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A subsidiary corporation of the TDSB



November 1, 2019

Chair and Members of North York Community Council
 North York Civic Centre
 Main Floor, 5100 Yonge Street
 Toronto, ON M2N 5V7

Chair and Members of Committee:

**Re: ITEM NY.10.2 North York Community Council – November 5, 2019
 Final Report - Laird in Focus - City Initiated Official Plan Amendment**

The Toronto Lands Corporation (TLC), a wholly owned subsidiary of the Toronto District School Board (TDSB), incorporated in 2008, now manages and has been appointed by the TDSB to be responsible for all real estate, land use planning, leasing and partnership matters.

TLC recognizes the City's efforts in developing a planning framework that will provide direction on appropriate building heights, massing, transportation connections, arrangement of open spaces, and the community services and facilities required to support development in this area of the City. We have expressed our interest and have actively participated in the Laird in Focus Study, attending technical and public meetings, as well as providing formal comments to City staff, including the letters sent on July 26, 2019 and October 11, 2019.

The proposed Site and Area Specific Policy 568 (SASP 568), facilitates significant population increase in this area. City staff are projecting that approximately 3,700 new units will be built within the study area. As a result of current residential intensification and future population growth, the TDSB is already experiencing and will continue to experience pupil accommodation pressures, primarily at local elementary schools. The TDSB and TLC are actively reviewing development applications and accommodation matters along the Eglinton Avenue corridor, and are engaged in all the major planning studies in the area.

Student Accommodation Concerns

The Laird in Focus Study Area falls within the attendance area of Rolph Road Public School for JK to Grade 6 students and Bessborough Jr. & Sr. PS for Grade 7-8 students. Rolph Road Public School is currently over capacity at 114% utilization with four portables on site. Bessborough Jr. & Sr. PS is also overutilized at 122% utilization with three portables on site. To mitigate enrolment pressures, the TDSB considers accommodation strategies such as boundary changes, grade changes, program relocations/augmentation, and student redirections, factoring in pupil yields for known development applications. To that effect, recently completed developments in the Rolph Road Public School attendance area (35 Brian Peck Crescent, 130-160 Vanderhoof Crescent, 2-80 Aerodrome Crescent, and 1-12 Thomas Elgie Drive) have already been redirected to Bennington Heights Elementary School, which is currently operating over capacity at 223% utilization with seven portables on site.

TLC staff are aware that there are some concerns in the community in regards to capacity in local schools, and their ability to accommodate the expected growth in the area. A study reviewing the long-term accommodation requirements in the Laird in Focus Study Area and the strategies addressing these requirements will be required to be undertaken, which involves an extensive public consultation process and ultimately TDSB Board of Trustee approval. Although at this time, the TDSB does not anticipate requiring a new school within (and/or to serve) the

Laird in Focus Study Area, it is important for SASP 568 to include policy to help ensure that future development proposals are phased to align with the adequate provision of school accommodation to serve the Laird in Focus Study Area.

Planning Policy Objectives

TLC believes in the importance of the adequate provision of infrastructure and community services, in particular schools, to ensure a complete community is achieved. To ensure that the TDSB has adequate time to undertake the required accommodation review study and prioritize deploying accommodation strategies to align with development timelines, TLC requests adding the following policy to SASP 568, under the Community Services and Facilities Section, as follows:

To support the achievement of a complete community, development should be phased to ensure that adequate provision of school accommodation is available to service development. When considering rezoning applications for proposed residential development, the Toronto District School Board will be consulted and the City may consider securing appropriate conditions of approval to ensure that satisfactory arrangements regarding adequate local provision of public school facilities have been made.

The proposed policy addition is premised on the following four principles:

- a) recognizing the role of schools in contributing to a complete community within neighbourhoods;
- b) the need for a comprehensive approach to managing the impact of numerous development applications for intensification within an area;
- c) the timely accommodation of increased student enrollments in conjunction with infill growth and intensification; and,
- d) the explicit integration of school accommodation needs into the in-force policy documents and corresponding approval process.

The proposed policy framework is similar to language used elsewhere in the City experiencing accommodation pressures. We strongly believe it reflects the overarching planning principles and builds on provincial/municipal policy direction. For example, Section 2 of the *Planning Act* provides that Council, in carrying out its responsibilities under the *Planning Act*, shall have regard to matters such as the orderly development of safe and healthy communities, the adequate provision and distribution of educational facilities, and the coordination of planning activities of public bodies.

Section 3.2.8.1 of the Growth Plan 2019 requires that land use planning and planning/investment in public service facilities (defined to include schools) be coordinated and section 1.2.1 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 2019 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.

Section 1.6.1 of the Provincial Policy Statement, 2014 (PPS) 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 City of Toronto Official Plan recognizes the importance of access to community services and facilities, such as schools. Specifically, section 3.2.2 provides that "Preserving and improving access to facilities in established neighbourhoods and providing for a full range of community services and facilities in areas experiencing major or

incremental physical growth, is a responsibility to be shared by the City, public agencies and the development community.”

Request of Council

TLC seeks the support of City Council in including the aforementioned proposed policy within SASP 568 to help ensure that future development proposals are phased to align with the adequate provision of school accommodation to serve the Laird in Focus Study Area.

We ask of Council to adopt the following resolutions in respect of its decision on the Final Report - Laird in Focus - City Initiated Official Plan Amendment:

X. THAT, City Council amend the Official Plan Amendment (SASP 568), for the Laird in Focus lands attached as Attachment 2 to the report (October 17, 2019) from the Director, Community Planning, North York District by adding the following Site and Area Specific Policy in Section 12, Community Services and Facilities:

“To support the achievement of a complete community, development should be phased to ensure that adequate provision of school accommodation is available to service development. When considering rezoning applications for proposed residential development, the Toronto District School Board will be consulted and the City may consider securing appropriate conditions of approval to ensure that satisfactory arrangements regarding adequate local provision of public school facilities have been made.”

Thank you again for your ongoing support of the TDSB and TLC. If you have specific questions regarding this correspondence, please contact Bianca MV Bielski (Senior Manager, Land Use Planning) at (416) 393-0582 or bbielski.tlc@tdsb.on.ca.

Yours truly,



Daryl Sage

Chief Executive Officer

Cc. John Malloy, Director of Education, TDSB
Robin Pilkey, Chair, TDSB
Rachel Chernos Lin, Trustee, Ward 11, TDSB
Jaye Robinson, City Councillor, Ward 15
Gregg Lintern, Chief City Planner
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