



REPORT TO

## CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

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

*“So the Lord scattered them abroad from there over the face of all the earth, and they left off building the city.” Genesis 11:8*

#### Drafted

February 16, 2022

#### Meeting Date

March 10, 2022

T. Oltarzewski, Supervisor/Municipal Planning  
A. Brutto, Sr. Manager, Planning and Admissions  
B. Leporati, Sr. Coordinator, Planning  
E. Pallotta, Sr. Coordinator, Development  
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.



Brendan Browne  
Director of Education

Adrian Della Mora  
Associate Director of Academic Affairs  
& Chief Operating Officer

Derek Boyce  
Associate Director of Facilities,  
Business & Community Development

Ryan Putnam  
Chief Financial Officer & Treasurer

## **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 the annual enrolment projection process.

**The cumulative staff time required to prepare this report was 12 hours.**

## **B. PURPOSE**

This report addresses the requirement for an annual report as outlined in 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 electronically, reviewed in a timely manner to remain in keeping with timelines as set out in the *Planning Act*. Applications are assessed for physical construction and transportation impacts to TCDSB property, to identify potential new school site opportunity, and/or from an enrolment pressure perspective. Development applications are responded to through formal comments submitted to the City as well as through ongoing dialogue with City planners to relay concerns and requirements related to a development application.
2. *Matters addressed in comment letters include but are not limited to; accommodation pressures, new school site location opportunities, physical site impacts, student safety concerns and/or traffic impacts.* Comment letters are a mechanism whereby the TCDSB can express interest in particular development proposal sites for future school development in addition to ongoing dialogue with City Planning. These conversations result in the assertion of TCDSB need within various planning studies and Secondary plan policy language to safeguard future interests within these areas of growth. The inclusion of clauses within future agreements of purchase and sale and/or accommodation pressure/available space signage can be requested through

this process. All comments are guided by departmental assessments, Board policy, long term planning and the TCDSB Education Development Charges By-law along with City of Toronto Official Plan, Zoning By-Laws, The Planning Act, the Growth Plan for the Greater Golden Horseshoe, Provincial Policy Statement (PPS) and various other guiding policies and guidelines.

3. ***Staff engage in regular communication with development consultants and City Planning during the pre-application stage of the development approvals process***, for information sharing purposes and to assert TCDSB future site interests where applicable prior to application submission.
4. ***Development applications are tracked to ensure that potential students from each development are accounted for in the annual enrolment projection process***. The development database is updated as applications are received, to reflect key changes in projected build out and completion of development proposals across the City.
5. ***Staff attend community consultations and public meetings to ensure TCDSB representation***. Community consultations, public meetings and City initiated planning studies/Secondary Plans provide the opportunity to assert and maintain TCDSB interest in areas where enrolment pressures or any other element of the proposal may affect the local TCDSB school(s) along with asserting interest in a new school site(s) where the need has been identified.

## **D. EVIDENCE/RESEARCH/ANALYSIS**

1. ***The TCDSB is currently tracking a total of 1,154 development applications and has received and commented on approximately 318 new and revised development applications for the calendar year 2021. In comparison, the TCDSB received and commented on 160 applications in 2020, this represents an increase of almost 200%.*** Development applications in 2021 total approximately 167,362 new residential units proposed city-wide. The current phasing of development in Toronto ranges from 0 to 50 years depending on numerous factors including but not limited to: plan size, scale, scope, current lease conditions and/or environmental issues.

Trustee Ward	Total Applications on File	2021 New Applications	New Units
Ward 1 - Martino	3	0	0
Ward 2 - de Domenico	26	3	1,362
Ward 3 - Li Preti	22	10	6,960
Ward 4 - Lubinski	117	34	10,371
Ward 5 - Rizzo	186	53	26,352
Ward 6 - D'Amico	49	14	9,597
Ward 7 - Del Grande	52	11	25,754
Ward 8 - Tanuan	32	10	5,720
Ward 9 - Di Pasquale	352	78	38,587
Ward 10 - Di Giorgio	27	7	5,139
Ward 11 - Kennedy	209	68	19,116
Ward 12 - Crawford	79	30	18,404
<b>Total</b>	<b>1,154</b>	<b>318</b>	<b>167,362</b>

Student yields in the TCDSB EDC Background Study were developed based on analysis of historical yield trends observed within recently completed development projects. They are applied to tracked development to inform enrolment projections. Tracking development by specific school attendance area informs annual enrolment projections, which are used in budgeting, staffing, long-term planning and organizational strategies.

2. ***The highest concentration of new (2021 applications) residential units are in Trustee Ward 9.*** However, Ward 9 typically generates fewer students from new development as construction in the area is geared less toward families. Sufficient capacity exists in TCDSB elementary schools to accommodate growth from proposed development in this area. The need for additional secondary capacity in this area has been identified through the Board's EDC By-Law.
3. ***The highest concentration of residential intensification generating long-term enrolment for both panels is expected in Trustee Wards 4, 5, 7, 11 and 12.*** Staff have focused efforts on exploring accommodation solutions within several specific development applications in these areas through ongoing discussions with both developers and City planners.

4. ***Staff continually monitor enrolment in various identified residential growth areas of the City.*** Maps exhibiting the location and intensity of development by Trustee ward are included in *Appendix 'A'*. Approximately 86% of new residential development is proposed in areas targeted for growth by the City's Official Plan, including Secondary Plans which account for approximately 60% of these units. Growth areas include but are not limited to the following:
  - Downsview Secondary Plan (OPA 231) and iD8 Downsview Redevelopment
  - Etobicoke Centre, Dundas Street West/The Queensway and Christie Secondary Plan (OPA 506)
  - North Yonge Street Planning Study
  - Golden Mile (OPA 499) and Scarborough Centre Secondary Plan (OPA 408)
  - Midtown in Focus (OPA 405)

## **E. METRICS AND ACCOUNTABILITY**

1. ***TCDSB 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 continue to actively seek student accommodation opportunities to address growth related needs through communication and discussion with City Planning and land developers.***
2. ***The Long-Term Accommodation Plan (LTAP) outlines site acquisition strategies and partnership opportunities to address accommodation needs*** by utilizing current enrolment projections and trend data consistent with demographic patterns of the City. The process to revise and update the LTAP is pending.
3. ***Trustees are updated on areas of development which are anticipated to create significant impacts for their school communities.***

## **F. CONCLUDING STATEMENT**

This report is for the information of the Board.