



Steve Shaw, Executive Officer, Facility Services, Sustainability and Planning
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July 20, 2018

Mayor John Tory
Office of the Mayor
City Hall, 2nd 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 44.2
2161 Yonge Street - Zoning Amendment Application - Request for
Direction (Ward 22)
TDSB's Request for Additional Directions to Staff

The Toronto District School Board (TDSB) does not support this application, as indicated in our letter to City Planning dated August 17, 2017 and attached hereto for your reference.

The TDSB anticipates that approximately 13 new elementary students will be generated from the proposed development at 2161 Yonge Street. The proposed development is within TDSB Ward 11 and is within the Eglinton Jr. PS catchment area. Eglinton Jr. Public School is currently overcapacity at 113% (i.e. as of June 2018, Eglinton Public School was overcapacity by 110 students) and does not have sufficient space on site to allow portables or an expansion. In fact, all elementary schools within the local Yonge-Eglinton area are experiencing overcapacity issues.

By 2021, based upon the current available data, there will be at least a shortfall of approximately 500 students that cannot be accommodated by local schools. 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 the local community.

The TDSB does not support a proposed development that will add an additional 13 elementary students to a catchment area that is significantly overcapacity. The

cumulative impact of over 50 developments within the area will result in an unsustainable accommodation pressure that cannot be addressed within existing local TDSB schools.

In our opinion, this development does not comply with s. 3.2.8.1 of the Growth Plan, 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 is also not 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.

Section 2 of the *Planning Act* requires decision makers to have regard for the adequate provision and distribution of educational facilities. The Province is clearly intending accommodation issues to be part of the land use planning process.

It is the position of the TDSB that the development application in its current form does not comply with Provincial Policy and, for this reason, the TDSB sought and was granted party status at the pre-hearing conference of the Local Planning Appeal Tribunal (LPAT).

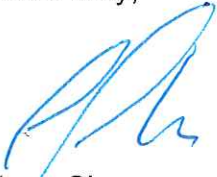
To that end, the TDSB seeks the support of the City in the LPAT approval process to ensure that the phasing of residential development coincides with the adequate provision and distribution of educational facilities, by adopting the following resolution in respect of the development application for 2161 Yonge Street:

*That City Council **DIRECT** the City Solicitor to support the request of the TDSB that 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*

*That City Council **DIRECT** the City Solicitor to ensure that any settlement documentation in respect of the appeals now before the LPAT is consistent with the foregoing resolution, and will enable the City of Toronto to support the TDSB at an LPAT hearing of the appeals if the applicant challenges the appropriateness of withholding the LPAT order.*

Thank you again for your ongoing support of the TDSB. 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 or Dawne Jubb (Senior Legal Counsel) at 416-395-4222 or dawne.jubb@tdsb.on.ca.

Yours truly,



Steve Shaw
Executive Officer
Facility Services, Sustainability and Planning

Cc: Josh Matlow, Councillor, City of Toronto
Shelley Laskin, Trustee, Ward 11
Dan Castaldo, Senior Manager
Andrew Gowdy, System Planning Officer
Joyce Kwong, Educational Planning Officer
Ian Allison, 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

Encl.



August 17, 2017

Mr. Alex Teixeira, Planner
City of Toronto Planning Division
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mr. Teixeira:

**Re: Zoning Amendment Application 17 186503 STE 22 OZ
2161 Yonge Street Limited/Tribute Communities
2161 Yonge Street**

The Toronto District School Board 'the Board' does not support the approval of this application for development at this time.

This application located in a community that is experiencing residential intensification and population growth that is presenting a challenge to accommodate future students, particularly at Eglinton Jr. PS. At the present time, based on the data available, the Board has determined that there is insufficient space at the local schools to accommodate the students anticipated from the proposed development. As such, the Board cannot support the approval of this application until or unless it can be demonstrated that the future students attributed to this development can be accommodated.

This community is the subject of the City's Midtown in Focus Study. This study will provide population growth targets which will ultimately frame the long-term urban structure and growth strategy for the broader community. Once this portion of the study is completed and these figures are shared with the Board, Board staff will have the data it requires to inform an accommodation study to determine how students will be accommodated over the long-term. Based on the information from City staff we anticipate that this can be completed by the end of 2017.

Given that adequate and reasonable local accommodation is not currently available for students, nor can it be fully and accurately forecasted at this time, it is our opinion that the intent of the City's Official Plan and Yonge-Eglinton Secondary Plan are not being met. Specifically, Section 3.2.2 of the City's Official Plan emphasizes the need for coordinated planning efforts to maintain and improve existing CS&F, and promote new ones in areas experiencing growth. It also acknowledges that schools are an integral community resource. Section 2.18 of the Yonge-Eglinton Secondary Plan requires that community service facilities will be delivered in a timely manner in order to provide the social infrastructure required to support additional growth in the Yonge-Eglinton Secondary Plan area.

As such, the Board requests the following as conditions 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 at the same time or soon after the City of Toronto signage regarding the notice of application.

That the applicant/developer agree in the Servicing and/or Development agreement and any Section 37 agreement registered on title, 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) and in any lease agreements of 12 months or more, and if appropriate, the Condominium Declaration, that;

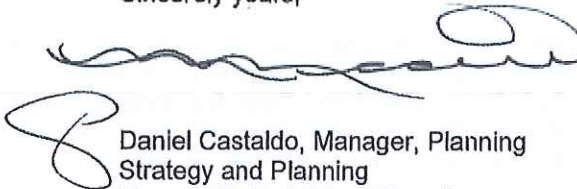
"Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be locally available for all students anticipated from the development area and that students may be accommodated in facilities outside the area, and further, that students may later be transferred.

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."

The Board further requests to be notified on all further public notices, appeals and other matters with respect to this application.

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. Shelley Laskin, Trustee, Ward 11
Andrew Gowdy, System Planning Officer
Joyce Kwong, Educational Planning Officer
Ian Allison, Superintendent
Stevan Ivancevic, Principal, Eglinton Jr PS
Ian Wilson, Principal, Hodgson Sr PS
William Mack, Principal, North Toronto CI
Angelos Bacopoulos, Associate Director, Facilities, Sustainability and Employee Services
Erica Pallotta, Land Use Project Manager, Strategy and Planning
Dawne Jubb, Senior Legal Counsel, Municipal Land Use Planning