

March 4, 2021

**Transmittal No. 2021 – 102**  
**(Public)**

**Community Access Agreement: Rawlinson Community School, 231 Glenholme Avenue**

To: Alexander Brown, Chair, Toronto District School Board (TDSB)

This communication is to inform you of a recent decision made by the TLC Board at its meeting of March 4, 2021 with respect to the report *Community Access Agreement: Rawlinson Community School, 231 Glenholme*, attached herein.

**The TLC Board decided that:**

1. The acceptance of funding in the amount of \$155,000 from the City of Toronto to fund costs associated with site improvements at Rawlinson Community School, as outlined in the Appendix;
2. Authority be granted for TLC to execute a Community Access Agreement with the City of Toronto for a term of five (5) years commencing on or about January 1, 2022 with key business terms and conditions as specified herein;
3. That the Community Access Agreement be in a form and content satisfactory to TLC Legal Counsel; and
4. The report be forwarded to TDSB Board for approval.

On behalf of the Board of Directors of the Toronto Lands Corporation, approval of the report is requested.

Sincerely,



Brenda Patterson  
Chair, TLC

cc. D. Sage, Executive Officer, TLC

cc. C. Snider, Associate Director, Business Operations and Service Excellence, TDSB

## **TORONTO LANDS CORPORATION**

### **COMMITTEE DECISION ITEM**

#### **Community Access Agreement: Rawlinson Community School, 231 Glenholme Avenue**

To: Chair and Members of the Toronto Lands Corporation

Date: February 16, 2021

#### **Recommendations:**

- 1) The acceptance of funding in the amount of \$155,000 from the City of Toronto to fund costs associated with site improvements at Rawlinson Community School, as outlined in the Appendix;
- 2) That authority be granted for TLC to execute a Community Access Agreement with the City of Toronto for a term of five (5) years commencing on or about January 1, 2022 with key business terms and conditions as specified herein;
- 3) That the Community Access Agreement be in a form and content satisfactory to TLC Legal Counsel; and
- 4) The report be forwarded to TDSB Board for approval.

#### **Background**

The Toronto District School Board is planning to undertake site improvements at Rawlinson Community School municipally located at 231 Glenholme Avenue and is partnering with the City of Toronto (City) and the local school community for funding contributions.

Section 37 of the Planning Act allows the City to collect funds from a development application in return for additional density. The City's policy permits these funds to be allocated toward Improvements to school board playgrounds where the playground serves as a local park, where the public will continue to have reasonable access for the foreseeable future, and where there is no local City-owned parkland in the same community and in combination results in a community benefit. As a condition of transferring the Section 37 funds, the City requires TDSB to enter into a Community Access Agreement.

These additional sources of funds create an opportunity for TDSB to make site improvements that provide enhanced learning or physical activity for students and the entire community while strengthening the partnership relationship with the City.

## Rationale

Toronto City Council has approved a motion (as shown in Appendix A) allocating \$155,000 in funding for site improvements at Rawlinson Community School.

The City funded enhancements to the schoolyard (as highlighted in Appendix B1 and B2) is for the installation of a paved walking path around the field, new basketball posts, creation of an outdoor classroom, and for new playground equipment for the primary grades. The current playground is too small and is inadequate for the needs of the students at the school and for the broader community. The new equipment will allow children of all abilities to participate in recreational activities.

In the absence of sufficient City playgrounds nearby, the Rawlinson Community School grounds will serve that purpose for the local community.

The estimated cost breakdown of the City funding is highlighted in Appendix C. This project is part of a larger project with additional funding coming from the school fundraising. According to TDSB staff, the total TDSB approved budget is estimated at \$200,000 with the City providing a contribution of approximately 75% to the overall project. Additional funding from the school, estimated to be \$45,000, will be beneficial to the overall project.

The TDSB staff advise that there is no expected student accommodation impact during the construction build out for the new assessable playground. In addition, TDSB staff confirms that outdoor playground activity may continue during the construction project and plans to commence the project when summer recess commences to reduce student impact.

### Community Access Agreement: Key Business Terms and Conditions

TLC has entered into negotiations with the City of Toronto for the required Community Access Agreement in order to assist in the funding for the school playground improvements. Outlined below are the recommended key terms and conditions which are subject to Board approval.

- City funding is received after the Agreement is executed by all parties;
- Estimated construction start: July 2021;
- Estimated construction completion: December 31, 2021;
- City's Contribution: \$155,000;
- Term: 5-year term, commencing once the construction is completed;
- Termination Clause: TDSB has the right to terminate this Agreement at any time during the term by providing at least six (6) months prior written notice to the City for the purpose of sale of TDSB Lands or for the purpose of constructing buildings or other improvements on TDSB Lands, provided that on termination, TDSB shall pay to the City an amount determined by multiplying the funds by a fraction equal to the remaining number of months in the term divided by 60. TDSB shall consult with the City in the event that the school yard area improvements need to be permanently removed from the school yard area during the term, save and except in cases of emergency or health and safety concerns, in which case TDSB shall notify the City as soon as possible.
- The City funding shall not be used for ongoing maintenance or operating costs which remains the responsibility of TDSB.
- Community Access: The school yard area shall be available to TDSB for use during school operating hours, as amended from time to time, and the City with have access for use by the general public during non- school hours.

The negotiated terms and conditions of the agreement are considered fair and reasonable and will provide overall benefit to students and the local community. Overall, the project represents a good

working framework between two public agencies and demonstrates how different school and community needs can be maximized through the effective utilization of public assets.

## **RISK ASSESSMENT**

N/A

## **IMPLICATIONS**

N/A

## **FINANCIAL IMPLICATIONS**

N/A

## **COMMUNICATIONS APPROACH**

N/A

## **APPENDICIES:**

Appendix A City of Toronto Council Motion  
Appendix B1 Location of the School and the Project  
Appendix B2 TDSB Master Plan for the Project  
Appendix C Cost Breakdown for the Use of the Section 37 Funds

## **Routing**

TLC Board: 4 March 2021  
TDSB Board Cycle: March 2021

## **From**

Daryl Sage, Executive Officer, Toronto Lands Corporation, at [dsage.tlc@tdsb.on.ca](mailto:dsage.tlc@tdsb.on.ca) or at 416-393-0575

Anita Cook, Executive Manager, Toronto Lands Corporation, at [acook.tlc@tdsb.on.ca](mailto:acook.tlc@tdsb.on.ca) or at 416-393-0632

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## Appendix A: City of Toronto Council Motion

11/17/2020

Agenda Item History - 2019.MM9.56



### Tracking Status

- [City Council](#) adopted this item on July 16, 2019 without amendments.

### City Council consideration on July 16, 2019

MM9.56	ACTION	Adopted		Ward: 9
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**Authorization to Release Section 45(9) Funds from the Development at 861-863 St. Clair Avenue West to the Toronto District School Board for the Rawlinson Community School Outdoor Area Restoration Project - by Councillor Ana Bailão, seconded by Councillor Paula Fletcher**

### City Council Decision

City Council on July 16, 17 and 18, 2019, adopted the following:

1. City Council approve the release to the Toronto District School Board (NP2161) of \$0.155 million of Section 45 funds from the development at 861 St. Clair Avenue West for the Rawlinson Outdoor Area Restoration Project to improve the green space for school and community use, such payment to be made upon the receipt of this Section 45 agreement payment by the City.
2. City Council request City staff from the Management Services Branch of Parks, Forestry and Recreation to participate in the preparation of the Community Access Agreement and City Council request the City Solicitor to draw up the Agreement for a term of 10 years, in consultation with the Ward Councillor and Community Planning staff.
3. City Council authorize the execution of a Community Access Agreement with the Toronto District School Board for the outdoor improvements at Rawlinson Community School, to the satisfaction of the City Solicitor.

[app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM9.56](http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM9.56)

## Appendix B1: Location of the School and the Project





## Appendix B2: TDSB Master Plan for the Project

The City funded enhancements are included in the following master plan for the school yard improvements:



Section B2



# LANDSCAPE MASTER PLAN

## RAWLINSON COMMUNITY SCHOOL

APPROVED BY THE BOARD OF EDUCATION ON SEPTEMBER 11, 2008



Area of Work  
 Separate Parking  
 Pedestrian, Bicyclist  
 Access, Live Parking

- PROPOSED KEY**
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**ABOUD & ASSOCIATES INC.**  
 Consulting Architects-Landscape Architects



## Appendix C: Cost Breakdown for the Use of the Section 37 Funds

The following table shows the estimated cost breakdown for the City funded enhancements at this school:

Descripton	Units	No. of Units	Unit Price	Extended Price
Demolition & Removals & Site Prep	LS	1	\$ 10,000.00	\$ 10,000.00
Asphalt Paving Walking Path	LS	1	\$ 65,000.00	\$ 65,000.00
Basketball Uprights	LS	1	\$ 25,000.00	\$ 25,000.00
Line Painting	LS	1	\$ 10,000.00	\$ 10,000.00
			SUBTOTAL	\$ 110,000.00
Mobilization & Demobiliztion				\$ 12,000.00
Contingency				\$ 15,000.00
Consulting fees & Permits				\$ 15,000.00
HST Share (2.16%)				\$ 3,000.00
TOTAL				\$ 155,000.00