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Delivered Via Email - scc@toronto.ca

Scarborough Community Council
Nancy Martins, Administrator
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Members of the Community Council:

Re: City of Toronto Draft OPA 336

**And Re: Agenda Item SC16-8: Public Meeting - Highland Creek Village
Transportation Master Plan - Official Plan Amendment: Decision
Report - Approval**

We are solicitors for Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada (the “**Archdiocese**”) the owner of the property located at 280 Old Kingston Road, Scarborough, being the northwest corner of the intersection of Old Kingston Road and Morrish Road (the “**Church Property**”), upon which is located St. Joseph Catholic Church, Highland Creek (the “**Church**”).

Our client has recently had an opportunity to review the Highland Creek Village Transportation Master Plan OPA Report dated September 3rd, 2024, and submitted to Scarborough Community Council for action by the Director, Transportation Planning, City Planning and the Director, Community Planning Scarborough District, Development Review (the “**TMP Report**”). The Archdiocese has some concerns with respect to certain aspects of the TMP Report and the potential adverse impacts the implementation of the TMP Report could have upon the Church Property, and the operations of the Church on the Church Property.

Of particular concern to the Archdiocese and the Church is the section of the TMP Report which suggests that certain driveways in the study area would be closed to provide additional opportunities for parallel parking spaces abutting the roads. We refer you to Attachment 11 to the TMP Report. That attachment identifies several exiting driveways located on the north side of Old Kingston Road, west of Morrish Road for potential closure. Those existing driveways are located immediately to the west of the westerly boundary of the Church Property. The existing driveway from the Church parking lot to Old Kingston Road is not so designated on Attachment 11. However, Attachment 11 does not appear to reflect or acknowledge that the Archdiocese had some years ago, pursuant to Site Plan Control Application No. 10 124295 ESC 44 SA, obtained Notice of Approval Conditions in respect of the proposed redevelopment of portions of the Church Property, including, the expansion of

the Church parking lot and the construction of a second driveway from the Church parking lot to Old Kingston Road in a location proximate to the westerly boundary of the Church Property. The Notice of Approval Condition has been revised several times with the most recent Revised Notice of Approval Conditions having been issued by the City on May 9th, 2024.

To be clear, the Revised Notice of Approval Conditions contemplates an additional driveway from the Church parking lot to Old Kingston Road in one of the areas in which Attachment 11 proposes that driveways be closed to provide for additional parallel parking. That additional proposed driveway is a key component of the Church's proposed parking lot expansion and on-site traffic circulation

While we understand that the study in support of the TMP Report has been ongoing for some time, our client advises that at no time during the Site Plan Approval process for the Church Property did City Staff advise our client of the ongoing study or its potential impact on the proposed improvements on the Church Property including, without limitation, the proposed parking lot expansion and driveway construction. Those improvements, as noted above, are part of our client's Site Plan Approval.

In addition, as parking is a critical issue for the Church, particularly on weekends, the proposal reflected in Attachment 6 to the TMP Report to eliminate existing angled parking spaces in favour of a fewer number of parallel parking spaces along the Morrish Road frontage of the Church Property is also a concern. The Parish's parking needs are addressed in part by the existing two parallel and sixteen angled parking spaces along Morrish Road. The conversion of the angled parking spaces to parallel parking spaces, particularly if completed prior to the proposed expansion of the Church parking lot, would deprive the Parish of much needed parking, particularly during weekly and weekend Mass times.

The Archdiocese wishes this Community Council to be aware of its proposed site improvements on the Church Property already approved by the City, but not yet constructed, as set out in the revised Notice of Approval Conditions referenced above, and the extent to which certain aspects of the TMP Report are inconsistent with that approved development. The City's Transportation Planning Department appears not to have been aware of this inconsistency at the time the TMP Report was prepared.

Our client and its Planning Consultant, Mr. Bill Dalton (email: Bill.Dalton@arcadis.com) would be pleased to engage in a dialogue with City Planning Staff in respect of the above issues, given the opportunity to do so.

Yours very truly,
MILLER THOMSON LLP



Michael J. Wren

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c.c. Steven Turco, RPP, Senior Transportation Planner (Steve.Turco@toronto.ca)
David H. Finnegan, Director, Planning, Properties & Housing
Bill Dalton

