

2021-22 Capital Priorities Program

Business Case – Written Component

School Board Name: 12 - Toronto DSB

Project Name: Lower Yonge Precinct Elementary School

Project Ranking: 1

Project Description: New 455 pupil place elementary school embedded within a mixed-use development

Panel: Elementary

Municipality: Toronto

Project Category: Accommodation Pressure

Project Type: New School

Child Care: No

If yes, CMSM / DSSAB Name and number:

Choose an item.

Joint-Use: No

EDC Eligible: No

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Lower Yonge Precinct – Key Considerations

Opportunity

This is the first fully integrated public school in a mixed-use development in the Province of Ontario.

This is an opportunity to work collaboratively to shape an innovative urban school model to be replicated in urban areas across the province.

Develop best practices and guiding principles to share with other school boards challenged with intensification and dense urban environments.

Extraordinary

This is not a standard greenfield school, but rather a completely new model and method for providing new school capacity.

This project is exceptionally unique and must be reviewed through a different lens than a traditional school build.

There are elements of the project that will require ongoing collaboration, coordination and cooperation between the Ministry of Education, City of Toronto and the TDSB.

Growth

The Lower Yonge Precinct will have a population of over 13,000 people. It will become a new community that requires public services, like a school.

The City of Toronto will be constructing a 50,000ft² community centre and two child care centres within the development.

The full build-out of the Central Waterfront area will result in a population of 76,000 people. This rivals a mid-size municipality elsewhere in the Province.

School Space

The Central Waterfront, including the Lower Yonge Precinct, is expected to yield over 1,000 elementary students.

Elementary schools in the downtown do not have sufficient space available to accommodate these students, and are situated on small, constrained sites with no ability for portables or future expansion.

Timeline

The developer, Menkes, has established the timeline for this project. The TDSB, as a guest in the project, is required to follow the timeline that has been set.

Time is critical; the Board must be able to commit to the stratified purchase of the podium by October 2021.

If the project is not supported now, the opportunity to work collaboratively on this ground breaking initiative is gone.

1.0 RATIONALE FOR ACCOMMODATION NEED

Introduction

The Lower Yonge Precinct elementary school is a unique opportunity for the Toronto District School Board and the Province of Ontario to construct the first elementary school that is completely integrated within a high-density mixed-use development in a remarkably dense urban environment.

This project presents not only an exceptional opportunity to demonstrate how to provide essential community infrastructure within a dense urban environment, but also to establish a framework by which other school boards can engage with the development community to achieve a similar outcome.

This project is representative of how rapidly growing urban communities can continue to have access to public education facilities, and is also representative of a shift from the suburban greenfield-focused school model to that of an integrated urban model. This opportunity is also extremely unique given the ability to access a large 2.47 acre parcel of greenspace to support the school.

This is the first of many integrated school models the TDSB is considering, and is generally being adopted as the preferred approach to City-building. Future elementary schools within emerging communities like the Golden Mile (Scarborough), Christie Lands (Etobicoke) and Midtown Toronto will follow this approach.

There are a set of unique circumstances associated with this project that require a slightly different lens when reviewing the merits of the future elementary school.

1. The TDSB is subject to the development timeline of Menkes

The future elementary school is to be situated on the third storey of a podium within a mixed-use development. The developer, Menkes, has established the terms by which the development will be constructed. The TDSB does not have the authority or ability to dictate the timeline by which the construction of the tower will proceed. In other words, we are 'guests' in the development and must adhere to the timeline that has been established by the developer.

The 2021 Capital Priorities program requires that projects be open and operating no later than the 2024-25 school year. The unique nature of this project requires that commitments be made now to ensure that the stratified ownership of the podium space is completed to allow the new school to be constructed. This fundamental component of the project falls within the timelines for the Capital Priorities program because without that decision now – the school cannot be constructed as the opportunity will no longer exist.

The Board does not have the ability or authority to advance construction of the project as all aspects are outside of the control of the TDSB. The podium and associated residential towers are planned to begin construction in 2024 and conclude in 2026. Securing the funding now ensures that the school will be a part of the project.

2. The traditional approach to building a school does not apply

New schools right across Ontario are constructed in a manner that is fairly consistent regardless of the location. Large greenfield areas are divided through the plan of subdivision process into larger parcels of land to establish residential lots, streets, parks, municipal services, and, if required future elementary or secondary school sites. The site is then ‘reserved’ for future school through an ‘option’ agreement which, in general terms, provides the school board with a 10 to 15-year window within which the site can be purchased and a new school potentially constructed. This is to recognize that in most cases the student population to support a new school won’t exist until a critical mass of dwellings have been constructed and occupied. This could take years from the date the option agreement is signed (often before construction on new homes begins).

This has been the approach to new schools in the City of Toronto as well, most recently in northeast Scarborough in the mid to late 2000’s, and for future schools in the Canadian Tire Lands and West Donlands. Ministry funding was provided under the Land Priorities program to support the purchase of the Canadian Tire Land site in 2018 prior to the option agreement expiring.

The Board had initially anticipated that Land Priorities funding could be used to support the purchase of the podium space. The purchase of the podium is analogous to the purchase of a school site – to allow time to pass before committing to constructing – or in this case, fitting out the new school.

In January 2021, Board staff were informed that the Land Priorities funding is no longer available and that the entire project, inclusive of the podium acquisition and fit-out of the new school, were to be submitted through the Capital Priorities program. However, if there is an opportunity to request Land Priorities, as was confirmed during a Ministry information session held on April 19th, 2021, a site acquisition form has been included within this business case.

3. The cost of land in the downtown is prohibitively expensive

The cost to acquire the third storey podium has been compared with the cost of acquiring a more compact and urban 2-acre school site in the downtown. Property values in the City of Toronto have skyrocketed, even more so in dense urban areas like the downtown where land is scarce and demand is excessively high.

In September 2017 a third-party report was provided to the Board that outlined the cost of different options to provide a school within the Lower Yonge Precinct. The options were developed to obtain market evidence of recent, past and trending real estate activity in order to determine a fair estimate of market value.

Although there is no available land within the Lower Yonge Precinct aside from the central park - and there is a restrictive covenant in-place to prevent the school from being situated within the park – land is at an extreme premium and is cost-prohibitive to explore any acquisition in the area.

However, based on the estimate provided to the Board in July 2017 by a third party real estate advisory firm, the estimated cost of a 1-acre parcel was approximately **\$74.8M** within the Lower Yonge Precinct. To support a functional 455pp elementary school a minimum of 3 acres is required; meaning the cost to acquire land in the area could reach **\$224,400,000** alone.

4. The ability to secure a standalone school site is not possible under the existing planning framework

School boards in Ontario do not have the authority to reserve school sites within the Planning Act, save and except for Section 51 (24) (j), which requires that plan of subdivision applications have regard to the ‘adequacy of school sites’. There are no other sections of the Act that address the provision of schools and/or sites.

This is a challenge for dense urban areas when land is not developed through the plan of subdivision process. In most cases, land is developed through site-specific applications that do not require a plan of subdivision. This leaves urban school boards with no legal or regulatory ability to demand that a school be provided and/or included within the future development.

This is the challenge in areas like Midtown where rapid residential development has left the Board with no opportunities to provide local accommodation for students until a suitable opportunity for a school within a mixed-use development is secured.

Aside from larger redevelopment initiatives like the West Donlands or the Canadian Tire Lands, land is developed through site specific applications that do not provide school board with any legal or regulatory ability to require that opportunities for school sites be included within the respective development proposal.

To this end, staff from the Board’s planning department worked exhaustively with the City of Toronto and the developer, Menkes, to ensure that an elementary school site was included within the Lower Yonge Precinct.

To achieve this result required intervention by Board staff during the City’s precinct planning process in 2016, attendance at the LPAT (former Ontario Municipal Board) to ensure that the school site was reflected in policy for the area, multiple engagements and charrettes with the developer to share information on the school and program requirements of the future school, process(es) for approval and construction, attendance at the LPAT to ensure that the school site opportunity was embedded in the in-force zoning for the lands, attendance at the LPAT to mitigate potential land-use conflicts with adjacent land uses, which will be described further in this business case.

Part A: Project Rationale

The Lower Yonge Precinct is an emerging mixed-use community situated along Toronto’s central waterfront. The precinct is approximately 22 acres in size and 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.

This former industrial area is located within very close proximity to the Downtown core and was identified by the City of Toronto (‘City’) as an area well suited to revitalization. The Lower Yonge Precinct currently lacks suitable transportation infrastructure, public transit, servicing capacity, and community facilities. To address these issues in a fulsome way, the City launched a comprehensive study of the area through a precinct planning process.

Staff from the TDSB Planning Department participated in this comprehensive planning study to understand the emerging built form, density targets and population forecasts. It was through these exercises that TDSB staff determined that a new elementary school would be required to support the long-term accommodation needs of the area.

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. The policy objectives in-force for the area strives to develop a complete community.

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. A detailed overview of each school in the broader area will be provided within this business case.

The Lower Yonge Precinct forms a part of the broader Central Waterfront Secondary Plan area, which consists of three other precincts; the East Bayfront, Keating Channel and the West Donlands. Combined, there is the potential for up to 25,000 new residential units to be constructed within this broader area upon full implementation. To support the long-term accommodation needs of the Central Waterfront, elementary school sites have been identified in the Lower Yonge Precinct and the West Donlands (acquired in 2018).

The City of Toronto is highly supportive of providing educational facilities to meet the needs of these emerging neighbourhoods. A letter from the City's Chief Planner to the Minister of Education is attached in Appendix A, which outlines the importance of schools as an element of complete communities.

Description of Accommodation Need

Based on an analysis of pupil yields associated with new condominiums throughout the downtown, the Lower Yonge Precinct is projected to yield approximately 360 elementary students (JK-8). The project is required because these students cannot be accommodated within nearby elementary schools. Combined, the adjacent precincts along the City's central waterfront are projected to yield over 1,000 elementary students. This will require a minimum of two elementary schools. The Lower Yonge Precinct and West Donlands sites are the two existing opportunities to provide these two schools. A map of the precincts along the Central Waterfront area can be found in Appendix B.

Neither site will have the ability or flexibility to accommodate the entire projected elementary population of 1,000 students on their own. These two sites are situated at the western and eastern extents of the central waterfront area, which provides for versatile and flexible boundary options when considering how to accommodate students residing within the East Bayfront and Keating Channel precincts.

This business case lays out the opportunities, the benefits, the policy context, accommodation challenges of schools in the area, the inability to implement alternative accommodation options, as well as the inability to secure land to support a traditional school model.

Schools integrated into mixed-use developments will become the new 'normal' in dense urban communities like the Lower Yonge Precinct. The Board is currently working with the City of Toronto and private sector development partners to secure similar opportunities in other parts of the City. The areas that where these schools are currently being examined have not been high-density urban communities in the past, but rather exemplify how fast urban structure and built form can change as the City continues to grow.

Schools in mixed-use developments are being explored in Scarborough along the 'Golden Mile' – a stretch of Eglinton Avenue east (Victoria Park Ave. to Birchmount Rd.) lined with big box stores, commercial outlets and industrial uses. Over the next 20-25 years this stretch will emerge into a new dense urban community that will be home to 130 mid and high-rise buildings, 24,000 new residential units and a population of 43,000 people.

Schools in mixed use developments are also being explored in south Etobicoke, specifically within the former Christie lands at the foot of Park Lawn Road. This former food processing factory will be converted into a new dense community of over 7,000+ new residential units. The Christie site is adjacent to the Humber Bay Shores area, which has seen a similar built form emerge over the past decade and is already a bustling urban area.

The Lower Yonge Precinct school is required, and it's also representative of the reality of providing educational facilities within dense urban environments. School boards do not have access to the necessary tools to secure school sites in these areas – land is at a premium and there are a multitude of competing interests when land is developed, both private and public.

Families will live here. These families will require public services and community facilities similar to any low-density suburban area within the GTA. The Lower Yonge Precinct elementary school is the opportunity for the TDSB and the Provincial Government to play a role in building a complete, vibrant and livable community that meets the needs of families and children, within the heart of the City.

Elementary Pupil Yield Analysis

To estimate the pupil yield for the Lower Yonge and adjacent precincts a study was conducted that examined over 20,000 condominium and rental apartment dwellings throughout the downtown. The analysis compared the tenure and type of the existing units against the number of TDSB elementary students residing within those units over time.

This study revealed that on average the elementary pupil yield for these dwellings was .023 per unit (or 2.3 students per 100 units), inclusive of both market ownership and rental dwellings. The study also isolated the tenure of the existing units, and a sample of nearly 1,900 affordable housing units was included. This sample included a mix of low-end-of-market housing, rental housing and 373 Toronto Community Housing Units. The average yield associated with these affordable/assisted housing units was .23, ten times the market yield. If the Toronto Community Housing yields were removed from the calculation the yield was still markedly high at .20 (1,498 units and 308 students).

The objectives of the Central Waterfront Secondary Plan (CWSP) and the Lower Yonge Precinct plan both require the provision of affordable housing units within the development. Both the Pinnacle and Menkes applications conform with this direction. The provision of affordable housing can take many forms, including built units, cash-in-lieu or land dedication in other areas of the City by the developer. The policy framework of the Lower Yonge Precinct has prioritized built units as the method for delivering affordable housing in the area. Affordable housing provided through built units is registered on title through agreements to ensure that the City is able to monitor and report on these dwellings as they become occupied.

Assuming that only 10% of the 25% affordable housing target is achieved through built units (800 units); the yield of 0.20 could result in 160 JK-8 students. The market yield of .023 applied to the remaining 7,200 units results in a total of 166 JK-8 students for a total of 326 JK-8 students.

The experience within the Jean Lumb PS attendance area is that once the school was open and operating the pupil yield in the area increased substantially. This will be described through a short case study included within this business case. No assumptions have been made to the analysis for the Lower Yonge Precinct, but the potential is there if the trend experienced in the Jean Lumb PS area manifests itself in this area.

This same pupil yield analysis was applied to the adjacent precincts to determine the future elementary enrolment for each respective area. The results are as follows:

East Bayfront: 224 JK-8

Keating Channel: 191 JK-8

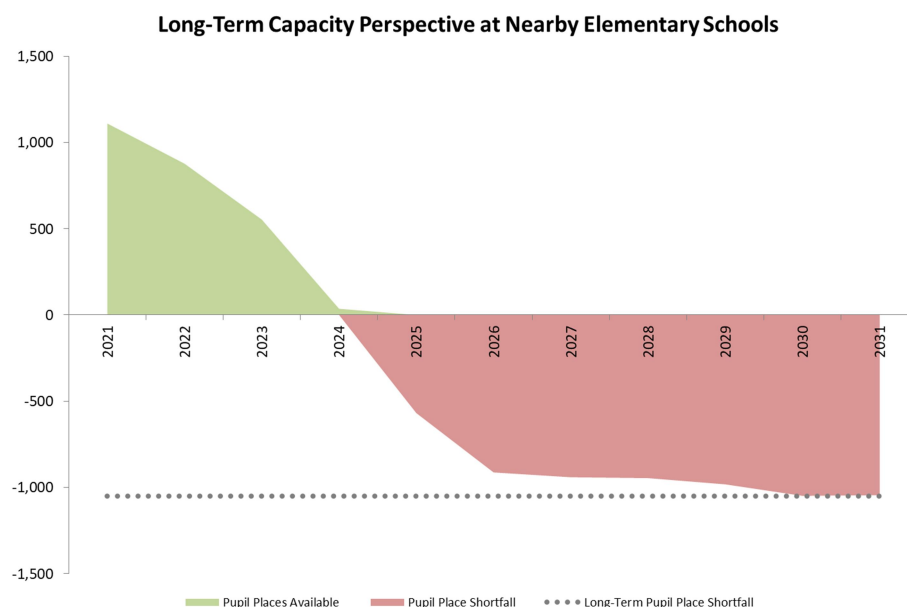
West Donlands: 268 JK-8

The total projected enrolment of the four precincts is 1,009 students, equivalent to a minimum of two elementary schools.

The future Lower Yonge Precinct school would likely accommodate the full Lower Yonge Precinct build-out, along with a portion of the East Bayfront to round out the 455 pupil places. The future West Donlands school would accommodate the full West Donlands area, a portion of the East Bayfront and future Keating Channel precinct. The Board has also identified the need for a future elementary school site within the Keating Channel precinct in the event that the third elementary school is required over the longer-term.

The following graph illustrates the pupil place availability and shortfall at elementary schools in the downtown that have been included within the scope of this business case. The amount of development occurring within the central waterfront area, and throughout the downtown in general is immense. The impact of these developments is expected to fill up available capacity within existing schools and result in accommodation pressures at others. Over the long-term, there will be a shortfall of approximately 1,050 pupil places within the area.

The provision of a minimum of two elementary schools to serve the central waterfront is required to meet the accommodation needs of the City's growing downtown. The Lower Yonge Precinct is one piece of that overall need, supplemented by a future elementary school within the West Donlands Precinct (#9 Capital Priority) and potentially within the Keating Channel Precinct over the long-term.



Summary of the Impacts of Not Proceeding with this Project

Not proceeding with a school in the Lower Yonge Precinct would mean that local accommodation is unavailable for new residents in thousands of new homes along the City's central waterfront.

The redevelopment of the City's waterfront is akin to the development of new communities in expanding suburban areas like Milton, Barrie or Guelph. Like elsewhere in the GTA and throughout the province, planning for schools to be undertaken in a coordinated manner and for investment to happen in a timely way to align with the pace of residential and population growth. The rapid development along the Central Waterfront area is now at a critical point where an implementation and funding strategy for new elementary schools should be established.

As described in this business case, there are no elementary schools in the City's downtown with the capacity available to accommodate students residing in new dwellings within the Lower Yonge Precinct and neighbouring communities like the East Bayfront and Keating Channel. This was recognized early in the process when a holding strategy was implemented to assign these new emerging communities to schools on the east side of the Don Valley Parkway. As described, these schools – Dundas Jr. PS (JK-5) and Queen Alexandra MS (6-8) – will not have sufficient capacity or land available to accommodate students over the long-term.

This leaves the Board in a very challenging and unsustainable situation whereby schools farther afield with limited space available would need to be identified, and a piecemeal long-term accommodation plan implemented. This could mean that students in adjacent towers would be bussed to schools throughout the City. This is a costly endeavour that doesn't align with the guiding principles of the TDSB, the policy objectives of the City's Official Plan, or the provincial Places to Grow act.

There also needs to be consideration of the urban condition that surrounds this site – the Lower Yonge Precinct is situated within the core of the city, adjacent to the bustling financial district and South Core areas, and adjacent to Union Station. Union Station is the transit hub of the City of Toronto that sees approximately 300,000 people commute through it **each day**. This is a tremendously busy area that would not reasonably support daily bussing for over 300 students to elementary schools far outside of the downtown area. Given the space limitations within TDSB land and buildings, there would need to be multiple bus runs to and from each school, which would add complexity to that already untenable situation.

Alignment with Provincial and Municipal Policy Objectives

The Toronto District School Board strives to ensure that each student in the city has access to learning opportunities and rich programming within their neighbourhood. This is reflected in the guiding principles of the Board's Long-Term Program and Accommodation Strategy. This approach aligns with provincial and municipal planning policy that encourages the development of complete communities. These are defined by the province as follows:

“Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete

communities are age-friendly and may take different shapes and forms appropriate to their contexts” (Growth Plan 2019, Definitions, page 68).

Within the City of Toronto’s Official Plan, Section 3.2.2 provides a policy framework which:

“Requires community services and facilities (CS&F) strategies to be prepared for areas experiencing major growth and change; supports the integration of CS&F as part of private development; and encourages shared use (co-location) of community facilities”.

The future elementary school within the Lower Yonge Precinct is perhaps the best example of meeting the objectives and intent of the city’s Official Plan and provincial growth plan. The new school supports a complete community and fully integrates public and private uses through collaborative partnership.

An important objective of the redevelopment of the City’s waterfront is the creation of neighbourhoods that are attractive for many different types of households from a wide range of incomes and demographics, particularly families with children, seniors and downtown workers. Policy 6.3.2 of the Lower Yonge Precinct Official Plan Amendment requires a mix of units to provide this diversity, specifying that 25% of the units be in the form of two-bedroom units or larger, including 10% of units being three bedrooms or larger throughout the residential development. The current proposal on the Menkes lands conforms to this policy objective. This supports the inclusion of families within these emerging high-density neighbourhoods.

One of the objectives of the CWSP is to create a community with good buildings, attractive open spaces, a full spectrum of community services and facilities and good quality housing for a diverse community. Paragraph 34 of the Central Waterfront Secondary Plan states that schools and other community services and facilities will be integral components of new waterfront communities and will be provided in conjunction with new development. The overall development of the Menkes property will result in the construction of five mixed-use buildings and one non-residential building (LCBO headquarters) on the four blocks. The proposed mixed-use buildings incorporate retail and service uses, the future elementary school, a child care centre, and affordable housing, thus creating a complete community.

As the bodies responsible for public education, the Provincial Government and Toronto District School Board, have the ability to achieve this vision through the provision of a new elementary school within the Lower Yonge Precinct.

Actions Taken to Secure the Opportunity for an Elementary School - Local Planning Appeal Tribunal (LPAT)

As part of the rationale and description of the project, the purpose of the following information is to provide additional context as to the actions taken to date to ensure that the opportunity for this future elementary school was protected and embedded within the relevant Planning documents. These actions were supported by Ministry staff as meetings were held from 2016 to 2018 as the Board made progress on securing the elementary school opportunity. Ensuring that these issues were resolved appropriately required a significant level of external resources, including legal counsel and expert consultants (land-use planning, noise, environmental, real estate).

In June 2017, the Board of Trustees directed staff from the TDSB to seek party status at the LPAT proceedings related to the Menkes application at 55 Lakeshore Boulevard East. The interest of the TDSB in these matters was to ensure that compatibility issues related to the location of the proposed school and adjacent land uses were addressed.

The Redpath Sugar Refinery ('Redpath'), which is located on the south side of Queens Quay East, is directly across the street from the proposed LCBO head office tower and proposed park block. At question was whether or not the use of a portion of the park block (to be owned by the City) by the school as a playfield would be considered a 'sensitive use', which may impact future operations at Redpath (environmental certificates etc.).

The TDSB retained a consulting firm, Novus Environmental, in May 2017 to conduct studies to investigate the impact of noise, odour and air quality to determine if Redpath's operations would have any adverse impacts on the use of the park as a playfield for students. The study determined that a playground could be located anywhere in the park block except a small portion of the southeast corner closest to Redpath. The study concluded by confirming there are no health or safety concerns arising from Redpath's proximity to the proposed school use, and that Redpath's environmental compliance would not be at risk.

As such, compatibility of the future school use with Redpath has been addressed through a tri-party agreement struck between Menkes, the City and Redpath.

A full settlement for the Menkes application at 55 Lakeshore Boulevard was reached, in principle, at the LPAT in May 2018. The settlement includes the TDSB elementary school within the third floor podium of a mixed-use tower located on Block 4. The approved application also includes a potential bridge connection between the podium and the park to facilitate student movement between the two locations, should a future elementary school be established.

Compatibility Issues with the LCBO

The second compatibility issue to be addressed was the compatibility of the proposed elementary school and the new LCBO flagship store to be accommodated at street level within their new office building.

The LCBO had placed a restrictive covenant on the sale of their lands that restricted a new elementary school within 200 meters of their future retail operations. The LCBO is planning to open a new flagship store at the base of their new office building within the Lower Yonge Precinct, which is currently under construction. The restrictive covenant is registered on title and therefore could not be addressed at the LPAT. TDSB staff and external counsel engaged the LCBO in a series of meetings in the spring and summer of 2018 to better understand the purpose and intent of the restrictive covenant.

The LCBO confirmed that the purpose was to avoid potential complaints from the school administration, parents or broader community. The LCBO indicated that issues have arisen in other instances within the city where existing LCBO retail stores are located in close proximity to schools.

The LCBO indicated that they would vehemently oppose a school being situated as a standalone building within the park (and therefore would not remove the restrictive covenant), but would be generally supportive of a school being accommodated within the podium of a mixed-use development.

Although willing to permit the school to become part of a mixed-use development, the LCBO remains concerned with the proposed use of the future park as a playfield for students of the school. To this end, the TDSB developed a communications protocol that clearly indicates how any issues and/or complaints will be managed. This protocol has allayed the concerns of the LCBO. The LCBO retains a signing authority on the transfer of property between Menkes and the TDSB, should the acquisition of the podium be approved by the Ministry of Education.

2.0 SCHOOL ENROLMENT AND CAPACITY OVERVIEW

The following section provides an overview of a wide range of elementary schools across the downtown. The intent is to provide a comprehensive picture of the challenges and constraints faced by schools in the downtown, and to explain why they are not suitable opportunities to accommodate students residing in the new emerging communities along the City's waterfront, including the Lower Yonge Precinct. Many of these schools would not typically be considered as a part of the range of solutions due to distance and/or the challenges they already face.

Appendix C contains a summary of each school described below, including a graph demonstrating the impact of adding the Lower Yonge Precinct to the projection. The graphs demonstrate the growth occurring within each school's respective catchment area and the narrative outlines the key factors for each.

The closest elementary school and the only one within walking distance to the Lower Yonge Precinct is Market Lane Jr. & Sr. PS. This school is projected to be over-utilized within the next five years and is integrated within a mixed-use block with no green space that provides no opportunity for portables or future expansion.

Dundas Jr. PS / Queen Alexandra MS – Currently Designated Holding School

In 2015 a holding strategy was implemented whereby new development along the City's Central Waterfront was assigned to Dundas Jr. PS (JK-5) and Queen Alexandra MS (6-8). These two schools are situated on the same site, located east of the Don Valley Parkway at the southeast corner of Broadview Ave. and Dundas St. E. Dundas Jr. PS and Queen Alexandra MS are located approximately 4km from the Lower Yonge Precinct.

This holding strategy was required due to the inability of elementary schools within the downtown to accommodate these new developments. Further details on the constraints of existing elementary schools and sites in the downtown are provided within this business case.

The inclusion of the Central Waterfront area into the school's projection results in an unsustainable long-term scenario whereby up to 16 portables may be required on the site. This is clearly not an appropriate accommodation plan for the school, nor is it appropriate for students residing within the new communities emerging along the waterfront.

A recent study of the Dundas Jr. PS / Queen Alexandra MS site has determined that only 4 portables can be accommodated before the functionality of the outdoor play area(s) is significantly impacted. Although the site is slightly larger than 9 acres, it accommodates two large school buildings that share a single open green space. The current enrolment of both schools combined is 891 students. The Queen Alexandra MS building also accommodates a small secondary alternative school – SEED. This small alternative school occupies three resource-sized rooms on the second floor of the building. Inclusive of SEED, there are currently 952 students on the site. By 2025, the total enrolment of all schools on the site is projected to reach 1,438 students – this is an unsustainable level that could not possibly be accommodated. For comparison purposes, this projected enrolment is greater than all but 3 of the Boards 110 secondary schools.

Dundas Jr. PS is projected to reach capacity by 2022 and Queen Alexandra MS in 2025. As new dwellings are constructed and occupied along the Central Waterfront enrolment at Dundas Jr. PS is projected to grow, exceeding its capacity in 2023 when 3 portables are projected.

In the development of the Long-Term Program and Accommodation Strategy document, 2021-30, which will be presented to Trustees for approval, a new study to determine alternative interim holding arrangements for new communities along the waterfront will be reflected. This study recognizes the inability of the Dundas Jr. PS / Queen Alexandra MS site to accommodate students beyond the 3-5 year timeline.

Market Lane Jr. & Sr. PS – Closest School to the Lower Yonge Precinct

Market Lane Jr. & Sr. PS is the closest school to the Lower Yonge Precinct from a geographic perspective, located approximately 1.5km away and situated on the Esplanade between Parliament St. and Sherbourne St. Market Lane Jr. & Sr. PS is situated on a very small 2.3 acre site that is fully integrated into a mixed-use development. The school was constructed in 1992.

The built form surrounding the school has resulted in a highly constrained site that cannot accommodate any portables and/or expansion. The nature of the building does not allow for any expansion to accommodate additional students. The building is flanked by the St. Lawrence Community Centre to the west and a mixed-use development (retail at grade, residential above) to the east. Market Lane Jr. & Sr. PS does not have any greenspace/playfield and must use David Crombie Park, situated on the south side of The Esplanade for this purpose.

Market Lane Jr. & Sr. PS is currently 77% utilized with 328 students. Over the mid to long-term enrolment is projected to grow at the school, reaching 101% utilization in 2025 with 433 students. Enrolment growth in the area is attributed to an increase in the school-aged population within the attendance area, along with the occupancy of new residential development projects scattered throughout the attendance area.

Given the constraints on the site and the projected enrolment growth within the school's attendance area, there is absolutely no opportunity to accommodate any additional students from new developments along the City's waterfront. It was for these reasons that back in 2015 the holding arrangement at Dundas Jr. PS and Queen Alexandra MS was approved.

Downtown Alternative School

Downtown Alternative School is a small elementary alternative school situated within a mixed-use development that is shared with the Toronto Community Housing Corporation and the Toronto Catholic District School Board. The school is located approximately 1km away at the southeast corner of Jarvis St. and The Esplanade, in the same neighbourhood as Market Lane Jr. & Sr. PS.

Downtown Alternative school serves 124 students in JK to Grade 6, most of who reside within the immediate area – the attendance area for Market Lane Jr. & Sr. PS. In 2020, slightly over half of the students (56%) resided within the Market Lane Jr. & Sr. PS attendance area. This ironically provides for somewhat of mitigation against overutilization at Market Lane Jr. & Sr. PS, which is a benefit to long-term accommodation planning in the area.

A study has been identified in the Board's Long-Term Program and Accommodation Strategy to expand the grades of Downtown Alternative School from JK-6 to JK-8. This purpose of the study is to ensure that students are offered a continuation into the intermediate grades without needing to change schools. Given the location of Downtown Alternative School and the fact that many of the students reside in the attendance area of Market Lane Jr. & Sr. PS, many students will end up back at that school for the intermediate grades. As described, the growth projected for Market Lane Jr. & Sr. PS is becoming a growing concern. The ability of

Downtown Alternative School to expand its grades helps to mitigate further enrolment growth at Market Lane Jr. & Sr. PS in the intermediate grades. A preliminary model for an expansion at Downtown Alternative School to a JK-8 program suggests that enrolment could increase to slightly above 150 students, leaving the school operating at 80% utilization.

Enrolment intake in junior kindergarten at Downtown Alternative School is carefully controlled each year to ensure that the number of teachers allocated to the school aligns with the number of classrooms available. Due to the inability to add portables expand, an unanticipated increase in the number of teachers to the school in any given year will not be manageable.

Nelson Mandela Park PS

Nelson Mandela PS is situated within the Regent Park neighbourhood, which is undergoing a massive redevelopment initiative that began construction in 2005.

There are no addresses within the Lower Yonge Precinct, East Bayfront or Keating Precincts that are within walking distance to Nelson Mandela Park PS and any student assigned to the school from the area would require bussing. The school is approximately 2.7km away from the Lower Yonge Precinct.

Nelson Mandela PS was constructed in 1915 with subsequent additions in 1947 and 1957. To support the redevelopment of Regent Park and the additional population being added to the community through the construction of new market units, the building underwent a deep retrofit in 2010. Funding for the deep retrofit was provided through the Prohibitive to Repair and Energy Efficiency programs. The school also supported the consolidation of Regent Park/Duke of York PS, which was closed after a Pupil Accommodation Review and sold to the Toronto Catholic District School Board.

Reopened in 2012, the project was undertaken in partnership with the City of Toronto to improve the entire site, inclusive of a community centre, child care and turf field. The project allowed the school to be 'right-sized' to accommodate the full build-out of the Regent Park revitalization. The site is approximately 3.5 acres and does not provide any opportunity for portables due to the full build-out of the available envelope.

The revitalization of Regent Park began in 2005 and is currently in the third of five phases. Toronto City Council approved the revitalization of Regent Park in 2003. Phase 1 was completed in 2009, Phase 2 in 2018 and Phase 3 is to be completed in 2023. Phase 2 contained much of the community amenities such as a large central park, community and aquatic centre, refurbished Nelson Mandala Park PS and child care centre. Once fully built-out the project will be home to over 12,500 people, having replaced 2,083 affordable housing units, introduced 400 new affordable housing units and 5,400 new market condominiums for a total of nearly 7,900 units. The project is anticipated to take 20 to 25 years to complete; the full complement of students could be realized by 2031.

Enrolment at Nelson Mandela Park PS has fluctuated throughout the course of the project due to the ongoing demolition of affordable housing units and relocation of tenants to other locations around the City. At present the school is 52% utilized with 416 students. Enrolment has steadily increased over the past 4 years; the school was operating at 42% utilization with 328 students in 2016-17. Phases 3, 4 and 5 contain a substantial number of new market units, which is reflected in the long-term projection for the school.

Projections suggest that Nelson Mandela Park PS will continue to grow as new residential units within the Regent Park area are constructed and occupied. By 2025 the school is projected to reach 75% utilization with

620 students. The school is projected to reach its capacity shortly thereafter in 2029, with a utilization rate of 103% and 808 students. Although underutilized now, enrolment over the long-term at Nelson Mandela Park PS will need to be monitored to ensure that the capacity of the school is not exceeded by any large margin. As noted, the site is fully built-out and no portables can be accommodated. If enrolment exceeds the capacity of Nelson Mandela Park PS then there are other options that could be explored to balance enrolment:

1. Boundary change with Lord Dufferin Jr. & Sr. PS
2. Relocation of existing Special Education programs to Lord Dufferin Jr. & Sr. PS

One significant factor to note is the impact of the pandemic has had on communities like Regent Park, which serve as a home for many new Canadians. Fewer newcomers to Canada in 2020 due to travel restrictions associated with the pandemic resulted in lower enrolment at schools situated communities. Over the long-term, and as immigration levels return to regular levels post-pandemic, enrolment is projected to return to the levels experienced prior to COVID-19.

In summary, projections suggest that enrolment at Nelson Mandela Park PS will begin to increase in 2021 as new development projects within Phase 3 become occupied. Long-term projections that reflect the full build-out of the revitalization suggest that the school will be fully occupied by 2029.

Lord Dufferin Jr. & Sr. PS

Lord Dufferin Jr. & Sr. PS is a JK-8 school situated adjacent to Regent Park on the west side of Parliament Street. The school accommodates a small portion of the revitalization area, specifically the northwest corner of Gerrard and Parliament Streets, contained within phases 1, 3 and 4 of the revitalization project.

There are no addresses from the emerging communities along the central waterfront that are within walking distance to Lord Dufferin Jr. & Sr. PS and any student assigned to the school from the central waterfront area would require bussing. The school is approximately 2.8km from the Lower Yonge Precinct.

Lord Dufferin Jr. & Sr. PS is a vibrant inner-city school representing over 30 different language groups – 68% of the school's population has English as their second language (ESL). Similar to Nelson Mandela Park PS and other inner-city schools, enrolment has been impacted by the COVID-19 pandemic and the associated decrease in immigration into Canada through 2020 and into 2021. This impact has left the school currently underutilized, but as immigration levels return to normal it can be reasonably expected that enrolment will rebound to levels experienced prior to the pandemic.

Further, the school accommodates a large part of the City's eastern downtown. As a result, there is a significant level of residential development proposed within the attendance area that, over time, will result in enrolment increases that will fill up the school's available capacity. Lord Dufferin Jr. & Sr. PS is currently operating at 54% utilization with 374 students on-site. By 2025 the school is expected to grow to 590 students, resulting in a healthy utilization rate of 85%. The school is projected to remain stable at that level over the long-term.

The school is situated on a 3.7 acre site that has had significant investments to the exterior play areas over the past two decades. The number of portables that can be accommodated on the site is only 2, meaning that there is little space available. Due to the existing landscaping and playscape that exist on the site, even 2 portables placed on this site will greatly affect the area of play on the hard surface. On this small site there is already a truncated baseball diamond and a very small soccer field.

Charitable organizations like the Kids Around the World Organization and the Million Dollar Round Table Foundation have contributed to the improvement of play areas on the site.

Orde St. PS

Orde St. PS is a JK-8 school situated in the area of University Ave. and College St. The school is currently operating at 86% utilization with 418 students. For reference, last year the school's enrolment was 462 students and the school was operating at 95% utilization – this is more in line with the historical trend of the school's enrolment, suggesting again that the impact of the COVID-19 pandemic has had a temporary impact on the enrolment at the school.

Projections suggest that enrolment at the school will climb to pre-pandemic levels over the mid and long-term. By 2025 the school's enrolment is projected to reach 471 students and 97% utilization. TDSB staff will need to continue to monitor enrolment at the school closely through the annual enrolment projection process to ensure that no unexpected trend emerges that may result in enrolment growth. The Orde St. PS site is only 1.26 acres and has no available green space or hard surface play area. There is absolutely no ability for the site to accommodate any portables.

There are no addresses from the emerging communities along the central waterfront that are within walking distance to Orde St. PS and any student assigned to the school from the central waterfront area would require bussing. The school is approximately 3.3km from the Lower Yonge Precinct.

Orde St. PS is flanked by significant institutional uses such as Mount Sinai Hospital, Princess Margaret Cancer Centre, the University of Toronto and Ontario Power Generation head offices. This is heavily trafficked and intensely busy area given the activity within all of the adjacent uses. Adding new students and specifically busses into the area is heavily discouraged.

Ogden Jr. PS

Ogden Jr. PS is a JK-6 school situated near Spadina Avenue and Queen Street W. in downtown Toronto. The school is currently operating at 88% utilization with 214 students. The school's enrolment, like most in the City, declined slightly in 2020 due to the COVID-19 pandemic. For reference, the enrolment in 2019 was 232 students and 96% utilization – this is more reflective of recent trends in enrolment.

Moving forward, projections suggest that the school will be 100% utilized in 2021 with 243 students. As residential development in the community continues to be constructed and occupied, enrolment is projected to increase quite substantially over the mid to long-term. The school is projected to exceed its capacity in 2022 with 265 students (110% utilization), and by 2025 the school is projected to be 126% utilized with 306 students.

The Board will be taking immediate action to mitigate some of this projected enrolment growth by limiting the on-site child care's ability to accept any child that doesn't reside within the school's attendance area. Over the longer-term, boundary changes or development redirections with/to adjacent schools such as Ryerson CS at Bathurst St. /Dundas St. W.

Ogden Jr. PS is situated on a highly constrained 1.78 acre site that does not provide any reasonable opportunity for portables to be accommodated. The site has a small artificial turf field and an extensive hard scape play area.

There are no addresses from the emerging communities along the central waterfront that are within walking distance to Ogden Jr. PS and any student assigned to the school from the central waterfront area would require bussing. The school is approximately 2.9km from the Lower Yonge Precinct.

Niagara St. Jr. PS

Niagara St. Jr. PS is situated on a 0.86 acre site, which is the smallest elementary school site in the TDSB's portfolio. There are absolutely no opportunities for any portables on this site. Enrolment projections over the long-term suggest that Niagara St. Jr PS will emerge as another pressure point that will require some form of accommodation intervention to address enrolment growth.

The school was operating at 100% utilization in 2020 with 277 students. Enrolment at the school has nearly doubled over the past 10 years (142 to 277 students) due to residential development being constructed and occupied within the neighbourhood. This trend is anticipated to continue, with Niagara Jr. PS becoming over utilized next year (2021) with 291 students. To partially address this emerging pressure an EarlyON centre was closed at the school in 2019 to allow the school to occupy that space for instruction.

The school is projected to reach 128% utilization by 2025 with 354 students. Given the constraints of the site this pressure needs to be addressed over the short-term. Interim redirections of new residential development to other schools with available space will likely be explored in the 2021-22 school year. The closest school to Niagara St. Jr. PS with available space is Charles G. Fraser PS, located north of Queen St. W. and west of Bathurst Street. Longer-term intervention is also being considered through the Board's Long-Term Program and Accommodation Strategy, which will be approved by Trustees in the fall of 2021.

There are no addresses from the emerging communities along the central waterfront that are within walking distance to Niagara St. Jr. PS and any student assigned to the school from the central waterfront area would require bussing. The school is approximately 3.8km from the Lower Yonge Precinct.

The Waterfront School

The Waterfront School is situated along the western edge of the City's waterfront at the intersection of Bathurst St. and Queens Quay W. The building is shared with the City of Toronto and specifically the Waterfront Neighbourhood Centre.

The school and community centre are situated on a 3.76 acre site that doesn't provide any opportunities for portables given that the land is owned by the City of Toronto and shared with the TDSB via a historical ground lease to facilitate the construction of the joint facility (S. 9.1).

The Waterfront School is currently 82% utilized with 220 students. Long-term projections suggest that the school will be 93% utilized in 2025 with 250 students. This level of enrolment is manageable within a small building with site constraints and should not be exceeded. The Waterfront School's enrolment will need to be closely monitored through the annual enrolment projection process, similar to other constrained sites in the downtown area. Within the building is the City School, which is a small secondary alternative school of 54 students that occupies six classrooms on the upper floor. The allocation of space between the two schools could be revisited in the future to better distribute classrooms, if required.

There are no addresses from the emerging communities along the central waterfront that are within walking distance to The Waterfront School and any student assigned to the school from the central waterfront area would require bussing. The school is approximately 2.2km from the Lower Yonge Precinct.

The Island School

The Island School is a JK to Grade 6 elementary school located on Toronto Island. The school accommodates students who actually reside on the island, but also students that reside in 8 buildings on the mainland adjacent to the Lower Yonge Precinct area. Students residing on the mainland are provided with transportation through the city ferry onto the Island, and then a bus from the dock to the school. Students residing on the mainland have been accommodated at Nelson Mandela Park PS in the past during extreme weather and flooding events that prevented the ferry and/or Island School from operating.

The Island School is currently operating at 115% utilization with 255 students. The school has a capacity of 222 pupil places. The vast majority of students attending the Island School reside on the mainland, not actually on the Island. There are a very limited number of dwellings on the Island to support a large student population.

Enrolment pressures at the Island School are growing and portables could be required in the near future. Portables would need to be shipped to the site by ferry, if required. As the land is not owned by the TDSB, this requires lengthy discussions with City of Toronto officials to implement. Measures have been implemented to maximize the use of space at the Island School in the interim. Over the long-term, enrolment at the Island School is projected to remain relatively stable, reaching 245 students in 2022-23, resulting in a utilization rate of 110%. By 2030, the school's enrolment is projected to be 230 students, resulting in a utilization rate of 104%. Enrolment at the Island School will need to be closely monitored each year to avoid the use of portables, if possible.

Jean Lumb PS

Jean Lumb PS opened in 2019 as part of a joint development with the Toronto Catholic District School Board and the City of Toronto. This new elementary school has a capacity of 545 pupil places and serves students in Grades JK-8. In 2019, its first year of operation, the school opened with 280 students and was operating at 51% utilization. For the 2020-21 school year enrolment had jumped to 434 students, and 80% utilization. This far exceeded the projected enrolment for the school, which was anticipated to be 333 students (61% utilization). This represents an increase of 101 students, or 30%, over projection.

Projections suggest that the school will continue to increase in enrolment, reaching 483 students in 2021 (89% utilization), 525 students in 2022 (96% utilization) and exceeding its capacity in 2023 with 566 students (104% utilization). Long-term projections suggest that enrolment will continue to grow, potentially leaving the school operating at 123% utilization with 669 students. The site does not offer any flexibility for portables or expansion, meaning that available space in nearby schools may need to be explored through boundary changes or other changes to student accommodation.

There are no addresses from the emerging communities along the central waterfront that are within walking distance to Jean Lumb PS and any student assigned to the school from the central waterfront area would require bussing.

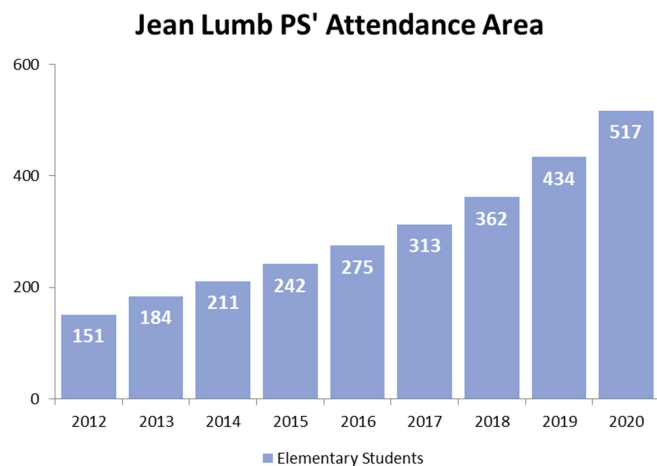
The school is approximately 2.2km from the Lower Yonge Precinct.

Case Study – Impact of a New School within an Urban Setting: Jean Lumb PS

Jean Lumb PS is a new elementary school that opened in September 2019 and is situated within City Place community, which is bounded by Bathurst Street (West), Bay Street (East), Front Street (North) and the Gardiner Expressway (South).

Conceptual planning for this area began in the 1980s when a comprehensive precinct plan was developed, which laid out the policy framework that ultimately led to the reservation of a school site and the implementation of levies towards the construction of future school facilities for the Toronto District School Board (TDSB) and the Toronto Catholic District School Board (TCDSB). A 2.1 acre parcel of land was set aside for this use, referred to as Block 31.

In 1994, the stakeholders signed an Umbrella Agreement that would guide the development process within the Railway Lands, including the future multi-use facility to be constructed on Block 31. The Agreement stated that the City would continue to own the parcel of land and the TDSB and TCDSB would hold long-term leases for their respective school buildings once occupied. The Umbrella Agreement called for a Development Charge Levy Trust (DCLT) to collect revenue from all future developments within the Railway Lands to finance the construction of a community centre, a child care centre, and elementary schools for both the TDSB and the TCDSB. These funds were eventually used to construct the joint-use facility, which opened in September 2019.



Graph – Elementary students within the Jean Lumb PS attendance area, 2012 to 2020

Construction began in the early 2000's and to date, approximately 16,000 residential units have been constructed within the area. These units are predominately high-rise towers comprised of condominium, rental and a small number of affordable housing units.

The density that had been contemplated within the City Place community was certainly sufficient to warrant the provision of a new elementary school, however, the question of whether or not a new elementary school would shift the demographics of a high-density community once opened is one to be explored. Between 2012 and 2016 the elementary pupil yield hovered between .016 and .018, meaning that for every 100 units between 1.6 and 1.8

students were generated, on average.

Construction on Jean Lumb PS began in 2017, and the elementary pupil yield immediately increased to .022, meaning that on average for each 100 units 2.2 children were generated. The following year, the yield increased to .024 and by 2019, the opening year, had increased to 0.028.

In September 2020, the second year of the school's operation, and during a pandemic when elementary enrolment decreased right across the City as families made different choices about learning opportunities, the yield increased to .032. This is a 45% increase since 2017 when construction first began on the school, and a 100% increase since 2012 when the future school was still conceptual.

This evidence suggests a marked change in the demographic makeup of the City Place community and underscores the hypothesis that the provision of essential community infrastructure like an elementary school can influence the choices that families make in dense urban environments within the City's downtown.

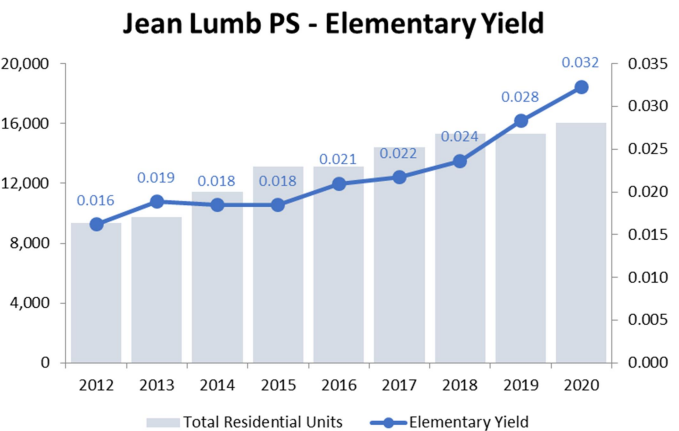
The total number of elementary students residing within the City Place area has also increased steadily over the same time period. This is due primarily to the occupancy of new dwelling units each year. However, the increase in students relative to the time period is notable.

Between 2012 and 2018 there were 6,000 new residential units completed and occupied within the Jean Lumb PS attendance area. During this same time period the number of students increased from 151 to 362, an increase of 211 students.

Between 2018 and 2020, only 694 units were completed and occupied yet the number of elementary students increased from 362 to 517 – an increase of 155 students over a 2-year period where only fraction of new residential units were completed and occupied. Without an influx of new units in the area to account for the significant increase in enrolment, the influence of the school on the demographics of the community becomes quite apparent.

The pandemic resulted in a system-wide decline in the number of JK and SK students enrolled (~2,800 JK-SK students from 2019). This decline is likely due to the fact that parents kept their 4 and 5 year old students home, as they are not required to attend school under the Education Act.

A different phenomenon emerged in the Jean Lumb PS attendance area whereby the number of JK students increased from 60 in 2019 to 81 in 2020, an increase of 35%. This further highlights the increase in school-aged children, particularly those that are younger, residing within the community.

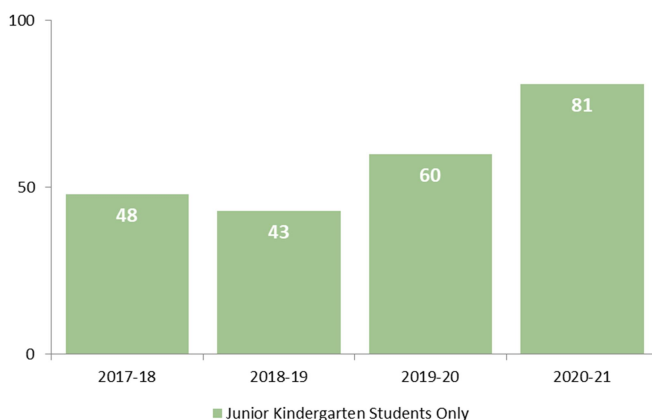


Graph – Elementary Pupil Yields in the Jean Lumb PS attendance area, 2012 to 2020

Moving forward, projections suggest that Jean Lumb PS will reach its capacity by 2022 and potentially exceed its capacity by 2023.

This projected enrolment growth confirms that Jean Lumb PS is not able to accommodate any additional students from new residential development along the central waterfront, and may in-fact require accommodation relief through other measures such as boundary changes and/or sharing of rooms with the TCDSB in the Bishop MacDonnell CS building located on the same site.

Jean Lumb PS' Attendance Area

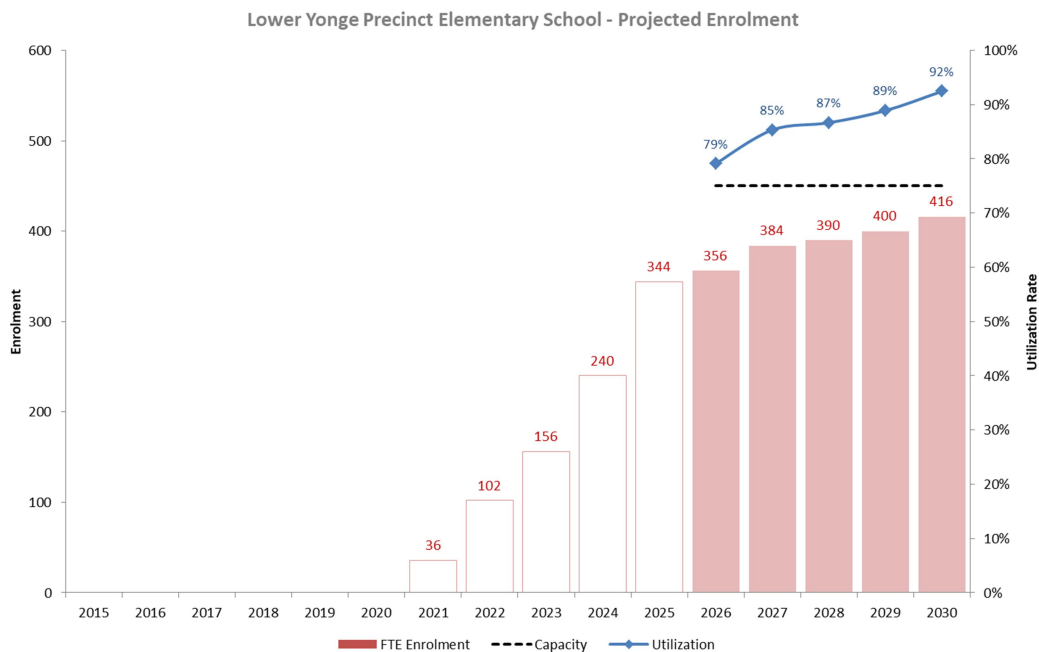


Graph – Junior Kindergarten students within the Jean Lumb PS attendance area, 2012 to 2020

Projection for the future Lower Yonge Precinct School

The tower to accommodate the future elementary school is targeted for completion in 2026. The working boundary for the Lower Yonge Precinct School would encompass the entirety of the Lower Yonge Precinct, plus half of the development blocks within the East Bayfront Precinct, located directly to the east.

The projection graph below illustrates the enrolment, capacity and utilization rate of the future school. Opening in 2026, the school would be operating at 79% utilization with 356 students. As dwellings continue to be constructed and occupied, enrolment will continue to increase, reaching 390 students (87% utilization) and 416 students by 2030 (92% utilization). The blank bars on the graph below illustrate the population that will be accommodated through bussing in a holding arrangement until the school is constructed.



Note that this is a working boundary for the school to demonstrate the potential accommodation scenario upon the opening of the school. There are many existing condominium dwellings to the west of the Lower Yonge Precinct that could be included within the boundary, subject to a formal study once funding is allocated.

The remainder of the East Bayfront Precinct, Keating Channel Precinct and West Donlands Precinct would continue to be accommodated in their existing holding arrangement(s) until a new school on the West Donlands site (Block 9) can be constructed. A new school at this location has been submitted as the number 9 Capital Priority project for the 2021-22 school year. This underscores the need for multiple schools to support the fully buildout of the Central Waterfront area.

Part B: Alternative Accommodation Strategies

As stated, elementary schools that serve the downtown area are all facing similar challenges of enrolment growth, intensification, constrained sites and limited to no ability for future expansion. Given these constraints, there are no appropriate non-capital solutions that would address the long-term accommodation needs of the area.

The intent of the comprehensive school overviews provided within Section 2 was to describe the long-term enrolment and accommodation issues that currently exist at schools within a roughly 3km radius of the Lower Yonge Precinct site. It should be noted that there are emerging accommodation pressures at schools that lie just beyond the 3km radius like Church St. Jr. PS and Rose Avenue Jr. PS. Solutions to these accommodation pressures may lie within one or more of the schools that have been identified within this business case, subject to future studies identified in the Board's Long-Term Program and Accommodation Strategy and suitable space being available.

3.0 PROPOSED SCOPE OF WORK

Part A: School Project Scope

The Lower Yonge Precinct is composed of three separate development blocks: east (Pinnacle), centre (Menkes) and west (Choice Properties Ltd.). A map of the Lower Yonge Precinct and the respective development blocks can be found in Appendix D. The future school will be contained within the third storey of a mixed-use tower located at 55 Lake Shore Boulevard East, within the centre block owned by Menkes. The podium will contain the school will be constructed in Phase 2 of the development, which is anticipated to begin construction in 2022 and conclude in 2026.

At present, two of the development blocks are under construction within the Lower Yonge Precinct. The first, led by Pinnacle, is located at 1-7 Yonge Street within the westernmost portion of Lower Yonge Precinct. This development has been approved for five towers ranging from 65 to 95 storeys. The development, once fully built out across five phases, will contain 2,838 new residential units, which includes 10% to be designated as affordable and provided within Phases 1 and 3 of the development. This site will also include a 50,000 ft² community centre that has been secured by the City of Toronto. The community centre is being constructed as part of the first phase of the development, which is currently under construction.

The second development is located within the central block of the Lower Yonge Precinct and contains the proposed TDSB school site. The total area of the lands is 9.6 acres, and was sold by the LCBO to the developer, Menkes in 2016. The development will be constructed across three phases and will include a total of 5,145 new residential units in five new mixed-use buildings, including 1,552 multi-bedroom units. As per City direction, 10% of the residential gross floor area must be allocated to affordable rental units. The application also contains a new office tower situated in the southeast corner of the site that will become the LCBO headquarters, which is currently nearing completion. A map of the Menkes development that shows the individual blocks can be found in Appendix E.

The development of these lands will be anchored by a central park to be established on the south side of Harbour Street, due south of the proposed TDSB elementary school. This future park has been identified as the outdoor play space to be used by the school. Negotiations between the City of Toronto and the TLC/TDSB are ongoing in this regard. More information on this will be provided in the sections below.

The third landowner in the Lower Yonge Precinct is ChoiceREIT, the real estate arm of Loblaw Inc. To date, no application has been submitted for these lands; however, ChoiceREIT has recently expressed its intent to redevelop their lands. The City has been working with ChoiceREIT on built form approaches, consistent with City policies and guidelines, to accommodate the 12.5 times density that the Lower Yonge OPA permits on the site, which would result in approximately 158,000 square meters of GFA. At this time, unit counts for the

lands have not been provided to the board, but with the GFA identified in the preliminary proposal, the target of 8,000 units for the Lower Yonge Precinct will be greatly surpassed, which has not been reflected in the long-term projections included in this business case – they will likely be much higher once the full build-out picture for the ChoiceREIT lands is understood.

Description of the School

TDSB design staff has been working collaboratively with the architect for Menkes to incorporate the future elementary school into the podium. The design of the school reflects Ministry of Education space benchmarks as per the Facility Space Template for an exemplar 455pp elementary school.

The elementary school will be provided within Block 4 of the Menkes development. A block plan for the area can be found in Appendix E. The third storey of the podium will accommodate the future elementary school, complimented by a small area on the first and second floors to support the vestibule to move students from ground level to the third floor.

The third storey floorplate has been designed to accommodate a JK to Grade 8 school of up to 45 pupil places. The design reflected in the planning documents provided to the City is *draft* and will be refined as the site plan process unfolds, assuming that funding is provided through the Capital Priorities process and these discussions are able to continue. The area to be provided on the third storey podium for the future school is approximately 47,150ft².

At this time, the conceptual plans for the new elementary school include the following:

- Four Full-Day Kindergarten Classrooms
- 10,000ft² outdoor play deck on the third storey to provide an outdoor area the younger grades
- Instructional classrooms for Grades 1-8 instruction
- Instrumental Music Room
- Art Room
- Library and Learning Commons Area
- Full-size and full-height double gymnasium to support a range of activities
 - Includes a stage and associated storage areas (equipment, table), as well as change rooms for both genders
- Special Education room(s) – to be determined
- Student and staff washrooms to meet the needs of a 455pp school
- Administration area plus staff room
- Custodial area(s)
- Academic storage
 - Concentrated on the third floor, but a 1st floor reception area at grade is also provided and included in the total square footage
- Meeting and seminar rooms for breakout and resource instruction
- Kitchenette
- Large elevator (capacity of up to 30 students) and open staircase to move students to/from the ground floor level
- Mechanical areas

At ground level, the future elementary school will have a vestibule of approximately 1,980ft² that will provide a welcoming presence for students and families. The western edge of the second floor will also provide for a lengthy entryway from Harbour Street into the vestibule; the school entrance will be situated at the end of the vestibule. The length and width of the entryway provides an opportunity for marshalling students, as well as a potential pick-up and drop-off area for the school. The remainder of the ground floor will be taken up by retail uses.

The vestibule for the school will continue through the second floor, inclusive of the elevator and staircase. The area on the second floor is approximately 1,377ft². The remainder of the second floor will be taken up by retail uses.

The City's child care centre will be situated on the first and second floors of the podium and will total 9,559ft²; 5,338ft² on the first floor and 4,251ft² on the second floor. A preliminary design of the future elementary school can be found in Appendix F, as reflected in the planning documents provided to the City of Toronto. Plans have been provided for the first, second and third storeys of the podium.

Residential amenity space and residential units are proposed for the 4th, 5th and 6th floors of the podium. Situated on top of the podium will be three residential towers with heights ranging from 77 to 90 storeys. The three towers on Block 4 will contain a total of 2,769 residential units, including 933 multi-bedroom units.

Parking for the school will be minimal, but given the location and the superior access to public transit there are a variety of ways for staff to arrive at the school. There are five parking spaces included as part of the Memorandum of Understanding that has been negotiated with the developer.

Access to the City Park and the Potential Bridge Connection

The central park block has been identified as the green space that will support the future elementary school's outdoor play requirements. The central park is approximately 2.47 acres, and has been fully secured by the City of Toronto through parkland acquisition and Section 37 mechanisms provided within the Planning Act. The park is to be located on Block 3 of the Menkes development, as illustrated in Appendix E. The central park will be focal point for the community and will be designed to support a variety of active and passive uses.

The TLC remains in active negotiations with City of Toronto Parks, Recreation & Forestry staff analyzing the crossing to the City park; and an exclusive and shared-use agreement for a portion of the City park.

Conditional upon pick-up and drop off, which remain for consideration and review and would be finalized prior to Menkes submitting a site plan application.

The crossing to the park may be a bridge that would be constructed by Menkes, at the sole cost of the TDSB, from the 2nd floor to the park. Issues around the bridge to be resolved include:

- a. Design
- b. Final Approval to construct a bridge from the City of Toronto
- c. Landing of bridge on City property (requires potential property acquisition and or easement/lease agreement) Will impact overall size of City park to allow for bridge landing
- d. Bridge may impact overall exclusive use area being negotiated with the City
- e. Components of bridge (attached washroom facilities, storage)

Currently, City of Toronto is only in support of street crossing and Transportation study to be commenced to determine options that focus on student safety. The study will investigate how design features such as bulb-outs, raised crosswalk treatments, curb radii, curb extension and intersection guidelines make the street environment safe for the school zone.

The Bridge and/or street crossing, and exclusive and shared use of the City park are conditions within the MOU for the protection of the TDSB

Part B: Child Care Project Scope, if applicable

Is the board requesting child care funding to support child care space with the Capital Priorities project request? **No**

The City of Toronto has secured an opportunity for a new child care centre within the same development, to be situated on the second floor of the building directly below the future elementary school.

Part C: Site Selection and Acquisition

Does the school board already own a site for the requested project? **No**

Does the school board have an option agreement for the site? **Yes**

Is the project within an education development charge (EDC) eligible area? **No**

Will the school board be seeking Land Priorities funding for a site acquisition? **Yes**

Will the school board be seeking additional ministry funding for any unique site costs? **Yes**

It is our understanding that there is no longer an opportunity to request Land Acquisition Funding for the purchase of the stratified ownership of the 3rd floor podium. However, if there is an opportunity to access these funds to offset the full cost of this project that would be a preferred approach. The Board is willing to engage in further conversations with the Ministry on this matter.

Real Estate Analysis & Property Acquisition Costs

Overview

As per Board direction, on October 4, 2019, the Toronto Lands Corporation (TLC) negotiated a non-binding Memorandum of Understanding (MOU) with the property owner, Menkes, to acquire a stratified ownership of approximately 50,500 ft² of the 3rd floor podium of a new mixed-use residential tower to be constructed in the Lower Yonge precinct.

The 50,500 ft² also includes an exclusive entry at the ground level, limited second floor access along with an oversized elevator (~30 person capacity) to move students from the ground level into the school on the 3rd floor. Also included is an outdoor play deck on the third floor plus five underground parking spots.

Timing

The TDSB has until the end of October 2021, to provide a final commitment in order to proceed with an agreement of purchase and sale. To provide this commitment provincial funding is required to support the project. If this is not provided, the non-binding MOU is cancelled, without penalty, and Menkes may proceed

with developing the third floor space for other uses. As the MOU is non-binding, there is no financial risk to the TDSB until an approval for funding is received and formal agreements are negotiated and finalized with Menkes.

If financial support is received from the Ministry by the end of October 2021, the TLC will proceed to enter into a formal Agreement of Purchase and Sale. Following the formal agreement, staff can proceed with the design specifications and associated drawings for the base shell building, subject to waiving the additional City conditions as aforementioned. Terms and conditions related to the agreement of Purchase and Sale are discussed in further detail herein.

As the City of Toronto continues to revitalize neighbourhoods throughout the City, land use changes over time dependent upon numerous factors. A key component in land transition, other than Government policy, is a third party, the development community, who create new opportunities with land use based upon market demands, future forecasting along with multiple economic factors. As a result, once an area commences into transition, land prices then begin a steady increase as new markets have been created with demand exceeding supply. There is only limited acreage in each community and few areas where large tracts of land remain available and attainable for purchase.

Prime real estate locations with excellent access to transit, infrastructure and the financial district are in limited supply and highly in demand, which results in ongoing price escalations in these new communities. As demand far exceeds supply for the end product, the result is the acquisition for the initial parcel of vacant land is a rare commodity acquired through a competitive bid process with ongoing price increases in specific areas of the City.

At the Lower Yonge Precinct, a traditional approach to acquisition was considered along with the opportunity currently available to the school board, a school in the podium tower of the Menkes redevelopment. Factors for consideration include: market supply (scarcity of land resource), market price in Toronto, site size, availability of open space (playgrounds), and timing of market acquisition process which are discussed in further detail herein. Upon review, these factors can be considered as barriers to entry and conversely provide the explanation why a new school in a podium is the only reasonable alternative to a traditional site in urban settings.

General Information on Market Value

Market value for redevelopment land is based on the proposed or estimated density that can be achieved on a parcel of land. It is an understanding of the potential of the highest and best use of the site that purchasers/developers consider in determining a value proposition prior to proceeding with a transaction.

In the Lower Yonge area, the majority of developments will translate into high-rise towers with larger podiums on the lower floors for retail, commercial uses and open public spaces to provide a strong community.

For reference, in the Lower Yonge area, attached as Appendix G, illustrates land parcels and an accompanying chart provides property ownership, size of site area and date of last transaction.

The major developers, Pinnacle acquired 7 Yonge Street in 2012, a parcel of 3.94 acres and then in 2016 Menkes purchased the LCBO site of 9.6 acres. As a result of the Menkes purchase, property values have escalated in this area as development and overall market activity appears to be strong and regeneration of a new community is emerging in this location.

Factors for Consideration

Market Value: Estimate: Vacant Land

Based upon the TDSB's accommodation needs, in 2017, the TLC was asked to undertake a review of the area and to provide an estimate of market value for a potential acquisition of .5 to 1.0 acre of land. An independent appraisal by a third party estimated that as of July 9, 2017, that market value ranged from \$25M - \$37M for a half-acre of vacant land or \$50-\$74M for an acre of vacant land.

Specifically, the land referenced in the estimate was a portion of the proposed new city park across the street from the Menkes redevelopment. The city has a new 2.47 acre park to be developed at this location, located on the south side of Harbour Street directly south of the proposed school. The new park was acquired both through the city parkland dedication requirements provided by group of developers within the area, and a small portion purchased by the city at market value in to provide the community with a total 2.47acre or 1 hectare park.

A portion of this new parkland area will be under an exclusive and shared-use agreement with the city to support the TDSB school in the Menkes redevelopment. Since the 2017 appraisal, it is our understanding that 162 Queens Quay East, transacted on October 1, 2018, having a site area of 0.691 acres for a price of \$58,000,000 which is situated within the Lower Yonge area and #11 in the chart on the aforementioned Appendix G.

Based upon this information within there is a reasonable assumption that a 2 to 3 acre parcel of vacant land, if available, would have continued to escalate. Once again, the value is based on the potential square footage (density) that can be built (or approved by the City) on the property. Value is therefore based upon the potential opportunity of the return on investment and the only practical outcome is a high density redevelopment stream where there is a need to maximize the floor space.

Market Supply

In reviewing the property ownership chart, it is apparent that there has been limited activity in the Lower Yonge Precinct of property sales. The scarcity of supply, exceeding demand, also increases the price. The brokerage community has confirmed that as City of Toronto is very competitive in the last few years; bidding is a natural occurrence that further can restrict some of the standard conditions a property owner is willing to accept to proceed with a disposition.

Site Size – Limited Open Space

In considering a purchase for a future school, one of the key elements for a traditional parcel is site size to accommodate not only a new build but an open space area for a playground and greenspace. In reviewing the

parcels of land in the Lower Yonge area as illustrated on the aforementioned Appendix G, it is apparent that very few properties are over 3.0 acres in size.

As confirmed by the real estate brokerage community, a redevelopment scheme does not have at least one acre of land available for a playground or greenspace that a developer would leave vacant unless required by the City (parkland dedication). Land is simply too expensive, and leaving a parcel vacant gives no return on investment and it is for this reason there is legislated parkland dedication. If this was not the case, greenspace would be further limited.

The Menkes acquisition resulted from a Government sale (Provincial lands) in a competitive, bidding process, in the sale of public land to ensure market value. Across the City, developers will pay a premium to acquire land by assembling smaller parcels in order to achieve a larger overall developable area to enhance the opportunity for redevelopment. An assembly may take years to complete and includes land banking and a premium purchase price.

In the Lower Yonge area there are no other sites that are located within reasonable proximity to an acre of vacant land that could be utilized for a school playground. The city parkland across from the future school can be under an exclusive and shared-use agreement as it is 2.47 acres in total, thus, only using less than half for the school playground during the day.

Tower podiums can provide for some outdoor playground area, however, taking additional outdoor space that can be used for increased density is not viable for a development scheme. In any case, developers are already required to have green or outdoor space for the remainder of the mixed-use residential property owners/tenants. In the Menkes proposal, TDSB does have available podium outdoor area on the third floor.

Environmental Site Condition - Land

In any land transaction, environmental site assessments are required to ensure the soil is clean for residential use, and particularly for schools. In areas across the city where former industrial or commercial uses were prevalent for years, it is reasonable to assume that there may be a requirement to have a site cleaned-up. Only experts in this field can complete the necessary reporting, analysis and determine the cost for site-clean up which will be mandated at all school sites. Acquiring a site in a condominium tower and using the City park will eliminate these costs and risks from the TDSB.

Standard Market Acquisition Process- Time to Complete Market Acquisition

Once a property is placed on the market for sale, similar to the TLC process, a broker lists the property for sale on the open market to attract all potential buyers and maximize the disposition price for the property owner. The process may be summarized as the key activities as follows:

- Marketing Period – 5 – 6 weeks
- Offer submissions and re-submissions – 3-5 weeks
- Agreement of Purchase and Sale Negotiation – 3-5 weeks

- Due diligence – 6 - 12 weeks (varies based upon conditions, if any, zoning, environmental, review of reports, financing, developer board approvals, etc.)
- Closing 4 – 6 weeks

These are estimated time periods and due to many unforeseen circumstances, negotiations, due diligence and closing can be extended if agreed by both parties

In a competitive market, land may be unpriced to allow an open process to achieve highest purchase price. A firm deal, a very short conditional or due diligence period, and price are all factors in consideration. In a competitive market, purchasers take risks and increase price and reduce conditions and conditional periods in order to obtain the property.

Based upon the aforementioned considerations of an open market sale, it is extremely difficult for the TDSB to compete and obtain a 2 to 3.0 acre traditional parcel of land in the Lower Yonge Precinct, even if land was available

Barriers of Entry to Land Acquisition

In summary, barriers of entry to acquire a 2-3 acre parcel of vacant land in Lower Yonge:

- Price per acre, cost prohibitive
- Land availability – scarcity of supply
- Site Size – limited open space - extremely limited opportunity to find available a site of requisite size without land assembly
- Competitive Market – increases risk for buyer, potential limited conditions
- Timing – sale process for acquisition does not meet TDSB timelines

For these reasons the alternative to a traditional acquisition is the ability to negotiate a voluntary agreement with an existing developer to build a school in a podium, plus access to playground space both in the podium and on the ground level.

The Menkes development, Phase II, Sugar Wharf, presents an opportunity to own a school in the podium of the development as parkland is available across the street for an exclusive and shared-use with the City of Toronto. According to the Menkes website, Phase I, a condominium purchase (a complete fitted unit – kitchen, washrooms, etc.) had a price starting from \$1,432 per square foot, parking spot \$95,000 each; the sales launched in 2018 and estimated occupancy is May 2022.

Advantages of Condominium Acquisition

- No expenditure or clean up of the soil as in a vacant land acquisition
- No long-term land maintenance or management
- No outdoor snowplows, pavement treatment, tree plantings maintenance
- Upon capital contribution, no maintenance fees for playground, grounds maintenance
- New building, with tenant inducement (\$2,000,000) towards construction costs

- No extraordinary costs to be submitted to the Ministry for underground parking, green roofs, garbage protection, etc. and any and all other City of Toronto requirements
- No negotiation of Site Plan Application and additional development fees, permits, etc.
- Property ownership: Ability to sell and/or lease
- Ongoing fees for utilities, (heat, hydro) are standard expenditures in condominium or in stand-alone property
- Costs for the large capital expenditures (roof, windows) will be held in reserve (based on additional agreements that require future negotiation) and building will not deteriorate and present a backlog of repairs in the future

Lease Consideration of the third floor podium

In 2017, when reviewing this unique opportunity, there was consideration of a potential lease versus a potential acquisition of a new asset. The cost of a long-term lease, assumed over a 50-year period was forecasted to exceed \$95,000,000, or approximately \$47,700,000 as Net Present Value (NPV). A strata purchase would secure the future asset and allow the TDSB greater control over the long term to deliver and operate a future elementary school.

Acquisition Costs: Menkes Site Specific

The purchase price is a stratified, non-condominium ownership which includes the approximately 50,500 square feet of a shell building constructed at 55 Lake Shore Boulevard East, comprised of the 1st, 2nd and primarily 3rd floor of the mixed use tower.

The purchase price was determined by two independent appraisal reports with an effective date of May 1, 2019, based upon an agreed Terms of Reference. Upon negotiations and review of the appraisal reports, the variance was within ten percent and a final price was determined between the average of the two reports.

The purchase price of stratified ownership is: \$702.50 per square foot.

The estimated purchase price based on 50,500 ft², base building shell, inclusive of 5 underground parking spaces: **\$35,476,250 ***

Plus:

Land Transfer Tax:	\$1,746,250
HST (2.16%):	\$ 766,287
Capital contribution to City for playground improvements:	\$1,000,000
Access to City Park/Bridge Connection:	\$4,000,000
(Does not include lease/easement fee to City for land)	
Closing costs (Estimate):	\$ 300,000
(Legal, plans and agreements for strata ownership)	

Estimated Total Acquisition Cost: \$43,000,000

**All costs are based upon 50,500 ft² but due to design, inefficiencies, there may be a variance of up to 10% in final design drawings that would then impact Land Transfer Tax, HST.*

Menkes would provide the building and shell at this cost which is fixed. A delay in construction; cost overruns would not be subject to TDSB liability. The TDSB is acquiring the space (base shell of building) at the fixed purchase price of \$702.50 per square foot. Subject to Ministry funding approval, an agreement of purchase and sale would specify these terms.

Fit-Up Costs

Menkes engineers and senior team have toured a newer TDSB school (Avondale PS), and have been provided with TDSB Elementary School Design Guidelines, and have had discussions with TDSB contractors/trades who have previously built TDSB schools. As a result, Menkes has determined the fit-up of the building shell space to provide a school, whereby on occupancy date, TDSB would enter into a 'turn-key' new school versus a shell. The estimated fit-up costs are as follows:

Menkes anticipates that the fit out would cost approximately \$150 per square foot. This number includes all electrical and heating, ventilating and air conditions systems - but does not include things like furniture, other chattels and teacher/student equipment and supplies.

Additionally, the costs of third party consultants such as architectural, mechanical & electrical, structural, building code, etc. are not included. Including the costs of these consultants, Menkes anticipates this will add approximately \$10 per square foot to the fit out for a total cost of \$160 per square foot. Assuming a 50,000 square foot school, the TDSB will be looking at a cost of \$8,000,000 for the complete fit out.

Developer, Menkes, Financial Inducement

Menkes is pleased to advise that upon confirmation with their principals in order to assist the TDSB in moving forward with the school, they are prepared to provide a credit analogous to a tenant allowance (the form of such credit or allowance to be determined by the parties to minimize tax consequences) of \$40 per square foot or \$2,000,000 based on a 50,000 square foot elementary school.

Menkes will provide such amount regardless of whether TDSB chooses the developer or a third party to fit out the school. Menkes senior team would be pleased to meet with the Ministry to discuss or answer any questions with regards to this project.

The benefits to having Menkes proceed with the fit out at the time of construction would result in a seamless process, and the TDSB would not be required to obtain separate permits, fees, at some time in the future.

The TDSB commencing interior construction of 50,500 square feet when a residential tower is already occupied also presents various internal rules and challenges that impact on the entire construction project that usually result in higher costs and extends timelines for completion. The value of the Menkes inducement (\$40.00 per sq. ft.) would be worth less over time. Cost overruns, change orders, etc. have not been discussed and should Menkes build the space at the time of construction of the overall project, a separate agreement

will be required to make best efforts to mitigate the financial risk to TDSB, including escalating construction costs

Therefore, should Menkes proceed with the fit-out the total acquisition cost is amended:

Acquisition cost based upon 50,500 ft ² :	\$43,000,000
Estimated Fit-Up Cost (Menkes):	\$8,000,000**
Subtotal:	\$51,000,000
Less Tenant Inducement:	-\$2,000,000
Total Estimated Acquisition and Fit-Up Cost:	\$49,000,000

**The cost of construction is estimated based upon the current construction costs and review of TDSB school requirements. There needs to be an amount of contingency attributed to this cost as construction will not commence until approximately 2024 and increased actual construction costs will need to be included as an expenditure.

Agreement of Purchase and Sale

Subject to the funding approval by the Ministry no later than the end of October 2021, the TLC will negotiate and enter into a binding Agreement of Purchase and Sale with Menkes.

The acquisition price is negotiated at \$702.50 per square foot or translated to \$35,476,250 for 50,500 square feet for the base shell building and five underground parking spots. It is reasonable expectation that upon execution of the binding agreement, the purchaser (TDSB) will be required to submit a deposit, (2021).

A reasonable assumption is that Menkes would be seeking a \$3 - \$5 Million deposit within 30 to 60 days. Negotiations would continue and likely further deposits would be required throughout this process with a final payment upon closing, expected 2026. Payment for the construction/fit-up of the school, estimated currently at \$6,000,000 (includes tenant inducement) would also be required likely around the tender period (2023-2024) and then there would be an adjustment for actuals

The Agreement of Purchase and Sale and payment parameters will be negotiated only upon approval to proceed with the acquisition. Once an agreement is finalized, the Ministry will be advised of the final payment schedule.

Market Value: Summary

Based upon the foregoing, the cost of acquisition, fit-up, park contributions, potential bridge, closing costs, remain estimated at approximately the same cost as approximately a half to an acre of vacant land in this vicinity (\$50 million) which is not enough site area to build an elementary school or to provide any outdoor playground area for students.

An illustration of market value and costs to fit-up a school are demonstrated below (these do not include closing costs or any additional expenditures relates to a site, such as environmental, contribution to playgrounds, additional capital components (bridge), land transfer tax, etc.):

Property	Effective Value Date	Land Acquisition	Site Size (Acres)	Price per acre	Cost to Construct 50,500 sq ft	Total Estimated Cost - New School (Building 2021)
Canadian Tire (inferior location)	March 1, 2018	\$19,800,000	1.799	\$11,006,114	\$13,000,000 M	\$32,800,000 M *there will be sharing of City sports field across the street
Lower Yonge Vacant Land	July 9, 2017		.5-1.0	\$50-\$74M	\$13,000,000 M	\$87,000,000 M (estimate 1 acre land only to include school & playground)
Lower Yonge-162 Queens Quay East	Oct 1, 2018	\$58,000,000	0.691	\$83,936,300	\$13,000,000 M	\$96,936,300 M (no playground land available)
Lower Yonge-Menkes	May 1, 2019	\$35,476,250	Condo	Strata Ownership	\$8,000,000 M (less inducement) \$6,000,000 (Estimate: Adjustment for Actuals)	\$41,476,250 M (shared-playground with City + \$1M in playground improvements)

In conjunction with all factors under consideration, the table should reflect that the cost of condominium ownership, with an opportunity for playground area that is accessible, has proven advantages over the traditional land model in high urban dense environments, including overall costs savings in land acquisition.

Land costs alone in the Lower Yonge Precinct are truly cost prohibitive. There are examples across North America and the U.K. where schools in podiums of mixed-use buildings successfully operate, and the TDSB has the ability to learn and understand from other projects to ensure it can enhance the school experience in a podium environment.

While there are outstanding issues to resolve, negotiations continue with our city partners to work towards a resolution that ensures the safety of students in order to deliver a school on the Menkes development in Lower Yonge area, subject to Ministry of Education funding approval.

The real estate analysis of this business case should demonstrate the benefits of building a school in high dense urban environments where land is not available, cost prohibitive and a process for acquisition is not a viable option for a school board.

New complete communities require schools, and these will only be constructed if a developer volunteers to sell a stratified interest to a school board and the city is willing to provide an exclusive and shared-use agreement to use a portion of the city park. The collaborative effort and financial commitment from the

Province will ensure new communities will benefit from a new elementary school in their neighbourhood for generations to come.

Timing of the Project:

October 2021:	Approval of Purchase Price
December 2021/January 2022:	Site Plan Application to City of Toronto (Site Plan would include drawings for a school and Bridge or Street Crossing treatment) Pick-up and drop-off would be identified
2022-December 2023:	Site Plan approvals/negotiations (Menkes/City)
2024:	Approval and prepare for construction
2024-2026:	Construction and occupancy
2026:	Construction of Park (estimated as City is unable to confirm)

The timeline is an estimate as currently provided by Menkes. Delays may occur in site plan submission, approval and construction schedule. However, the first step is the approval of the purchase price in order to determine if the school will be part of the proposed development.

4.0 PILOT FOR MODULAR CONSTRUCTION BUILD

Is your board interested in participating in a pilot for Modular Construction Build for this project? **No**

5.0 Joint-Use School Project Considerations

The Toronto Catholic District School Board was engaged along with the TDSB through the Lower Yonge Precinct planning initiative. There was no need identified by the TCDSB at that time. Further, the floor plate being reserved for a future elementary school does not provide an opportunity to include additional public school requirements. The two French-Language Boards did not indicate the need for a school presence in this area.

A suggestion was made to explore potentially partnering on a new school project with the TCDSB on the former Regent Park/Duke of York site, which was sold by the TDSB to the Catholic Board. This site is adjacent to Nelson Mandela Park PS and far outside of the emerging neighbourhoods the Lower Yonge Precinct School is intended to serve.

Further, recent conversations with staff at the TCDSB revealed that their project on this site will support the consolidation of two elementary schools in the area, and that there would not be an opportunity to support additional pupil places on the site.

Appendix A: Letter from the City of Toronto's Chief Planner

Appendix B: Area Map Showing the Precincts and the Current Holding Scenario

Appendix C:	Area Elementary Schools – Enrolment Snapshot
Appendix D:	Map of Development Blocks within the Lower Yonge Precinct
Appendix E:	Map of Development Blocks within the Menkes Development
Appendix F:	Podium Floor Plans Showing the Future Elementary School
Appendix G:	Map of Properties within the General Area + Chart of Recent Sales

DSB:	12	Toronto DSB	English
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Version 3.1 CPG

General

Project Name		Lower Yonge Precinct Elementary School	
Priority Ranking		1	
Year Required		2022-23	
Project Category		Accommodation Pressure	
Project Type		New School	
Postal Code		M5E1A4	
Closest Intersection	Street 1	Yonge Street	
	Street 2	Harbour Street	

Project Scope

Construction	To Add	Final
Pupil Places		
JK - SK	104	104
Grade 1 - 8	351	351
Grade 7 - 12 or 9 - 12	0	0
Total	455	455

Benchmark (Approximate)

		GFA (m2)	\$ / GFA	GAF	Cost
		(I)	(II)	(III)	(I x II x III)
Elementary	New (A)	4,768	2,120.63	1.05	10,617,613
	Retrofit (B)				0
Secondary	New (C)				0
	Retrofit (D)				0
School Total (A + B + C + D)					10,617,613
Child Care Total (E)					0
Project Total (A + B + C + D + E)					10,617,613

Estimated Cost Breakdown

Construction Costs	0
Retrofit Costs	6,000,000
Renewal Costs	0
Demolition Costs	0
Site Prep. Costs	0
Site Acquisition Costs	43,000,000
Total Estimated Cost	49,000,000

Existing Funding Available for Project

Proceeds Of Disposition (POD)	0
School Renewal (SRA)	0
School Condition Improvement (SCI)	0
EDC Funding	0
Total Board Funding	0

Area Capacity Utilization (%)	Internal Rate of Return (IRR)
108%	0.0%

Closest School Facilities

Closest School Facilities			SFIS		8494		Historical Enrolment (ADE)							Enrolment 2020-21 (ADE Actuals)							5-Year Renewal Needs				Current		Proposed		
	SFIS	School	Panel	Grade	City	Postal Cd	Status	Distance	2016-17	2017-18	2018-19	2019-20	JK-SK	1-8	9-12	Total	OTG	Portables	TCPS	FCI	Board	In Demo.	GFA (m2)	Op. Cost	GFA (m2)	Op. Cost	Δ GFA		
		8494	Market Lane Jr & Sr PS	E	JK to 8	TORONTO	M5A4J6	Open	0.0	327	336	317	318	86	242	0.0	328	427	77%	0	1,394,876	13%	3,537,973	0	7,750	887,600	7,750	887,600	0
✓		8390	Downview Alt School	E-LE-ALU	JK to 6	TORONTO	M5E1R8	Open	0.6	115	125	119	123	35	89	0.0	124	219	57%	0	989,511	17%	1,376,823	0	2,418	291,400	2,418	291,400	0
□		8470	Inglenook CS	SEC-ALU	UL to 12	TORONTO	M5A3E1	Open	0.7	64	80	75	67	0	0	0	126	0	0	1,922,927	24%	5,167	0	1,607					-1,607
□		8416	Nelson Mandela Park PS	E	JK to 8	TORONTO	M5A1X6	Open	1.3	328	342	351	406	106	308	0.0	416	781	53%	0	2,249,100	14%	5,354,150	0	10,704	1,111,400	10,704	1,111,400	0
□		8488	Lord Dufferin Jr & Sr PS	E	JK to 8	TORONTO	M5A2Z7	Open	1.5	500	471	436	435	78	307	0.0	485	682	56%	0	1,154,503	11%	2,114,503	0	7,971	903,700	7,971	903,700	0
□		8421	Queen Alexandra MS	E	6 to 8	TORONTO	M4M2G3	Open	2.1	277	301	345	390	0	404	0.0	404	439	92%	0	9,430,004	59%	11,140,417	0	8,050	841,900	8,050	841,900	0
□		8440	Spurcouse PS	E	JK to 8	TORONTO	M5A2J1	Open	2.2	332	327	319	314	0	0	0	430	0	0	5,784,110	57%	4,225							-4,225
□		24180	Winchester Jr & Sr PS - Annex	E	JK to 8	TORONTO	M4X1C7	Open	2.2	0	0	204	198	0	0	0	308	0	0	4,952,572	65%	3,199							-3,199
□		10380	SEED Alt School	SEC-ALU	9 to 12	TORONTO	M4M1R4	Open	2.3	80	81	102	70	0	0	0	57	0	0	0	0%	0	1,015						-1,015
□		8522	Winchester Jr & Sr PS	E	JK to 8	TORONTO	M4X1C7	Open	2.3	470	478	251	241	0	0	0	263	0	0	6,589,892	130%	6,503							-6,503
Use for schools not listed above		8392	Dundas Jr PS	E	JK to 5	TORONTO	M4M1R4	Open	4.0	341	377	423	464	142	345	0.0	487	665	73%	0	5,933,311	37%	6,732,481	0	7,706	754,100	7,706	754,100	0
		24655	Jean Lumb PS	E	JK to 8	TORONTO	M6V0R5	Open	2.2	NULL	NULL	NULL	NULL	241	293	0.0	434	546	79%	0	0	0%	0	12,408	848,800	12,408	848,800	0	
		8528	The Waterford School	E	JK to 8	TORONTO	M5Y3G3	Open	2.2	206	220	235	210	51	160	0.0	220	268	82%	0	680,608	6%	2,811,767	0	4,756	560,600	4,756	560,600	0
		8504	Niagara Street Jr PS	E	JK to 6	TORONTO	M6J2L3	Open	3.8	231	228	249	288	97	180	0.0	271	242	88%	0	5,750,583	82%	6,636,391	0	5,191	509,200	5,191	509,200	0
		8408	Ogden Jr PS	E	JK to 6	TORONTO	M5T1A8	Open	2.9	201	203	224	225	66	148	0.0	214	242	88%	0	2,736,497	41%	2,408,253	0	2,630	484,700	2,630	484,700	0
		8471	Island PS/Natural Science School	E	JK to 6	TORONTO	M5J2EN	Open	3.0	238	265	271	280	58	197	0.0	255	222	115%	57	1,371,652	19%	1,537,560	0	5,322	764,600	5,322	764,600	0
New School Data			Lower Yonge Precinct Elementary School		E	JK to 8	Toronto	M5E1T4																					
Total Selected									2,756	2,868	2,969	3,399	862	2,682	0	3,544	4,784	74%	0	32,487,205		43,651,541	0	74,907	7,958,000	79,598	8,665,000	4,691	

School Level Data - Current Situation

			Enrolment 2020-21 (ADE Actuals)					2022-23					2026-27					2030-31								
SFIS	School	Grade	JK-8	9 - 12	OTG	JK-SK	1-8	9-12	Total	OTG	UTZ	Portables	JK-SK	1-8	9-12	Total	OTG	UTZ	Portables	JK-SK	1-8	9-12	Total	OTG	UTZ	Portables
8494	Market Lane Jr & Sr PS	JK to 8	328	0	427	78	251	0.0	329	427	77%	0	104	359	0.0	463	427	108%	3	104	379	0.0	483	427	113%	4
8390	Downtown Alt School	JK to 8	124	0	219	33	93	0.0	126	190	66%	0	32	92	0.0	124	190	65%	0	32	88	0.0	120	190	63%	0
8416	Nelson Mandela Park PS	JK to 8	416	0	787	105	381	0.0	486	787	62%	0	115	528	0.0	643	787	82%	0	136	709	0.0	845	787	107%	4
8488	Lord Dufferin Jr & Sr PS	JK to 8	385	0	692	73	295	0.0	368	692	53%	0	117	483	0.0	600	692	87%	0	118	466	0.0	584	692	84%	0
8421	Queen Alexandra MS	6 to 8	404	0	439	0	456	0.0	456	439	104%	0	0	712	0.0	712	439	162%	9	0	710	0.0	710	439	162%	11
8392	Dundas Jr PS	JK to 5	487	0	665	201	415	0.0	616	665	93%	0	361	922	0.0	1,283	665	193%	26	390	927	0.0	1,317	665	198%	29
24655	Jean Lumb PS	JK to 8	434	0	546	120	405	0.0	525	546	96%	0	118	569	0.0	687	546	126%	2	118	551	0.0	669	546	123%	2
8528	The Waterfront School	JK to 8	220	0	268	51	153	0.0	204	268	76%	0	64	197	0.0	261	268	97%	1	69	202	0.0	271	268	101%	1
8504	Niagara Street Jr PS	JK to 6	277	0	277	98	208	0.0	306	277	110%	2	55	260	0.0	315	277	114%	5	109	264	0.0	373	277	135%	5
8408	Ogden Jr PS	JK to 6	214	0	242	73	166	0.0	239	242	96%	1	86	211	0.0	297	242	123%	3	86	217	0.0	303	242	125%	3
8471	Island PS/Natural Science School	JK to 6	265	0	222	61	184	0.0	245	222	110%	1	64	157	0.0		222	0%	1	64	166	0.0	230	222	104%	1
TOTALS			3,554	0	4,784	893	3,007	0	3,900	4,755	82%	4	1,116	4,490	0	5,385	4,755	113%	50	1,226	4,679	0	5,905	4,755	124%	60

School Level Data - Proposed Solution

			Enrolment 2020-21 (ADE Actuals)					2022-23					2026-27					2030-31								
SFIS	School	Grade	JK-8	9-12	OTG	JK-SK	1-8	9-12	Total	OTG	UTZ	Portable %	JK-SK	1-8	9-12	Total	OTG	UTZ	Portables	JK-SK	1-8	9-12	Total	OTG	UTZ	Portables
8494	Market Lane Jr. & Sr PS	JK to 8	328	0	427	78	251	0.0	329	427	77%	0	104	359	0.0	463	427	108%	3	104	379	0.0	483	427	113%	4
8390	Downtown Alt School	JK to 6	124	0	219	33	93	0.0	126	190	66%	0	32	92	0.0	124	190	65%	0	32	88	0.0	120	190	63%	0
8416	Nelson Mandela Park PS	JK to 8	416	0	787	105	381	0.0	486	787	62%	0	115	528	0.0	643	787	82%	0	136	709	0.0	845	787	107%	4
8488	Lord Dufferin Jr. & Sr PS	JK to 8	385	0	692	73	295	0.0	368	692	53%	0	117	483	0.0	600	692	87%	0	118	466	0.0	584	692	84%	0
8404	Queen Alexandra MS	6 to 8	404	0	439	0	456	0.0	456	439	104%	0	0	640	0.0	640	439	146%	5	0	638	0.0	638	439	145%	0
8392	Dundas Jr PS	JK to 5	487	0	665	201	415	0.0	616	665	93%	0	274	751	0.0	1,025	665	154%	15	286	687	0.0	973	665	146%	0
24655	Jean Lumb PS	JK to 8	434	0	546	120	405	0.0	525	546	96%	0	118	569	0.0	687	546	126%	2	118	551	0.0	669	546	123%	2
8528	The Waterfront School	JK to 8	220	0	268	153	0	204	268	76%	0	64	197	0.0	261	268	97%	1	69	202	0.0	271	268	101%	1	
8504	Nisara Street Jr PS	JK to 6	277	0	277	98	208	0.0	305	277	110%	0	55	280	0.0	315	277	114%	5	109	284	0.0	373	277	135%	5
8408	Ogden Jr PS	SK to 6	214	0	242	73	166	0.0	239	242	99%	1	86	211	0.0	297	242	123%	3	86	217	0.0	303	242	125%	3
8471	Island PS/Natural Science School	JK to 6	255	0	222	61	184	0.0	245	222	110%	1	64	157	0.0	221	222	100%	1	64	166	0.0	230	222	104%	1
0	Lower Yonge Precinct Elementary School	JK to 8	0	0	450	0	0	0.0	0	450	0%	0	87	243	0.0	330	450	73%	0	104	312	0.0	416	450	92%	0
TOTALS			3,564	0	5,234	893	3,007	0	3,900	5,205	75%	4	1,116	4,490	0	5,606	5,205	108%	35	1,226	4,679	0	5905	5,205	113%	20

City Planning

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Gregg.Lintern@toronto.ca
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January 8, 2021

The Honourable Steven Lecce
Minister of Education
5th Floor, 438 University Avenue
Toronto, ON M5G 2K8
By email: minister.edu@ontario.ca

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
17th Floor, 777 Bay Street
Toronto, ON M7A 2J3
By email: minister.mah@ontario.ca

Dear Ministers:

Re: Public Elementary School Facilities in Toronto's Central Waterfront

I am writing to inquire about the status and timing of Provincial funding commitments to construct public elementary school facilities on sites and space identified for this purpose across Toronto's Central Waterfront.

The Central Waterfront Secondary Plan (CWSP) area is estimated to have a population of approximately 110,000 to 115,000 at full buildout. The only public elementary school facility that exists in the Central Waterfront today is the Waterfront School, a small facility accommodating roughly 250 students and serving the Bathurst Quay neighbourhood in the western part of the Central Waterfront. The deficit in school facilities is especially acute in the emerging precincts east of Yonge Street over to the Don River, which include Lower Yonge, East Bayfront, Keating Channel (West) and West Don Lands. As each of these precincts has undergone development, public elementary schools have not been constructed in the area, resulting in school-age children having to be accommodated within existing schools outside the neighbourhood. The City has secured lands and space for required school facilities through the planning process, with landowners awaiting decisions related to land/space transactions and related capital improvements.

Toronto's Central Waterfront area is experiencing rapid growth. The Central Waterfront has an existing population of 39,000 (2020 estimate), an increase of 53% from the 2016 Census population of 25,380. Currently there are approximately 27,000 residential units in the development pipeline, where there is an active application or a project under construction. Full buildout of the CWSP and its associated precinct plans will result in a potential population of up to an additional 76,000 new residents.

Growth in the Central Waterfront was planned for and the provision of public service facilities (including schools) needed to service that growth and to support the achievement of complete communities was fully identified within that planning process. Appendix 1 of the CWSP states a need for 6 to 10 public elementary schools at full build-out, with location criteria to ensure pupils should travel no more than 1.6 kilometres to school and to minimize children crossing arterial roads. Since the approval of the CWSP and the implementing precinct plans for the Central Waterfront, the expected population has increased through greater densities in development projects than were planned for. The capacity of the required new school facilities identified in the CWSP does not account for this additional density.

Public elementary school facilities identified for the following fast-growing precincts are in need of immediate funding commitments:

- West Don Lands Precinct – Within the West Don Lands Precinct Plan, projections anticipate a population of 11,000 new residents, including 860 school-age children. The population in 2016 was 1,430 and is estimated to be 5,000 in 2020, an increase of 250% in four years. Taking into account additional density approved through recent Ministerial Zoning Orders (MZOs), LPAT settlements, development proposals and undeveloped lands, it is estimated that the population will be 16,000 at full buildout, an increase of 45% from the projected precinct plan total. This population is equivalent to the Town of Greater Napanee (2016 Census population – 15,892). Within the Precinct Plan, Block 9 has been identified for a school facility, on which there is not a development application by TDSB.
- Lower Yonge Precinct – The Lower Yonge Precinct Plan was completed in 2016, with a projected population of 13,000 in a very dense 9-hectare neighborhood. This population is similar to the Town of Ingersoll (2016 Census population – 12,757). Several of the mixed-use residential buildings in the precinct are approved or under construction and when completed are anticipated to accommodate these 13,000 residents in the near future. The precinct plan identifies the need for 1 public elementary school with a capacity of 450 students. Space for this facility to be constructed has been secured in the podium of 55 Lakeshore Boulevard East through an LPAT settlement and implemented by a Section 37 agreement with Menkes Developments Ltd.
- East Bayfront – The East Bayfront Precinct Plan planned for a residential population of 10,000, with over 900 school-age children. The Precinct Plan did not recommend a public elementary school location in the precinct, recommending instead that the Keating Channel elementary school should be designed to accommodate students from both East Bayfront and Keating Channel. East Bayfront has been developing quickly, with an existing population (2020 estimate) of 3,700, with 0 population in 2016, and an additional 4,700 residential units in the development pipeline. Based upon LPAT settlements and development applications, the densities have increased and at full buildout, the population is estimated to be 12,000, 20% in excess of what was originally planned in 2005. This population is equivalent to that of the Municipality of Brighton (2016 Census population – 11,844).

- Keating Channel (West) Precinct – Full buildout of this Precinct Plan, west of Cherry Street, would see an estimated population in the area of 9,200 new residents. This is a little larger than the size of the Town of Smiths Falls (2016 Census population – 8,780). The Keating Channel (West) Precinct has not been developed, although major City, Provincial and Federal investments of \$1.25 billion in flood protection, servicing and transportation infrastructure will unlock development in the near future. Through the LPAT settlement process, the total number of anticipated residential units in the Precinct is 5,366. The Precinct Plan identifies the need for 1 public elementary school. The southern block of 333 Lakeshore Boulevard East, which is included in Quayside, has been identified for this purpose through the precinct planning process. Since the Keating Channel school facility was to service both Keating Channel and East Bayfront Precincts, this elementary school is essential as both precincts develop.

To support the achievement of complete communities, the legislative and policy frameworks of both the Province of Ontario and the City of Toronto encourage planning for schools to be undertaken in a coordinated manner and for investment to happen in a timely way to service growth. With the rapid growth of the Central Waterfront area, especially the emerging communities east of Yonge Street, it is critical that an implementation and funding strategy for public elementary schools be in place as development proceeds.

I look forward to hearing from you on my inquiry.

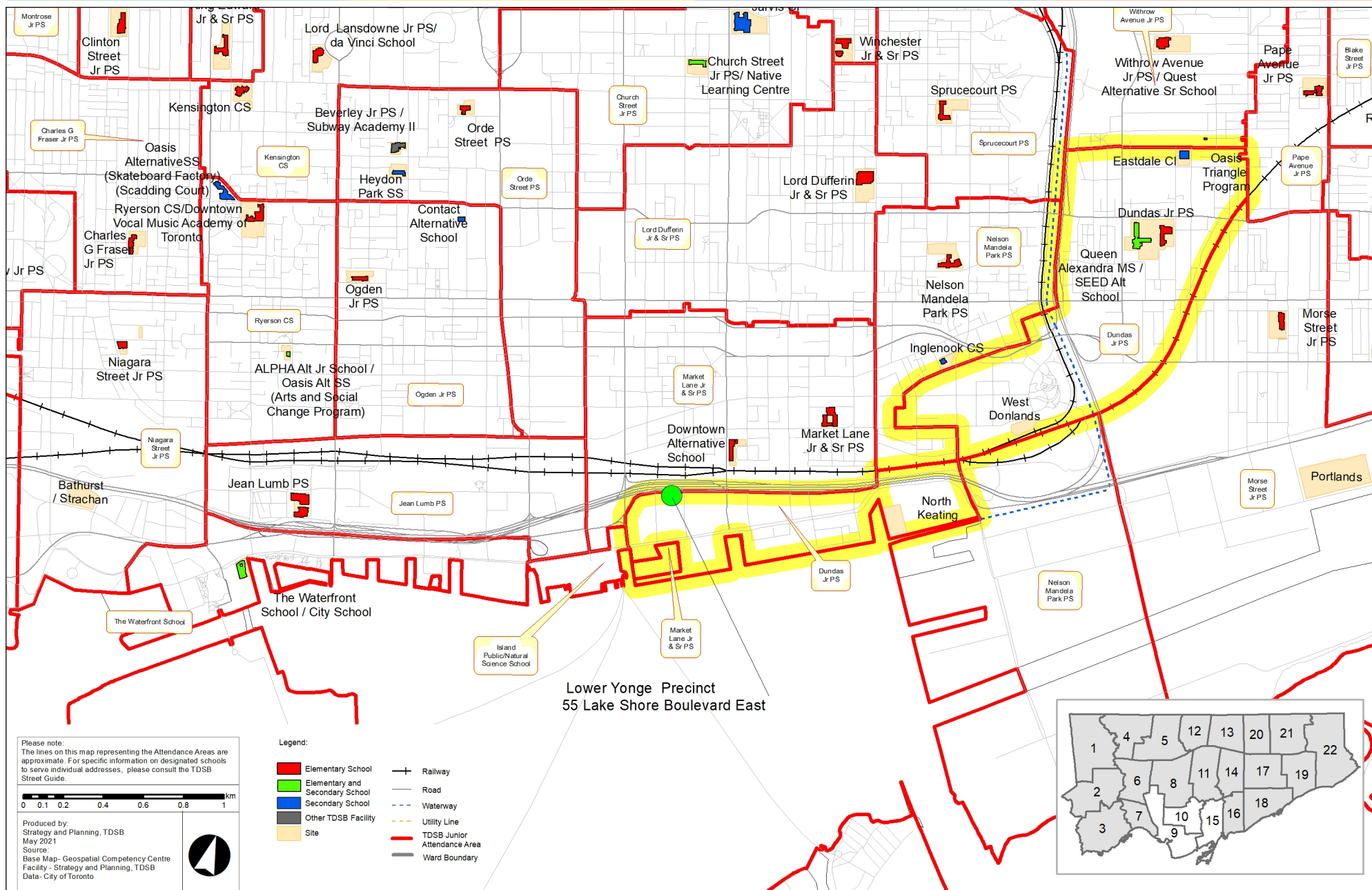
Sincerely,

A handwritten signature in blue ink, appearing to read "G. Lintern".

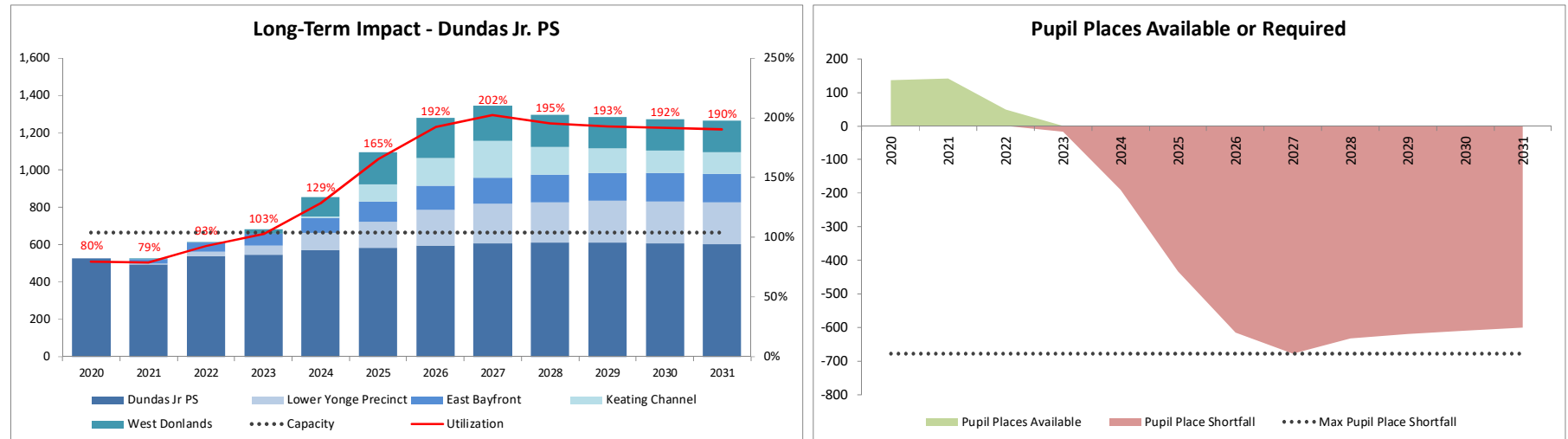
Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

Cc: Mayor John Tory
Councillor Joe Cressy, Spadina-Fort York
Kerri Voumvakis, Director, Strategic Initiatives, Policy & Analysis, City Planning
Lynda MacDonald, Director, Community Planning – Toronto & East York District, City Planning
David Stonehouse, Director, Waterfront Secretariat, City Planning
Dr. Kathy Witherow, Interim Director of Education, Toronto District School Board

Lower Yonge Precinct at 55 Lake Shore Boulevard East and Junior Attendance Areas



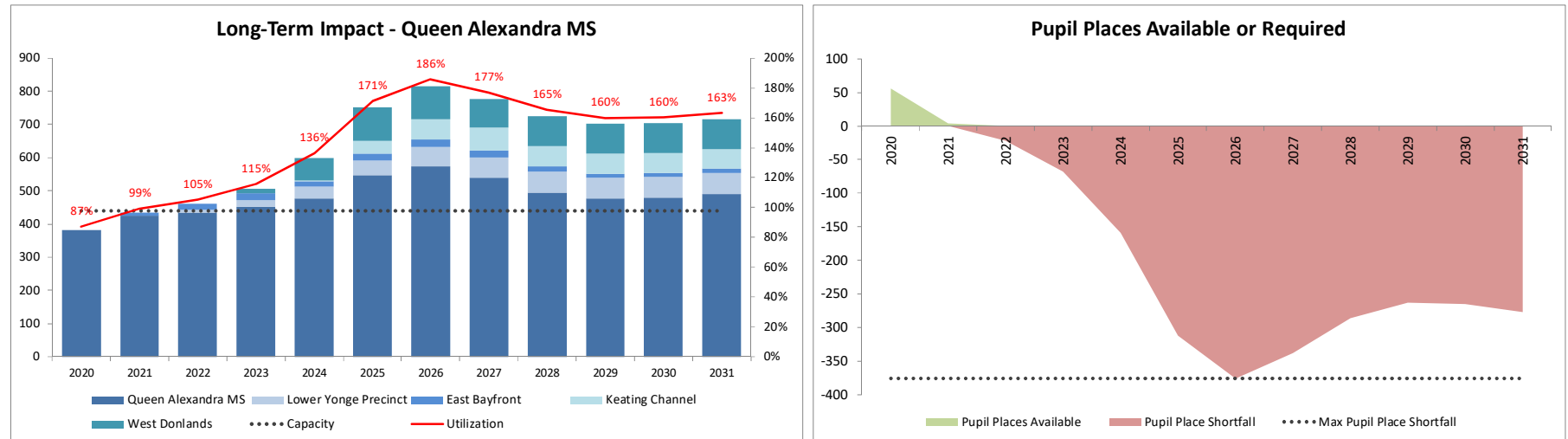
Lower Yonge Precinct - Impact on Area Schools



Summary of Dundas Jr. PS

- Dundas Jr. PS is the current holding school for JK-5 students residing within new communities along the central waterfront. This arrangement was put into place in 2015 and was intended to be temporary until new schools could be constructed in the area.
- The school is growing due to factors within the neighborhood that surrounds the school. The site is constrained and can only accommodate **four** portables.
- The current holding arrangement, inclusive of **all** students in all four precincts along the central waterfront, will leave the school approximately 200% utilized and result in a shortfall of over 675 pupil places over the long-term.
- No addresses are within walking distance to the school and all students are currently bussed.

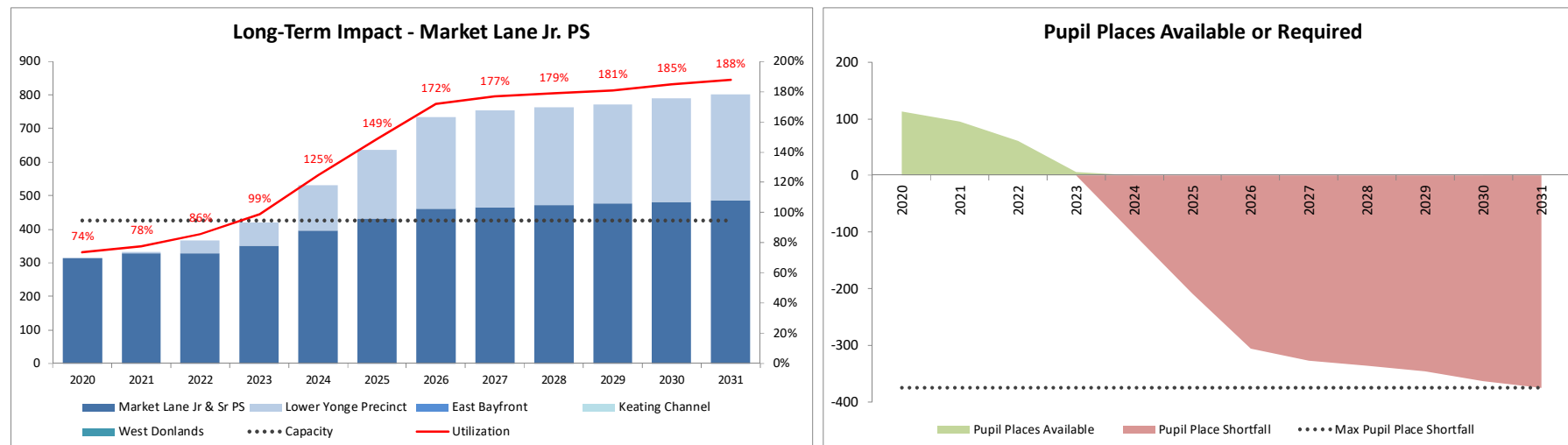
Lower Yonge Precinct - Impact on Area Schools



Summary of Queen Alexandra MS

- Queen Alexandra MA is the current holding school for Grade 6 to 8 students residing within new communities along the central waterfront. This arrangement was put into place in 2015 and was intended to be temporary until new schools could be constructed in the area.
- The school is growing due to factors within the neighborhood that surrounds the school. The site, shared with Dundas Jr. PS, is constrained and can only accommodate **four** portables.
- The current holding arrangement, inclusive of **all** students in all four precincts along the central waterfront, will leave the school approximately 186% utilized and result in a shortfall of over 375 pupil places over the long-term.
- No addresses are within walking distance to the school and all students are currently bussed.

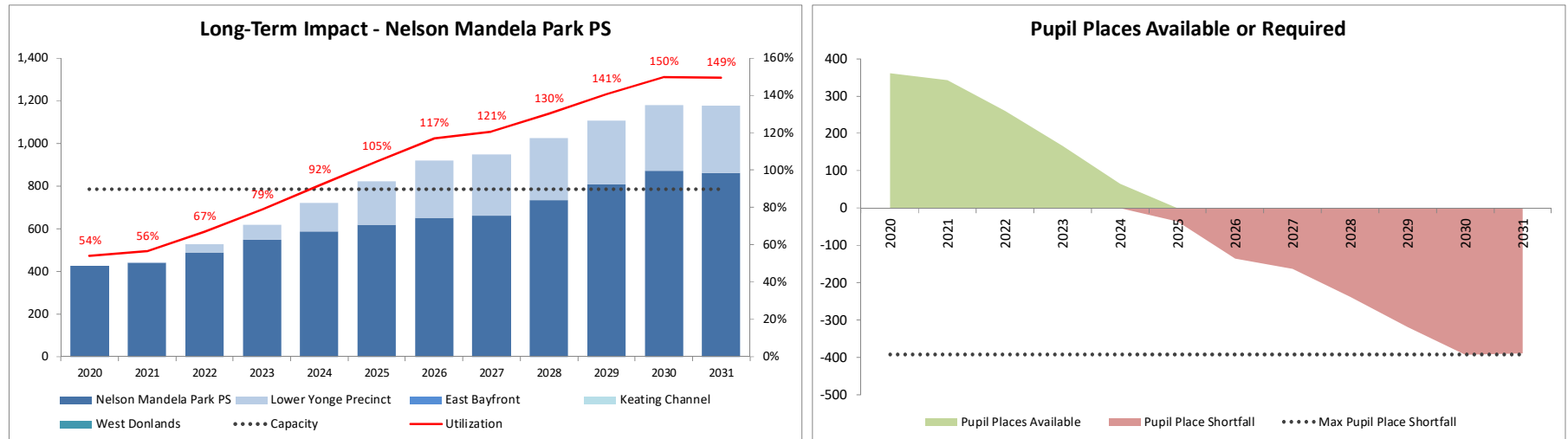
Lower Yonge Precinct - Impact on Area Schools



Summary of Market Lane Jr. & Sr. PS

- Market Lane Jr. & Sr. PS is projected to be fully utilized by 2025 without any additional development or students assigned
- The site is small, constrained and cannot support any portables or future expansion
- Including the Lower Yonge Precinct within the attendance area of the school would leave the school nearly 188% utilized and result in a shortfall of nearly 375 pupil places over the long-term, this is roughly equivalent to 16 portables
- This does not consider students that will reside in the other precincts like East Bayfront, Keating Channel or the West Donlands

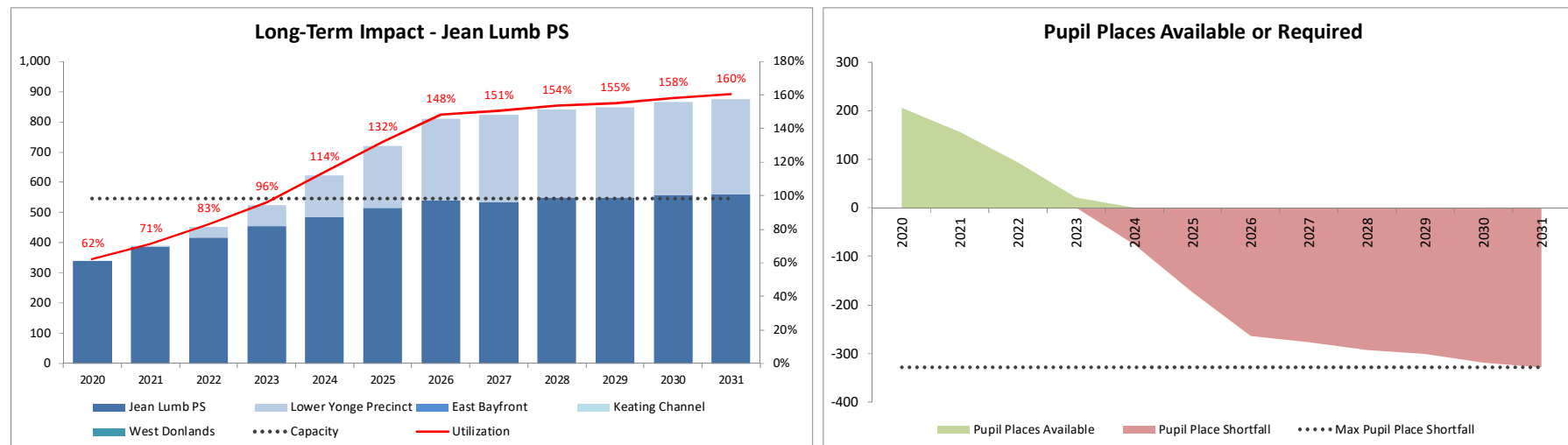
Lower Yonge Precinct - Impact on Area Schools



Summary of Nelson Mandela Park PS

- Nelson Mandela Park PS is projected to be fully utilized by 2028 without any additional development or students assigned – this is the impact of the Regent Park revitalization.
- The site is fully built-out, constrained and cannot support **any** portables or future expansion
- Including the Lower Yonge Precinct within the attendance area of the school would leave the school nearly 150% utilized and result in a shortfall of nearly 390 pupil places over the long-term, this is roughly equivalent to 16 portables
- This does not consider students that will reside in the other precincts like East Bayfront, Keating Channel or the West Donlands
- No addresses are within walking distance to the school

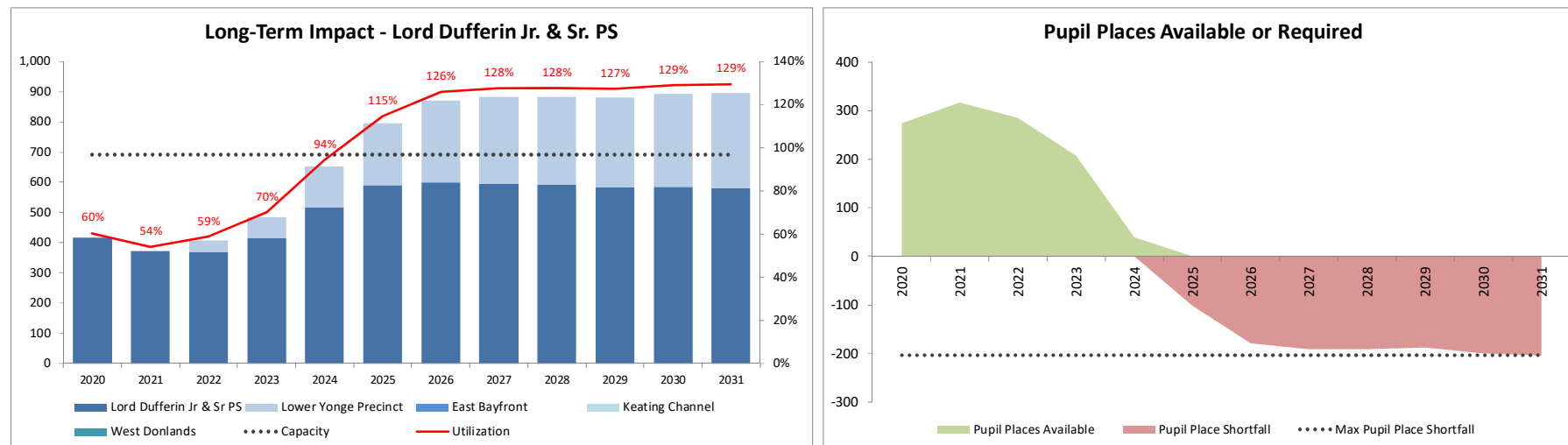
Lower Yonge Precinct - Impact on Area Schools



Summary of Jean Lumb PS

- Jean Lumb PS is projected to be fully utilized by 2026 without any additional development or students assigned – the school’s enrolment far exceeded projection in 2019 and 2020, meaning that the trend reflected here may be low
- The site is constrained, not owned by the TDSB and cannot support any portables or future expansion
- Including the Lower Yonge Precinct within the attendance area of the school would leave the school 160% utilized and result in a shortfall of nearly 330 pupil places over the long-term, this is roughly equivalent to 14 portables
- This does not consider students that will reside in the other precincts like East Bayfront, Keating Channel or the West Donlands.
- No addresses are within walking distance to the school.

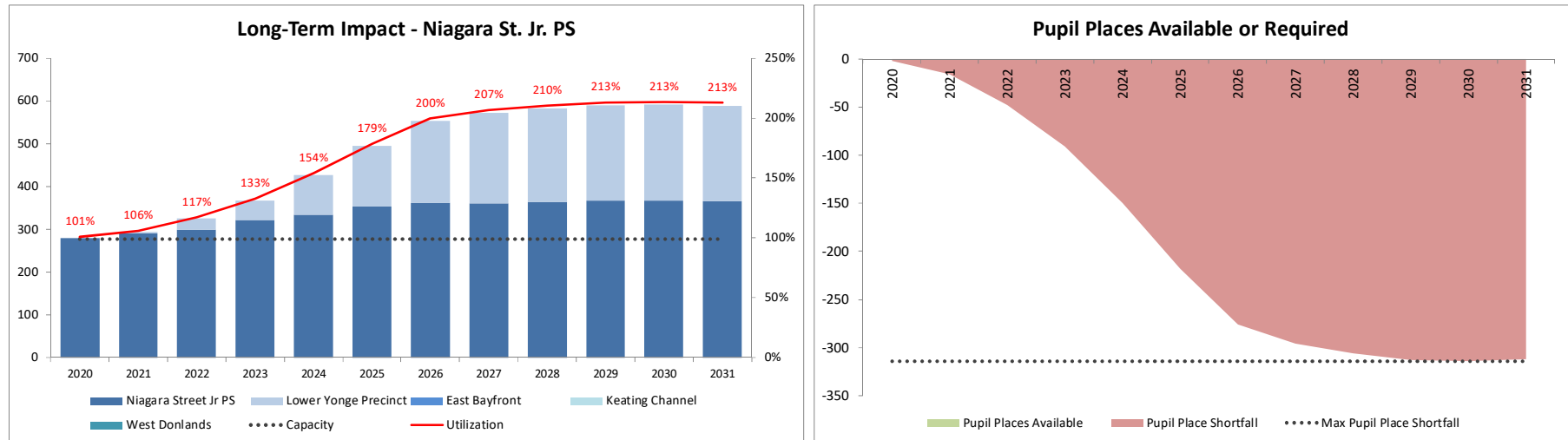
Lower Yonge Precinct - Impact on Area Schools



Summary of Lord Dufferin Jr. & Sr. PS

- Enrolment at Lord Dufferin Jr. & Sr. PS is projected to grow as development projects are constructed and occupied and immigration returns to a pre-pandemic levels. Any available space at the school may be required to address future accommodation pressures emerging at other schools in the downtown area
- The site is constrained and can only accommodate **two** portables.
- Including the Lower Yonge Precinct within the attendance area of the school would leave the school approximately 129% utilized and result in a shortfall of nearly 200 pupil places over the long-term, this is roughly equivalent to 9 portables
- This does not consider students that will reside in the other precincts like East Bayfront, Keating Channel or the West Donlands.
- No addresses are within walking distance to the school.

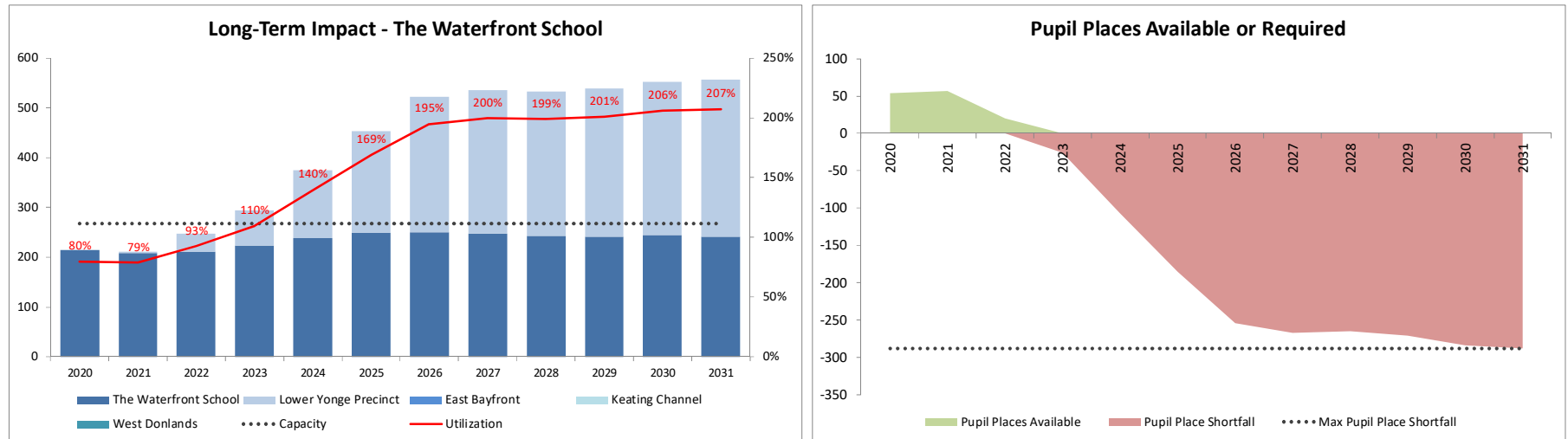
Lower Yonge Precinct - Impact on Area Schools



Summary of Niagara Street Jr. PS

- Enrolment at Niagara St. Jr PS is projected to grow as development projects are constructed and occupied in the surrounding neighbourhood.
- The site is extremely small at .86 of an acre, and cannot accommodate any portables.
- Including the Lower Yonge Precinct within the attendance area of the school would leave the school approximately 213% utilized and result in a shortfall of nearly 315 pupil places over the long-term, this is roughly equivalent to 14 portables
- This does not consider students that will reside in the other precincts like East Bayfront, Keating Channel or the West Donlands.
- No addresses are within walking distance to the school.

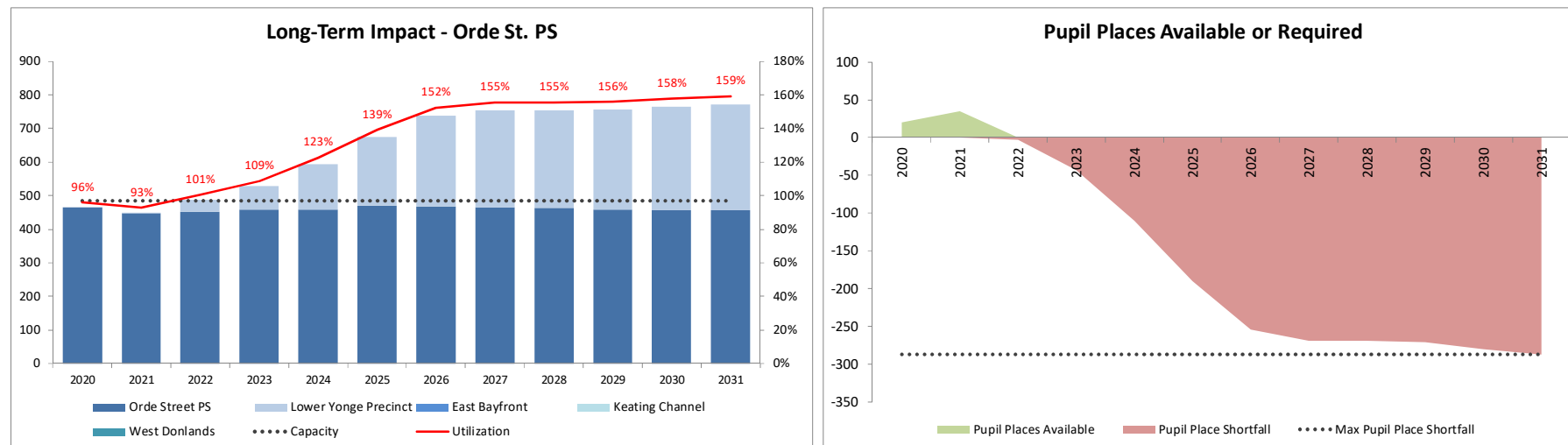
Lower Yonge Precinct - Impact on Area Schools



Summary of The Waterfront School

- Enrolment at The Waterfront School is projected to grow slightly as development projects are constructed and occupied in the surrounding neighbourhood.
- The site is owned by the City of Toronto and the ground lease doesn't allow any portables.
- Including the Lower Yonge Precinct within the attendance area of the school would leave the school approximately 207% utilized and result in a shortfall of nearly 290 pupil places over the long-term, this is roughly equivalent to 13 portables
- This does not consider students that will reside in the other precincts like East Bayfront, Keating Channel or the West Donlands.
- No addresses are within walking distance to the school.

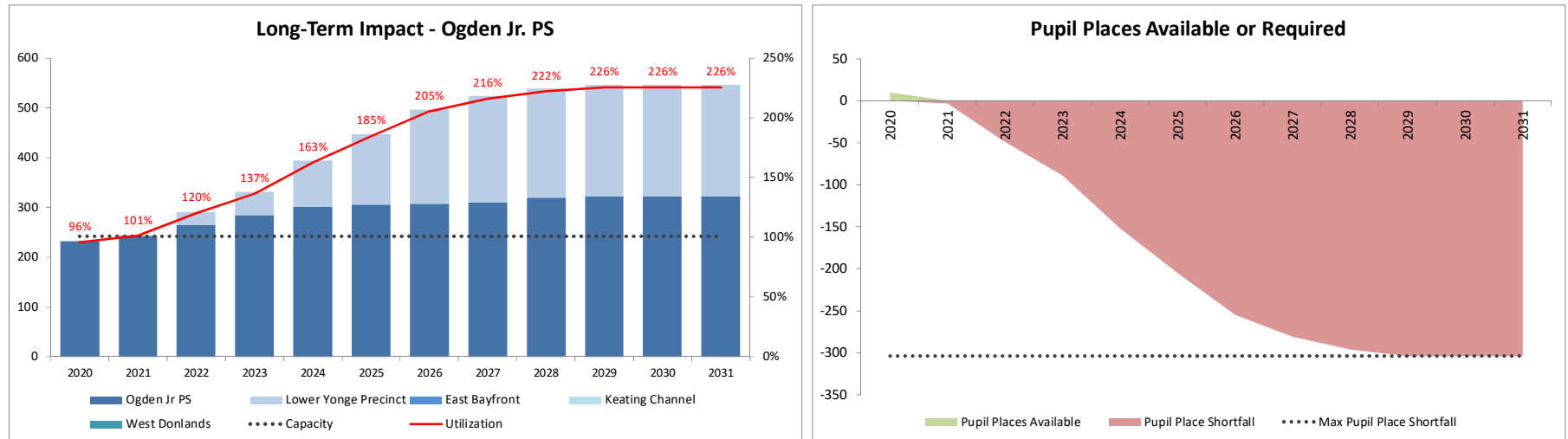
Lower Yonge Precinct - Impact on Area Schools



Summary of Orde St. PS

- Enrolment at Orde Street PS is projected to grow as development projects are constructed and occupied in the surrounding neighbourhood.
- The site is highly constrained and doesn't offer any opportunity for portables to be accommodated.
- Including the Lower Yonge Precinct within the attendance area of the school would leave the school approximately 159% utilized and result in a shortfall of nearly 287 pupil places over the long-term, this is roughly equivalent to 12 portables
- This does not consider students that will reside in the other precincts like East Bayfront, Keating Channel or the West Donlands.
- No addresses are within walking distance to the school.

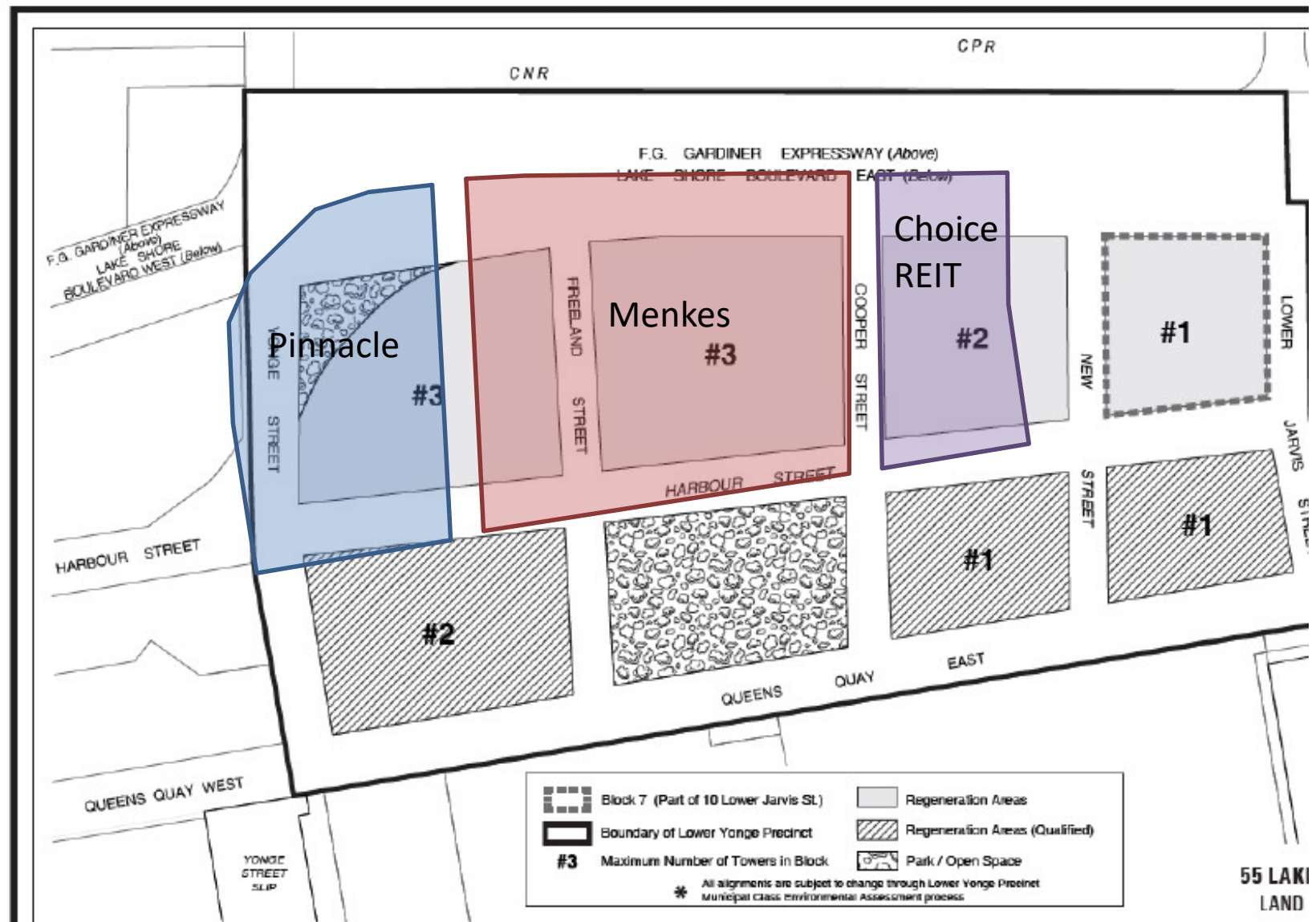
Lower Yonge Precinct - Impact on Area Schools



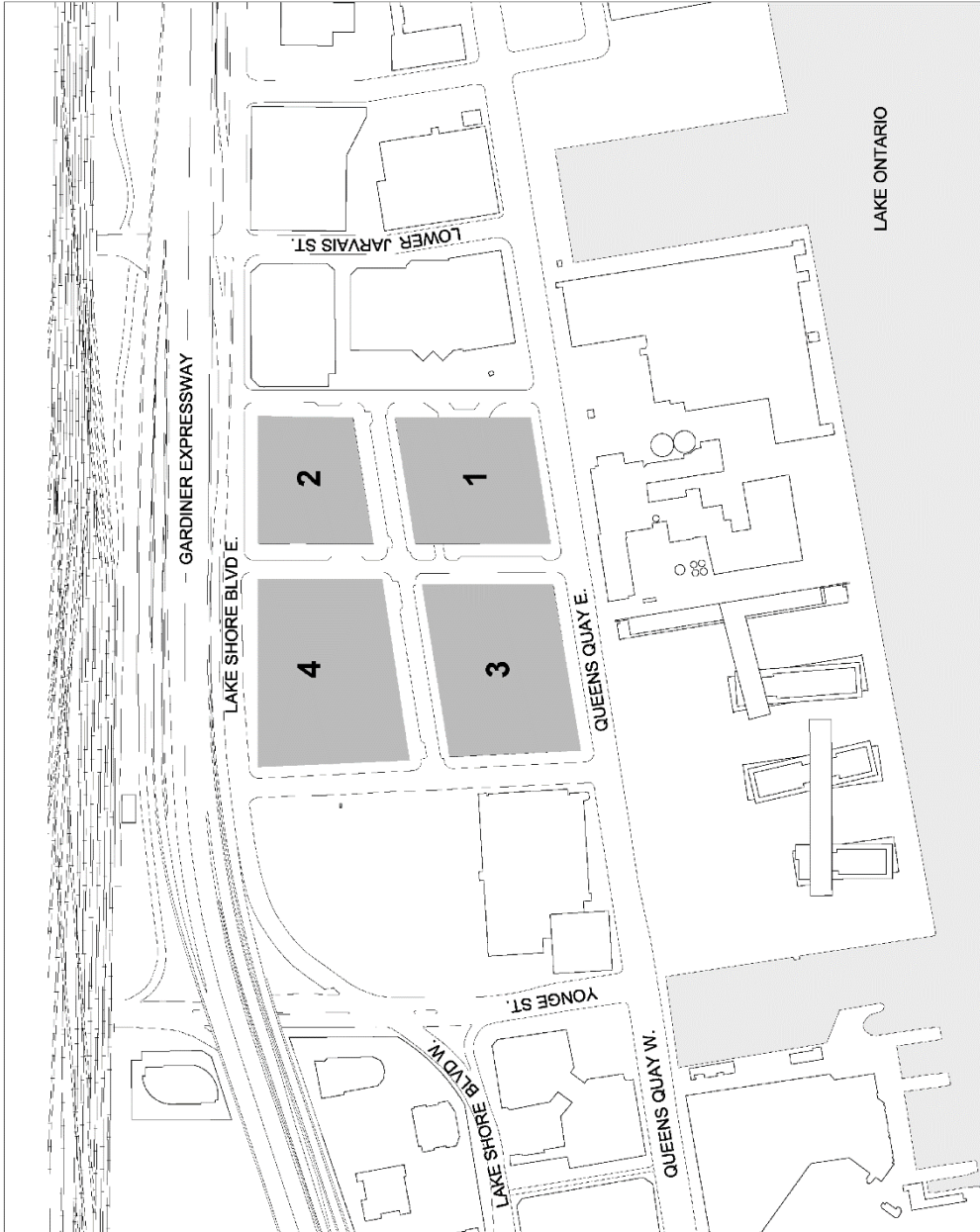
Summary of Ogden Jr. PS

- Enrolment at Ogden Jr. PS is projected to grow as development projects are constructed and occupied in the surrounding neighbourhood.
- The site is highly constrained and doesn't offer any opportunity for portables to be accommodated.
- Including the Lower Yonge Precinct within the attendance area of the school would leave the school approximately 226% utilized and result in a shortfall of nearly 300 pupil places over the long-term, this is roughly equivalent to 13 portables
- This does not consider students that will reside in the other precincts like East Bayfront, Keating Channel or the West Donlands.
- No addresses are within walking distance to the school.

Attachment 2: OPA MAP J8: Land Use and Number of Towers



Attachment 1: Context Plan



Context Plan

55-95 Lake Shore Boulevard East, 33-53 Freeland Street & 2, 15 Cooper Street

Applicant's Submitted Drawing

Not to Scale
08/02/2016

File # 16 152742 STE 28 0Z

BLOCK 4

12,656 m2

LAKE SHORE

Appendix F

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3. Drawings are not to be used for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Portion of exposed finished mechanical or electrical device, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issued For Construction".

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the buildings represented by them. All contractors or subcontractors must verify themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

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No.	Issuance	Date
01	Site Plan Application	2019-08-23
02	Revised SFA Progress Set	2020-03-23
03		
04		
05		
06		
07		
08		

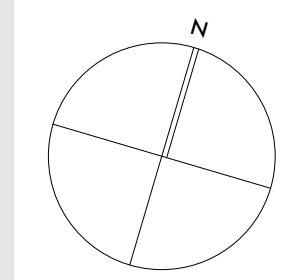
NOTE: Staff have reviewed this application on the understanding it will comprise three construction documents and a single panel of finished and upon completion of any parties, including the Owner or any subsequent owners, submit an application for evidence, and to control, supervision, construction approval or any other form of land division for the development not in accordance with this assumption. Different planning conditions, including all associated external management facilities and any necessary revised plans and studies, may be required by the City at the sole discretion of the applicant.



aA

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55 LAKE SHORE BOULEVARD EAST
MENKES 55 LAKE SHORE INC.

Ground Floor / Site Plan

1:150

21917

A-2.05

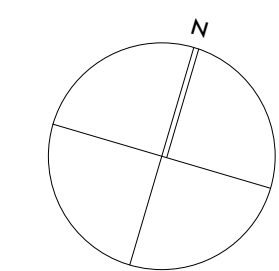
Appendix F

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2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conference only.
3. Drawings are not to be used for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
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6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must verify themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.
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No.	Issuance	Date
01	Site Plan Application	2019-08-23
02	Revised SPA Progress Set	2020-03-23
03		
04		
05		
06		
07		
08		

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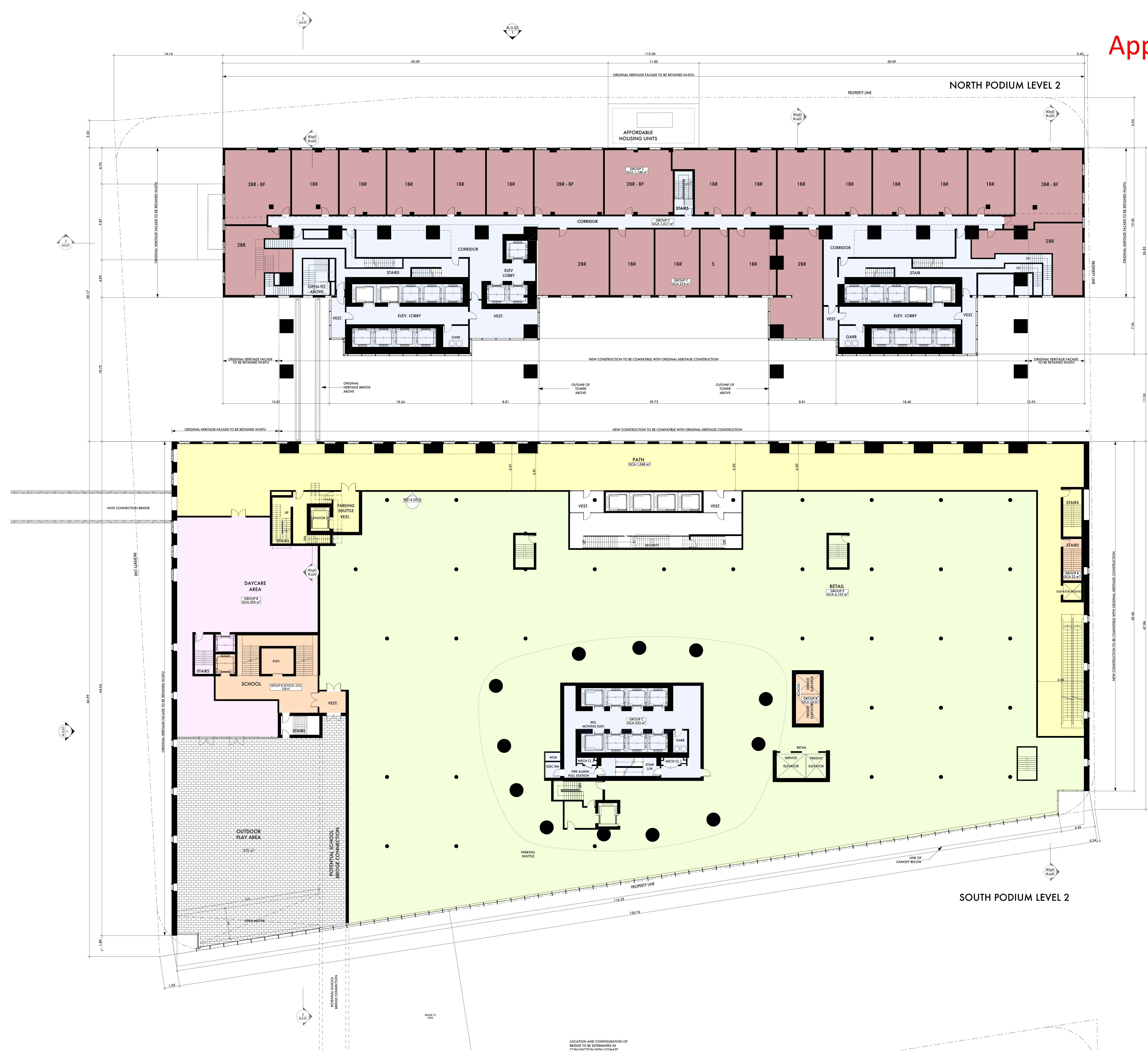
55 LAKE SHORE BOULEVARD EAST
MENKES 55 LAKE SHORE INC.

Level 2

1:150

21917

A-2.06



LOCATION AND CONFIGURATION OF
BRIDGE TO BE DETERMINED IN
CONJUNCTION WITH ULTIMATE

Appendix F

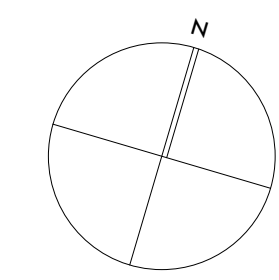
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2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design confirmation only.
3. Drawings are not to be used for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those areas not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issued For Construction".
6. All work is to be carried out in accordance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by these. All contractors or subcontractors must verify dimensions when bidding and at all times ensure that they can properly construct the work represented by these plans.

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No.	Issuance	Date
01	Site Plan Application	2019-08-23
02	Revised SPA Progress Set	2020-03-23
03		
04		
05		
06		
07		
08		

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55 LAKE SHORE BOULEVARD EAST
MENKES 55 LAKE SHORE INC.

Level 3

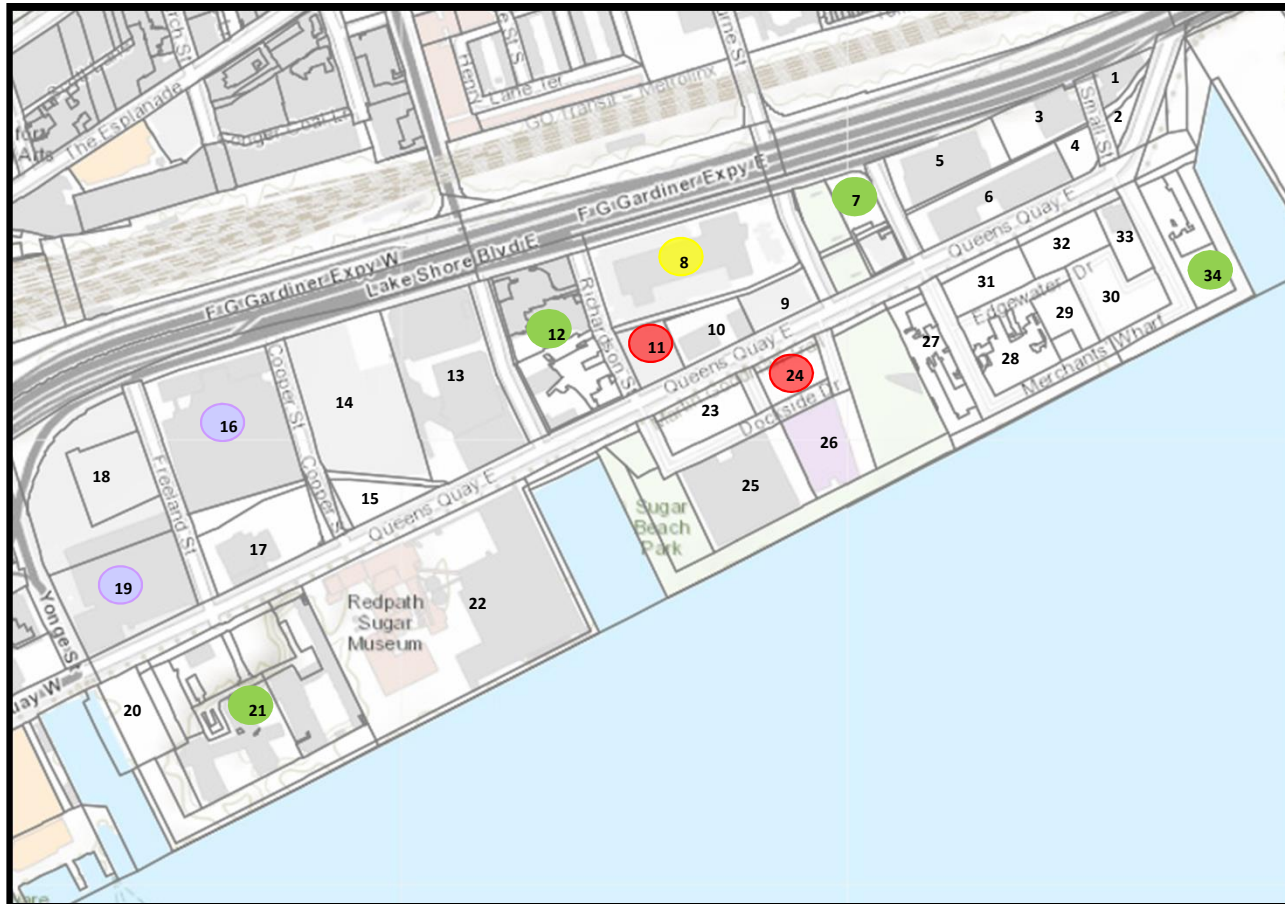
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LOCAL AREA MAP



Legend

- Application Submitted
- Decision on Application
- Building Permit Application
- Building Permit Issued
- Under Construction
- Ready for Occupancy
- Construction Completed
- Not Applicable

OWNERSHIP INFORMATION

#	Address	Land Area	Ownership	Last Purchase
1	307 Lake Shore Blvd E	16,619.46 ft² (0.382 ac)	307 LAKESHORE BOULEVARD EAST LIMITED	2017
2	11 Small St	13,185.78 ft² (0.303 ac)	THE CORPORATION OF THE CITY OF TORONTO	1995
3	291 Lake Shore Blvd E	43,130.95 ft² (0.990 ac)	TORONTO WATERFRONT REVITALIZATION CORPORATION	2008
4	2 Small St	14,251.40 ft² (0.327 ac)	TORONTO WATERFRONT REVITALIZATION CORPORATION	2009
5	259 Lakeshore Blvd E	64,508.05 ft² (1.481 ac)	TORONTO WATERFRONT REVITALIZATION CORPORATION	2009
6	200 Queens Quay E	73,409.80 ft² (1.685 ac)	TORONTO WATERFRONT REVITALIZATION CORPORATION	2009
7	26 Bonnycastle	THIS IS A CONDOMINIUM BUILDING BLOCK: 76706		
8	215 Lakeshore Blvd E	167,776.91 ft² (3.852 ac)	GREENLAND LAKESIDE DEVELOPMENT COMPANY LIMITED	2016
9	180 Queens Quay E	29,772.95 ft² (0.683 ac)	ROM-GRAND WATERFRONT LTD.	2016
10	178 Queens Quay E	38,524.00 ft² (0.884 ac)	ROM-GRAND WATERFRONT LTD.	2016
11	162 Queens Quay E	30,095.86 ft² (0.691 ac)	162 QUEENS QUAY GP INC.	2020
12	PIN 213840286	128,068.88 ft² (2.940 ac)	THE GEORGE BROWN COLLEGE OF APPLIED ARTS AND TECHNOLOGY	2018
13	10 Lower Jarvis St	179,574.14 ft² (4.122 ac)	CP REIT ONTARIO PROPERTIES LIMITED	2014
14	PIN 213840171	170,424.83 ft² (3.912 ac)	MENKES 55 LAKESHORE INC.	2016
15	PIN 213840172	28,944.13 ft² (0.664 ac)	MENKES 55 LAKESHORE INC.	2016
16	PIN 213840245	185,085.26 ft² (4.249 ac)	MENKES 55 LAKESHORE INC.	2016
17	PIN 213840243	80,169.53 ft² (1.840 ac)	MENKES 55 LAKESHORE INC	2016

#	Address	Land Area	Ownership	Last Purchase
17	PIN 213840243	80,169.53 ft² (1.840 ac)	MENKES 55 LAKESHORE INC	2016
18	7 Yonge Blvd	57,102.49 ft² (1.311 ac) 118,273.73 ft² (2.715 ac)	PINNACLE INTERNATIONAL (SEVEN YONGE) LTD.	2019
19	1 Yonge St	114,431.02 ft² (2.627 ac)	PINNACLE INTERNATIONAL (ONE YONGE) LTD.	2012
20	PIN 213840212	40,106.29 ft² (0.921 ac)	TORONTO WATERFRONT REVITALIZATION CORPORATION	2005
21	39 Queens Quay E	THIS IS A CONDOMINIUM BUILDING BLOCK: 76491		
22	95 Queens Quay E	437,940.04 ft² (10.054 ac)	REDPATH SUGAR LTD.	1957
23	PIN 213840292	35,972.95 ft² (0.826 ac)	CITY OF TORONTO	N/A
24	PIN 213840136	25,166.00 ft² (0.578 ac)	THE GEORGE BROWN COLLEGE OF APPLIED ARTS AND TECHNOLOGY	2017
25	25 Dockside Drive	105,906.01 ft² (2.431 ac)	CQ 25 DOCKSIDE PROPERTY INC.	2012
26	51 Dockside Dr	64,346.59 ft² (1.477 ac)	CITY OF TORONTO	N/A
27		THIS IS A CONDOMINIUM BUILDING BLOCK: 76640		
28	PIN 213840300	80,610.85 ft² (1.851 ac)	CITY OF TORONTO	2019
29	PIN 213840180	26,048.64 ft² (0.598 ac)	CITY OF TORONTO	N/A
30	118 Merchants' Wharf	57,942.07 ft² (1.330 ac)	AQUABELLA BAYSIDE TORONTO INC.	2017
31	PIN 213840326	29,460.79 ft² (0.676 ac)	CITY OF TORONTO	N/A
32	251 Queens Dr	33,777.12 ft² (0.775 ac)	CITY OF TORONTO	2008
33	PIN 213840219	24,154.19 ft² (0.555 ac)	CITY OF TORONTO	2008
34	155 Merchants Wharf	60,794.51 ft² (1.396 ac)	AQUALUNA BAYSIDE TORONTO INC.	2020