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September 24, 2024

**Sent via E-mail**

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File No. 0021115.0783

**Toronto and East York Community Council**

[teycc@toronto.ca](mailto:teycc@toronto.ca)

**Toronto City Hall  
100 Queen St. W  
Toronto, ON M5H 2N2**

Attention: Members of the Toronto and East York Community Council

**Re: Comments from the Toronto Catholic District School Board ("TCDSB")  
566-576 Sherbourne St and 29-37 Linden St, Toronto ("Subject Property")  
Official Plan and Zoning Amendment Application No. 23 138754 ST 13 OZ and  
Site Plan Application No. 23 138753 STE 13 SA (collectively, "Applications")  
TEYCC Public Meeting – September 25, 2024  
Agenda Item 2024.TE16.6**

Miller Thomson LLP is counsel for the Toronto Catholic District School Board ("TCDSB"), registered owner of the property municipally known as 146 Isabella Street and 25 Linden Street in the City of Toronto ("TCDSB Property"). The Monsignor Fraser College – Isabella Campus is located on the Property ("School").

### **Background**

We are writing to the Toronto and East York Community Council ("**Community Council**") with respect to the above-captioned Applications for the Subject Property, located adjacent to the TCDSB Property. The Applications discussed in this letter, have undergone several revisions for which the TCDSB has provided comments dated June 22, 2023, January 30, 2024, and August 29, 2024, copies of which are attached. The applicant is currently proposing a 69-storey mixed-use tower with 872 residential units ("Proposed Development"). The TCDSB continues to monitor the Applications for the Subject Property and has a vested interest, given the impact of the Proposed Development on the TCDSB Property and its students.

We have received notice of the upcoming Public Meeting to be held on September 25, 2024, and have reviewed the City Staff report dated September 13, 2024. Despite a number of concerns raised by the TCDSB over the years, with respect to the various iterations of the Proposed Development, Staff are recommending approval of the Applications, including the approval of the Rental Housing Demolition Application. While the Staff report brings attention to the TCDSB's past comments and general concerns with the Applications, the concerns have not been addressed or resolved by the City or the applicant. Issues persist and the TCDSB continues to have concerns with the Proposed Development and the

associated impacts on the School Property. In this regard, the TCDSB does not support Staff's recommendation for approval.

### **TCDSB Concerns**

The TCDSB's primary concern with the Proposed Development continues to be with respect to the proposed setbacks between the base element of the now 69-storey tower and the TCDSB Property, which borders the westerly limit of the Subject Property. Further, the TCDSB also continues to have concerns with the following matters:

- the proposed setbacks for floors 1 and 2;
- the proposed setbacks for floors 3 to 5;
- the proposed setbacks for the outdoor amenity areas;
- the proposed colonnade on floor 1;
- the location of the proposed new driveway;
- the proposed number of residential and visitor parking spaces;
- the proposed FSI, floorplate and height;
- the proposed setback for the tower portion of the Proposed Development from the TCDSB Property; and
- resolution of a construction management plan.

Appropriate setbacks between the Subject Property and the TCDSB Property should be included as part of the Proposed Development to ensure the preservation of a favourable learning environment for the students and staff of Monsignor Fraser College – Isabella Campus. Appropriate setbacks that are in keeping with the in-force zoning for tall buildings and their base elements on the Subject Property will also preserve the TCDSB's ability to realize the full build-out potential of the TCDSB Property should the TCDSB decide to redevelop its lands in the future.

### **TCDSB Request**

The TCDSB requests that Community Council recommend refusal of the Applications to ensure that no additional adverse impacts are created for the TCDSB Property. In the alternative, the TCDSB requests that the Applications be deferred to permit the applicant to consult with the TCDSB and address its concerns expressed through its various submissions to date and as summarized herein. Any action taken by the Community Council with respect to the Applications should have regard for the matters raised by the TCDSB to date.

The TCDSB will continue to monitor the Applications for the Subject Property. Should additional concerns be identified, these will be communicated to both the City and the applicant at the earliest possible opportunity.

We respectfully submit the above for consideration and request that the TCDSB, through its counsel, be notified of any matters related to the Applications, that the TCDSB be included in all public communications on this matter and be provided notice of all City of Toronto decisions and meetings with respect to the Proposed Development for the Subject Property and any related applications.



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@millerthomson.com](mailto:sluna-martinez@millerthomson.com) or 416-595-8565.

Yours truly,

MILLER THOMSON LLP

Per:

A handwritten signature in black ink, appearing to read 'T. Piurko', written over a horizontal line.

Tara L. Piurko

- c. Michael Loberto, TCDSB
- Erica Pallotta, TCDSB
- Tomasz Oltarzewski, TCDSB
- Nicholas D'Urzo, TCDSB





June 22, 2023

Abraham Plunkett-Latimer  
Community Planning  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attn: Abraham Plunkett-Latimer**

**Re: Official Plan and Zoning By-law Amendment Application No. 23 138754 STE 13 OZ  
& Site Plan Application No. 23 138753 STE 13 SA ("Applications")  
566 - 576 Sherbourne Street & 29 - 37 Linden Street ("Subject Site")  
Comments from the Toronto Catholic District School Board ("TCDSB")  
Trustee Ward 9  
City of Toronto Ward 13**

Please be advised that the Toronto Catholic District School Board is in receipt of the Official Plan and Zoning By-law Amendment Application No. 23 138754 STE 13 OZ as well as the Site Plan Application No. 23 138753 STE 13 SA dated May 4 & 10, 2023, respectively, in relation to the Subject Site. The Applications have been submitted in order to propose a 59-storey tower, containing a total of 688 residential units with associated parking and amenity space ("Proposed Development").

The Proposed Development is located directly adjacent to the east and north of the Monsignor Fraser College – Isabella Campus located at 146 Isabella Street and 25 Linden Street (the "TCDSB Property"). In light of this, the TCDSB has a vested interest in the Proposed Development on the Subject Site and any impacts this development may have on the TCDSB Property and its pupils.

The TCDSB has now had an opportunity to review the available Application materials and can advise that there are a number of concerns with the Proposed Development in its current form. The TCDSB is primarily concerned with the proposed setbacks between the base element of the 59-storey tower and the TCDSB's Property, which borders the westerly and southerly limits of the Subject Site.

Further to the above, the TCDSB's concerns include but are not limited to the following:

- the proposed setback of floors 1-2, which are setback 0 metres from the west lot line;
- the proposed setback of floors 3-4, which are setback 5.5 metres from the west lot line, with residential unit windows facing west;
- the proposed outdoor amenity and terraces on floor 3, which are setback 0 metres from the west lot line;



- overlook and privacy impacts from the proposed outdoor amenity and terraces on floors 3 and 5;
- the proposed driveway immediately adjacent to the existing TCDSB driveway serving both parking and loading functions;
- the proposed driveway immediately adjacent to the existing TCDSB driveway and any vehicular and pedestrian safety impacts;
- the proposed colonnade on floor 1 facing the west lot line, leaving the driveway, parking ramp, garbage bin storage area, and loading/garbage pick-up area open to the TCDSB property;
- the proposed number of residential and visitor parking spaces in relation to the 688 units and any spillover parking impacts;
- the proposed FSI (20.0) and floor plate (820.6 sq. m) and the impacts on future and current operations and potential redevelopment of the TCDSB Property; and
- the Proposed Development's compliance with the tall building guidelines.

The TCDSB wishes to formally express concerns regarding the absence of sufficient setbacks between the Proposed Development and the TCDSB Property. Appropriate setbacks should be considered to ensure the preservation of a conducive learning environment for the students and staff at Monsignor Fraser College – Isabella Campus. Additionally, this measure will ensure appropriate setbacks are achieved for TCDSB's needs for future potential rebuild on the TCDSB Property.

We note that the draft official plan amendment and zoning by-law amendment text were not available for review and, as such, we reserve the right to provide additional comments on these items upon review.

Please be advised that due to the proximity of this proposal to the TCDSB Property, the TCDSB requests that it be consulted and involved in the development of any future construction management plan to address student safety as part of this Proposed Development.

The TCDSB requests notification of any modifications, community consultations, public meetings, notices of decision, or appeals with respect to these Applications or related applications. Please direct correspondence to [development.applications@tcdsb.org](mailto:development.applications@tcdsb.org)

Further to the comments provided, the TCDSB reserves the right to revise status at any time without further notice. Should you require additional information regarding TCDSB comments, please contact Tomasz Oltarzewski at (416) 222-8282. Ext. 2278.

Regards,



A handwritten signature in black ink that reads "Michael Loberto". The signature is fluid and cursive, with the first name being more prominent.

Michael Loberto  
Superintendent, Planning and Development Services  
Toronto Catholic District School Board

Cc: Erica Pallotta – Senior Coordinator, Development Services  
Barbara Leporati – Senior Coordinator, Planning Services  
Adam Brutto – Senior Manager of Planning & Admissions



January 30, 2024

Abraham Plunkett-Latimer  
Community Planning  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attn: Abraham Plunkett-Latimer**

**Re: Official Plan and Zoning By-law Amendment Application No. 23 138754 ST  
13 OZ & Site Plan Application No. 23 138753 STE 13 SA ("Applications")  
566 - 576 Sherbourne Street & 29 - 37 Linden Street ("Subject Site")  
Comments from the Toronto Catholic District School Board ("TCDSB")  
Trustee Ward 9  
City of Toronto Ward 13**

Please be advised that the Toronto Catholic District School Board (TCDSB) is in receipt of the revised Official Plan amendment, Zoning By-law amendment and Site Plan applications 23 138754 STE 13 OZ; 23 138753 STE 13 SA dated January 3, 2023. The TCDSB previously submitted comments on these applications on **June 22, 2023**. The revised proposal has now increased from a 59-storey tower with 688 units, to a 63-storey tower with 782 units ("Proposed Development").

As mentioned in previous correspondence, the Proposed Development is located directly adjacent to Monsignor Fraser College – Isabella Campus located at 146 Isabella Street and 25 Linden Street ("The TCDSB Property") and therefore the TCDSB has vested interest in the development of the Subject Site and any impacts the Proposed Development may have on the TCDSB Property and its students.

The TCDSB has reviewed the materials available for the revised Applications and can advise that there remain a number of concerns with the Proposed Development. The TCDSB's primary concern continues to be with respect to the proposed setbacks between the base element of the now 63-storey tower and the TCDSB's Property, which borders the westerly and southerly limits of the Subject Site.

Further to the above, the TCDSB's concerns include but are not limited to:

- the proposed setback of floors 1-2, continue to be setback 0 metres from the west lot line;
- the proposed setback of floors 3-5, continue to be setback 5.5 metres from the west lot line with residential unit balconies and windows facing west with further reduced setbacks;



- the proposed outdoor amenity and terraces on floors 3 & 6, continue to be setback 5.5 metres from the west lot line, raising privacy issues;
- the proposed driveway located immediately adjacent to the existing TCDSB driveway serving both parking and loading functions is unchanged from the previous proposal, including any vehicular and pedestrian safety impacts;
- the proposed colonnade on floor 1 facing the west lot line is unchanged and, in this regard, the TCDSB has concerns with the layout of the driveway, parking ramp, garbage bin storage area, and loading/garbage pick-up area that is directly adjacent and open to the TCDSB Property;
- the proposed number of residential and visitor parking spaces in relation to the 782 units proposed and any spillover parking impacts on the TCDSB Property;
- the proposed FSI (22.1) and floor plate (805 sq. m) and the impacts on future and current operations and potential redevelopment of the TCDSB Property; and
- the Proposed Development's compliance with the tall building guidelines.

The TCDSB continues to assert its concerns with respect to the absence of sufficient setbacks between the Proposed Development and the TCDSB Property. As previously mentioned, appropriate setbacks should be included as part of the proposal to ensure the preservation of a conducive learning environment for the students and staff at Monsignor Fraser College – Isabella Campus. Additionally, this measure will ensure appropriate setbacks are achieved to serve TCDSB's needs for a potential future rebuild on the TCDSB Property.

As referenced in previous correspondence, due to the proximity of the Proposed Development to the TCDSB Property, the TCDSB requests that it be consulted and involved in the development of any future construction management plan to address student safety.

The TCDSB requests notification of any modifications, community consultations, appeals or notices of decision relating to this development application or related applications. Please direct correspondence to [development.applications@tcdsb.org](mailto:development.applications@tcdsb.org)

Further to the comments provided, the TCDSB reserves the right to revise status at any time without further notice. Should you require additional information regarding our comments, please contact Tomasz Oltarzewski at (416) 222-8282. Ext. 2278.

Regards,

A handwritten signature in black ink, reading "Michael Loberto". The signature is fluid and cursive, with the first name "Michael" and last name "Loberto" clearly distinguishable.

Michael Loberto





Superintendent, Planning and Development Services  
Toronto Catholic District School Board

Cc: Erica Pallotta – Senior Coordinator, Development Services  
Barbara Leporati – Senior Coordinator, Planning Services  
Adam Brutto – Senior Manager of Planning & Admission



August 29, 2024

Katherine Bailey  
Senior Planner  
Community Planning  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attn: Katherine Bailey**

**Re: Official Plan and Zoning By-law Amendment Application No. 23 138754 ST  
13 OZ & Site Plan Application No. 23 138753 STE 13 SA  
566 - 576 Sherbourne Street & 29 - 37 Linden Street ("Subject Site")  
Comments from the Toronto Catholic District School Board ("TCDSB")  
Trustee Ward 9  
City of Toronto Ward 13**

Please be advised that the Toronto Catholic District School Board (TCDSB) is in receipt of the revised Official Plan amendment, Zoning By-law amendment and Site Plan applications 23 138754 STE 13 OZ; 23 138753 STE 13 SA submitted July of 2024 ("Applications"). The TCDSB has previously submitted several comments on these applications, with the most recent comments dated **January 30, 2024**. The revised proposal has increased from a 63-storey tower with 782 units, to a 69-storey tower with 872 units ("Proposed Development").

As mentioned in previous correspondence, the Proposed Development is located directly adjacent to Monsignor Fraser College – Isabella Campus located at 146 Isabella Street and 25 Linden Street ("TCDSB Property") and therefore the TCDSB has a vested interest in the development of the Subject Site and any impacts the Proposed Development may have on the TCDSB Property and its students.

The TCDSB has reviewed the materials available for the revised Applications and thanks the applicant for providing a comment matrix specifically addressing and providing responses to TCDSB's feedback to date on the Proposed Development. The TCDSB can advise that concerns remain with the Proposed Development. The TCDSB's primary concern continues to be with respect to the proposed setbacks between the base element of the now 69-storey tower and the TCDSB's Property, which borders the westerly limits of the Subject Site.

Further to the above, the TCDSB's comments and concerns include but are not limited to:



- the proposed setbacks of floors 1-2 that continue to be setback 0 metres from the west lot line of the Subject Site - a minimum side yard setback of 7.5 metres is required;
- the proposed colonnade on floor 1 facing the west lot line - the TCDSB requests that the colonnade on the first floor be fully enclosed;
- the proposed setback of floors 3-5 for west-facing windows that continue to be setback 5.5 metres from the west lot line of the Subject Site - a minimum setback of 7.5m is required, this includes the portions of the balconies remaining at the southernmost portion of the west wall;
- confirmation that the proposed outdoor amenity and terrace on floor 3 is setback 12.5 metres as set out in the applicant's comment matrix – it is noted that the setback dimensions of this element are not shown on the plans. Further, the TCDSB requests that landscape planters and privacy screening be implemented on any outdoor amenity and terrace facing the west side lot line;
- the proposed outdoor amenity and terraces on floor 6 continue to be setback 5.5 metres from the west lot line as per the latest set of drawings raising privacy issues. The TCDSB requests that landscape planters and privacy screenings be implemented on any outdoor amenity and terrace facing the west side lot line and that such terraces be setback a minimum of 7.5 metres;
- the proposed driveway located immediately adjacent to the existing TCDSB driveway serving both parking and loading functions. While updated to address City of Toronto Transportation comments, the TCDSB continues to be concerned with the location of the proposed driveway with respect to its operation as it appears to encroach on the TCDSB Property;
- provide and confirm the proposed number of residential and visitor parking spaces in relation to the now 872 units proposed and address any spillover parking impacts on the TCDSB Property;
- the proposed FSI (22.1) and floor plate (805 sq. m) and the impacts on future and current operations and potential redevelopment of the TCDSB Property;
- the Proposed Development's compliance with the Tall Building Guidelines given that the tower floorplate is greater than 750 square metres - the tower setback of 12.5 metres should be increased in accordance with the City's Tall Building Guidelines which states to "provide greater tower separation setbacks and setbacks proportionate to increases in tower floor plate size or height."; and
- the proposed draft zoning by-law text – does not reflect the data from the latest architectural drawings, which require amendment further to the comments noted above.

The TCDSB continues to assert its concerns with respect to the absence of sufficient setbacks between the Proposed Development and the TCDSB Property. As previously mentioned,



appropriate setbacks should be included as part of the proposal to ensure the preservation of a conducive learning environment for the students and staff at Monsignor Fraser College – Isabella Campus. Additionally, this measure will ensure appropriate setbacks are achieved to preserve the full development potential of the TCDSB Property in the future.

As referenced in previous correspondence, due to the proximity of the Proposed Development to the TCDSB Property, the TCDSB requests that it be consulted and involved in the development of any future construction management plan to address student safety.

The TCDSB requests notification of any modifications, community consultations, appeals or notices of decision relating to this development application or related applications. Please direct correspondence to [development.applications@tcdsb.org](mailto:development.applications@tcdsb.org)

Further to the comments provided, the TCDSB reserves the right to revise status at any time without further notice. Should you require additional information regarding our comments, please contact Tomasz Oltarzewski at (416) 222-8282. Ext. 2278.

Regards,

A handwritten signature in black ink that reads "Michael Loberto".

Michael Loberto  
Superintendent, Planning and Development Services

Cc: Erica Pallotta – Head of Development, Development Services  
Barbara Leporati – Head of Planning, Planning Services  
Nicholas D’Urzo – Senior Manager of Real Property