

Description of the Capital Priority Projects 2021-22

#1 – New 450 Pupil Place Elementary School in the Lower Yonge Precinct Ward 9 (Trustee Donaldson)

The Lower Yonge Precinct elementary school has been identified as the number one priority for this round of Capital Priorities to acknowledge a time sensitive requirement for a capital funding commitment. If provincial funding is not secured for the future elementary school then the opportunity will be lost.

The downtown waterfront area between Yonge Street and the Don Valley is planned for significant residential intensification over the next 20 years. This area is composed of four precincts (districts) referred to as Lower Yonge, East Bayfront, Keating Channel, and West Don Lands. More than 25,000 residential units are proposed to be constructed in these precincts. In total, approximately 1,000 elementary students are forecast to reside here.

The Lower Yonge Precinct is the westernmost district and is approximately 22 acres in size. It is generally bound by Queens Quay to the south, Lakeshore Boulevard to the north, Jarvis Street to the east and Yonge Street to the west. In total, the City's approved precinct plan identifies the potential for approximately 8,000 new residential units to be constructed within a series of 13 high-rise towers. The total residential population of the area is forecasted to be approximately 13,000 people with a potential for an additional 15,000 employees.

Existing TDSB elementary schools in neighbouring communities cannot accommodate the students projected for the proposed residential development and overall intensification planned for the Lower Yonge Precinct. The future elementary school will be embedded within a mixed-use development being constructed by Menkes, and situated in the centre of the Lower Yonge Precinct. The future school will be situated on the third storey of the podium.

Construction is currently underway within the Lower Yonge Precinct, which includes the western parcel (Pinnacle) and centre parcel (Menkes/LCBO). The centre parcel, which includes the future elementary school, is being constructed in two phases, beginning

with the new LCBO headquarters on the southwestern block, and two new condominium towers on the northwestern block. The future elementary school will be constructed as part of the second phase, which is anticipated to begin in 2022 and to be completed in 2026.

As directed by the Board in October 2018, the Toronto Lands Corporation (TLC) has been negotiating with Menkes on terms and conditions to acquire a strata, non-condominium title for the third storey podium. The area to be provided for the future elementary school is approximately 50,500 square feet, which will be designed to accommodate a 450 pupil place JK-8 elementary school.

The TLC and Menkes entered into a non-binding Memorandum of Understanding (MOU) on October 4, 2019 that outlines the general terms and conditions of a property acquisition. A key condition is that once a purchase price has been negotiated based on independent appraisal reports, the parties have up to one year to finalize outstanding conditions. Should these conditions not be waived, the transaction will be terminated at no cost to either party. The condition that needs to be satisfied now before the end of October 2021 is Ministry of Education funding approval.

The estimated cost to fit-out the podium into the new school is being explored by an external cost consultant. Staff has been directed by the Ministry of Education to submit the entire cost of the project through the Capital Priorities program, inclusive of the strata ownership of the podium as well as the fit-up into an elementary school.

#2 – New Consolidated 1,300 Pupil Place Secondary school on the York Memorial CI Site

Ward 6 (Trustee Tonks)

A new consolidated secondary school on the York Memorial CI site has been identified as the number two Capital Priority project due to the time sensitivity associated with the project.

York Memorial CI was devastated by fire in May 2019. In February 2020, the Board of Trustees approved the start of a modified pupil accommodation review (PAR) for George Harvey CI and York Memorial CI. The purpose of the review was to develop a student accommodation plan for these two schools to address under-utilization, identify

the best location for the schools, and to determine the future of the York Memorial CI building.

This process was paused due to the pandemic, but has restarted and is expected to conclude with recommendations to the Board of Trustees in June 2021. The option being recommended by staff is to consolidate George Harvey CI and York Memorial CI into a single school of 1,300 pupil places to be constructed on the existing York Memorial CI site at 2690 Eglinton Avenue West.

The Board's insurance will support a large portion of the rebuild cost; however, will not support the construction of the additional pupil places required to implement the proposed consolidation of the two schools. The former York Memorial CI building had a capacity of 915 pupil places, meaning funding for an additional 385 pupil places is required through the Capital Priorities program. Although a Board decision on the proposed consolidation will be made after the due date for the submission of Capital Projects to the Ministry, there will still be sufficient time for the Ministry to receive the Board's decision before they conclude their analysis and make their funding announcements (anticipated to be in August or September 2021).

This project is also time sensitive. It is important to move forward with the construction project so that the York Memorial site does not sit dormant for an extended period of time.

#3 – Davisville Jr. PS / Spectrum Alt. Sr. School – Adding Classrooms to Previously Approved Replacement School Ward 8 (Trustee Laskin)

This is a previously approved Capital Priority project (2015) for a replacement school of 731 pupil places. The project was approved to support enrolment growth in the area, as well as to address the school's facility condition and inadequate learning spaces. Demographic shifts combined with significant and unprecedented residential development in the area required a review of the project scope. In early 2018 it was determined that five additional classrooms are required. The revised project scope would increase the capacity to 849 pupil places.

A revised business case was submitted to the Ministry in November 2018, but staff was directed to submit during the next Capital Priorities window. The business case was

resubmitted in September 2019, but was not approved when announcements were made in August of 2020.

**#4 – Poplar Road Jr. PS – New 387 Pupil Place* Replacement School
Ward 19 (Trustee Patel)**

This is a proposed 387 pupil place replacement school to support the closure of Jack Miner Sr. PS, and an expansion from a JK-6 to a JK-8 program at Poplar Road Jr. PS. This project is required to implement the accommodation plan associated with the Guildwood Pupil Accommodation Review, which was approved by the Board of Trustees in June 2018. The closure of Jack Miner Sr. PS was approved subject to the provision of capital funding to implement the pupil accommodation and program plan. If approved, this project in conjunction with the following project (Elizabeth Simcoe Jr. PS) will allow the plan to proceed.

The existing Poplar Road Jr. PS building is in poor condition with a 5-Year Facility Condition Index of nearly 68%. The school also has an irregular configuration which limits opportunities for expansion.

*The proposed capacity of the replacement school will be revisited to align with recent feedback from Ministry staff related to utilization rate objectives.

**#5 – Elizabeth Simcoe Jr. PS – Gymnasium Addition and Internal Renovation*
Ward 19 (Trustee Patel)**

This is an addition and renovation to support the closure of Jack Miner Sr. PS, and an expansion from a JK-6 to a JK-8 program at Elizabeth Simcoe Jr. PS. This project is also required to implement the accommodation plan associated with the Guildwood Pupil Accommodation Review, which was approved by the Board of Trustees in June 2018.

To accommodate the expanded grade range the school requires four additional classrooms. The proposed project involves renovating the existing small gymnasium into instructional classrooms and constructing a permanent addition that includes a new standard-sized gymnasium and two instructional classrooms.

*Based on recent feedback from Ministry staff the proposed scope of the project will be revisited to identify more cost-effective solutions to provide the additional pupil places required.

#6 – Regent Heights PS – Replacement School or Addition Ward 18 (Trustee Kandavel)

Regent Heights PS is currently operating over-capacity with six portables on-site. In 2019-20 this project was submitted as a joint venture with the Conseil scolaire Viamonde, (CSV), the French Public school board. Their Board would have constructed a new 450 pupil place elementary school on the Regent Heights PS site as part of the overall redevelopment. The inclusion of a new French-public school into the project provided the TDSB with an opportunity to fully redevelop the site with a new, state of the art, integrated joint facility that would meet the long-term accommodation needs of both school boards.

However, on March 29, 2021, the CSV confirmed that they no longer wish to pursue a joint venture at this time. Their Board will explore opportunities to address their accommodation need at other locations in the broader area.

As a result, the scope of the project will be reviewed to determine if a large addition or a replacement school is the best form of capital solution on this site.

#7 – St. Margaret's PS – Replacement School Ward 19 (Trustee Patel)

St. Margaret's PS has a large and aging port-a-pack that requires replacement. The brick and mortar portion of the school building has a 5-year Facility Condition Index of nearly 87%.

The port-a-pack also 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. It should be noted that this school ranks high on the LOI list at #16 (2020 LOI).

#8 – Secord PS – Replacement School

Ward 16 (Trustee Aarts)

Secord PS has a large and aging port-a-pack that requires replacement. The brick and mortar portion of the school building has a 5-Year Facility Condition Index of 89%. 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. Due to the large school population and the constraints of the school site, a phased approach to the replacement may be required. Opportunities to use the Jones Avenue building, located approximately 4.1 km from Secord PS, as part of an interim holding strategy will be explored. This may allow for a more cost-effective solution to the replacement of the existing building.

#9 – New 450 Pupil Place Elementary School in the West Don Lands

Ward 9 (Trustee Donaldson)

Similar to the Lower Yonge Precinct, the future elementary school in the West Don Lands is situated within the City's downtown waterfront area. The downtown waterfront area between Yonge Street and the Don Valley is planned for significant residential intensification over the next 20 years. The Board owns a 1.63 acre site, known as Block 9, within the West Don Lands adjacent to Corktown Common Park. This site was acquired through a land exchange with the provincial government in 2018.

The provision of an elementary school in this area is becoming an important matter due to the limits of the current holding schools to accommodate continued enrolment growth. Students residing in these new dwellings are currently bussed to holding schools on the east side of the Don Valley Parkway, Dundas Jr. PS and Queen Alexandra MS. These two schools are situated on the same site. While this site is one of the larger school sites in the area it can only accommodate a small number of portables and could be at maximum capacity in the near future.

Although the new school is a critical requirement for the long-term accommodation needs along the central waterfront, the Block 9 site may not be available for construction in the near term.

The Block 9 site is situated adjacent to the future Ontario Line rapid transit corridor. Metrolinx, the provincial transit authority responsible for the construction of the Ontario Line, has indicated that the Block 9 site is required as a laydown area. The laydown area will be used for the receipt, storage and partial assembly of equipment and materials associated with their construction project. Conversations with Metrolinx have determined that due to this requirement, the Block 9 site is not going to be available for construction until January 2027, which is beyond the Ministry's 2024-25 timeline for project completion. Metrolinx has expressed that they have explored all other options in the area, and that the Block 9 site is the only available and appropriate location due to the proximity of the site to their future project.

TDSB and TLC staff will continue to work with Metrolinx on ways to ensure the new school can be delivered as soon as possible upon completion of their construction activity.

Staff will monitor the enrolment of the current holding schools, Dundas Jr. PS and Queen Additional MS, and identify additional holding sites at the appropriate time.

#10 – New Elementary School on the 705 Progress Site Ward 19 (Trustee Patel)

A new elementary school at 705 Progress Avenue provides the Board with an opportunity to accommodate students residing within the rapidly intensifying Scarborough City Centre. The Board co-owns a 10.89 acre site with the City of Toronto that will support an elementary school and a municipal park.

At present, students residing in the Scarborough City Centre are being accommodated at Bendale Jr. PS (JK-5) and Tredway-Woodsworth PS (6-8). As of October 31, 2020 there were over 340 elementary students residing in the immediate area, bounded by Ellesmere Road to the south, Highway 401 to the north, McCowan Road to the west and Markham Road to the east.

To determine a boundary and program for the new school a broader accommodation study involving the adjacent schools will be required. A Pupil Accommodation Review has been identified in the Long-Term Program and Accommodation Strategy. The

timing of this review has yet to be determined due to the provincial moratorium on Pupil Accommodation Reviews that has been in place since 2017.