TORONTO LANDS CORPORATION

60 St. Clair Avenue East, Suite 201, Toronto, ON M4T 1N5
Tel: 416-393-0573 Fax : 416-393-9928
website : www.torontolandscorp.com

A subsidiary corporation of the TDSB
Toronto District School Board

June 25, 2021

Planning & Housing Committee
City of Toronto
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Chair Bailão and Members of the Planning & Housing Committee:

Re: PH25.16 East Harbour Transit Oriented Communities Proposal (Ward 14)

The Toronto Lands Corporation (TLC) is a wholly owned subsidiary of the Toronto District School Board (TDSB), responsible for all land use planning, real estate and leasing matters on behalf of the TDSB. TLC has reviewed the report from the Chief Planner and Executive Director, City Planning on the East Harbour Transit Oriented Communities (TOC) Proposal, scheduled for consideration by Planning & Housing Committee on June 28, 2021.

The East Harbour TOC Proposal is located in a community experiencing significant residential intensification and population growth that is presenting critical accommodation challenges at the local TDSB schools. The TDSB is working to secure a minimum of two elementary schools to accommodate emerging new communities along the City's central waterfront, namely within the West Don Lands and Lower Yonge Precincts. A potential opportunity is also being pursued in the Keating Precinct. Future elementary schools within the Port Lands will also be required to accommodate students residing within those future neighbourhoods. **TLC wishes to highlight to the Committee that the TDSB's long-term school enrolment projections and planning for the current and new schools in this area never considered the East Harbour site for any future residential development, let alone 3.25 million square feet of residential development.** The Unilever Precinct Planning Study established the area as an employment hub and falls within the South of Eastern area identified as a Provincially Significant Employment Zone (PSEZ). In May 2021, Council confirmed its support for South of Eastern as an Employment Area and a PSEZ. The introduction of 3.25 million square feet / 5,000 new residential units at East Harbour will severely impact the TDSB's ability to provide adequate accommodation for students and families who will reside within these future dwellings.

TLC recognizes the City's need for careful planning to ensure the required community services and facilities are in place to support future residents of the East Harbour transit-oriented community. TLC supports the assessment, provided in the attached January 8, 2021 letter from Chief Planner Gregg Lintern to the Ontario Ministers of Education and Municipal Affairs & Housing, that an implementation and funding strategy for public elementary schools is critical to the City's ability to achieve complete communities in areas of rapid residential growth, like Toronto's Central Waterfront communities. TLC also notes that on May 22, 23 and 24, 2018 City Council adopted the following:

- "City Council direct the Chief Planner and Executive Director City Planning, in consultation with other Divisions including Parks, Forestry and Recreation, Social Development, Finance and Administration and Real Estate Services, to support the Toronto District School Board and the Toronto Catholic District

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School Board in advancing planning for school facilities facing growth-driven enrollment pressures in areas targeted for growth."

- "City Council request the Province of Ontario to meet with senior City Staff and with senior staff in the Ministry of Education and Ministry of Municipal Affairs to explore a special funding strategy to meet the capital requirements of the Toronto District School Board in areas approved for growth to support local and timely provision of school facilities."

TLC requests that the City, in its discussions with the Province on the East Harbour TOC, also continue to request status and timing of Provincial funding commitments to construct public elementary school facilities in the Central Waterfront Area, and ensure that those commitments align with the timing of future residential development. The consideration of residential permissions in the East Harbour TOC should be conditional on the sufficiency of local school accommodation. In both discussions related to Provincial funding and in considerations of residential permissions, it is critical that not only the aforementioned proposed TDSB schools be tied to the advancement of the East Harbour TOC, but also any and all new schools the TDSB deems necessary to accommodation students emerging from this future residential community.

Thank you for the opportunity to provide our feedback; we would be pleased to meet and further discuss these matters with City Planning staff.

Sincerely,

Daryl Sage
Chief Executive Officer
Toronto Lands Corporation

c Jennifer Story, TDSB Trustee, Ward 15
Stephanie Donaldson, TDSB Trustee, Ward 9
Paula Fletcher, Toronto City Councillor, Ward 14
Gregg Lintern, Chief Planner and Executive Director, Toronto City Planning Division
Seanna Kerr, Senior Planner, Toronto City Planning Division
Bianca MV Bielski, Senior Manager, Land Use Planning, TLC
Yvonne Choi, Manager, Land Use Planning, TLC
Paul Nichols, Intermediate Planner, TLC
Dan Castaldo, Senior Manager, Planning, TDSB

Gregg Lintern
MCIP, RPP
Chief Planner and
Executive Director

City Planning

City Hall
100 Queen Street West
12th Floor, East Tower
Toronto, Ontario M5H 2N2

Tel: 416-392-8772
Gregg.Lintern@toronto.ca
www.toronto.ca/planning

January 8, 2021

The Honourable Steven Lecce
Minister of Education
5th Floor, 438 University Avenue
Toronto, ON M5G 2K8
By email: minister.edu@ontario.ca

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
17th Floor, 777 Bay Street
Toronto, ON M7A 2J3
By email: minister.mah@ontario.ca

Dear Ministers:

Re: Public Elementary School Facilities in Toronto's Central Waterfront

I am writing to inquire about the status and timing of Provincial funding commitments to construct public elementary school facilities on sites and space identified for this purpose across Toronto's Central Waterfront.

The Central Waterfront Secondary Plan (CWSP) area is estimated to have a population of approximately 110,000 to 115,000 at full buildout. The only public elementary school facility that exists in the Central Waterfront today is the Waterfront School, a small facility accommodating roughly 250 students and serving the Bathurst Quay neighbourhood in the western part of the Central Waterfront. The deficit in school facilities is especially acute in the emerging precincts east of Yonge Street over to the Don River, which include Lower Yonge, East Bayfront, Keating Channel (West) and West Don Lands. As each of these precincts has undergone development, public elementary schools have not been constructed in the area, resulting in school-age children having to be accommodated within existing schools outside the neighbourhood. The City has secured lands and space for required school facilities through the planning process, with landowners awaiting decisions related to land/space transactions and related capital improvements.

Toronto's Central Waterfront area is experiencing rapid growth. The Central Waterfront has an existing population of 39,000 (2020 estimate), an increase of 53% from the 2016 Census population of 25,380. Currently there are approximately 27,000 residential units in the development pipeline, where there is an active application or a project under construction. Full buildout of the CWSP and its associated precinct plans will result in a potential population of up to an additional 76,000 new residents.

Growth in the Central Waterfront was planned for and the provision of public service facilities (including schools) needed to service that growth and to support the achievement of complete communities was fully identified within that planning process. Appendix 1 of the CWSP states a need for 6 to 10 public elementary schools at full build-out, with location criteria to ensure pupils should travel no more than 1.6 kilometres to school and to minimize children crossing arterial roads. Since the approval of the CWSP and the implementing precinct plans for the Central Waterfront, the expected population has increased through greater densities in development projects than were planned for. The capacity of the required new school facilities identified in the CWSP does not account for this additional density.

Public elementary school facilities identified for the following fast-growing precincts are in need of immediate funding commitments:

- West Don Lands Precinct – Within the West Don Lands Precinct Plan, projections anticipate a population of 11,000 new residents, including 860 school-age children. The population in 2016 was 1,430 and is estimated to be 5,000 in 2020, an increase of 250% in four years. Taking into account additional density approved through recent Ministerial Zoning Orders (MZOs), LPAT settlements, development proposals and undeveloped lands, it is estimated that the population will be 16,000 at full buildout, an increase of 45% from the projected precinct plan total. This population is equivalent to the Town of Greater Napanee (2016 Census population – 15,892). Within the Precinct Plan, Block 9 has been identified for a school facility, on which there is not a development application by TDSB.

- Lower Yonge Precinct – The Lower Yonge Precinct Plan was completed in 2016, with a projected population of 13,000 in a very dense 9-hectare neighborhood. This population is similar to the Town of Ingersoll (2016 Census population – 12,757). Several of the mixed-use residential buildings in the precinct are approved or under construction and when completed are anticipated to accommodate these 13,000 residents in the near future. The precinct plan identifies the need for 1 public elementary school with a capacity of 450 students. Space for this facility to be constructed has been secured in the podium of 55 Lakeshore Boulevard East through an LPAT settlement and implemented by a Section 37 agreement with Menkes Developments Ltd.

- East Bayfront – The East Bayfront Precinct Plan planned for a residential population of 10,000, with over 900 school-age children. The Precinct Plan did not recommend a public elementary school location in the precinct, recommending instead that the Keating Channel elementary school should be designed to accommodate students from both East Bayfront and Keating Channel. East Bayfront has been developing quickly, with an existing population (2020 estimate) of 3,700, with 0 population in 2016, and an additional 4,700 residential units in the development pipeline. Based upon LPAT settlements and development applications, the densities have increased and at full buildout, the population is estimated to be 12,000, 20% in excess of what was originally planned in 2005. This population is equivalent to that of the Municipality of Brighton (2016 Census population – 11,844).

- Keating Channel (West) Precinct – Full buildout of this Precinct Plan, west of Cherry Street, would see an estimated population in the area of 9,200 new residents. This is a little larger than the size of the Town of Smiths Falls (2016 Census population – 8,780). The Keating Channel (West) Precinct has not been developed, although major City, Provincial and Federal investments of $1.25 billion in flood protection, servicing and transportation infrastructure will unlock development in the near future. Through the LPAT settlement process, the total number of anticipated residential units in the Precinct is 5,366. The Precinct Plan identifies the need for 1 public elementary school. The southern block of 333 Lakeshore Boulevard East, which is included in Quayside, has been identified for this purpose through the precinct planning process. Since the Keating Channel school facility was to service both Keating Channel and East Bayfront Precincts, this elementary school is essential as both precincts develop.

To support the achievement of complete communities, the legislative and policy frameworks of both the Province of Ontario and the City of Toronto encourage planning for schools to be undertaken in a coordinated manner and for investment to happen in a timely way to service growth. With the rapid growth of the Central Waterfront area, especially the emerging communities east of Yonge Street, it is critical that an implementation and funding strategy for public elementary schools be in place as development proceeds.

I look forward to hearing from you on my inquiry.

Sincerely,

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

Cc: Mayor John Tory
Councillor Joe Cressy, Spadina-Fort York
Kerri Voumvakis, Director, Strategic Initiatives, Policy & Analysis, City Planning
Lynda MacDonald, Director, Community Planning – Toronto & East York District, City Planning
David Stonehouse, Director, Waterfront Secretariat, City Planning
Dr. Kathy Witherow, Interim Director of Education, Toronto District School Board