

APPENDIX C – Development Applications - TCDSB

Trustee Ward	2024 New Applications	New Units
Ward 1 - Martino	0	0
Ward 2 - de Domenico	1	210
Ward 3 - Li Preti	2	1,283
Ward 4 - Lubinski	13	3,437
Ward 5 - Rizzo	15	8,740
Ward 6 - D'Amico	6	2,759
Ward 7 - Del Grande	4	2,380
Ward 8 - Tanuan	2	2,878
Ward 9 - Morrison	29	15,766
Ward 10 - Di Giorgio	6	2,526
Ward 11 - Kennedy	22	13,251
Ward 12 - Crawford	4	990
Total	104	54,220

- *The TCDSB is currently tracking 1,271 development applications with a proposed 725,869 units.* The construction and 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 the anticipated number of TCDSB students, considering location and historical yields, that will be generated from each. This is considered as new growth in enrolment projections.
- *Development applications in 2024 total 104 with approximately 54,220 new residential units proposed city-wide, a moderate increase from 2023 which had a total of 45,915 new units proposed.* A development will typically require 5 to 8 years from application stage to completion (depending on size). This duration has increased from previous years as construction/material costs have continued to increase, further delaying projects. Student yields from new development are phased into the projection model accordingly based on anticipated occupancy.
- *Appendix D provides a heat map with the volume of development applications city wide based on the number of units proposed in each TCDSB Trustee Ward.* The areas with a higher number of development applications are shown in orange and yellow, while those in blue have a lower number of development applications.

- ***TCDSB leverages Education Development Charges (EDCs) to fund acquisition of land to support future student growth generated by new residential construction.*** The TCDSB EDC Background Study analyses historical pupil yield trends from various types of housing developments and planning areas throughout the City of Toronto to create pupil yield factors specific to area and housing type. Anticipated pupil yield factors into the enrolment projection. The current EDC by-law No. 195, as amended, was implemented in December 2023.
- ***By policy A.18 - Development Proposals, Amendments of Official Plans and Bylaws, 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 provide additional information/follow-up as applications progress.