

TORONTO LANDS CORPORATION

Development Application Summary

To: Chair and Members of the Toronto Lands Corporation

Date: 12 November 2019

Recommendation:

That this report be received for information.

Rationale

This report provides a summary of development applications Toronto Lands Corporation (TLC) has reviewed and responded to in the period from August 1, 2019 to October 31, 2019.

Context

The City of Toronto circulates development applications (official plan amendments (OPA), zoning by-law amendments (ZBA), site plan approvals (SPA), and draft plans of subdivision (DPS) to TLC Land Use Planning for their review and comment. TLC has responded to 72 development applications from August 1, 2019 to October 31, 2019 (see Appendix A for more details).

Development applications are reviewed and commented on to inform the applicant of pupil accommodation and/or potential construction and land use matters that may impact a nearby Toronto District School Board (TDSB) site. Development application review also informs TLC strategies and TDSB's pupil accommodation strategies.

TLC's comments to the City on development applications can generally be classified into, but is not limited to, the following categories:

- i. **No Impact** – comments inform the City that TLC/TDSB has no concerns with the application.
- ii. **Cumulative Impact** – comments inform the City that a particular area is experiencing increased development pressure, which is impacting local school accommodation. TLC/TDSB will monitor development in the area to assess where students will attend school locally. TLC requests that the applicant erect a sign and include a warning clause in any agreement with the future resident to ensure that residents are informed of potential pupil accommodation pressures.
- iii. **No Accommodation** – comments inform the City that there is insufficient capacity at local schools to accommodate students anticipated from the proposed developments. Students from these developments will likely be bussed or redirected to attend schools outside their local area. TLC requests that the applicant erect a sign and include a warning clause in any agreement between the developer and future resident to ensure that residents are informed of pupil accommodation pressures.
- iv. **Do Not Support** – comments inform the City that TLC/TDSB cannot support the proposed development as a result of significant residential intensification and population growth within the communities that is presenting pupil accommodation pressures primarily at local elementary schools.

- v. **Redirection/Notice of Redirection** – comments inform the City of TDSB’s approved redirections for students from specific properties or general areas to attend assigned schools outside of the area that have available space.
- vi. **Proximity/Construction Concerns** – comments inform the City of potential land use issues associated with the proposal. Concerns could be related to setbacks, shadow, site configuration, construction management, etc.
- vii. **No School Assigned** – comments inform the City that the proposed development is located within a non-residential area of the City, where there is currently no assigned TDSB school.

Conclusion:

Staff will continue to work with City staff to ensure that the interests of the TDSB are protected. Staff will report to Board quarterly on development throughout the City.

Appendix:

- A. Summary of Development Applications

Routing

- TLC Board: November 12, 2019
- TLC Web Site – Information Posting

From

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APPENDIX A: Summary of Development Applications
Organized by City of Toronto Districts

* DEFINITIONS	
OPA	Official Plan Amendment Application
ZBA	Zoning By-law Amendment Application
SP	Site Plan Application
DPS	Draft Plan of Subdivision Application

	ADDRESS	TDSB WARD	APPLICATION TYPE *	RESPONSE	DATE OF TLC RESPONSE
ETOBICOKE – YORK DISTRICT					
1.	70 Dixfield Drive	2	SP	No Impact	August 26, 2019
2.	340 Mill Road	2	ZBA	Cumulative impact + proximity/construction concerns	September 26, 2019
3.	26 Burnhamthorpe Road	3	ZBA	Cumulative Impact	September 6, 2019
4.	25 The West Mall	3	ZBA	No School Assigned	September 16, 2019
5.	689 The Queensway	3	ZBA	Cumulative Impact	October 9, 2019
6.	2370 Finch Avenue West	4	OPA/ZBA	Cumulative Impact	August 22, 2019
7.	2839 Jane Street	4	ZBA	Proximity/construction concerns	October 9, 2019
TORONTO & EAST YORK DISTRICT					
8.	299 Glenlake Avenue	7	ZBA	Do not Support	September 16, 2019
9.	248 & 260 High Park Avenue	7	SP	No Accommodation	September 25, 2019
10.	2115 Bloor Street West	7	SP	Cumulative Impact	October 18, 2019
11.	75 Broadway Avenue	8	SP	No Accommodation	September 6, 2019
12.	140 Merton Street	8	ZBA	No Impact	September 26, 2019
13.	1601-1603 Bathurst Street	8	OPA/ZBA/SP	No Accommodation	October 29, 2019
14.	265 Balliol Street	8	ZBA	Do not Support	October 29, 2019
15.	150-158 Pearl Street	9	SP	Cumulative Impact	September 16, 2019
16.	571 Dundas Street West (Phase 2A, Site 1)	9	ZBA	Proximity/construction concerns	September 24, 2019
17.	571 Dundas Street West (Phase 2A, Site 2)	9	ZBA	Proximity/construction concerns	September 24, 2019
18.	900 Dufferin Street	9	ZBA	Cumulative Impact	September 24, 2019
19.	980 Lansdowne Avenue	9	ZBA	Cumulative Impact	September 25, 2019
20.	324 Cherry Street & 429 Lake Shore Boulevard. East	9	DPS	Redirection	September 25, 2019
21.	861-863 St. Clair Avenue West	9	SPA	Cumulative Impact	September 26, 2019
22.	540-544 King Street W	9	ZBA	Cumulative Impact/Proximity/construction concerns	October 8, 2019
23.	315-325 Front Street West	9	OPA/ZBA	No Accommodation	October 16, 2019

24.	1779 St. Clair Avenue West	9	SP	No Impact + proximity/construction concerns	October 17, 2019
25.	145 Wellington Street West	9	ZBA	Cumulative Impact	October 17, 2019
26.	193-201 Church Street	10	ZBA	Cumulative Impact	September 16, 2019
27.	315-325 Spadina Avenue	10	ZBA	Cumulative Impact	September 16, 2019
28.	32 Rowanwood Avenue	10	SP	Cumulative Impact	September 26, 2019
29.	321 Davenport Avenue	10	SP	Cumulative Impact	September 26, 2019
30.	176-178 Front Street East & 33 Sherbourne Street	10	ZBA/SP	Cumulative Impact	October 3, 2019
31.	316 Dupont Street	10	SP	Cumulative Impact	October 23, 2019
32.	6 Nassau Street	10	SP	Cumulative Impact	October 29, 2019
33.	308-314 Jarvis Street	10	SP	Cumulative Impact	October 29, 2019
34.	14-16 Elvina Gardens	11	SP	No Accommodation	October 4, 2019
35.	14-16 Elvina Gardens	11	SP	No Accommodation	October 29, 2019
36.	433 Pape Avenue	15	SP	No Impact + proximity/construction concerns	September 26, 2019
37.	10 Gamble Avenue	15	SP	No Impact	October 4, 2019
38.	136 Kingston Road	16	SP	No Accommodation	August 1, 2019
39.	1821 Danforth Avenue	16	ZBA	Cumulative Impact	August 26, 2019
40.	9 & 25 Dawes Road	16	ZBA	No Accommodation	August 26, 2019
41.	419-425 Coxwell Avenue	16	SP	No Impact	September 16, 2019
42.	13 Musgrave Street	16	SP	No Accommodation	October 17, 2019
NORTH YORK DISTRICT					
43.	50 Wilson Heights Boulevard	5	ZBA	Cumulative Impact	September 10, 2019
44.	50 Wilson Heights Boulevard	5	ZBA	Cumulative Impact	October 18, 2019
45.	2306 St. Clair Avenue West	6	SP	Notice of Redirection	August 1, 2019
46.	2306 St. Clair Avenue West	6	SP	Notice of Redirection	October 3, 2019
47.	2346 & 2352 Weston Road	6	ZBA	Cumulative Impact	October 18, 2019
48.	2490 Yonge Street	8	ZBA	Do not Support	September 24, 2019
49.	2360 Yonge Street	8	SP	No Accommodation	September 24, 2019
50.	3450 Dufferin Street	8	ZBA/DPS	Notice of Redirection	September 25, 2019
51.	3636 Bathurst Street	8	SP	Notice of Redirection	September 25, 2019
52.	2400 Yonge Street	8	OPA/ZBA	Do not Support	October 18, 2019
53.	601-605 Oakwood Avenue	8	OPA/ZBA/SP	No Impact	October 30, 2019
54.	815 Eglinton Avenue East	11	ZBA/DPS	No Accommodation	August 2, 2019
55.	922 Millwood Road	11	ZBA	No Accommodation	August 23, 2019
56.	200-214 Keewatin Avenue	11	SP	No Accommodation	September 6, 2019
57.	40-44 Broadway Avenue	11	ZBA	Do not Support + Proximity/construction concerns	September 25, 2019
58.	1408 Bayview Avenue	11	ZBA	Do not Support	September 26, 2019
59.	1650 Sheppard Avenue East	13	OPA/ZBA	Cumulative Impact	September 9, 2019
60.	699 Sheppard Avenue East	13	ZBA	Redirection	September 25, 2019
61.	1200-1220 Sheppard Avenue East	13	DPS	Cumulative Impact	October 3, 2019
62.	12-24 Leith Hill Road	13	OPA/ZBA	Cumulative impact	October 17, 2019

63.	844 Don Mills Road	14	SP	No Impact	September 16, 2019
SCARBOROUGH DISTRICT					
64.	1560 Brimley Road & 1350 Ellesmere Road	17	OPA/ZBA/SP	No Accommodation	August 22, 2019
65.	1900 Eglinton Avenue East	17	OPA	Do not Support + No School Assigned	October 16, 2019
66.	705 Warden Avenue	18	ZBA	No School Assigned	August 1 ,2019
67.	39-45 Thora Avenue	18	ZBA/SP	Cumulative Impact	August 23, 2019
68.	66-80 Dale Avenue	19	ZBA/SP	No Accommodation	September 3, 2019
69.	140 Grangeway Avenue	19	OPA	Cumulative Impact	September 26, 2019
70.	4631 Steeles Avenue East	20	ZBA	No Accommodation	October 9, 2019
71.	3453 Victoria Park Avenue	20	ZBA/SP	No Accommodation + prox- imity/construction concerns	October 29, 2019
72.	3300 Ellesmere Road	22	SP	No Impact	August 26, 2019