



REPORT TO

**CORPORATE SERVICES, STRATEGIC
PLANNING AND PROPERTY
COMMITTEE**

**A. 18 - DEVELOPMENT PROPOSALS, AMENDMENTS OF
OFFICIAL PLAN AND BYLAWS
ANNUAL REPORTING REQUIREMENT**

“But the Lord said to my father David, ‘You did well to consider building a house for my name.’” 1 Kings 8:18

Created, Draft	First Tabling	Review
April 24, 2019	May 9, 2019	Click here to enter a date.

- A. Brutto, Senior Manager, Planning and Admissions
- B. Leporati, Senior Coordinator, Planning
- E. Pallotta, Senior Coordinator Development Services
- M. Loberto, Superintendent Planning and Development Services

INFORMATION REPORT

Vision:

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

Mission:

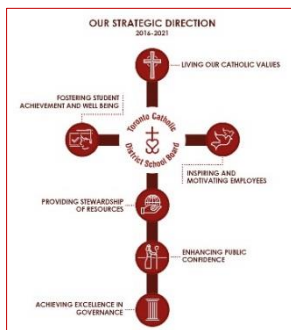
The Toronto Catholic District School Board is an inclusive learning community uniting home, parish and school and rooted in the love of Christ.

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

L. Noronha
Associate Director of Facilities,
Business and Community
Development, and
Chief Financial Officer



A. EXECUTIVE SUMMARY

Policy “A.18 Development Proposals, Amendments of Official Plans and Bylaws”, addresses the procedure for responding to development proposals, amendments to official plans or proposed zoning by-law changes. This report provides information to the Board regarding the revised development applications response protocol and an update on city-wide housing development statistics. Student yields projected from new housing development are incorporated into the annual enrolment projection process.

The cumulative staff time required to prepare this report was 30 hours.

B. PURPOSE

This report addresses the requirement for an annual report as found in Toronto Catholic District School Board (TCDSB) policy A.18 Development Proposals, Amendments of Official Plans and Bylaws.

C. BACKGROUND

1. *The TCDSB formally responds to all development proposals, official plan amendments and zoning by-law amendments, which affect the Board.* TCDSB facilities can be impacted by, insufficient space to accommodate students, site implications or community concerns resulting from development proposals, official plan or zoning by-law amendments.

Development Application Assessment

2. *The TCDSB is a receiving and commenting agency for all development applications submitted to the City of Toronto.* All applications circulated to the Board are reviewed and comments are provided to the City planner regardless of impact. Additionally, staff regularly communicates with development consultants prior to the submission of a development application with respect to requests for information. Development applications are tracked in an internal system to ensure that development is accounted for in the Board’s annual enrolment projection process. The Board’s internal database is updated on a daily basis to reflect key milestones in the development process.

3. ***Staff attend community consultations and public meetings on behalf of the TCDSB.*** The Board is represented at these meetings when the local school will be impacted by either site implication (proximity/distance) or enrolment pressures. Staff also engage in City of Toronto initiated planning studies as a stakeholder to ensure proper representation of Board interests.

Development Tracking

4. ***As of January 2019, the Board receives development applications electronically from the City of Toronto.*** This protocol allows for the expedited review of development applications as staff can submit comments electronically through the City's e-circulation portal. This eliminates the latency associated with postal delivery and ensures that staff receive each application submitted to the City. Consultant request forms have been introduced to ensure that TCDSB receives timely pre-application information and provides input throughout the lifecycle of a development project.
5. ***Comments are prepared for submission to the City following a staff review of TCDSB specific impacts.*** Applications are assessed for impact to TCDSB sites with a focus on enrolment pressures, construction concerns, physical impacts such as shadows, noise, dust and/or traffic impacts as well as the Board's Long Term Accommodation Plan. Comments are submitted electronically through the City's e-circulation portal.

D. EVIDENCE/RESEARCH/ANALYSIS

City-Wide Development Statistics

1. ***Currently, over 800 active and recently constructed development applications are being tracked across the City.*** This amounts to an approximate total of over 300,000 residential units. A significant majority of these units are proposed to take the form of high-density housing.
2. ***The Board is experiencing significant student accommodation pressures resulting from development in various areas of the City.*** These areas are closely monitored and include but are not limited to; Downsview Park, South/Central Etobicoke, Six Points, High Park, Scarborough Town Centre, The Golden Mile and the Yonge Street corridor (*Appendix A*). The downtown core is the most active development area of the City with over 270

development applications, totalling approximately 125,640 development units.

3. ***The Board leverages Education Development Charges (EDCs) to accommodate future student growth generated from new development.*** These growth areas are identified in the EDC Background Study. The Board is actively seeking student accommodation opportunities to address growth related needs.

E. IMPLEMENTATION, STRATEGIC COMMUNICATIONS, AND STAKEHOLDER ENGAGEMENT PLAN

1. ***The Board is initiating a pre-application consultation process with the City of Toronto.*** This process will ensure, in areas of significant growth, that the Board is engaged as a stakeholder in early discussions related to the impacts of development on TCDSB schools.
2. ***Staff will inform Trustees of development proposals which will significantly impact their school communities.***

F. CONCLUDING STATEMENT

This report is for the consideration of the Board.