



City of Toronto Funding for Site Improvements at Brown JPS

To: Finance, Budget and Enrolment Committee

Date: 3 April, 2019

Report No.: 04-19-3608

Strategic Directions

- Build Strong Relationships and Partnerships Within School Communities to Support Student Learning and Well-Being

Recommendation

It is recommended that the following be approved:

1. That \$350,000 be received from the City of Toronto to fund costs associated with site improvements at Brown Junior Public School.
2. That the Director be authorized to enter into a Community Access Agreement with the City of Toronto on terms and conditions and in a form and content satisfactory to Toronto District School Board's General Counsel for a term of twenty years.

Context

Toronto City Council has approved a motion (as shown in Appendix A) allocating \$350,000 in funding for site improvements at Brown Junior Public School.

The City-funded enhancements to the schoolyard (as highlighted in Appendix B) include accessible pathways and ramps, accessible nature zones, various play elements, fencing and gates, tree planting, a storage shed and line painting.

Appendix C provides the estimated cost breakdown for the \$350,000 City-funded portion of a larger project that includes the replacement of the worn out roof deck of the parking garage.

The City's funding has been secured through the use of contributions it has received by way of the application of Section 37 of the *Planning Act*.

As outlined in Appendix D, in order to receive Section funding, the Board is required to enter into a Community Access Agreement with the City that speaks to community access requirements and the duration of the TDSB's commitment to uphold community access.

Action Plan and Associated Timeline

The timelines associated with the following milestones are estimates:

- Project tendered: March 2019
- Finalize community use agreement negotiations with the City of Toronto: April 2019
- TDSB and City of Toronto sign the agreement: April 2019
- Contract awarded: April 2019
- Construction start date: April 2019
- Date for completion: August 2020

Resource Implications

The City of Toronto-funded enhancements are part of a larger project planned for the site. The TDSB will pay for the costs associated with replacing the worn out roof deck on the parking garage, and replacing the artificial turf field that is at the end of its life cycle.

All other enhancements included in the project are either paid for through the City funding or school fundraising.

Communications Considerations

Central staff has worked in close collaboration with the school community throughout the design development process.

Board Policy and Procedure Reference(s)

- Policy P011, Community Use of Board Facilities (Permits)
- Procedure PR666, Community Use of Board Facilities (Permits)

Appendices

- Appendix A: City Council Motion
- Appendix B: City-funded Enhancements
- Appendix C: Cost Breakdown
- Appendix D: Section 37 of the Planning Act

From

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Appendix A: Toronto City Council Motion – Brown JPS

- [City Council](#) adopted this item on June 26, 2018 without amendments.

City Council consideration on June 26, 2018

MM43.29	ACTION	Adopted		Ward: 22
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Authorization to Release Section 37 Funds to the Toronto District School Board for the Brown Public School Accessible Playground - by Councillor Josh Matlow, seconded by Councillor Joe Mihevc

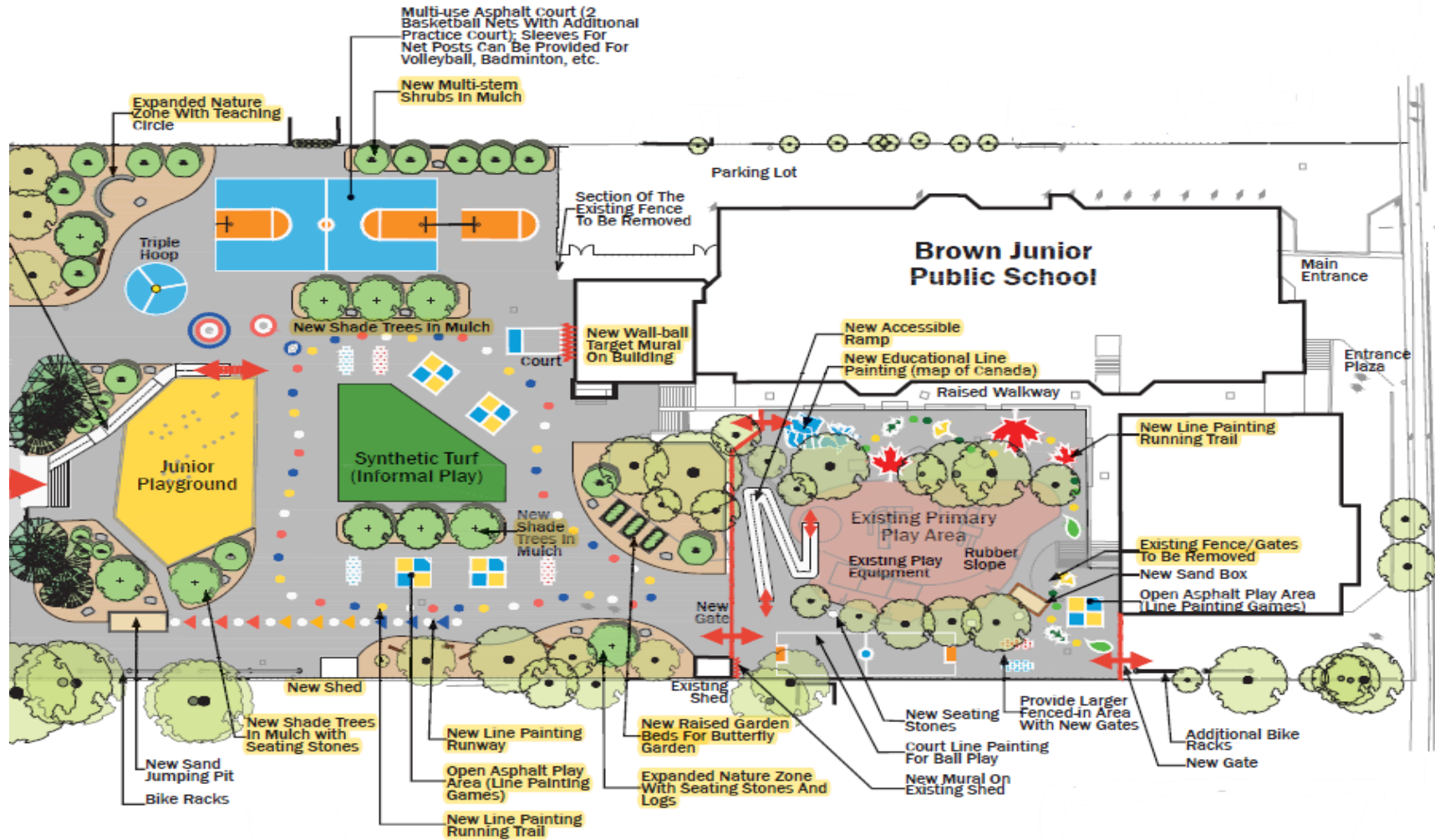
City Council Decision

City Council on June 26, 27, 28 and 29, 2018, adopted the following:

1. City Council increase the Approved 2018 Operating Budget for Non-Program by \$350,000 gross, \$0 net, fully funded by Section 37 community benefits related to a development at 609 Avenue Road (Source Account: XR3026- 3700818) to provide one-time funding of \$350,000.00 to the Toronto District School Board for the Brown Public School Accessible Playground Project.
2. City Council direct that the funds be forwarded to the Toronto District School Board once the Toronto District School Board has signed a Community Access Agreement with the City governing the purpose of the funds, the financial reporting requirements, and addressing community access to the improved facilities, drawn up in consultation with the Ward Councillor.
3. City Council authorize the execution of a Community Access Agreement with the Toronto District School Board for the new playground at Brown Public School, to the satisfaction of the City Solicitor.
4. City Council request the Director, Community Planning, Toronto and East York District to participate in the preparation of the Community Access Agreement and request the City Solicitor to draw up the Agreement, in consultation with the Ward Councillor and Community Planning staff.

Appendix B: City-funded Enhancements

The City-funded enhancements are highlighted on Brown Junior Public School's master plan as shown below.



Appendix C: Cost Breakdown

The following table shows the estimated cost breakdown for the city-funded enhancements at Brown JPS.

Descripton	Units	No. of Units	Unit Price	Extended Price
Demolition & Removals & site Prep	LS		\$ 50,000.00	\$ 50,000.00
Asphalt paving (medium duty)	m2	1000	\$ 65.00	\$ 65,000.00
Accessible pathways/ramps	LS	1	\$ 120,000.00	\$ 120,000.00
Accessible Nature Zones	LS	1	\$ 25,000.00	\$ 25,000.00
Site Features (play elements)	LS	1	\$ 25,000.00	\$ 25,000.00
Fencing & gates	LS	1	\$ 3,660.00	\$ 3,660.00
Planting (trees, sod, mulch)	LS	1	\$ 20,000.00	\$ 20,000.00
Storage Shed	each	1	\$ 10,000.00	\$ 10,000.00
Line Painting	LS	1	\$ 15,000.00	\$ 15,000.00
			SUBTOTAL	\$ 283,660.00
			Mobilization & Demobiliztion	\$ 12,000.00
			Contingency	\$ 20,000.00
			Landscape architect design fees	\$ 27,000.00
			HST Share (2.16%)	\$ 7,340.00
			TOTAL	\$ 350,000.00

Appendix D – Section 37 of the Planning Act

Section 37 of the Planning Act allows the City to collect funds from a development application in return for additional density. The City policy requires that Section 37 funds be earmarked for community benefits in the host ward of the development application.

The City has prepared general guidelines for staff and the development community to work within. Examples of appropriate use of Section 37 funding include:

- Parks (Park Improvements, Playing Field, Open Space, Playground)
- Roads and Streetscapes (Road and Streetscape Improvements, Parking Area, Traffic Calming, Road Allowance)
- Environment Improvements (Re-naturalization, Trail and Path Improvements, Greening Initiatives)

Section 37 cash contributions from the City may also be used appropriately towards the capital costs of facilities on school properties or within school buildings.

The current process to transfer Section 37 funding from the City to the Board is initiated by a Motion at City Council and requires the Board to enter into a Community Access Agreement with the City that speaks to community access requirements and the duration of the Board's commitment to uphold community access.

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