



Toronto District School Board

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LEGAL SERVICES

Dawne Jubb
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Municipal/Land Use Planning
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June 22, 2018

VIA EMAIL ONLY: clerk@toronto.ca

Honourable Mayor and Members of Council
City of Toronto
100 Queens Street West
Toronto, ON M5H 2N2

Attention: Marilyn Toft
City Clerk

Dear Mayor and Members of Council

**Re: High Park Apartment Neighbourhood Area Character Study OPA 419
Site and Area Specific Policy 551
TDSB Request for Consideration and Amendments
Etobicoke York Community Council - Item 39.1**

The Toronto District School Board ("TDSB") was pleased to participate in the City's area based character study to assess the physical character of the area and develop a policy framework to guide future change and compatible infill development. TDSB staff have now further reviewed OPA 419 and Site and Area Specific Policy 551 ("SASP 551") as adopted by the Etobicoke York Community Council on June 6, 2018. At that meeting, Council did not move to include the recommendation of the TDSB as attached hereto as Schedule A. As a result, the TDSB would like to make a further submission to City Council at this time.

While the TDSB is generally supportive of OPA 419 and SASP 551, staff are of the opinion that the proposed policies and recommendations do not adequately provide for the critical shortage of the elementary student accommodation space in the High Park Area and the additional enrollment pressures projected from the rapid residential intensification. To that end, the TDSB has sought the planning opinion of Mr. Robert Lehman with respect to OPA 419 and SASP 551. Mr. Lehman's planning opinion is attached to this letter and forms part of the TDSB submission on this matter.

It is Mr. Lehman's findings that the policy modifications and additional policies requested to be added to OPA 419 and SASP 551 by the TDSB in its letter of June 5, 2018 to the City, are both appropriate and represent good planning. The TDSB therefore respectfully requests that Council adopt the following additional recommendation:

"City Council direct the Chief Planner and Executive Director City Planning, in consultation with other divisions and with the TDSB, to consider and where deemed appropriate by the Chief Planner, incorporate the comments and proposed policy amendments as set out the Schedule A of the letter from TDSB, with the objective of advancing planning for school facilities facing growth-driven enrollment pressures in this area;"

Incorrect Information at Community Council Meeting

TDSB staff also wish to correct some factually incorrect information that was presented by City staff at the June 6, 2018 Community Council meeting. In the course of this meeting, City Staff provided Community Council with false information in respect to TDSB's involvement in this matter and the nature of TDSB's request.

First, City staff stated that TDSB did not provide any comments on the two development applications that triggered the study. We attach the letters City staff received on February 17, 2017 with respect to these two applications. As you can see from these letters, the TDSB raised accommodation issues and the lack of capacity at local schools to accommodate the increased enrollment associated with the proposed development applications.

Second, City staff stated that TDSB did not provide comments until the night before the Community Council meeting. This is false. TDSB was part of the working group and provided comments, including the TDSB's request to include language that would provide for discretion to impose an H where appropriate, on May 7, 2018. Attached hereto is the letter provided by TDSB to City Staff dated May 7, 2018.

Third, City staff stated that the holding provision in Yonge-Eglinton Secondary Plan (s. 5.9.1) was only *requested* by TDSB and was not included in the actual policies. This is also false. The Yonge Eglinton Secondary Plan that was considered by the Planning and Growth Management Committee on June 7, 2018 included the same H language requested by the TDSB for inclusion in OPA 419. City staff specifically stated that s. 5.9.1 only relates to community service facilities and not schools. On the face of the Yonge Eglinton Secondary Plan, community service facilities include schools. Indeed the Yonge Eglinton Secondary Plan s. 2.1.1(b) specifically defines community service facilities as including schools.

In consideration of the matters raised in this letter and the planning opinion provided by Mr. Lehman, the TDSB is requesting that City Council afford additional consideration to TDSB's recommended policy amendments and additions to OPA 419 and SASP 551 as provided in Schedule A.

Yours truly,



Dawne Jubb
Senior Legal Counsel
Municipal/ Land Use Planning

Att. Schedule A to Lehman & Associates Letter Dated June 19, 2018 – Submission of the TDSB Regarding Amendments to OPA419 and SASP 551
Lehman & Associates Letter dated June 19, 2018
TDSB Letter to City Planning (Etobicoke) Regarding High Park Apartment Neighbourhood Area Character Study (Site & Area Specific Policies)
Two TDSB Letters to City Planning (Etobicoke) regarding Development Applications for 35 High Park Avenue and 111 Pacific Avenue Respectively

cc. Robin Pilkey, Trustee, Ward 7
Andrew Gowdy, Chief Planning Officer, Strategy and Planning
Fatima Bhabha, Educational Planning Officer
Sandra Tondat, Superintendent (Keele Street PS)
Tracy Hayhurst, Superintendent (HumberSide CI)
Kimberly McLaren, Principal (HumberSide CI)
Rod Zimmerman, Principal (Keele Street PS)
Steve Shaw, Executive Officer, Facility Svs, Sustainability and Planning
Carlene Jackson, Associate Director, Operations and Service Excellence
Daniel Castaldo, Senior Manager

SCHEDULE A
Submission of the Toronto District School Board
OPA 419 (HIGH PARK) and SASP 551

1. Goals - Add as new Section 1 a) and 1 i) as follows:

- a) The High Park Apartment Neighbourhood Area will continue to be an inclusive and liveable community. There will be a complete range of community services, housing options, building types, public spaces, parks and natural areas.*
- a b) Support and enhance the natural environment, including the natural heritage and hydrologic features and functions in High Park, and foster sustainability within and adjacent to the High Park Apartment Neighbourhood.*
- b c) Provide a high quality, green, well-connected, safe, healthy and comfortable public realm, which prioritizes pedestrians, cyclists and public transit use and supports people of all ages and abilities.*
- e d) Preserve and enhance the park-like setting, generous open space amenity and soft landscaped areas that contribute to the character of the High Park Apartment Neighbourhood.*
- d e) Respect the existing physical character and enhance the quality of buildings and open space within and adjacent to the High Park Apartment Neighbourhood, and protect Neighbourhoods from negative impact.*
- e f) Provide consolidated, integrated and functional site servicing that minimizes impacts and improves the safety, public health and attractiveness of the public realm, the site and neighbouring properties.*
- f g) Further integrate land use and transportation within the High Park Apartment Neighbourhood.*
- g h) Accommodate and integrate community services and facilities within the High Park Apartment Neighbourhood.*
- i) Provide community service facilities in a timely manner to support and be commensurate with growth.*

8. Community Services and Facilities - Add new Sections 8 a) to 8 f) as follows:

To accommodate and integrate community services and facilities within the High Park Apartment Neighbourhood, it is the policy of City Council that:

- a) *Community Services and Facilities will be required to support future development in the area shown on Map XX and will be provided within this area or in the immediately surrounding community.*
- b) *Community Services and Facilities will be delivered in a timely manner so as not to place additional burdens on existing community services and facilities in the area where capacity may not exist. Community facilities may be permitted to be integrated with private developments.*
- c) *Community service and facility priorities for the area include public schools, child-care centres and multi-purpose community space.*
- d) *The City will coordinate the requirements of school boards and community service facilities to identify possible locations for schools and community facilities in the context of a comprehensive understanding of long term needs.*
- e) *The redevelopment of any school properties and the introduction of additional uses will be determined through a comprehensive study of the site and/or area. The objective for these sites will be to ensure the sites continue to act as civic hubs of community .*
- f) *Public elementary educational facilities in the High Park area are currently significantly over capacity. All development applications will be required to demonstrate, in conjunction with the School Boards, how new educational facilities can be provided to meet existing and new demand for pupil accommodation.*
- b g) Schools and community service facilities may be located in standalone buildings or be incorporated into new and/or existing buildings.
- e h) To address requirements and promote cost-effectiveness and coordination, community services and facilities will be encouraged to:
 - i) Support the creation of community hubs;
 - ii) Explore satellite and alternative delivery models;
 - iii) Co-locate facilities and share resources; and
 - iv) Integrate and coordinate programs.
- d i) New community service facilities and expansions or retrofits of existing community service facilities will be designed to meet the requirements of the City, public agencies, boards and commissions and will:
 - i) Be located in highly visible locations with strong pedestrian, cycling and transit connections for convenient access;
 - ii) Consider co-location within new and/or existing buildings; and
 - iii) Provide for flexible, accessible, multiple purpose spaces that can be

programmed in different ways and be adapted over time to meet the varied needs of different user groups.

- e j) Partnerships between landowners and public agencies, boards and commissions to support the improvement, provision and expansion of community service facilities will be encouraged.
- f k) Opportunities for shared outdoor recreational space between school boards and other community groups is encouraged.
- a l) Development/redevelopment is encouraged to provide community space that is eligible for the City's Community Space Tenancy Policy.

Add a new 'Section 9 – Phasing' and renumber subsequent Sections of the OPA accordingly

9. Phasing

In order to provide for the timely provision of infrastructure and community service facilities to align with future development, it is the policy of Council that:

- a) *Development will not be permitted to outpace the provision of infrastructure and community service facilities, and will not proceed until such a time as the necessary infrastructure and community service facilities to support development is provided.*
- b) *Intensification will require investment in infrastructure and community service facilities to support growth.*
Infrastructure includes physical infrastructure such as water, sewage and stormwater management systems; thermal energy networks; electrical and communications systems; waste management systems; streets, transit and other mobility corridors, including pedestrian and cycling facilities.
Community service facilities include buildings and public spaces that accommodate a range of non-profit programs and services provided or subsidized by the City or other public agencies to support people in meeting their social needs and enhance their well-being, health and quality of life. Community service facilities include recreation, community centres, libraries, child care, schools, and spaces for the provision of public health services, human services, cultural services and employment services.
- c) *Residential development will be phased to ensure the adequate provision and distribution of educational facilities, as an integral element of the local community. The determination of the long term need for educational facilities will be based on a comprehensive understanding of the potential for*

redevelopment through intensification and infilling in the High Park area. A holding by-law may be used to ensure that satisfactory arrangements regarding the adequate local provision and distribution of educational facilities have been made.

- d) *Development may be required to contribute to the delivery of community service facilities through:

 - i. *new, expanded or retrofitted space for one or more community facility on-site, and particularly priority facilities such as, but not limited to, child care centres, multi-purpose community space, and/or public schools or satellite public schools;*
 - ii. *new, expanded or retrofitted community service facilities off-site within an appropriate distance; and/or*
 - iii. *a contribution towards the delivery of a specific community service facility that meets identified needs.**

- e) *Development that is phased should include required on-site community service facilities as part of the first phase of development.*

- f) *Development may be required to accommodate temporary community service facilities until such time as the permanent community service facilities are constructed and outfitted.*

- g) *A holding provision may be placed on lands where the ultimate desired use of the lands is specified but development cannot take place until conditions set out in this Plan are satisfied. Conditions to be met prior to the removal of the holding provision may include:

 - i. *the provision of adequate street and transit infrastructure, such as, but not limited to, a dedicated express bus route, dedicated cycling infrastructure to the Downtown and/or other dedicated cycling infrastructure within the Secondary Plan area;*
 - ii. *the provision of adequate municipal servicing infrastructure;*
 - iii. *the provision of community service facilities and public parks;*
 - iv. *measures to protect heritage buildings, properties with archaeological potential and archaeological sites;*
 - v. *the construction of any required non-residential gross floor area transferred to a receiving site;*
 - vi. *entering into any agreements under the Planning Act to secure equitable sharing of associated costs for any of the required matters, to front-end any required infrastructure or to secure the replacement of existing office or community service facility space; and*
 - vii. *phasing of development.**

LEHMAN

& ASSOCIATES

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

June 19, 2018

Dear Sir/Madam:

Re: OPA 419 High Park Apartment Neighbourhood Area Character Study and Site and Area Specific Policy 551

I have been retained by the Toronto District School Board (TDSB) to provide a planning opinion on matters related to OPA 419 and Site and Area Specific Policy 551 (SASP 551) arising out of the High Park Neighbourhood Area Study. My comments on the relevant planning issues and proposed documents follow.

Background

The City has received a number of infill and redevelopment applications for lands within the High Park area. As a result of the proposed level of intensification in the Apartment Neighbourhood north of High Park, Council directed that City staff undertake an Area Based Character Study to assess the physical character of the area and develop a policy framework to guide future change and compatible infill development. OPA 419 and SASP 551 is the culmination of that work.

Presently, there is a critical shortage of capacity in local elementary schools to accommodate any increased in enrollment of students within the High Park Apartment Neighbourhood Area. Schools in the area will be challenged to accommodate the population growth associated with the proposed intensification.

The capacity restrictions faced by the TDSB within the High Park Apartment Neighbourhood Area are not unique and are occurring elsewhere in the City where enrollment pressures in the City's growth areas are posing a challenge to

accommodating future growth. Council has recognized this challenge. As recently as May 22, 2018, Council adopted a motion recommending that the City work with the TDSB to ensure that planning for growth is linked to the timely provision of school facilities.

*“City Council direct the Chief Planner and Executive Director City Planning, in consultation with other division including Parks, Forestry and Recreation, Social Development, Finance and Administration and Real Estate Services, to support the Toronto District School Board and the Toronto Catholic District School Board **in advancing planning for school facilities facing growth-driven enrollment pressures in areas targeted for growth.**” (Council, May 22, 2018)*

Planning Opinion

It is my opinion that the proposed site specific policies for the High Park Apartment Neighbourhood, attached as Schedule A to this letter, be included in OPA 419 and SASP 551 in order to assist in the planning for school facilities in the High Park Area. In general terms, these comments are premised on:

- i) recognizing the role of schools in contributing to a complete community within neighbourhoods;
- ii) the need for a comprehensive approach to managing the impact of numerous development applications for intensification within an area;
- iii) the timely accommodation of increased student enrollments in conjunction with infill growth and intensification; and,
- iv) the explicit integration of school accommodation needs into the in-force policy documents and corresponding approval process.

The four premises above are consistent with and seek to advance the Council resolution of May 22. These principles should be translated into official plan policy in areas of high intensification and growth pressure.

Recently, the City’s Planning and Growth Management Committee considered OPA 405 being an amendment to update the Yonge-Eglinton Secondary Plan (YESP) following the Midtown in Focus planning process. The proposed YESP includes strong policy support for:

- i) complete communities including community service facilities as an important element of complete communities;

- ii) the appropriate integration of development timing and/or phasing along with the provision of community service facilities; and,
- iii) the use of holding provisions to ensure that adequate infrastructure and community service facilities are provided before development can occur.

In a letter dated June 5, 2018, the TDSB requested that policies and language similar to those incorporated within the YESP be included in OPA 419 and presented at the Community Council meeting on June 6, 2018. The TDSB's detailed requests for policy revisions to OPA 419 and SASP 551 are appended as Schedule A. Many of the policy amendments requested mirror policy language recently forwarded by the City in the Yonge-Eglinton Secondary Plan as well as the newly adopted TOCore Secondary Plan. Such policy recommendations are consistent with or conform to the:

- Provincial Policy Statement, 2014;
- Growth Plan for the Greater Golden Horseshoe, 2017;
- City of Toronto Official Plan policy direction for community service facilities;
- Policy approaches undertaken in other recent planning exercises – specifically the proposed Yonge-Eglinton Secondary Plan and the now Council adopted TOCore Downtown OPA; and,
- the Council directive noted above.

It is further my opinion that OPA 419, as it is currently drafted, is not in conformity with the Growth Plan, 2017 and is not consistent with the Provincial Policy Statement, 2014 ("PPS, 2014").

1. OPA 419 and SASP 551 fail to address Section 2 of the *Planning Act* which requires that planning decisions have regard to the adequate provision and distribution of educational facilities, and to the coordination of planning activities of public bodies.
2. OPA 419 and SASP fail to address the PPS, 2014 sections 1.1.1 (g), 1.1.3.2 (a)(2), 1.6.1, 1.6.3 and 1.6.5 which require co-ordination between municipalities and boards, as well as integration with land use planning to ensure that educational facilities (public service facilities) are provided in a coordinated, efficient and cost effective manner that accommodates both current and projected needs. The PPS requires that when planning authorities identify appropriate locations for intensification and redevelopment they also take into account the availability of suitable existing or planned educational facilities (*public service facilities*) required to accommodate projected needs.
3. OPA 419 and SASP fail to address policies 1.2.1, 2.2.1(a)(iii), 2.2.1.2(c), 2.2.1.4, 3.2.8. of the Growth Plan 2017, which require that planning for public service

facilities, land use planning and investment in public service facilities be coordinated to implement the Growth Plan. Such policies further require the achievement of complete communities through planning for, and expanding access to, public service facilities (which is defined to include schools) and specifically, the availability of public service facilities (schools), which are existing or planned.

Tools to Accommodate Growth - A Holding Provision is Appropriate and Necessary to Phase Growth

Perhaps the most basic and important function of city planning is the process of matching the timing and capacity of basic infrastructure and community services with anticipated levels of growth and intensification. In this regard, educational facilities are regarded as community service facilities which must be provided in tandem with growth to provide for the increased school enrollments that result from that new growth. This concept is enshrined in the requirements of the Planning Act as well as the policy requirements of the Provincial Policy Statement, Growth Plan, City of Toronto Official Plan and most recently, the proposed Yonge-Eglinton Secondary Plan and newly adopted TOCore Secondary Plan.

The City of Toronto Official Plan, proposed Yonge-Eglinton Secondary Plan, and newly adopted TOCore Secondary Plan provide comprehensive and supportive policy for the use of holding by-laws to link the timing of development with the provision of school accommodation.

Holding by-laws linking development approval timing with the provision of school accommodation would conform to the Provincial Growth Plan and City of Toronto Official Plan, and would also be consistent with the Provincial Policy Statement as well as the policy approaches forwarded by the City for the Yonge-Eglinton Secondary Plan and incorporated within the now adopted TOCore Secondary Plan.

The City of Toronto Official Plan sets out the circumstances and uses of a Holding By-law that would implement the City's Official Plan policy directives. The Planning Act requires that Official Plan policies provide direction relating to the use of the holding symbol. The policies in the City Official Plan state that one of the conditions to be met prior to the removal of the holding provision may include "*parks and open space, recreational, and **community service facilities***". Community service facilities are defined earlier in the Official Plan to include publicly funded schools. Policy 5.1.2.2 of the Official Plan further includes phasing of development as a rationale for a holding provision.

The City of Toronto Official Plan provides specific direction and enables the use of holding by-laws to address the provision of schools and the phasing of development to

ensure school space is provided in tandem with new development. A holding by-law that managed the rate of growth of new housing units in a manner designed to match the location, size and configuration of school accommodation would conform to and implement the City of Toronto Official Plan.

The 'reasonableness' of a holding condition is a matter that has been tested. A condition requiring the agreement of a school board that school accommodation requirements can be addressed is appropriate from a land use planning perspective. It would have substantial precedent in virtually identical conditions of draft approval through the subdivision process in greenfield development. As a result, the policy amendments requested by the TDSB in relation to the use of a Holding Provision with OPA 419 and Site and Area Specific Policy 551 are both appropriate and represent good planning.

Yours truly,

LEHMAN & ASSOCIATES INC.

A handwritten signature in black ink, appearing to be 'R. Lehman', with a stylized flourish above the first letter.

Robert Lehman, F.C.I.P., R.P.P.



Toronto District School Board

PLANNING DIVISION

Daniel Castaldo

Senior Manager, Planning

Work: (416) 338 4471

Email: daniel.castaldo@tdsb.on.ca

7 May 2018

VIA EMAIL ONLY: Elizabeth.SilvaStewart@toronto.ca

Etobicoke Civic Centre
399 The West Mall
Toronto, ON M9C 2Y2

Attention: Ms. Elisabeth Silva Stewart
Community Planner, City Planning Division, Etobicoke York District

Dear Ms. Silva Stewart:

**Re: Bloor West Village Avenue Study
High Park Apartment Neighbourhood Area Character Study (Site Area Specific Policies)**

The Toronto District School Board 'TDSB' is pleased to provide draft policy language that addresses the needs of public education in the Bloor West Village and High Park Study areas.

As the TDSB has expressed through the Community Services and Facilities review for both the Bloor West Village Avenue Study and High Park Apartment Neighbourhood Area Character Study, there is a critical shortage of capacity to accommodate elementary enrolment growth within these areas. Any future residential development only exacerbates the existing situation at local schools. The TDSB is suggesting a policy framework to address both the existing shortage of space as well as future accommodation needs in an explicit and comprehensive manner. We are of the opinion that such a policy direction aligns with a recent motion of the City's Planning and Growth Management Committee, which stated, in part:

City Council direct the Chief Planner and Executive Director City Planning, in consultation with other divisions including Parks, Forestry and Recreation, Social Development, Finance and Administration and Real Estate Services, to support the Toronto District School Board and the Toronto Catholic District School Board in advancing planning for school facilities facing growth-driven enrollment pressures in areas targeted for growth.

As such, we would ask that the following policies identified below be included within the plan for the Bloor West Village Avenue Study and High Park Apartment Neighborhood Character Area Study. These policies are consistent with the recent motion adopted at the May 2, 2018 Planning & Growth Management Committee meeting, and set an appropriate context while providing potential solutions to accommodation pressures.

The policies are:

Public elementary educational facilities in the High Park area are currently significantly over capacity. All development applications will be required to demonstrate, in conjunction with the School Boards, how new educational facilities can be provided to meet existing and new demands for pupil accommodation.

and:

Residential development will be phased to ensure the adequate provision and distribution of educational facilities, as an integral element of a complete community, serving local needs. The determination of the long term need for educational facilities will be based on a comprehensive understanding of the potential for redevelopment through intensification and infilling in the High Park area. A holding by-law may be used to ensure that satisfactory arrangements regarding the adequate local provision and distribution of educational facilities have been made.

The draft policies now state:

At the time of development approvals, the City will coordinate the requirements of school boards and community service facilities with landowners to identify possible locations for small scale schools and community facilities. Development agreements that incorporate these will form part of the approval process.

Our opinion is that it is more appropriate that the school accommodation needs are dealt with comprehensively, and not on a site-by-site basis. The policy also only speaks to "small scale schools" and thus should be modified. We think that as an alternative a broader policy could read:

The City will coordinate the requirements of school boards and community service facilities to identify possible locations for schools and community facilities in the context of a comprehensive understanding of long term needs.

We believe that the explicit integration of school accommodation needs into the in-force policy documents and corresponding approval process is an asset to appropriately plan for the intensification of Toronto's neighborhoods. The recommended policies are consistent with the parent Official Plan direction of related to community services and facilities, as well as the Infrastructure and Complete Community policies of the provincial Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement.

We have also provided some minor edits to the combined draft policy document, attached.

Kind Regards,



Daniel Castaldo
Senior Manager, Planning
Strategy and Planning, Toronto District School Board

c: Allison Reid, Senior Urban Designer, City of Toronto
Susan Kitchen, Planner, Strategic Initiative, Policy & Analysis, City of Toronto
Andrew Gowdy, System Planning Officer, TDSB
Dawne Jubb, Senior Legal Counsel, Municipal and Land Planning, TDSB
Erica Pallotta, Land Use Project Manager, TDSB



February 17, 2017

Mr. Philip Carvalino, Planner
City of Toronto Planning Division
Etobicoke Civic Centre
2 Civic Centre Court
Toronto, ON M9C 5A3

Dear Mr. Carvalino:

**Re: Zoning Amendment Application 16 271597 WET 13 OZ
1213763 Ontario Incorporated
35 High Park Avenue**

Upon review of the above circulated application, please be advised that projected accommodation levels at local schools warrant the use of warning clauses on site and in agreements of purchase and sale, as a result of the cumulative impact arising from all development in the school's attendance area.

The status of local school accommodation should be conveyed to potential purchasers as well as communicated to the existing community to inform them that children from new development will not displace existing students at local schools. In addition, alternative arrangements will be identified consistent with optimizing enrolment levels at all schools across the Toronto District School Board. At this time, the schools anticipated to serve the development are unknown.

As such, the Board requests the following as a condition of approval:

That the applicant/developer enter into an agreement to erect and maintain signs, at points of egress and ingress of the development site, advising that;

"The Toronto District School Board makes every effort to accommodate students at local schools. However, due to residential growth, sufficient accommodation may not be available for all students. Students may be accommodated in schools outside this area until space in local schools becomes available.

For information regarding designated school(s), please call (416) 394-7526."

These signs shall be to the Board's specifications and erected prior to registration or the issuance of any building permit.

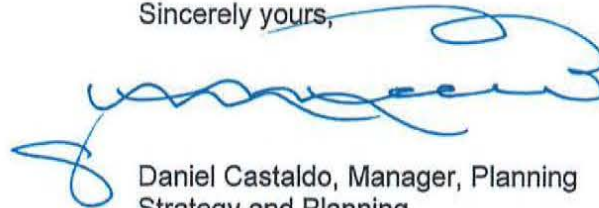
That the applicant/developer agree in the Servicing and/or Development agreement, or in a separate agreement between the School Board and the Developer, to include the following warning clauses in all offers of purchase and sale of residential units (prior to registration of the plan and for a period of ten years following registration), that;

"Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be locally available for all students anticipated from the development area and that students may be accommodated in facilities outside the area, and further, that students may later be transferred.

Purchasers agree for the purpose of transportation to school, if bussing is provided by the Toronto District School Board in accordance with the Board's policy, that students will not be bussed home to school, but will meet the bus at designated locations in or outside of the area."

Despite these provisions, the Board reserves the right to change this status at any time without further notice. If you have any questions regarding this matter, I can be reached at (416) 338-4471.

Sincerely yours,



Daniel Castaldo, Manager, Planning
Strategy and Planning
Toronto District School Board

- c. Robin Pilkey, Trustee, Ward 7
Andrew Gowdy, Chief Planning Officer, Strategy and Planning
Thor Plaxton, Educational Planning Officer
Sandra Tondat, Superintendent
Tracy Hayhurst, Superintendent
Jennie Petko, Principal, Keele St PS
Lorraine Linton, Principal, HumberSide CI
Carla Kisko, Associate Director, Finance & Operations
Erica Pallotta, Land Use Project Manager, Strategy and Planning

February 17, 2017

Mr. Philip Carvalino, Planner
City of Toronto Planning Division
Etobicoke Civic Centre
2 Civic Centre Court
Toronto, ON M9C 5A3

Dear Mr. Carvalino:

**Re: Zoning Amendment Application 16 269597 WET 13 OZ
M Park Place Corp
111 Pacific Avenue, 255 Glenlake Avenue & 66 Oakmount Road**

Upon review of the above circulated application, please be advised that projected accommodation levels at local schools warrant the use of warning clauses on site and in agreements of purchase and sale, as a result of the cumulative impact arising from all development in the school's attendance area.

The status of local school accommodation should be conveyed to potential purchasers as well as communicated to the existing community to inform them that children from new development will not displace existing students at local schools. In addition, alternative arrangements will be identified consistent with optimizing enrolment levels at all schools across the Toronto District School Board. At this time, the schools anticipated to serve the development are unknown.

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That the applicant/developer agree in the Servicing and/or Development agreement, or in a separate agreement between the School Board and the Developer, to include the following warning clauses in all offers of purchase and sale of residential units (prior to registration of the plan and for a period of ten years following registration), that;

"Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be locally available for all students anticipated from the development area and that students may be accommodated in facilities outside the area, and further, that students may later be transferred.

Purchasers agree for the purpose of transportation to school, if bussing is provided by the Toronto District School Board in accordance with the Board's policy, that students will not be bussed home to school, but will meet the bus at designated locations in or outside of the area."

Despite these provisions, the Board reserves the right to change this status at any time without further notice. If you have any questions regarding this matter, I can be reached at (416) 338-4471.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Daniel Castaldo".

A blue circular stamp or mark, possibly a seal or a decorative element, located to the left of the printed name.

Daniel Castaldo, Manager, Planning
Strategy and Planning
Toronto District School Board

- c. Robin Pilkey, Trustee, Ward 7
- Andrew Gowdy, Chief Planning Officer, Strategy and Planning
- Thor Plaxton, Educational Planning Officer
- Sandra Tondat, Superintendent
- Tracy Hayhurst, Superintendent
- Jennie Petko, Principal, Keele St PS
- Lorraine Linton, Principal, Humberside CI
- Carla Kisko, Associate Director, Finance & Operations
- Erica Pallotta, Land Use Project Manager, Strategy and Planning

