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File No. 0021362.0520

Attention: Mayor and Members of Council

**Re: Housing Action Plan: Avenue Policy Review
Official Plan Amendment 778
Comments from the Roman Catholic Episcopal Corporation for the Diocese of
Toronto, in Canada.
Council Agenda, Planning and Housing Committee Item PH18.5**

We are counsel for the Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada ("**RCEC**"). The RCEC is the registered owner of a number of properties throughout the City of Toronto, including many that are located along and adjacent to the existing and proposed "Avenues" as defined in the proposed Official Plan Amendment No. 778 ("**OPA 778**").

Background

We understand that the RCEC, through their planning consultant Mr. Paul Stagl, RPP, of Opus Management Inc. and Dana Anderson of MHBC, have been engaged in the City's Official Plan Review and Housing Action Plan work including the consultation and engagement associated with the Avenues Study. We further understand the Avenues Study is being implemented through OPA 778 which proposes to amend Chapter 2, Shaping the City, 2.2.3 Avenues: Reurbanizing Arterial Corridors, by deleting and replacing the section with new policies and associated mapping.

RCEC Comments

We are supportive of the City's direction to consider additional housing opportunities along the Avenues and the approach to streamline the study requirements for the Avenues. We appreciate the continued reference in the new policies to the difference in contexts along the Avenues. As stated in the new policies, *"These areas are not all the same and it is important that development in these areas be contextually appropriate and meet the intent of the built form policies of this Plan."*

We further understand that impacts on existing uses will continue to be addressed as part of future application processes. We wish to reiterate the importance of contextually appropriate design along the Avenues, especially given the variation in context along the existing and future proposed Avenues.

We would also like to note that along and adjacent to the existing and proposed new Avenues, the RCEC has 74 properties, including two utilized and operated, but not owned, by RCEC. Please refer to Schedule A attached hereto for a full list of RCEC properties within or immediately adjacent to existing and proposed Avenues. Many of these properties have split designations and split zoning. We understand that in Phase 2 of the Avenues Study, staff will be reviewing such properties and will be considering resignations and associated changes to zoning to address the split designations and zoning and to address transition to the surrounding areas. We look forward to continued engagement with staff on this second phase of the study.

RCEC Request

We respectfully submit the above for consideration by City Council at the upcoming February 5, 2025, Council Meeting. The RCEC also requests, through its counsel, that it be provided notice of any matter related to the HAP, particularly as it pertains to *Avenues*. The RCEC requests notification of any modification to the draft OPA 778 text, proposed official plan amendments with respect to land use re-designations and proposed zoning by-law amendments and to be included in all notices or communications on this matter related to City of Toronto decisions, meetings or appeals with respect to any of the above-noted matters. We thank you for your consideration of our comments and look forward to continuing to work with City staff and Council.

Should you have any further questions or require further information with respect to the above, please do not hesitate to contact the undersigned or, in her absence, Dana Anderson, MHBC, at danderson@mhbcplan.com or 416.518.8394.

Yours truly,

MILLER THOMSON LLP

Per:



Tara L. Piurko
L.

c. David Finnegan, RCEC
Dana Anderson, MHBC



Appendix A

List of RCEC properties that are located within Avenues:

- Archdiocese of Toronto Catholic Pastoral Centre (Head office), 1155 Yonge St;
- Blessed Sacrament Parish, 2982 Yonge St and 24 Cheritan Ave;
- Christ The King Parish, 3674 Lake Shore Blvd W;
- Corpus Christi Parish, 1810 Queen St E and 16 Lockwood Rd;
- Holy Name Parish, 606 Danforth Ave and 71 Gough Ave;
- Holy Spirit Parish, 3526 Sheppard Ave E;
- Our Lady of Good Counsel Parish, 867 College St;
- Our Lady of Sorrows Parish, 3053 Bloor St W and 3055 Bloor St W;
- Precious Blood Parish & St. Thomas The Apostle Mission & St. Thomas Syno Malabar Mission and 1737 Lawrence Ave E;
- Scarborough Foreign Mission, 2685 Kingston Rd;
- St. Agnes' Parish, 938 Dundas St W and 15 Grace St;
- St. Alphonsus Parish, 540 St Clair Ave W;
- St. Ann's Parish & Native Peoples' Mission, 711 Gerrard St E and 120 First Ave;
- St. Anthony's Parish, 1037 Bloor St W;
- St. Augustine's Seminary, 2661 Kingston Rd;
- St. Casimir's Parish, 150 Roncesvalles Ave, 154 Roncesvalles Ave, 156 Roncesvalles Ave and 158 Roncesvalles Ave;
- St. Catherine of Siena Parish, 1099 Danforth Ave;
- St. Charles Borromeo Parish, 811 Lawrence Ave W;
- St. Clare's Parish, 1118 St Clair Ave W and 133 Westmount Ave;
- St. Dunstan's Parish, 3150 Danforth Ave;
- St. Elizabeth of Hungary Parish, 432 Sheppard Ave E;
- St. Eugene's Chapel Mission, 13 Regina Ave;
- St. Gabriel of The Sorrowful Virgin Parish, 670 Sheppard Ave E;
- St. Helen's Parish, 1674 Dundas St W, 1678 Dundas St W, 1680 Dundas St W, 1680A Dundas St W and 1688 Dundas St W;
- St. Joan of Arc Parish, 1691 Bloor St W and 1701 Bloor St W;
- St. John The Baptist Parish, 941 Dundas St W and 170 Gore Vale Ave;
- St. Lawrence Martyr Parish, 2210 Lawrence Ave E;
- St. Margaret of Scotland Parish, 222 Ridley Blvd;
- St. Nicholas of Bari Parish, 1277 St Clair Ave W;
- St. Paul The Apostle Parish, 3224 Dundas St W;
- St. Pius X Parish, 2305 Bloor St W;
- St. Teresa's Parish, 100 Tenth St and 123 Eleventh St;
- St. Theresa's Parish, 2559 Kingston Rd;
- St. Thomas Aquinas Parish, 1663 Eglinton Ave W and 640 Glenholme Ave; and
- St. Vincent De Paul Parish, 263 Roncesvalles Ave.

List of RCEC properties that are proximate to an Avenue:

- Immaculate Conception Parish, 2 Richardson Ave;
- Our Lady of Victory Parish, 117 Guestville Ave;



- St. Norbert's Parish, 100 Regent Rd;
- St. Sebastian's Parish, 12 Pauline Ave and 20 Pauline Ave;
- St. Timothy's Parish, 21 Leith Hill Rd; and
- St. Wenceslaus Parish, 496 Gladstone Ave.

List of RCEC properties that are located within proposed Avenues:

- Annunciation of The Blessed Virgin Mary Parish, 3 Combermere Dr;
- Blessed Trinity Parish, 3220 Bayview Ave;
- Holy Cross Parish, 291 Cosburn Ave;
- Holy Family Parish, 1372 King St W and 1374 King St W;
- Holy Rosary Parish, 354 St Clair Ave W;
- Our Lady of Fatima Parish, 3170 St Clair Ave E;
- Our Lady of Guadalupe Parish, 694 Weston Rd;
- Our Lady of The Assumption Parish, 2565 Bathurst St;
- Our Lady Queen of Croatia Parish, 7 Croatia St;
- St. Aidan's Parish, 3501 Finch Ave E;
- St. Andrew's Parish, 2547 Kipling Ave;
- St. Barnabas Parish, 10 Washburn Way;
- St. Benedict's Parish, 2194 Kipling Ave;
- St. Bernard De Clairvaux Parish, 1789 Lawrence Ave W;
- St. Boniface Parish, 142 Markham Rd and 21 Markanna Dr;
- St. Gregory's Parish, 122 Rathburn Rd;
- St. Jane Frances Parish, 2747 Jane St;
- St. John's Parish, 786 Kingston Rd and 794 Kingston Rd;
- St. Jude's Parish, 3265 Weston Rd;
- St. Leo's Parish, 277 Royal York Rd;
- St. Maria Goretti Parish, 717 Kennedy Rd;
- St. Martin De Porres Parish, 4179 Lawrence Ave E;
- St. Mary of The Angels Parish, 1479 Dufferin St and 1481 Dufferin St;
- St. Mary's Parish, 130 Bathurst St, 588 Adelaide St W and 9 Portugal Sq;
- St. Peter's Parish, 659 Markham St, 830 Bathurst St and 840 Bathurst St;
- St. Philip Neri Parish, 2100 Jane St;
- St. Rose of Lima Parish, 3216 Lawrence Ave E;
- St. Thomas More Parish, 2234 Ellesmere Rd, and 1 Dormington Dr; and
- St. Wilfrid's Parish, 1675 Finch Ave W

List of RCEC properties that are proximate to a proposed Avenue:

- Canadian Martyrs Parish, 1394 Woodbine Ave, 1430 Woodbine Ave and 522 Plains Rd;
- St. Andrew Kim's Parish, 849 Don Mills Rd;
- St. James Parish, 728 Annette St and 740 Annette St; and
- St. John Bosco Parish, 402 Westmount Ave.

