



July 8, 2016

Mr. Mark Chlon, Planner
City of Toronto Planning Division
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mr. Chlon:

**Re: Zoning Amendment Application 15 205116 STE 27 OZ
Church Wood Residences Limited
411 Church Street**

Upon review of the above revised application, please be advised that, in addition to school accommodation related matters, we still have concerns with the proposal in terms of the shadow impacts on the Church St. Jr. PS building and playground. The board is not supportive of the application as it is currently proposed and is currently exploring our options in advance of the Ontario Municipal Board hearing that has been scheduled for August 22nd. We would request that the Board's concerns be reflected in the staff report for this application.

In terms of matters regarding school accommodation, projected accommodation levels at local elementary and secondary schools warrant the use of warning clauses on site and in agreements of purchase and sale, as a result of the cumulative impact arising from all development in the school's attendance area.

The status of local school accommodation should be conveyed to potential purchasers as well as communicated to the existing community to inform them that children from new development will not displace existing students at local schools. In addition, alternative arrangements will be identified consistent with optimizing enrolment levels at all schools across the Toronto District School Board. At this time, the schools anticipated to serve the development are unknown.

As such, the Board requests the following as a condition of approval:

That the applicant/developer enter into an agreement to erect and maintain signs, at points of egress and ingress of the development site, advising that;

"The Toronto District School Board makes every effort to accommodate students at local schools. However, due to residential growth, sufficient accommodation may not be available for all students. Students may be accommodated in schools outside this area until space in local schools becomes available.



For information regarding designated school(s), please call (416) 394-7526."

These signs shall be to the Board's specifications and erected prior to registration or the issuance of any building permit.

That the applicant/developer agree in the Servicing and/or Development agreement, or in a separate agreement between the School Board and the Developer, to include the following warning clauses in all offers of purchase and sale of residential units (prior to registration of the plan and for a period of ten years following registration), that;

"Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be locally available for all students anticipated from the development area and that students may be accommodated in facilities outside the area, and further, that students may later be transferred.

Purchasers agree for the purpose of transportation to school, if bussing is provided by the Toronto District School Board in accordance with the Board's policy, that students will not be bussed home to school, but will meet the bus at designated locations in or outside of the area."

Despite these provisions, the Board reserves the right to change this status at any time without further notice. If you have any questions regarding this matter, I can be reached at (416) 338-4471.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Daniel Castaldo'.

A small, stylized blue logo or mark, possibly a stylized 'D' or 'C'.

Daniel Castaldo, Manager, Planning
Strategy and Planning
Toronto District School Board

- c: Chris Moise, Trustee, Ward 14
Andrew Gowdy, Senior Manager, Strategy and Planning
Nicole Cih,, Educational Planning Officer
Louie Papathanasakis, Superintendent
Nora Spence, Principal, Church St Jr PS
Michael Harvey, Principal, Jarvis CI
Carla Kisko, Associate Director, Finance & Operations
Erica Pallotta, Project Manager, Major Capital Projects & Build Partnerships