



Provincial Capital Priorities Program 2023-24

To: Planning and Priorities Committee

Date: 20 September, 2023

Report No.: 09-23-4597

Strategic Directions

- Provide Equity of Access to Learning Opportunities for All Students
- Allocate Human and Financial Resources Strategically to Support Student Needs

Recommendation

It is recommended that the list of Capital Priority projects outlined within this report be approved for submission to the Ministry of Education as part of the Capital Priorities Program 2023-24.

Context

Capital funding to support new schools, replacement schools, and additions to existing schools is provided to school boards by the provincial government. This funding is allocated through the Capital Priorities program, a process where school boards submit business cases to the Ministry of Education for funding consideration for their most urgent pupil accommodation needs.

On August 14, 2023, the Ministry of Education announced a new Capital Priorities program for 2023-24, which is outlined in the memorandum found in Appendix A. School boards are required to submit business cases for each project by **October 20, 2023**.

The last opportunity for school boards to identify Capital Priority projects was in February 2022. In April 2022, the Board was allocated \$15.97M in capital funding to support two projects related to the implementation of the Guildwood Pupil Accommodation Review (Ward 19, Trustee Patel): \$13.4M to support a replacement school for Poplar Road Junior Public School; and \$2.5M to support an addition for Elizabeth Simcoe Junior Public School.

As part of the provincial government's efforts to build infrastructure faster, the Ministry has made several changes to the Capital Priorities program including increased expectations for project readiness, design standardization, and accountability.

School boards are asked to submit detailed business cases for projects that address current, urgent accommodation pressures that are shovel ready – at a stage in development where construction can begin in a timely manner. These projects should have detailed schedules with milestones and deliverables, estimated costs, and design plans. Costs should be prepared by a third-party cost consultant. Designs should be standardized – either coming from the design catalogue that the Ministry has created or be a repeat design that a school board has completed. These projects will be considered for funding in this round of Capital Priorities funding.

School boards are also asked to submit high level summary information for projects that address future, long-term growth needs that are not shovel ready at this time. The Ministry will use this information for long-term planning and forecasting future demand. These projects will not be considered for funding through this round of Capital Priorities funding.

There is no limit on the number of projects that school boards can submit. School boards may submit requests for child care capital funding as part of their submission for school projects.

For projects that receive funding approval through this round of Capital Priorities, school boards will be required to sign a Project Commitment. This document will contain a clear schedule, budget, and scope of work. If school boards adhere to the parameters of the Project Commitment in implementing the project, then school boards will not be required to obtain further Ministry approvals. However, if school boards deviate from the parameters in time, costs, or scope, then they must seek Ministry approval to revise the Project Commitment. School boards will also be required to create Project Commitments for all active capital projects.

It is important to note that not all capital projects submitted to the Ministry will receive funding approval. The Ministry has a fixed capital budget that they allocate to school boards based on their assessment of where the greatest priorities lie across the province. Historically, the TDSB has received approval for one to six capital projects in a round of the Capital Priorities process.

In their review process, the Ministry assigns a higher priority to: projects that have utilization rates equal to or greater than 100% at all schools in the area; projects experiencing existing accommodation pressures as opposed to forecast pressures; and projects for which the necessary Trustee decisions have already been made to support the projects (e.g. school consolidation project with a Board decision to close a school).

Capital Projects for Submission

The projects to be submitted to the Ministry are listed in the most recent version of the Long-Term Program and Accommodation Strategy that was approved in October 2022. As per Ministry direction, the projects have been broken into two streams: Stream 1 - shovel-ready capital projects for funding consideration; and Stream 2 - future long-term growth capital projects for information.

Stream 1 – Shovel-Ready Capital Projects for Funding Consideration

The Ministry requires that the shovel-ready capital projects for funding consideration be ranked. The TDSB has five shovel-ready capital projects that have been ranked based on equity and timeline for initiating the project.

#1. Kapapamahchakwew – Wandering Spirit School – Replacement School – Ward 15 (Trustee Ehrhardt)

A new, standalone, and fully Indigenized facility has been proposed to provide a truly decolonized environment for Indigenous students and Communities across Toronto. The new facility would accommodate Kapapamahchakwew - Wandering Spirit School and the Urban Indigenous Education Centre (UIEC).

The funding previously allocated for the project in 2018 (\$11M) reflects the standard approach to Capital Priorities funding allocations. The grant was allocated based upon a proposal to retrofit and expand the existing building at 16 Phin Avenue. Through the course of design, and informed by the Indigenous Communities, the original proposal to invest in the 16 Phin Avenue building is no longer appropriate due to its resemblance to a residential school.

A standalone facility used exclusively by Indigenous programs and services is required. Additional capital funding is necessary to support the cost of the new facility. This will provide a truly decolonized environment where Indigenous programs can exist without the interference of other user groups with colonial practices.

This project was submitted during the 2022 Capital Priorities process but was not funded. Since that time, staff, working together with input from the Superintendent and others close to the school and Indigenous Communities, revised the scope of the project. The project has been phased, beginning with the replacement school and child care, which will be the focus of the capital submission. Future phases include a new facility for the UIEC, potential pool and future expansion.

Ranking rationale: In 2022, the project was not ranked and was submitted for special consideration outside of the Capital Priorities process. For this cycle, the project has

been ranked as the number one project to emphasize the Board's commitment to Truth and Reconciliation.

#2. St. Margaret's Public School – Replacement School – Ward 19 (Trustee Patel)

St. Margaret's PS has a large and aging port-a-pack that is at the end of its lifespan. The brick-and-mortar portion of the school building is in poor condition with a five-year Facility Condition Index (FCI) of 88%. The port-a-pack consists of 16 units, which represents the majority of instructional space existing at the school. Further, the gymnasium is vastly undersized to support a JK-8 program and requires expansion. Due to these factors, a new 340-pupil place replacement school is recommended.

This project has been submitted to the Ministry since 2019 and has not been approved to date. Staff will be taking a different approach to this project to make it more viable. Working with the Toronto Lands Corporation (TLC), staff have been exploring opportunities to sever a portion of the St. Margaret's site for the construction of a new long-term care facility. TLC staff have had conversations with long-term care providers including the City of Toronto's Seniors Services and Long-Term Care team, and there appears to be significant interest in this site. While this concept is preliminary, there would be opportunities to look at other concepts such as affordable housing or community space. The intent is to continue to have conversations with government partners at the provincial and municipal levels as staff carry out further due diligence and project refinement.

The St. Margaret's site is large for an elementary school at 7.1 acres. If approximately two acres are severed and sold, the remaining site will be approximately five acres which is large enough to support all the needs of an elementary school: permanent facility; hard surface play area; sports field; space for portables; space for future addition; drop-off and pick-up; and parking. The severed portion of approximately two acres is large enough to accommodate a long-term care facility. Revenue generated will support the renewal of TDSB facilities.

Ranking rationale: St. Margaret's PS is one of the TDSB's top schools in facing external challenges to student success. It is ranked #7 out of 470 schools on the 2023 Learning Opportunities Index (LOI). This school is ranked higher on the LOI than the other schools in this Capital Priorities submission.

#3. Secord Elementary School – Replacement School – Ward 16 (Trustee Aarts)

Secord ES has a large and aging port-a-pack that is at the end of its lifespan. The brick-and-mortar portion of the school building has a five-year FCI of 85%. The review of the existing building suggests that the mechanical, electrical, and other building systems are not sufficient to support a permanent addition to the school, and that the most appropriate means of capital intervention is a replacement school.

A 931-pupil place replacement school is required to accommodate the long-term projected enrolment of this community. The current capacity of Secord ES is 591 pupil places.

Ranking rationale: Secord ES is ranked #157 on the LOI. After St. Margaret's PS, it is the next highest ranked school on the LOI out of these capital submissions.

#4. Etobicoke Centre Elementary School – New School – Ward 3 (Trustee Nunziata)

A new elementary school is required to meet the needs of the Etobicoke Centre, one of the designated high-density growth areas in the city. The school will be constructed on the former Cloverdale PS site at 160 Silverhill Drive. This is a small elementary school building that currently accommodates the Etobicoke Secondary Alternative School.

The existing building has a five-year FCI of 80% and a capacity of 230 pupil places. In this project, the small, existing building will be demolished, and a much larger elementary school constructed in its place. The size of the future school is estimated to be 927 pupil places to maximize the use of the Board's existing landholdings to accommodate the long-term enrolment growth in this area. The existing junior school that serves the area, Wedgewood JS, will have seven portables onsite for the 2023-24 school year, which is projected to increase without further intervention. Adjacent schools such as Islington JMS and Norseman JMS are also operating above capacity with portables onsite and are projected to increase.

The Etobicoke Secondary Alternative School will be relocated in advance, which is a study already reflected in the LTPAS.

Ranking rationale: Since this project is a new elementary school on a site where an elementary school does not exist, there is no LOI ranking to reference. In general, the broader area surrounding this site is served by schools that are lower on the LOI than St. Margaret's PS and Secord ES: Islington JMS is ranked #192; Bloorlea MS is ranked #267; Wedgewood JS is ranked #396; and Norseman JMS is ranked #444.

#5. Davisville Junior Public School / Spectrum Alternative Senior School – Addition – Ward 8 (Trustee Laskin)

This project involves constructing a five-classroom addition onto the new building to address long-term enrolment growth within the area. The replacement building opened in September 2021 with a capacity of 731 pupil places.

During the design of the new building, demographic shifts combined with increased residential development in the area required a review of the project scope. In early 2018, it was determined that five additional classrooms were required to meet the long-term accommodation needs of the school. The revised scope increased the capacity of

the new building to 849 pupil places. A request was made to the Ministry to increase the scope, but it was not approved. The new building has been designed to accommodate this five-classroom addition for when funding is approved.

The five-classroom addition is a priority because the Davisville site is constrained and can only accommodate a maximum of two portables. This additional capacity is part of a broader plan to accommodate the growth occurring in the Yonge-Eglinton area, one of the designated high-density growth centres in the city. In total, more than 1,200 additional pupil places are required in the Yonge-Eglinton area to accommodate the future growth.

Ranking rationale: This project is ranked after the four previous projects because there is a delay as to when this project can commence construction. The City of Toronto has approved an aquatic centre to be built on the Davisville site which has yet to begin construction. Only one construction project should be active at a time on the site. If approved, the addition will be constructed after the aquatic centre is completed. Further, Davisville Jr PS and Spectrum Alternative Sr School are lower on the LOI than the previous projects: Davisville Jr PS is ranked #342; and Spectrum Alternative Sr School is ranked #429.

Stream 2 – Future Long-Term Growth Capital Projects for Information

The following projects will be submitted to the Ministry for their information and use in forecasting future demand. These projects require more analysis before they can be considered shovel ready. Many of these projects require agreements with developers before designs and schedules can be created.

The projects have been divided into two groups: Group 1 - projects that will be pursued as self-financing projects through the TLC's modernization initiative that seeks to generate revenue from the value of TDSB-owned sites by working with development partners; and Group 2 - projects that require future capital funding from the Ministry.

These projects do not need to be ranked. They are listed below in alphabetical order by the project name. Even though several of the projects are intended to be self-financing, the Ministry would still like them submitted for their information about the accommodation pressures that school boards are planning for in the future.

Group 1 – Self-Financing Projects through the TLC's Modernization Initiative

- a) **Canadian Tire Lands Elementary School – New School – Ward 13 (Trustee Li):** A new elementary school is needed to accommodate growth in the Sheppard Avenue East corridor between Bayview Avenue and Leslie Street. The TDSB acquired a 1.8-acre site in 2018 for this school. The TLC will explore building the school as part of a mixed-use development.

- b) **Eglinton Junior Public School – Replacement School – Ward 8 (Trustee Laskin):** A larger replacement school is required on the Eglinton site to provide additional pupil places to accommodate the intensification that is occurring in the Yonge-Eglinton area. The TLC is currently negotiating an agreement with the developer of an adjacent parcel to rebuild the school as part of a large, mixed-use redevelopment project that spans the Eglinton site and the developer's parcel.
- c) **Progress Avenue Elementary School – New School – Ward 19 (Trustee Patel):** A new elementary school is needed to accommodate growth in the Scarborough City Centre area east of McCowan Road. The TDSB co-owns a 10.89-acre site with the City of Toronto in this area. The TLC and the City are currently exploring building a school and park as part of a mixed-use development on this site.
- d) **West Don Lands Elementary School – New School – Ward 9 (Trustee Dawson):** A new elementary school is required to accommodate growth in the West Don Lands area west of the Don River along the central waterfront. In 2018, the TDSB acquired a 1.6-acre site for this school through a land exchange with the provincial government. The TLC will explore building the school as part of a mixed-use development.

Group 2 – Projects that Require Future Capital Funding from the Ministry

- a) **Christie Lands Elementary School – New School – Ward 3 (Trustee Nunziata):** A new elementary school is needed to accommodate growth in south Etobicoke west of the Humber River along the waterfront. The TLC is in discussions with a developer to secure an opportunity to build a school as part of a mixed-use development. A TCDSB school is being planned to be co-located with the TDSB school.
- b) **Don Mills-Eglinton Elementary School – New School – Ward 14 (Trustee Rajwani):** A new elementary school is needed to accommodate growth in the Don Mills Road and Eglinton Avenue East corridors. The TLC is in discussions with CreateTO to secure an opportunity to build a school as part of a mixed-use development on City-owned lands just north of the Ontario Science Centre.
- c) **Downsview Park Elementary Schools – New Schools, Replacement Schools and Additions – Ward 5 (Trustee Lulka Rotman):** A significant number of new elementary pupil places are required to accommodate the full buildout of the Downsview Park area. The solutions being explored by TDSB and TLC staff include larger replacement schools, additions to existing schools, and new schools that are part of mixed-use developments.

- d) **East Harbour Elementary School – New School – Ward 15 (Trustee Ehrhardt):** A new elementary school is needed to accommodate the redevelopment of the East Harbour area located northeast of the Don Valley Parkway and Lake Shore Boulevard East. TDSB and TLC staff are working with the City of Toronto and the developers of the land to secure an opportunity to build an elementary school as part of a mixed-use development.
- e) **Flemington Public School – Replacement School – Ward 8 (Trustee Laskin):** Flemington PS is located in the Lawrence Heights neighbourhood which is being reconfigured with new housing, road network and park as part of the Lawrence Heights Revitalization Project. TDSB and TLC staff are participating with Toronto Community Housing Corporation and CreateTO in the revitalization process. A plan is being developed to replace Flemington PS as a JK-8 school. A Pupil Accommodation Review needs to be completed first to inform the size and program offerings at this proposed school.
- f) **Golden Mile Elementary School – New School – Ward 17 (Trustee Shan):** A new elementary school is needed to accommodate the redevelopment of the Golden Mile area located along Eglinton Avenue East, east of Victoria Park Avenue. TDSB and TLC staff are working with the City of Toronto and the developers of the land to secure an opportunity to build an elementary school as part of a mixed-use development.
- g) **Greenland Public School – Addition or Replacement School – Ward 14 (Trustee Rajwani):** Additional pupil places are required for Greenland PS to accommodate the redevelopment of the Celestica Lands. TDSB staff will be exploring options for expanding the school such as an addition or a larger replacement school.
- h) **Keating Channel Elementary School – New School – Ward 9 (Trustee Dawson):** A new elementary school is needed to accommodate the redevelopment of the Keating Channel area located on the central waterfront at the foot of Parliament Street. TDSB and TLC staff are working with the City of Toronto to secure an opportunity to build an elementary school as part of a mixed-use development.
- i) **Port Lands Elementary Schools – New Schools – Ward 15 (Trustee Ehrhardt):** New schools are required to accommodate the full buildout of the Port Lands area. TDSB and TLC staff have worked with the City of Toronto to identify locations for future elementary schools in the Villiers Island and McCleary District Precinct Plans.
- j) **Scarborough City Centre Elementary School – New School – Ward 17 (Trustee Shan):** A new elementary school is needed to accommodate the

intensification of the Scarborough City Centre. TDSB and TLC staff are working with the City of Toronto and the developers of the land to secure an opportunity to build an elementary school as part of a mixed-use development.

- k) **Scarborough Junction Elementary Capacity – Additions and/or Replacement Schools – Ward 18 (Trustee Ghous):** Additional pupil places are required at existing elementary schools in the Scarborough Junction area at Danforth Road and Midland Avenue to accommodate the proposed intensification. TDSB staff will be exploring options for providing the additional capacity such as additions or larger replacement schools for John A Leslie PS and Norman Cook Jr PS.

- l) **Wynford-Concorde Elementary School – New School – Ward 14 (Trustee Rajwani):** A new elementary school is needed to accommodate the intensification of the Wynford-Concorde area located northeast of Eglinton Avenue East and the Don Valley Parkway. TDSB and TLC staff are working with the City of Toronto and the developers of the land to secure an opportunity to build an elementary school as part of a mixed-use development.

- m) **Yonge-Eglinton Elementary Capacity – Additions, Replacement Schools and/or Redevelopments – Wards 8 and 11 (Trustee Laskin and Chernos Lin):** Approximately 1,200 elementary pupil places are needed in the Yonge-Eglinton area to accommodate the intensification of this designated high-density growth centre. The solutions being explored by TDSB and TLC staff include larger replacement schools, additions to existing schools, and new schools that are part of mixed-use developments.

- n) **Yonge-Sheppard Secondary Capacity – Addition, Satellite and/or New School – Ward 12 (Trustee Pei):** Additional secondary pupil places are required in the Yonge Street and Sheppard Avenue corridors in the area of Earl Haig SS. TDSB staff will be exploring options for providing additional capacity using sites in the area.

Appendix B contains a map that shows the locations of all the capital projects.

Action Plan and Associated Timeline

Business cases must be submitted to the Ministry by October 20, 2023.

To support this work, TDSB Planning staff, Facility Services staff, Child Care Services staff, and TLC staff are working collaboratively to ensure that this deadline is met.

Discussions will also be arranged with coterminous school boards to determine if there is interest in joint-use projects. Discussions are also occurring with the City of Toronto's

Children's Services staff to determine if child care rooms should be included in the individual capital projects.

Once finalized, the business cases will be provided to Trustees for information.

The Ministry anticipates making funding announcements in Winter 2024.

Resource Implications

The development of the business cases will be led by TDSB Planning staff and supported by other departments and the TLC. A third-party cost consultant will be hired to prepare cost estimates. An architectural consultant will be hired to prepare schematic designs. The costs for these consultants will be paid for from existing departmental budgets.

Communications Considerations

The business cases will be posted on the TDSB public website after they have been submitted to the Ministry and provided to Trustees.

Board Policy and Procedure Reference(s)

Not applicable.

Appendices

- Appendix A: Provincial Memorandum 2023: B08, Launch of 2023-24 Capital Priorities Program
- Appendix B: Map – Locations of the Capital Projects

From

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