



October 9, 2019

Etobicoke York Community Council  
Etobicoke Civic Centre  
Main Floor, 399 The West Mall  
Toronto, ON M9C 2Y2

**Attn: Rosemary MacKenzie, Administrator**

Dear Sirs/Mesdames:

**Re: Sherway Area Secondary Plan  
The West Mall  
City Ward 3: Etobicoke-Lakeshore  
TCDSB Trustee Ward 4**

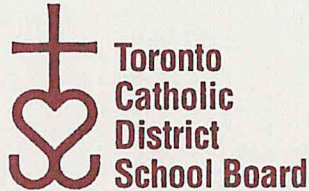
The Toronto Catholic District School Board (TCDSB) has reviewed the proposed Sherway Area Secondary Plan Final Report scheduled to be considered at Etobicoke Community Council on October 10, 2019. With respect to the Sherway Area Secondary Plan, the TCDSB has been involved in consultations since the commencement of community services and facilities (CS&F) planning in 2014. Under the comprehensive CS&F review, it was estimated that the Sherway Area would grow by an approximate 13,000 residents contained within 6,500 development units.

The TCDSB anticipates that a site will be required to accommodate students generated from residential intensification anticipated in the Sherway Area Secondary Plan.

The TCDSB determined an accommodation need within this area through CS&F planning beginning in 2014 until the publishing of the final CS&F report in 2016. The CS&F report recommended that opportunities for school developments be identified early in the planning process, well in advance of development applications or expressions of interest by landowners or developers. This would occur through collaboration with developers facilitated by the City at or before the pre-application consultation phase of the development approvals process.

In June 2019, the TCDSB submitted comments further indicating **a need for a school site within the Sherway Area Secondary Plan**. The TCDSB is eligible to levy education development charges within EDC area CE01, which encompasses the Sherway Area Secondary Plan, toward the acquisition of land for both an elementary and a secondary school based on existing service levels and need.

The TCDSB looks forward to continued consultation opportunities with respect to local area facilities and associated services levels. Following ongoing discussions with City staff, the TCDSB looks forward to addressing student accommodation needs through the precinct planning process



or other policies that will guide residential intensification in the Sherway area. This process will be triggered through the submission of development applications for large land holdings within the secondary plan area.

The TCDSB will continue to assert its interests through the submission of comments in response to circulated development applications. The TCDSB remains interested in liaising with planning staff and the development community through the pre-application consultation stage of the development approvals process.

Sincerely,

Regards,

A handwritten signature in black ink that reads "Michael Loberto". The signature is fluid and cursive.

Michael Loberto  
Superintendent, Planning and Development Services  
Toronto Catholic District School Board