal to permit a residential development comprising mid-rise and low-rise buildings, as well as a number of townhouses. The Proposal totals 496 residential units and 522 underground parking spaces and seeks to increase the height of the development beyond the permissions set out in the

City of Toronto Official Plan. Currently, the site is largely vacant, with a heritage structure on site.

The TCDSB's concerns are listed as follows:

- building location, height, scale and massing;
- shadow impacts on the TCDSB Property both in relation to the existing and SPA-approved new school;
- setbacks from the TCDSB Property and the physical relationship between the TCDSB Property and the Eastway Proposal; and
- pedestrian and vehicular safety.


Should additional concerns be identified as the application progresses through the City's review process and the in-process Ontario Land Tribunal Appeal filed by the applicant, these will be communicated to both the City and Eastway at the earliest time possible.

We respectfully submit the above for consideration and request that the TCDSB, through its counsel, be included in all public communications on this matter and be provided notice of all City of Toronto meetings with respect to the Eastway Proposal moving forward.

Should you have any questions or require further information with respect to the above, please do not hesitate to contact the undersigned or, in her absence, Sandra-Luna Martinez at sluna-martinez@millერთhompson.com or 416-595-8565.

Yours truly,

MILLER THOMSON LLP



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