



April 22, 2021

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 PH 22.1
Christie's Planning Study - City-Initiated Secondary Plan and Zoning By-law
and Urban Design and Streetscape Guidelines - Final Report
City of Toronto Ward 3
TCDSB Trustee Ward 4**

The Toronto Catholic District School Board (TCDSB) has reviewed the final report and supporting documentation for Official Plan Amendment #506 for the Christie Secondary Plan, Christie's Zoning By-law and Urban Design and Streetscape Guidelines, scheduled for consideration by the Planning and Housing Committee on April 22, 2021.

The TCDSB is supportive of the City and First Capital's efforts, vision and overall objectives in developing a final planning framework that includes complete communities as part of the Christie Study Area. The TCDSB has been involved in Christie Planning Study consultations since submission of the original development application in October 2019, including the proposal resubmission in May of 2020 and final resubmission in March of 2021. 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 within the surrounding area.

The TCDSB is pleased to see the inclusion of a future TCDSB school within the final Christie Secondary Plan located within Block 3 of the development and is eager to continue working with First Capital and the City to build a future thriving Catholic elementary school in this rapidly expanding area of the City.

The TCDSB is supportive of the Christie Secondary Plan prescribing 8,800 square meters of space on the first two floors of the development to elementary school purposes.

As mentioned in previous comments, staff will 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 maintains that the allocated rooftop/terrace play space for the proposed



school does not sufficiently meet the needs for student play space and will also require access to the adjacent park for use during school hours.

The TCDSB is appreciative of the work First Capital and the City have done throughout the process of the developing the final Christie Secondary Plan including First Capital and the City's work to address previous concerns identified. Staff will continue to work with both First Capital and the City to bring a Catholic elementary school presence to this area of south Etobicoke.

Thank you again for this opportunity to provide feedback on the final Christie Secondary Plan. 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 cursive script that reads "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