

APPENDIX C – Development Summary

Trustee Ward	2023 New Applications	New Units
Ward 1 - Martino	0	0
Ward 2 - de Domenico	1	963
Ward 3 - Li Preti	1	42
Ward 4 - Lubinski	16	6,781
Ward 5 - Rizzo	11	5,888
Ward 6 - D'Amico	2	882
Ward 7 - Del Grande	7	5,528
Ward 8 - Tanuan	2	162
Ward 9 - Morrison	18	8,976
Ward 10 - Di Giorgio	7	3,231
Ward 11 - Kennedy	20	10,316
Ward 12 - Crawford	4	3,145
Total	89	45,914

- *The TCDSB is currently tracking over 1,303 development applications across the City with 680,466 units proposed.* 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 anticipated TCDSB student yields which are considered as new growth in enrolment projections.
- *The development applications submitted in 2023 propose approximately 45,915 new residential units across the City, a significant decrease from 2022 where a total of 115,782 new units were proposed.* A development will typically require 4 to 7 years from application stage to completion (depending on size), student yields are phased 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 an 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 yield trends from various development types and areas, these are considered in the early stages of the enrolment projections process. EDC by-law No. 195, adopted in November 2023, introduced new student yield factors which will be used in the enrolment projections process moving forward and adjusted accordingly.
- ***As per 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.*** Email notices are provided, as well as additional information as development applications progress through the approvals process.