



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

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

“Solomon decided to build a temple for the name of the Lord, and a royal palace for himself.” 2 Chronicles 2:1

Created, Draft	First Tabling	Review
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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.



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A. EXECUTIVE SUMMARY

Policy A.18 Development Proposals, Amendments of Official Plans and Bylaws addresses the Toronto Catholic District School Board (TCDSB) procedure for responding to development proposals, amendments to Official Plans and/or proposed Zoning By-law changes. This report also provides an update on city-wide residential development statistics. Development tracking informs student yield forecasts as part of the annual enrolment projection process.

The cumulative staff time required to prepare this report was 20 hours

B. PURPOSE

This report addresses the requirement for an annual report as outlined TCDSB Policy A.18 Development Proposals, Amendments of Official Plans and Bylaws.

C. BACKGROUND

1. *The TCDSB is a receiving and commenting agency for all development applications submitted to the City of Toronto.* Development applications are circulated to the Board electronically and reviewed in a timely manner with regard to respective impacts as they relate to TCDSB property and enrolment pressures on existing capacity. The TCDSB responds through comments submitted to the City indicating concerns and ongoing requirements relating to the application and any impact that needs to be addressed.
2. *Issues addressed in the comment letters include but are not limited to; accommodation pressures, physical site impacts, such as; shadows, noise, dust and/or traffic impacts.* TCDSB indicates interest in particular sites through commenting on development applications. Recommendations and input into Secondary plan policy, as well as potential clauses and/or signage to be included in agreements of purchase and sale, are also addressed through this process. All comments are guided by departmental assessments, policy, and the TCDSB Education Development Charges By-law.

3. *Staff engage in regular communication with development consultants prior to their submission of a development application*, for the purposes of both providing information and to assert TCDSB future site interests.
4. *Development applications are tracked to ensure that the potential student yield from each development is accounted for in the annual enrolment projection process.* The development database is updated as applications are received, to reflect key changes in build out and completion of development proposals across the City.
5. *Staff attend community consultations and public meetings on behalf of the TCDSB.* The TCDSB is represented at community consultations, public meetings and City initiated planning studies in cases where enrolment pressures or any other elements of a proposal may affect the local school(s).

D. EVIDENCE/RESEARCH/ANALYSIS

1. *TCDSB received and commented on approximately 160 new development applications for the calendar year 2020. Currently, 951 active and proposed development applications are being tracked across the City.* This represents approximately 438,356 total residential units in various stages of construction City-Wide.

DEVELOPMENT APPLICATION STATISTICS		
Trustee Ward	Total Dev. Applications	Total Units
WARD 1 - MARTINO	4	1,051
WARD 2 - DE DOMENICO	24	10,224
WARD 3 - LI PRETI	14	4,030
WARD 4 - LUBINSKI	96	61,645
WARD 5 - RIZZO	146	49,602
WARD 6 - D'AMICO	42	12,742
WARD 7 - DEL GRANDE	46	48,892
WARD 8 - TANUAN	24	7,322
WARD 9 - DI PASQUALE	309	137,434
WARD 10 - DI GIORGIO	23	6,977
WARD 11 - KENNEDY	163	68,439
WARD 12 - CRAWFORD	60	29,998
TCDSB Total	951	438,356

2. ***The highest concentration of new residential units are located in Trustee Ward 9.*** Based on current projections, there is sufficient capacity in existing TCDSB elementary schools to accommodate growth from proposed development. The need for additional secondary capacity in the area has been identified through the EDC By-Law.

3. ***Residential intensification in Trustee Wards 4, 5, 7 and 11 are anticipated to generate additional long term enrolment in both panels.*** Staff have concentrated efforts on exploring accommodation solutions in these areas through ongoing discussions with developers and City planners.

4. ***TCDSB continues to experience enrolment pressures resulting from new development in various identified residential growth areas of the City.*** Maps demonstrating the location and intensity of development by Trustee ward are included as *Appendix 'A'*. Approximately 86% of new residential development is proposed in areas targeted for growth by the City's *Official Plan*, with Secondary Plan areas containing proposals for 60% of these units. Growth areas are continually monitored and include the following:
 - Keele Finch Secondary Plan
 - Jane & Finch Initiative
 - Six Points – Etobicoke Centre Plan
 - Intensification Along Dundas Street West and The Queensway
 - Christie Secondary Plan (South/Central Etobicoke)
 - Cloverdale Mall Redevelopment
 - High Park Intensification
 - North Yonge Street Planning Study
 - Downsview Secondary Plan
 - Golden Mile Secondary Plan
 - Midtown in Focus – OPA 405

E. IMPLEMENTATION, STRATEGIC COMMUNICATIONS, AND STAKEHOLDER ENGAGEMENT PLAN

1. ***The Board leverages Education Development Charges (EDCs) to acquire land to support future student growth generated from new residential development.*** These growth areas are identified in the EDC Background Study and are captured within the development charges levied under the TCDSB

Education Development Charges By-Law No. 194, as amended. *Staff are actively seeking student accommodation opportunities to address growth related needs through communication and discussion with the City and developers.*

2. *Staff will be initiating a new Long Term Accommodation Plan (LTAP), which will include all areas of growth where concentrated efforts on accommodation solutions are occurring through ongoing discussions with developers and City staff. The LTAP is updated with the most current projections, site acquisition and partnership opportunities, and trending consistent with current demographic patterns in the City.*
3. *Trustees are updated regularly regarding development proposals impacting their school communities.*

F. CONCLUDING STATEMENT

This report is for the consideration of the Board.