

October 29, 2024

Planning and Housing Committee
City of Toronto
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Chair Perks and Members of the Committee:

Re: PH16.1 - Housing Action Plan: As-of-Right Zoning for Mid-rise Buildings on Avenues and Updated Rear Transition Performance Standards - Final Report

The Toronto Lands Corporation (TLC) is a wholly owned subsidiary of the Toronto District School Board (TDSB), responsible for all land use planning, real estate and leasing matters on behalf of the TDSB. TLC has reviewed City staff's report on the proposed changes to As-of-Right Zoning for Mid-rise Buildings on Avenues and Updated Rear Transition Performance Standards, scheduled for consideration by Planning and Housing Committee on October 30, 2024.

The report notes that the recommended changes have the potential to unlock an increase of almost 61,000 dwelling units above the approximately 21,500 dwelling units achievable under existing zoning standards. To ensure that the TDSB is able to efficiently plan for and accommodate this growth, we request the following:

Additional estimates/data by area

We have reviewed the mapping of areas subject to the zoning amendments. It would be beneficial to TDSB if the City could provide any further breakdown of the 61,000 units, specifically for each of the affected areas. This would enable the TDSB to specifically consider the impact on their school-by-school enrolment projections and identify which attendance areas would require more focused monitoring and, where necessary, additional TDSB accommodation studies/strategies.

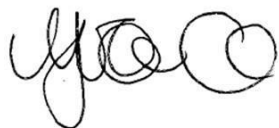
Early notice of potential site plan applications

TLC/TDSB are circulated zoning applications for review and comment, which typically provide the TDSB with a timeframe, several years out, to incorporate student yield estimates into enrolment projections. With the updates to the as-of-right zoning, many of these sites may proceed directly to site plan. With the shorter timeframe, we request that TLC/TDSB be advised early – for example by being invited to attend pre-application consultation meetings.

TLC would be pleased to meet and further discuss our above requests with City staff. In line with the new Provincial Planning Statement directives, we look forward to the continued collaboration with the City to facilitate early and integrated planning for schools to meet current and future needs.



Sincerely,



Yvonne Choi, M.Pl., RPP, MCIP, PMP
Director of Planning
Toronto Lands Corporation

- c. Caroline Samuel, Director (Acting), Zoning and Secretary-Treasurer, Committee of Adjustment, City Planning Division
John Duncan, Senior Planner, Zoning Section, City Planning Division
Deanna Chorney, Manager, Policy, Strategic Initiatives, Policy & Analysis, City Planning Division
Dan Castaldo, Senior Manager, Strategy & Planning, TDSB
Joyce Kwong, Manager, Accommodation Planning, TDSB
Paul Nichols, Senior Planner, TLC