

October 8, 2021

Chair and Members of the Etobicoke York Community Council
Etobicoke Civic Centre
399 The West Mall
Toronto, ON M9C 2Y2

Chair and Members of Committee:

Re: ITEM EY27.1
Etobicoke York Community Council – October 12, 2021
375-385 The West Mall
Application to Amend the Zoning By-law
Planning Application Number: 19 252363 WET 02 OZ

Toronto Lands Corporation (TLC) is a wholly owned subsidiary of the Toronto District School Board (TDSB), managing all real estate, leasing and land use planning matters on behalf of the TDSB.

TLC understands that staff are recommending approval of a zoning by-law amendment to allow for a mixed-use development, consisting of 14- and 28-storey buildings connected by a 6-storey base building, containing a total of 641 residential units, commercial uses and land dedication for a portion of a future east-west road along the southern portion of the lot. The subject site is located immediately west of the TDSB's West Education Office site at 1 Civic Centre Court (see Appendix A below). The West Education Office is a purpose-built administration office for more than 650 TDSB staff, the largest employer of all TDSB sites.

TLC does not support this application in its current form. As expressed in our letters to City staff dated February 14, 2020, October 29, 2020 and April 20, 2021, and in our oral submission at the community consultation meeting held on October 21, 2020, the proposed development should include a north-south road allowance to support the City's vision for a new public north-south road in this area.

Schedule 2 of the City's Official Plan (The Designation of Planned but Unbuilt Roads) identifies a new public road link from Eva Road (approximately 131 metres east of eastern limit of The West Mall) to Civic Centre Court. Schedule 2 does not identify the alignment of the new link at Civic Centre Court. Through development applications, the City has already secured the road alignment to the south of these lands, shared between property owners of 361 The West Mall, 4-6 Eva Road and 10 Eva Road.

In a meeting with TLC staff on June 9, 2020, City staff advised that the road is currently not being contemplated on any part of the subject site, but rather entirely through the TDSB lands. City staff advised that they had considered several north-south road alignment options (including options that cut through the existing TDSB office building) and did not think that a road along the applicant's property was feasible. City staff also recommended that TLC retain a transportation consultant to evaluate the road alignment options presented by the City. As a result, TLC retained LEA Consulting to conduct this work. LEA Consulting concluded that there is a feasible road alignment option that would allow for the contemplated road to be shared between both the subject site and the TDSB's site. In a subsequent meeting with City staff on September 30, 2020, LEA Consulting shared this road alignment with City staff; however, it was opposed by staff in discussions.

The TDSB and TLC have no plans to redevelop the 1 Civic Centre site at this time. Should the TDSB consider future redevelopment options at this location, the future road alignment options contemplated by the City effectively sterilizes a portion of the TDSB property.

Rather than the proposed 6-metre wide private laneway along the eastern edge of the subject site, TLC submits that the City should use this opportunity to secure a 9.25-metre wide road allowance (half of an 18.5-metre right of way) through this application process. This would result in a 50/50 share in road dedication, which is common practice between abutting landowners and similar to what the City arranged on the lands to the south.

If you have any questions regarding this matter, please contact Yvonne Choi, Manager of Land Use Planning at ychoi.tlc@tdsb.on.ca.

Yours truly,



Daryl Sage
Chief Executive Officer
Toronto Lands Corporation

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APPENDIX A

