

Written Notice of Motion (Trustees Kandavel and Wong)

From: Denise Joseph-Dowers, Senior Manager, Governance and Board Services

In accordance with Board Bylaw 5.15.2, the following motion is submitted as notice at this time and for consideration at the April 12, 2022 meeting of the Planning and Priorities Committee.

5.15.2 A notice of motion will be introduced by a member who is present as an advance notification of a matter to be considered at a subsequent Board or Committee meeting. A notice of motion will not be debated at the meeting at which it is introduced...

5.15.2 (b) A notice of motion submitted prior to, or at a Board meeting, will be referred to the appropriate committee...

5.15.2 (c) A notice of motion submitted prior to, or at a committee meeting, will be considered at a subsequent committee meeting...

City Growth and Intensification Update

Whereas, the Toronto District School Board (TDSB) is a provider of public primary and secondary educational services and is the owner of real property located in and around the Province of Ontario, including the Real Estate Portfolio; and

Whereas, the Toronto Lands Corporation (TLC) is a wholly owned subsidiary of the TDSB, incorporated under the Business Corporations Act (Ontario); and,

Whereas, in the TDSB Shareholder's Direction to the TLC, it directs "that TLC advocate for appropriate land use planning and provide for educational facilities which are sustainable and provide a secure and healthy physical environment for learning and teaching in communities throughout the City of Toronto" (Section 3.2 (e)); and

Whereas, the TDSB's Board-approved Strategy to Address City Growth and Intensification states:

"recognize the role of schools in contributing to a complete community."

"It is critical that within these studies the TDSB asserts that schools are assets to achieving complete communities, and that they need to be given much greater consideration in the development of these documents."

"Examples of adverse impacts include: inadequate capacity to accommodate growth-related increases in student populations locally; excessive building heights and densities; and non-complimentary land uses adjacent to school sites."

"TDSB staff will work closely with the City to ensure that the issue of student accommodation is clearly articulated."

"For TDSB staff, these meetings allow the operational impact of a school to be fully communicated to the applicant. It is ultimately up to the applicant to respond to the

TDSB's (and other agencies') concerns and modify their development application accordingly, should the applicant seek consensus resolution."

"Early participation in the process will also be an important avenue to communicate concerns relating to student accommodation in areas experiencing significant enrolment growth. It is at this time when the TDSB would communicate the need for a 'hold', or request that the development be phased in such a manner that allows for appropriate student accommodation.";

And,

Whereas, while other areas of the City have experienced development for many years, but now there are 26,000 units being constructed or proposed to be constructed in the ward of Scarborough Southwest and the schools in Scarborough Southwest, like so many other Wards in the City, will be adversely impacted by the aforementioned developments; by compromising the quality of learning and outdoor play spaces; and

Whereas, on March 21, 2018, the TDSB Board of Trustees approved a broader mandate for TLC through an amended Shareholder's Direction executed between the parties in February 2019, where TLC was given the authority to effectively manage TDSB's interests in all real estate, land use planning, broader sector and strategic partnerships, site and facility leasing, non-operational property and asset management, community planning and partnerships, community hubs, schools in mixed-use facilities, site redevelopment initiatives, school modernization opportunities, property acquisitions and dispositions and other responsibilities as directed by the Shareholder; and

Whereas, in April 2019, the Board the Long-Term Planning Accommodation Strategy, revised and approved one of the Guiding Principles in dealing with accommodation pressures is the "minimal use of portables";

Therefore, be it resolved that the Director:

- i. reaffirm to the TLC that the TDSB Strategy to Address City Growth and Intensification is the strategy to be utilized, on behalf of the TDSB, with development applications at the City of Toronto and provincial entities, including for all current approved and proposed developments;
- ii. conduct a refresh of the TDSB's Strategy to Address City Growth and Intensification, including Trustee feedback, to be brought back for June 2022;
- iii. update the TDSB/TLC Service Level Agreement to incorporate consultation with the local Trustee prior to commenting on any development application seeking intensification beyond zoning within TLC's responsibility for Land Use Planning.