

MEETING NOTICE

Special Board Meeting

June 10, 2019

12:00 pm, Location: Teleconference Meeting

Out of town, dial: 1-866-398-6951

In town, dial: 416-849-1983

Participant code: 868985#

To: Members of the Toronto Lands Corporation

Board Members: David Crombie (Chair), Alexander Brown, Michael Fenn, Chris Moise, Dan MacLean, Brenda Patterson, Sheerin Sheikh, Jennifer Story and Steven Zakem

AGENDA

1. Call to Order
2. Approval of Agenda
3. Declarations of Possible Conflict of Interests
4. Update On Approved TLC Reports Routed to TDSB Board
5. Strategy to Address Growth and Intensification (Rpt No. 2019-06-779)
6. Adjournment

Verbal Update
By: D. Sage

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Special Board Meeting	TLC Board Agenda
10 June 2019	Report # 2019-06-779

TORONTO LANDS CORPORATION
Strategy to Address Growth and Intensification

To:	Chair and Members of the Toronto Lands Corporation
Date:	10 June 2019

Recommendation:

1. That the strategy outlined in this report under the heading "Recommended Approach to Midtown LPAT Hearings - Request LPAT approval of a holding provision or other tool(s) to phase development" with respect to the Midtown development applications at the Local Planning Appeal Tribunal (LPAT), be approved; and,
2. That the TLC develop a communications plan to inform the public on TLC's *Strategy to Address Growth and Intensification*.

Rationale:

TLC's expanded mandate includes the responsibility of all land use planning matters on behalf of the TDSB. This report provides the Board with an update on the work undertaken by TLC with respect to land use planning matters in response to the June 2018 directions of the Planning and Priorities Committee of the Toronto District School Board (TDSB). In particular, TLC staff seeks Board's approval of their strategy to address the residential development applications in the Midtown Area, which is experiencing significant growth and intensification pressures that are currently at the Local Planning Appeal Tribunal (LPAT).

Context:

In June 2018, the Toronto District School Board (TDSB) approved the following:

That the Director of Education:

- (a) Ensure that future planning policy documents reflect the TDSB's interests in the provision of school accommodation as a component of a complete community. Such interests to reflect in policy the principle that development cannot proceed unless adequate school accommodation can be provided;
- (b) Take any and all measures to ensure future development proposals are phased to align with the adequate provision of school accommodation;
- (c) Seek redress from proponents of development in the form of assets that can contribute to the provision of school accommodation;
- (d) Take any and all measures to minimize adverse impacts resulting from development adjacent to school sites;
- (e) Meet with development proponents early in the planning process to ensure the TDSB's accommodation needs are understood; and
- (f) Report periodically to the Board, at a minimum annually, to provide a general overview and highlights of the various land use planning matters in which the TDSB is involved.

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In accordance with direction (f), Appendix A provides a report on the land use planning matters in which TLC is involved. Within Appendix A, Part I provides an overview of the work undertaken by the TLC Land Use Planning team with respect to directions (a) to (e) and Part II provides greater detail and recommendations on the Midtown Area, which is experiencing significant growth and intensification pressures. Ten residential development applications in the Midtown Area are currently at the LPAT, where there is an opportunity for TLC's involvement. A number of LPAT prehearing conferences have been held and further prehearing conferences and hearings are approaching over the next several months. TLC therefore requests direction from the Board on the strategy to address these applications. It is TLC's recommendation that a holding provision be implemented for these applications, as set out in Appendix A, Part II under the heading "Recommended Approach to Midtown LPAT Hearings - Request LPAT approval of a holding provision or other tool to phase development".

Appendices:

- Appendix A: Report on TLC Land Use Planning Matters:
 - Part I – Update on TDSB June 2018 Directions re Strategy to Address City Growth And Intensification
 - Part II – Strategy re Midtown Area
- Appendix B: Provincial and Municipal Planning Policies regarding Educational Facilities
- Appendix C: Map of Midtown Residential Development Applications
- Appendix D: Summary of Midtown Development Applications
- Appendix E: Elementary Utilization Rates
- Appendix F: Completed Accommodation Studies for TDSB Schools in the Midtown Area
- Appendix G: Holding Provisions

Routing:

- Special TLC Board Meeting: June 10, 2019

From:

Daryl Sage, Executive Officer, Toronto Lands Corporation, at dsage.tlc@tdsb.on.ca or at 416-393-0575.

Bianca MV Bielski, Senior Manager, Land Use Planning, Toronto Lands Corporation, at bbielski.tlc@tdsb.on.ca or at 416-393-0582

R:\TLC\G) Governance - Policy\G05 Board Rpts\2019 TLC Board Reports\Strategy to Address Growth and Intensification\June 10, 2019
Last update: June 7, 2019

Appendix A: Report on TLC Land Use Planning Matters

PART I - UPDATE RE TDSB JUNE 2018 DIRECTIONS RE STRATEGY TO ADDRESS CITY GROWTH AND INTENSIFICATION

- A. Ensure that future planning policy documents reflect the TDSB's interests in the provision of school accommodation as a component of a complete community. Such interests to reflect in policy the principle that development cannot proceed unless adequate school accommodation can be provided

Under its new mandate, TLC has inserted itself and is now taking a prominent and active role in the City's development of municipal policy documents. These policy documents (which include Secondary Plans, Official Plan Amendments (OPA), Site and Area Specific Policies, Community Services and Facility Strategies, and Urban Design Guidelines) regulate, inform and guide how the city grows and intensifies. It is critical that within these studies TLC asserts that schools are assets to achieving complete communities, and that they need to be given much greater consideration in the development of these documents.

The role of TLC staff in these studies is to analyze the proposed urban structure, built form, land-use designations, population and demographic information and determine the impact on school accommodation and/or on existing TDSB assets. These impacts are being shared with City staff and draft policies are developed to ensure that:

- (i) the accommodation requirements of the TDSB are met. Examples include the identification of potential new school sites through policy and/or mapping; policies supporting satellite, mixed use and/or standalone schools; and policies that appropriately phase of development commensurate with the provision of school accommodation; and
- (ii) existing TDSB assets are not adversely impacted. Examples of adverse impacts include: inadequate capacity to accommodate growth-related increases in student populations locally; excessive building heights and densities; minimizing shadow impacts; ingress/egress and transportation impacts; and non-complimentary land uses adjacent to school sites.

To date, TLC staff has been, or continues to be, monitoring or actively involved in approximately twenty policy studies across the city, many in key growth areas that will impact long-term school accommodation. Activities include attending Technical Advisory Committee meetings with City staff, reviewing and commenting on draft policy documents, and participating in the LPAT process (as parties/appellants) for City-initiated Secondary Plans and OPAs.

- B. Take any and all measures to ensure future development proposals are phased to align with the adequate provision of school accommodation

When circulated a proposed development application, the previous standard TDSB practice was to notify the City on the status of space availability in local schools (either sufficient space is available or is not available). If the development application was located within an area where local schools were at or near capacity, the TDSB would provide this notice to the City and request that a sign be situated on the development site and a warning clause included in the agreement of purchase and sale advising that students may be accommodated outside the local area. For the vast majority of these developments, no further action was taken.

In recent years, in key growth areas where there are significant accommodation pressures (e.g. High Park and Midtown), the TDSB took a stronger stance by advising that it "does not support the application in its current form", but if the application is approved, the sign and warning clause would be required.

Appendix A: Report on TLC Land Use Planning Matters

TLC's approach has been to take an even stronger position in areas where there is no reasonable local student accommodation available. TLC correspondence to the City clearly state that TLC does not support the proposed application until it can be demonstrated that the future students attributed to the development and/or other proposed development in the area can be accommodated locally. This position is supported by the *Planning Act*, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the City of Toronto Official Plan. References to appropriate supporting policies are included in TLC correspondence to the City. Appendix B provides extracts of these provincial and municipal policies.

Where TLC does not support an official plan amendment or zoning by-law amendment application based upon the lack of local accommodation for students, TLC correspondence no longer includes the request for a sign and warning clause. This sends a stronger message that the phasing of growth and student accommodation is an issue to be addressed through the development process.

TLC has also followed through in its opposition to proposed residential development by seeking and receiving party status to appeals before the LPAT, particularly in the High Park and Midtown neighbourhoods. Part II of this appendix provides further detail on the Midtown applications at the LPAT.

C. Seek redress from proponents of development in the form of assets that can contribute to the provision of school accommodation

As noted above, TDSB has party status on a number of development applications that have been appealed to the LPAT. Between May 2018 and April 2019, the TDSB and TLC have negotiated settlement agreements with four development proponents (of which three are in the Midtown Area, and one in the Don Mills/Eglinton area), where TLC has sought financial contributions from developers that can contribute to the provision of school accommodation.

D. Take any and all measures to minimize adverse impacts resulting from development adjacent to school sites

TLC has prepared a draft guideline to ensure a comprehensive and consistent approach to reviewing development applications that are in close proximity to TDSB sites. The draft guideline includes a protocol for review, as well as criteria and policy basis to assess impacts such as shadowing, height, setbacks, wind, noise, traffic, and construction management. TLC will provide a report to the Board on the draft guideline at a future Board meeting.

TLC has reviewed a historical list provided by TDSB staff of development in close proximity to school sites, in order to identify where TLC may still have an opportunity to discuss long term land use planning and short term construction management concerns with the developer and/or City. TLC has met with several developers proposing development adjacent to school sites. Moving forward, TLC intends to meet with developers early in the planning approval process.

With respect to impacts during demolition and construction, TLC has advised developers that TLC requires detailed construction management, hazard/risk assessments, and mitigation plans to ensure that there are no risks to the health and safety of students and staff, which measures will include, but not be limited to:

- construction hoarding of a minimum height of 12 feet and safety netting to be erected during demolition and construction;

Appendix A: Report on TLC Land Use Planning Matters

- construction site maintenance, including: tying down materials, daily sweeping, weekly washing of site and adjacent sidewalks/roadways;
- pre- and post-condition surveys of school site;
- regular air monitoring for dust and diesel emissions;
- traffic control during construction;
- best efforts to carry out any work that would have a greater impact on school operations during the summer months; and,
- a communication strategy to ensure open communications regarding timing of construction and any construction issues and concerns.

E. Meet with development proponents early in the planning process to ensure the TDSB's accommodation needs are understood

The City of Toronto has a pre-application consultation process where applicants have an opportunity to meet with City staff to discuss their development proposal prior to a formal application submission. TLC has articulated to staff a desire to be included in these pre-application consultation meetings, in order to communicate concerns relating to land use planning impacts (where applications are proposed adjacent or within close proximity to TDSB properties) and student accommodation (in areas experiencing significant enrolment growth/capacity concerns).

TLC has recently been invited to attend a pre-application consultation meeting with City staff and the developer with respect to a potential development in the Midtown Area, across the street from North Toronto CI and in close proximity to John Fisher PS. This meeting will provide TLC with an opportunity to communicate to the City and the developer the significant accommodation challenges in the area and TLC's position with respect to development in this area. It will also be an opportunity to explore with the developer whether there is potential on the site for temporary school accommodation, a satellite school, or new school facility. The significant challenge faced by TLC is aligning the timing of the construction of the proposed development with the timing, availability, and uncertainty of Ministry of Education capital funding to secure new school space in the mixed use development. The Ministry of Education's annual Capital Priorities funding process gives primary consideration to projects where accommodation pressures currently exist and is demonstrable i.e. fully-utilized school with multiple portables on site.

Appendix A: Report on TLC Land Use Planning Matters

PART II - STRATEGY REGARDING MIDTOWN

Development Pressures and Projected Student Yields in the Midtown Area

The Midtown Area, as delineated by the City of Toronto, consists of portions of TDSB Wards 8 and 11, and is shown on the map in Appendix C. The Midtown Area of the City of Toronto is experiencing significant and unprecedented residential intensification and population growth. There are currently 56 proposed residential developments in the pipeline in the area, at various stages of approval:

- 38 developments with zoning approval (under construction or undergoing site plan approval) or pending LPAT approval¹;
- 18 proposed developments not yet approved, consisting of:
 - 10 proposed developments that have been appealed to the LPAT (by the developer, on the basis of a lack of decision by City Council within the statutory timeframe); and
 - 8 further applications that have been submitted to the City (undergoing municipal circulation).

Approximately 400 new elementary school students and 300 new secondary school students are projected to be generated from the 38 development applications in the pipeline with approval or pending LPAT approval. If the LPAT approves the 10 appealed applications as proposed, an estimated 122 new elementary school students and 76 new secondary school students are projected to be generated. An additional 37 new elementary school students and 21 new secondary school students are projected to be generated if the 8 applications in municipal circulation are approved as proposed. Note that these figures do not include the large number of developments that have recently been constructed in the Midtown Area or the potential new developments where applications have not yet been submitted to the City.

A map and summary of the proposed Midtown development applications that have not yet been approved can be found in Appendices C and D.

Current Student Accommodation Pressures in the Midtown Area

Appendix E provides mapping of TDSB elementary utilization rates for 2017-2018 and projected for 2022-2023 across the City. As illustrated on these heat maps, the TDSB is experiencing significant student accommodation pressures in the Midtown Area at the elementary school level.

Local TDSB elementary schools in the area are situated on small, constrained sites, often with undersized play areas and aging facilities that lack the opportunity for expansion on site. To mitigate the pressures and achieve a balance of enrolment among local schools, the TDSB undertakes accommodation studies. Over the years, the TDSB has implemented boundary changes, grade changes, program relocations/augmentation, student redirections, and capital projects to accommodate enrolment growth. Appendix F provides a summary of the completed accommodation studies undertaken by the TDSB since 2009/2010 in the Midtown Area.

The public meetings of the Yonge-Eglinton Phase 2 Program Area Review (PAR) Team began in April 2019 to address existing and anticipated short and mid-term accommodation pressures. The public meetings of the PAR process have been put on hold until the Fall, in light of the directions to expand the scope, to allow for TDSB staff to develop further options with the consideration of additional school sites.

¹ Applications pending LPAT approval include 2 applications approved by the City and 1 application where the City and the applicant have been participating in LPAT mediation. There is no opportunity for TLC to become involved in these applications.

Appendix A: Report on TLC Land Use Planning Matters

The TDSB projects a shortage of approximately 800 elementary pupil spaces in the Midtown Area over the long term. The provision of a new elementary school will be sought, which will require a long term capital funding solution and the acquisition of a suitable site for a new school facility.

Yonge-Eglinton Secondary Plan

In July 2018, the City adopted the new Yonge-Eglinton Secondary Plan (YESP), which applies to the Midtown Area. The YESP was approved by the Province on June 5, 2019 with modifications. The Province's modifications to the YESP significantly increase the permitted heights and densities in the Midtown Area. It is anticipated that future development applications, and potentially existing development applications, will be seeking a greater number of residential units than previously anticipated by the City and the TDSB. TLC is reviewing the approved YESP and will report back to the Board at a later date with an analysis of the impact on the TDSB.

TLC/TDSB Approach to Development Applications

When the City has circulated residential development applications in the Midtown Area, TLC (and previously the TDSB) has provided written comment to City staff advising that TDSB/TLC does not support the application, and that it is TLC's opinion that the approval of the development application is premature until such time as the TDSB can determine that the future students attributed to this development can be accommodated. TLC has also provided written submission and made deputations to Community Council in support of the above position with respect to specific development applications.

Working with City of Toronto Staff

At the time of City Council consideration of the YESP in July 2018, City Council also passed a number of resolutions regarding the provision of educational facilities, including the following:

26. City Council direct City staff to work together with the Toronto District School Board, as appropriate, in the context of Local Planning Appeal Tribunal hearings for development applications in the Yonge-Eglinton Secondary Plan area and the Toronto District School Board's ongoing accommodation review in order to secure appropriate conditions of approval regarding the provision of educational facilities on a site by site basis.

Over the past few months, TLC has coordinated several meetings with City staff (from Community Planning, Planning Policy, and Legal Services) and TDSB staff where appropriate. The meetings have provided an opportunity for City staff to gain a better understanding of the school accommodation pressures in the Midtown Area, the planning process that goes into TDSB's accommodation planning, and why TLC and the TDSB are opposing residential development applications in the Midtown Area. These meetings have been opportunities for building and improving relationships with City staff and for preliminary discussions on appropriate conditions of approval and how City staff can potentially support TLC/TDSB at the LPAT. Further meetings are planned.

Upcoming LPAT Hearings

In light of TLC and the TDSB's opposition to proposed residential development applications in the Midtown Area, TLC has the opportunity to continue to oppose applications that have been appealed to the LPAT by the developer. TLC has party status on some of the appealed residential development applications and will be seeking party status on the remaining appealed residential development applications. To be parties at only some but not all LPAT matters would undermine our position that residential development should not proceed in advance of an appropriate student accommodation

Appendix A: Report on TLC Land Use Planning Matters

solution to address the cumulative impacts. The table in Appendix D provides the dates of upcoming LPAT hearings and prehearing conferences.

Recommended Approach to Midtown LPAT Hearings - Request LPAT approval of a holding provision or other tool(s) to phase development

A holding provision by-law is a planning instrument (under section 36 of the *Planning Act*) that is used to delay development until specified conditions are met. As set out in the City of Toronto Official Plan, these conditions may include the provision of community services and facilities (such as schools), professional studies to assess potential development impacts, phasing of development, and entering into agreements. Further details on the use of a holding provision are provided in Appendix G.

Preliminary conversations suggest that City staff are not completely supportive of the use of a holding provision where the condition of removal is tied to the provision of a new school facility, given the uncertainty and indeterminable timing of capital funding for a new school facility. To address City staff feedback, TLC in consultation with TDSB Strategy and Planning staff recommends a holding provision for the current development applications at the LPAT, with the following conditions:

The “H” symbol may be removed from the subject lands when:

- a) *the Toronto District School Board has completed a program area review of the Midtown Area, advising of the adequacy of planned public school capacity to accommodate students generated from this development; and*
- b) *the strategies recommended in the program area review have been implemented, up to no later than September 1, 2021 [or other date to be determined or if required].*

As an alternative to a holding provision, TLC could request that the LPAT withhold issuance of its final order until the requested conditions (as identified in the above holding provision) are met. TLC is continuing discussions with City staff on the use of a holding provision, the conditions for removal, and/or other alternative planning tools to phase development in the Midtown Area.

The purpose of the holding provision (or alternative instrument to phase development) is to allow the TDSB time to complete its Yonge-Eglinton Phase 2 PAR process, which is subject to the TDSB Board of Trustees' approval (anticipated Fall 2019). Subject to approval, this will also allow for the TDSB to start the implementation of some of these strategies to mitigate the current enrolment pressures in the Midtown Area. Applying a holding provision to the residential development applications currently at the LPAT allows for a manageable phasing of residential development in the Midtown Area.

The September 1, 2021 date aligns with the anticipated effective dates of some of the proposed program and boundary changes currently recommended in the PAR process. It also provides certainty to the developer of timing of when building permits can be issued and construction can commence. Between the LPAT's approval and September 1, 2021, the developer can proceed with site plan submission, pre-construction sales, etc.

It is expected that if the holding provision is lifted in September 2021, building permits could be issued shortly after, with expected occupancy in a further 2-3 years (2023-2024). The PAR will identify the interim accommodation solution for the new students expected to be generated from these units.

If the above holding provision is applied to all the development applications (approximately 3,400 units) currently at the LPAT, it will allow for a more manageable phasing of residential development in the Midtown Area and an incremental application of the temporary accommodation strategies

Appendix A: Report on TLC Land Use Planning Matters

while the critical mass of new students accumulates for the long term strategy (i.e. a new school facility).

Developers may be amenable to accepting the holding provision, through a settlement agreement, without a contested hearing. If a settlement agreement cannot be reached with the developer, TLC will attend the LPAT hearing to defend the position that a holding provision should be implemented.

For subsequent developments that are in the approvals process, TLC will be requesting City staff include a similar holding provision for a later date (e.g. September 1, 2022 for the next 4,000 units – to be discussed further with TDSB Strategy and Planning staff), to allow for incremental phasing of development in a manner that is manageable for the TDSB to address accommodation pressures until the long term solution (new school facility) is in place.

PROS:

- Provides a phasing of residential development to more closely align with planned mid-term provision of school accommodations
- Provides a managed process for TDSB to accommodate students
- Supports planning policies of ensuring that development is commensurate with the provision of school facilities.

CONS:

- Costs of external legal counsel attending LPAT hearings
- Reliant on TDSB Board of Trustee's approval of Yonge-Eglinton PAR strategies in the fall 2019
- Effectiveness based on outcome of PAR strategies, which may differ from projected results

Appendix B: Provincial and Municipal Planning Framework – Relevant Extracts Related to Schools

PLANNING ACT

2. Provincial Interest

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...

- (h) the orderly development of safe and healthy communities;*
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- (m) the co-ordination of planning activities of public bodies;*
- (n) the resolution of planning conflicts involving public and private interests;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*

PROVINCIAL POLICY STATEMENT (2014)

1.1.1. Healthy, liveable and safe communities are sustained by:

- g. ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs;*

1.1.3. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3. Land use patterns within settlement areas shall be based on:

- a. densities and a mix of land uses which:
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;**

1.1.3.3. Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.7. Planning authorities shall establish and implement phasing policies to ensure:

- b. the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.*

1.6.1. Infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs.

Planning for infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be coordinated and integrated with land use planning so that they are:

- b) available to meet current and projected needs.*

Appendix B: Provincial and Municipal Planning Framework – Relevant Extracts Related to Schools

6.0 Definitions

Public service facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include infrastructure.

A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2019)

1.2.1 Guiding Principles

The policies of this Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the following principles:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.*
- ...*
- Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government.*

2.1 Context

...This Plan is about accommodating forecasted growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes.

*...
To support the achievement of complete communities that are healthier, safer, and more equitable, choices about where and how growth occurs in the GGH need to be made carefully. Better use of land and infrastructure can be made by directing growth to settlement areas and prioritizing intensification, with a focus on strategic growth areas, including urban growth centres and major transit station areas, as well as brownfield sites and greyfields. Concentrating new development in these areas provides a focus for investments in transit as well as other types of infrastructure and public service facilities to support forecasted growth, while also supporting a more diverse range and mix of housing options.*

2.2.1 Managing Growth

2. Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a. the vast majority of growth will be directed to settlement areas that:
 - iii. can support the achievement of complete communities;**
- c. within settlement areas, growth will be focused in:
 - iv. areas with existing or planned public service facilities;**

3. Upper- and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of this Plan, which will:

Appendix B: Provincial and Municipal Planning Framework – Relevant Extracts Related to Schools

b. be supported by planning for infrastructure and public service facilities by considering the full life cycle costs of these assets and developing options to pay for these costs over the long-term;

- 4. Applying the policies of this Plan will support the achievement of complete communities that:*
- a. feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
 - b. improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
 - d. expand convenient access to:*
 - ii. public service facilities, co-located and integrated in community hubs;*

3.1 Context ...Investment in public service facilities – such as hospitals, long-term care facilities, libraries and schools – should be planned and located to keep pace with changing needs, maximize existing infrastructure and to support the achievement of complete communities, co-locating services in community hubs and prioritizing strategic growth areas as appropriate.

3.2.8 Public Service Facilities

1. Planning for public service facilities, land use planning and investment in public service facilities will be co-ordinated to implement this Plan.

5.2.4 Growth Forecasts

5. Within delineated built-up areas, municipalities may plan for development beyond the horizon of this Plan for strategic growth areas that are delineated in official plans and subject to minimum density targets, provided that:

- a. integrated planning for infrastructure and public service facilities would ensure that the development does not exceed existing or planned capacity;*
- b. the type and scale of built form for the development would be contextually appropriate; and*
- c. the development would support the achievement of complete communities, including a diverse mix of land uses and sufficient open space.*

Definitions:

Complete Communities

Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts.

Public Service Facilities

Lands, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection,

Appendix B: Provincial and Municipal Planning Framework – Relevant Extracts Related to Schools

health and educational programs, and cultural services. Public service facilities do not include infrastructure.

CITY OF TORONTO OFFICIAL PLAN

2.3.1 HEALTHY NEIGHBOURHOODS

... At the boundary points between the neighbourhoods and the growth areas, development in the mixed use area will have to demonstrate a transition in height, scale and intensity as necessary to ensure that the stability and general amenity of the adjacent residential area are not adversely affected.

...When we think of our neighbourhoods we think of more than our homes. Our trees, parks, schools, libraries, community centres, child care centres, places of worship and local stores are all important parts of our daily lives.

Policies

- 7. In priority neighbourhoods, revitalization strategies will be prepared through resident and stakeholder partnerships to address such matters as:*
- a) improving local parks, transit, community services and facilities;*

3.2.2 COMMUNITY SERVICES AND FACILITIES

...Preserving and improving access to facilities in established neighbourhoods and providing for a full range of community services and facilities in areas experiencing major or incremental physical growth, is a responsibility to be shared by the City, public agencies and the development community.

Policies

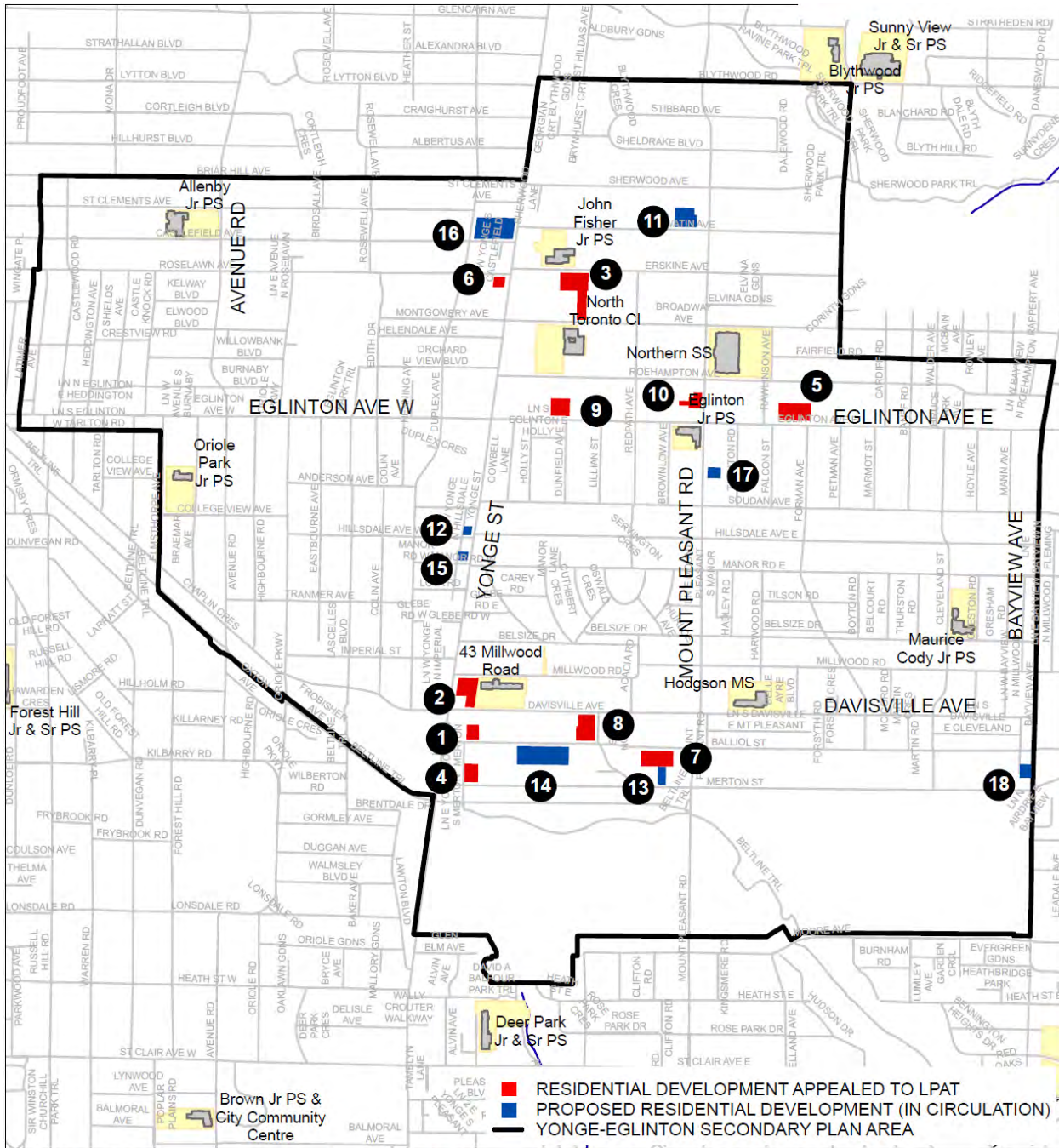
- 1. Adequate and equitable access to community services and local institutions will be encouraged by:*
 - c) ensuring that an appropriate range of community services and facilities and local institutions are provided in areas of major or incremental physical growth.*
- 6. Community services strategies and implementation mechanisms will be required for residential or mixed use sites generally larger than 5 hectares and all new neighbourhoods, in order to inform the range of facilities needed to support development.*
- 7. The inclusion of community services facilities will be encouraged in all significant private sector development across the City through development incentives and public initiatives.*

4.5 MIXED USE AREAS

Development Criteria in Mixed Use Areas

- 2. In Mixed Use Areas development will:*
 - g) have access to schools, parks, community centres, libraries, and childcare;*

Appendix C: Map of Midtown Residential Development Applications



- | | |
|--|---|
| 1. 22 Balliol St | 11. 200-214 Keewatin Ave |
| 2. 1925-1951 Yonge St/17 & 21 Millwood/22 Davisville | 12. 2128 Yonge St |
| 3. 55 Erskine Ave | 13. 276-290 Merton St |
| 4. 30 Merton St | 14. 95-155 Balliol St |
| 5. 368 & 386 Eglinton Ave E | 15. 2100-2110 Yonge St/8-12 Manor Rd |
| 6. 2440-2444 Yonge St | 16. 2490-2514 Yonge St/10-20 Castlefield/565-567 Duplex |
| 7. 265 Balliol St | 17. 733 Mount Pleasant |
| 8. 141 Davisville Ave | 18. 1408-1420 Bayview Ave |
| 9. 90 Eglinton Ave E | |
| 10. 808 Mount Pleasant Rd | |

Produced by:
 Toronto Lands Corporation
 May 2019
 Source:
 Base Map- Geospatial Competency Centre

Appendix D: Summary of Midtown Residential Development Applications

	WARD	ADDRESS	UNITS	DESIGNATED SCHOOLS	LPAT STATUS / NEXT STEPS
(A) APPEALED TO LPAT					
1	8	22 Balliol St	425 Rental	<ul style="list-style-type: none"> • Davisville • Hodgson • North Toronto 	Hearing commences June 14, 2020.
2	8	1925, 1927, 1941-51 Yonge St /17, 21 Millwood/ 22 Davisville	450 Condo	<ul style="list-style-type: none"> • Davisville • Hodgson • North Toronto 	TDSB has party status. Hearing commences November 25, 2019.
3	11	55 Erskine Ave	147 Rental	<ul style="list-style-type: none"> • Eglinton • Hodgson • North Toronto 	First prehearing conference held August 2018; no scheduled hearings
4	8	30 Merton St	304 Condo	<ul style="list-style-type: none"> • Davisville • Hodgson • North Toronto 	Second prehearing conference June 11, 2019.
5	11	368 & 386 Eglinton Ave E	76 Rental	<ul style="list-style-type: none"> • Eglinton • Hodgson • Northern 	TDSB has party status. Second prehearing conference held May 14, 2019. Parties to provide LPAT with update in July 2019.
6	8	2440-2444 Yonge St	637 Condo	<ul style="list-style-type: none"> • North Preparatory • Glenview • North Toronto 	First prehearing conference held Nov 2018; next prehearing conference TBD.
7	8	265 Balliol St	264 Rental	<ul style="list-style-type: none"> • Davisville • Hodgson • North Toronto 	TDSB has party status. Second prehearing conference held May 17, 2019.
8	8	141 Davisville Ave	146 Rental	<ul style="list-style-type: none"> • Davisville • Hodgson • North Toronto 	TDSB has party status. Third prehearing conference December 9, 2019.
9	8	90 Eglinton Ave E	465 Condo	<ul style="list-style-type: none"> • Eglinton • Hodgson • North Toronto 	Case management conference November 27, 2019
10	8	808 Mount Pleasant Rd	457 Condo	<ul style="list-style-type: none"> • Eglinton • Hodgson • North Toronto 	No scheduled hearings.
TOTAL AT LPAT			3,371		
(B) MUNICIPAL CIRCULATION					
11		214 Keewatin Ave	80 Townhouses	<ul style="list-style-type: none"> • Eglinton • Hodgson • North Toronto 	Application Received: Feb. 16, 2015 Eligible for appeal: Sept 14, 2015
12		2128 Yonge St	79 Condo	<ul style="list-style-type: none"> • Oriole Park • Hodgson • North Toronto 	Application Received: Dec. 12, 2017 Eligible for appeal: June 11, 2018
13		95-155 Balliol St	270 Rental	<ul style="list-style-type: none"> • Davisville • Hodgson • North Toronto 	Application Received: June 7, 2018 Eligible for appeal: Nov. 5, 2018
14		2100-2110 Yonge St/8- 12 Manor Rd	71 Condo	<ul style="list-style-type: none"> • Oriole Park • Hodgson • North Toronto 	Application Received: June 4, 2018 Eligible for appeal: Dec. 30, 2018

Appendix D: Summary of Midtown Residential Development Applications

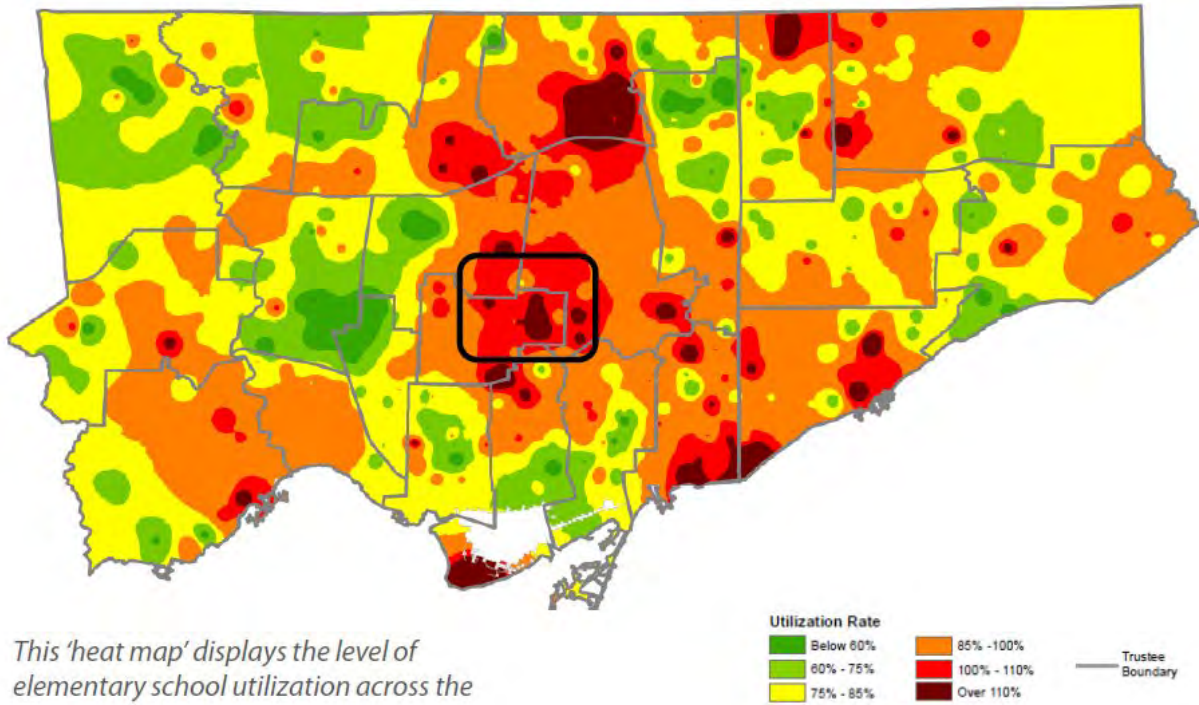
	WARD	ADDRESS	UNITS	DESIGNATED SCHOOLS	LPAT STATUS / NEXT STEPS
15		276-290 Merton St	100 Condo	<ul style="list-style-type: none"> • Davisville • Hodgson • North Toronto 	Application Received: June 6, 2018 Eligible for appeal: Jan. 2, 2019
16		2490-2514 Yonge/10-20 Castlefield/565-567 Duplex	377 Condo	<ul style="list-style-type: none"> • North Preparatory • Glenview • North Toronto 	Application Received: June 29, 2018 Eligible for appeal: Jan. 24, 2019
17		733 Mount Pleasant Rd	58 Condo	<ul style="list-style-type: none"> • Eglinton • Hodgson • Northern 	Application Received: Nov. 8, 2018 Eligible for appeal: June 5, 2019
18		1408-1420 Bayview Ave	68 Condo	<ul style="list-style-type: none"> • Maurice Cody • Hodgson • Northern 	Application Received: Feb. 27, 2019 Eligible for appeal: Sept. 25, 2019
TOTAL IN MUNICIPAL CIRCULATION			1,103		

Most of the above development applications that are in municipal circulation are eligible for appeal to the LPAT with respect to the failure of City Council to make a decision within the statutory timeframe. The timeframes are:

- within 150 days of a rezoning application submission (s.34(11) of the *Planning Act*);
- within 210 days of an official plan amendment application submission (s.22(7) and s.22(7.0.2) of the *Planning Act*); and
- within 210 days of a simultaneous official plan amendment and rezoning application submission (s.34(11.0.0.0.1) of the *Planning Act*).

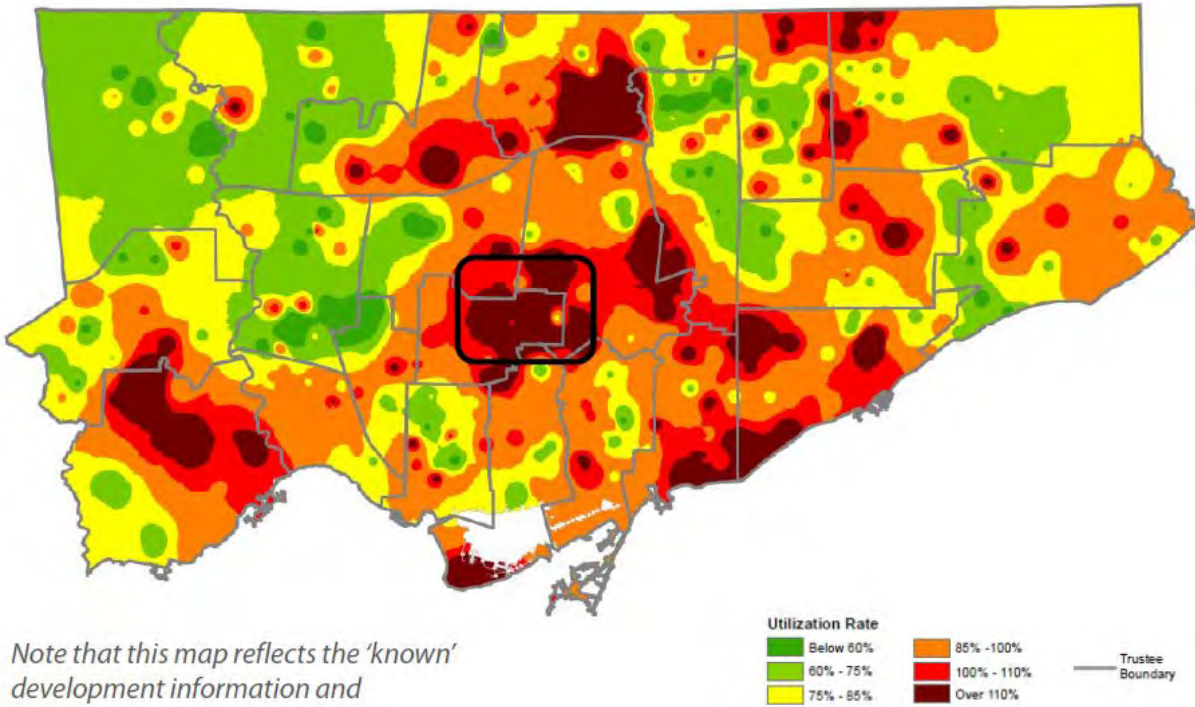
Appendix E: Elementary Utilization Rates

System Perspective – Elementary Utilization Rate 2017-18



This 'heat map' displays the level of elementary school utilization across the City

System Perspective – Elementary Utilization Rate 2022-23



Note that this map reflects the 'known' development information and demographic data

Source: TDSB

Appendix F: Completed Accommodation Studies for TDSB Schools in the Midtown Area

2009-10	<ul style="list-style-type: none"> • Pupil Accommodation Review: Davisville Jr PS, Eglinton Jr PS, Hodgson Sr PS, Maurice Cody Jr PS, Spectrum Alternative Sr School • Spectrum Alternative Senior School was relocated from Eglinton Jr PS to Davisville Jr PS • Internal renovations to create an additional kindergarten rooms at Eglinton Jr PS • Addition at Maurice Cody Jr PS
2013-15	<ul style="list-style-type: none"> • Relocation of Toronto Lands Corporation offices from Davisville Jr PS (2013) • Relocation of the Deaf & Hard of Hearing program from Davisville Jr PS into Faywood ABC School (2014) • Creation of new Extended French program at Forest Hill Jr & Sr PS (2015)
2015-16	<ul style="list-style-type: none"> • Program Area Review: Davisville Jr PS, Eglinton Jr PS, Forest Hill Jr & Sr PS, Hodgson Sr PS, Maurice Cody Jr PS, Oriole Park Jr & Sr PS, Spectrum Alternative Sr School • Grade changes at Davisville Jr PS (English track only), Eglinton Jr PS, Maurice Cody Jr PS, Oriole Park Jr PS (all became JK to Grade 5 schools) and Hodgson Sr PS (became a Grades 6-8 school) • Boundary change between Eglinton Jr PS/Hodgson Sr PS and Northlea E & MS • Capital funding secured from Ministry of Education to construct new, larger facility for Davisville Jr PS/Spectrum Alternative Sr School (731pp), as well as a large addition at Hodgson MS (276pp).
2017-18	<ul style="list-style-type: none"> • Boundary change between Maurice Cody Jr PS and Eglinton Jr PS • Redirection of nine new residential developments from Eglinton Jr PS to Whitney Jr PS • Additional internal renovations at Eglinton Jr. PS (completed September 2018)

Source: TDSB

Appendix G: Holding Provision

A holding provision is a planning instrument that can be used to delay development until certain conditions are met. Section 36 of the *Planning Act* provides the following authority for the use of a holding provision by-law:

Holding provision by-law

36 (1) The council of a local municipality may, in a by-law passed under section 34, by the use of the holding symbol "H" (or "h") in conjunction with any use designation, specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law.

Condition

(2) A by-law shall not contain the provisions mentioned in subsection (1) unless there is an official plan in effect in the local municipality that contains provisions relating to the use of the holding symbol mentioned in subsection (1).

In accordance with the *Planning Act*, Section 5.1.2 of the City of Toronto Official Plan includes the following policies:

1. *A holding provision may be placed on lands where the ultimate desired use of the lands is specified but development cannot take place until conditions set out in the Plan or by-law are satisfied.*
2. *Conditions to be met prior to the removal of the holding provision may include:*
 - b) ...community services and facilities;*
 - e) professional or technical studies to assess potential development impacts;*
 - f) phasing of development;*
 - g) entering into agreements, including subdivision agreements or agreements pursuant to Section 41 of the Planning Act [site plan agreements], to secure any of the matters required to satisfy the conditions for removal of the holding provision*