

TORONTO LANDS CORPORATION
Development Application Summary Report, March 2020

To: Chair and Members of the Toronto Lands Corporation

Date: 27 April 2020

Recommendation:

That this report be accepted for information

Rationale

This report provides a summary of development applications Toronto Lands Corporation (TLC) has reviewed and responded to in the period from November 1, 2019 to February 29, 2020.

Context

The City of Toronto circulates development applications (official plan amendments (OPA), zoning by-law amendments (ZBA), site plan approvals (SP), and draft plans of subdivision (DPS) to TLC Land Use Planning for their review and comment. TLC has responded to **90** development applications from November 1, 2019 to February 29, 2020 (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. Since we started responding and tracking development applications, TLC has responded to 276 development applications from February 1, 2019 to February 29, 2020 (see Appendix B for more details).

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 may 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.
- viii. **New School Site** – comments inform the City that there is insufficient capacity at local schools and that a new school is required as part of the development.

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.

Appendices:

- A. Summary of Development Applications – Reporting Period
- B. Total Development Applications

Routing

TLC Board: April 27, 2020

From

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APPENDIX A: Summary of Development Applications – Reporting Period

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

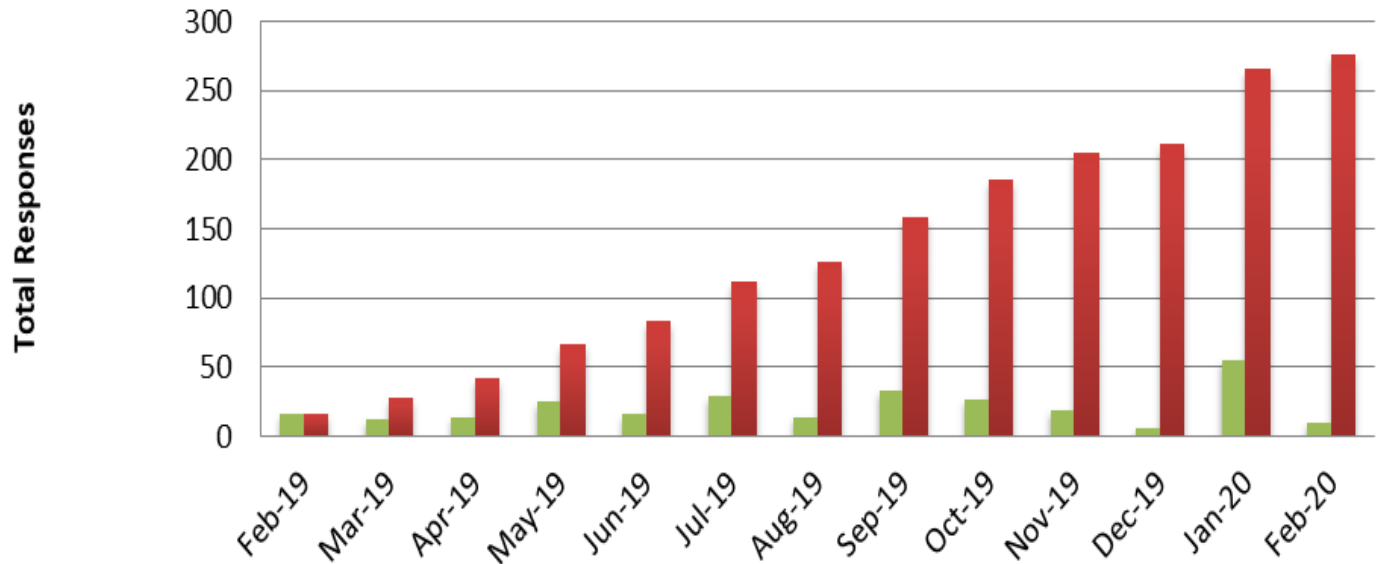
	ADDRESS	TDSB WARD	APPLICATION TYPE *	RESPONSE	DATE OF TLC RESPONSE
ETOBICOKE – YORK DISTRICT					
1.	63-73 Widdicombe Hill Blvd	2	ZBA	Cumulative impact + Proximity/Construction concerns	November 7-19
2.	900 The East Mall	2	OPA/ZBA	Cumulative impact	January 14-20
3.	417-419 Burnhamthorpe Rd	2	ZBA/SP	No impact	January 27-20
4.	375-385 The West Mall	2	ZBA	No impact + Proximity/Construction concerns	February 14-20
5.	10 Eva Rd	2	SP	No impact + Proximity/Construction concerns	February 27-20
6.	1 Blue Goose St	3	SP	No accommodation	November 8-19
7.	2150 Lake Shore Blvd W	3	OPA	New school site	December 19-19
8.	4 Beamish Dr	3	ZBA	No accommodation	January 13-20
9.	315-327 Royal York Rd	3	ZBA	No accommodation	January 14-20
10.	8-14 Jopling Ave S	3	ZBA	No accommodation	February 5-20
11.	3353-3359 Lake Shore Blvd W	3	OPA/ZBA	No impact	February 5-20
12.	102-134 Hucknall Rd	4	SP	No impact	November 15-19
13.	2850 Keele St	5	SP	No impact	November 15-19
14.	5950 Bathurst St	5	ZBA	Cumulative impact	November 20-19
15.	1956 Weston Rd	6	OPA/ZBA	Cumulative impact	November 15-19
16.	6 Lloyd Ave & 159-181 Mulock Ave	6	ZBA	No accommodation	January 16-20
17.	1440-1442 Lawrence Ave W & 2400 Keele St	6	ZBA	No accommodation	January 17-20
18.	1821-1831 Weston Rd	6	ZBA	Cumulative impact	January 27-20
TORONTO & EAST YORK DISTRICT					
19.	35 High Park Ave	7	ZBA	Do not support	December 19-19
20.	200 Keele St & 203 Oakmount Rd	7	SP	Cumulative impact	January 13-20
21.	1521 Queen St E	7	ZBA	No impact	January 27-20
22.	90 Eglinton Ave E	8	ZBA	Do not support	November 18-19
23.	30 Merton St	8	OPA/ZBA	Do not support	December 19-19
24.	2161 Yonge St	8	SP	No accommodation	December 19-19

	ADDRESS	TDSB WARD	APPLICATION TYPE *	RESPONSE	DATE OF TLC RESPONSE
25.	2010-2012 Bathurst St	8	SP	No accommodation	January 13-20
26.	100-120 Broadway Ave & 223-233 Redpath Ave	8	SP	No accommodation	January 14-20
27.	2400-2440 Yonge Street	8	ZBA/SP	Do not support	January 15-20
28.	24-26 Imperial St	8	ZBA	No accommodation	January 17-20
29.	279-290 Merton	8	OPA/ZBA	Do not support	January 17-20
30.	859-861Eglinton Ave W	8	SP	No accommodation	January 17-20
31.	595-599 Lawrence Ave W	8	ZBA/SP	No impact + Proximity/Construction concerns	January 30-20
32.	31 Parliament St	9	SP	Cumulative impact	November 20-19
33.	1 & 7 Yonge St	9	SP	Redirection	November 20-19
34.	135 Portland St	9	SP	Cumulative impact	December 19-19
35.	33 Parliament St	9	SP	Cumulative Impact	January 14-20
36.	215 Lake Shore Blvd E	9	SP	Redirection	January 14-20
37.	99 Blue Jays Way	9	SP	Cumulative impact	January 27-20
38.	400-420 King St W	9	SP	Cumulative impact	January 27-20
39.	1200 Dundas St W	9	SP	Cumulative impact	January 27-20
40.	1745-1753 St Clair Ave W	9	SP	No impact	February 5-20
41.	133-141 Queen St E	10	ZBA	No accommodation	November 15-19
42.	373 Front St E & 90 Mill St	10	ZBA	No accommodation	November 15-19
43.	425 Cherry St	10	SP	No accommodation	November 15-19
44.	111-125 River St	10	OPA/ZBA	No accommodation	December 19-19
45.	17 St. Andrew St	10	ZBA	No accommodation	December 19-19
46.	25 Dalhousie St	10	SP	Cumulative impact	January 13-20
47.	88 Queen St E	10	SP	Cumulative impact	January 13-20
48.	161 Parliament St	10	OPA/ZBA	Cumulative impact	January 13-20
49.	20-26 Maitland St	10	SP	Cumulative impact	January 16-20
50.	49 Ontario St	10	ZBA	Cumulative impact	January 17-20
51.	483-491 Bay St & 20 Albert St	10	ZBA	Cumulative impact	January 17-20
52.	888 Dupont St	10	OPA/ZBA	No impact	January 22-20
53.	7 Labatt Ave & 77 River St	10	SP	Cumulative impact	January 23-20
54.	80 Bloor St W	10	OPA/ZBA	Cumulative impact + Proximity/Construction concerns	January 23-20
55.	287 Davenport Rd & 141-145 Bedford Rd	10	OPA/ZBA	Cumulative impact	January 24-20
56.	335 Yonge St	10	OPA/ZBA	Cumulative impact	January 24-20
57.	847-878 Yonge St & 3-11 Scollard St	10	SP	Cumulative impact	January 24-20
58.	512 Bathurst St	10	SP	No impact	January 30-20
59.	661-665 Huron St	10	ZBA	Cumulative impact	February 28-20

	ADDRESS	TDSB WARD	APPLICATION TYPE *	RESPONSE	DATE OF TLC RESPONSE
60.	1555-1575 Queen St E	15	OPA/ZBA	No accommodation + Proximity/Construction concerns	February 5-20
61.	1684-1702 Queen St E	16	ZBA	No accommodation	January 24-20
62.	6 Dawes Rd	16	ZBA	No accommodation	February 28-20
63.	286-294 Main St & 144 Stephenson Ave	16	SP	No accommodation	February 28-20
NORTH YORK DISTRICT					
64.	470, 490 & 530 Wilson Ave	5	ZBA	No accommodation	November 8-19
65.	2850 Keele St	5	SP	No impact	November 15-19
66.	25 Fisherville Rd	5	SP	Cumulative impact	January 14-20
67.	1184 Wilson Ave	5	ZBA	No accommodation	January 27-20
68.	413-435 Roehampton Ave	11	OPA/ZBA/SP	No accommodation	January 15-20
69.	2 Sandfield Rd	11	OPA/ZBA	No impact	January 23-20
70.	16 Kirtling Pl	11	ZBA	No impact	January 24-20
71.	298 Newton Dr	12	ZBA/SP	No impact	January 16-20
72.	6150-6160 Yonge St	12	OPA/ZBA/SP	Cumulative impact	January 23-20
73.	5995-5997 Yonge St	12	ZBA/SP	Cumulative impact	January 24-20
74.	2932-2942 Bayview Ave	12	ZBA/SP	No accommodation + Redirection	January 30-20
75.	2135 Sheppard Ave E (PH2)	13	SP	No accommodation	November 15-19
76.	680-688 Sheppard Ave E	13	OPA/ZBA	No accommodation + Redirection	January 24-20
77.	25 St Dennis Dr	14	SP	Proximity/Construction concerns	November 8-19
78.	1861 O'Connor Dr	14	ZB	No accommodation	November 15-19
79.	1150 Eglinton Ave E	14	SP	No accommodation + Redirection	January 17-20
80.	801 York Mills Rd & 1855 Leslie St	14	ZBA	No accommodation	January 23-20
SCARBOROUGH DISTRICT					
81.	1555 Midland Ave	17	SP	No impact + Proximity/Construction concerns	January 14-20
82.	25 Borough Dr	17	OPA/ZBA	No accommodation	January 17-20
83.	2740 Lawrence Ave E	17	ZBA/DPS	No impact + Proximity/Construction concerns	January 23-20
84.	860 Pharmacy Ave & 9-40 Craigton Dr	17	OPA	New school site	January 30-20
85.	2933-3011 Sheppard Ave E	20	OPA/ZBA	No accommodation	November 8-19
86.	3850 Sheppard Ave E	20	ZBA/DPS	No accommodation	January 13-20
87.	3050 Pharmacy Ave	20	SP	No impact	February 28-20
88.	4620 Finch Ave E	21	ZBA	No impact	January 23-20
89.	7437-7441 Kingston Rd	22	ZBA	No accommodation	November 18-19
90.	1625 Military Trail & 6000 Kingston Rd	22	OPA/ZBA	No impact	January 14-20

APPENDIX B: Total Development Applications

Development Application Responses by Month



	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
■ Monthly Total	16	12	14	25	16	29	14	33	27	19	6	55	10
■ Cumulative Total	16	28	42	67	83	112	126	159	186	205	211	266	276