

TORONTO LANDS CORPORATION

TDSB Property – Memorial Park

To: Chair and Members of the Toronto Lands Corporation

Date: November 12, 2019

Recommendation:

That the report, *TDSB Property – Memorial Park*, be received for information.

Rationale

The City of Toronto is responsible for City infrastructure (water, sewers, roads) and at times will request the use or acquisition of land owned by the TDSB in order to complete a project. In the last few years, the City has received and allocated funding for a substantial basement flooding program across the City. TLC and the City have recently entered into discussions and drafted key business terms and conditions, subject to TDSB approval and a surplus declaration of a disposition of a small parcel of land that forms part of a school property at 10 Toledo Road (Bloordale Middle School). This parcel of land is required in order to complete its basement flooding program in that part of the City. However, each request from the City of Toronto must be evaluated by TLC considering impact on student accommodation needs, student safety, security, program requirements, impact on future land valuation and land use planning. TLC in conjunction with TDSB staff make best efforts to work with other public agencies to assist where possible in meeting their objectives while balancing TDSB's delivery of its student mandate.

In 2017, the TDSB was first approached by the City of Toronto, to consider access to another TDSB site as part of the basement flooding program. The City's property requirement includes the installation of a 10,000 m³ storm water underground storage tank, associated equipment and pipelines underneath the school's sports field. The legal agreements to provide access and occupation during construction will have permanent impact on approximately 2.4 acres of the school site. Upon project completion, the City will require access to facilitate future maintenance of the underground facility. The duration of the construction project would be a minimum of two years and up to three years (dependent upon weather, ground conditions, restoration).

TDSB staff have considered this request in great detail and in July, 2018, concluded that it could not proceed and advised the City, in writing, explaining its detailed rationale. The local trustee is also in support of staffs analysis and conclusion. It is noted that within the City's commissioned consultant's report, Stantec provided an alternative solution to the TDSB site although this solution would impose additional expense. The City has once again requested that TDSB reconsider its decision and advised that the school property is the only feasible location for the storage tank from an engineering perspective. The TLC and the TDSB have revisited the property request with a primary focus on student and school impact.

Context

The TDSB property described as “Memorial Park” is improved with a sports field (athletic track) used by the Forest Hill Collegiate students as it’s the only field for delivering outdoor recreation for the students. An existing smaller underground tank is situated underground on the TDSB property closer the Chaplin Crescent street frontage. North Preparatory Junior Public School and Day Care uses the existing softball fields for outdoor physical activities. The installation of an additional much larger underground tank of this magnitude will require the decommissioning of this field for 2-3 years. Students would have no access to this outside recreation area for any physical activity. Filling the mandatory student recreational and physical requirements will not be possible on this site. The City has proposed to transport students to other fields out of the area. From a school and program perspective, daily time constraints and impact on required instructional time does not make the City option viable. In addition there would heighten risk factors relating to student safety, supervision and liability.

As previously referenced, Stantec, the City consultant, identified Viewmount Park being a City owned location as an alternative location to the TDSB site. The City does not wish to pursue this option as there would be greater capital investment required and higher life cycle costs. Given the 2-3 year loss of student programming, offsite risks, impact on instructional time, collective agreements, future devaluation due to a significant underground structure encumbrance and borehole testing indicating a high water-table and dewatering requirements may be significant with potential City claims and extended monitoring work required (see Appendix 1 letter dated July 23, 2018, to the City of Toronto) Viewmount Park should be pursued by the City as the preferred option.

Taking all factors into consideration, TDSB staff does not support the City proposal and as such, TLC will advise accordingly.

Routing

TLC Board: 12 November 2019
TLC Web Site – Information Posting

From

Daryl Sage, Executive Officer, Toronto Lands Corporation, at dsage.tlc@tdsb.on.ca or at 416-393-0575

Anita Cook, Senior Manager, Real Estate, Toronto Lands Corporation at acook.tlc@tdsb.on.ca or at 416-393-0632