



**Steve Shaw, Executive Officer, Facility Services, Sustainability and Planning**  
5050 Yonge St., 5<sup>th</sup> Floor Toronto, ON M2N 5N8  
Telephone: (416) 393-8780 Fax: Tel: (416) 393-0889

July 20, 2018

Mayor John Tory  
Office of the Mayor  
City Hall, 2<sup>nd</sup> Floor  
100 Queen Street West  
Toronto, ON M5H 2N2

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

His Worship Mayor Tory and Members of Council:

**RE: ITEM CC44.26 Consideration by Toronto City Council at its July 2018 Meeting, 25 St Dennis - Zoning By-law Amendment Application - Request for Direction Report  
TDSB Request for Additional Directions to Staff**

The proposed development that would be permitted by the Zoning By-law Amendment and Site Plan application is located directly across the street from the Toronto District School Board's (TDSB) Grenoble Public School and is also located in this school's catchment area.

The TDSB's analysis of pupil yields applicable to this proposal projects that approximately 150 new JK to Grade 6 students will be generated. The growth stemming from this application and another recently filed for 770 Don Mills Road would result in approximately 3,000 new residential units. This level of growth has not been anticipated in the area, in part because of the existing level of relatively high density residential dwellings. The TDSB cannot currently support a proposed development that will add an additional 150 elementary students to a catchment area that is already significantly overcapacity.

After its review of the development applications with respect to the proximity of its lands, the TDSB has some concerns with potential adverse impacts on its school and operations from the proposed organization of the site. The TDSB is also concerned to eliminate any safety or other adverse impacts on its operation of Grenoble Public School resulting from the construction of any development at that location.

It is the position of the TDSB that the development applications in their current form do not comply with Provincial or City policies, summarized below. For these reasons, the TDSB sought and was granted party status at the pre-hearing conference held by the Local Planning Appeal Tribunal (LPAT).

The LPAT had originally scheduled a three-week hearing to commence on April 30, 2018; however, after revised applications were submitted the LPAT scheduled Mediation sessions which took place on May 2, 3 and on July 5, 2018. Although the TDSB was an active participant

in these mediation sessions and the developer was receptive to working with the TDSB to address these issues, these matters have still not been resolved.

To that end, the TDSB seeks the support of the City to ensure that the phasing of residential development is coincidental with the adequate provision and distribution of educational facilities, and that its interests are achieved through the approval of conditions for these development applications, and respectfully requests that Council AMEND THE RECOMMENDATIONS PROPOSED TO INCLUDE the following in any settlement proposal or direction provided to staff attending at the LPAT's consideration of these applications:

*“City Council directs the City Solicitor to support the request of the TDSB that:*

- (i) the LPAT withhold the issuance of any Order(s) granting approval of the Zoning By-law Amendment and the Site Plan application for the subject lands pending confirmation from the Toronto District School Board that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the TDSB; and*
- (ii) conditions satisfactory to the TDSB be included in the conditions of site plan approval to be considered by the LPAT, to ensure the safe and secure operation of the Grenoble Public School and to minimize any adverse impacts on TDSB lands and stakeholders through the construction of the proposed development.*

#### ADDITIONAL BACKGROUND

Grenoble Public School already has a large 16 unit port-a-pack on-site which significantly limits the amount of green space on the site and allows no room for an addition or further portables. The school is also used for after school programming, a parenting centre and a child care center and community uses.

There are six schools in the general area, all of which are at or over-capacity. Adjacent elementary schools include Gateway Public School (888 JK-6 students, 91%), and Thorncliffe Park Elementary School (1,482 JK-5 students, 95%). These adjacent schools have significantly large student populations and face the same site constraints as Grenoble Public School. Further, the middle school fed by the junior elementary schools in this area, Valley Park Middle School is also at capacity with 961 students (90% utilization). The capacity issues have already required the TDSB to bus students to other schools outside of the local area. Without adequate local capacity, students generated by new development will not be accommodated by local schools and will need to be bussed, often on lengthy commutes, to other TDSB schools far outside of the local community.

This development does not comply with s. 3.2.8.1 of the Growth Plan 2017, which requires that land use planning and investment in public service facilities (defined to include schools) to be coordinated and s. 1.2.1 which requires that planning achieve complete communities that are designed to support people's needs for daily living throughout their entire lifetime. The guiding principles of the Growth Plan reference the importance of investing in public service facilities such as schools to keep pace with future growth. Otherwise, should development outpace the provision of these community facilities, the objectives of achieving a complete community are not being met.

The proposed development would also not be consistent with s. 1.6.1 of the PPS, 2014, which requires that planning for public service facilities (i.e. schools) shall be coordinated and



integrated with land use planning so that they are available to meet current and projected need. The Province has clearly carved out a path for development to occur in tandem with planning for schools, just as one would consider the provision of adequate servicing. Indeed, section 2 of the *Planning Act* requires decision makers to have regard for the adequate provision and distribution of educational facilities so the Province is clearly intending accommodation issues to be part of the land use planning process.

To that end, the TDSB is confident that it would succeed in requesting the LPAT to withhold its order granting approvals until the LPAT has been advised by the Toronto District School Board that satisfactory arrangements regarding the provision and distribution of educational facilities have been made. The TDSB would agree to issuance of the LPAT order when, for example, the TDSB has studied the area and identified an appropriate site for a new elementary school or has secured a suitable interim solution to accommodate students locally. The TDSB has a variety of processes and tools to assess and provide adequate accommodation, which it has honed through years of experience in responding to development pressures, and the City should be assured that the TDSB is well equipped to engage with the proponent and the LPAT in respect of issuance of the LPAT's order.

Although the TDSB is still hopeful that a negotiated resolution may be possible, we are seeking support from the City in the event that resolution of these issues is required to proceed to a full hearing before the LPAT.

If you have specific questions regarding this correspondence, please contact Daniel Castaldo (Senior Manager, Planning) at (416) 338-4471 or [Daniel.Castaldo@tdsb.on.ca](mailto:Daniel.Castaldo@tdsb.on.ca) or Dawne Jubb (Senior Legal Counsel) at 416-395-4222 or [Dawne.Jubb@tdsb.on.ca](mailto:Dawne.Jubb@tdsb.on.ca).

Yours truly,



Steve Shaw  
Executive Officer  
Facility Services, Sustainability and Planning

Cc: Councillor Jon Burnside, City of Toronto  
Mark Flowers, Lawyer to Applicant  
Gerri Gershon, Trustee, Ward 13  
Ken Lister, Trustee, Ward 17  
Dan Castaldo, Senior Manager  
Andrew Gowdy, System Planning Officer  
Joyce Kwong, Educational Planning Officer  
David Paltser, Educational Planning Officer  
Ian Allison, Superintendent  
Marc Sprack, Superintendent  
Carlene Jackson, Associate Director, Operations and Service Excellence  
Erica Pallotta, Land Use Project Manager, Strategy and Planning  
Dawne Jubb, Senior Legal Counsel, Municipal Land Use Planning

