

July 7, 2022

By E-Mail to nycc@toronto.ca

North York Community Council
City of Toronto
Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Julie Amoroso, Committee Secretariat

Dear Chair James Pasternak and Members of Community Council:

**Re: North York Community Council – July 8, 2022
Agenda Item NY34.5
Yonge Street North Planning Study - City-Initiated Official Plan Amendment - Final Report**

Toronto Lands Corporation (TLC) acts on behalf of the Toronto District School Board (TDSB) in all land use planning, real estate and leasing matters. TLC has reviewed the proposed Official Plan Amendment 615 (OPA 615), including the Yonge Street North Secondary Plan and has the following comments.

TLC supports the City's inclusion of policies related to schools within OPA 615. Prior to the public release of the draft policies, TLC provided comments to City Planning staff on proposed policies to further support local schools as a component of complete communities, the need for coordination of development timing with school accommodation, and the consideration of innovative approaches to the delivery of schools, including partnership opportunities.

Draft Policies 7.7 and 7.9 generally contain these broad concepts, however, as drafted, they are directed solely at school boards. The policy objectives cannot be achieved without the collaboration of the development community and the City. As such, the policy language should be revised to reflect that shared responsibility. The City of Toronto Official Plan, Section 3.2.2 notes that "Preserving and improving access to facilities in established neighbourhoods and providing for a full range of community services and facilities in areas experiencing major or incremental physical growth, is a responsibility to be shared by the City, public agencies and the development community" (emphasis added).

As TLC continues to actively seek out potential partnership opportunities around the City, we welcome policy language that will encourage and help facilitate those innovative opportunities to deliver local school accommodation.

Appendix 1 to the letter sets out the modified policy language proposed by TLC, and reflect language contained in other recent Council approved / endorsed secondary plans and policy documents. TLC respectfully requests that the recommendations of Item NY34.5 be amended to include the policy modifications proposed by TLC, or in the alternative, that City staff meet with TLC to further discuss revised language prior to Council consideration of OPA 615.

Thank you for your consideration.

Sincerely,



Daryl Sage
CEO
Toronto Lands Corporation

- c. Guy Matthew, Community Planning, City of Toronto
- Victoria Fusz, Community Planning, City of Toronto
- Susan Kitchen, SIPA, City of Toronto
- Deanna Chorney, SIPA, City of Toronto
- Bianca MV Bielski, Director of Planning, TLC
- Yvonne Choi, Manager, Land Use Planning, TLC
- Matt Bagnall, Intermediate Planner, TLC
- Dan Castaldo, Senior Manager, Planning, TDSB



Appendix: Proposed Modifications to Yonge Street North Secondary Plan

Draft Policy Language	TLC/TDSB Proposed Policy Language
<p>7.7. Schools should be planned to keep pace with changing needs by maximizing existing infrastructure and co-locating services, in community hubs where possible; and depending on the amount and pace of growth, there may be the need to evaluate options to meet the needs of elementary students. This evaluation could include consideration of alternative delivery models such as satellite schools.</p>	<p>7.7 The timing and phasing of new development shall have consideration to the availability of appropriate community services and facilities, including school accommodation, to provide for complete communities.</p> <p>Innovative approaches for providing the required community infrastructure will be explored, including shared use of schools, vertical integration of community infrastructure in mixed-use buildings, and/or the co-location of multiple services and facilities to create community hubs.</p>
<p>7.9 The School Boards will monitor growth and evaluate their ability to accommodate future enrolment growth based on enrolment projections and utilization rates. Where possible, the school boards should consider potential partnership opportunities, as they arise, should there be a need to address future accommodation concerns.</p>	<p>7.9 School boards will monitor growth and evaluate their ability to accommodate future enrolment growth within the Secondary Plan Area based on enrolment projections and utilization rates. In reviewing applications for residential use, the City will consult with School Boards to confirm the ability of local schools to accommodate future enrolment growth.</p> <p>Where possible, new development should consider potential partnership opportunities with school boards, as they arise, should there be a need to address future accommodation concerns.</p>