



TLC Policy & Planning Committee Meeting

Committee Members: John Filion, Igor Dragovic, Payman Berjis, Aleem Punja,
Dennis Hastings, Leola Pon, Liban Hassan

September 12, 2024

Toronto Lands Corporation Office - Board Room & Virtual via MS Teams

201- 60 St. Clair Ave. E

Toronto, M4T 1N5



Meeting Book - TLC Policy & Planning Committee Meeting

PUBLIC AGENDA

1. Call to Order & Confirmation of Quorum

Chair

2. Land Acknowledgement

Chair

We acknowledge we are hosted on the lands of the Mississaugas of the Anishinaabe, the Haudenosaunee Confederacy and the Wendat. We also recognize the enduring presence of all First Nations, Métis and the Inuit peoples.

3. Declaration of Conflict of Interest under the Municipal Conflict of Interest Act and the Ontario Business Corporation Act

Chair

4. Approval of the Agenda/Other Business

Chair

For Approval

5. Approval of Minutes from the Policy & Planning Committee from May 16, 2024 (Public Session)

Chair

For Approval

The Minutes of the Closed Session of the Policy and Planning Committee from May 16, 2024 are included in the closed session agenda meeting book.

6. Staff Reports

i. TLC Lease & License Approvals [9-003]

Wilbur Wong & Simon Hewett

ii. Case Study: Securing Opportunities For Potential New Schools At Scarborough Town Centre [09-004]

Yvonne Choi

Information

iii. Christie's Secondary Plan – New School Opportunity [09-005]

Yvonne Choi & Wilbur Wong

Information

iv. New Land Use Planning Policy Framework: Provincial Planning Statement 2024 [09-006]

Yvonne Choi

Information

v. Thorncliffe Park And Flemington Park School Opportunities (Ward 11 & 14) [09-007]

Barbara Carou

Information

Adjournment to the Closed Session

Chair

Adjourn to closed session to address the Approval of the Minutes from the Closed Session of the Policy & Planning Meeting of May 16, 2024.

For Approval

7. Termination of Meeting

Chair

For Approval

**TORONTO LANDS CORPORATION
60 ST. CLAIR AVENUE EAST
TORONTO, ONTARIO**

**MINUTES OF THE POLICY AND PLANNING COMMITTEE MEETING
HELD IN-PERSON AT TORONTO LANDS CORPORATION OFFICE
AND VIRTUALLY VIA MICROSOFT TEAMS
TORONTO, ONTARIO**

MAY 16, 2024, 6:00 PM

The following Committee Members were present: Payman Berjis (Citizen Director), Igor Dragovic (Citizen Director/Committee Chair), John Filion (Citizen Director), Aleem Punja (Citizen Director), Dennis Hastings (Trustee Director), Shelley Laskin (Trustee Director), Leola Pon (TDSB Staff Director)

The following Board Members were present: Zakir Patel (Trustee Director).

The following TLC staff were present: Barbara Carou (Interim Director, Strategic Partnerships & Development), Yvonne Choi (Director of Planning), Ryan Glenn (Interim Chief Executive Officer), George Kralidis (Head of People & Culture), Markus O'Brien Fehr (Manager, Communications & External Relations), Wilbur Wong (Interim Director, Real Estate & Leasing), Jeremy Kloet (Development Manager), Simon Hewett (Interim Manager, Asset Management & Leasing).

Guests: Matti Siemiatycki, Sarah Chan, Phat Le (Infrastructure Institute at University of Toronto).

1. Call to Order & Confirmation of Quorum

There being a quorum present, and the Directors having been given adequate and proper notice of the meeting, the meeting was called to order by Igor Dragovic, Committee Chair at 6:03 PM (EST).

2. Land Acknowledgement

Igor Dragovic, Committee Chair, read the following land acknowledgment:

We acknowledge we are hosted on the lands of the Mississaugas of the Anishinaabe, the Haudenosaunee Confederacy and the Wendat. We also recognize the enduring presence of all First Nations, Métis, and the Inuit peoples.

3. Declaration of Conflict of Interest under the Municipal Conflict of Interest Act and the Ontario Business Corporation Act

No conflicts of interest were declared.

4. Approval of the Agenda/Other Business

No corrections or amendments to the agenda.

Trustee Shelley Laskin, seconded by John Filion, moved approval of the meeting agenda.

The motion was carried.

5. Approval of Minutes of the Policy and Planning Committee

The public minutes of the Policy & Planning Committee meeting from March 18, 2024, were before the Committee. There were no errors or omissions.

Trustee Shelley Laskin, seconded by John Filion, moved that the public minutes of the Policy & Planning Committee from March 18, 2024, be approved.

The motion was carried.

6. Staff Reports

1. 200 Poplar Road Preliminary Concept Review [5-92]

Ryan Glenn, Interim CEO, and Barbara Carou, Interim Director, Strategic Partnerships & Development, along with Matti Siemiatycki, Sarah Chan, and Phat Le, Infrastructure Institute at the University of Toronto, presented an update on the status of the Sir Robert Borden property at 200 Poplar Road.

On a motion made by John Filion and seconded by Payman Berjis, the Policy & Planning Committee recommends:

1. TLC report back to the Board in Q1 2024-2025 with a development plan for 200 Poplar Road based on the preliminary work developed to date, including feedback at the Committee; and,
2. That the TLC explore opportunities for additional city and community building opportunities with a focus on truth and reconciliation and equity, and wherever possible, include these opportunities as part of the due diligence; and,
3. TLC report back on the outcome of staff's due diligence, including:
 - a. Refined site massing and potential built form developed through consultation with the City of Toronto and community partners.
 - b. Requirements to be included in any future offering of the site with an emphasis on community benefit and partnership opportunities.

- c. High-level financial proformas.
- d. Heritage, Title, and Environmental summary.
- e. A plan for engaging with stakeholders and the local community.
- f. Risks.

The motion was carried.

2. 2024-25 TLC Annual Plan [5-93]

Interim CEO Ryan Glenn, presented the Annual Plan for the 2024-25 fiscal year.

On a motion made by Aleem Punja and seconded by Payman Berjis, the Policy & Planning Committee recommends:

- 1. That the Annual Plan for 2024-25 be approved and forwarded to the TDSB Board for its approval.

The motion was carried.

3. Summarizing Provincial Planning Changes [5-94]

Yvonne Choi, TLC Director of Planning, presented the report summarizing planning changes resulting from the Province's Bill 185 and updates to the Provincial Planning Statement.

On a motion made by Trustee Shelley Laskin and seconded by John Filion, the Policy & Planning Committee received this report for information.

The motion was carried.

4. Tri-Party Land Exchange with Gabriel Dumont [5-95]

Interim CEO Ryan Glen presented an update to the Committee on an agreement reached in principle with the City of Toronto and Gabriel Dumont for a tri-party land exchange.

On a motion made by Aleem Punja and seconded by John Filion, the Policy & Planning Committee recommends:

- 1. That the Board of the Toronto Lands Corporation approve the proposed tri-party land exchange between the Toronto District School Board, the City of Toronto, and Gabriel Dumont Non-Profit Homes; and

2. That the Board of the Toronto Lands Corporation forward this report to Board of Trustees for the Toronto District School Board for consideration.

The motion was carried.

5. 235 Galloway Road Update [5-96]

Ryan Glenn, Interim CEO, and Barbara Carou, Interim Director, Strategic Partnership and Development, presented an update on an opportunity for placing a Long-Term Care facility on the St. Margaret's property at 235 Galloway Road resulting from an expression of interest from the Scarborough Health Network.

On a motion made by Trustee Dennis Hastings and seconded by John Filion, the Policy & Planning Committee recommends:

1. That the Board receive an Expression of Interest from the Scarborough Health Network contained in *Appendix B* for the TDSB site located at 235 Galloway Rd- St. Margaret's Public School.
2. That TLC staff be authorized to negotiate the terms of a Memorandum of Understanding with the Scarborough Health Network to locate a future long-term care facility on the TDSB-owned property at 235 Galloway Rd and to report back to the Board in Q1 2024-2025 with a draft.

The motion was carried.

7. Resolution into Closed Session

At 7:38 PM, on a motion made by Trustee Shelley Laskin, seconded by John Filion, the Committee resolved into closed (private) session to consider matters under section 207(2)[a] and [c] of the *Education Act* regarding financial information on property disposition.

8. Reconvene

At 8:01 PM, the committee meeting reconvened.

9. Report from the Closed Session

On a motion made by John Filion and seconded by Trustee Dennis Hastings, the Policy & Planning Committee recommends:

1. That the Board of Directors of TLC endorse the major terms outlined in Confidential Attachment 2 to the report and that authority be granted to TLC to enter into a non-binding Memorandum of Understanding with the City of Toronto for an option to secure

approximately 63,600 square feet of a stratified non-condominium title interest in 770 Don Mills Road, along with an abutting outdoor yard of approximately 35,000 square feet;

2. That provided the Board approves the key business term of the proposed transaction, TLC be granted authority to negotiate and execute all agreements and other documents as required to give effect thereto in a form and content satisfactory to its legal counsel, including the Tri-Party Agreement and Purchase of Sale Agreement, and report back on the details of such agreements in Q1 2024-2025;
3. That the Board direct that Confidential Attachment 2 to the report remain confidential as it deals with a proposed or pending land acquisition.

The motion was carried.

10. Adjournment of Meeting

At 8:01 PM, on a motion made by John Filion, seconded by Payman Berjis the meeting adjourned.

TLC Lease & License Approvals

COMMITTEE: POLICY & PLANNING COMMITTEE
DATE: September 12, 2024
ACTION: Decision

RECOMMENDATION:

It is recommended that:

1. In accordance with section 194(3) of the Education Act, approximately 40,000 sq. feet of Baycrest PS, located at 50 Ameer Avenue, is not required for the purposes of the TDSB Board and be declared surplus for lease for a term of three (3) years.
2. That the Toronto Lands Corporation (TLC) be authorized to enter into a lease agreement with the Toronto Catholic District School Board (TCDSB) on the Baycrest PS site, located at 50 Ameer Avenue, for a term of three (3) years upon satisfactory completion of Ontario Regulation 374/23, if required, on terms and conditions satisfactory to TLC in its reasonable discretion in form and content satisfactory to TLC's legal counsel.
3. That the Toronto Lands Corporation (TLC) be authorized to enter into a license agreement with G2G Common Ground Series 3, on the former Sir Robert L. Borden BTI site, located at 200 Poplar Road, for a term commencing October 2024 to November 2025 with an option to renew for one (1) year, upon satisfactory completion of Ontario Regulation 374/23, if required, on terms and conditions satisfactory to TLC in its reasonable discretion in form and content satisfactory to TLC's legal counsel.
4. That the report, TLC Lease & License Approvals, be forwarded to the TDSB Board for approval.

EXECUTIVE SUMMARY

The TLC, on behalf of the TDSB, acts as an agent for the TDSB for all third-party leases, licenses, and other forms of real estate agreements. In consultation with local Trustees, TDSB Planning & Accommodations staff, and local TDSB staff, the sites at 50 Ameer Avenue and 200 Poplar Road, as outlined in **Appendix A**, are recommended for approval.

AUTHORITY OR DIRECTION FOR UNDERTAKING PROJECT

Authority or Direction: Shareholders Direction

STRATEGIC GOAL AND ANNUAL PLAN DIRECTIONS

TDSB Strategic Plan

Goal: (include all that apply)

- Build Strong Relationships and Partnerships with School Communities to Support Student Learning and Well- Being

Working together with tenants and community partners to generate revenue that supports student learning at TDSB.

TLC Strategic Plan

Goal: (include all that apply)

- Create a Culture of Partnership & Collaboration with Key Stakeholder Groups

Collaborating with tenants and community partners to achieve mutually beneficial results and success.

DUE DILIGENCE (Select all that apply)

Policy & Planning Committee

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Inspection | <input type="checkbox"/> Planning Report |
| <input type="checkbox"/> Official Plan | <input checked="" type="checkbox"/> Consultation with Local Trustee |
| <input type="checkbox"/> Zoning | <input checked="" type="checkbox"/> TDSB Staff Review and Agreement |
| <input checked="" type="checkbox"/> Reg 374/23 | <input checked="" type="checkbox"/> Consultation with TDSB Executive Staff |
| <input type="checkbox"/> Appraisal Report | <input checked="" type="checkbox"/> Consultation with TDSB Planning Staff |
| <input type="checkbox"/> Environmental Report | <input type="checkbox"/> Consultation with TDSB Finance Staff |
| <input type="checkbox"/> Title Check | <input type="checkbox"/> Historical Assessment |
| <input type="checkbox"/> Other: | |

FINANCIAL IMPLICATIONS

| School | Tenant | Proposed Annual Rent |
|--------------------------------|--|----------------------|
| Baycrest Public School | Toronto Catholic District School Board | As per ON 374/23 |
| Former Sir Robert L Borden BTI | G2G Common Ground Series 3 | \$960,150 |

RISK LEVEL

Low

ACTION PLAN AND ASSOCIATED TIMELINES

- September 19, 2024 – TLC Board approval
- October 9, 2024 - TDSB Board approval
- November 2024 to March 2024 – 120-day Notice of Disposition (if required)
- Thereafter – Negotiating and Executing agreements

TLC AND TDSB BOARD POLICY AND PROCEDURE REFERENCE(S)

- Shareholders Direction
- TDSB Delegation of Authority Procedure, PR 711 dated January 18, 2018 Section 8.6 - Capital Property Leases, Board approval is required.
- Toronto District School Board (TDSB) Disposition of Property Policy

APPENDICES

- **Appendix A:** Site Profiles

FROM

Ryan Glenn, Chief Executive Officer, Toronto Lands Corporation, at rglenn.tlc@tdsb.on.ca or at 437-219-8191.

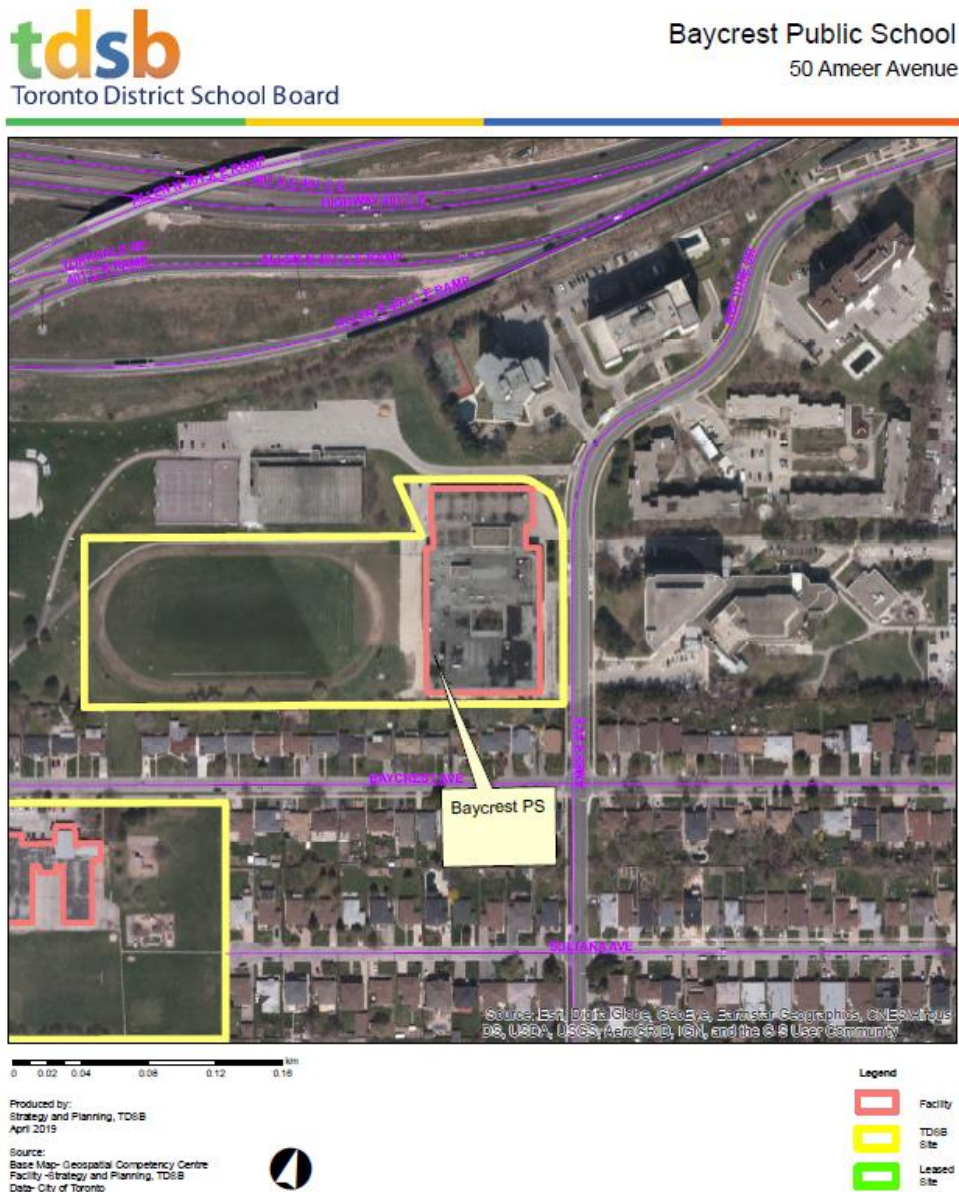
Wilbur Wong, Director, Real Estate & Leasing, Toronto Lands Corporation at wwong.tlc@tdsb.on.ca or at 416-788-3229.

Simon Hewett, Manager of Asset Management & Leasing, Toronto Lands Corporation at shewett.tlc@tdsb.on.ca or at 437-994-3604

APPENDIX A: Site Profiles

Baycrest PS – 50 Ameer Avenue

The Toronto Catholic District School Board currently leases approximately 40,000 sq. feet of Baycrest PS, formerly Sir Sandford Fleming Academy. While the TCDSB intends to build a new school at the former Baycrest PS site at 145 Baycrest Avenue, construction has been delayed due to various factors. As the student population grows, TDSB’s space requirements have been expanding at this location. TCDSB has agreed to relinquish certain spaces within the school for use by TDSB to secure a 3-year extension to the lease. Based on current projections, this will accommodate TDSB’s space requirements until September 2029.



Former Sir Robert L Borden BTI - 200 Poplar Road

G2G is a company responsible for a Netflix series and is currently filming at the former Sir Robert L Borden BTI via a permit. As their use of the property changes and evolves, a license agreement is proposed for approximately 109,000 sq. feet of indoor and outdoor space at the Sir Robert Borden BTI site at 200 Poplar Road. The license will commence October 2024 until November 2025 with a further option for one (1) year. In addition to market rent, G2G has agreed to invite local students from performing arts schools in Scarborough to visit the set and see how production and filming work. TDSB will have an option to terminate the license to maintain flexibility.



CASE STUDY: SECURING OPPORTUNITIES FOR POTENTIAL NEW SCHOOLS AT SCARBOROUGH TOWN CENTRE

COMMITTEE: POLICY & PLANNING COMMITTEE
DATE: September 12, 2024
ACTION: Information

RECOMMENDATION

It is recommended that the TLC Board receive the report for information.

EXECUTIVE SUMMARY

Where the TDSB has identified a student accommodation need, TLC works with City staff, developers, landowners, and other partners to secure opportunities for new school facilities in emerging neighbourhoods or areas of significant residential growth (see Appendix C for process flow chart). Early engagement in the planning process presents opportunities to:

- Plan for complete communities with access to elementary schools within walking distance.
- Provide a local neighbourhood presence and focal point for the community with a new school.
- Use innovative solutions to address the challenge of new schools in dense urban areas.

The proposed Scarborough Town Centre mall redevelopment is a recent example of potential new school opportunities secured through the municipal planning process. The local elementary school and the surrounding existing and planned schools are expected to have insufficient capacity to accommodate students anticipated from the proposed development of 15,500 new residential units. As part of the development application review process, TLC identified the need for additional school capacity in the area, including potential new schools within the development site.

When the applicant appealed their development application to the Ontario Land Tribunal (OLT), TLC sought party status to secure opportunities for new school space. Confidential mediation sessions were held with all the parties in late 2023-early 2024. The resulting settlement, which was accepted by City Council in June 2024, put forward a Site and Area Specific Policy (SASP) that includes policies with respect to planning for future TDSB schools within the area that provide:

- Permissions for up to 2 new elementary schools, with a requirement at zoning to consult TDSB to determine the need for a school.

- Criteria to support the location and nature of any future school, such as appropriate outdoor space (including marshalling and rooftop space), proximity to a public park, safe and convenient pedestrian connections, mitigation of wind, air quality, and noise impacts.
- Opportunity for shared use of parks, outdoor play space, schoolyards, and school facilities subject to shared use agreements.
- Density bonusing.

Relevant extracts of the SASP are included in Appendix B. The settlement is pending OLT approval (anticipated Fall 2024).

STRATEGIC DIRECTION

TDSB Strategic Plan Goal: Revitalize - All students and staff learn and work in inclusive, safe, and modern environments

Planning for new schools within growth areas.

TLC Strategic Plan Goal: Create a Culture of Partnership and Collaboration with Key Stakeholder Groups

Collaboration with public and private sector partners to secure opportunities for new schools in growing neighbourhoods

ACTION PLAN AND ASSOCIATED TIMELINE

OLT settlement hearing – Fall 2024
Continue to monitor zoning applications for STC – ongoing.

RESOURCE IMPLICATIONS

None. Work falls within the scope of Land Use Planning work.

DUE DILIGENCE

TDSB Strategy and Planning staff have been involved throughout the process.

POLICY AND PROCEDURE REFERENCE(S)

Shareholder's Direction - TLC's mandate includes the responsibility of all land use planning matters on behalf of the Toronto District School Board (TDSB).

APPENDICES

- APPENDIX A** Chronology
- APPENDIX B** Site and Area Specific Policy – extracts
- APPENDIX C** Process Flow Chart – Planning for New School Opportunities

FROM

Ryan Glenn, Chief Executive Officer, Toronto Lands Corporation, at rglenn.tlc@tdsb.on.ca.
Yvonne Choi, Director of Planning, Toronto Lands Corporation, at ychoi.tlc@tdsb.on.ca

APPENDIX A

CHRONOLOGY

2018: City staff initiated the Scarborough Centre Review to update the 2005 secondary plan in the context of the significant investment in civic infrastructure in the area to guide positive change and support development over the coming decades.

June 2020: TDSB provided student accommodation information as part of City staff’s Community Services & Facilities information request for the Scarborough Centre Review.

September 2021: The owners of the Scarborough Town Centre (STC) shopping centre lands submitted an Official Plan Amendment application to establish a long-term planning framework for 21 blocks of mixed-use development, including a residential component consisting of 15,500 new residential units. As shown in the map below, the STC lands are a substantial component of the Scarborough Centre Review study area.

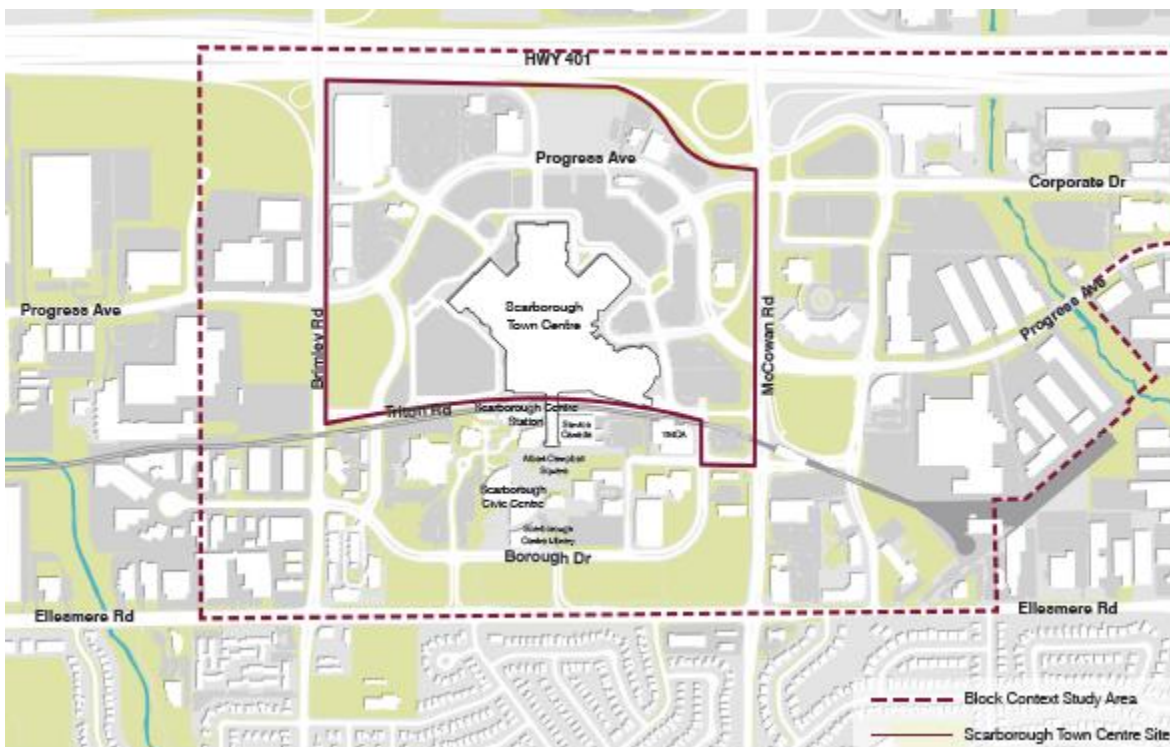


Figure A-1: Location Map - showing STC Site within the Scarborough Centre Review Block Context Study Area

November 2021: TLC provided comments on the STC Official Plan Amendment, identifying insufficient capacity to accommodate the associated future elementary students, and requested that ‘public schools’ be added to the list of community benefit priorities identified in the applicant’s proposed OPA.

November 2021 - April 2022: TLC and TDSB staff attended the Scarborough Centre Review Technical Advisory Committee meetings. TLC and TDSB staff raised the need for a new elementary

school (over and above the existing plans for a TDSB elementary school at 705 Progress Avenue) in the area, which was reflected in later City presentations.

March 2022: TLC staff met with the STC applicant to discuss the redevelopment plan, including phasing/timing, and provide general details on the need for a new elementary school in the area to address the anticipated increase in students resulting from the development.

October 2022 - April 2023: The STC applicant appealed City Council’s non-decision of the OPA application to the Ontario Land Tribunal (OLT). TLC obtained party status to secure potential opportunities for new TDSB elementary school sites.

October 2023 - March 2024: TLC attended private mediation sessions with the applicant and City, resulting in a settlement with a Site and Area Specific Policy (SASP) that secured the opportunity for up to two new TDSB elementary schools in Phase B and/or C, informed by locational criteria and with opportunity for shared use of parks, outdoor play school, schoolyards, and school facilities subject to shared use agreements. Future rezoning applications in Phase B and C will require the applicant to consult with TDSB to determine the need for a school (see Appendix B for relevant policies).

June 2024: City Council accepted the applicant’s proposed settlement, which included the policy language agreed upon during the OLT mediation sessions.

Upcoming

Fall 2024: OLT Settlement hearing to proceed in writing.

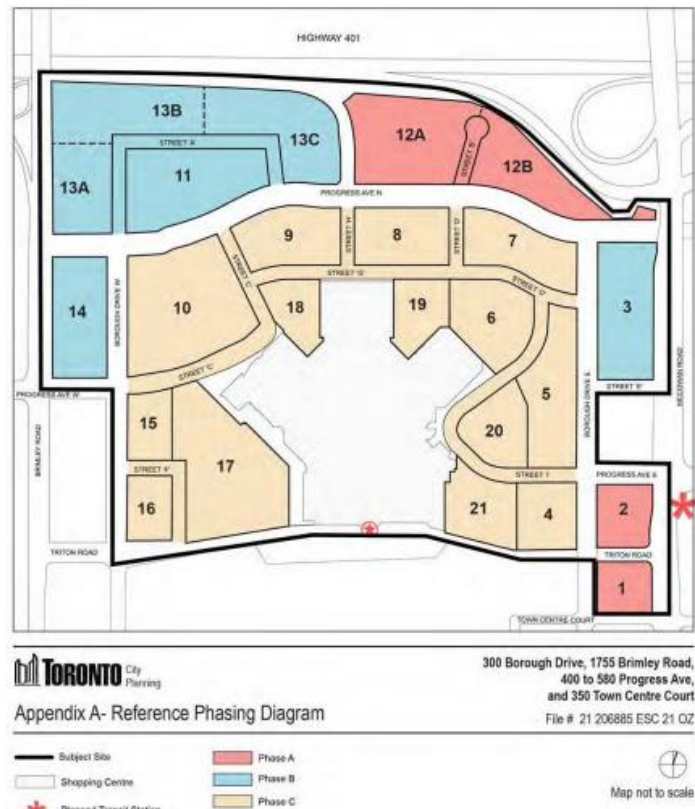


Figure A-2: Phasing Diagram – opportunities for TDSB elementary schools in Phase B (blue) and Phase C (beige)

APPENDIX B

EXTRACTS OF STC SITE & AREA SPECIFIC POLICY (SASP) – REGARDING PLANNING FOR FUTURE TDSB SCHOOLS IN THE SASP AREA

3 GUIDING PRINCIPLES

- a) Create a Complete Livable Community with a Diverse Mix of Uses: the Site will be a complete community where a diverse mix of uses, homes, jobs, schools, community services, and parks will be easily accessible. Complete communities support quality of life, economic vitality and human health. They are mixed use, support transit, encourage active transportation and provide a mix of housing types supporting a range of affordability;

5 LAND USE

- c) Residential intensification combined with non-residential uses will occur within the Site on lands designated Mixed Use Areas to create an appropriate mix and balance of uses.
- d) A broad range of non-residential uses, including office, institutional, creative industries, research and development, retail and entertainment and other commercial uses are encouraged within the Site and will reinforce the guiding principles and area structure and to support the development of the Site as a complete community with local job opportunities.

5.1 Active At-Grade Uses

- d) Active At-Grade Uses, as shown on Map E, will create an animated and safe environment, primarily consisting of retail or commercial space. Active, at-grade uses could also include: offices and co-working spaces; cultural, institutional, and entertainment uses; residential lobbies; and, community uses that animate space at-grade.
- e) In addition to the frontages indicated on Map E, all development fronting onto plazas will provide active, at-grade uses.

10 BUILT FORM

10.8 Sun and Shadow

- a) Development will locate density and built form strategically to minimize shadows in order to preserve the utility of parkland and open spaces including POPS, private open spaces and school playgrounds.

15 PROTECTING FOR POTENTIAL PUBLIC SCHOOLS

- a) The Toronto District School Board may require up to two elementary schools, when and if warranted by student demand, within the portions of the Site planned for redevelopment in Phase B or Phase C as set out in Appendix A: Reference Phasing Diagram. Prospective school locations include Block 10 and Block 13 as shown on Map C, however, the location shall be determined through the development process and may include any lands within Phase B or C.
- b) The following criteria will be considered in the identification of school sites through the development process:
 - i. Each school building will be comprised of approximately 5,100 square metres of indoor space, either located in the base building of a mid-rise or tall building, or a stand-alone building;
 - ii. Each school site will include appropriate outdoor amenity areas, outdoor play space, and student marshalling space within the development lands;

- iii. Each school may be provided with exclusive access to above grade terraces or rooftops in the event a school building is located in the base building of a mid-rise or tall building within the development lands;
 - iv. Each school site will be located in proximity to a public park, POPS, and/or private open space, with preference for locations that are not separated from these public park(s), POPS, and/or private open space(s) by a public street;
 - v. Each school should provide safe and convenient pedestrian connections; and
 - vi. Wind, air quality, and noise impacts on a school site will be appropriately mitigated in accordance with the policies of this Plan.
- c) In the event a school is located within Block 10:
- i. the school will be located in proximity to private open space located within the block;
 - ii. functions related to student pick-up and student drop-off will be directed to Street C;
 - iii. an additional height of 10 storeys will be permitted for a tall building located at the southwest corner of the block; and
 - iv. a stand-alone school is only permitted at the southeast corner of the block, provided it is a minimum of 3 storeys in height and is located south of the pedestrian connection that divides the block.
- d) The City and Toronto District School Board, and property owners where applicable, may collaborate where appropriate to secure shared use of parks, outdoor play space, schoolyards and school facilities, to pursue greatest utilization for community access and recreational programming.
- e) Toronto District School Board use of parks during school hours may be considered and accommodated through an appropriate shared use agreement which may address, among other matters, shared responsibilities regarding funding, design, maintenance, and governance. Any access to parks provided for school use will be contingent on maintaining the primary use and function as a park.
- f) Where shared use of a park is being considered:
- i. The school must be located in proximity to the park with consideration for student safety; and
 - ii. The design and programming of parks will be determined by the City in consultation with the Toronto District School Board.
- g) As part of a Zoning By-Law Amendment application for the portions of the Site planned for redevelopment in Phase B or Phase C as set out on the Reference Phasing Diagram in Appendix "A", the applicant shall consult with the Toronto District School Board to determine whether or not it requires said lands or portion thereof for a school and, if the Toronto District School Board identifies the need for a school within said lands, the applicant shall provide for a school as a part of the application.
- In the event the Toronto District School Board identifies the need for a school within the lands subject to a Zoning By-law Amendment application, the applicant and Toronto District School Board will continue to consult in respect of design of the school through the development review process.
- h) In the event the Toronto District School Board determines that a school is not required within Phase C, the City may identify the non-residential space that may have otherwise been used as a school for an alternative community service facility use at the earliest opportunity in the development review process.
- i) No further consultation with the Toronto District School Board regarding the identification of a location on the Site for a new school shall be required if two elementary schools have been located on the Site.
- j) The gross floor area of school buildings(s) on the Site may be exempted from the calculation of density on the

Site.

17.4 Holding Provisions

- c) The use of Zoning By-law(s) and/or conditions of draft approval for the Site, and any amendments thereto, will define and incorporate the conditions that must be satisfied prior to the removal of the 'H' Holding symbol and/or registration of a plan. In addition to those conditions identified in Section 5 of the Plan, conditions to be met or secured to the City's satisfaction prior to the removal of a 'H' Holding symbol and/or registration of a plan may include:
 - vi. Provision of school(s);

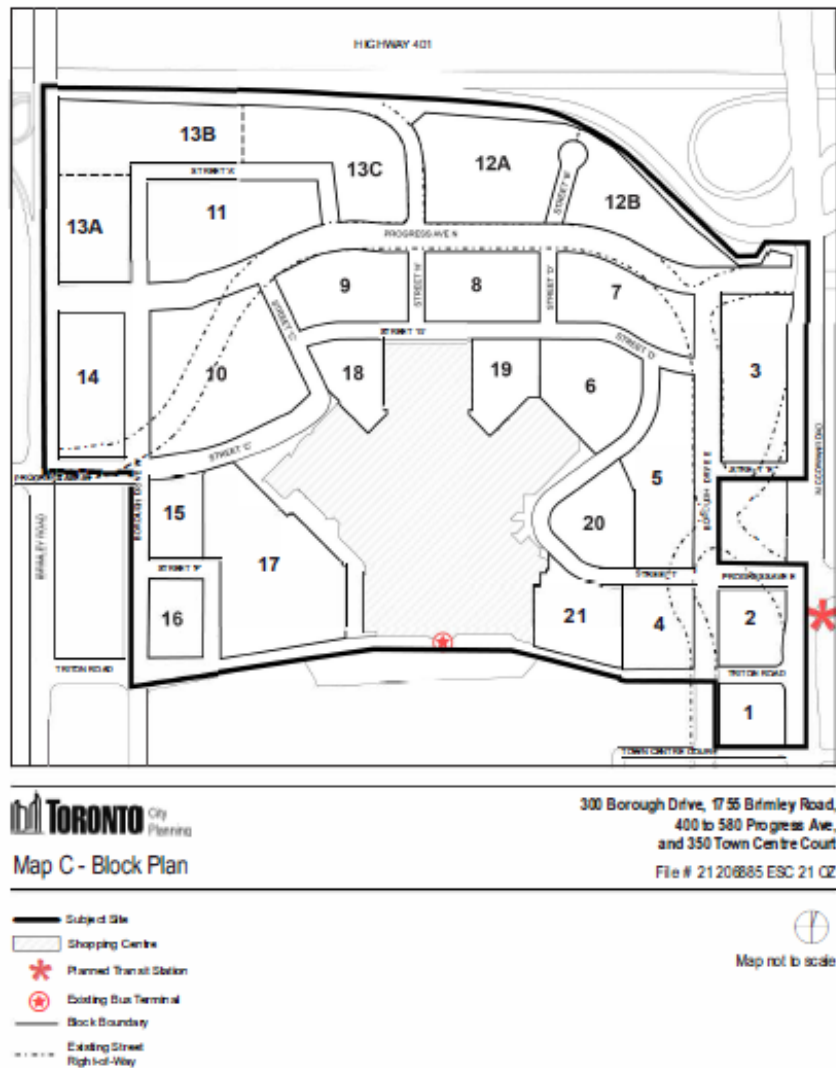
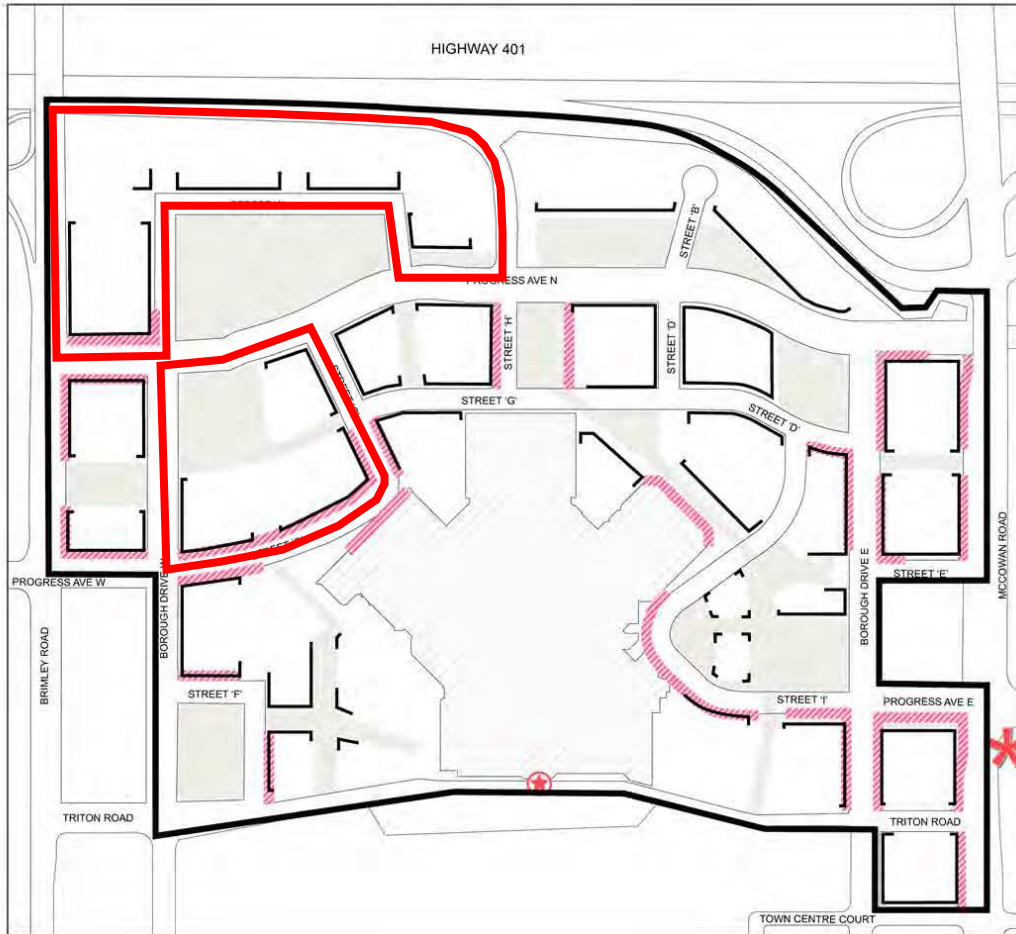


Figure B-1: SASP Map C – prospective school locations include Block 10 and Block 13, however, the location shall be determined through the development process and may include any lands within Phase B or C.

City of Toronto

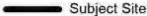
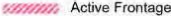

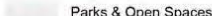

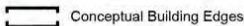



 **TORONTO** City
Planning

300 Borough Drive, 1755 Brimley Road,
400 to 580 Progress Ave,
and 350 Town Centre Court

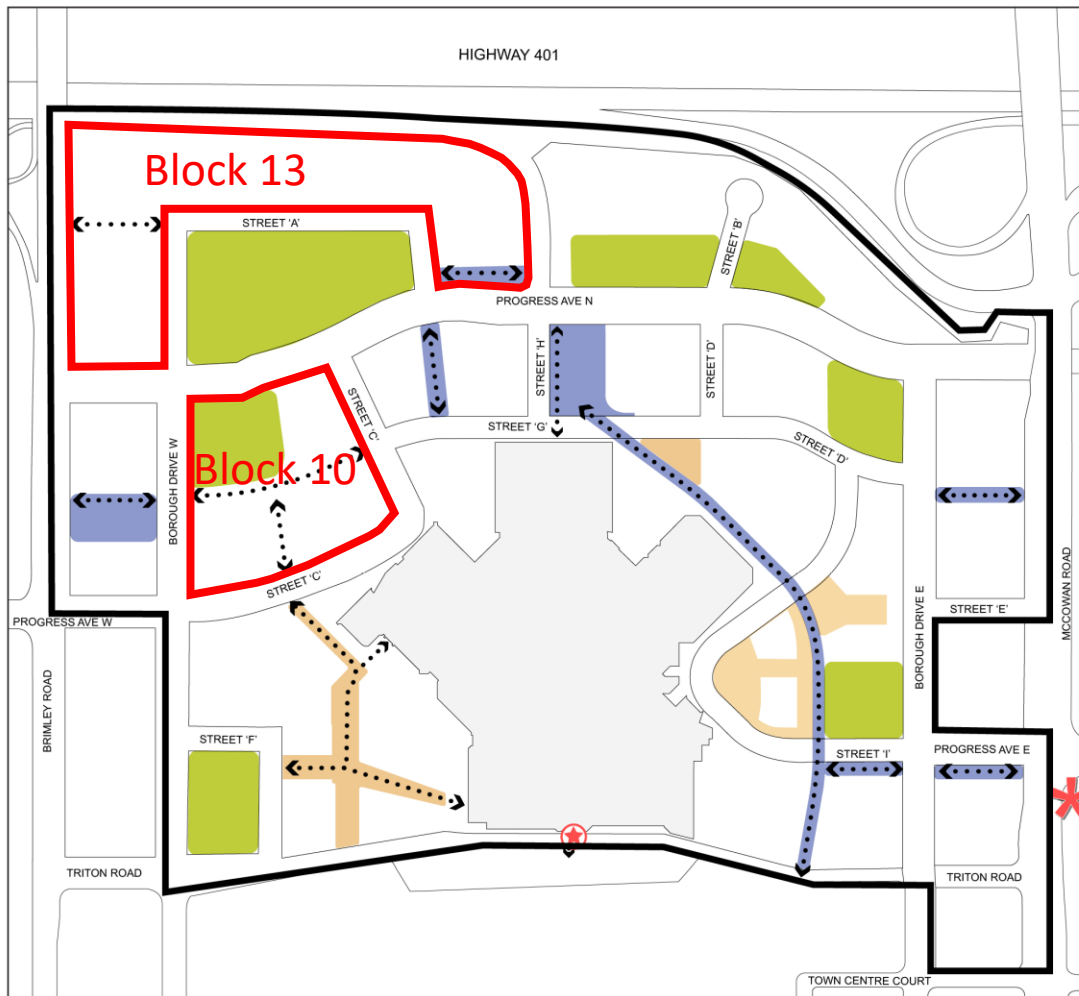
Map E - Active At-Grade Uses

File # 21 206885 ESC 21 OZ

-  Subject Site
-  Active Frontage
-  Shopping Centre
-  Parks & Open Spaces
-  Planned Transit Station
-  Conceptual Building Edges
-  Existing Bus Terminal



Map not to scale











TORONTO City
Planning

300 Borough Drive, 1755 Brimley Road,
400 to 580 Progress Ave,
and 350 Town Centre Court

Map I - Open Space Network

File # 21 206885 ESC 21 OZ

-  Subject Site
-  Shopping Centre
-  Planned Transit Station
-  Existing Bus Terminal
-  Public Parks
-  POPS
-  Plazas
-  Active Transportation Connections

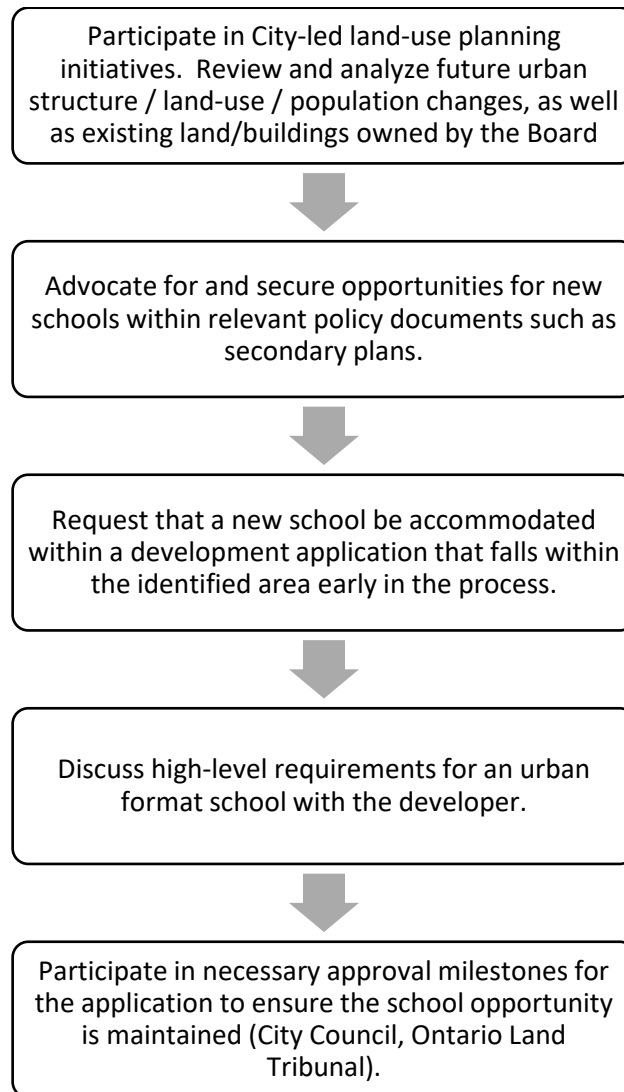

Map not to scale

Figure B-3: SASP Map I with TLC markup showing Blocks 10 and 13 prospective school locations.

APPENDIX C

PROCESS FLOW CHART

TLC and TDSB staff follow the process below to ensure the planning instruments (policy framework, zoning by-laws) reflect opportunities for school sites to create complete, livable communities.



CHRISTIE'S SECONDARY PLAN – NEW SCHOOL OPPORTUNITY

COMMITTEE: POLICY & PLANNING COMMITTEE
DATE: September 12, 2024
ACTION: Information

RECOMMENDATION

It is recommended that the TLC Board receive this report for information.

EXECUTIVE SUMMARY

In September 2020, the TDSB Board authorized TLC to enter negotiations with the developer for a non-binding memorandum of understanding (MOU) to secure strata non-condominium title ownership of a podium and any necessary elements for a future elementary school within the Christie's Secondary Plan development (Ward 3, Etobicoke-Lakeshore). This report provides an update on the negotiations and the necessary background information to the TLC Board, in advance of a recommendation report in early 2025 on the MOU.

During the planning process for the Christie's Secondary Plan, both TDSB and the Toronto Catholic District School Board (TCDSB) identified the need for a new elementary school to serve the new community and surrounding area. The Christie's Secondary Plan, Zoning By-law, and Urban Design and Streetscape Guidelines were adopted by Toronto City Council in July 2022, setting out space for two elementary schools in Phase 3 of the development, with the opportunity for shared use of the adjacent planned City Park. If an agreement to build the schools is not in place by the beginning of Phase 3, the space may be converted to another non-residential use in accordance with the objectives of the Secondary Plan and the Zoning By-law. Extracts of the Secondary Plan and Zoning By-law are included in Appendix C.

Negotiations with the developer on the MOU have recently resumed after being on hold while the developer focused on their draft plan of subdivision and site plan applications for Phase 1. TDSB has also been working on their internal guidelines for podium schools, which will assist TLC in negotiations and in the design of the Christie's school.

STRATEGIC DIRECTION

TDSB Strategic Plan Goal: Revitalize - All students and staff learn and work in inclusive, safe, and modern environments
Planning for the delivery of a new school in an emerging high-density community

TLC Strategic Plan Goal: Create a Culture of Partnership and Collaboration with Key Stakeholder Groups

Collaboration with public and private sector partners to deliver an innovative urban school model, fully integrated in a mixed-use development

ACTION PLAN AND ASSOCIATED TIMELINE

- TLC Board approval of MOU: January/February 2025
- TDSB Board approval of MOU: February/March 2025

RESOURCE IMPLICATIONS

There are no financial implications on current operational budgets.

DUE DILIGENCE

TDSB Strategy and Planning staff and TDSB Capital staff have been involved since the initiation of this project.

POLICY AND PROCEDURE REFERENCE(S)

Shareholder's Direction - TLC's mandate includes the responsibility of all land use planning matters on behalf of the Toronto District School Board (TDSB).

APPENDICES

- APPENDIX A** Chronology
- APPENDIX B** Master Plan and Images
- APPENDIX C** Christie's Secondary Plan and Zoning By-law (extracts re schools)

FROM

Ryan Glenn, Chief Executive Officer, Toronto Lands Corporation, at rglenn.tlc@tdsb.on.ca or at 437-219-8191.

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APPENDIX A

CHRONOLOGY

Summer 2019: After several years of negotiation and stakeholder involvement, First Capital Realty and the City of Toronto reached a settlement to redesignate the majority of the former Mr. Christie’s cookie factory site from “Employment Areas” to “Regeneration Areas,” with direction for the City to prepare a Secondary Plan for the area. The Local Planning Appeal Tribunal (now the Ontario Land Tribunal) approved the settlement.

Fall 2019: City staff initiated the Christie’s Planning Study to establish a comprehensive planning framework for the area. Concurrently, First Capital Realty submitted an Official Plan Amendment application for a 25-year phased Master Plan with a range of building types and uses, including 15 towers ranging from 22 to 71 storeys, with approximately 7,500 new residential units, commercial, employment, and park uses, library, daycare, a new road network, and Park Lawn GO Station.

Both TDSB and Toronto Catholic District School Board (TCDSB) staff identified the need for a new elementary school to support the new development and residential growth in the surrounding area. Discussions were initiated between TLC, the developer, the City, and TCDSB exploring the opportunity to locate elementary schools within the development, including a potential joint facility for the two school boards.

May 2020: The developer submitted a Zoning By-law Amendment and Draft Plan of Subdivision applications concurrent with their Official Plan Amendment resubmission. These included space for TDSB and TCDSB elementary schools within the first three floors of the podium of the Block 3 residential towers, with dedicated second-floor rooftop outdoor play spaces for each school and direct adjacency to a large public park.



Figure A-1: Christie’s Planning Study Location Map
(Source: Planning Study Urban Design and Streetscape Guidelines, 2022)

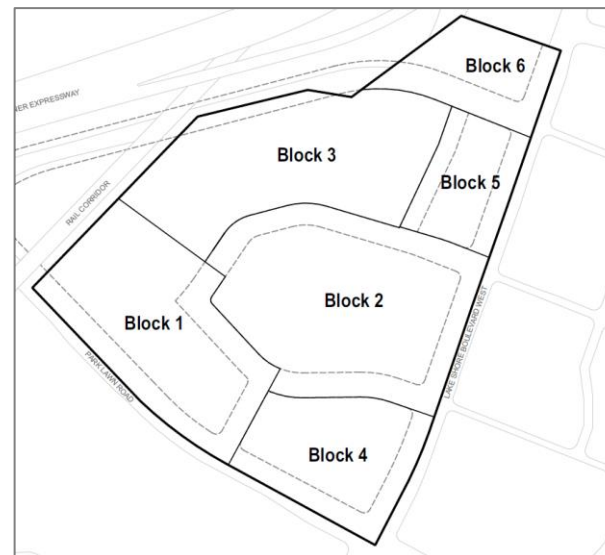


Figure A-2: Block Plan (Source: Draft Zoning By-law, 2020)

September 2020: The TDSB Board of Trustees authorized TLC to enter into negotiations with the developer for a non-binding memorandum of understanding to secure strata, non-condominium title ownership of the podium and any other necessary or complementary elements of a future elementary school situated in Phase 3 of the new development, in a form and content satisfactory to its legal counsel; and that TLC report back within one year on the status of negotiations.

March 2021: Official Plan and Zoning By-law Amendment applications were resubmitted to address City staff feedback, including shifting height and density to enhance sunlight in the public park located in Block 3.

May 2021: City Council adopted the Official Plan Amendment (including Secondary Plan policies), Zoning By-law Amendment, and Urban Design Guidelines to implement the Master Plan vision for 15 towers with heights ranging between 28 and 67 storeys, containing approximately 7,500 new residential units, commercial, employment and park uses, a community centre, library, daycare, a new road network and Park Lawn GO Station. Specifically regarding the potential schools, the planning instruments:

- include permission for approximately 8,800 square metres of TDSB and TCDSB elementary school spaces in the first three floors of Block 3, available until the lifting of the 'h' holding designation for Phase 3.
- allow for the planned school space to be used for another non-residential use if, by the date the 'h' is lifted, the owner and school boards have not entered into an agreement entitling a school board to acquire space for elementary school purposes.
- set out site and design principles for the school.
- allow use of outdoor space on the second-floor podium rooftop with potential opportunities to supplement this space with a portion of the City's public park, subject to a shared use agreement.

See Appendix C for extracts from the Secondary Plan and Zoning By-law.

July 2022: City Council adopted technical amendments to Christie's Official Plan Amendment and Zoning By-law Amendment relating to built form changes in Phase 1, parking, the public art plan, conveyance of public facilities, and tiebacks. These amendments will not impact the TDSB/TLC.

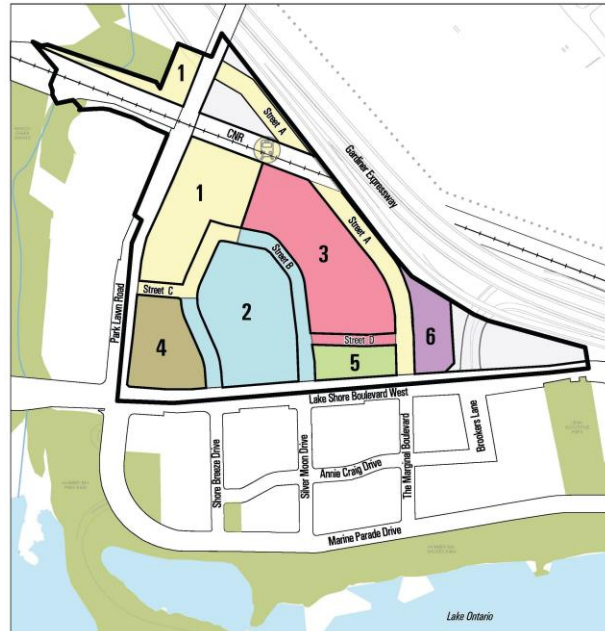


Figure A-3: Phasing Plan (Source: Christie's Secondary Plan, City of Toronto, 2022)

May 2023: The TDSB Board approved a Design Consultant to develop the TDSB Elementary Podium School Design & Exterior Play Space Guidelines, which will inform negotiations and design of the Christie's school.

June 2023: A Draft Plan of Subdivision application was resubmitted to address the City's comments, including an adjustment to the project's phasing for Phase 1.

2024: The developer and TLC re-engaged in negotiations on the MOU to secure the school space.

APPENDIX B

MASTER PLAN AND IMAGES

- The vision for the Master Plan includes a range of building types and uses, including fifteen towers with heights ranging between 28 and 67 storeys, containing approximately 7,500 new residential units, commercial, employment, and park uses, a community centre, library, daycare, a new road network, Park Lawn GO Station, and two schools.



Figure A-4: Master Plan Rendering
Source: Christie's Planning Study Urban Design and Streetscape Guidelines, courtesy of Allies & Morrison

- The potential elementary schools (space for TDSB and TCDSB) are located on the first three floors of Block 3, facing the public park.
- Block 3 contains a mix of uses, including 54, 62, and 66-storey residential towers atop the podium schools, a public park, and other uses.

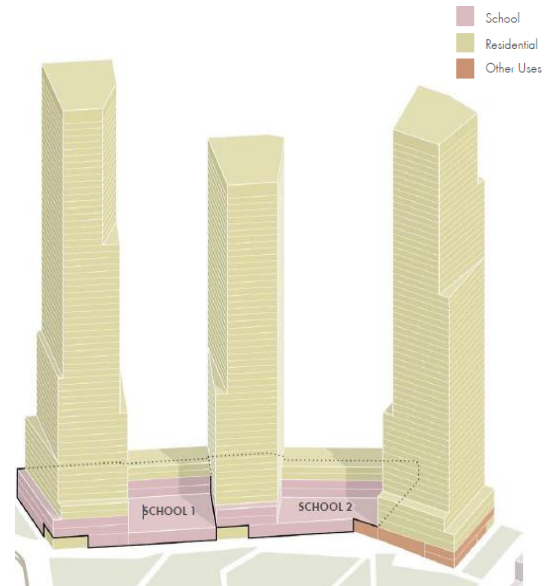


Figure A-6: Two School Option (Source: Planning Justification Report, Urban Strategies Inc., 2021)



Figure A-7: Context Plan (Source: Architectural Plans, Allies & Morrison LLP, 2021)

APPENDIX C

CHRISTIE'S SECONDARY PLAN & ZONING BY-LAW
(Extracts re schools)

SECONDARY PLAN

School Site Land Use Designation: Mixed Use Areas

Schools

8.6. Within the lands designated Mixed Use Areas on Block 3, approximately 8,800 square metres of space will be made available for elementary school space purposes. The space will:

- 8.6.1. be located on the first three floors of the building (at-grade on Street A, at-grade facing the community park, and on one additional level located above grade);
- 8.6.2. be accessed from both Street A and from the west side of the building; and
- 8.6.3. be available until the lifting of the 'h' for Phase 3.

8.7. If by the date the "h" designation for Phase 3 is lifted, either the owner or the school boards have not entered into an agreement entitling a school board to acquire space for elementary school purposes, then such space may be used for another non-residential use in accordance with the objectives of this Plan and the applicable zoning.

8.8. Schools will provide their own outdoor play space by maximizing the outdoor space that is available on their site, including on the building podium or at-grade. This outdoor play space may be supplemented by schools' shared use of a portion of public parkland at the City's sole discretion and provided shared use agreements with the City are in effect, as specified in Policy 8.9.

8.9. Any public use of school open space outside of school hours and school use of public park space during school hours may be considered and accommodated through an appropriate shared use agreement with the City. Any access to public parklands provided for school use will be contingent on the park(s) being maintained as a public park as its primary use.

8.10. Schools will be sited and designed based on the following principles:

- 8.10.1. schools will have prominent pedestrian entrances on the main building façade fronting onto a public street which are clearly visible and directly accessible from a sidewalk on a public street;
- 8.10.2. schools will have floor area distributed vertically to minimize floorplates and make efficient use of land;
- 8.10.3. school bus loading services will be consolidated and located below-grade where possible on Street A;
- 8.10.4. if a school board enters into an agreement with the City to use public park space, the school must be located adjacent to the public park and there must be limited obstructions and physical buffers, such as fences, roads or driveways, between the school and the public park. Physical buffers that limit access to and movement through public parks, such as fences within or enclosing public parks, will also be generally avoided to allow for a holistic and flexible park design that enables community activity in the park during and outside of school hours; and
- 8.10.5. schools and their open space components will be designed to enable local community use outside of school hours and subject to Policy 8.9.

15. IMPLEMENTATION

Development Phasing and Infrastructure

15.4. Development will be sequenced to ensure delivery of appropriate transit and transportation infrastructure, municipal servicing, community services and facilities and land uses. Development phasing is shown on Map 46-9: Phasing Plan. Adjustments to the Map 46-9: Phasing Plan may be permitted provided that the necessary infrastructure is in place to support the development and the criteria in Policy 15.8 are met.

Map 46-8: Conceptual Community Services and Facilities



Christie's Secondary Plan

MAP 46 - 8 Conceptual Community Services and Facilities (Non Statutory)

- | | | |
|---------------------------|---------|-----------------------------|
| — Secondary Plan Boundary | Schools | Community Recreation Centre |
| Existing Parks | Daycare | First Responders |
| Proposed Public Parks | Library | Community Agency Space |
| POPS (Conceptual) | | |



ZONING BY-LAW (1101-2022)

17. Holding provisions:

In addition to conditions 17(A) through 17(M), the following conditions must be fulfilled to the satisfaction of Toronto City Council in order for City Council to enact an amending by-law to remove the "(H)" symbol from Phase 3:

(Z) Acceptance of an agreement detailing the provision of space to be occupied by the Toronto District School Board and Toronto Catholic District School Board, or documentation showing that all efforts were made to come to an agreement with the School Boards, to the satisfaction of the Chief Planner and Executive Director, City Planning;

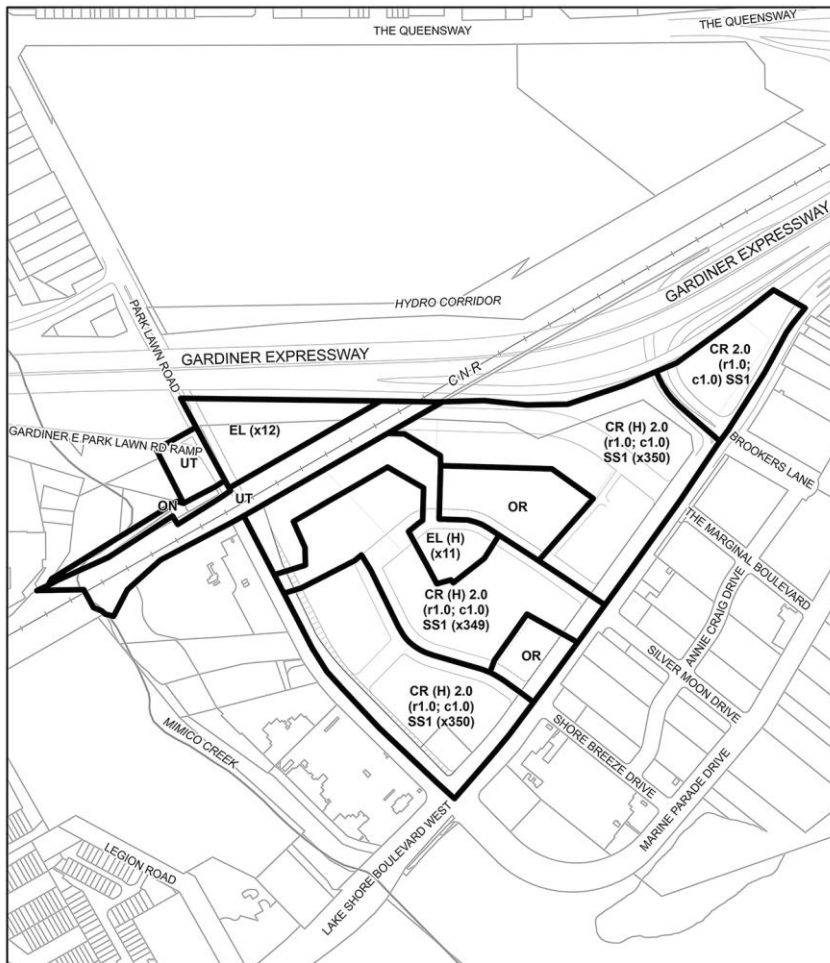



Diagram 2

The Lands Generally Bounded by Park Lawn Road, Lake Shore
Boulevard West, and the Frederick G. Gardiner Expressway

File # 19 183725 WET 03 02


City of Toronto By-law 569-2013
Not to Scale

NEW LAND USE PLANNING POLICY FRAMEWORK: PROVINCIAL PLANNING STATEMENT 2024

COMMITTEE: POLICY & PLANNING COMMITTEE
DATE: September 12, 2024
ACTION: Information

RECOMMENDATION

It is recommended that the TLC Board receive the report for information.

EXECUTIVE SUMMARY

On August 20, 2024, the Minister of Municipal Affairs and Housing issued the new Provincial Planning Statement, 2024 (“PPS 2024”), which will come into effect on October 20, 2024. All land use planning decisions are required under the *Planning Act* to be consistent with the PPS 2024. The PPS 2024 will replace the existing Provincial Policy Statement, 2020 (the “PPS 2020”). A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (“Growth Plan”) is also repealed, effective October 20, 2024. An information report ([Report # 2024-05-094](#)) was shared with the TLC Board in May 2024 on the draft PPS 2024.

TLC provided comments in December 2022 (ERO Number 019-6177), August 2023 (ERO Number 019-6813), and April 2024 (ERO Number 019-8462) during the province’s consultation on the proposed new PPS. TLC effectively advocated for policies in the PPS 2024 on the following key themes:

- 1. Prioritizing schools** – recognizing schools explicitly as an important component of complete communities, prioritizing planning/investments in infrastructure and public service facilities, and directing planning authorities and school boards to collaborate to facilitate early and integrated planning for schools to meet current and future needs.
- 2. Phasing of development/school capacity** – directing planning authorities to establish and implement phasing policies to ensure development growth aligns with the timely provision of public service facilities.
- 3. Optimizing and efficiently using school sites** – optimizing and efficiently using existing and planned public school facilities including consideration of adaptive re-use, redevelopment, and co-location.
- 4. Optimizing public open space** – encouraging parks and open spaces to be co-located with public service facilities.
- 5. Innovative approaches in school design** – collaboration with school boards to consider and encourage innovative approaches, e.g., integration into high-rise developments, compact built form.

6. Leveraging development proponents – where appropriate, leveraging the capacity of development proponents to support the coordination of infrastructure/public service facilities with land use planning/growth management.

The PPS 2020 and Growth Plan had policies regarding a broad category of “public service facilities”. The new PPS 2024 includes policies for public service facilities, with explicit recognition of schools and specific policies directed at schools. The PPS 2024 provides a more robust planning policy framework for the direction the TDSB is taking concerning many new school opportunities in emerging high-density neighbourhoods. The PPS 2024 also provides policy support for TLC’s mandate to optimize public assets through the modernization of TDSB sites that include collaborative partnerships to deliver additional public service facilities and, where appropriate, leverage the land value to fund renewal or rebuilding of schools along with other city building opportunities.

STRATEGIC DIRECTION

TDSB Strategic Plan Goal: Revitalize - All students and staff learn and work in inclusive, safe, and modern environments
Advocacy for provincial planning policies that support TDSB’s strategic plan goals

TLC Strategic Plan Goal: Transform Student Learning Environment through the Modernization of Facilities;
Create a Culture of Partnership and Collaboration with Key Stakeholder Groups;
To be a highly functioning organization successfully aligning TLC's and TDSB's Missions and the Shareholder Direction
Advocacy for provincial planning policies that support TLC’s strategic plan goals

ACTION PLAN AND ASSOCIATED TIMELINE

n/a

RESOURCE IMPLICATIONS

There are no financial implications on current operational budgets.

DUE DILIGENCE

The PPS 2024 changes have been discussed with TDSB staff (Capital Services and Strategy & Planning).

POLICY AND PROCEDURE REFERENCE(S)

Shareholder's Direction - TLC's mandate includes the responsibility of all land use planning matters on behalf of the Toronto District School Board (TDSB). The new Provincial Planning Statement is the province-wide land use planning policy framework.

APPENDICES

APPENDIX A PPS 2024 Key Themes and Policy Extracts of Interest to TDSB/TLC

FROM

Ryan Glenn, Chief Executive Officer, Toronto Lands Corporation, at rglenn.tlc@tdsb.on.ca or at 437-219-8191.

Yvonne Choi, Director of Planning, Toronto Lands Corporation, at ychoi.tlc@tdsb.on.ca or at 416-788-2659

APPENDIX A

KEY PPS 2024 THEMES OF INTEREST TO TDSB/TLC

| Key Themes & TLC Commentary | PPS 2024 Policies |
|---|---|
| <p>Prioritizing schools</p> <p>The PPS 2024 includes policies explicitly recognizing schools as an important component of complete communities (2.1.6.a) and prioritizing planning/investments in infrastructure and public service facilities (2.3.1.3, 2.4.1.2.b, 2.4.1.3.a). While the Growth Plan and PPS 2020 had policies that addressed cross-sectoral collaboration and consultation for broader public service facilities, the PPS 2024 includes much stronger language that specifically references <u>planning for schools</u> and associated child care (6.2.1.a, 6.2.4).</p> <p>These policies set the framework for TLC and TDSB to continue discussions with the Province and City of Toronto as we work on advancing regulations and procedures to prioritize and expedite the planning approvals process for schools.</p> | <p>2.1 Planning for People and Homes</p> <p>2.1.6. Planning authorities should support the achievement of complete communities by:</p> <p>a) accommodating an appropriate range and mix of land uses, <i>housing options</i>, transportation options with <i>multimodal access</i>, employment, <i>public service facilities</i> and other institutional uses (including, <u>schools</u> and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;</p> <p>2.3.1 General Policies for Settlement Areas</p> <p>2.3.1.3. Planning authorities shall support general <i>intensification</i> and <i>redevelopment</i> to support the achievement of <i>complete communities</i>, including by planning for a range and mix of <i>housing options</i> and prioritizing planning and investment in the necessary <i>infrastructure</i> and <i>public service facilities</i>.</p> <p>2.4.1 General Policies for Strategic Growth Areas</p> <p>2.4.1.2. To support the achievement of <i>complete communities</i>, a range and mix of <i>housing options</i>, <i>intensification</i> and more mixed-use development, <i>strategic growth areas</i> should be planned:</p> <p>b) as focal areas for education, commercial, recreational, and cultural uses;</p> <p>2.4.1.3. Planning Authorities should:</p> <p>a) prioritize planning and investment for <i>infrastructure</i> and <i>public service facilities</i> in <i>strategic growth areas</i>;</p> <p>3.1 General Policies for Infrastructure and Public Service Facilities</p> <p>3.1.1. Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:</p> <p>c) are available to meet current and projected needs</p> <p>Chapter 6: Implementation and Interpretation</p> <p>6.2 Coordination</p> <p>6.2.1. A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including:</p> <p>a) managing and/or promoting growth and development that is integrated with planning for <i>infrastructure</i> and <i>public service facilities</i>, <u>including schools</u> and associated child care facilities;</p> <p>d) <i>infrastructure</i>, <i>multimodal</i> transportation systems, <i>public service facilities</i> and <i>waste management systems</i>;</p> |

| Key Themes & TLC Commentary | PPS 2024 Policies |
|--|---|
| | 6.2.4. Planning authorities and school boards shall collaborate to facilitate early and integrated <u>planning for schools</u> and associated child care facilities to meet current and future needs. |
| <p>Phasing of development/school capacity</p> <p>TLC advocated for the inclusion of policy 2.3.1.6, which was missing from the earlier draft of the proposed PPS. This policy provides a basis for requesting phasing policies at the municipal level, where TDSB requires adequate time to assess projected needs and determine student accommodation strategies to optimize existing and planned public school facilities (see below).</p> <p>The PPS 2024 also carries forward policy 2.8.5 from the PPS 2020, which requires demonstrating available school capacity when removing lands from employment areas.</p> | <p>2.3.1 General Policies for Settlement Areas</p> <p>2.3.1.6. Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within <i>designated growth areas</i> is orderly and aligns with the timely provision of the <i>infrastructure</i> and <i>public service facilities</i>.</p> <p>2.8.2 Employment Areas</p> <p>2.8.2.5 Planning authorities may remove lands from <i>employment areas</i> only where it has been demonstrated that:</p> <p>c) existing or planned <i>infrastructure</i> and <i>public service facilities</i> are available to accommodate the proposed uses;</p> |
| <p>Optimizing and efficiently using school sites</p> <p>The PPS 2024 carries forward and introduces new policies on optimizing and efficiently using existing and planned public school facilities, including consideration of adaptive re-use, redevelopment, intensification, and co-location (2.2.1.b.2, 2.2.1.c, 2.2.1.d, 2.3.1.2, 3.1.2, 3.1.4).</p> <p>These approaches align with TDSB's mandate for TLC to optimize public assets through the modernization of TDSB sites, which includes collaborative partnerships to deliver additional public service facilities. Where appropriate, the land value is leveraged to fund the renewal or rebuilding of schools along with other city-building opportunities.</p> | <p>2.2 Housing</p> <p>2.2.1. Planning authorities shall provide for an appropriate range and mix of <i>housing options</i> and densities to meet projected needs of current and future residents of the <i>regional market area</i> by:</p> <p>b) permitting and facilitating:</p> <p>2. all types of residential <i>intensification</i>, including the <i>development</i> and <i>redevelopment</i> of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use...</p> <p>c) promoting densities for new housing which efficiently use land, resources, <i>infrastructure</i> and <i>public service facilities</i>, and support the use of <i>active transportation</i>; and</p> <p>d) requiring <i>transit-supportive</i> development and prioritizing <i>intensification</i>, including potential air rights development, in proximity to transit, including corridors and stations.</p> <p>2.3.1 General Policies for Settlement Areas</p> <p>2.3.1.2. Land use patterns within <i>settlement areas</i> should be based on densities and a mix of land uses which:</p> <p>a) efficiently use land and resources;</p> <p>b) optimize existing and planned <i>infrastructure</i> and <i>public service facilities</i>;</p> |

| Key Themes & TLC Commentary | PPS 2024 Policies |
|--|---|
| | <p>2.4.1 General Policies for Strategic Growth Areas 2.4.1.3. Planning Authorities should: c) permit <i>development</i> and <i>intensification</i> in <i>strategic growth areas</i> to support the achievement of <i>complete communities</i> and a <i>compact built form</i>;</p> <p>3.1 General Policies for Infrastructure and Public Service Facilities 3.1.2. Before consideration is given to developing new <i>infrastructure</i> and <i>public service facilities</i>: a) the use of existing <i>infrastructure</i> and <i>public service facilities</i> should be optimized; and b) opportunities for adaptive re-use should be considered, wherever feasible. 3.1.4. <i>Public service facilities</i> should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and <i>active transportation</i>.</p> |
| <p>Optimizing public open space</p> <p>Access to adequate outdoor open space is a challenge for new urban format school sites, with high land costs and limited/no opportunity to acquire exclusive space. The updated PPS 2024 policy 3.1.4 encourages parks and open spaces to be co-located with public service facilities, assisting with greater access and shared use.</p> | <p>3.1 General Policies for Infrastructure and Public Service Facilities 3.1.4. <i>Public service facilities</i> should be planned and co-located with one another, <u>along with parks and open space where appropriate</u>, to promote cost-effectiveness and facilitate service integration, access to transit and <i>active transportation</i>.</p> |
| <p>Innovative approaches in school design</p> <p>The PPS 2024 introduces new policies directing the consideration and encouragement of innovative approaches in the design of schools, which further supports the ability of TDSB to optimize and efficiently use land and facilities. Notably, the PPS 2024 improves upon earlier language in the draft PPS by recognizing “collaboration with school boards” to ensure that these boards are given full opportunity to participate in determining when and what innovative approaches may be appropriate.</p> | <p>3.1 General Policies for Infrastructure and Public Service Facilities 3.1.5. Planning authorities, <u>in collaboration with school boards</u>, should consider and encourage innovative approaches in the design of schools and associated child care facilities, such as schools integrated in high-rise developments, in strategic growth areas, and other areas with a compact built form</p> |

| Key Themes & TLC Commentary | PPS 2024 Policies |
|---|---|
| <p>Leveraging development proponents</p> <p>To support PPS 2024 policy 3.1.1.b, TLC had requested additional policies that encourage/incentivize private and public sector partners to include school facilities in their development through municipal planning measures such as density exemptions and bonusing and community benefit charge credits. Though no additional policies were added, 3.1.1.b provides a policy basis for further discussion with the Province and City on these mixed-use forms of schools.</p> | <p>3.1 General Policies for Infrastructure and Public Service Facilities</p> <p>3.1.1. Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:</p> <p>b) leverage the capacity of development proponents, where appropriate;</p> |

THORNCLIFFE PARK and FLEMINGDON PARK SCHOOL OPPORTUNITIES (WARD 11 & 14)

COMMITTEE: POLICY & PLANNING COMMITTEE
DATE: September 12, 2024
ACTION: Decision

RECOMMENDATION

That the Toronto Lands Corporation (TLC) be authorized and directed to engage in conversation with the City of Toronto, The Toronto Region Conservation Authority, and Infrastructure Ontario to explore opportunities for future schools to service the Thorncliffe Park and Flemingdon Park neighbourhoods, and report back in 2025 on any opportunities.

EXECUTIVE SUMMARY

Given the current population and projected growth related to transit investment and higher-density development in the Thorncliffe Park and Flemingdon Park neighbourhoods, there is a growing demand for additional school space at the elementary and secondary school levels. The shift to higher-density development in the area has also created a significant uplift in land value, making it even more challenging to acquire land to accommodate future schools.

The Toronto Lands Corporation and the Toronto District School Board have already begun planning for future growth through a partnership with CreateTO for a podium 550 pupil place elementary school at 770 Don Mills Road. However, this school will only meet a portion of the area's long-term needs. Additional proposed development around the future Thorncliffe, Flemingdon and Ontario Science transit stops have the potential to bring in many more residents and families to these neighbourhoods, requiring that school infrastructure keep up with the growing demand.

Continuing to pursue partnerships with public landowners presents the best opportunity to deliver complete communities for service and program delivery. The Toronto Lands Corporation would like to initiate exploratory conversations with other public agencies including the City of Toronto, the Toronto Region Conservation Authority (TRCA) and Infrastructure Ontario (IO) to identify options for future school facilities to serve the evolving communities.

BACKGROUND

Local schools within and serving the communities of Thorncliffe Park and Flemingdon Park are currently operating above or near capacity. Several residential development infill proposals within Flemingdon Park, and the Transit Oriented Community (TOC) proposal at the site of the future

Thornccliffe Park Station (Ontario Line), will result in additional accommodation pressures at these schools.

While the new elementary school being planned at 770 Don Mills Road will meet part of the area’s long-term elementary school needs (namely for Flemingdon Park, south of Eglinton Avenue), additional school space is needed. The amount of new elementary school space required within Thornccliffe Park will be determined in part by the final residential unit breakdown of the TOC, as well as by other potential development proposals in the area. The TOC currently proposes 2,665 new residential units with the tenure still to be defined. There are also several additional high-density development proposals in the Flemingdon Park neighbourhood with more than 9,000 units approved in the immediate area and upwards of 8,000 additional units under review.

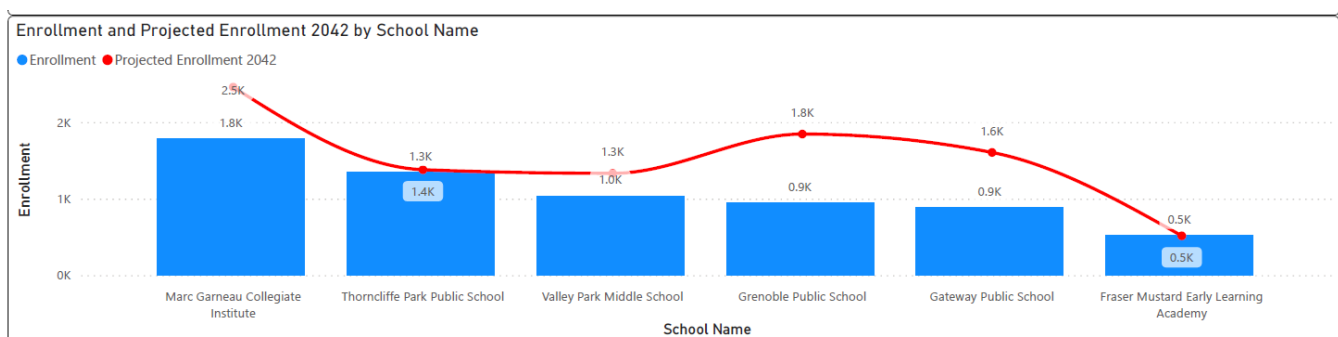


Figure 1: Projected school enrollment information as of 2023. TDSB long-term projections are revised on an annual basis and may change based on neighbourhood enrolment trends and actual student yields from residential development.

The growth in population is also creating school pressures at the secondary level. Marc Garneau Collegiate Institute (serving both Thornccliffe Park and Flemingdon Park) is projected to continue operating above capacity and currently contains 11 portables with one additional portable planned to be added. TDSB staff are currently reviewing strategies for managing demand such as potential boundary changes and expansions through capital projects as opportunities to create additional capacity. However, an opportunity also exists to explore partnerships with other public landowners including the City of Toronto, the Toronto Region and Conservation Authority and Infrastructure Ontario who have significant land holdings in the area.

There are additional lands south of 770 Don Mills Rd development under the City of Toronto’s ownership that could present additional options for a future school. There are also valley lands under the Toronto Region and Conservation Authority where the top-of-bank lands permitting development could potentially be explored to accommodate a new school. Initial discussions with TRCA indicate an opportunity to collaborate in the delivery of joint programming opportunities to these communities. This could also include exploring opportunities for repurposing a building that formed part of the former Ontario Science Centre complex.

In Thorncliffe Park, adjacent to Fraser Mustard ELA and Thorncliffe Park ES, there is a City park along with an adjoining recreation centre, library, and childcare. Much like the existing schools, the City is experiencing pressures to expand programming to accommodate growth in the community. A unique opportunity exists to plan for a future centralized community hub by reimagining the shared use of public land to deliver new collocated facilities, an expanded school, and an enlarged park.

The Infrastructure Ontario lands that surround the future Thorncliffe Ontario Line station can be an additional opportunity to deliver an urban format school to service future capacity needs. While there have been some initial conversations exploring this option, further work needs to be completed to understand whether the timing, size and potential shared use of a City park could support a future school at this location.

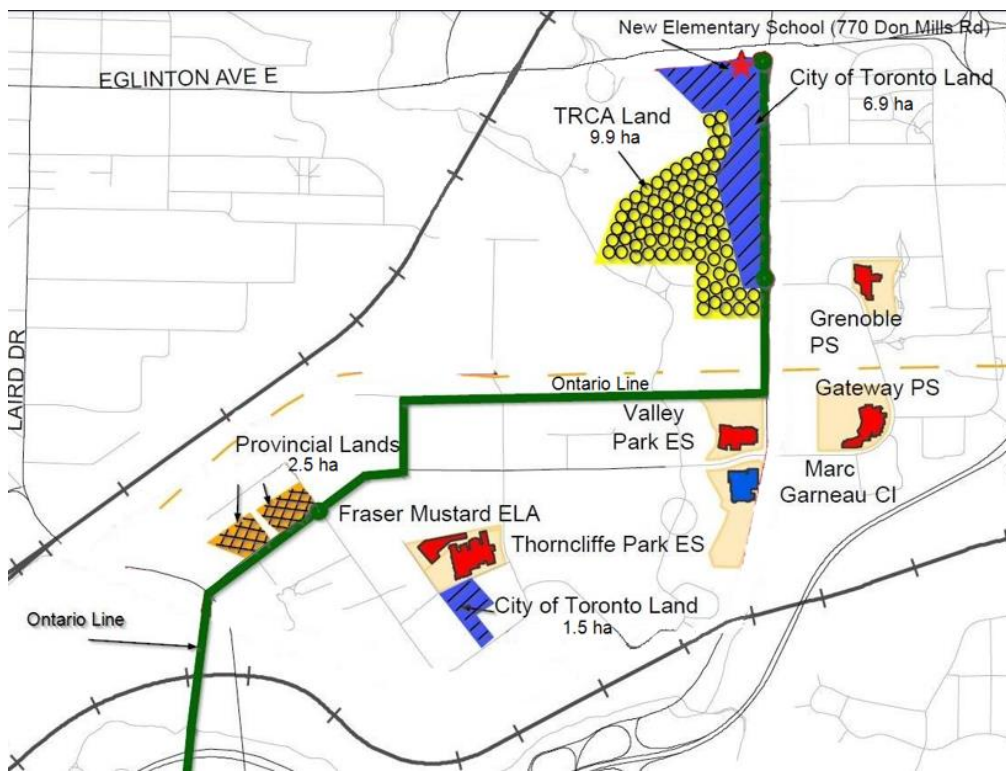


Figure 2: Public Land Ownership in proximity to proposed Transit Oriented Development nodes

STRATEGIC DIRECTION

TDSB Strategic Plan Goal: Revitalize - All students and staff learn and work in inclusive, safe, and modern environments

Provide equity of access to learning opportunities for all students

TLC Strategic Plan Goal: Create a Culture of Partnership and Collaboration with Key Stakeholder Groups
Collaborating with public partners to achieve mutually beneficial results and success to support growing communities

ACTION PLAN AND ASSOCIATED TIMELINE

- September 13, 2024- TLC Board Approval
- October- December 2024- Engage in Discussions with potential public sector partners
- January 2025- Report back to TLC Board with opportunities and work plan

RESOURCE IMPLICATIONS

There are no financial implications as a result of this report.

DUE DILIGENCE

Staff are working closely with TDSB Strategy and Planning staff to determine the impacts of projected growth and associated accommodation needs.

POLICY AND PROCEDURE REFERENCE(S)

Shareholders Direction

APPENDICES

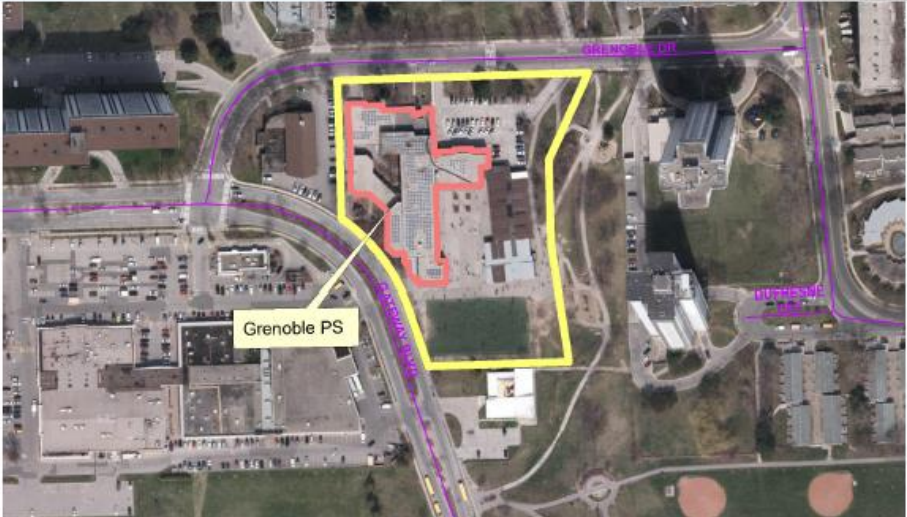

APPENDIX A School Property Profiles

FROM

Ryan Glenn, Chief Executive Officer, Toronto Lands Corporation, at rglenn.tlc@tdsb.on.ca or at 437-219-8191.


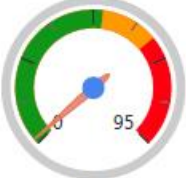
Barbara Carou, Director, Partnerships and Development, Toronto Lands Corporation
bcarou.tlc@tdsb.on.ca



APPENDIX A School Property Profiles




| Grenoble PS | | | |
|--|---|------------------------------|-----------------|
| 9 Grenoble Dr | | | |
| JK-6 | Elementary | TDSB Ward 14 City Ward(s) 16 | Farzana Rajwani |
| 64 Building Age |  | | |
| 4.50 Site Size (Ac) | | | |
| 66.21K Facility Size (Sf) | | | |
| 706 Student Capacity | | | |
| Current FCI  49% | | | |
| <p>Legend □ Facility □ TDSB Site □ Leased Site</p> | | | |

| Gateway PS | | | |
|--------------------------------------|------------|------------------------------|-----------------|
| 55 Gateway Blvd | | | |
| JK-6 | Elementary | TDSB Ward 14 City Ward(s) 16 | Farzana Rajwani |
| 57 Building Age | | | |
| 9.44 Site Size (Ac) | | | |
| 102.37K Facility Size (Sf) | | | |
| 977 Student Capacity | | | |
| Current FCI 49% | | | |
| | | | |

| Thorncliffe Park PS | | | |
|--------------------------------------|------------|------------------------------|--------------------|
| 80 Thorncliffe Park Dr | | | |
| 1-5 | Elementary | TDSB Ward 11 City Ward(s) 15 | Rachel Chernos Lin |
| 63 Building Age | | | |
| 5.94 Site Size (Ac) | | | |
| 149.40K Facility Size (Sf) | | | |
| 1,567 Student Capacity | | | |
| Current FCI 21% | | | |
| | | | |

| Fraser Mustard Early Learning Academy | | | |
|--|--|------------------------------|--------------------|
| 82 Thorncliffe Park Dr | | | |
| JK-SK | Elementary | TDSB Ward 11 City Ward(s) 15 | Rachel Chernos Lin |
| Fraser Mustard Early Learning Acade... | | | |
| 11 Building Age |  | | |
| 2.75 Site Size (Ac) | | | |
| 85.97K Facility Size (Sf) | | | |
| 709 Student Capacity | | | |
| Current FCI  1% | | | |
| <p>Legend ■ Facility ■ TDSB Site ■ Leased Site</p> | | | |

| Valley Park MS | | | |
|--|--|------------------------------|-----------------|
| 130 Overlea Blvd | | | |
| 6-8 | Elementary | TDSB Ward 14 City Ward(s) 16 | Farzana Rajwani |
| Valley Park MS | | | |
| 54 Building Age |  | | |
| 7.44 Site Size (Ac) | | | |
| 116.19K Facility Size (Sf) | | | |
| 1,056 Student Capacity | | | |
| Current FCI  29% | | | |
| <p>Legend ■ Facility ■ TDSB Site ■ Leased Site</p> | | | |

| | | | | |
|---|--|------------------------------|--------------------|---|
| Marc Garneau CI | | | |  |
| 135 Overlea Blvd | | | | |
| 9-12 | Secondary | TDSB Ward 11 City Ward(s) 15 | Rachel Chernos Lin | Marc Garneau CI |
| 51 Building Age |  | | | |
| 8.60 Site Size (Ac) | | | | |
| 188.70K Facility Size (Sf) | | | | |
| 1,329 Student Capacity | | | | |
| Current FCI  17% | | | | |
| Legend Facility TDSB Site Leased Site | | | | |