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A subsidiary corporation of the TDSB
Toronto District School Board

May 6, 2025

Sent via Email: phc@toronto.ca

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

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

Re: Planning and Housing Committee, May 8th, 2025
Agenda Item PH21.1 : Official Plan Amendment 804
Proposed Redesignation – 35 Carl Hall Road (Within the Downsview lands)

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 and the TDSB continue to work with City staff and the key stakeholders to plan for new schools within the Downsview lands. OPA 804 includes at section 11 an amendment to the Downsview Secondary Plan (Map 7-3 Land Use Plan) to redesignate certain lands from 'General Employment Areas' to 'Institutional Areas', including 35 Carl Hall Road. The lands are identified within Appendix 2 'City Wide Tiles showing Land Use Redesignations' of the OPA, at Tile 11.

35 Carl Hall Road is located abutting the Downsview West District, where Canada Lands Company (CLC) has submitted applications for zoning by-law amendment and draft plan of subdivision (currently under review) to facilitate a "mixed-use, transit-oriented neighbourhood" containing 8,800 residential units; TLC and CLC are currently progressing discussions regarding options for new elementary school space to serve the District. One option being explored is a stand-alone school at 35 Carl Hall Road, as part of an adaptive re-use project of the existing building and surrounding outdoor space (located adjacent to the District's boundary, south of Carl Hall Road). The redesignation of the property to 'Institutional Areas' would more clearly identify 35 Carl Hall Road as a site where institutional uses, such as educational, health and governmental uses, are intended and permitted within the City's Official Plan.

As such, TLC supports OPA 804, and specifically section 11 and the proposed redesignation of lands within this part of Downsview. An 'Institutional Areas' designation of these lands is appropriate, given the existing and planned uses within this area, including the Centennial College building located at 65 Carl Hall Road, and potential elementary school at 35 Carl Hall Road. I would like to thank you for your consideration of this matter.

Sincerely,

Matt Bagnall, MCIP, RPP
Senior Planner, Land Use Planning
Toronto Lands Corporation

c. Alexandra Lulka Rotman, TDSB Trustee, Ward 5
Yvonne Choi, Director of Planning, TLC