

TORONTO LANDS CORPORATION Development Application Summary

To: Chair and Members of the Toronto Lands Corporation

Date: September 26, 2019

Recommendation

That the report *Development Application Summary* be received and forwarded to TDSB for information.

Rationale

This report provides a summary of development applications Toronto Lands Corporation (TLC) has reviewed and responded to in the period from February 1, 2019 to July 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 115 development applications from February 1, 2019 to July 31, 2019 (see Appendix A for more details).

Development applications are reviewed and commented on to inform the City of pupil accommodation and/or potential construction and land use matters that may impact a nearby TDSB site. Development application review also informs TLC land use 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 proposed 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 development. Students from the development 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 community 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. Comments could be related to setbacks, shadow, site configuration, construction management, etc.

Conclusion

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

Appendix

Appendix A Summary of Development Applications

Routing

- TLC Board: September 26, 2019
- TDSB Board Cycle: October 2019

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. 7-21 Richgrove Dr & 620 Martin Grove Rd	1	SP	Cumulative Impact	February 8, 2019
2. 50 Humberwood Blvd	1	SP	Notice of redirection	March 8, 2019
3. 840 Queens Plate Dr	1	ZBA/SP	No accommodation	July 9, 2019
4. 1 Richview Rd	2	ZBA	No impact	February 15, 2019
5. 250 Wincott Dr & 4620 Ave W	2	ZBA	Cumulative impact	May 24, 2019
6. 859 The Queensway	3	SP	Cumulative impact	March 1, 2019
7. 25 Mabelle Ave	3	ZBA	Cumulative impact + proximity/construction concerns	March 4, 2019
8. 30 & 44 Zorra St	3	SPA	Cumulative impact	April 5, 2019
9. 564-580 Evans Ave & 24 The West Mall	3	ZBA	No impact	June 18, 2019
10. 225 Birmingham St	3	DPS/ZBA/SP	No impact	June 18, 2019
11. 5415-5481, 5485-5487 Dundas St W & 15, 25 Shorncliffe Rd	3	ZBA/SP	No accommodation	February 19, 2019
12. 150 Eighth St	3	ZBA	No Impact	February 15, 2019
13. 12, 16 & 20 Cordova Ave	3	OPA/ZBA	Cumulative impact + proximity/construction concerns	May 7, 2019
14. 2950 & 2970 Lake Shore Blvd W	3	OPA/ZBA	Proximity/Construction concerns	July 17, 2019
15. 933-935 The Queensway	3	ZBA	Cumulative impact	July 25, 2019
16. 4700 Keele St	4	SP	No impact	February 13, 2019
17. 2370 Finch Ave W	4	OPA/ZBA	Cumulative impact	August 22, 2019
18. 2306 St Clair Ave W	6	SP	Notice of redirection	August 1, 2019
19. 2421 Eglinton Ave W	6	ZBA	No impact	February 26, 2019
20. 2270-2272 Weston Rd	6	SP	No accommodation	February 26, 2019
21. 2346 & 2352 Weston Rd	6	ZBA	Cumulative impact + proximity/construction concerns	July 26, 2019
TORONTO & EAST YORK DISTRICT				
22. 299 Glenlake Ave	7	ZBA	Do not support	March 8, 2019
23. 3385 Dundas St W	7	ZBA	No accommodation	April 12, 2019

24.	3775-4005 Dundas St W & 2-6 Humber Hill Ave	7	SP	No accommodation	May 24, 2019
25.	406-410 Keele St	7	ZBA	No accommodation	April 9, 2019
26.	2442-2454 Bloor St W & 1-9 Riverview Gardens	7	SP	No accommodation	April 12, 2019
27.	248 & 260 High Park Ave	7	SP	No accommodation	June 6, 2019
28.	2946 Dundas St W	7	ZBA	No accommodation	June 6, 2019
29.	2706-2730 Dundas St W	7	SP	No accommodation	March 4, 2019
30.	1475-1525 Yonge	8	ZBA	No accommodation	June, 20 2019
31.	244 Lonsmount Dr	8	OPA/ZBA	No accommodation	July 5, 2019
32.	77 Clarendon Ave	8	SP	No accommodation	July 5, 2019
33.	1409-1431 Yonge St	8	SP	No accommodation	July 17, 2019
34.	65-83 Raglan Ave	8	ZBA	Cumulative Impact	May 27, 2019
35.					
36.	250 Lawrence Ave W	8	SP	No accommodation	May 16, 2019
37.	1202-1204 Avenue Rd	8	ZBA/SP	Notice of redirection	April 25, 2019
38.	140 Merton	8	ZBA	No Impact	July 26, 2019
39.	1474 St Clair Ave W	9	SP	No impact	February 8, 2019
40.	383-425 Old Weston Rd & 1800-1818 St Clair Ave W	9	SP	No impact	February 13, 2019
41.	350-390 Queens Quay W	9	SP	Cumulative impact	February 15, 2019
42.	260-322 King St W	9	ZBA	Cumulative impact	February 20, 2019
43.	1494-1502 Dundas St W	9	ZBA	No accommodation	March 8, 2019
44.	646 & 648 Dufferin St & 1 & 3 Boland Lane	9	ZBA	No accommodation	March 8, 2019
45.	571 Dundas St W	9	ZBA	Proximity/construction concerns	April 5, 2019
46.	980 Lansdowne Ave	9	ZBA	Cumulative impact	April 12, 2019
47.	26 Ossington Ave	9	SP	No impact	May 24, 2019
48.	1245 Dupont St	9	SP	Cumulative impact	May 24, 2019
49.	125 & 181 Mill St (resubmission)	9	SP	Notice of redirection	May 6, 2019
50.	162 Queens Quay E	9	SP	Notice of redirection	May 20, 2019
51.	462 Wellington St W	9	ZBA	No impact	May 31, 2019
52.	861-863 St Clair Ave W	9	SP	No impact	May 31, 2019
53.	2 Strachan Ave	9	SP	No impact	April 12, 2019
54.	2 Tecumseth St	9	ZBA	No accommodation	June 10, 2019
55.	126 John St	9	ZBA	Cumulative impact	June 19, 2019
56.	485-489 Wellington St W	9	SP	Cumulative impact	July 9, 2019
57.	502 Adelaide St W	9	SP	Cumulative Impact	July 17, 2019

58.	504 Wellington St W	9	ZBA	Cumulative Impact	June 26, 2019
59.	485-489 Wellington St W	9	SP	Cumulative Impact	July 9, 2019
60.	215 Lakeshore Blvd E	9	ZBA/SP	No accommodation	July 25, 2019
61.	8 Elm St	10	ZBA	No accommodation	June 10, 2019
62.	25 Grosvenor	10	ZBA/SP	Cumulative Impact	May 14, 2019
63.	33 Isabella	10	ZBA	No accommodation	May 6, 2019
64.	603 Sherbourne	10	SP	No accommodation	May 22, 2019
65.	409 Huron St	10	ZBA	No impact	July 10, 2019
66.	364 Huron St	10	ZBA	No impact	July 10, 2019
67.	572 Church St	10	ZBA	Cumulative Impact	July 25, 2019
68.	114-120 Church St	10	ZBA	Cumulative Impact	July 25, 2019
69.	89 Avenue Rd	10	SP	Cumulative Impact	June 19, 2019
70.	11-21 Yorkville Ave	10	SP	Cumulative Impact	May 24, 2019
71.	165 Brunswick Ave	10	SP	No impact	May 24, 2019
72.	1087-1095 Leslie	14	SP	Cumulative Impact	May 27, 2019
73.	4 Graydon Hall Dr	14	SP	No impact	July 17, 2019
74.	1598 & 1600 Queen St E	15	SP	No impact	May 7, 2019
75.	954-958 Broadview Ave & 72 Chester Hill Rd	15	ZBA	No impact	May 7, 2019
76.	263 Logan Ave & 15 Busy St	15	ZBA	No accommodation	May 24, 2019
77.	1151 Queen St E	15	ZBA/SP	Cumulative Impact	July 16, 2019
78.	985 Woodbine	16	ZBA	No accommodation	April 1, 2019
79.	507 Kingston Rd	16	SP	Cumulative Impact	July 17, 2019
80.	10 Dawes Rd	16	ZBA	No accommodation	April 5, 2019
81.	1455 O'Connor Dr	16	SP	No accommodation	May 27, 2019
NORTH YORK DISTRICT					
82.	1304, 1306 & 1308 Wilson Ave	5	ZBA	No accommodation	February 15, 2019
83.	1050 Sheppard Ave W	5	SP	Cumulative impact + proximity/construction concerns	March 4, 2019
84.	1100 Sheppard Ave W	5	ZBA	Cumulative impact	May 30, 2019
85.	1 Tudor Gt	8	ZBA/SP	No accommodation	May 16, 2019
86.	1408-1420 Bayview	11	ZBA	Do not support	April 4, 2019
87.	660 Eglinton Ave E	11	SP	No accommodation	June 13, 2019
88.	733 Mt. Pleasant	11	ZBA	Do not Support	February 8, 2019
89.	2577 Yonge St	11	ZBA	No accommodation	June 20, 2019
90.	196 Valley Rd	11	ZBA/SP	No accommodation	July 25, 2019
91.	110 & 112 Sheppard Ave W	12	ZBA	No accommodation	February 8, 2019
92.	5858 Yonge St	12	SPA	Cumulative impact	February 26, 2019
93.	40-48 Hendon Ave	12	ZBA	Cumulative impact	February 26, 2019
94.	72 Church Ave	12	ZBA	Notice of redirection	March 4, 2019
95.	50 & 52 Finch Ave E	12	ZBA	Notice of redirection	March 8, 2019
96.	314-317 & 325 Bogert Ave & 305-308 Poyntz Ave	12	ZBA	No accommodation	May 30, 2019
97.	15-21 Holmes Ave	12	SP	Notice of redirection	June 18, 2019
98.	5799-5915 Yonge St & 45 & 53 Cummer Ave & 46-47 Averill	12	SP	Cumulative impact	June 19, 2019

Cres					
99.	2810-2814 Bayview Ave	12	ZBA	Notice of redirection	July 2, 2019
100.	286 Finch Ave W	12	SP	No accommodation	May 16, 2019
101.	765 Steeles Ave W	12	ZBA/SP	No accommodation	July 25, 2019
102.	5719-5915 Yonge St	12	SP	Cumulative impact	June 19, 2019
103.	20 Godstone Rd	13	ZBA	Proximity/construction concerns	April 11, 2019
104.	2550 Victoria Park Ave	13	OPA/ZBA	Cumulative impact	June 27, 2019
105.	1001 Sheppard Ave E	13	SP	Notice of redirection	July 2, 2019
SCARBOROUGH DISTRICT					
106.	1920-1940 Eglinton Ave W	17	ZBA	Do not support	April 18, 2019
107.	1560 Brimley Rd & 1350 Ellesmere Rd	17	SP	Cumulative Impact	July 30, 2019
108.	1478 Kingston Rd	18	ZBA/SP	No accommodation	July 26, 2019
109.	777 Victoria Park Ave	18	ZBA	No accommodation	July 26, 2019
110.	599 Kennedy Rd	18	ZBA/SP	No accommodation	April 3, 2019
111.	2787 Eglinton Ave E	18	ZBA/SP	Cumulative Impact	July 25, 2019
112.	20 Cowdray	20	ZBA/ DPS	No accommodation	March 18, 2019
113.	2075 Kennedy	20	ZBA	Cumulative Impact	March 1, 2019
114.	3268 Finch Ave E	20	ZBA	No accommodation	July 26, 2019
115.	21 Old Kingston Rd	22	SP	No impact	July 26, 2019