

June 18, 2019

Scarborough Community Council  
Scarborough Civic Centre  
3rd floor, 150 Borough Drive  
Toronto, ON M1P 4N7

Dear Chair Karygiannis and Members of Scarborough Community Council:

**Re: SC15.1 Golden Mile Secondary Plan – DRAFT Secondary Plan Policies (UPDATED)**

The Toronto Lands Corporation (TLC) is a wholly owned subsidiary of the Toronto District School Board (TDSB), responsible for all land use planning, real estate and leasing matters on behalf of the TDSB. TLC has reviewed the Golden Mile Draft Secondary Plan Policies set out in Attachment 2 to the Golden Mile Secondary Plan Study – Status Report, scheduled for consideration by Scarborough Community Council on June 19, 2020.

TLC continues to recognize the City's efforts in developing a planning framework that will establish a long-term vision for the Golden Mile Secondary Plan Area. TLC acknowledges and appreciates the ongoing opportunities to provide feedback on how the Golden Mile community's need for local schools can be supported through the Secondary Plan. TLC is generally supportive of the Draft Secondary Plan Policies and looks forward to continuing to work with the City, as well as local landowners and residents – current and future, to ensure that the identified need for a local Junior Kindergarten to Grade 8 TDSB elementary school of approximately 500 pupil places is addressed and that the school is part of the Golden Mile's complete community.

In reviewing the updated Draft Secondary Plan Policies, TLC appreciates the City's work to address some of the concerns identified in our February 24, 2020 letter to City staff.

TLC's review also identified that the current Draft Secondary Plan Policies can still benefit from language that provides for the exemption of schools from density calculations. The current change to Sect. 4.16 (a), which now allows for community service facilities owned and/or operated by "...a non-profit community agency [to be] exempted from the calculation of gross floor area" is vague and may not be seen to include schools within this clause. The specific and intentional inclusion of the term "public schools" in this policy would serve as an incentive for developers to include school space within their proposals and would contribute towards the TDSB being able to secure the required school space within the Secondary Plan Area. This approach has been taken in other areas of the City, including in North York, as set out in the policies of the North York Centre Secondary Plan.

TLC has begun meeting with landowners in the Golden Mile area in an effort to secure a Junior Kindergarten to Grade 8 elementary school on one of their sites. Ensuring that there is appropriate flexibility within the Draft Secondary Plan Policies is key to supporting this process. In discussions with landowners, TLC aims to demonstrate how a potential school could operate within the context of their development proposal. The effective use of exterior space immediately surrounding the school is critical, both for safe arrival and departure of students and staff, as well as for the logistical and maintenance requirements of the school.

In addition, the effective use of exterior space immediately surrounding the school is key in any future TDSB school's relationship with adjacent parks or open spaces. Policies within the Draft Secondary Plan could provide additional support to the inclusion of a new elementary school within the Study Area by providing flexibility in the use of building setbacks that maximizes a school's ability to use the open space directly adjacent its physical building. Specifically, allowing schools to locate a play space or related hardscaped area within the setback could be identified as an example of "elements that provide enhancements to the public realm" within Sect 7.11. Such an addition to the Draft Secondary Plan Policy could serve as an incentive to landowners the TDSB enters into discussions with and could provide a smooth physical design transition between the associated residential building and the City-owned park.

Thank you again for the opportunity to provide our feedback throughout this process. We would be pleased to meet and further discuss these proposed recommendations with City Planning staff.

If you have any questions regarding this matter, please contact Paul Nichols, Intermediate Planner at [pnichols.tlc@tdsb.on.ca](mailto:pnichols.tlc@tdsb.on.ca).

Sincerely,



Daryl Sage  
Chief Executive Officer  
Toronto Lands Corporation

- c David Smith, TDSB Trustee, Ward 17
- Parthi Kandavel, TDSB Trustee, Ward 18
- Anita Cook, Senior Manager, Real Estate, TLC
- Bianca MV Bielski, Senior Manager, Land Use Planning, TLC
- Yvonne Choi, Manager, Land Use Planning, TLC
- Paul Nichols, Intermediate Planner, TLC
- Emily Caldwell, Project Lead, City of Toronto Planning Division