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VIA EMAIL ONLY: [etcc@toronto.ca](mailto:etcc@toronto.ca)

Chair and Members of Etobicoke York Community Council  
Etobicoke Civic Centre  
399 The West Mall  
Toronto, ON M9C 2Y2  
Attention: Rosemary MacKenzie

Dear Sirs:

**Re: TDSB Comments**  
**Bloor West Village Avenue Study**  
**EYCC, Item 31.5 June 6, 2018**

The need for the Bloor West Village Avenue Study (the "BWVA Study") was precipitated by the strong redevelopment interest in the area with both the number and scale of development applications increasing over recent years. Council directed that City staff undertake the BWVA Study to provide recommendations for changes, if necessary, to the planning framework for the study area. The final consultant report and recommendations for this study have now been released.

The Toronto District School Board ("TDSB") as identified that there is a critical shortage of capacity in local elementary schools to accommodate an increased in enrollment of students within the Bloor West Village/High Park Apartment Neighbourhood Area. Schools in the area are already at or over capacity and will be challenged to accommodate the population growth associated with the proposed intensification.

The TDSB is pleased to provide comments on the final consultant report for the Bloor West Village Avenue Study. In general terms, the comments of the TDSB are premised on:

- recognizing the role of schools in contributing to a complete community within neighbourhoods;
- the need for a comprehensive approach to managing the impact of numerous development applications for intensification within an area;
- the timely accommodation of increased student enrollments in conjunction with infill growth and intensification; and,

- the explicit integration of school accommodation needs into the in-force policy documents and corresponding approval process.

The TDSB places great priority on ensuring that future growth and community service facilities (schools) are coordinated in a comprehensive manner. As such, the TDSB is of the view that it is important that any studies, policy modifications and Council directives accurately frame this need and provide strategies to address this issue. The BWVA Study acknowledges the priority placed on this in the City's Official Plan:

*Other key Official Plan policies relevant to the Study Area include the following:*

- *Community Services and Facilities policies addressing the City's goals and objectives for providing adequate and equitable access to a full range of social infrastructure in established and growing neighbourhoods. Community services and facilities should be included in all significant private sector development, through incentives and public initiatives, and share use of service facilities is encouraged. Strategies for providing new facilities or improving existing community services should be developed in areas experiencing major growth or change."* (Chapter 3, Page 20)

The TDSB is equally supportive of the final Guiding Principle articulated in the BWVA Study to "Improve Infrastructure, Community Services and Facilities" as follows:

*Principle: Coordinate the introduction of new development in the Study Area with the provision of community services and facilities...*

*One of the aspects most impacted by an increase in population is the provision of community services and facilities. As redevelopment occurs, the City and school boards are required to maintain an adequate level of service provision, as outlined in Section 3.2.2 of the Official Plan. Within the Bloor West Village Avenue Study Area few opportunities exist to introduce new facilities, so improvements will need to take place more broadly in the community."* (Chapter 5, Page 46)

The BWVA Study makes 4 key recommendations in relation to the provision of educational facilities within the study area:

- R111 *Schools should be planned to keep pace with changing needs by maximizing existing infrastructure and co-locating services, in community hubs where possible; and*
- R112 *Depending on the amount and pace of growth, there may be the need to evaluate options to meet the needs of elementary students. This evaluation*

*could include consideration of alternative delivery models such as satellite schools;*

*A Site and Area-Specific Policy ("SASP") should be established for the Study Area to implement land use policies resulting from the Avenue Study. SASP policies should include:*

*IR12 Identification of Community Services and Facilities priorities to be monitored and addressed through development;*

*IR14 Identification of implementation tools to enable improvements to the public realm including parks and open spaces, and to community services and facilities such as:*

- Capital City funding*
- Parkland acquisition and/or cash-in-lieu of parkland pursuant to Section 42 of the Planning Act; and*
- Improvements to the public realm adjacent to private development secured through Site Plan Agreements."*

While the TDSB is supportive of the recommendations of the BWVA Study, it would like to see an overall strengthening of planning policies and implementation mechanisms relied upon to provide educational facilities within the Bloor West Village/High Park area. This includes but is not limited to:

- A stated policy goal to provide community service facilities in a timely manner and that are commensurate with the timing and phasing of growth;
- Stated policy objectives to: (1) plan for community service facilities in a comprehensive, coordinated manner versus on a site-by-site basis; and (2) that development will not be permitted to outpace the provision of community service facilities, and will not proceed until such a time as the necessary community service facilities to support development is provided;
- Greater, more detailed policy support for:
  - (1) The establishment of satellite schools;
  - (2) Colocation of community service facilities within private developments such as the integration of schools within mixed use buildings or within the podiums of higher density residential building forms;
  - (3) Temporary community service facilities; and
  - (4) Shared multi-use facilities such as parks, libraries, and gymnasiums;
- Phasing of residential development to ensure the adequate provision and distribution of educational facilities, as an integral element of the local community including a

- requirement that on-site community service facilities be provided as part of the first phase of development;
- Requirements of the development approval process that 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;
- Use of a holding by-law adequately phase development and to ensure that satisfactory arrangements regarding the adequate local provision and distribution of educational facilities have been made;
- Stated policy mandate for the City to help coordinate the requirements of school boards and community service facilities to identify possible locations for schools and community facilities in high growth areas; and,
- Greater policy support for creative funding solutions to provide for educational facilities.

Thank you in advance for your consideration. If you have specific questions please feel free to contact Daniel Castaldo, Senior Manager, Planning at (416) 338-4471 or at [daniel.castaldo@tdsb.on.ca](mailto:daniel.castaldo@tdsb.on.ca).

Kind Regards,



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