

October 16, 2019

Ms. Emily Caldwell, Senior Planner
City of Toronto Planning Division
Scarborough Civic Centre
150 Borough Drive
Toronto, ON M1P 4N7

Dear Ms. Caldwell:

**Re: Official Plan Amendment Application 19 208733 ESC 21 OZ
Calloway REIT (1900 Eglinton) Incorporated
1900 Eglinton Avenue East**

In 2008, the Toronto District School Board (TDSB) established the Toronto Lands Corporation (TLC) to be its real estate agency reporting back to the TDSB through its own Board of Directors. In June 2018, TDSB expanded TLC's mandate to include all Board-wide real estate, land use planning, asset management and leasing matters. To this end, all land use planning matters and development review is now being overseen by TLC. TLC also has the authority to undertake and complete all such actions and approvals necessary to secure the interest of TDSB.

TLC has had an opportunity to review the proposed application, which includes a broad range of residential and non-residential land uses in a mixed-use, multi-storey building format, providing space for parks, commercial/retail, residential and other service commercial uses. A total of 5,529 units are proposed, including 75% (4,147 units) one bedroom, 15% (829 units) two bedroom and 553 (10%) three bedroom based on an average unit size of 750 sq. ft.

The proposed development is located within the Golden Mile Secondary Plan Study area. This study will provide a vision and planning framework, long-term urban structure and growth strategy for this area. TLC and TDSB staff are of the opinion that the approval of this application is premature until such time as the Golden Mile Secondary Plan Study is completed.

Further, the proposed development is located within a commercial/industrial area of the City, where there is currently no assigned local TDSB elementary school. Through the Golden Mile Secondary Plan Study, TLC/TDSB staff have identified the need for a new elementary school site within the Secondary Plan area to accommodate anticipated students locally. In May, 2019, TLC staff shared TDSB's areas of interest with the City's Strategic Initiatives Policy and Analysis (SIPA) staff. This information was then incorporated into information/display materials presented by the City at the June 25, 2019 community consultation meeting. Through the review of this application, we have determined that a portion of the proposed development falls within one of TDSB's areas of interest - please see the reference map below. TLC staff request a meeting with the City and the developer to learn about the development proposal in more detail and to discuss the potential of locating a future elementary school within this area.

Lastly, TLC requests to be notified on all future public notices, resubmissions, appeals and other matters and request to be included on the Interested Parties List with respect to this application.



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A subsidiary corporation of the TDSB



If you have any questions regarding this matter, I can be reached at (416) 394-0574 or at acifuentes.tlc@tdsb.on.ca.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alejandro Cifuentes', is written over a horizontal line.

Alejandro Cifuentes MCIP, RPP
Senior Land Use Planner
Toronto Lands Corporation

- c. David Smith, TDSB Trustee, Ward 17
- Daryl Sage, CEO, TLC
- Bianca Bielski, Senior Manager, Land Use Planning, TLC
- Yvonne Choi, Manager, Land Use Planning, TLC
- Dan Castaldo, Senior Manager, Planning, TDSB
- Kirsten Stein, Senior Planner, City of Toronto

Golden Mile Secondary Plan Study - TDSB Areas of Interest

