

City-School Boards Advisory Committee

TCDSB Projects in SPA

February 26, 2025 – Issued to City

Status of SPA

School	List of Submissions	Notes
St. John Henry Newman Secondary	May 2020 (original submission) 1 - Nov 6 2020 2 - Feb 11 2022 3 – Oct 14 2022 4 – April 29 2024 5 – October 4 2024 6 – <i>early March 2025</i> <i>**NOAC awaiting revised cost from cost consultant anticipated next week</i>	City planner agreed to issue the NOAC which would list any outstanding departmental issues prior to signing of a Site Plan Agreement. A revised submission is required with quotations for Letters of Credit from a certified quantity surveyor (3 rd party). Quotations for LOC's, requirement in quotation was to have unit rates, which has not been the previous practice. Nearing 5 years in SPA
New Baycrest	April 2022 (original submission) Resubmissions: 1 - June 15, 2023 2 - Dec. 18, 2023 3 – Dec 11, 2024	<ul style="list-style-type: none">- Further discussions with City Engineering are required to finalize if municipal water service pressure is no longer an issue.- City did not support the lay-by proposal – TCDSB has resubmitted with temp. on street parking as PUDO option – transportation recommended- TCDSB received eng. or trans. comments February 24, 2025 from December submission. nearing 3 years in SPA

Bishop Allen Secondary	<p>Feb 3, 2023 (original submission) 1 – April 17 2024</p> <p>Aug 22, 2024 - Received notice of complete submission</p> <p>2 – anticipated March 2025</p>	<ul style="list-style-type: none"> - Comments for the original submission were received <ul style="list-style-type: none"> o Sept '23, Oct '23, Nov '23 - Committee of Adjustment application made Feb 8 2024, hearing held April 11 2024. - Following Notice of Decision a resubmission was made – April 2024 - Determination of legal ownership of street easement. <ul style="list-style-type: none"> - Board staff met with Urban Design, met with RNFP (Ravine and Natural Feature Protection), trying to sort out legal ownership of street easement – remains outstanding. - TRCA Comments received June 12 – TCDSB is required to manage forest in ravine and build slope stabilization as ravines are regulated lands in the City. <p>2 years in SPA</p>
Loretto Abbey	<p>July 2022 (original submission) Resubmissions:</p> <p>1- June 29 2023 2- June 28 2024 3- Sept 16 2024 4- Anticipated end of March 2025</p>	<ul style="list-style-type: none"> - Resubmission could not be made until all the transportation comments were received and clarified <p>Nearly 3 years in SPA</p>
St. Monica	<p><i>New SPA Process</i></p> <ul style="list-style-type: none"> - Meeting with City – Jan 2024 - Pre-Application meeting April 2024 - PAC Follow-up meeting June 25 2024 - PAC meeting 3 Aug 2024 - Received SPA submission list Aug 2024 - Anticipated SPA 1st submission March 2025 - <i>Forecasting NOAC Feb 2026</i> 	<p>All comments must be addressed and submitted to the City prior to making a Site Plan Approval application.</p> <p>TCDSB has resubmitted zoning review due to design update – received revised examiners notice Jan 2024, anticipate hearing in October 2025.</p> <p>The TCDSB has confirmed the ‘public realm’ plan does not significantly affect the operations of the new school. This was initially viewed as a very difficult requirement to be prescribed on this extremely challenging urban site.</p> <p>1+ years</p>

St. Elizabeth	<p>New SPA Process</p> <ul style="list-style-type: none"> - ZAP submitted June 2023 – comments received Oct 2023 (4 months) - Revised ZAP, July 2024 - C of A hearing March 2025 (8 months) - Pre-Application meeting Aug 2023 - Follow-up meeting June 25 2024 - 1st SPA submission – Aug 2024 - 2nd submission – Feb 2025 	<p>Zoning (ZAP) issue – based on 1st ZAP design was adjusted to reduce variances to 1 item, resubmitted for revised ZAP, response letter received July 2024.</p> <p>Submitted for C of A, Aug 2024, hearing planned for Dec 2024. Due to postal strike, rescheduled for Jan 2025. In during review period, City staff determined more variances were required. Hearing deferred, Feb was not possible, now planned for March 2025 with 2 items for variance (one was deemed not required after further discussions with City)</p> <p>City Planning comments were received September 2024</p>
St. Margaret	<p>August 2022 (original submission) Resubmissions 1 - June 21, 2023 2- March 1, 2024 3 – July 4, 2024</p> <p>NOAC – Feb. 4, 2025 Awaiting full SPA following payment of Letters of Credit</p>	<ul style="list-style-type: none"> - Following the passing of Committee of Adjustment, the City found <u>new</u> variances, not identified in the Zoning Review (ZAP) requiring a resubmission to the City for Committee of Adjustment. Nov. 2023. - 2nd Committee of Adjustment meeting anticipated end of August 2024. Application has been made - Significant amount of time lost agreeing to a solution to the pick-up/drop off. Agreement was found to use street parking lane as the PUDO lane – as proposed by TCDSB – the new planner on the file agreed to proposal. <p>2.5 years in SPA</p>
New Buttonwood Elementary	<p>Dec. 2022 (original submission) Resubmissions: 1 - Aug 25, 2023 2- Feb 16, 2024 3- Oct 5, 2024</p> <p>NOAC- Oct 25, 2024 Awaiting full SPA to allow for full permit</p>	<ul style="list-style-type: none"> - new sanitary request in ROW (ECS) - New tactile walking strips in ROW (UD/traffic) - CMP plan edits (ECS) <p>VMD diagrams (traffic) for additional waste truck type</p> <p>nearly 2 years in SPA</p>

Dante Alighieri Secondary School	March 2021 (original submission) Resubmissions 1 - Nov 29 2021 2 - Oct 21 2022 3 - Apr 5 2023 4 - Nov 10 2023 5 - Feb 16, 2024 NOAC - May 15 2024 SPA – Sept 25 2024	Payments for letters of credits are underway. ** However, City has said they are holding the Conditional Permit to start construction until all the payments are made. The payments are a condition of full site plan approval and have not held up any of our previous conditional permits. 3.5 years in SPA
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General Issues and Challenges through SPA:

- **Multiple sets of comments** provided over many months for each submission. Consultant cannot work on the requested revisions until all Planning comments are received to ensure that all revisions are coordinated.
- **Planning comments** between departments are often conflicting and on average are taking **at minimum 4+ months to receive up to 9 months** in some cases.
- **New comments are brought forward as late as the 3rd and 4th re-submission** (eg. engineering, transportation services, and Fire Services departments) which should have been brought up earlier. This adds undue delay and burden on the Boards to revise work that was approved before and deemed acceptable in previous submissions
- **Multiple requests for the same document in multiple formats** by various departments. This reduces reliability of tracking by the principal planner that files were received.
- **Ongoing change in City staff**, requiring the restart in the review of issues that have been resolved.