



**Steve Shaw, Executive Officer, Facility Services, Sustainability and Planning**  
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June 26, 2018

Mayor John Tory & City Council Office of the Mayor  
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100 Queen Street West  
Toronto, ON M5H2N2

Marilyn Toft, Secretariat  
12th Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Re: City Council Meeting - Item CC43.13 Ward 22**  
**2161 Yonge Street**  
**Zoning Amendment Application Limited**  
**Request for Direction Regarding Appeal to LPAT File No. PL171269**  
**2161 Yonge Street Limited ("Developer")**  
**TDSB Request for Consideration in Proposed Terms of Settlement**

The Toronto District School Board ("TDSB") understands that applications for a zoning by-law amendment and site plan approval for a development at 2161 Yonge Street has been appealed to the Local Planning Appeal Tribunal ("LPAT" or "Tribunal").

A pre-hearing conference has been scheduled for **July 19, 2018**. The TDSB has advised the developer that the TDSB would be seeking a party status at this hearing and outlined its issues briefly. However, it is our understanding that the City is considering a confidential settlement proposal at its upcoming meeting which starts today. TDSB staff are not aware of any of the terms of settlement.

The lands are located within Yonge-Eglinton Secondary Plan Area and more specifically located just inside the southern boundaries of the Eglinton Centre. As you are aware, this is an area that is under extreme pressure in terms of being able to provide local accommodation for students projected from this and other proposed developments.

To that end, the TDSB respectfully requests that City Council consider and support the TDSB and include in any settlement proposal with the Developer or submission to the LPAT, the following direction to the City Solicitor:

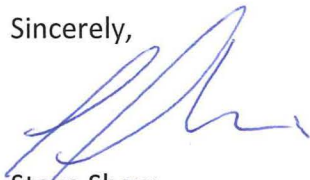
*"In the event that the Local Planning Appeal Tribunal allows the appeal in whole or in part, City Council direct the City Solicitor to request the Local Planning Appeal Tribunal to withhold the issuance of any Order(s) on the Zoning By-law Amendment appeal for the subject lands pending confirmation of the adequacy of public school capacity to accommodate students generated from the development for the Director of Education, Toronto District School Board".*

This clause is pursuant to instructions from the TDSB Board of Trustees and is consistent with the policies in the proposed Yonge-Eglinton Secondary Plan. This language mirrors that which was approved by City Council in its directions to Staff for item TE31.14 at its April 24, 2018 meeting regarding another proposed development in this community at 1925-1951 Yonge Street, 17-21 Millwood Road and 22 Davisville Avenue, and in its direction to Staff for item CC41.8 at its May 22, 2018 meeting regarding 39, 41 Roehampton and 50 Eglinton Avenue.

The purpose of the Holding Provision or withholding a Tribunal Order granting approval to the planning instruments needed for development is to ensure that the phasing of growth and the provision of educational facilities occur in tandem. In this instance, withholding the final Order would further ensure that any settlements with other Parties do not prejudice consideration of the issues raised by the TDSB.

Thank you for your consideration of this matter.

Sincerely,



Steve Shaw  
Executive Officer  
Facility Services, Sustainability and Planning

cc. Josh Matlow, City Councillor  
Sherry Laskin, TDSB Trustee  
2161 Yonge Street Limited