



MILLER THOMSON LLP
SCOTIA PLAZA
40 KING STREET WEST, SUITE 6600
P.O. BOX 1011
TORONTO, ON M5H 3S1
CANADA

T 416.595.8500
F 416.595.8695

MILLERTHOMSON.COM

July 7, 2025

Sent via E-mail

Toronto and East York Community Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Tara L. Piurko
Direct Line: +1 416.595.2647
tpiurko@millerthomson.com

File No. 0021115.0432

Attention: Toronto and East York Community Council

**Re: Comments from the Toronto District Catholic Board
1675-1685 Eglinton Avenue West
Official Plan and Zoning By-law Amendment
Application No. 24 194386 STE 12 OZ ("Applications")
Your File No. 2025.TE24.08**

Miller Thomson LLP is counsel for the Toronto Catholic District School Board ("**TCDSB**"), registered owner of the property municipally known as 636 Glenholme Avenue in the City of Toronto ("**TCDSB Property**"). The St. Thomas Aquinas Catholic School 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 TCDSB, as a commenting agency, has provided various comments pertaining to the Applications given the impacts the proposed development will have on the TCDSB Property and its students. The comment letters, dated September 23, 2024 and June 9, 2025, copies of which are attached, have repeatedly set out the concerns of the TCDSB with the Applications. The TCDSB has also participated in discussions directly with City Staff to voice the concerns with the Applications, particularly concerning setbacks and construction management.

Despite the concerns raised to date by the TCDSB with the various iterations of the proposed development, the concerns have not been addressed or resolved by the City or the applicant to the satisfaction of the school board.

We understand that the Applications will be considered at the July 8, 2025, Community Council meeting and Staff are recommending the approval of the Applications. Issues identified by the TCDSB in previous correspondence remain, which issues include, but are not limited to the following:

- proposed setback to the tower;
- proposed setback to the podium;

- extent of underground garage excavation;
- proposed rear setbacks; and
- preparation of a construction management plan.

Given the sensitive nature of the adjacent land use — an active elementary school — setbacks are critical to maintaining a safe and supportive learning environment for students and staff at St. Thomas Aquinas Catholic School.

TCDSB Request

We respectfully submit the above and request that the TCDSB, through its counsel, be notified of any Council consideration of the Applications, including the implementing by-laws. The TCDSB requests that it be included in all public communications on this matter and be provided notice of all City of Toronto decisions and meetings, and any appeals 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@millერთhompson.com or 416-595-8565.

Yours truly,

MILLER THOMSON LLP

Per:



Tara L. Piurko
L.

c. Michael Loberto, TCDSB
Erica Pallotta, TCDSB
Catherine Jung, Community Planning





September 23, 2024

TO: C/O Catherine Jung
Community Planning
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Via City Application Portal (AIC)

Attn: BIERCAP O'CONNOR EGLINTON INC

Re: Official Plan and Zoning By-law Amendment Application No. 24 194386 STE 12 OZ & Rental Housing Demolition Application No. 24 194451 STE 12 RH ("Applications")
1675-1685 Eglinton Avenue West ("Subject Site")
Comments from the Toronto Catholic District School Board
Trustee Ward 9
City of Toronto Ward 12

The Toronto Catholic District School Board ("TCDSB") is in receipt of the Combined Official Plan and Zoning By-law Amendment Application No. 24 194386 STE 12 OZ, as well as the Rental Housing Demolition Application No. 24 194451 STE 12 RH, dated September 16, 2024, in relation to the Subject Site. The Application have been submitted in order to propose a 37-storey tower, containing a total of 416 residential units with associated parking and amenity space ("Proposed Development").

The Proposed Development is located directly adjacent to the north of St Thomas Aquinas Catholic School located at 636 Glenholme Avenue ("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 materials submitted in support of the Applications and can advise that the TCDSB has a number of concerns with the Proposed Development in its current form. The TCDSB is primarily concerned with the proposed setbacks between the base and tower elements of the 37-storey building and the TCDSB Property, as well as pupil safety.

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

- The draft zoning by-law amendment for the Proposed Development provides a 10-metre tower setback from rear property line shared with the TCDSB Property and only a 7-metre



setback from the centreline of the rear public laneway post conveyance of the 3-metre strip of land. The required tower setback from the centreline of a laneway for a tall building is 12.5 metres.

- The podium, with rear facing windows, as well as an outdoor rooftop amenity area, is proposed to be setback only 6 metres from rear property line shared with the TCDSB Property. A 7.5 metre setback is required. It is noted that the existing St. Thomas Aquinas School building on the TCDSB Property has north-facing windows within 6.6 metres from the shared property line with the Subject Site.
- Underground garage excavation is proposed to extend to the future property line (edge of conveyance), which is only 3 metres from the TCDSB Property's north property line. There will be 3 levels of underground parking extending to a depth of 10.4 metres or 34 feet adjacent to an active school site. This raises safety concerns for the TCDSB's pupils during construction.

Rear Yard Setbacks

The TCDSB is concerned with the lack of appropriate setbacks between the Proposed Development and the TCDSB Property. Setbacks that are in accordance with in-force zoning should be secured, particularly adjacent to an active public school site, to ensure the preservation of a conducive learning environment for the students and staff at St. Thomas Aquinas Catholic School.

Block Concept Plan

The TCDSB has reviewed the Block Context Plan, prepared by Bousfields and submitted with the Applications. The Block Context Plan includes a section titled "4.1 Emerging Pattern - Conceptual Redevelopment Demonstration", which "identifies potential soft sites that may develop in a manner that is generally consistent with the emerging built form pattern within the immediate area." At this time, the TCDSB can advise that the TCDSB has no immediate plans to redevelop the St. Thomas Aquinas School Property.

In the above regard, Section 4.1, Figure 8 - Conceptual Redevelopment of Study Area shows the redevelopment of the entire TCDSB Property. Given that the TCDSB has no current plans to redevelop the TCDSB Property that is south of the Subject Site, the TCDSB requests the Block Concept Plan be amended as the current plan is misleading. The TCDSB requests that the applicant be required to prepare an amendment to its Block Concept Plan, adding a section that accounts for the fact that, at this time, the TCDSB has no plans to pursue a redevelopment of the TCDSB Property in the immediate term. The Block Concept Plan as currently drafted may be confusing to anyone reviewing the document. It currently implies future development on the TCDSB Property, which abuts the rear lot line of all of the properties fronting on Eglinton Avenue West between Northcliffe Boulevard and Glenholme Avenue, but for the property at the southeast corner of Eglinton Avenue West and Northcliffe Boulevard.



Construction Management Plan

Due to the proximity of the Proposed Development to the TCDSB Property, the TCDSB requests that a construction plan be required as part of any site plan approval process of the Proposed Development. Further, the TCDSB requests that the City require the applicant to consult and involve the TCDSB in the development of such construction management plan to address student safety during construction.

Request for Future and Ongoing Notice

The TCDSB requests notification of any modifications, community consultations, public meetings, notices of decision, or appeals with respect to the Applications or related applications. Please direct correspondence to development.applications@tcdsb.org

Further to the comments provided herein, the TCDSB reserves the right to revise its comments at any time. 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.

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



June 9, 2025

TO: C/O CATHERINE JUNG

Community Planning
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Via City Application Portal (AIC)

Attn: BIERCAP O'CONNOR EGLINTON INC

**Re: Official Plan and Zoning By-law Amendment Application No. 24 194386 STE 12 OZ & Rental Housing Demolition Application No. 24 194451 STE 12 RH ("Applications")
1675-1685 Eglinton Avenue West ("Subject Site")
Comments from the Toronto Catholic District School Board
Trustee Ward 9
City of Toronto Ward 12**

The Toronto Catholic District School Board ("TCDSB") is in receipt of the revised Official Plan and Zoning By-law Amendment Application No. 24 194386 STE 12 OZ, as well as the Rental Housing Demolition Application No. 24 194451 STE 12, dated May 5, 2025. The Applications propose a 37-storey tower, with an increased unit count from earlier submissions, now containing 424 residential units, with associated parking and amenity space ("Proposed Development").

The Proposed Development remains directly adjacent to the north of St. Thomas Aquinas Catholic School at 636 Glenholme Avenue ("TCDSB Property"). As such, the TCDSB maintains a significant interest in this Application and its potential impacts on the school site and its students.

As a commenting agency, the TCDSB has provided comments on the earlier version of the Applications, setting out the concerns of the TCDSB with the Proposed Development.

Following a further review of the updated Application materials, including the updated Block Context Plan and Revisions List providing clarifications regarding setbacks, the TCDSB continues to have a number of concerns with the Proposed Development in its current form. In particular, the TCDSB remains concerned with the proposed setbacks between the base and tower elements of the 37-storey building and the TCDSB Property, as well as concerns relating to pupil safety.

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

- Based on the revised draft zoning by-law amendment dated April 30, 2025:
 - the applicant is now proposing a 9.8-metre tower setback from the existing rear property line shared with the TCDSB Property, which will become the centreline of the future laneway. The applicant had previously proposed 10 metres. The



applicant suggests that this is considered appropriate “*given the existing and potential uses of the abutting parcel*”. The tower is now proposed to be set back only 6.8 metres from the new property line following the proposed 3-metre land conveyance. The required tower setback from the laneway centreline is 12.5 metres. The reduced setbacks remain a concern to the TCDSB.

- the proposed podium, with south-facing windows and a rooftop amenity area on Level 5, provides only a 5.5-metre setback from the shared rear property line with the TCDSB Property, whereas a 7.5-metre setback is required. This shortfall continues to raise concerns regarding overlook, privacy, and noise adjacent to a school environment.
- The proposed underground garage excavation remains a concern. The underground garage will extend south to the future property line, just 3 metres from the TCDSB rear property line, and involves three levels of underground parking reaching a depth of 10.4 metres (approximately 34 feet) adjacent to an active school. This proximity raises safety concerns during the construction phase for the school’s staff and students.

Rear Yard Setbacks

The TCDSB continues to be concerned with the insufficient rear yard setbacks between the Proposed Development and the TCDSB Property. The applicant has now clarified its intent to provide a 9.8-metre tower setback, which is further below the 12.5-metre standard applicable to tall buildings adjacent to laneways. The decreased podium setback also continues to fall short of the minimum requirement.

Given the sensitive nature of the adjacent land use — an active elementary school — the TCDSB respectfully submits that setbacks in accordance with applicable zoning and design standards must be secured. These setbacks are critical to maintaining a safe and supportive learning environment for students and staff at St. Thomas Aquinas Catholic School and to minimizing overlook.

Block Context Plan

The TCDSB has reviewed the updated Block Context Plan prepared by Bousfields in January 2025 and acknowledges the applicant’s efforts to revise the plan to provide greater clarity regarding the future development potential of the TCDSB Property. Specifically, Section 4.1 of the Block Context Plan has been amended to clarify that the St. Thomas Aquinas School Property is considered a “potential soft site” with no current plans for redevelopment. In addition, Figures 8 through 12 have been revised to re-categorize the TCDSB lands from “Potential Future Development” to “Long-Term Potential Future Development.”



Construction Management Plan

Due to the proximity of the Proposed Development to the TCDSB Property and the scale of proposed excavation, the TCDSB continues to request that a comprehensive Construction Management Plan be required as part of any future Site Plan Approval. The TCDSB further requests that the City require the applicant to consult directly with the TCDSB in the preparation of this plan, with specific attention to mitigating risks to student safety during all phases of construction.

Request for Future and Ongoing Notice

The TCDSB requests notification of any future modifications, public consultations, community meetings, notices of decision, or appeals in connection with these Applications or related matters. All correspondence should continue to be directed to: development.applications@tcdsb.org

Further to the comments provided herein, the TCDSB reserves the right to revise its comments at any time. 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, reading "Michael Loberto", is positioned below the "Regards," text.

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