



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

DEVELOPMENT PROPOSALS, AMENDMENTS AND OFFICIAL PLAN AND BYLAWS

*“You water its furrows abundantly, settling its ridges, softening it with showers, and blessing its growth.”
Psalm 65:10*

Created, Draft	First Tabling	Review
April 30, 2018	May 10, 2018	Click here to enter a date.
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INFORMATION REPORT		

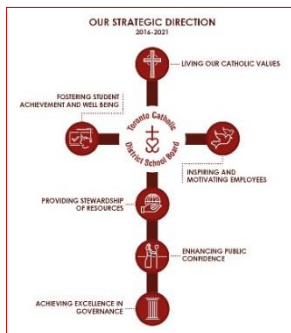
Vision:

At Toronto Catholic we transform the world through witness, faith, innovation and action.

Mission:

The Toronto Catholic District School Board is an inclusive learning community uniting home, parish and school and rooted in the love of Christ.

We educate students to grow in grace and knowledge to lead lives of faith, hope and charity.



- Rory McGuckin
Director of Education

- D. Koenig
Associate Director
of Academic Affairs

- M. Puccetti
(Acting) Associate Director
of Planning and Facilities

- L. Noronha
Executive Superintendent
of Business Services and
Chief Financial Officer

A. EXECUTIVE SUMMARY

In accordance with Policy “A.18 Development Proposals, Amendments of Official Plans and ByLaws” residential development applications are tracked and updated regularly. Students projected from new housing development are incorporated into the annual enrolment projection process.

The purpose of this report is to provide Trustees with the revised development applications protocol and to introduce a **new Interactive Development Tracker** tool to provide Trustees with quick access to demographic information in each ward.

The cumulative staff time required to prepare this report was 26 hours

B. BACKGROUND

Development Application Assessment

1. The TCDSB is a receiving and commenting agency for all development applications submitted to the City of Toronto. These applications are reviewed regularly and are ultimately factored into the Board’s annual enrolment projections.
2. Development proposals are analysed and input is provided to City staff for consideration throughout the application process. TCDSB representatives attend community consultations and presentations organized by City Planning where appropriate.
3. The TCDSB is continually engaged in providing comments on various City of Toronto initiated planning studies including:
 - TOCore
 - Midtown in Focus
 - Laird in Focus
 - Keele Finch Plus
 - Bloor West Village Avenue Study

C. EVIDENCE/RESEARCH/ANALYSIS

Development Tracking

4. Building on current practices to keep Trustees apprised of significant developments, policies and plans in their respective Wards – a new circulation

protocol has been implemented. This will assist Trustees in advocating for their respective school communities.

Communications

5. Planning applications will be made available to Trustees within a week after they are received, Trustees will be updated as new information becomes available. Information shared with the Trustees will include:
 - The address of the proposed development/study
 - A short description of the proposal
 - The local TCDSB elementary or secondary school impacted by the proposed development or study
 - An anticipated student yield generated by the development
6. Significant community meeting notices regarding City-Planning related activities will be circulated to Trustees within a week after they are received. These will include:
 - The original meeting notice
 - Address and time of the meeting
 - Short description of the meeting details
 - The local TCDSB elementary or secondary school impacted

Development City-Wide Statistics

7. In the City of Toronto, there are currently 252,974 development units in the development approvals process for the timeframe 2018 through 2033 (*Appendix 'A'*).
 - Trustee Ward 9 has the most amount of active development applications on file with 264, totalling 102,640 units.
 - Trustee Ward 1 has the least active development applications on file with 7, totalling 731 units.
 - Between 2018 and 2033, Trustee Ward 9 is anticipated to yield the greatest amount of students (1,435) from new development.
 - Between 2018 and 2033, Trustee Ward 1 is anticipated to yield the least amount of students (147) from new development.
8. Student yield factors are developed using: a combination of forecasted development data, demographic trends and historical enrolment yields. Yield factors will vary between City neighbourhoods. The following chart

summarizes development units and the associated anticipated student yield by Trustee Ward over a 5-year period:

Trustee Ward	Total Development Applications Currently on File	Unit Count	Anticipated Student Yield (2018-2022)		
			Elementary	Secondary	Total
<i>1</i>	7	2,015	46	13	59
<i>2</i>	63	22,993	332	370	702
<i>3</i>	15	2,533	118	13	131
<i>4</i>	25	4,604	439	112	551
<i>5</i>	177	45,029	411	167	578
<i>6</i>	14	2,680	80	10	90
<i>7</i>	44	16,992	196	318	334
<i>8</i>	24	4,154	146	70	216
<i>9</i>	264	102,640	554	67	621
<i>10</i>	49	13,735	334	111	445
<i>11</i>	96	21,960	297	237	534
<i>12</i>	46	13,639	276	271	547
Toronto	824	252,974	3,229	1,759	4,988

Table 1 - 'In the Pipeline' Housing Development by Ward

Source: As tracked by development applications received from the City of Toronto

Note: Student Yield factors applied based on 2013 EDC Background Study -Date: May 1st 2018.

9. The total unit count of 252,974 shown above is based upon the forecasted stage of applications through the development approvals process, including estimated build-out of certain applications. This total is consistent with the unit count referenced in the draft 2018 EDC background study which references a unit count between 214,442 and 280,456 dependent on build-out of applications.

Larger Development Applications

10. The City of Toronto has larger development applications that are anticipated to be built out over a longer period of time. The following lists larger development applications, with unit counts if known, by Trustee ward that are expected to have a significant impact on TCDSB schools over the longer term (10-20+ years):
 - *Humbertown Redevelopment: 600 Units*
 - *Former Mr Christie Factory Redevelopment*
 - *Downsview Secondary Plan Downsview Park lands: 8000 Units*

- *Lawrence Heights Study: 2700 Units*
- *LCBO Lands redevelopment : 5200 Units*
- *West Donlands: 4000 Units*
- *Alexandria Park redevelopment: 1800 Units*
- *Galleria Mall redevelopment: 3500 Units*
- *Don Mills Crossing redevelopment: 5000 Units*
- *Scarborough City Centre redevelopment: 2500 Units*
- *Eglinton Square Mall redevelopment: 1800 Units*

11. An **Interactive Development Tracker** has been created and made available through the Board website through the Geospatial Centre located on the Planning Services page. The tool is available for use by the public and includes details on all developments currently tracked by TCDSB.

CONCLUDING STATEMENT

This report is for the consideration of the Board.

