



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

RAILWAY LANDS ELEMENTARY SCHOOL (BLOCK 31) STATUS UPDATE WARD 9

"They urgently pleaded with us for the privilege of sharing in this service to the Lord's people." 2 Corinthians 8:4

Created, Draft	First Tabling	Review
November 28, 2016	December 8, 2016	Click here to enter a date.
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INFORMATION REPORT		

Vision:

At Toronto Catholic we transform the world through witness, faith, innovation and action.

Mission:

The Toronto Catholic District School Board is an inclusive learning community uniting home, parish and school and rooted in the love of Christ.

We educate students to grow in grace and knowledge to lead lives of faith, hope and charity.



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A. EXECUTIVE SUMMARY

This report provides an update on the status of the future elementary school to be constructed on Block 31 of the Railway Lands. The 550 pupil place school is being built as part of a joint venture with the Toronto District School Board and the City of Toronto, which will include two elementary schools, a community centre, and child care centre on a multi-use site adjacent to a park. The construction of the new elementary school is being entirely funded by development levy revenue collected from all development within the Railway Land Central and West areas.

It is anticipated that construction of this community hub will begin in May 2017, and the tentative opening date of the new school is September 2019.

B. BACKGROUND

1. The Railway Lands development area is located just west of the City's downtown core, and is bounded by Front Street to the north, the Gardiner Expressway to the south, Bathurst Street to the west, and Yonge Street to the east. The City of Toronto has divided the area into three sections (Central, West, and East), and enacted Secondary Plans for each district.
2. The site identified as Block 3, located at 20 Brunel Court in the Railway Lands West area, was designated in the Secondary Plan as the location of the community uses to service the district. The 2.1 acre parcel of land is adjacent and connected to Canoe Landing Park.
3. In 1994, the Toronto Catholic District School Board (TCDSB) entered into an Umbrella, Development Levy, and Development Levy Trust Agreement which defined the framework for the provision of a multi-use facility for public uses on Block 31 and identified capital funding to construct the complex.
4. Development levies have been collected from developments within the Railway Lands Central and West to fund the construction of the elementary schools for the TCDSB and TDSB, as well as the community centre and child care centre. It is estimated that approximately \$36.2 million is available to build the two elementary schools.

5. The Development Levy Trust Agreement (DLTA) stipulates that development levies from the Railway Lands Central and West can solely be used to fund the development costs associated with the elementary schools to be constructed on Block 31.
6. The DLTA also sets out a time frame for the expenditure of the levy funds in the completion of the community uses on Block 31. The deadline to spend the levy funds is October 2020. If the funds are not spent within that timeframe, the levies must be returned to the developers.
7. Furthermore, the Umbrella Agreement stated that the City would continue to own the parcel of land, and that the TCDSB and Toronto District School Board (TDSB) would hold long term leases for their respective school buildings once occupied. The long term lease will result in the requirement to pay a land transfer tax (LTT), and the boards have retained an appraiser to assist with determining the LTT payment.
8. Initially, an affordable housing component was to be included as part of Block 31, in partnership with the Toronto Community Housing Corporation. However, in June 2011, the City of Toronto decided to move forward with developing a multi-use facility with only institutional uses.
9. In May 2014, the TCDSB, TDSB, and City of Toronto entered into a Development Agreement to move forward with the project. This Agreement included the creation of a Steering Committee, composed of staff representatives from all parties, which was tasked with making all decisions and providing approvals with respect to the design, development, construction, and budgeting of the Block 31 project.
10. In June 2014, ZAS was appointed as the architect of the facility. In the fall of 2014, Colliers Project Leaders were retained as project managers.
11. On October 20, 2016, the Board approved for consultation the revised Draft Long Term Program Plan for Elementary and Secondary Schools. The Long Term Plan recommends that Reggio Emilia programming be implemented at the future Railway Lands school.

C. EVIDENCE/RESEARCH/ANALYSIS

1. The Block 31 project will create a community hub which includes the following uses:
 - Two 550 pupil place elementary schools with a total gross floor area of 9,786 square metres;
 - A child care centre which can accommodate 52 children (10 infants and 42 toddler and pre-school); and
 - A 4,300 square metre community centre, which includes a multi-purpose community space, and an active roof to accommodate a roof top basketball court, running track, fitness decks, and wellness programming space.
 - The project also includes underground parking for 76 cars (29 spaces are reserved for each school board), an outdoor play area, and the use of artificial turf playing field adjacent to Canoe Landing Park.
2. The building is divided by a City Planning mandated view corridor into a north and south wing. The south building contains most of the school spaces including classrooms, administration offices, and the shared school library. The school gyms are located in the north wing along with the community centre, and the two buildings are connected by a bridge on the second floor.

Appendix 'A' provides renderings for the new facility.

3. With respect to the building design, ZAS Architects have advanced the design and construction documents to a 50% completion stage. Altus Group has prepared a cost estimate for the 50% drawings, which indicates that at this point, the project can be delivered within the available funding.
4. On November 15, 2016, Toronto and East York Community Council approved the zoning amendment application for the Block 31 project, and the item is on the December 13, 2016 City Council agenda for final approval.

5. Based on this approval, below is the current timeline for the significant project milestones:
- Construction Tender Closing: February 2017
 - Awarding of Construction Contract: May 2017
 - Site Plan Agreement and Building Permit: May 2017
 - Beginning Construction: May 2017
 - School Opening: September 2019
6. The naming of the new school will be undertaken as per the process outlined in the TCDSB School Names Policy S.07.

D. CONCLUDING STATEMENT

This report is for the consideration of the Board.