



January 7, 2020

Chair and Members of the Toronto & East York Community Council  
City of Toronto  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Chair and Members of Committee:

**Re: Item TE12.3  
Toronto & East York Community Council – January 8, 2020  
Application for Zoning By-law Amendment  
299 Glenlake Avenue  
File No. 18 172305 WET 13 OZ**

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.

As stated in our letters dated July 11, 2018, March 8, 2019 and September 16, 2019, and in a meeting with City staff on November 26, 2019, the High Park area is experiencing significant residential intensification and population growth that is presenting critical accommodation challenges at all local schools. Any new residential development, including this application, only exacerbates the existing accommodation pressures particularly at Keele Street Public School, which is currently the assigned elementary school. Based on the data available at this time, TLC in consultation with TDSB staff have determined there is insufficient capacity at Keele Street Public School to accommodate students anticipated from this proposed development.

The TDSB has established a timeline for developing a long-term accommodation strategy to address growth in the High Park area that is intended to achieve sufficient local elementary school accommodation by September 2024. This is a process that involves feasibility analyses of extensive options, public consultation, and approval by the Board of Trustees. This timeline also incorporates TDSB's current system-wide Secondary School review and French programs review, which will potentially help relieve enrolment pressures in the High Park area.

Provincial and City of Toronto policies recognize public service facilities, including schools, as an integral community resource to achieving complete communities. Policies state that the provision of public service facilities must be taken into account when identifying locations for future growth, addressing not only the capacity of public service facilities required to accommodate current and future needs, but also the orderly progression of development and the timely provision of public service facilities in conjunction with that growth. These policies include: 1.1.1.g, 1.1.3.2.a, 1.1.3.3, 1.1.3.7.b of the Provincial Policy Statement, 2.2.1.2.c.iv and 3.1 of the Growth Plan (2019), and 3.2.2 and 3.2.2.1.c of the City of Toronto's Official Plan.

It is TLC's position that the timing of development should be aligned with the provision of pupil accommodation at local schools, with occupancy no earlier than September 2024, in line with TDSB's High Park area accommodation strategy. Despite our concerns, City staff are recommending approval of this application without addressing the significant accommodation pressures in the area.



In the event Community Council supports approval of this item on January 8, 2020 to permit occupancy prior to September 2024, the City must convey the status of local school accommodation to potential purchasers and to the existing community to inform them that students from new development may be accommodated outside of the area and that new students will not displace existing students at local schools. As such, TLC requests that the following pre-approval conditions be included in the subsequent site plan agreement:

1. The Owner shall erect and maintain signs, at points of egress and ingress of the development site, advising that:

"The Toronto District School Board (TDSB) makes every effort to accommodate students at local schools. However, due to residential growth, sufficient accommodation may not be available for all students. Students may be accommodated in schools outside this area until space in local schools becomes available.

For information regarding designated school(s), please call (416) 394-7526."

These signs shall be to TLC's specifications.

2. The Owner shall include the following warning clauses in all offers of purchase and sale/lease/rental/tenancy agreements of residential units:

"Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be available in the neighbourhood schools for all students anticipated from the development area. Students may be accommodated in school facilities outside the neighbourhood or students may later be transferred to other school facilities. For information regarding designated school(s), please call (416) 394-7526.

Purchasers agree that for the purpose of transportation to school, if bussing is provided by the Toronto District School Board in accordance with the TDSB's bussing policy, students will not be bussed from their home to the school facility, but will meet the bus at designated locations in or outside of the area."

Furthermore, TLC requests that recommendation 4.I in the Final Report be amended as follows:

The owner agrees to the inclusion of warning clauses ~~and signage required by~~ of the Toronto Catholic District School Board ~~and the Toronto District School Board~~ in the conditions of site plan approval and subsequently within any agreements of purchase and sale or tenant lease agreements for the proposed units to the satisfaction of the Chief Planner and Executive Director, City Planning.

Staff would be pleased to discuss our concerns and potential solutions with the applicant and/or further with City staff.

Information on the Secondary School and French Program reviews can be found on the following websites:

- <https://www.tdsb.on.ca/High-School/Secondary-Program-Review>
- <https://www.tdsb.on.ca/Community/Public-Consultations/French-Review>

If you have any questions regarding this matter, please contact Amar Singh, Senior Planner at 416-393-0630 or at [asingh.tlc@tdsb.on.ca](mailto:asingh.tlc@tdsb.on.ca).



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A subsidiary corporation of the TDSB



Sincerely,

A handwritten signature in black ink, appearing to read 'Daryl Sage', is written over a light blue horizontal line.

Daryl Sage  
Chief Executive Officer  
Toronto Lands Corporation

c. Robin Pilkey, TDSB Trustee, Ward 7  
Bianca MV Bielski, Senior Manager, Land Use Planning, TLC  
Yvonne Choi, Manager, Land Use Planning, TLC

Amar Singh, Senior Planner, TLC  
Elisabeth Silva Stewart, Senior Planner, City of Toronto  
Dan Castaldo, Senior Manager, Planning, TDSB

