

Date: April 5, 2012
To: Members of the Etobicoke York Community Council
From: Councillor Mark Grimes
Subject: Toronto District School Board Former Alderwood Collegiate Site – designated surplus by TDSB

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SUMMARY:

The approximately 3.4 hectare Toronto District School Board (TDSB) Alderwood Collegiate Institute (300 Valermo Drive) was declared surplus in June 2011.

Toronto Lands Corporation (TLC), an agency of TDSB, underwent their prescribed process offering the site to other public agencies between September and December 2011. No interested candidates resulted from that process. The site is now up for sale with an expected closing date of April 30, 2012.

As part of the surplus process, TLC hosted two community meetings. Both meetings were well attended and a number of concerns were expressed by local residents regarding the future development of the lands. In particular, concerns were raised that the site would be developed with townhouses at a density higher than the existing neighbourhood.

The site is designated *Neighbourhoods* in the Official Plan and zoned Third Density Residential (R3) in the former City of Etobicoke Zoning Code. The R3 zone category permits single detached, semi-detached, duplexes and triplex dwelling units with minimum lot frontage (width) requirements of 12 metres, 9 metres and 6.5 metres respectively.

RECOMMENDATIONS:

1. Etobicoke York Community Council advise prospective developers of the site of its desire to achieve a development that meets the following criteria:
 - i. development should be for single detached dwellings with development standards in accordance with the existing R3 zoning development standards;
 - ii. new public roads should intersect with Valermo Drive directly opposite existing roads (Treeview Drive and Goa Court); and
2. Etobicoke York Community Council request City Planning to work with prospective developers to achieve a development in accordance with the above.

Date: April 11, 2012

Thank you, in advance, for your consideration of this request.

Sincerely,



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