



September 22, 2020

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attn: Nancy Martins, Secretariat

Dear Members of the Planning and Housing Committee:

**Re: Item PH16.2
Christie's Planning Study City - Initiated Proposed Secondary Plan and
Zoning By-law and Official Plan Amendment - Status Report
City of Toronto Ward 3
TCDSB Trustee Ward 4**

The Toronto Catholic District School Board (TCDSB) has reviewed the status report, draft Official Plan Amendment #506 for the Christie Secondary Plan, Christie's Zoning By-law and Draft Urban Design and Streetscape Guidelines, attachments 1,2,3 & 4 respectively scheduled for consideration by the Planning and Housing Committee on September 22, 2020.

The TCDSB is supportive of the City and First Capital's efforts in developing a planning framework that establishes a vision including a complete community for the Christie Study Area. The TCDSB has been involved in Christie Planning Study consultations since the submission of the development application in October 2019, including the proposal resubmission dated May 2020. Throughout the development approvals process, the TCDSB has maintained; through written submissions and meetings, that a school site is required to accommodate students generated from residential intensification from the Christie Secondary Plan and surrounding area.

The TCDSB is pleased to see the conceptual inclusion of a future TCDSB school within draft Official Plan Amendment #506, as well as mention in the status report within Block 3 of the proposal and; envisioned as moving forward in phase 3 of the development at which point the school will be secured by the TCDSB.

Policy 8.6 of OPA #506 for the Christie Secondary Plan speaks to a minimum of 9,400 square meters of space on the first two floors of the building for elementary school space purposes, which includes the co-location of certain facilities (i.e. Gymnasium etc.) to be shared between both schools. The TCDSB is supportive of the space provided within the development as it satisfies the need for an appropriately sized elementary school to accommodate current and future students in the area. However, the TCDSB has potential concerns with how co-location of certain facilities may create programming issues between schools.



The TCDSB is generally supportive of Policy 8.7 and 8.8 of OPA #506 which speak to outdoor play space adjacent to schools, contingent on being able to secure a shared use agreement. The TCDSB would like to continue to work with the City Planning and Parks divisions to secure a future shared use agreement for use of the public park during school hours as play space. The TCDSB is of the opinion that the allocated rooftop/terrace play space for the proposed school is insufficient for student play space and will therefore require access the adjacent park for school use.

The TCDSB is supportive of all sub policies under policy 8.9 speaking to school site design and principles. This includes the school having prominent pedestrian entrances, below grade school bus loading zones and the need for play space/public park space to be located adjacent to the school.

As mentioned in previous comments the TCDSB is eligible to levy education development charges in the Christie Secondary Plan Area toward the acquisition of land and accommodation opportunities for an elementary school based on existing service levels and need.

The TCDSB is appreciative of the ongoing dialogue and feedback from First Capital and the City throughout the process of the Christie Secondary Plan including First Capital and the City's work to address the concerns identified through multiple meetings and written submissions from the TCDSB throughout the process. The TCDSB would like to continue to work with both First Capital and the City of creating a catholic school presence in this vibrant and fast growing complete community in south Etobicoke.

Thank you again for this opportunity to provide feedback as the Christie Secondary Plan progresses to final approval. Should you require additional information regarding our comments, please contact Tomasz Oltarzewski, Supervisor of Planning at tomasz.oltarzewski@tcdsb.org

Regards,

A handwritten signature in black ink, appearing to read "Michael Loberto".

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

Cc: Nicholas D'Urzo – Acting Senior Coordinator, Development Services
Barbara Leporati – Senior Coordinator, Planning Services
Adam Brutto – Senior Manager of Planning & Admissions