

June 30, 2023

Nancy Martins
Planning & Housing Committee Secretariat
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Chair Bradford and Members of the Planning and Housing Committee:

**Re: Planning and Housing Committee, July 5th, 2023
Agenda Item PH5.3, Our Plan Toronto: Recommendations on Seventy Employment Area Conversion
Requests and Chapter 7 Site and Area Specific Policy Review – Final Report**

Conversion Request 047 - 38 Orfus Road

Toronto Lands Corporation (TLC) acts on behalf of the Toronto District School Board (TDSB) in all land use planning, real estate and leasing matters. In this capacity, TLC has submitted to the City an employment land conversion request in relation to 38 Orfus Road for 'Mixed Use Areas' designation; the property currently includes Yorkdale Secondary School, Yorkdale Adult Learning Centre and Start Right Child Care Centre. City planning staff have recommended within their assessment that the property be maintained as 'General Employment Areas' designation. TLC is writing to express disagreement with City planning staff's assessment and request Planning and Housing Committee's support for TLC's conversion request.

The mission of TLC is to ***"unlock the potential of TDSB properties for the benefit of students, staff and communities"***. In line with this mission, TLC's core principles include:

- TDSB lands will be preserved as public assets to the greatest extent possible
- Continuous modernization of TDSB schools strengthens the public education system
- Maximizing TDSB land value extends beyond the financial and is to include community and social value

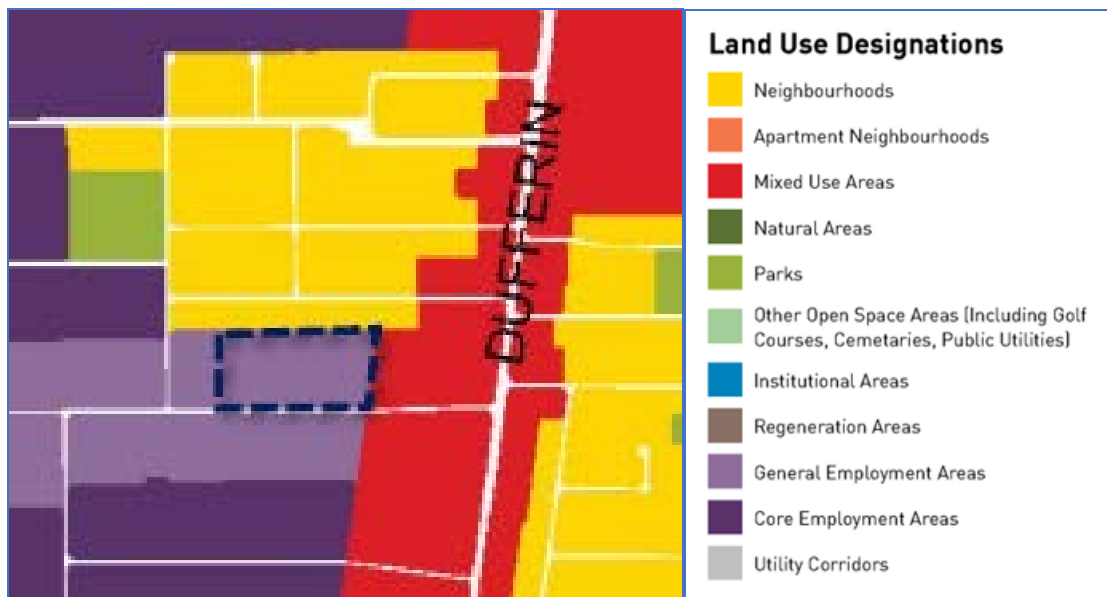
The City's recently adopted work plan for the Housing Action Plan 2022-2026 includes leveraging public land to increase the supply of housing. TLC wrote to Council expressing our support for the Plan (see Appendix A), and specifically the action to:

"Work with School Boards – advance real estate redevelopment strategies to intensify school sites, providing community centres and modernized education facilities alongside market and affordable housing." (Report for Action (P&HC) – A Housing Pledge for the City of Toronto, April 13, 2023)

The conversion of 38 Orfus Road from an 'Employment' designation would provide a basis for TLC to further explore opportunities for this site. This may be through seeking innovative redevelopment initiatives, through community planning and partnerships, providing community hub opportunities, and delivering modern learning spaces within a mixed-use development. It is not the intention of the TDSB to vacate the property, but to secure modernization opportunities for the future, preserving the property as a public asset to the greatest extent possible.

A conversion on this property would be appropriate for reasons set out below and in the various technical submissions filed July 28, 2021:

- The property is on the periphery of the area of employment, abutting residential uses ('Neighborhoods' designation) to the north and retail uses ('Mixed Use Areas' designation) to the east (see Official Plan Map below). The employment area to the south and east consists mainly of wholesale/outlet retail ('General Employment Areas'), rather than heavier industry more commonly associated with the 'Core Employment Areas' designation.



Official Plan Land Use Map – 38 Orfus Road Location

- Sensitive uses (school, child care) have existed on the property since at least 1962, therefore additional sensitive uses such as residential will not impact the viability of the employment area.
- The property was designated 'General-Institutional' (not 'Industrial' (Employment)) in the North York Official Plan, suggesting an error when consolidating the current Official Plan.
- The property is not actively contributing to the City's employment lands inventory nor shall it be in the future, as TDSB does not plan on vacating the property. Given abutting sensitive uses, most employment uses would not be permitted in any case.
- Any mixed-use redevelopment on the property could include educational uses and opportunities for other community services and facilities, which requirement can be secured through a Site and Area Specific Policy (SASP) for an approved conversion.

To allow for the property's conversion from employment lands, the Motion to Item PH5.3 outlined below (or similar) could be applied. Such a motion would allow for the conversion of 38 Orfus Road to 'Mixed Use Area' through an Official Plan Amendment, the details of which would need to be determined through further discussion between TLC and City planning staff.

Request for Motion

TLC respectfully request that a motion is made to Item PH5.3 as follows:

Motion to Amend Item

To amend recommendation 6. as follows:

6. City Council declare that the Municipal Comprehensive Review (MCR) is concluded, except as it pertains to the following parcels of land:

- Conversion Request 041 for 21 Don Roadway, 30 Booth Avenue, and 375 & 385 Eastern Avenue (East Harbour lands);
- Conversion Request 114 for 301 Rockcliffe Boulevard; ~~and~~
- Conversion Request 070 for 825 Don Mills Road; ~~and~~
- Conversion Request 047 for 38 Orfus Road

I would like to thank you for your consideration of this matter and I hope that a positive outcome can be achieved.

Sincerely,



Daryl Sage
CEO
Toronto Lands Corporation

- c. Mike Colle, City of Toronto Councillor, Ward 8
Shelley Laskin, TDSB Trustee, Ward 8
Gregg Lintern, Chief Planner and Executive Director, City of Toronto
Jeff Cantos, City Planning, SIPA
Bianca MV Bielski, Director of Planning, TLC
Yvonne Choi, Manager, Land Use Planning, TLC
Matt Bagnall, Senior Planner, TLC

December 13, 2022

Appendix A

Delivered via Email Only To: councilmeeting@toronto.ca

Sylwia Przewdziecki, Treasury Board Secretariat
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mayor Tory and Members of Toronto City Council,

RE: CC2.1 2023 Housing Action Plan

I am writing you today as the Chief Executive Officer of the Toronto Lands Corporation (TLC), a wholly owned subsidiary of the Toronto District School Board (TDSB) to express to you our commitment to work with the City of Toronto towards a strategy that modernizes public schools and addresses the goals outlined in the 2023 Housing Action Plan.

The City and the TDSB have a shared history of collaboration, with both of our organizations understanding that by working together we can much more effectively serve our students and all residents of Toronto. The TDSB's mandate for TLC speaks to unlocking the potential of TDSB properties for the benefit of students, staff, and communities; we know that a healthy and supportive learning environment extends beyond the bricks and mortar of a school, and into the communities that these schools serve. Communities are made stronger with expanded options for housing, access to community space and parks, childcare, libraries, and modern and safe schools.

It is incumbent upon us, as stewards of public land, to work together to realize this potential and to find creative and innovative approaches to deliver complete communities to all Torontonians throughout our dynamic city. The TLC looks forward to working with our partners at the City of Toronto to expand our relationship to ensure the viability and livability of Toronto now, and, into the future. By working together, and realizing the potential of our combined public assets, I am confident that the opportunities to serve students and Torontonians are even larger than we might realize.

We look forward to the opportunity of meeting with you and your staff in the New Year.

Sincerely,



Daryl Sage
Chief Executive Officer

cc.

Vic Gupta, Chief Executive Officer, CreateTO

Paul Johnson, City Manager, City of Toronto

Josie Scioli, Deputy City Manager, Corporate Services, City of Toronto

Tracey Cook, Deputy City Manager, Infrastructure & Development Services, City of Toronto

Bianca Bielski, Director of Planning, Real Estate & Leasing, TLC

Ryan Glenn, Director of Real Estate, Leasing & Strategic Partnerships, TLC

Rob Thompson, Head of Corporate Communications, TLC

Brenda Patterson, Chair, Toronto Lands Corporation

Rachel Chernos-Lin, Chair, Toronto District School Board

Colleen Russell-Rawlins, Director of Education, Toronto District School Board

Stacey Zucker, Associate Director, Modernization, Toronto District School Board

Leola Pon, Executive Officer, Legal Services, Toronto District School Board