

APPENDIX E – Development Applications - TCDSB

Trustee Ward	Total Applications on File	2022 New Applications	New Units
Ward 1 - Martino	7	3	1,513
Ward 2 - de Domenico	30	6	2,823
Ward 3 - Li Preti	21	5	6,247
Ward 4 - Lubinski	122	17	4,978
Ward 5 - Rizzo	189	30	21,370
Ward 6 - D'Amico	53	6	1,805
Ward 7 - Del Grande	64	14	1,837
Ward 8 - Tanuan	29	7	7,305
Ward 9 - Morrison	425	74	33,376
Ward 10 - Di Giorgio	38	7	2,558
Ward 11 - Kennedy	206	44	25,54
Ward 12 - Crawford	90	18	6,117
<b>Total</b>	<b>1,154</b>	<b>231</b>	<b>115,782</b>

1. *The TCDSB is currently tracking over 1300 development applications with a proposed 628,769 units and has received and commented on approximately 231 new and revised development applications for the calendar year 2022.* Development applications in 2022 total approximately 115,782 new residential units proposed city-wide. The construction phasing of each application is independently reviewed and revised on an annual basis to capture on-the-ground conditions. Each application is assessed to determine anticipated TCDSB student yields and these are considered as new growth in enrolment projections. A development will typically require 4 to 7 years from application stage to completion, student yields are phased accordingly based on anticipated occupancy.

2. ***TCDSB leverages Education Development Charges (EDCs) to fund the acquisition of land to support future student growth generated by new residential construction.*** The TCDSB EDC Background Study analyses historical yield trends from various development types and areas, these are considered in the early stages of the enrolment projections process. The current EDC by-law expires in December 2023, however the renewal process is already underway. Estimated student yield factors will be adjusted and updated through this renewal.
3. ***As part of the Long-Term Accommodation and Program Plan (LTAPP), site acquisition strategies and partnership opportunities to address accommodation needs will be outlined.*** The next LTAPP review is anticipated to begin in late spring 2023.
4. ***By policy, Trustees are notified of development applications which are anticipated to create significant impacts for their school communities.*** Staff provide email notices in these instances and will provide additional information/follow-up upon request.