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VIA EMAIL ONLY: pgmc@toronto.ca

Attention: Nancy Martins, Secretariat
Chair and Members
Planning and Growth Management Committee
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Chair and Members of the Committee:

**Re: TDSB Request for Adoption of Additional Recommendation
City of Toronto Official Plan Amendment 405 (OPA405)
Yonge-Eglinton Secondary Plan - Midtown in Focus,
PGM Committee, Item PG30.4, Ward 16, 22, 25, 26**

The Toronto District School Board (TDSB) is pleased to participate in the Yonge-Eglinton Secondary Plan (YESP) process and would like to thank the City for the meaningful engagement opportunities that the TDSB was provided throughout the process and the additional consultation period. The Board appreciates and values those opportunities.

The TDSB endorses the importance of building complete communities and the significance of schools as a key community service facility within those communities. The YESP characterizes schools as community service facilities, which are further defined as infrastructure. Accordingly, the TDSB strongly supports the policies within the proposed YESP that further these policy objectives.

Most importantly, the TDSB is very supportive of the YESP policies that require that infrastructure and community service facilities be provided commensurate with development and that development not outpace the provision of those facilities. Accordingly, the TDSB strongly supports the policies within the proposed YESP that further these policy objectives.

This is a position that is reinforced by Provincial policy and the recent decisions of the Local Planning Appeal Tribunal (LPAT) which in a recent decision ruled that the capacity of local schools to accommodate population growth and the redistribution of students to be a legitimate planning issue.

As expressed in earlier TDSB correspondence on this matter, there is a critical shortage of capacity in local elementary schools to accommodate an increased enrolment of students within the YESP Area.

Elementary schools in the area are already operating at or over capacity and will be challenged to accommodate the projected future population growth within the local area.

In this regard, the TDSB does believe the policies of the YESP can be improved with minor additions to better address the critical shortage of the capacity at the local elementary schools. The TDSB suggested additions to Sections 2, 5, and 6 of the YESP as set out in Schedule A to the TDSB letter of June 6 2018 and again appended to this letter.

Further, the TDSB continues to have concerns with Maps 21-9 and 21-10 that form part of the YESP. The issues are outlined in the June 6, 2018 letter and in Schedule A. To date, the TDSB has been unable to secure some time with the appropriate City staff to discuss its limited concerns and proposed critical amendments to these two Maps. As such, the TDSB respectfully requests that the approval of these two Maps be deferred until there has been sufficient time to adequately consult with City staff to determine if there is a mutually beneficial resolution to the issues.

The TDSB therefore respectfully requests that the Planning and Growth Management Committee adopt the following additional recommendation:

- *City Council direct the Chief Planner and the Executive Director, City Planning, in consultation with other divisions and the with the TDSB, to consider and where deemed appropriate by the Chief Planner, incorporate the comments and proposed policy amendments as set out in Scheduled A regarding YESP Sections 2, 5 & 6 attached to the letter from the TDS dated June 6, 2018 and that consideration and approval of Maps 21-9 and Map 21-10 be deferred to allow for further consultation.*

Thank you in advance for your consideration. If you have any questions or comments, please contact Daniel Castaldo, Senior Manager, Planning, Strategy and Planning at (416) 338-4471 or at daniel.castaldo@tdsb.on.ca.

Kind Regards,



Steve Shaw
Executive Officer
Facility Services, Sustainability and Planning

Cc: Robin Pilkey, Chair, TDSB

SCHEDULE 'A'

Submissions of the Toronto District School Board YONGE-EGLINTON SECONDARY PLAN (YESP or OPA 405)

Section 2

- 2.1.1 Not all areas within the Secondary Plan area will experience the same levels of intensification. The intensity of development, building types, heights and land uses are set out in this Plan to ensure that:
- c) development does not exceed the capacity of physical infrastructure, green infrastructure or community service facilities; and

Introduce a new Section 2.1.2 and renumber subsequent policies accordingly:

2.1.2 Public elementary educational facilities in the Yonge-Eglinton Secondary Plan Area are currently significantly over capacity. 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 student accommodation.

- 2.2.2 Development will not be permitted to outpace the provision of infrastructure and community service facilities, and will not proceed until such a time as the necessary infrastructure and community service facilities to support development is provided.

Section 5

- 5.3.46 A minimum 12.5 metre separation distance will be required between the tower portion of a tall building and the closest lot line of a neighbouring school property.

Section 6

- 6.2 Community service facilities will be provided in a timely manner to:
- i) support and be commensurate with growth; and
 - ii) so as not to place additional burdens on existing community service facilities in the area where capacity may not exist.

Introduce a new Section 6.3 and renumber subsequent policies accordingly:

6.3 Community service facilities may be permitted to be integrated with private developments; such community service facilities may be located in standalone buildings or be incorporated within new and/or existing buildings.

- 6.8 Development that is phased should include required on-site community service facilities as part of the first phase of development.

Introduce a new Section 6.12 and renumber subsequent policies accordingly:

6.12 The City will coordinate the requirements of school boards and community service facilities to identify possible locations for schools and community facilities in the context of a comprehensive understanding of long term needs.

Mapping (Deferral Requested – PGMC July 5, 2018)

- Map 21-9 – removal of conceptual midblock connections identified as travelling through or in close proximity to Northern Secondary School, Hodgson Middle School and Davisville Junior Public School
- Map 21-9 – removal of the proposed new public road adjacent to the John Fisher Junior Public School
- Map 21-10 - removal of Hodgson Middle School and Northern Secondary School as 'Properties with Potential Cultural Heritage Value'.