



## **Profiles of Administrative Sites**

**To:** Committee of the Whole

**Date:** 10 June, 2020

**Report No.:** 06-20-3900

### **Strategic Directions**

- Allocate Human and Financial Resources Strategically to Support Student Needs

### **Recommendation**

It is recommended that the Profiles of Administrative Sites report be received.

### **Context**

On December 12, 2019, the Board of Trustees approved that the Director present a report on all the sites where system and central staff are located and include:

- the location and category of each building;
- a brief outline of the history of the building;
- a description of departments and number of staff who work in each location;
- advantages/disadvantages of each location including the availability of parking and access to higher order public transit;
- the annual operating expenditures for each site;
- the facilities condition index; and
- any significant renewal/capital work planned on the site over the next three to five years.

The TDSB currently has 13 sites that are almost exclusively used for system and central administrative functions:

- four are purpose-built administration centres composed mostly of office and meeting space;

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- seven are purpose-built maintenance centres and warehouses composed of a variety of spaces such as shops and storage, as well as office space; and
- two are former schools being used as office and meeting space.

In addition to these sites, the TDSB has administrative groups using space in 16 operating schools. The operating school sites are not addressed in this report.

A profile for each of the 13 administrative sites is attached as Appendix A. Each profile contains information on the site's location, land, facility, and occupants. Advantages and disadvantages of each site have also been identified. The information has been compiled from a number of sources including Business Services, Employee Services, Facility Services, and the Toronto Lands Corporation.

Maps showing the locations of the 13 administrative sites and the 16 operating schools accommodating administrative groups are included as Appendix 1 at the back of the profile package. A chart summarizing the key facts for the sites is attached as Appendix 2 to the profiles.

Below are some high-level observations about the 13 administrative sites:

- The four main administration centres span the city and provide a presence in the east, west and central regions. One site is east of Yonge Street, the East Education Office. One site is on Yonge Street, the TDSB Head Office. Two sites are west of Yonge Street, the Trethewey Education Office and the West Education Office.
- The two administration centres in former schools, the Fairmeadow Centre and Peckham Centre, are in the central region close to the TDSB Head Office and supplement the space in the head office.
- The seven maintenance centres and warehouses also span the city. Two sites are in the southern part of the city, the Oak Park Centre and the Eastern Centre. Two sites are on the west side of the city, the Alliance Centre and the McCulloch Centre. Two sites are in the north-central area, the Oakburn Centre and the Tippett Centre. One site is on the east side of the city, the McGriskin Centre.
- The average age of the 13 administrative sites is 57 years old. The newest facility is the McGriskin Centre built in 1988. The oldest facility is the Eastern Centre built in 1948.
- The buildings range in size from 11,556 square feet to 126,369 square feet. The smallest building is the Oak Park Centre and the largest is the East Education Office.

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- The properties range in area from 0.4 acres to 9.3 acres. The smallest site is the Oak Park Centre and the largest is the McGriskin Centre.
- The average annual operating cost for all 13 sites combined (measured over the past five years) is approximately \$5.4M (caretaking, utilities and maintenance).
- The average Facility Condition Index for the 13 sites is 65% rising to 72% over the next five years. The Eastern Centre, Oak Park Centre and Peckham Centre have indices over 100% in the next five years.
- In total, approximately 3,800 staff members are associated with the 13 sites. The Oak Park Centre has the fewest staff and the East Education Centre has the most. Note: not all staff members associated with a site have their own dedicated workstation or office; many share spaces or are itinerant staff based out of the location.

### **Action Plan and Associated Timeline**

These profiles will be used in planning space needed for central and system administrators in the post-pandemic work environment.

This information will be used to explore opportunities to achieve efficiencies in administrative operations.

### **Resource Implications**

Not applicable.

### **Communications Considerations**

Not applicable.

### **Board Policy and Procedure Reference(s)**

Not applicable.

### **Appendices**

- Appendix A: Profiles of TDSB Administrative Sites

### **From**

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# **Profiles of TDSB Administrative Sites June 2020**

**Profiles of TDSB Administrative Sites**

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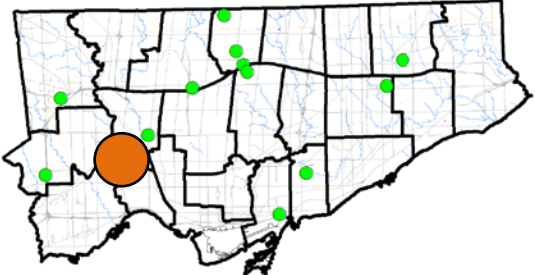


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# 1 Alliance Centre

1	Location	
1.1	<p>Address Major Intersection TDSB Ward</p>	<ul style="list-style-type: none"> <li>• 401 Alliance Avenue, York, M6N 2J1</li> <li>• Northeast of St Clair Avenue West and Jane Street</li> <li>• Ward 6</li> </ul> 
1.2	Aerial Photo of Site	
1.3	Aerial Photo of Surrounding Area	

1 Location		
1.4	Access to Transit	<ul style="list-style-type: none"> <li>For north/south access, the site is located very close to Jane Street and Weston Road (within 1 km).</li> <li>For east/west access, the site is located close to St Clair Avenue West and Eglinton Avenue West (within 1.5 km).</li> <li>TTC bus stops are located in front of the building on Alliance Avenue.</li> </ul>
1.5	Urban Context	<ul style="list-style-type: none"> <li>The site is located within a small employment area, surrounded by industrial and commercial uses.</li> <li>The site backs onto a natural area (the Black Creek).</li> </ul>

2 Site		
2.1	Site Size (Acres)	1.3
2.2	Parking Spaces	50
2.3	Title Summary	<p>TDSB has fee simple ownership of this parcel subject to the following impacts:</p> <ul style="list-style-type: none"> <li>The City of Toronto easement for the Black Creek sanitary sewer Easement Agreement impacts a portion of the site as the easement restriction does not allow for any above grade construction.</li> <li>This property is further encumbered by a Solar Easement for the installation of rooftop solar panels under the management of Potentia.</li> <li>Should TDSB trigger a Termination Notice the impact will include i) the cost of removal of the panels, and ii) Termination Payment for the loss of future income for Potentia. Given the November 1, 2016 start date, there is a minimum of 17 years remaining on the contract.</li> </ul>
2.4	Official Plan	<p>Urban Structure: Employment Area – an area to be used exclusively for business and economic activities, with the intention to protect, preserve and expand existing businesses and incubate/welcome new businesses. Removal of lands from Employment Areas (to allow for non-employment uses) would require a City-initiated municipal comprehensive review.</p> <p>Land Use Designation: Core Employment Area – a place for business and economic activities. Uses permitted in Core Employment Areas are all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and</p>

<b>2</b>		<b>Site</b>
		<p>development facilities, utilities, waste management systems, industrial trade schools, media, information and technology facilities, and vertical agriculture.</p> <p>Secondary Plan: Nil</p> <p>Site and Area Specific Policy: Nil</p> <p>Special Policy Area: Rockcliffe Park, Black Creek – development is prohibited within the floodplain, except for buildings and structures in Special Policy Areas, which must be protected from flooding to at least the 350-year flood level.</p>
2.5	Zoning	PE – Prestige Employment – permitted uses are: industrial uses; office uses; retail and/or showroom uses; design centre; business service establishments; restaurant; motor vehicle sales; recreational uses; and day nursery
2.6	City Planning Guidelines / Studies / Initiatives	The site is proximate to the Old Stockyards area, which has a set of urban design guidelines in place for development along the St Clair Avenue West and Keele Street corridors. Additionally, the City undertook an Avenue Study for the portion of St Clair Avenue West between Scarlett Road and Keele Street. However, the site is not within the study area.
2.7	Heritage Designation	Nil
2.8	Additional Land Use Planning Constraints	Nil

<b>3</b>		<b>Facility</b>
3.1	Building Type	Purpose-built maintenance centre – contains offices, open concept work areas, shops, and storage
3.2	History	Former maintenance centre of the York Board of Education
3.3	Year Built	1960
3.4	Facility Size (Square Feet)	24,081
3.5	Floors	1 floor and mezzanine
3.6	Barrier Free Accessibility	Designated parking space, no elevator

<b>3 Facility</b>		
3.7	5-Year Average Annual Operating Costs (2014-15 to 2018-19)	Caretaking, utilities and maintenance = \$149,249 or \$6.20 / sq ft Average across all 13 administration buildings = \$6.98 / sq ft
3.8	Space Description	2 open concept work station areas 2 enclosed offices 3 shops (carpentry, paint, general) 1 drawing archive 1 stockroom / tool storage 1 tool crib 1 locksmith room 2 training rooms 1 dispatch room 1 meeting room 1 lunch room 5 storage rooms 3 loading docks

<b>4 Facility Condition</b>		
4.1	Replacement Value (EDU)	\$4,643,934
4.2	Current Renewal Backlog	\$1,574,651
4.3	5-year Renewal Needs	\$1,897,472
4.4	Current Facility Condition Index	34%
4.5	5-Year Facility Condition Index	41%
4.6	Improvements Made Over Last 5 Years	Year, Project and Cost: 2016 Office Upgrade TR-16-0338 \$298,542 2017 Roof Replace TR-16-1425 \$370,163 Total \$668,704
4.7	Future Improvements	Replace windows Repave parking lot (have not been costed or timed)

<b>5 Facility Occupants</b>	
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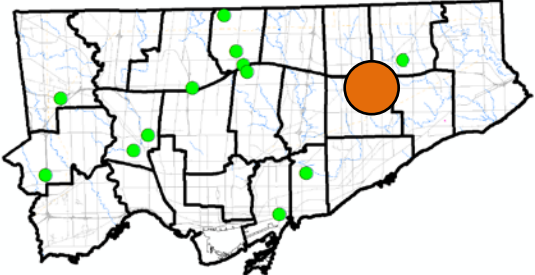
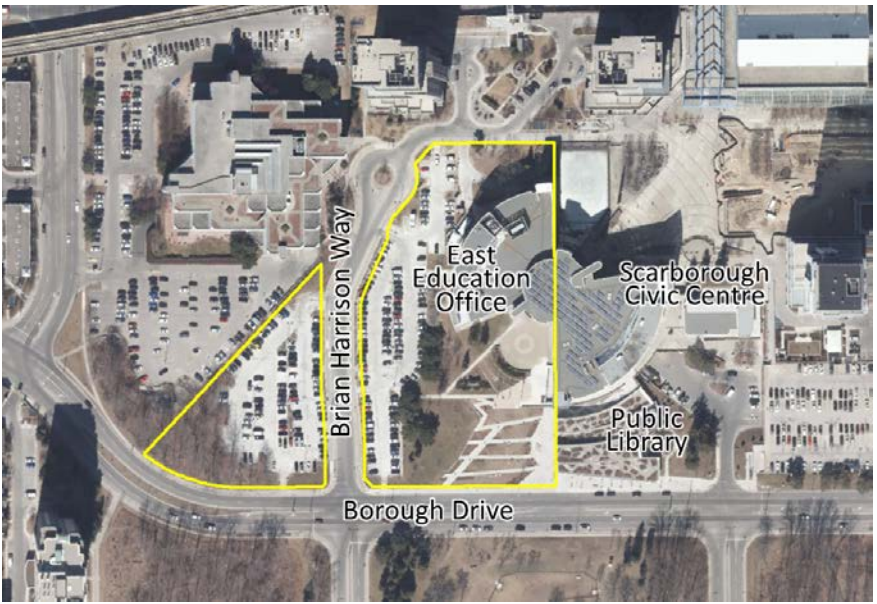

<b>5</b>	<b>Facility Occupants</b>	
5.1	Main User Groups	Plant Operations LC 1, 4
5.2	Number of Staff (May 2020)	Number of Staff by Organizational Unit: 7 Administrative Services LC1, LC4 1 Distribution Centre 1 Environmental Compliance 30 LC1 Unasgnd Crtkrs PT Clnrs PlntOps LN01 25 LC1 Unasgnd Crtkrs PT Clnrs PlntOps LN02 30 LC1 Unasgnd Crtkrs PT Clnrs PlntOps LN03 30 LC1 Unasgnd Crtkrs PT Clnrs PlntOps LN04 30 LC1 Unasgnd Crtkrs PT Clnrs PlntOps LN05 25 LC1 Unasgnd Crtkrs PT Clnrs PlntOps LN06 29 LC4 Unasgnd Crtkrs PT Clnrs PlntOps LN19 32 LC4 Unasgnd Crtkrs PT Clnrs PlntOps LN20 28 LC4 Unasgnd Crtkrs PT Clnrs PlntOps LN21 27 LC4 Unasgnd Crtkrs PT Clnrs PlntOps LN22 30 LC4 Unasgnd Crtkrs PT Clnrs PlntOps LN23 36 LC4 Unasgnd Crtkrs PT Clnrs PlntOps LN24 1 LN01 Plant Operations 1 LN02 Plant Operations 1 LN03 Plant Operations 1 LN04 Plant Operations 1 LN05 Plant Operations 1 LN06 Plant Operations 1 LN19 Plant Operations 1 LN20 Plant Operations 1 LN21 Plant Operations 1 LN22 Plant Operations 1 LN23 Plant Operations 1 LN24 Plant Operations 1 Occupational Health & Safety 3 Plant Operations LC1 3 Plant Operations LC4 11 Task Force Plant LC1 12 Task Force Plant LC4 1 Year Round Students LC1 1 Year Round Students LC4 405 Total

<b>6</b>	<b>Discussion</b>	
6.1	Advantages	<ul style="list-style-type: none"> <li>Fair facility condition</li> </ul>

6	Discussion	
		<ul style="list-style-type: none"><li>• Average annual operating cost</li></ul>
6.2	Disadvantages	<ul style="list-style-type: none"><li>• Does not have good access to highways</li><li>• Does not have good access to mass rapid transit (subway or LRT)</li><li>• Small site size – limited potential for expansion</li></ul>



## 2 East Education Office

1	Location	
1.1	<p>Address Major Intersection TDSB Ward</p>	<ul style="list-style-type: none"> <li>• 140 Borough Drive, Scarborough, M1P 4N6</li> <li>• Southwest of Highway 401 and McCowan Road</li> <li>• Ward 17</li> </ul> 
1.2	<p>Aerial Photo of Site</p> 	
1.3	<p>Aerial Photo of Surrounding Area</p> 	

1		Location
1.4	Access to Transit	<ul style="list-style-type: none"> <li>For north/south access, the site is located very close to Brimley Road (within 500 m) and McCowan Road (less than 1 km).</li> <li>For east/west access, the site is located very close to Ellesmere Road (within 500 m) and close to Highway 401 (within 1.5 km).</li> <li>The site is less than 150 m away from a mobility hub that seamlessly integrates several modes of transportation into a single node. The hub includes an LRT station and a terminal for TTC and GO busses. A future subway station is planned to be built on a new line that will connect Line 2 (Bloor-Danforth) to Line 4 (Sheppard).</li> </ul>
1.5	Urban Context	<ul style="list-style-type: none"> <li>The building is located within the civic centre of Scarborough. The building was designed to be the head office of the former Scarborough Board of Education and the city hall for the former City of Scarborough. The building is jointly owned and operated by the TDSB and the City of Toronto. The City of Toronto uses its half of the building for the offices and chamber for the Scarborough Community Council.</li> <li>The building is located in an Urban Growth Centre, a provincially designated area for high-density mixed-uses including institutional, commercial, recreational and residential uses – it is a focal point for major transit infrastructure.</li> <li>Lands to the east and west of the building have been redeveloped as residential towers. Additional residential towers are proposed for the surrounding area.</li> </ul>

2		Site
2.1	Site Size (Acres)	5.3
2.2	Parking Spaces	250
2.3	Title Summary	A public library was recently constructed on the south side of the Scarborough Civic Centre on City lands. The TDSB is under a Limiting Distance Agreement to not construct a building within 18 metres of the west wall of the library. Also, the City has a Transfer Easement Right enabling the City to access TDSB lands for the construction and maintenance of the public library.
2.4	Official Plan	Urban Structure: Centre – one of four areas in the city with excellent transit accessibility where jobs, housing and services will be concentrated in dynamic mixed use settings with different levels of activity and intensity.



2	Site	
		<p>Land Use Designation: Mixed Use Area – a place that allows for a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Scale and intensity of development of Mixed Use Areas will differ, as set out in Secondary Plans and zoning by-laws.</p> <p>Secondary Plan: Scarborough Centre Secondary Plan – located in the Civic Precinct, the land use is predominantly employment uses (government, commercial, community services), but residential uses are also permitted, primarily as tall residential buildings with lower-rise and ground-related units incorporated into the buildings or sites. The City’s support for specific types of future uses of 140 Borough is provided in policy 4.6.2.d): “The future use of 140 Borough Drive, should the building become available, as a location for community services and programs, recreational uses or for an expansion of civic and other government services is supported.” The Secondary Plan contemplates the redevelopment of parking lots in the Civic Precinct through incorporating needed parking above or below grade, within new employment and residential uses, and at the same time achieve overall goals respecting the provision of community services and facilities, parkland, cultural, entertainment and recreation facilities, and the achievement of enhanced streetscapes and pedestrian environments.</p> <p>Site and Area Specific Policy: Nil</p> <p>Special Policy Area: Nil</p>
2.5	Zoning	<p>CCR(H)-708-913-1574-1846 and CCO(H)-779-795-833-913-1206-1846 – City Centre Residential and City Centre Office</p> <p>Permitted uses in CCR are: all types of dwelling units; day nurseries; and private home day care.</p> <p>Permitted uses in CCO are: offices; and additional accessory uses (day nurseries, financial institutions, parking areas, personal service shops, recreational uses, restaurants and retail stores).</p>
2.6	City Planning Guidelines / Studies / Initiatives	<p>The City is undertaking the Scarborough Centre Review, which will develop a revised vision and a comprehensive planning framework for the area, including updates to the Scarborough Centre Secondary Plan.</p>
2.7	Heritage	<p>Intention – This property is identified in the City’s Heritage Register</p>

2 Site		
	Designation	as Intention. This means the City intends to designate the building as having heritage value and protect it under a heritage by-law. Being designated means that demolition or alteration of the heritage attributes of the building requires approval of City Council. A property owner who wishes to demolish or alter their building can legally be refused a permit by the City, though the owner retains the right to appeal. At this time, City staff does not have a timeline on when the designation could be approved by City Council.
2.8	Additional Land Use Planning Constraints	Nil

3 Facility		
3.1	Building Type	Purpose-built administration centre, built jointly with the former City of Scarborough as the Scarborough Civic Centre – contains offices, open concept work areas, meeting rooms, and shared Boardroom with the City
3.2	History	Built as a joint facility, this building accommodated the head office of the former Scarborough Board of Education (140 Borough Drive) and the city hall of the former City of Scarborough (150 Borough Drive).
3.3	Year Built	1973
3.4	Facility Size (Square Feet)	126,369
3.5	Floors	4 floors and basement
3.6	Barrier Free Accessibility	Accessible entrances, designated parking spaces, barrier free washrooms, elevator
3.7	5-Year Average Annual Operating Costs (2014-15 to 2018-19)	Caretaking, utilities and maintenance = \$741,836 or \$5.87 / sq ft Average across all 13 administration buildings = \$6.98 / sq ft
3.8	Space Description	As a joint facility, there are exclusive spaces to the TDSB and shared spaces with the City of Toronto.  Exclusive spaces to the TDSB: 62 enclosed offices 431 workstations 10 meeting rooms

3	Facility	
		<p>2 interview rooms                      5 file rooms                      8 copier areas                      4 storage areas / supply rooms                      2 ITS test rooms                      Call centre                      Security                      Data centre (located in City's portion, 150 Borough Drive)                      Mail room / receiving</p> <p>Shared spaces with the City of Toronto:                      Boardroom / Council Chamber                      Members' lounge                      Receiving area                      Mail room and print shop                      Mechanical and electrical rooms                      Rotunda                      Main entrances</p> <p>Exchange of space:                      Since May 31, 2000, an agreement has been in place with the City of Toronto to exchange space. TDSB occupies 3,187 square feet of ground floor space in the City's portion for the TDSB's Data Centre. The City occupies approximately 3,068 square feet of ground floor space in the TDSB's portion for offices. The reason for the space exchange is that the space used by the TDSB in the City's portion was a former data centre and has the customizations to support this use (e.g. raised floor, dual electrical and internet feeds). The TDSB's portion of the building does not have this customized space. The agreement ends on May 31, 2030. The TDSB has a renewal option for a further 10 years.</p>

4	Facility Condition	
4.1	Replacement Value (EDU)	\$25,596,648
4.2	Current Renewal Backlog	\$15,983,354
4.3	5-year Renewal Needs	\$18,210,835
4.4	Current Facility	62%

<b>4</b>	<b>Facility Condition</b>																																																	
	Condition Index																																																	
4.5	5-Year Facility Condition Index	71%																																																
4.6	Improvements Made Over Last 5 Years	<p>Year, Project and Cost:</p> <table border="0"> <tr> <td>2015</td> <td>Data and Call Ctr TR-15-0033</td> <td>\$5,750,911</td> </tr> <tr> <td>2016</td> <td>Conc Slab Rest TR-16-0065</td> <td>\$253,515</td> </tr> <tr> <td>2016</td> <td>Install Electric Circuit</td> <td>\$12,695</td> </tr> <tr> <td>2017</td> <td>4 Flr Floor Upg TR-17-0426</td> <td>\$167,181</td> </tr> <tr> <td>2017</td> <td>4 Flr Area Rstration TR-17-0178</td> <td>\$87,767</td> </tr> <tr> <td>2017</td> <td>install new sink &amp; cab</td> <td>\$17,786</td> </tr> <tr> <td>2017</td> <td>Training Wrk Stns TR-17-1176</td> <td>\$15,081</td> </tr> <tr> <td>2018</td> <td>Rpl Light Pole Base TR-17-1084</td> <td>\$16,986</td> </tr> <tr> <td>2018</td> <td>Security Doors TR-17-1171</td> <td>\$43,218</td> </tr> <tr> <td>2018</td> <td>Floor Upgrade TR-17-2045</td> <td>\$217,207</td> </tr> <tr> <td>2018</td> <td>Paint Board Rms TR-18-0179</td> <td>\$29,657</td> </tr> <tr> <td>2018</td> <td>Elev Modernz TR-17-0646</td> <td>\$701,497</td> </tr> <tr> <td>2018</td> <td>LED Retrofit TR-17-2270</td> <td>\$323,816</td> </tr> <tr> <td>2019</td> <td>RPL SIS Sec Door TR19-0035</td> <td>\$9,900</td> </tr> <tr> <td>2019</td> <td>Data Centre Electrical Work</td> <td>\$41,714</td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><b>\$7,688,929</b></td> </tr> </table>	2015	Data and Call Ctr TR-15-0033	\$5,750,911	2016	Conc Slab Rest TR-16-0065	\$253,515	2016	Install Electric Circuit	\$12,695	2017	4 Flr Floor Upg TR-17-0426	\$167,181	2017	4 Flr Area Rstration TR-17-0178	\$87,767	2017	install new sink & cab	\$17,786	2017	Training Wrk Stns TR-17-1176	\$15,081	2018	Rpl Light Pole Base TR-17-1084	\$16,986	2018	Security Doors TR-17-1171	\$43,218	2018	Floor Upgrade TR-17-2045	\$217,207	2018	Paint Board Rms TR-18-0179	\$29,657	2018	Elev Modernz TR-17-0646	\$701,497	2018	LED Retrofit TR-17-2270	\$323,816	2019	RPL SIS Sec Door TR19-0035	\$9,900	2019	Data Centre Electrical Work	\$41,714		<b>Total</b>	<b>\$7,688,929</b>
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2019	Data Centre Electrical Work	\$41,714																																																
	<b>Total</b>	<b>\$7,688,929</b>																																																
4.7	Future Improvements	<p>The City recently completed an assessment of the building and is recommending a proactive removal of asbestos from the ceiling which is showing signs of delaminating. The TDSB's portion of the cost for this project is estimated to be \$8M.</p> <p>The City is also recommending that the windows be replaced. The TDSB's portion of the cost for this project is estimated to be \$5M.</p> <p>TDSB staff has identified the need to replace carpet on the 2<sup>nd</sup> floor. This project has not been costed.</p>																																																

<b>5</b>	<b>Facility Occupants</b>	
5.1	Main User Groups	<p>Call Centre          Central Transcript Office          Centrally Assigned Principals          Child and Youth Services          Coaches          City of Toronto (space exchange)          Data Centre (in 150 Borough)          Information Technology</p>

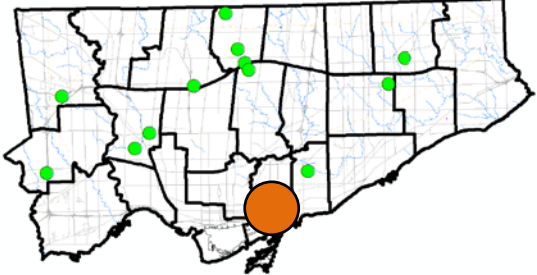


5	<b>Facility Occupants</b>
	Professional Support Services Safe Schools Security Special Education, LC 2, 3 Superintendents of Education, LC 3
5.2	<b>Number of Staff (May 2020)</b>  Number of Staff by Organizational Unit: 3 Acad Path, Guid, Health, Ph Ed, Athlet, UPHS 22 Application Administration 2 Application Management & Business Ops 16 Business Analytics 13 Central Transcript Office 9 Child and Youth Services 1 Child Care Services 8 Client Relations 1 Client Relationship Management 4 Data Centre 4 Early Literacy and Intervention 3 Early Yrs, Parentng, EarlyON, Literacy, NTIP 4 East Education Office Caretaking 1 English, Literacy, NTIP 22 Enterprise Administration 4 Enterprise Data 1 ESL, FSL, Lib Lrn Res, Soc Studies, World Issues 1 ESL/ELD 2 Finance Support 2 French SL, Classical & International Lng 1 Government, Public & Community Relations 4 Health and Physical Educ, Athletics, SWSH 2 Information Technology and Info Mgmt 2 IT Operations 8 IT Portfolio Management & Communications 2 IT Security Operations 6 LC 2 Model Schools for Inner City 13 LC 3 Coaches 10 LC 3 Itin Transtn Stud Success Counsellors 7 LC 3 Model Schools for Inner City 2 LC 3 SEPA 2 Learning Network 13 2 Learning Network 14 2 Learning Network 15 2 Learning Network 16

5	Facility Occupants
	3 Learning Network 17
	2 Learning Network 18
	2 Math / Numeracy
	7 Mobile and Web Development
	2 Multilingual Svs
	13 Network Services and Telecommunications
	1 Occupational/ Physical Therapy
	3 Organizational Design & Information Mgmt
	1 OYAP-Secondary Pathways
	8 Printing, Mailroom, Courier & Logistics
	32 Psychology LC2
	33 Psychology LC3
	30 Reading Intervention Specialists
	6 Safe Schools LC2
	5 Safe Schools LC3
	12 SAP Application Development
	9 SAP Basis and Security Administration
	1 SAP Operations
	24 School Information Systems
	2 School Operations, Outdoor Education
	12 School-Based Early Reading Leaders
	17 Security Operations Centre
	35 Security Services
	33 Social Work, Attendance LC2
	37 Social Work, Attendance LC3
	1 Spec Ed - SEA
	12 Spec Ed Autism Team LC2, LC3
	5 Spec Ed Behavioural Services LC2
	6 Spec Ed Behavioural Services LC3
	18 Special Education LC2
	9 Special Education LC2 - Unassigned
	12 Special Education LC3
	8 Special Education LC3 - Unassigned
	3 Sp Ed Inc, Ldrshp Dv, PLU, Math, Sci, STEM, Arts
	40 Speech Language Pathology LC2 and LC3
	1 STEM Science & Tech and Robotics
	11 Student Engagement & Experiential Learning
	3 Stu Suc, Global Comp, DLL, Hybrid Coach, E-Lrng
	1 TDSB Security Operations Services
	8 Technology Integration
	1 The Arts
	657 Total

6	Discussion	
6.1	Advantages	<ul style="list-style-type: none"> <li>• Excellent access to Highway 401 for east/west travel</li> <li>• Excellent access to mass rapid transit – located at a transportation hub which currently has an LRT stop and is planned to have a subway station</li> <li>• Location is good to serve the east region</li> <li>• Large site – parking lot provides an opportunity for development</li> <li>• Good barrier free accessibility</li> <li>• Below average annual operating cost</li> <li>• Has customized space to support several important central functions: Data Centre and Call Centre</li> </ul>
6.2	Disadvantages	<ul style="list-style-type: none"> <li>• Costly facility improvements required to address asbestos and windows</li> </ul>



### 3 Eastern Centre

1	Location	
1.1	<p>Address Major Intersection TDSB Ward</p>	<ul style="list-style-type: none"> <li>• 849 Eastern Avenue, Toronto, M4L 1A2</li> <li>• Northeast of Lake Shore Boulevard East and Leslie Street</li> <li>• Ward 15</li> </ul> 
1.2	<p>Aerial Photo of Site</p>	
1.3	<p>Aerial Photo of Surrounding Area</p>	



1 Location		
1.4	Access to Transit	<ul style="list-style-type: none"> <li>For north/south access, the site is located very close to Leslie Street (within 500 m) and close to Don Valley Parkway (within 2.5 km).</li> <li>For east/west access, the site is located very close to Lake Shore Boulevard East (within 500 m).</li> <li>A subway station is proposed to be constructed approximately 2 km from the site on Queen Street as part of the Ontario Line.</li> <li>TTC bus stops are located 130 m east of the building on Eastern Avenue at Knox Avenue. The Queen streetcar line is within 250 m.</li> </ul>
1.5	Urban Context	<ul style="list-style-type: none"> <li>The site is located within a large employment area, surrounded by industrial and commercial uses.</li> <li>The site is on the periphery of the Port Lands, industrial lands that are proposed for massive urban renewal as a mixed use community that will maintain some industrial uses and introduce residential uses.</li> </ul>

2 Site		
2.1	Site Size (Acres)	1.7
2.2	Parking Spaces	150
2.3	Title Summary	<p>TDSB has fee simple ownership of this parcel, subject to the City of Toronto easement (closed Laing Street) that restricts the parcel subject to the following:</p> <ul style="list-style-type: none"> <li>TDSB will not erect, place, permit or allow to be erected or placed any building or other permanent structure on the Easement Lands (being part of Laing Street).</li> <li>In the event TDSB decides to sell this parcel it shall grant first right of refusal to the City free and clear of all encumbrances at a price agreed to upon by the parties. Notice of intention to sell shall be delivered to the Commissioner of Real Estate of the City of Toronto.</li> <li>The City will require access to the Easement Lands at any time for the maintenance, repair, altering and reconstruction of the said underground public works.</li> </ul>
2.4	Official Plan	<p>Urban Structure: Employment Area – an area to be used exclusively for business and economic activities, with the intention to protect, preserve and expand existing businesses and incubate/welcome new businesses. Removal of lands from Employment Areas (to allow for non-employment uses) would</p>

2	Site	<p>require a City-initiated municipal comprehensive review.</p> <p>Land Use Designation: Core Employment Area – a place for business and economic activities. Uses permitted in Core Employment Areas are all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and development facilities, utilities, waste management systems, industrial trade schools, media, information and technology facilities, and vertical agriculture.</p> <p>Secondary Plan: this area is not covered by a secondary plan but it is close to the area of the Central Waterfront Secondary Plan, which aims to renew the City’s waterfront over the next 30 years. Part of this strategy includes opening up the nearby Port Lands to urban development, attracting residents and jobs. This may affect the land uses around the site and the development that could occur on the site.</p> <p>Site and Area Specific Policy: Nil</p> <p>Special Policy Area: Lower Don, Don River – development is prohibited within the floodplain, except for buildings and structures in Special Policy Areas, which must be protected from flooding to at least the 350-year flood level.</p>
2.5	Zoning	<p>I2 – Industrial District – permitted uses are: public parks; clinics; community health centres; day nurseries; fire halls; police stations; post office; union hall; bank branch; brew-on-premises establishment; caterers; dry-cleaners shop and distribution station; duplicating shops; newsstands; personal grooming establishment; restaurant; showroom; service shop; tailoring shop; takeout restaurant; artist/photographer studio; communication and broadcasting establishment; custom workshop; data processing establishment; designer’s studio; industrial computer service; laboratory Class A; performing arts studio; publisher; software design establishment; automobile related uses (except for class B motor vehicle repair); Class A city yards; public commercial scales; public harbour works, wharves, lighthouses, beacons; pumping station; waterworks; cold storage plant; food warehouse and food wholesaling establishment; open storage yard; recycling shop; storage warehouse Class A; general wholesaling establishment;</p>

2 Site		
		Industrial workshops (excluding Class B laboratories); builder’s supply yard; transportation, distribution, and related uses (excluding bus stations, transport yards, commercial stables, railway repair yards, and retail coal yards); bakery, brewery, ceramics factories; fur goods, garment, electronics , metal wares factories; manufacturing plants, packaging plants, photographic plants, printing plants; textile factories, vegetable food products factories, dyeing plants, winery, wood products factories
2.6	City Planning Guidelines / Studies / Initiatives	Nil
2.7	Heritage Designation	Nil
2.8	Additional Land Use Planning Constraints	Nil

3 Facility		
3.1	Building Type	Purpose-built maintenance centre – contains offices, shops, garage, and storage
3.2	History	Former maintenance centre of the Toronto Board of Education
3.3	Year Built	1948
3.4	Facility Size (Square Feet)	22,059
3.5	Floors	2 floors and mezzanine
3.6	Barrier Free Accessibility	Designated parking space, freight elevator
3.7	5-Year Average Annual Operating Costs (2014-15 to 2018-19)	Caretaking, utilities and maintenance = \$159,931 or \$7.25 / sq ft Average across all 13 administration buildings = \$6.98 / sq ft
3.8	Space Description	11 enclosed offices 7 shops (mechanical, glazing, iron, machine, lock, electrical motor, sheet metal) 1 dispatch room 1 lunch room 1 locker room 11 storage rooms

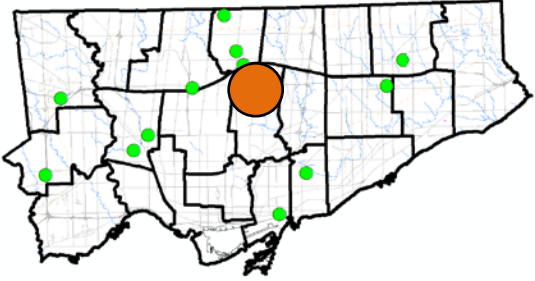

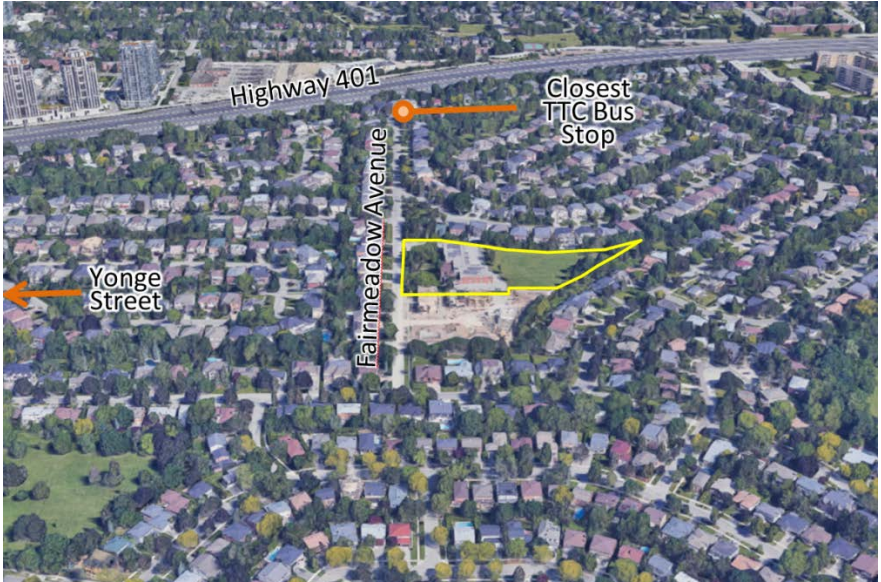
<b>3</b>	<b>Facility</b>	
		1 garage

<b>4</b>	<b>Facility Condition</b>	
4.1	Replacement Value (EDU)	\$4,253,652
4.2	Current Renewal Backlog	\$4,129,492
4.3	5-year Renewal Needs	\$4,718,585
4.4	Current Facility Condition Index	97%
4.5	5-Year Facility Condition Index	111%
4.6	Improvements Made Over Last 5 Years	Year, Project and Cost: 2016 Elev Cylinder Rpl TR-16-0050 \$135,289 2017 Upg Roof Access TR-17-0145 \$27,981 2018 Elev Hub Restr TR-17-1945 \$106,478 2018 Rpl Roofing TR-17-0430 \$41,280 2018 Rpl Roofing TR-17-0430 \$152,120 2019 Install Salt Shelte TR-18-1355 \$35,542 2019 Upg Iron Shop TR-18-1474 \$303,050 Total \$801,741
4.7	Future Improvements	Replace main switchboard (has not been costed or timed)

<b>5</b>	<b>Facility Occupants</b>	
5.1	Main User Groups	Maintenance and Grounds LC 4
5.2	Number of Staff (May 2020)	Number of Staff by Organizational Unit: 20 Grounds LC4 2 Printing, Mailroom, Courier & Logistics 26 Reg Maint Electr-Fire Safety LC4 18 Reg Maint HVAC LC4 24 Reg Maint Mechanical LC4 28 Reg Maint Structural LC4 1 Telematics 119 Total

6	Discussion	
6.1	Advantages	<ul style="list-style-type: none"> <li>• Good access to major expressways – Gardner Expressway for east/west travel and Don Valley Parkway for north/south travel</li> <li>• Close to average annual operating cost</li> </ul>
6.2	Disadvantages	<ul style="list-style-type: none"> <li>• Does not have good access to mass rapid transit (subway or LRT)</li> <li>• Small site size – limited potential for expansion</li> <li>• Poor facility condition</li> </ul>

## 4 Fairmeadow Centre

1	Location	
1.1	<p>Address Major Intersection TDSB Ward</p>	<ul style="list-style-type: none"> <li>• 17 Fairmeadow Avenue, North York, M2P 1W6</li> <li>• Southeast of Highway 401 and Yonge Street</li> <li>• Ward 11</li> </ul> 
1.2	Aerial Photo of Site	
1.3	Aerial Photo of Surrounding Area	



1 Location		
1.4	Access to Transit	<ul style="list-style-type: none"> <li>For north/south access, the site is located very close to Yonge Street (within 1 km) and close to Bayview Avenue (within 2 km).</li> <li>For east/west access, the site is located very close to Highway 401 (within 1 km) and close to York Mills Road (within 1.5 km).</li> <li>TTC bus stops are located 350 m north of the building where Fairmeadow Avenue meets Upper Canada Drive.</li> </ul>
1.5	Urban Context	<ul style="list-style-type: none"> <li>The site is located within a stable, low density, residential neighborhood comprised mostly of single-family detached houses.</li> </ul>

2 Site		
2.1	Site Size (Acres)	3.7
2.2	Parking Spaces	80
2.3	Title Summary	<p>TDSB has fee simple ownership of this parcel subject to the following impacts:</p> <ul style="list-style-type: none"> <li>This property is encumbered by a Solar Easement for the installation of rooftop solar panels under the management of TSPS.</li> <li>Should TDSB trigger a Termination Notice the impact will include i) the cost of removal of the panels, and ii) Termination Payment for the loss of future income for Potentia. Given the October 1, 2015 start date, there is a minimum of 15 years remaining on the contract.</li> </ul>
2.4	Official Plan	<p>Urban Structure: Neighbourhood – the diversity of Toronto’s neighbourhoods, in terms of scale, amenities, local culture, retail services and demographic make-up, offers options within communities to match every stage of life. New development in neighbourhoods should respect the existing physical character of the area, reinforcing the stability of the neighbourhood.</p> <p>Land Use Designation: Neighbourhoods – a physically stable area made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions (including schools), home occupations, cultural and recreational facilities are also permitted in this designation.</p> <p>Secondary Plan: Nil</p>

<b>2 Site</b>		
		Site and Area Specific Policy: Nil  Special Policy Area: Nil
2.5	Zoning	R4 – Residential, Single Family – permitted uses are: single-family detached dwellings (maximum two storeys); home occupation (private music instruction and teaching of academic subjects); parks, playgrounds, clubs, community centres owned and operated by government agencies; golf courses; and institutional uses (schools, places of worship, day nurseries in schools and places of worship, public libraries, public museum).
2.6	City Planning Guidelines / Studies / Initiatives	Nil
2.7	Heritage Designation	Nil
2.8	Additional Land Use Planning Constraints	Irregular land parcel – the rear of the property has no potential for street frontage and abuts rear yards of single family homes.

<b>3 Facility</b>		
3.1	Building Type	Elementary school converted into administration space
3.2	History	The building closed as an operating school in 1982. Since then, it has been used to accommodate a number of administrative groups, programs that are not compatible with operating schools, and tenants. In 2012, a portion of the site was severed and sold (2.4 acres) to generate revenue to support the TDSB’s capital program. The land was purchased by the Sorbara Group and developed into 12 single family detached houses.
3.3	Year Built	1950
3.4	Facility Size (Square Feet)	32,120
3.5	Floors	2 floors and basement
3.6	Barrier Free Accessibility	Level entrance, designated parking spaces, no elevator
3.7	5-Year Average Annual Operating Costs (2014-15 to	Caretaking, utilities and maintenance = \$222,504 or \$6.93 / sq ft Average across all 13 administration buildings = \$6.98 / sq ft



4 – Fairmeadow Centre

<b>3</b>	<b>Facility</b>	
	2018-19)	
3.8	Space Description	20 classrooms, 2 resource rooms, 5 seminar rooms and 1 gym converted into: 11 enclosed offices 53 workstations 4 meeting rooms 1 staff room 3 training rooms 1 instructional room

<b>4</b>	<b>Facility Condition</b>	
4.1	Replacement Value (EDU)	\$6,380,040
4.2	Current Renewal Backlog	\$4,123,987
4.3	5-year Renewal Needs	\$4,437,232
4.4	Current Facility Condition Index	65%
4.5	5-Year Facility Condition Index	70%
4.6	Improvements Made Over Last 5 Years	Year, Project and Cost: 2015 Mech & Elec Imprv TR-14-0372 \$45,546 2016 Roof Repl TR-15-0768 \$8,304 2016 SSLP Upgrade TR-16-0528 \$6,035 2016 Office Upgr TR-16-0404 \$144,768 2016 Office Renos TR-16-1132 \$8,992 2017 AODA Reno TR-17-1067 \$291,083 2018 Rpl Backflow TR18-0214 \$17,675 2018 Gym Floor Reno TR-18-0198 \$12,897 2018 Upg Exterior Paint TR18-0414 \$20,897 Total \$556,196
4.7	Future Improvements	Replace windows and doors (has not been costed and timed)

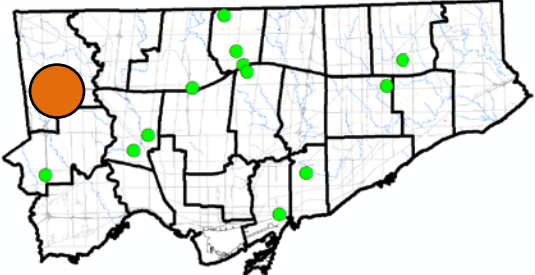

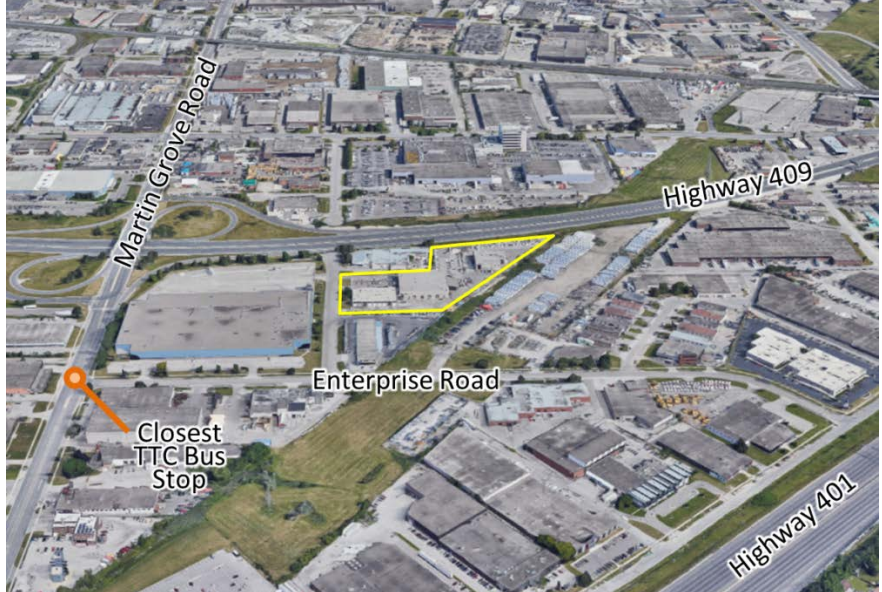
<b>5</b>	<b>Facility Occupants</b>	
5.1	Main User Groups	Business Services – CPO

5 Facility Occupants		
		Child Minding Monitoring Advisory Support Employee Services – Recruitment Employee Services – Teaching and Support Dispatch Help Desk Employee Services – Police Reference Check Unit Health and Safety HYTS Program (CTCC Program) Occasional Teachers Union (tenant) Professional Learning Unit SAP/HR TSAA (tenant) Web Team
5.2	Number of Staff (May 2020)	Number of Staff by Organizational Unit: 1 Con Ed, Alt, Adult, Partnerships, Sum Pgm 3 Educational Partnerships 1 Fairmeadow Ctr Caretaking 19 LC 2 Coaches 9 LC 2 Itin Transtn Stud Success Counsellors 2 LC 2 SEPA 1 Marketing and Design Services 2 Occasional Teaching - Elem/Sec 28 Occupational Health & Safety 2 Police Reference Checks 6 Professional Lrng, Trng & Leadership Dev 7 Recruitment - Support Staff 1 Toronto District Secondary School 4 WEB Services 86 Total

6 Discussion		
6.1	Advantages	<ul style="list-style-type: none"> <li>• Excellent access to Highway 401 for east/west travel and Yonge Street for north/south travel</li> <li>• Location is good to serve as an overflow site for the TDSB Head Office</li> <li>• Average annual operating cost</li> <li>• Average facility condition</li> <li>• As a former school, it has spaces that can support programs when required – it has in the past and still does accommodate programs that are not compatible with operating schools</li> </ul>
6.2	Disadvantages	<ul style="list-style-type: none"> <li>• Does not have good access to mass rapid transit (subway or LRT)</li> </ul>

6	Discussion
	<ul style="list-style-type: none"><li>• Not all floors have barrier free accessibility</li><li>• As a former school, it does not have spaces purpose-built for administrative uses (it has classrooms that need to be adapted for administrative use)</li></ul>

## 5 McCulloch Centre (including Garage and Bus Wash)

1	Location		
1.1	<p>Address Major Intersection TDSB Ward</p>	<ul style="list-style-type: none"> <li>• 7 McCulloch Avenue, Etobicoke, M9W 4M5</li> <li>• Northwest of Highway 401 and Kipling Avenue</li> <li>• Ward 1</li> </ul>	
1.2	Aerial Photo of Site		
1.3	Aerial Photo of Surrounding Area		

5 – McCulloch Centre (including Garage and Bus Wash)

1 Location		
1.4	Access to Transit	<ul style="list-style-type: none"> <li>For north/south access, the site is located very close to Martin Grove Road (within 500 m) and close to Highway 27 (within 2 km).</li> <li>For east/west access, the site is located very close to Highway 401 (just over 500 m).</li> <li>TTC bus stops are located 350 m west of the building on Martin Grove Road.</li> </ul>
1.5	Urban Context	<ul style="list-style-type: none"> <li>The site is located within a large employment area, surrounded by industrial and commercial uses.</li> <li>The site backs onto a hydro corridor.</li> </ul>

2 Site		
2.1	Site Size (Acres)	5.1
2.2	Parking Spaces	196
2.3	Title Summary	<p>TDSB has fee simple ownership of this parcel subject to following impacts:</p> <ul style="list-style-type: none"> <li>There are six Mechanics Liens registered on title for work done on the Bloordale Senior Public School, Etobicoke.</li> <li>This property is further encumbered by a restrictive covenant to not erect any building or structure on the easement for a storm sewer or in any way interfere with the easement. The easement is located directly within the easterly limits of the property boundaries.</li> <li>There is also a pipeline managed by Imperial Oil that runs outside the easterly limits of the property boundaries though this is not registered on title as it is located outside the boundary lines (to be confirmed).</li> </ul>
2.4	Official Plan	<p>Urban Structure: Employment Area – an area to be used exclusively for business and economic activities, with the intention to protect, preserve and expand existing businesses and incubate/welcome new businesses. Removal of lands from Employment Areas (to allow for non-employment uses) would require a City-initiated municipal comprehensive review.</p> <p>Land Use Designation: Core Employment Area – a place for business and economic activities. Uses permitted in Core Employment Areas are all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and</p>

5 – McCulloch Centre (including Garage and Bus Wash)

2	Site	
		<p>development facilities, utilities, waste management systems, industrial trade schools, media, information and technology facilities, and vertical agriculture.</p> <p>Secondary Plan: Nil</p> <p>Site and Area Specific Policy: Lester B Pearson International Airport Operating Area – within this area, new development for residential and other sensitive land uses is prohibited, unless permitted by existing zoning. Additionally, redevelopment in this area for residential uses may only be permitted provided that there are no negative impacts on the long-term function of the airport, requiring noise studies.</p> <p>Special Policy Area: Nil</p>
2.5	Zoning	<p>IC2 – Industrial Class 2 – permitted uses are: food services (restaurants, banquet halls, etc.); business (hotels, communications / technological facilities, banks, servicing/repair operations, excluding recycling facilities); manufacturing; vehicle-related uses (service stations, car washes, body shops); educational (excluding research laboratories dealing with viruses or generating obnoxious emissions); institutional (government buildings, etc.); storage (warehouses, outside storage); accessory residential. Additional uses permitted under Class 2 are: business (flea markets, veterinary clinics, waste-recycling facilities); manufacturing (including those that generate noxious admissions, but are not prejudicial to the health of surrounding neighbourhoods); institutional (community centres, libraries, athletic fields, daycares, places of worship); commercial / recreational facilities (cinemas, bowling alleys, etc.); retail sales: (retail sale of products manufactured or warehoused on site, provided retail facilities do not exceed 25% of GFA of the industrial building).</p>
2.6	City Planning Guidelines / Studies / Initiatives	Nil
2.7	Heritage Designation	Nil
2.8	Additional Land Use Planning Constraints	<p>Potential constraints to redevelopment may arise from the site’s location in a site plan control area. Additionally, the surrounding lands uses being all Core Employment Area and the site’s location</p>

5 – McCulloch Centre (including Garage and Bus Wash)

<b>2</b>	<b>Site</b>	
		in the Lester B Pearson International Airport Operating Area restrict the types of development that could be located on site.

<b>3</b>	<b>Facility</b>	
3.1	Building Type	Purpose-built maintenance centre – contains offices, shops, garage, and storage
3.2	History	Former maintenance centre of the Etobicoke Board of Education
3.3	Year Built	1962
3.4	Facility Size (Square Feet)	53,228
3.5	Floors	Building 1, Maintenance Centre – 1 floor and mezzanine Building 2, Garage and Bush Wash – 1 floor and mezzanine
3.6	Barrier Free Accessibility	Level entrances, designated parking spaces, no elevator
3.7	5-Year Average Annual Operating Costs (2014-15 to 2018-19)	Caretaking, utilities and maintenance = \$303,230 or \$5.68 / sq ft Average across all 13 administration buildings = \$6.98 / sq ft
3.8	Space Description	<p>Building 1, Maintenance Centre:</p> <ul style="list-style-type: none"> <li>7 enclosed offices</li> <li>28 work stations</li> <li>2 meeting rooms</li> <li>1 staff room</li> <li>1 locker room</li> <li>2 lunch rooms</li> <li>1 kitchen</li> <li>1 file room</li> <li>6 storage rooms</li> <li>3 Task Force storage rooms</li> <li>2 outdoor equipment storage rooms</li> <li>1 tool storage room</li> <li>1 electrical stockroom</li> <li>4 shops (carpentry, machinist, glazing and HVAC)</li> <li>1 locksmith room</li> <li>1 large warehouse</li> </ul> <p>Building 2, Garage and Bush Wash:</p> <ul style="list-style-type: none"> <li>5 enclosed offices</li> </ul>



5 – McCulloch Centre (including Garage and Bus Wash)

<b>3</b>	<b>Facility</b>	
		1 staff room 3 storage rooms 1 large garage with 4 repair bays 1 wash bay

<b>4</b>	<b>Facility Condition</b>	
4.1	Replacement Value (EDU)	Building 1, Maintenance Centre – \$8,017,377 Building 2, Garage and Bush Wash – \$2,248,270
4.2	Current Renewal Backlog	Building 1, Maintenance Centre – \$5,484,775 Building 2, Garage and Bush Wash – \$1,560,624
4.3	5-year Renewal Needs	Building 1, Maintenance Centre – \$6,105,626 Building 2, Garage and Bush Wash – \$1,622,428
4.4	Current Facility Condition Index	Building 1, Maintenance Centre – 68% Building 2, Garage and Bush Wash – 69%
4.5	5-Year Facility Condition Index	Building 1, Maintenance Centre – 76% Building 2, Garage and Bush Wash – 72%
4.6	Improvements Made Over Last 5 Years	Year, Project and Cost: 2016 Backfl Prev TR-16-1320 \$13,961 2017 Upgr Fuel Station TR-16-0875 \$357,455 2018 Upg Security Sys TR17-1953 \$104,500 2018 Rpl Roofing TR-17-1857 \$25,391 2018 Rpl Roofing TR-17-1857 \$870,361 Total \$1,371,667
4.7	Future Improvements	Repave parking lot (has not been costed or timed)

<b>5</b>	<b>Facility Occupants</b>	
5.1	Main User Groups	Maintenance and Grounds LC 1
5.2	Number of Staff (May 2020)	Number of Staff by Organizational Unit: 4 Administrative Services DCM 18 Distribution Centre 8 Fleet LC1, LC4 15 Grounds LC1 1 Maintenance 4 Purchasing Services 22 Reg Maint Electr-Fire Safety LC1 17 Reg Maint HVAC LC1

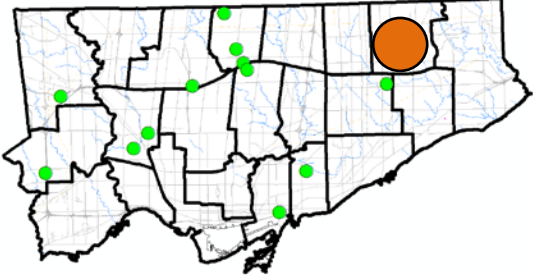

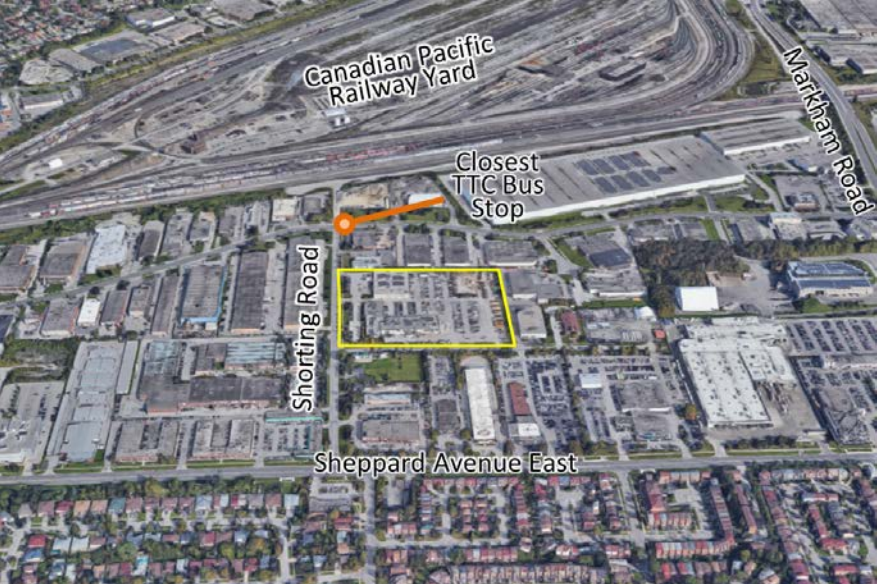


5 – McCulloch Centre (including Garage and Bus Wash)

<b>5</b>	<b>Facility Occupants</b>	
	26	Reg Maint Mechanical LC1
	30	Reg Maint Structural LC1
	145	Total

<b>6</b>	<b>Discussion</b>	
6.1	Advantages	<ul style="list-style-type: none"> <li>• Excellent access to Highway 401 for east/west travel and Highway 27 for north/south travel</li> <li>• Location is good to serve the west region</li> <li>• Large site – has potential for expansion</li> <li>• Below average annual operating cost</li> <li>• Average facility condition</li> </ul>
6.2	Disadvantages	<ul style="list-style-type: none"> <li>• Does not have good access to mass rapid transit (subway or LRT)</li> </ul>

## 6 McGriskin Centre (including Shorting Stockroom)

1	Location	
1.1	<p>Address Major Intersection TDSB Ward</p>	<ul style="list-style-type: none"> <li>• 85 and 95 Shorting Road, Scarborough, M1S 3V3</li> <li>• Northeast of Sheppard Avenue East and McCowan Road</li> <li>• Ward 21</li> </ul> 
1.2	<p>Aerial Photo of Site</p>	
1.3	<p>Aerial Photo of Surrounding Area</p>	

6 – McGriskin Centre (including Shorting Stockroom)

1 Location		
1.4	Access to Transit	<ul style="list-style-type: none"> <li>For north/south access, the site is located close to McCowan Road and Markham Road (within 1.5 km).</li> <li>For east/west access, the site is located very close to Sheppard Avenue East (within 500 m) and close to Highway 401 (within 2.5 km).</li> <li>TTC bus stops are located 200 m north of the building on Nugget Avenue at Shorting Road.</li> </ul>
1.5	Urban Context	<ul style="list-style-type: none"> <li>The site is located within a large employment area, surrounded by industrial and commercial uses.</li> </ul>

2 Site		
2.1	Site Size (Acres)	9.3
2.2	Parking Spaces	322
2.3	Title Summary	<p>TDSB has fee simple ownership of this parcel subject to the following impact:</p> <ul style="list-style-type: none"> <li>This property is encumbered by a Solar Easement for the installation of rooftop solar panels under the management of Potentia.</li> <li>Should TDSB trigger a Termination Notice the impact will include i) the cost of removal of the panels, and ii) Termination Payment for the loss of future income for Potentia. Given the November 1, 2016 start date, there is a minimum of 15 years remaining on the contract.</li> </ul>
2.4	Official Plan	<p>Urban Structure: Employment Area – an area to be used exclusively for business and economic activities, with the intention to protect, preserve and expand existing businesses and incubate/welcome new businesses. Removal of lands from Employment Areas (to allow for non-employment uses) would require a City-initiated municipal comprehensive review.</p> <p>Land Use Designation: Core Employment Area – a place for business and economic activities. Uses permitted in Core Employment Areas are all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and development facilities, utilities, waste management systems, industrial trade schools, media, information and technology facilities, and vertical agriculture.</p>

6 – McGriskin Centre (including Shorting Stockroom)

<b>2</b>		<b>Site</b>
		<p>Secondary Plan: Nil</p> <p>Site and Area Specific Policy: Nil</p> <p>Special Policy Area: Nil</p>
2.5	Zoning	MG-357-913-1111-1509 – General Industrial – permitted uses are: day nurseries; educational and training facility uses; industrial uses; offices, excluding medical and dental offices; open storage; places of worship; and recreational uses.
2.6	City Planning Guidelines / Studies / Initiatives	Nil
2.7	Heritage Designation	Nil
2.8	Additional Land Use Planning Constraints	<p>Introducing new non-employment uses that are not currently permitted for the Core Employment Areas designation in the official plan would require a conversion through a City-initiated municipal comprehensive review that applies the policies provincial Growth Plan for the Greater Golden Horseshoe. The site’s location within the interior of an industrial park does not make it a likely or suitable candidate for conversion.</p> <p>The site is located within the influence area of 300 m of the rail corridor to the north and within 1000 m of the CP railway yard. For any residential, commercial or institutional uses, additional technical studies and assessments would be required for any development application.</p>

<b>3</b>		<b>Facility</b>
3.1	Building Type	Purpose-built maintenance centre – contains offices, shops, garage, and storage
3.2	History	Former maintenance centre of the Scarborough Board of Education
3.3	Year Built	1988
3.4	Facility Size (Square Feet)	121,204
3.5	Floors	McGriskin Centre – 2 floors Shorting Stockroom – 1 floor and mezzanine

6 – McGriskin Centre (including Shorting Stockroom)

<b>3</b>	<b>Facility</b>	
3.6	Barrier Free Accessibility	McGriskin Centre – accessible entrances, designated parking spaces, barrier free washrooms, no elevator Shorting Stockroom – not accessible
3.7	5-Year Average Annual Operating Costs (2014-15 to 2018-19)	Caretaking, utilities and maintenance = \$530,519 or \$4.38 / sq ft Average across all 13 administration buildings = \$6.98 / sq ft
3.8	Space Description	<p>McGriskin Centre:</p> <ul style="list-style-type: none"> <li>16 enclosed offices</li> <li>116 work stations</li> <li>1 copier room</li> <li>4 file rooms</li> <li>2 storage rooms</li> <li>9 meeting rooms</li> <li>1 change room</li> <li>4 serveries</li> <li>2 lunch rooms</li> <li>1 large garage</li> <li>1 wash bay</li> <li>4 shops (paint, carpentry and machine)</li> <li>2 locksmith rooms</li> <li>1 greenhouse</li> <li>1 storage area for grounds and garage</li> <li>1 parts storage and tool crib</li> <li>1 receiving area</li> <li>1 lobby with seating area</li> </ul> <p>Shorting Stockroom:</p> <ul style="list-style-type: none"> <li>6 enclosed offices</li> <li>17 works stations</li> <li>1 meeting room</li> <li>1 staff room</li> <li>1 kitchenette and lunch room</li> <li>4 shops (glazing, terrazzo, electronics, and window fabrication)</li> <li>1 electrical materials storage room</li> <li>1 construction materials stockroom</li> <li>1 operations storage room</li> <li>1 outdoor storage room</li> <li>1 drawing archives room</li> </ul>

<b>4</b>	<b>Facility Condition</b>	
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6 – McGriskin Centre (including Shorting Stockroom)

<b>4</b>	<b>Facility Condition</b>	
4.1	Replacement Value (EDU)	McGriskin Centre – \$9,824,492 Shorting Stockroom – \$6,740,658
4.2	Current Renewal Backlog	McGriskin Centre – \$5,742,859 Shorting Stockroom – \$1,786,345
4.3	5-year Renewal Needs	McGriskin Centre – \$6,234,207 Shorting Stockroom – \$1,974,078
4.4	Current Facility Condition Index	McGriskin Centre – 58% Shorting Stockroom – 26%
4.5	5-Year Facility Condition Index	McGriskin Centre – 63% Shorting Stockroom – 29%
4.6	Improvements Made Over Last 5 Years	Year, Project and Cost: 2015 Oakburn Move TR-15-1126 \$19,801 2015 Renos For Sustain TR-15-0462 \$76,321 2016 Inst Dust Collect TR-16-0943 \$189,050 2016 Ductwork TR16-0671 \$95,817 2016 Roof Repl TR-15-0376 \$113,776 2016 C&D Move TR-16-0007 \$22,888 2016 Woodshop Heat TR-16-0845 \$160,696 2016 Roof Replace TR-16-0280 \$516,265 2017 Upg Fuel Station TR-16-0875 \$306,669 2017 PA/Phone Upg TR16-0165 \$193,979 2017 Upg Shop Floor TR17-0977 \$19,766 2018 Dust Collect Upg TR18-0360 \$48,736 2018 Upg Entranc Sign TR-18-0322 \$10,998 2018 Rpl Emerg Gener TR-18-0929 \$434,150 2018 Upg BAS System TR-17-1209 \$16,265 2019 Rpl InGrnd Hoist TR-17-1691 \$911,900 2019 Smoke Detector TR18-1461 \$4,950 2019 Upg Roof Access TR-19-0135 \$22,914 2019 Office Reno TR-18-0918 \$9,300 2019 Shop Vestibule TR-19-0318 \$114,651 Total \$3,288,892
4.7	Future Improvements	Upgrade exterior lighting Upgrade HVAC and replace RTU Replace some of the windows (have not been costed and timed)

<b>5</b>	<b>Facility Occupants</b>	
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6 – McGriskin Centre (including Shorting Stockroom)

5	Facility Occupants	
5.1	Main User Groups	Plant Operations, Maintenance and Grounds LC 2, 3 Skilled Trades Council (tenant)
5.2	Number of Staff (May 2020)	Number of Staff by Organizational Unit: 1 Administrative Services DCM 10 Administrative Services LC2, LC3,Central 1 Central Svs Real Estate Sites (CRE) 9 CMMS 3 CRE Unasgnd Crtkrs PT Clnr Pln Ops Central 2 Distribution Centre 2 Environmental Compliance 1 Facility Issues and System 2 Fleet LC1, LC4 8 Fleet LC2, LC3 19 Grounds LC2 17 Grounds LC3 21 LC2 Unasgnd Crtkrs PT Clnrs Plnt Ops LN07 30 LC2 Unasgnd Crtkrs PT Clnrs Plnt Ops LN08 28 LC2 Unasgnd Crtkrs PT Clnrs Plnt Ops LN09 27 LC2 Unasgnd Crtkrs PT Clnrs Pln tOps LN10 21 LC2 Unasgnd Crtkrs PT Clnrs Plnt Ops LN11 26 LC2 Unasgnd Crtkrs PT Clnrs Plnt Ops LN12 21 LC3 Unasgnd Crtkrs PT Clnrs Plnt Ops LN13 25 LC3 Unasgnd Crtkrs PT Clnrs Plnt Ops LN14 21 LC3 Unasgnd Crtkrs PT Clnrs Plnt Ops LN15 24 LC3 Unasgnd Crtkrs PT Clnrs Plnt Ops LN16 23 LC3 Unasgnd Crtkrs PT Clnrs Plnt Ops LN17 29 LC3 Unasgnd Crtkrs PT Clnrs Plnt Ops LN18 1 LN07 Plant Operations 1 LN08 Plant Operations 1 LN09 Plant Operations 1 LN10 Plant Operations 1 LN11 Plant Operations 1 LN12 Plant Operations 1 LN13 Plant Operations 1 LN14 Plant Operations 1 LN15 Plant Operations 1 LN16 Plant Operations 1 LN17 Plant Operations 1 LN18 Plant Operations 3 McGriskin Caretaking 2 Occupational Health & Safety

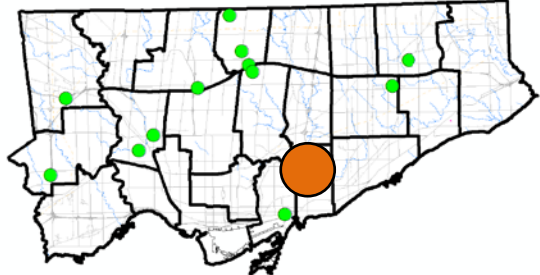

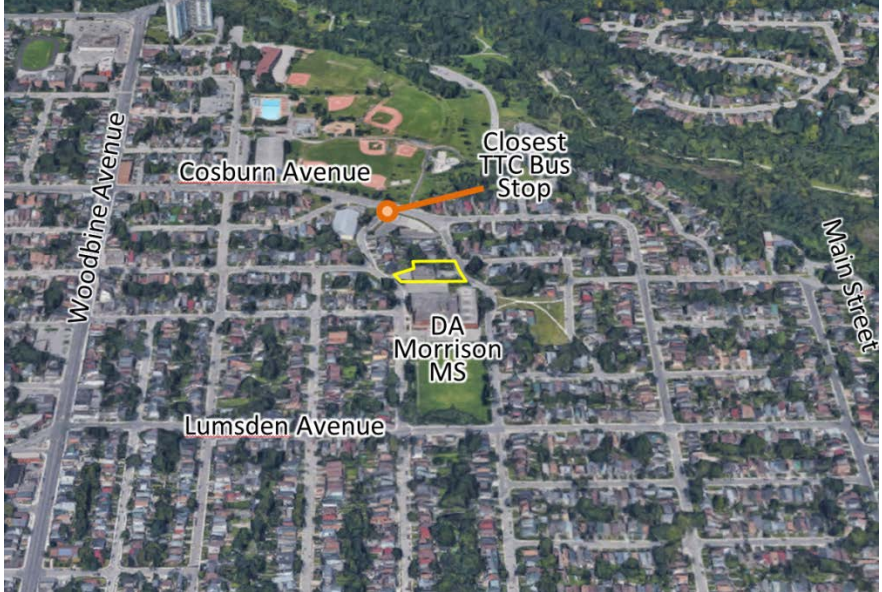


6 – McGriskin Centre (including Shorting Stockroom)

5	Facility Occupants	
		<ul style="list-style-type: none"> <li>1 Plant Operations</li> <li>1 Plant Operations Central</li> <li>2 Plant Operations LC2</li> <li>1 Plant Operations LC3</li> <li>23 Reg Maint Electr-Fire Safety LC2</li> <li>22 Reg Maint Electr-Fire Safety LC3</li> <li>20 Reg Maint HVAC LC2</li> <li>19 Reg Maint HVAC LC3</li> <li>26 Reg Maint Mechanical LC2</li> <li>28 Reg Maint Mechanical LC3</li> <li>25 Reg Maint Structural LC2</li> <li>25 Reg Maint Structural LC3</li> <li>1 Security Operations Centre</li> <li>4 Standard &amp; Compliance</li> <li>7 Student Transportation</li> <li>12 Sustainability Office</li> <li>12 Task Force Plant LC2</li> <li>9 Task Force Plant LC3</li> <li>4 Utilities Admin</li> <li>5 Year Round Students LC2</li> <li>8 Year Round Students LC3</li> <li>643 Total</li> </ul>

6	Discussion	
6.1	Advantages	<ul style="list-style-type: none"> <li>• Excellent access to Highway 401 for east/west travel</li> <li>• Potential for good access to mass public transit if the Sheppard LRT proposal resumes</li> <li>• Location is good to serve the east region</li> <li>• Large site – has potential for expansion</li> <li>• Below average annual operating cost</li> <li>• Average facility condition</li> </ul>
6.2	Disadvantages	<ul style="list-style-type: none"> <li>• Not all floors have barrier free accessibility</li> </ul>

**7 Oak Park Centre**

1	Location	
1.1	<p>Address Major Intersection TDSB Ward</p>	<ul style="list-style-type: none"> <li>• 286 Oak Park Avenue, East York, M4C 4N5</li> <li>• Southeast of Cosburn Avenue and Woodbine Avenue</li> <li>• Ward 16</li> </ul> 
1.2	<p>Aerial Photo of Site</p> 	
1.3	<p>Aerial Photo of Surrounding Area</p> 	

1 Location		
1.4	Access to Transit	<ul style="list-style-type: none"> <li>For north/south access, the site is located very close to Woodbine Avenue (within 500 m) and close to Victoria Park Avenue (within 3 km).</li> <li>For east/west access, the site is located very close to Danforth Avenue (1 km).</li> <li>The site is located approximately 1.5 m away from the Woodbine subway station that provides access to Line 2 (Bloor-Danforth).</li> <li>TTC bus stops are located 150 m north of the building on Cosburn Avenue at Gledhill Avenue.</li> </ul>
1.5	Urban Context	<ul style="list-style-type: none"> <li>The site is located within a stable, low density, residential neighborhood comprised mostly of single family detached houses.</li> <li>The site is situated immediately to the north of DA Morrison MS.</li> <li>The site is near Danforth Avenue which is identified as an Avenue in the City’s official plan where mixed use intensification is encouraged.</li> </ul>

2 Site		
2.1	Site Size (Acres)	0.4
2.2	Parking Spaces	12
2.3	Title Summary	<p>TDSB has fee simple ownership of this site subject to the following impact:</p> <ul style="list-style-type: none"> <li>There are 12 parcels for this site owned by the TDSB yet the parcels were not consolidated when the administrative building was built in 1968, nor when the adjacent school, DA Morrison MS, was built in 1977.</li> <li>Parcel PIN 10427-0461 – obtain consent from the City to sever the administrative land from the DA Morrison MS lands and to amend the property boundaries. A surveyor will be required to survey the land and prepare and register a reference plan on title showing the new boundaries of the administrative land.</li> <li>Parcels PIN 10427-0010 / 0009 / 0008 / 0007 / 0006 / 0005 / 0004 / 0003 / 0002 / 0001 – consolidate all parcels to form a single parcel for DA Morrison MS.</li> <li>Apply to the City to have the unused road allowance (school parking lot) transferred to the TDSB as it has been used by the school board for many years.</li> </ul>

2	Site	
		<ul style="list-style-type: none"> <li>• This property is further encumbered by a Solar Easement for the installation of rooftop solar panels under the management of TSPS.</li> <li>• Should TDSB trigger a Termination Notice the impact will include i) the cost of removal of the panels, and ii) Termination Payment for the loss of future income for TSPS. Given the October 1, 2015 start date, there is a minimum of 15 years remaining on the contract.</li> </ul>
2.4	Official Plan	<p>Urban Structure: Neighbourhood – the diversity of Toronto’s neighbourhoods, in terms of scale, amenities, local culture, retail services and demographic make-up, offers options within communities to match every stage of life. New development in neighbourhoods should respect the existing physical character of the area, reinforcing the stability of the neighbourhood.</p> <p>Land Use Designation: Neighbourhoods – a physically stable area made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions (including schools), home occupations, cultural and recreational facilities are also permitted in this designation.</p> <p>Secondary Plan: Nil</p> <p>Site and Area Specific Policy: Nil</p> <p>Special Policy Area: Nil</p>
2.5	Zoning	R1C – Residential – permitted uses are: one-family detached dwelling units and accessory buildings; facilities owned by the Borough of East York; day nurseries operated in municipally owned community centre, public library, school, or church building.
2.6	City Planning Guidelines / Studies / Initiatives	While there are no planning studies being conducted in the area, the City is undertaking a Complete Street and Planning Study of Danforth Avenue nearby. Since most of the surrounding area of the site north of Danforth is also Neighbourhoods Area, the study may have implications for the site.
2.7	Heritage Designation	Nil
2.8	Additional Land Use	Redevelopment on site may be constricted by an awkward parcel

<b>2</b>	<b>Site</b>	
	Planning Constraints	shape.

<b>3</b>	<b>Facility</b>	
3.1	Building Type	Purpose-built maintenance centre – contains offices, shops, and storage
3.2	History	Former maintenance centre of the East York Board of Education
3.3	Year Built	1968
3.4	Facility Size (Square Feet)	11,556
3.5	Floors	1 floor and basement
3.6	Barrier Free Accessibility	Basement level accessible through garage doors, no designated parking spaces, no elevator
3.7	5-Year Average Annual Operating Costs (2014-15 to 2018-19)	Caretaking, utilities and maintenance = \$35,074 or \$3.04 / sq ft Average across all 13 administration buildings = \$6.98 / sq ft
3.8	Space Description	6 enclosed offices 3 open work areas 4 shops (plumbing/electrical, carpentry, finishing, woodwork) 1 lunch room 1 garage 3 storage rooms

<b>4</b>	<b>Facility Condition</b>	
4.1	Replacement Value (EDU)	\$1,650,000
4.2	Current Renewal Backlog	\$1,710,000
4.3	5-year Renewal Needs	\$1,710,000
4.4	Current Facility Condition Index	103%
4.5	5-Year Facility Condition Index	\$103%
4.6	Improvements	Year, Project and Cost:

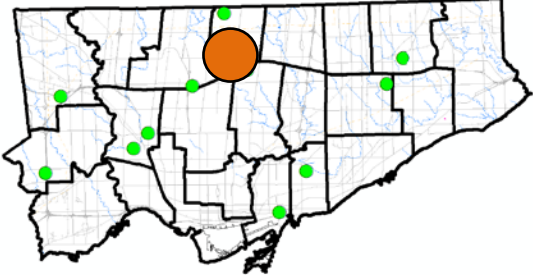

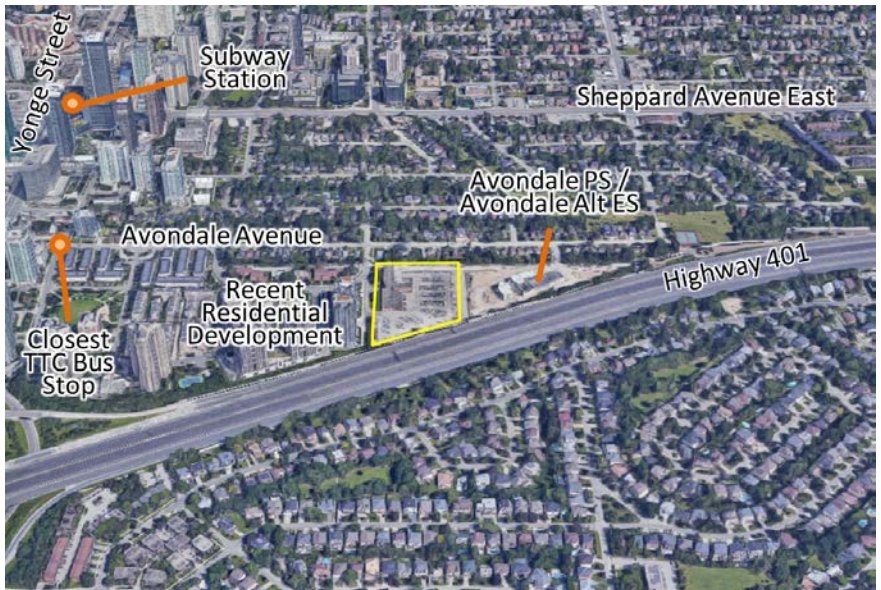
4		Facility Condition	
	Made Over Last 5 Years	2017	Condensing Unit TR-13-0657 \$30,268
		2018	Upg BAS System TR-17-1209 \$10,442
		2019	Rpl Roofing TR-18-0444 \$113,346
		Total	\$154,056
4.7	Future Improvements	None identified at present	

5		Facility Occupants	
5.1	Main User Groups	Printing, Mailroom, Courier and Logistics	
5.2	Number of Staff (May 2020)	Number of Staff by Organizational Unit:	
		6	Printing, Mailroom, Courier and Logistics
		6	Total

6		Discussion	
6.1	Advantages	<ul style="list-style-type: none"> <li>Fair access to mass rapid transit (subway Line 2, Bloor)</li> <li>The land could be used to expand the site of the adjacent elementary school, DA Morrison MS</li> <li>Below average annual operating cost</li> </ul>	
6.2	Disadvantages	<ul style="list-style-type: none"> <li>Does not have good access to highways</li> <li>Small site size – limited potential for expansion</li> <li>Property parcels require severance and consolidation to create distinct sites for Oak Park Centre and adjacent DA Morrison MS</li> <li>Not all floors have barrier free accessibility</li> <li>Poor facility condition</li> </ul>	



## 8 Oakburn Centre

1	Location	
1.1	<p>Address Major Intersection TDSB Ward</p>	<ul style="list-style-type: none"> <li>• 15 Oakburn Crescent, North York, M2N 2T5</li> <li>• Northeast of Highway 401 and Yonge Street</li> <li>• Ward 12</li> </ul> 
1.2	Aerial Photo of Site	
1.3	Aerial Photo of Surrounding Area	



1		Location
1.4	Access to Transit	<ul style="list-style-type: none"> <li>• For north/south access, the site is located very close to Yonge Street (within 1 km).</li> <li>• For east/west access, the site is located very close to Sheppard Avenue Road (within 1 km) and close to Highway 401 (within 1.5 km).</li> <li>• The site is located less than 1 km away from the Sheppard-Yonge subway station that provides access to Line 1 (Yonge-University-Spadina) and Line 4 (Sheppard).</li> <li>• TTC bus stops are located less than 700 m away on Yonge Street at Avondale Avenue.</li> </ul>
1.5	Urban Context	<ul style="list-style-type: none"> <li>• The building is located on the periphery of an Urban Growth Centre, a provincially designated area for high-density mixed-uses including institutional, commercial, recreational and residential uses – it is a focal point for major transit infrastructure.</li> <li>• Lands to the west of the building have been redeveloped as residential towers and townhouses. Additional residential development is proposed for the surrounding area.</li> </ul>

2		Site
2.1	Site Size (Acres)	4.2
2.2	Parking Spaces	253
2.3	Title Summary	<p>TDSB has fee simple ownership of this site subject to the following impacts:</p> <ul style="list-style-type: none"> <li>• The administrative building land is within limits of the parcel containing the adjacent school Avondale PS. This site would require a surveyor to survey the administrative land and prepare a land severance application to authorize the separation of the land to form a new parcel. A reference plan should be registered on title showing the new boundaries of the administrative land.</li> <li>• This site is encumbered by the right-of-way easement in gross benefiting the TDSB site. This right and obligation of easement will be automatically transferred to new owners if this site is redeveloped. However, any above grade construction will not be permitted as this right of way easement serves as the entry to the adjacent condominium underground parking.</li> <li>• The Limiting Distance Agreement would impact any future redevelopment of this site. TDSB has agreed with the developer</li> </ul>

2	Site	
2.4	Official Plan	<p>that no building, addition or other structure, other than the Easement Lands Improvements, will be constructed within the Limiting Distance Area on the Easement Lands.</p> <p>Urban Structure: Neighbourhood – the diversity of Toronto’s neighbourhoods, in terms of scale, amenities, local culture, retail services and demographic make-up, offers options within communities to match every stage of life. New development in neighbourhoods should respect the existing physical character of the area, reinforcing the stability of the neighbourhood.</p> <p>Land Use Designation: Neighbourhoods – a physically stable area made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions (including schools), home occupations, cultural and recreational facilities are also permitted in this designation.</p> <p>Secondary Plan: North York Centre Plan – the site is directly adjacent to the boundaries of the North York Centre Secondary Plan but outside of it. The Plan is intended to provide for the development of a vibrant North York Centre comprising a mix of residential, commercial, parks and open space and institutional uses. The area south of Sheppard Avenue will generally be residential in nature, with a significant commercial node focused on the Yonge Street and Sheppard Avenue intersection, and along the Yonge Street corridor to Highway 401. This area forms the southern entrance into the North York Centre. Buildings near the Yonge Street - Highway 401 interchange should be designed to reflect a North York Centre South gateway. The site abuts a mixed use area for which the permitted uses are: institutional uses that are not predominantly offices; residential; public parks; and recreational uses. The adjacent area is currently developed with a series of low rise rental apartment buildings. It is proposed that these lands may be redeveloped in phases.</p> <p>Site and Area Specific Policy: Nil</p> <p>Special Policy Area: Nil</p>
2.5	Zoning	R4 and R4(38) – Residential, Single Family – permitted uses are: single-family detached dwellings (maximum two storeys); home

2 Site		
		occupation (private music instruction and teaching of academic subjects); parks, playgrounds, clubs, community centres owned and operated by government agencies; golf courses; and institutional uses (schools, places of worship, day nurseries in schools and places of worship, public libraries, public museum).
2.6	City Planning Guidelines / Studies / Initiatives	Willowdale Neighbourhood Design guideline may apply.
2.7	Heritage Designation	Nil
2.8	Additional Land Use Planning Constraints	Nil

3 Facility		
3.1	Building Type	Purpose-built administration centre – contains offices, open concept work areas, lunch room, storage rooms, file rooms, and meeting rooms
3.2	History	Former head office of the North York Board of Education. It was converted to a maintenance centre for the North York Board of Education after a new head office was constructed at 5050 Yonge Street. A second building (Oakburn East) was constructed on the site as a purpose-built maintenance centre in 1958 containing shops, storage and additional offices. The Oakburn East building was vacated and demolished in 2016 to provide more land for the construction of the Avondale PS replacement school.
3.3	Year Built	1949
3.4	Facility Size (Square Feet)	34,058
3.5	Floors	2 floors
3.6	Barrier Free Accessibility	Accessible entrance, designated parking spaces, barrier free washroom, no elevator
3.7	5-Year Average Annual Operating Costs (2014-15 to 2018-19)	Caretaking, utilities and maintenance = \$429,352 or \$12.61 / sq ft Average across all 13 administration buildings = \$6.98 / sq ft
3.8	Space Description	58 enclosed offices 108 work stations

<b>3</b>	<b>Facility</b>	
		4 meeting rooms 4 file rooms 15 storage rooms 1 lunch room 1 servery Prayer room

<b>4</b>	<b>Facility Condition (this information is for the east and west buildings; the east building was demolished in 2016)</b>		
4.1	Replacement Value (EDU)	\$10,184,684	
4.2	Current Renewal Backlog	\$5,336,912	
4.3	5-year Renewal Needs	\$5,583,767	
4.4	Current Facility Condition Index	52%	
4.5	5-Year Facility Condition Index	55%	
4.6	Improvements Made Over Last 5 Years	Year, Project and Cost: 2015 Relocation Proj TR-15-0232 \$35,164 2015 Oakburn Move TR-15-1126 \$51,544 2015 Renos For E Staff TR-15-0466 \$236,844 2015 S/I Storage Shelter \$50,857 2016 Upg Air Circ Sys TR-16-1289 \$5,531 2016 Oakburn Move TR-15-1126 \$15,367 2017 Rpl PA System TR-17-1147 \$2,206 2017 Parking Lot Impvnt TR-17-0138 \$146,733 2017 Revise Occupancy TR17-0006 \$100,744 2018 Boiler Water Main TR-17-2024 \$451,360 2018 Office Reno TR-17-1725 \$307,981 2018 Windows Rpl TR-18-0128 \$146,306 2018 Roof Rpl TR-17-1661 \$330,068 2018 Upg HVAC System TR17-2225 \$316,383 2019 Parking Lot Curb TR-19-0441 \$10,293 2019 Rpl 2 <sup>nd</sup> Heat Plant TR-18-0420 \$703,483 2019 Windows Rpl TR-18-0128 \$486,088 Total \$3,396,955	

<b>4</b>	<b>Facility Condition (this information is for the east and west buildings; the east building was demolished in 2016)</b>	
4.7	Future Improvements	Repave parking lot and improve intersection (has not been costed and timed)

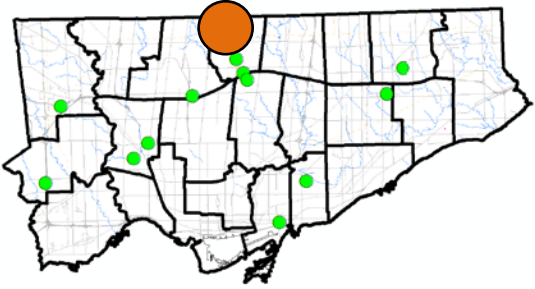

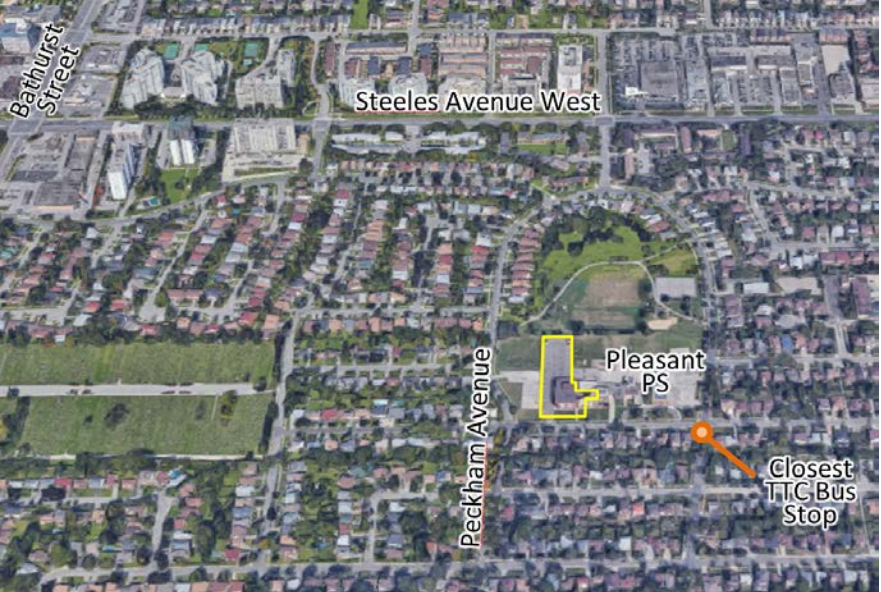
<b>5</b>	<b>Facility Occupants</b>	
5.1	Main User Groups	Building Design and Renewal Capital Project Management Construction Plant Operations
5.2	Number of Staff (May 2020)	Number of Staff by Organizational Unit: 12 Administrative Services DCM 6 Building Condition Assessment 5 Capital Project Management 7 Construction Data Systems 46 Construction PJ1 65 Construction PJ2 2 Construction Project Office 3 Design and Renewal LC1 and LC4 2 Design and Renewal LC2 and LC3 4 Design LC1 and LC4 4 Design LC2 and LC3 13 Design Services Architectural/Structural 8 Design Services Mechanical/Electrical 13 Hard Surfaces - PJ6 2 In House Construction Admin 1 1 In House Construction Admin 2 2 Oakburn Caretaking 77 Playgrounds - PJ5 7 Purchasing Services 1 Reg Maint Electr-Fire Safety LC2 20 Renewal LC1 and LC4 17 Renewal LC2 and LC3 6 Roofing 102 Site/Tenant Funded - PJ9 54 Structures Special Projects - PJ7 5 Sustainable Design 484 Total

<b>6</b>	<b>Discussion</b>	
6.1	Advantages	<ul style="list-style-type: none"> <li>• Excellent access to Highway 401 for east/west travel</li> </ul>

6	Discussion	
		<ul style="list-style-type: none"> <li>• Good access to mass rapid transit (subway Line 1, Yonge-University-Spadina)</li> <li>• Location is good to serve as an overflow site for the TDSB Head Office</li> <li>• The land provides a potential option for the TDSB in addressing pressures from the adjacent growth centre – it could also be used to expand the site of the adjacent elementary school, Avondale PS</li> <li>• Average facility condition</li> </ul>
6.2	Disadvantages	<ul style="list-style-type: none"> <li>• Property parcel requires severance to create distinct sites for Oakburn Centre and adjacent Avondale PS</li> <li>• Not all floors have barrier free accessibility</li> <li>• Above average annual operating cost</li> </ul>



**9 Peckham Centre**

1	Location	
1.1	<p>Address Major Intersection TDSB Ward</p>	<ul style="list-style-type: none"> <li>• 296 Pleasant Avenue, North York, M2R 2R1</li> <li>• Southeast of Steeles Avenue West and Bathurst Street</li> <li>• Ward 12</li> </ul> 
1.2	Aerial Photo of Site	
1.3	Aerial Photo of Surrounding Area	



1 Location		
1.4	Access to Transit	<ul style="list-style-type: none"> <li>For north/south access, the site is located close to Yonge Street and Bathurst Street (within 1.5 km).</li> <li>For east/west access, the site is located very close to Steeles Avenue (within 1 km).</li> <li>TTC bus stops are located 160 m to the east of the building where Pleasant Avenue meets Cactus Avenue.</li> </ul>
1.5	Urban Context	<ul style="list-style-type: none"> <li>The site is located within a stable, low density, residential neighborhood comprised mostly of single family detached houses.</li> </ul>

2 Site		
2.1	Site Size (Acres)	1.68
2.2	Parking Spaces	99
2.3	Title Summary	<p>TDSB has fee simple ownership of this parcel subject to the following impacts:</p> <ul style="list-style-type: none"> <li>This property is encumbered with a Solar Easement for the installation of rooftop solar panels under the management of TSPS.</li> <li>Should TDSB trigger a Termination Notice, the impact will include i) the cost of removal of the panels, and ii) Termination Payment for the loss of future income for TSPS. As of today's date, there are a minimum of 16 years remaining on the contract.</li> <li>Because the building is attached to Pleasant PS, the building cannot be sold without directly impacting the school.</li> </ul>
2.4	Official Plan	<p>Urban Structure: Neighbourhood – the diversity of Toronto's neighbourhoods, in terms of scale, amenities, local culture, retail services and demographic make-up, offers options within communities to match every stage of life. New development in neighbourhoods should respect the existing physical character of the area, reinforcing the stability of the neighbourhood.</p> <p>Land Use Designation: Neighbourhoods – a physically stable area made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions (including schools), home occupations, cultural and recreational facilities are also permitted in this designation.</p>

<b>2</b>		<b>Site</b>
		<p>Secondary Plan: Nil</p> <p>Site and Area Specific Policy: Nil</p> <p>Special Policy Area: Nil</p>
2.5	Zoning	R4 – Residential, Single Family – permitted uses are: single-family detached dwellings; home occupation (private music instruction and teaching of academic subjects); parks, playgrounds, clubs, community centres owned and operated by government agencies; golf courses; and institutional uses (schools, places of worship, day nurseries in schools and places of worship, public libraries, public museum).
2.6	City Planning Guidelines / Studies / Initiatives	The City is undertaking the Yonge Street North Planning Study for an area to the east and west of Yonge Street, between Finch Avenue and Steeles Avenue, in response to development pressures in the area. The boundaries of the draft Secondary Plan are proposed to be expanded further east and west into the Neighbourhoods designation to assess appropriate range of built types in these areas. The Peckham Centre is outside of the study area, but the adjacent Pleasant PS serves as the local elementary school for the west portion of the study area.
2.7	Heritage Designation	Nil
2.8	Additional Land Use Planning Constraints	Nil

<b>3</b>		<b>Facility</b>
3.1	Building Type	Elementary school converted into administration space. It is physically attached to an operating school, Pleasant PS.
3.2	History	The building closed as an operating school in 1978. Since then, it has been used to accommodate a number of administrative groups. In 2016, a portion of the site was severed and sold (1.5 acres) to generate revenue to support the TDSB’s capital program. The land was purchased by LiVante Developments and developed into 8 single family detached houses. The sites of Peckham Centre and Pleasant PS were reconfigured to accommodate the severance: the parking lot was moved and rebuilt; the playfield was relocated and improved; and a fence was installed around the west side of

<b>3 Facility</b>		
		Peckham’s parking lot. Due to enrolment growth, Pleasant PS has expanded into the Peckham building and occupies 2 classrooms.
3.3	Year Built	1969
3.4	Facility Size (Square Feet)	36,824
3.5	Floors	2 floors
3.6	Barrier Free Accessibility	Accessible entrance, designated parking spaces, barrier free washrooms, no elevator
3.7	5-Year Average Annual Operating Costs (2014-15 to 2018-19)	Caretaking, utilities and maintenance = \$214,888 or \$5.84 / sq ft Average across all 13 administration buildings = \$6.98 / sq ft
3.8	Space Description	17 classrooms, 4 resource rooms, and 1 gym converted into: 13 enclosed offices 35 workstations 9 meeting rooms 1 media studio 1 lunch room 10 storage areas / rooms

<b>4 Facility Condition</b>		
4.1	Replacement Value (EDU)	\$3,700,000
4.2	Current Renewal Backlog	\$4,648,775
4.3	5-year Renewal Needs	\$4,648,775
4.4	Current Facility Condition Index	125%
4.5	5-Year Facility Condition Index	125%
4.6	Improvements Made Over Last 5 Years	Year, Project and Cost: 2015 Oakburn Move TR-15-1126 \$10,213 2015 Teach Learn Reno TR-15-0467 \$177,104 2015 Land Severance TR-14-0425 \$911,719 2017 Remove asbestos floor ti \$7,783

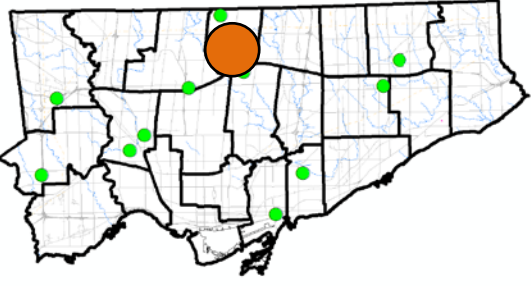
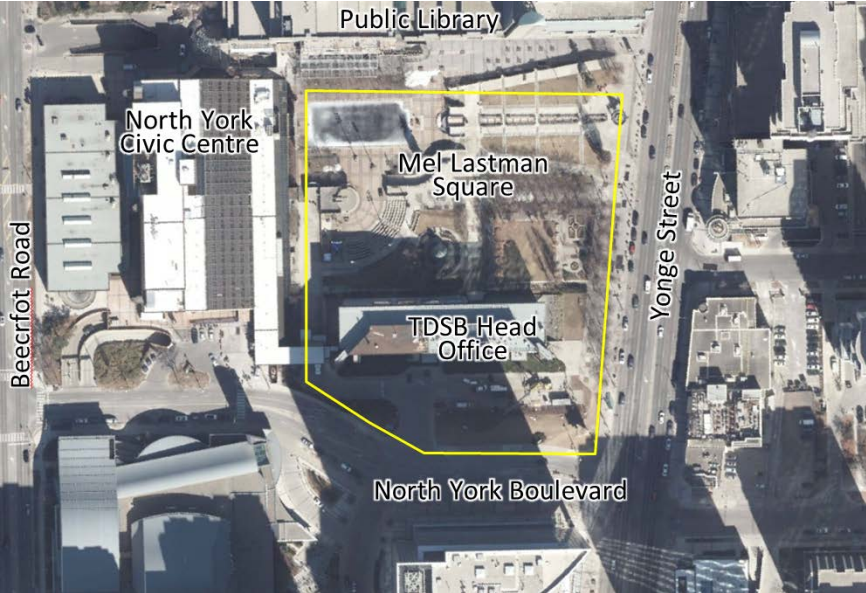
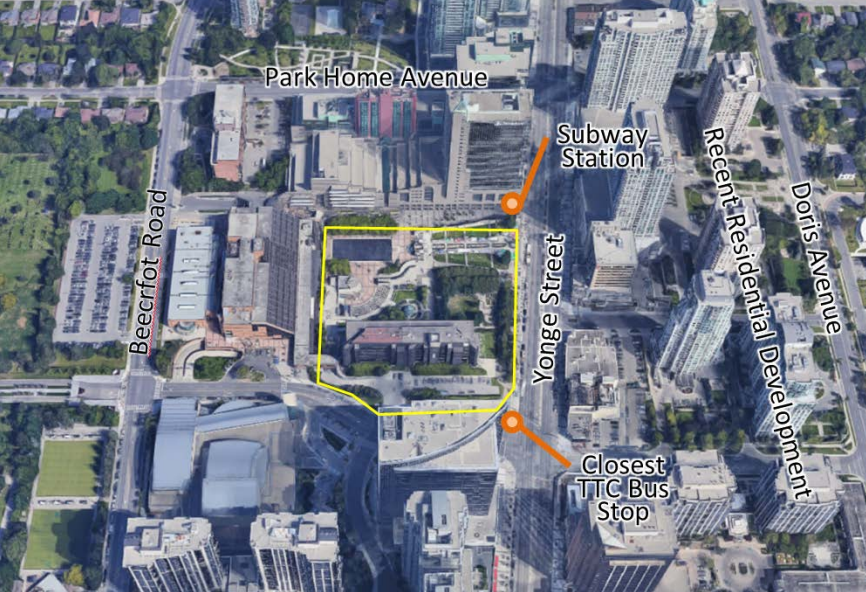
4 Facility Condition	
	2018 Ins Prtble AC TR-18-0924 \$4,945 2018 Rpl AHU Condns TR-18-0721 \$695,062 2019 Seminar Rm TR18-0151 \$12,806 2019 Rpl Doorfram #6 TR-19-0387 \$17,358 Total \$1,836,989
4.7	Future Improvements Repair exterior wall to prevent water infiltration Replace roof (have not been costed and timed)

5 Facility Occupants	
5.1	Main User Groups SAP Business Process Systems E-Learning Web, Marketing, Design and Multimedia Services
5.2	Number of Staff (May 2020) Number of Staff by Organizational Unit: 5 E-Learning 1 E-Learning Day School 2 Marketing and Design Services 2 Marketing and Multimedia Services 2 Parent and Community Engagement 3 Permit Unit 7 SAP Business Process Systems 4 Web, Marketing, Design and Multimedia Sv 26 Total

6 Discussion	
6.1	Advantages <ul style="list-style-type: none"> <li>• Location is good to serve as an overflow site for the TDSB Head Office</li> <li>• As a former school, it has spaces that can support programs when required – it is currently accommodating 2 classes from the attached elementary school, Pleasant PS</li> <li>• Below average annual operating cost</li> </ul>
6.2	Disadvantages <ul style="list-style-type: none"> <li>• Does not have good access to highways</li> <li>• Does not have good access to mass rapid transit (subway or LRT)</li> <li>• Not all floors have barrier free accessibility</li> <li>• As a former school, it does not have spaces purpose-built for administrative uses (it has classrooms that need to be adapted)</li> </ul>

<b>6</b>	<b>Discussion</b>	
		for administrative use) • Poor facility condition

**10 TDSB Head Office**

1	Location		
1.1	<p>Address Major Intersection TDSB Ward</p>	<ul style="list-style-type: none"> <li>• 5050 Yonge Street, North York, M2N 5N8</li> <li>• Northwest of Sheppard Avenue East and Yonge Street</li> <li>• Ward 12</li> </ul>	
1.2	<p>Aerial Photo of Site</p>		
1.3	<p>Aerial Photo of Surrounding Area</p>		

1 Location		
1.4	Access to Transit	<ul style="list-style-type: none"> <li>For north/south access, the site is located right on Yonge Street.</li> <li>For east/west access, the site is located very close to Sheppard Avenue (within 1 km) and close to Highway 401 and Finch Avenue (within 1.5 km).</li> <li>The site is located less than 150 m away from the North York Centre subway station that provides access to Line 1 (Yonge-University-Spadina). The subway station is integrated into the complex of buildings that the TDSB Head Office is a part of.</li> <li>There is a TTC bus stop in front of the building on Yonge Street.</li> </ul>
1.5	Urban Context	<ul style="list-style-type: none"> <li>The building is located within the civic centre of North York. The building was designed to be the head office of the former North York Board of Education and is attached to the city hall for the former City of North York. The City of Toronto uses the former city hall for the offices and chamber for the North York Community Council.</li> <li>The building is located in an Urban Growth Centre, a provincially designated area for high-density mixed-uses including institutional, commercial, recreational and residential uses – it is a focal point for major transit infrastructure.</li> <li>Lands to the north, south and east of the building have been redeveloped as residential towers. Additional residential towers are proposed for the surrounding area.</li> </ul>

2 Site		
2.1	Site Size (Acres)	4.2
2.2	Parking Spaces	320
2.3	Title Summary	<p>TDSB has fee simple ownership of this site subject to the following impacts:</p> <p>Parcel PIN 10144-0081 (LT):</p> <ul style="list-style-type: none"> <li>The administrative building is within the southerly limits of the parcel containing the Civic Square north of the building which is leased back to the City. This site is encumbered by a City’s leasehold interest to the part of the Civic Square known as the Underground Parking Area limited to the part of lands which lie above certain strata level, being above the top of the underground parking garage roof including below and above such strata level. Term: 99 years ending December 11, 2083. Termination: six (6) months prior written notice to the City if</li> </ul>



2	Site
	<p>TDSB intends to redevelop its holdings.</p> <ul style="list-style-type: none"> <li>• Should TDSB pursue redevelopment opportunities consideration of structural removal of the following: the Connecting Link between the TDSB administrative building and the City Hall building, the Pedestrian Tunnel running under North York Boulevard and the underground vehicular connection between the City underground parking garage and the TDSB lands.</li> <li>• This site is further encumbered by a shared-use agreement for an underground parking area between the TDSB and the City for the municipal garage underneath City Hall.</li> <li>• There is a Notice under S.71 of the Land Titles Act having an unregistered interest in all 3 parcels PIN 10144-0081/0082/0075 for an indeterminate period.</li> <li>• TBSB option for consideration: survey the administrative lands (10144-0081) and prepare a severance application to authorize the separation of the administrative lands from the leased Civic Square lands to form two separate parcels.</li> </ul> <p>Parcel PIN 10144-0082 (LT): This parcel is encumbered by the following easements:</p> <ul style="list-style-type: none"> <li>• Between the City Centre Development Corporation, the City and a charge with RBC for the leasehold interest in the lands north of the TDSB lands.</li> <li>• Security interest between Telroute Comm and Northern Tel for the switching equipment located at 5140 Yonge Street.</li> <li>• In perpetuity with Bell Canada for underground telecommunications cables.</li> <li>• With the City for the Centre for the Performing Arts Marque Signage expiring December 11, 2083.</li> <li>• This parcel of land (including 10144-0075) cannot be developed as the easements do not allow for above grade construction.</li> </ul>
2.4	<p>Official Plan</p> <p>Urban Structure: Centre – one of four areas in the city with excellent transit accessibility where jobs, housing and services will be concentrated in dynamic mixed use settings with different levels of activity and intensity.</p> <p>Land Use Designation: Parks and Open Space Areas – these places are the parks, open spaces, valleys, watercourses, ravines, portions of the waterfront, golf courses and cemeteries that comprise a Green Space System in Toronto. Development is generally</p>

2	Site	<p>prohibited within these areas except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities where supported by appropriate assessment. The site is primarily designated as Parks, with a small portion along North York Boulevard designated as Other Open Space Areas. An area designated as Parks will be used primarily to provide public parks and recreational opportunities. An area designated as Other Open Space will be used primarily for golf courses, cemeteries, and open spaces associated with utilities and other specialized uses and facilities.</p> <p>Secondary Plan: North York Centre Secondary Plan – the site is within the boundaries of the North York Centre Secondary Plan. The Plan is intended to provide for the development of a vibrant North York Centre comprising a mix of residential, commercial, parks and open space and institutional uses. Within the secondary plan, the site is located in the North York Centre South, where the highest intensity, massing and height of office and other commercial uses are intended along lands fronting Yonge Street. A portion of the site, where the existing building is located, is in Mixed Use Area A, for which the permitted uses are: commercial, institutional, public parks and recreational uses, and transit terminals. Residential uses are not permitted. The areas to the north and south of the existing building are recognized as open space, which is defined as all forms of natural and landscaped spaces for the enjoyment and use of residents and employees.</p> <p>Site and Area Specific Policy: Nil</p> <p>Special Policy Area: Nil</p>
2.5	Zoning	<p>O3 and O1– Semi-Public Open Space and Open Space</p> <p>Permitted uses for O3 are: any public station, yard, building, park, or parkway operated or used by the following agencies: City of North York; Municipality of Metro Toronto; Province of Ontario; Dominion of Canada; Hydro-Electric Commission of the City of North York; Electric Power Commission of Ontario; Board of Education for the City of North York; Metropolitan Separate School Board; Seneca College; Sunnybrook Hospital; University of Toronto; York University; Toronto Transit Commission; Bell; Metro Toronto and Region Conservation Authority; and Public railway companies.</p>

<b>2</b>		<b>Site</b>
		Permitted Uses for O1 are: commercial (refreshment pavilion or booth when owned and operated by a public authority); recreational (a public park, including athletic fields, field houses, community centres, bleachers, open or closed swimming and wading pools, greenhouses, botanical gardens, zoological gardens, band stands, skating rinks, tennis courts, bowling greens, boat liveries and bathing stations; a public playground; a playlot; golf courses but not driving tees or ranges, miniature courses, and similar uses operated for commercial purposes); any use accessory to foregoing; institutional (schools and day nurseries).
2.6	City Planning Guidelines / Studies / Initiatives	Willowdale Neighbourhood Design guideline may apply.
2.7	Heritage Designation	Listed (September 27, 2006) – A listed property is one which the City has included on its Heritage Register, but has not fully protected under a heritage by-law. By listing the property, the City has signalled its intention to see the building preserved. Though the listing does not give the property any legal protection, the property owner must notify the City within 60 days of their intention to demolish or alter the structure. This notification gives the City time to designate the structure if it wishes.
2.8	Additional Land Use Planning Constraints	Potential constraint to development from Parks and Open Space land use designation.

<b>3</b>		<b>Facility</b>
3.1	Building Type	Purpose-built administration centre, attached to the city hall of the former City of North York – contains offices, open concept work areas, meeting rooms, cafeteria and Boardroom
3.2	History	Former head office of the North York Board of Education. The TDSB land directly to the north of the head office is leased to the City for 99 years ending in 2083. This land is used as a public park (Mel Lastman Square). The TDSB has an agreement with the City for use of underground parking spaces in the North York Civic Centre.
3.3	Year Built	1968
3.4	Facility Size (Square Feet)	118,167
3.5	Floors	5 floors and basement

3 Facility		
3.6	Barrier Free Accessibility	Accessible entrance, designated parking spaces, barrier free washrooms, elevator
3.7	5-Year Average Annual Operating Costs (2014-15 to 2018-19)	Caretaking, utilities and maintenance = \$971,598 or \$8.22 / sq ft Average across all 13 administration buildings = \$6.98 / sq ft
3.8	Space Description	166 enclosed offices 283 work stations 20 meeting rooms 17 copier areas 6 file rooms / storage areas 4 waiting areas Cafeteria Boardroom Lobby Mail room Print shop

4 Facility Condition		
4.1	Replacement Value (EDU)	\$21,986,545
4.2	Current Renewal Backlog	\$8,123,219
4.3	5-year Renewal Needs	\$18,229,952
4.4	Current Facility Condition Index	37%
4.5	5-Year Facility Condition Index	83%
4.6	Improvements Made Over Last 5 Years	Year, Project and Cost: 2015 Trustee Millwork \$32,991 2016 BAS Upgrade TR-16-0787 \$784,288 2016 Carpet Repl TR-16-0111 \$276,928 2016 Install MillworkTR-15-0431 \$5,277 2016 Concrete Stair Upg TR-15-1012 \$65,666 2016 Plantings TR-16-0028 \$11,472 2016 Learn Cntrs Off Ren TR-16-1131 \$351,310 2016 Renovation 5th floor \$168,772

4 Facility Condition		
		2017 BAS Upg Ph2T R-17-0455 \$15,496 2017 Stair Review & Face Seal TR15-0272 \$147,034 2017 Upg Security Access TR-17-0437 \$47,529 2017 Accommodation Reno TR-17-1232 \$24,621 2017 Legal Svcs RenoTR-17-1669 \$19,045 2018 Windows Main Floor TR-18-0483 \$2,650 2018 Anchor Investigation TR-17-1885 \$85,855 2018 Rpl Roofing TR-17-2096 \$75,753 2018 Board Svcs Reno TR-18-0094 \$5,120 2018 Senior Team Reno TR-18-0817 \$96,961 2018 Restratr n 3 <sup>rd</sup> Fl TR-18-0012 \$32,949 2018 Boardroom Reno TR-18-0343 \$900,415 2018 Boardroom AC TR17-1200 \$170,547 2018 Rpl Roofing TR-17-2096 \$342,203 2018 Upg BAS Sys Ph2 TR17-0455 \$1,155,985 2019 Café Flood Restore TR-19-0306 \$79,134 2019 Rpl Carpet 2 <sup>nd</sup> flr TR-18-0951 \$134,922 Total \$5,032,922
4.7	Future Improvements	Replace carpet in specific areas (has not been costed and timed)

5 Facility Occupants		
5.1	Main User Groups	Business Development Business Services Community Services Director, Associate Directors, and Executives Employee Services Equity Legal Services Government, Public and Community Relations Governance and Board Services International Students and Admissions Policy Printing School Operations and Service Excellence Shared Services Superintendents of Education LC 2 Trustees
5.2	Number of Staff (May 2020)	Number of Staff by Organizational Unit: 12 Accounts Payable

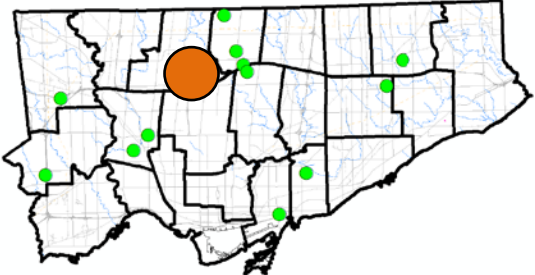


5	Facility Occupants
	<ul style="list-style-type: none"> <li>1 Administrative Services</li> <li>3 Board Services</li> <li>1 Board Services - Registrar</li> <li>10 Budget, Revenue &amp; Financial Reporting</li> <li>4 Business Development (BDCS)</li> <li>2 Business Operations and Serv Excellence</li> <li>4 Community Services</li> <li>6 Community, Business and Student Tran Svs</li> <li>24 Compensation, Benefits &amp; Pension Admin</li> <li>2 Con Ed, Alt, Adult, Partnerships, Sum Pgm</li> <li>4 Director's Office</li> <li>10 Disability Claim Administration</li> <li>2 Disability Management Office</li> <li>3 Emp Relations &amp; Contract Impl-Sec Teach</li> <li>6 Emp Svs Organizational Management</li> <li>3 Employee Relations</li> <li>3 Employee Relations - Elem Teach</li> <li>5 Employee Services - Executive Office</li> <li>2 Employment Equity Office</li> <li>2 Equity, Anti-Racism, Anti-Opprsn, ErlYrs</li> <li>5 Equity, Graduation Coaches</li> <li>1 Equity, MSIC, NTIP, English, Literacy</li> <li>2 Equity, Well-Being and School Imprvmt</li> <li>2 Facility Services</li> <li>2 Finance</li> <li>2 Finance Administration</li> <li>7 Finance Support</li> <li>10 General Accounting</li> <li>10 Government, Public &amp; Community Relations</li> <li>9 HRIS Administration</li> <li>11 HRIS Systems / Projects</li> <li>3 Human Rights and Indigenous Education</li> <li>5 Human Rights Office</li> <li>3 Insurance and Risk</li> <li>4 Internal Audit Management</li> <li>12 International Students &amp; Admissions Off</li> <li>3 Job Evaluation &amp; Pay Equity</li> <li>1 Labour Relations Svs-Employee Assistance</li> <li>4 Lbr Relations Negotiations Arbitrations</li> <li>2 Leadership, Learning, and School Imprvmt</li> <li>2 Learning Centre 1</li> <li>2 Learning Centre 2</li> </ul>

5	Facility Occupants
	2 Learning Network 07
	2 Learning Network 08
	2 Learning Network 09
	2 Learning Network 10
	2 Learning Network 11
	2 Learning Network 12
	9 Legal Services
	1 Marketing and Multimedia Services
	3 Nutrition Services
	5 Occasional Teaching - Elem/Sec
	2 Parent and Community Engagement
	9 Payroll - Business & Support Staff
	10 Payroll - Teaching
	2 Payroll Audit, Compliance and Reporting
	1 Payroll Svs - Mgr Office
	4 Policy Services
	5 Printing, Mailroom, Courier & Logistics
	1 Professional Support Services
	12 Purchasing Services
	8 Records Admin - Elem Teach
	5 Records Admin - Sec Teach
	4 Recruitment - Elem Teach
	3 Recruitment - Sec Teach
	5 Remittance Administration
	4 School Operations and Service Excellence
	30 Shared Services
	2 Sp Ed Inclusion, Assistive Tech, BLV DHH
	2 Special Education and Inclusion
	4 Staffing - Elem Teach
	4 Staffing - Sec Teach
	3 Staffing Con Ed (Credit) - Elem/Sec
	2 Staffing, Recruit / Cntr Svs Elem Teach
	4 Staffing, Recruit / Cntr Svs Sec Teach
	7 Staffing, Recruit / Cntr Svs Support Staff
	2 Staffing / Recrtmnt / Appraisal Customer Svs
	6 TDSB Head Office Caretaking
	11 Unit A, B and GI
	14 Unit C - Schools
	8 Unit C Central, Funded and Non-Union
	8 Units D & E
	1 Web, Marketing, Design and Multimedia Sv
	424 Total



6	Discussion	
6.1	Advantages	<ul style="list-style-type: none"> <li>• Excellent access to Highway 401 for east/west travel</li> <li>• Excellent access to mass rapid transit – the North York Centre subway station (Line 1, Yonge-University-Spadina) is integrated into the complex that this building is attached to</li> <li>• Location is good to serve as a central head office</li> <li>• The site provides a potential option for the TDSB in addressing pressures from the surrounding growth centre – it could be a satellite location for Earl Haig SS</li> <li>• Good barrier free accessibility</li> <li>• Has customized space to support important central functions like Board meetings</li> <li>• Fair facility condition</li> </ul>
6.2	Disadvantages	<ul style="list-style-type: none"> <li>• Above average annual operating cost</li> <li>• Site is encumbered with a long-term lease</li> <li>• No space for expansion without redevelopment</li> </ul>

## 11 Tippett Centre

1	Location		
1.1	<p>Address Major Intersection TDSB Ward</p>	<ul style="list-style-type: none"> <li>• 3 Tippett Road, North York, M3H 2V1</li> <li>• Northeast of Highway 401 and Allen Road</li> <li>• Ward 5</li> </ul>	
1.2	Aerial Photo of Site		
1.3	Aerial Photo of Surrounding Area		

1 Location		
1.4	Access to Transit	<ul style="list-style-type: none"> <li>For north/south access, the site is very close to Allen Road (within 500 m) and close to Bathurst Street (within 1.5 km).</li> <li>For east/west access, the site is very close to Wilson Road (within 500 m) and Highway 401 (within 1 km).</li> <li>Approximately 600 m away is the Wilson subway station that provides access to Line 1 (Yonge-University-Spadina).</li> <li>TTC bus stops are located 350 m north of the building on Wilson Road at Faywood Boulevard.</li> </ul>
1.5	Urban Context	<ul style="list-style-type: none"> <li>The site is located within an employment area that is being regenerated. Many of the surrounding industrial and commercial buildings are being replaced by residential buildings.</li> </ul>

2 Site		
2.1	Site Size (Acres)	3.6
2.2	Parking Spaces	68
2.3	Title Summary	<p>TDSB has fee simple ownership of this parcel subject to the following impacts:</p> <ul style="list-style-type: none"> <li>This property is encumbered with a Solar Easement for the installation of rooftop solar panels under the management of TSPS.</li> <li>Should TDSB trigger a Termination Notice the impact will include i) the cost of removal of the panels, and ii) Termination Payment for the loss of future income for TSPS. Given the May 2, 2016 start date, there is a minimum of 16 years remaining on the contract.</li> </ul>
2.4	Official Plan	<p>Urban Structure: Employment Area – an area to be used exclusively for business and economic activities, with the intention to protect, preserve and expand existing businesses and incubate/welcome new businesses. Removal of lands from Employment Areas (to allow for non-employment uses) would require a City-initiated municipal comprehensive review.</p> <p>Land Use Designation: Regeneration Area – these areas provide for a broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses in an urban form to: revitalize areas that are largely underused; create new jobs and homes; restore, re-use and retain existing buildings; achieve streetscape improvements; extend the open space network; and</p>

2	Site	
		<p>promote the environmental clean-up and re-use of contaminated lands.</p> <p>Secondary Plan: The site is not covered by a secondary plan; however, it is adjacent to the Downsview Area Secondary Plan. It is intended to provide a land use and development framework that supports the significant public investment in rapid transit infrastructure and the National Urban Park, and achieves a mix of transit-supportive land uses of a high quality of urban design. The site is also adjacent to the Lawrence-Allen Secondary Plan, which is intended to revitalize the area and the Lawrence Heights neighbourhood</p> <p>Site and Area Specific Policy: Nil</p> <p>Special Policy Area: Nil</p>
2.5	Zoning	<p>M2(31) and M1 – Industrial – permitted uses are: adult education school and commercial school; artist studio; club; college; commercial gallery; communications and broadcasting; community centre; contractor’s establishment; custom workshop; day nursery; financial institution; fitness centre; industrial sales and service; information processing; laundry; manufacturing; museum; office use; park; parking lot; personal service shop; place of worship; public library; public self-storage warehouse; school; service shop; showroom; university uses; veterinary clinic; warehouse; banquet halls; car rental agency; car washing establishment; commercial recreation; gasoline station; golf course; health science research laboratory; hotel; motor vehicle repair shops; motor vehicle dealerships; pinball and video games arcade; research laboratory; restaurant with or without outdoor patio; retail store; transportation terminal; works yard</p>
2.6	City Planning Guidelines / Studies / Initiatives	<p>The City completed the Tippett Road Area Regeneration Study in 2015 which provides the policy and development framework for the area.</p>
2.7	Heritage Designation	<p>Nil</p>
2.8	Additional Land Use Planning Constraints	<p>New residential development is occurring very close to the site, showing strong precedent for residential in the area. Rezoning may be required in order to achieve the objectives of the Official Plan Regeneration Area designation.</p>

11 – Tippett Centre

<b>3 Facility</b>		
3.1	Building Type	Purpose-built warehouse and distribution centre
3.2	History	Former warehouse and distribution centre of the North York Board of Education. In 2010, 1.3 acres of the adjacent closed school site (Champlain PS) was sold to generate revenue to support the TDSB’s capital program. The portion of the Champlain site that immediately abuts the Tippett site (1.1 acres) was kept in TDSB ownership to allow potential future expansion of the Tippett Centre. The 1.1 acres is included in the site size of 3.6 acres reported above for the Tippett Centre.
3.3	Year Built	1953
3.4	Facility Size (Square Feet)	47,265
3.5	Floors	2 floors (second floor is very small, consisting of a meeting room and washroom), mezzanine, basement
3.6	Barrier Free Accessibility	Designated parking spaces, conveyor elevator to basement only
3.7	5-Year Average Annual Operating Costs (2014-15 to 2018-19)	Caretaking, utilities and maintenance = \$317,845 or \$6.72 / sq ft Average across all 13 administration buildings = \$6.98 / sq ft
3.8	Space Description	11 enclosed offices 75 workstations 4 meeting rooms 1 lunch room 1 kitchenette Large materials storage Large library storage areas Receiving area Loading dock

<b>4 Facility Condition</b>		
4.1	Replacement Value (EDU)	\$9,115,562
4.2	Current Renewal Backlog	\$6,656,491
4.3	5-year Renewal	\$7,715,039

<b>4</b>	<b>Facility Condition</b>	
	Needs	
4.4	Current Facility Condition Index	73%
4.5	5-Year Facility Condition Index	85%
4.6	Improvements Made Over Last 5 Years	Year, Project and Cost: 2015 Skylight Rest TR-15-0244 \$23,295 2016 Boiler Repl TR-16-1318 \$338,997 2016 Roof Repl TR-16-0474 \$513,066 2018 Interior Doors TR-18-0111 \$22,675 2018 UPG BAS System TR-17-1209 \$10,730 Total \$908,764
4.7	Future Improvements	Remove chimney and cap Repair exterior wall (have not been costed and timed)

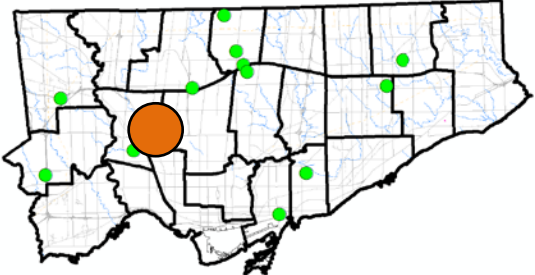

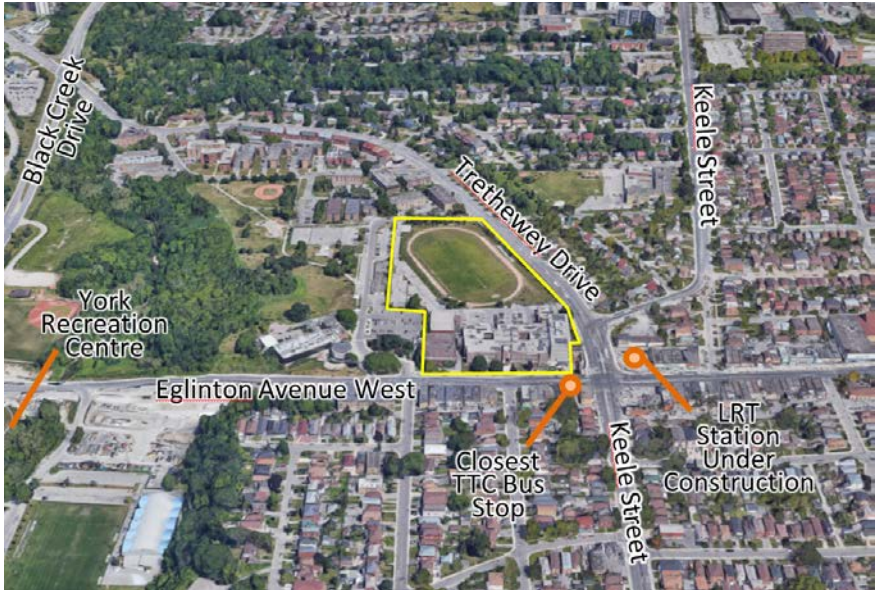
<b>5</b>	<b>Facility Occupants</b>	
5.1	Main User Groups	Printing, Mailroom, Courier and Logistics Library Learning Resources and Global Education Resource Loan Centre
5.2	Number of Staff (May 2020)	Number of Staff by Organizational Unit: 2 Library Learning Resources & Global Educ 13 Library Teaching Resources 19 Library Technical Svs 23 Printing, Mailroom, Courier & Logistics 6 Professional Library Svs 4 Resource Loan Ctr 2 Tippett Road Ctr Caretaking 69 Total

<b>6</b>	<b>Discussion</b>	
6.1	Advantages	<ul style="list-style-type: none"> <li>• Excellent access to Highway 401 for east/west travel</li> <li>• Good access to mass rapid transit (subway Line 1, Yonge-University-Spadina)</li> <li>• Location is good to serve as a central distribution centre</li> <li>• Site has potential for expansion</li> <li>• Average annual operating cost</li> </ul>

<b>6</b>	<b>Discussion</b>	
		<ul style="list-style-type: none"><li>• Average facility condition</li></ul>
6.2	Disadvantages	<ul style="list-style-type: none"><li>• Not all areas have barrier free accessibility</li></ul>



## 12 Trethewey Education Office

1	Location		
1.1	<p>Address Major Intersection TDSB Ward</p>	<ul style="list-style-type: none"> <li>• 2 Trethewey Drive, York, M6M 4A8</li> <li>• Northwest of Eglinton Avenue West and Keele Street</li> <li>• Ward 6</li> </ul>	
1.2	<p>Aerial Photo of Site</p>		
1.3	<p>Aerial Photo of Surrounding Area</p>		

1 Location		
1.4	Access to Transit	<ul style="list-style-type: none"> <li>For north/south access, the site is located right at Keele Street and very close to Black Creek Drive (within 1 km).</li> <li>For east/west access, the site is located right on Eglinton Avenue.</li> <li>The site is located across the street from the Keelesdale LRT station that will provide access to the Eglinton Crosstown LRT (Line 5 - Eglinton) when it becomes operational in 2022.</li> <li>There are TTC bus stops in front of the building on Eglinton Avenue and Keele Street.</li> </ul>
1.5	Urban Context	<ul style="list-style-type: none"> <li>The building is located within the civic centre of York. The building was designed to be the head office of the former York Board of Education. It is attached to York Memorial CI which is also attached to a City-owned community centre. Immediately west of the community centre is the city hall of the former City of York, now used as the Toronto West Court Office.</li> <li>The building is located in the Eglinton corridor that is likely to experience intensification and redevelopment with the opening of the Eglinton Crosstown LRT.</li> </ul>

2 Site		
2.1	Site Size (Acres)	1.8
2.2	Parking Spaces	194
2.3	Title Summary	<p>TDSB has fee simple ownership of this parcel subject to the following impacts:</p> <ul style="list-style-type: none"> <li>The City has an easement agreement along the southerly limits of the property for a water main.</li> <li>The property cannot be redeveloped or sold without directly impacting the attached York Memorial CI which is currently under remediation and reconstruction. The reconstruction or severance of the two buildings, with York Memorial CI having a heritage designation, will require City Council approval.</li> <li>This property is encumbered with a Solar Easement for the installation of rooftop solar panels under the management of Potentia.</li> <li>Should TDSB trigger a Termination Notice the impact will include i) the cost of removal of the panels, and ii) Termination Payment for the loss of future income for TSPS. As of today's date, there are a minimum of 16 years remaining on the contract.</li> </ul>

<b>2</b>		<b>Site</b>
2.4	Official Plan	<p>Urban Structure: Avenue – an important corridor where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.</p> <p>Land Use Designation: Mixed Use Area – a place that allows for a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Scale and intensity of development of Mixed Use Areas will differ, as set out in Secondary Plans and zoning by-laws.</p> <p>Secondary Plan: Nil</p> <p>Site and Area Specific Policy: Nil</p> <p>Special Policy Area: Nil</p>
2.5	Zoning	R2 – Residential – permitted uses are: detached dwelling or semi-detached house; secondary suite in house; duplex house; accessory buildings, such as private garage/carport; dental/doctor office in a detached dwelling house; parks and playgrounds; public libraries, separate schools, or religious schools; day nurseries in schools; day nurseries; private home daycare; places of worship; foster homes and group homes.
2.6	City Planning Guidelines / Studies / Initiatives	The City completed the Eglinton Connects Study in 2014 which provides guiding principles and planning objectives for the revitalization of Eglinton Avenue.
2.7	Heritage Designation	Nil (note: The Trethewey building is attached to the York Memorial CI building which is designated as having heritage value and is protected under a heritage by-law – Designation By-law 667-85)
2.8	Additional Land Use Planning Constraints	Nil

<b>3</b>		<b>Facility</b>
3.1	Building Type	<p>Purpose-built administration centre – contains offices, open concept work areas, Boardroom (used as a meeting room), and meeting rooms</p> <p>Attached to York Memorial CI – the school’s library and cafeteria were built into the first and second floors of the administration</p>

3	Facility	
		centre
3.2	History	Former head office of the York Board of Education. It was built in 1958 on the eastern edge of the York Memorial CI site. It was later expanded with a large addition that attached the administration centre to York Memorial CI. The addition included a cafeteria and library for the school.
3.3	Year Built	Annex – 1959 (the original administration centre that was expanded by the construction of a large addition in 1971 that became the main building) Main building – 1971 (the large addition that connects the original administration centre to York Memorial CI and contains the school’s cafeteria and library)
3.4	Facility Size (Square Feet)	48,500
3.5	Floors	Main building – 4 floors Annex building – 3 floors
3.6	Barrier Free Accessibility	Main building – accessible entrances, designated parking spaces, barrier free washrooms, elevator Annex – not accessible
3.7	5-Year Average Annual Operating Costs (2014-15 to 2018-19)	Caretaking, utilities and maintenance = \$150,767 or \$3.11 / sq ft Average across all 13 administration buildings = \$6.98 / sq ft
3.8	Space Description	Main building: 24 enclosed offices 73 workstations 5 meeting rooms 2 lunch rooms 5 copier areas 10 file/storage areas 1 test kitchen Reception area Mail room and receiving area York Memorial CI student cafeteria York Memorial CI library  Annex building: 28 enclosed offices 35 workstations

<b>3</b>	<b>Facility</b>	
		4 meeting rooms 3 copier areas 8 file/storage areas 1 staff lounge

<b>4</b>	<b>Facility Condition</b>																
4.1	Replacement Value (EDU)	\$9,352,222															
4.2	Current Renewal Backlog	\$3,020,014															
4.3	5-year Renewal Needs	\$3,288,289															
4.4	Current Facility Condition Index	33%															
4.5	5-Year Facility Condition Index	36%															
4.6	Improvements Made Over Last 5 Years	<p>Year, Project and Cost:</p> <table border="0"> <tr> <td>2016</td> <td>Caulking Rpl TR-16-0849</td> <td>\$188,447</td> </tr> <tr> <td>2018</td> <td>Rest Main Ent TR18-0002</td> <td>\$101,350</td> </tr> <tr> <td>2018</td> <td>BF Ramp &amp; Reno TR-18-1120</td> <td>\$550,000</td> </tr> <tr> <td>2019</td> <td>Repairs Due to Fire*</td> <td>\$TBD</td> </tr> <tr> <td>Total</td> <td>\$839,796</td> <td></td> </tr> </table> <p>*In 2019-20, the interior of the building was repaired to address the smoke and water damage from the fire that occurred in the attached York Memorial CI building. The floor material and ceiling tiles were replaced; the walls were painted. The furniture and equipment was replaced. The repairs and replacement of furniture and equipment were funded from the insurance claim. The total costs are being determined.</p>	2016	Caulking Rpl TR-16-0849	\$188,447	2018	Rest Main Ent TR18-0002	\$101,350	2018	BF Ramp & Reno TR-18-1120	\$550,000	2019	Repairs Due to Fire*	\$TBD	Total	\$839,796	
2016	Caulking Rpl TR-16-0849	\$188,447															
2018	Rest Main Ent TR18-0002	\$101,350															
2018	BF Ramp & Reno TR-18-1120	\$550,000															
2019	Repairs Due to Fire*	\$TBD															
Total	\$839,796																
4.7	Future Improvements	None identified at this time															

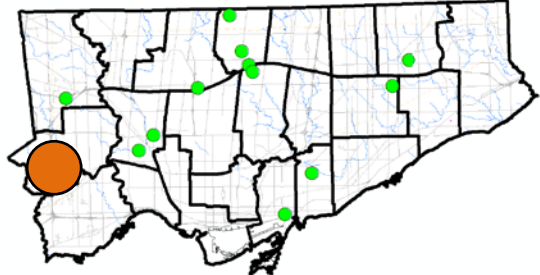

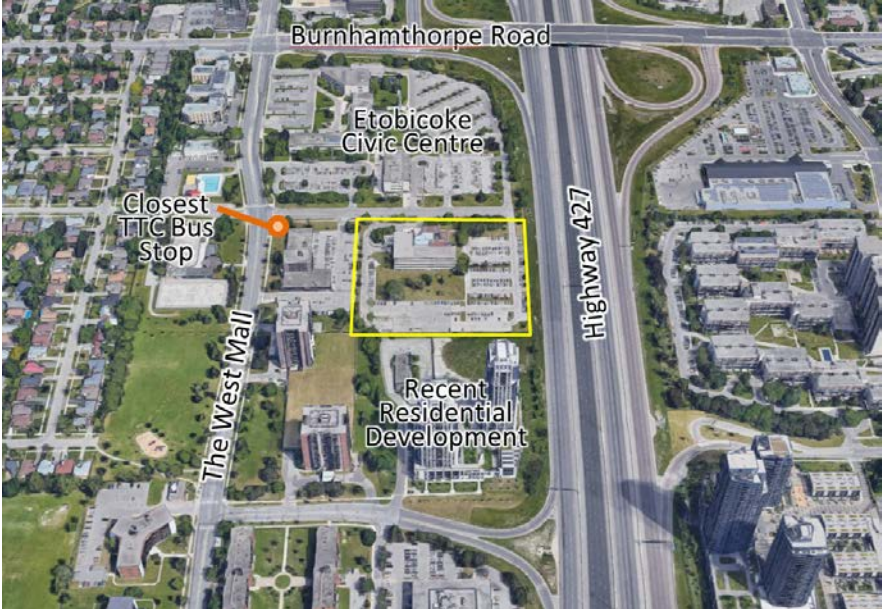
<b>5</b>	<b>Facility Occupants</b>	
5.1	Main User Groups	Child Care Services Continuing Education EarlyON Occupational / Physical Therapy

<b>5</b>	<b>Facility Occupants</b>	
		Student Nutrition Student Transportation Toronto Foundation for Student Success (tenant)
5.2	Number of Staff (May 2020)	Number of Staff by Organizational Unit: 8 Child Care Services 8 Con Ed Adult ESL Administration 6 Con Ed Community & Lit / Num Prgs Admin 4 Con Ed Credit Administration 12 Con Ed Int'l Languages Elementary Admin 11 Continuing Education 4 EarlyON Centres 8 Nutrition Services 17 Occupational / Physical Therapy 4 Student Nutrition Program 14 Student Transportation 96 Total

<b>6</b>	<b>Discussion</b>	
6.1	Advantages	<ul style="list-style-type: none"> <li>• Good access to major expressway, Black Creek Drive, for travel to Highway 401</li> <li>• Soon to have excellent access to mass rapid transit – Keele station (Line 5, Eglinton) is being built across the street with an entry point directly in front of the Trethewey building</li> <li>• Location is good to serve the west region</li> <li>• Below average annual operating cost</li> <li>• Fair facility condition (recently refreshed due to fire at attached York Memorial CI)</li> </ul>
6.2	Disadvantages	<ul style="list-style-type: none"> <li>• Small site, attached to York Memorial CI, makes changes to the building complex</li> <li>• Not all floors have barrier free accessibility</li> </ul>



**13 West Education Office**

1	Location	
1.1	<p>Address Major Intersection TDSB Ward</p>	<ul style="list-style-type: none"> <li>• 1 Civic Centre Court, Etobicoke, M9C 2B3</li> <li>• Southwest of Burnhamthorpe Road and Highway 427</li> <li>• Ward 2</li> </ul> 
1.2	<p>Aerial Photo of Site</p>	
1.3	<p>Aerial Photo of Surrounding Area</p>	



1 Location		
1.4	Access to Transit	<ul style="list-style-type: none"> <li>For north/south access, the site is located immediately adjacent to Highway 427.</li> <li>For east/west access, the site is located close to Highway 401 and Gardiner Expressway (within 5 km) and very close to Burnhamthorpe Road (within 500 m) and Bloor Street West (within 1 km).</li> <li>TTC bus stops are located 150 m west of the building on The West Mall.</li> </ul>
1.5	Urban Context	<ul style="list-style-type: none"> <li>The site is located within the former civic centre of Etobicoke. The former Etobicoke city hall is located immediately across the street to the north – it is currently used by the City of Toronto as the offices and chamber for the Etobicoke York Community Council. The City has approved a plan to relocate the Etobicoke York Community Council to a new facility to be constructed at Kipling Avenue and Dundas Street West near the Kipling subway station in the Urban Growth Centre. Once vacated by the City, the former Etobicoke city hall would be sold.</li> <li>Land immediately to the south has been recently redeveloped as residential towers. Additional residential towers are proposed for the area. The former Etobicoke city hall site is likely to be redeveloped for residential uses.</li> </ul>

2 Site		
2.1	Site Size (Acres)	5.7
2.2	Parking Spaces	310
2.3	Title Summary	TDSB has fee simple ownership on both parcels and are free of any encumbrances.
2.4	Official Plan	<p>Urban Structure: Neighbourhood – the diversity of Toronto’s neighbourhoods, in terms of scale, amenities, local culture, retail services and demographic make-up, offers options within communities to match every stage of life. New development in neighbourhoods should respect the existing physical character of the area, reinforcing the stability of the neighbourhood.</p> <p>Land Use Designation: Mixed Use Area – a place that allows for a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Scale and intensity of development of Mixed Use Areas will differ, as set out in Secondary Plans and zoning by-laws.</p>

<b>2</b>		<b>Site</b>
		<p>Secondary Plan: Nil</p> <p>Site and Area Specific Policy: Nil</p> <p>Special Policy Area: Nil</p>
2.5	Zoning	<p>CPP – Planned Commercial Preferred – permitted uses are: neighbourhood stores (except dry cleaners that act as distributing or receiving depots for other agencies); professional offices; hotels; office buildings; showrooms; research laboratories; theatres; cinemas; publishing establishment (provided no printing done on premises); film studio; commercial photographers; recording studio; photo printers; commercial recreation centre provided it is entirely within fully enclosed building; private clubs; hospitals; medical, dental, drugless practitioner clinic; commercial schools; game establishment; convenience, takeout, and standard restaurants; schools; churches (including church halls and residences); libraries; museums and art galleries; day nurseries and nursery schools; government office buildings; community centre; and parks and playgrounds.</p>
2.6	City Planning Guidelines / Studies / Initiatives	Nil
2.7	Heritage Designation	Nil
2.8	Additional Land Use Planning Constraints	<p>Current zoning for the site is restrictive with regards to permitted gross floor areas and landscaped area, and would therefore require a zoning by-law amendment to fulfill the Official Plan objectives of mixed-use development. The City’s Official Plan also identifies a new public road link from Eva Road to Civic Centre Court. The alignment is not mapped but may traverse through the West Education Office site.</p>

<b>3</b>		<b>Facility</b>
3.1	Building Type	<p>Purpose-built administration centre – contains offices, open concept work areas, cafeteria (closed), Boardroom (used as a meeting room), and meeting rooms</p>
3.2	History	<p>Former head office of the Etobicoke Board of Education</p>

<b>3 Facility</b>		
3.3	Year Built	1969
3.4	Facility Size (Square Feet)	103,682
3.5	Floors	4 floors and basement
3.6	Barrier Free Accessibility	Accessible entrances, designated parking spaces, barrier free washrooms, elevator
3.7	5-Year Average Annual Operating Costs (2014-15 to 2018-19)	Caretaking, utilities and maintenance = \$1,212,733 or \$11.69 / sq ft Average across all 13 administration buildings = \$6.98 / sq ft
3.8	Space Description	104 enclosed offices 279 workstations 12 meeting rooms Boardroom Trustees lounge Cafeteria (closed, used as a meeting room) Staff lounge 3 reception areas 14 file/storage rooms 11 copier areas/rooms Archive area Mail room Lobby

<b>4 Facility Condition</b>		
4.1	Replacement Value (EDU)	\$21,896,939
4.2	Current Renewal Backlog	\$11,549,647
4.3	5-year Renewal Needs	\$14,342,848
4.4	Current Facility Condition Index	53%
4.5	5-Year Facility Condition Index	66%
4.6	Improvements Made Over Last 5	Year, Project and Cost: 2017 Upg Sec Camera TR-17-0502 \$126,951

4		Facility Condition	
	Years	2017 Grease Trap Rpl TR-17-0436	\$26,333
		2017 Reno Crte 2 Office TR17-1417	\$14,352
		2017 Support Ser Add'l Space TR16-1686	\$4,369
		2017 Relocate Spec Ed Staff TR16-1687	\$2,468
		2018 Rpl Roof TR17-2006	\$212,551
		2019 Ins Pkg Arm Gates TR18-1465	\$14,199
		2019 Upg New Carpet WL7	\$5,856
		2019 H Rights Expansion TR19-0789	\$52,020
		Total	\$459,099
4.7	Future Improvements	Replace main entrance slab and stairs Replace windows and skylights Remedy electrical room flooding (have not been costed and timed)	

5		Facility Occupants	
5.1	Main User Groups	Centrally Assigned Principals Coaches Human Rights Information Technology Planning Professional Support Services Research and Development Safe Schools Special Education, LC 1, 4 Superintendents of Education, LC 1, 4	
5.2	Number of Staff (May 2020)	Number of Staff by Organizational Unit: 1 Aquatic Program 1 Autism Team - PSS 1 Client Relationship Management 36 Client Service Desk 1 Early Yrs, Parentng, EarlyON, Literacy, NTIP 4 Equity, Anti-Oppression 1 Equity, MSIC, NTIP, English, Literacy 1 ESL,FSL, Lib Lrn Res, Soc Studies, World Issues 37 ESL/ELD 1 Field/Technician Services 3 Finance Support 1 French SL, Classical & International Lng 1 Government, Public & Community Relations 1 Guidance, Career, Well Being-OYAP	

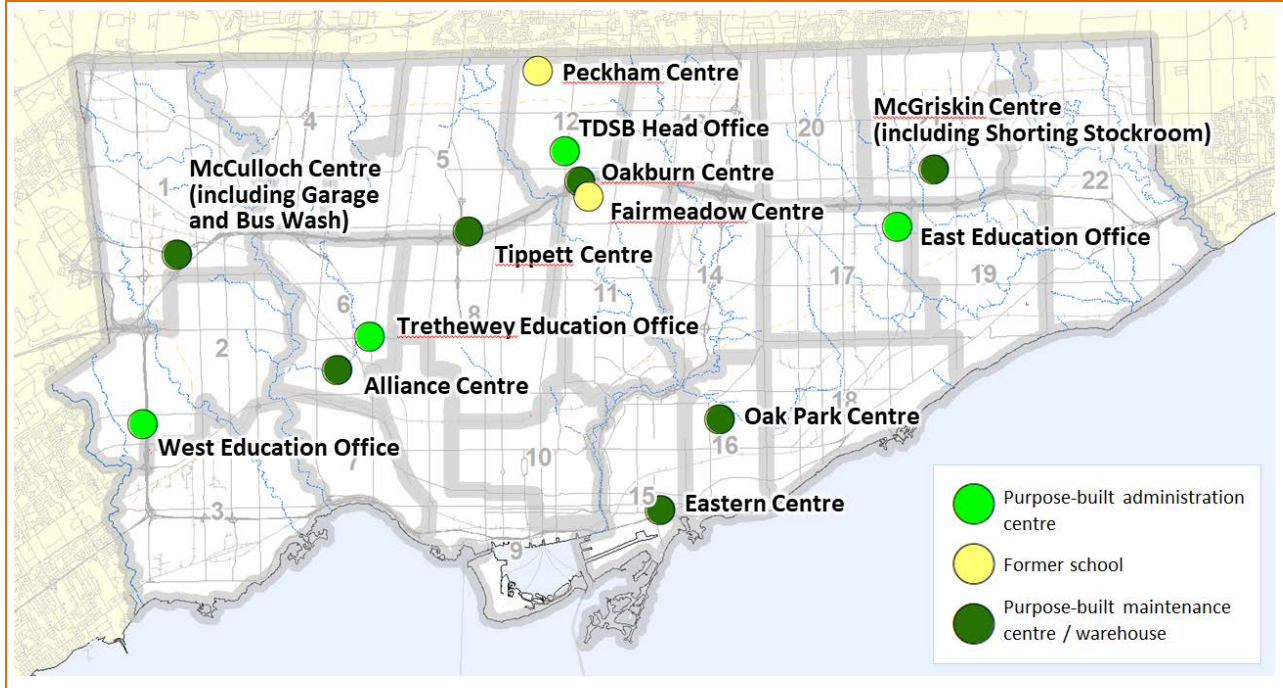
5	Facility Occupants
	4 Human Rights Office
	2 Investigations
	6 IT Security Operations
	101 Itinerant Music Instructors
	20 LC 1 Coaches
	9 LC 1 Itin Transtn Stud Success Counsellors
	7 LC 1 Model Schools for Inner City
	2 LC 1 SEPA
	19 LC 4 Coaches
	11 LC 4 Itin Transtn Stud Success Counsellors
	3 LC 4 Model Schools for Inner City
	2 LC 4 SEPA
	2 Learning Network 01
	3 Learning Network 02
	2 Learning Network 03
	2 Learning Network 04
	4 Learning Network 05
	2 Learning Network 06
	2 Learning Network 19
	2 Learning Network 20
	2 Learning Network 21
	2 Learning Network 22
	2 Learning Network 23
	2 Learning Network 24
	2 Multilingual Svs
	7 Network Services and Telecommunications
	1 Nutrition Services
	2 Occupational / Physical Therapy
	24 Planning
	1 Printing, Mailroom, Courier & Logistics
	34 Psychology LC1
	40 Psychology LC4
	17 Research and Development
	4 Safe Schools LC1
	6 Safe Schools LC4
	38 Social Work, Attendance LC1
	43 Social Work, Attendance LC4
	13 Spec Ed Autism Team LC1, LC4
	6 Spec Ed Behavioural Services LC1
	6 Spec Ed Behavioural Services LC4
	16 Special Education LC1
	7 Special Education LC1 - Unassigned

5	Facility Occupants	
		14 Special Education LC4 10 Special Education LC4 - Unassigned 1 Sp Ed Inc, Ldrshp Dv, PLU, Math, Sci, STEM, Arts 37 Speech Language Pathology LC1 and LC4 1 Speech Language Pathology LC2 and LC3 1 STEM Science & Tech and Robotics 5 Student Engagement & Experiential Learning 1 Stu Suc, Global Comp, DLL, Hybrid Coach, E-Lrng 8 The Arts 4 West Education Office Caretaking 652 Total

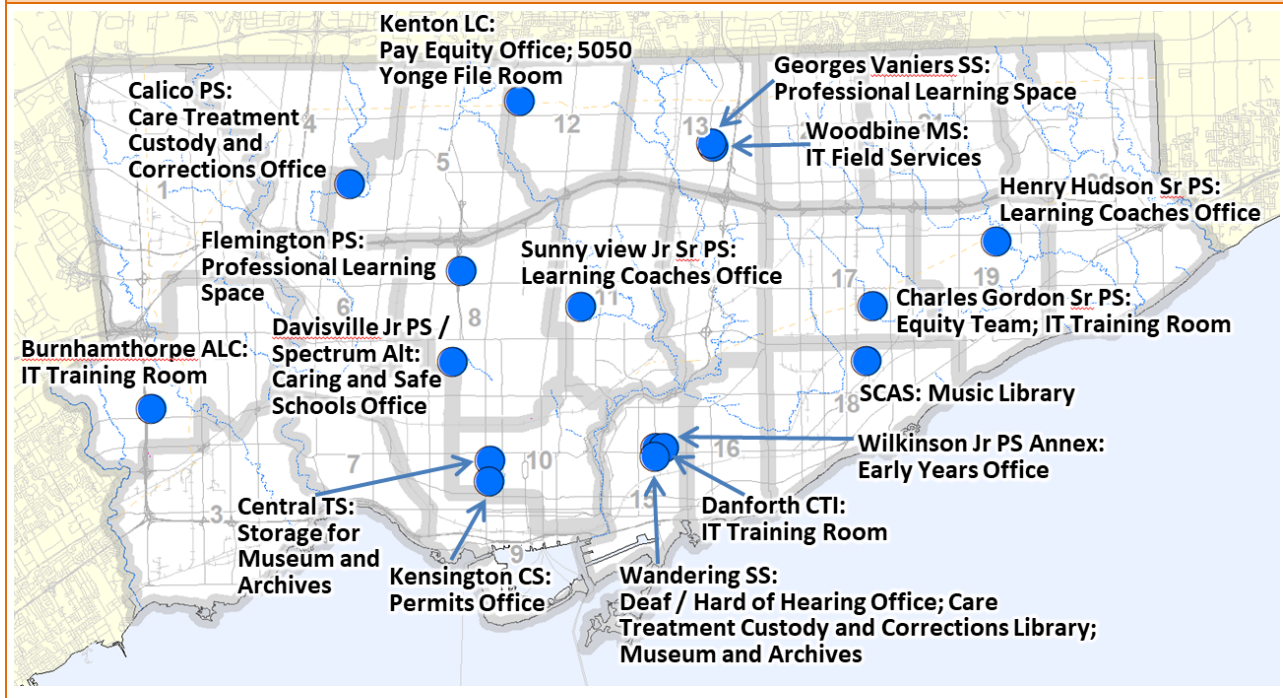
6	Discussion	
6.1	Advantages	<ul style="list-style-type: none"> <li>• Excellent access to Highway 427 for north/south travel</li> <li>• Large site – has potential for expansion</li> <li>• Good barrier free accessibility</li> <li>• Average facility condition</li> </ul>
6.2	Disadvantages	<ul style="list-style-type: none"> <li>• Does not have good access to mass rapid transit (subway or LRT)</li> <li>• Above average annual operating cost</li> </ul>

## Appendix 1 – Maps of Locations of Administrative Space

Map 1 – Administrative Sites



Map 2 – Administration Uses Located Outside of the Administrative Sites





Section and # in Profile Document		1 Alliance Centre	2 East Education Office	3 Eastern Centre	4 Fairmeadow Centre	5 McCulloch Centre (including Garage and Bus Wash)	6 McGriskin Centre (including Shorting Stockroom)	7 Oak Park Centre	8 Oakburn Centre	9 Peckham Centre	10 TDSB Head Office	11 Tippett Centre	12 Trethewey Education Office	13 West Education Office
1	Location													
1.1	Address	401 Alliance Avenue, York, M6N 2J1	140 Borough Drive, Scarborough, M1P 4N6	849 Eastern Avenue, Toronto, M4L 1A2	17 Fairmeadow Avenue, North York, M2P 1W6	7 McCulloch Avenue, Etobicoke, M9W 4M5	85 and 95 Shorting Road, Scarborough, M1S 3V3	286 Oak Park Avenue, East York, M4C 4N5	15 Oakburn Crescent, North York, M2N 2T5	296 Pleasant Avenue, North York, M2R 2R1	5050 Yonge Street, North York, M2N 5N8	3 Tippett Road, North York, M3H 2V1	2 Trethewey Drive, York, M6M 4A8	1 Civic Centre Court, Etobicoke, M9C 2B3
1.1	Major Intersection	Northeast of St Clair Avenue West and Jane Street	Southwest of Highway 401 and McCowan Road	Northeast of Lake Shore Boulevard East and Leslie Street	Southeast of Highway 401 and Yonge Street	Northwest of Highway 401 and Kipling Avenue	Northeast of Sheppard Avenue East and McCowan Road	Southeast of Cosburn Avenue and Woodbine Avenue	Northeast of Highway 401 and Yonge Street	Southeast of Steeles Avenue West and Bathurst Street	Northwest of Sheppard Avenue East and Yonge Street	Northeast of Highway 401 and Allen Road	Northwest of Eglinton Avenue West and Keele Street	Southwest of Burnhamthorpe Road and Highway 427
	Ward	6	17	15	11	1	21	16	12	12	12	5	6	2
2	Site													
2.1	Site Size (Acres)	1.3	5.3	1.7	3.7	5.1	9.3	0.4	4.2	1.7	4.2	3.6	1.8	5.7
2.2	Parking Spaces	50	250	150	80	196	322	12	253	99	320	68	194	310
2.4	Land Use Designation	Core Employment Area	Mixed Use Area	Core Employment Area	Neighbourhoods	Core Employment Area	Core Employment Area	Neighbourhoods	Neighbourhoods	Neighbourhoods	Parks and Open Space Areas	Regeneration Area	Mixed Use Area	Mixed Use Area
2.5	Zoning	PE – Prestige Employment	CCR(H)-708-913-1574-1846 and CCO(H)-779-795-833-913-1206-1846 – City Centre Residential and City Centre Office	I2 – Industrial District	R4 – Residential, Single Family	IC2 – Industrial Class 2	MG-357-913-1111-1509 – General Industrial	R1C – Residential	R4 and R4(38) – Residential, Single Family	R4 – Residential, Single Family	O3 and O1 – Semi-Public Open Space and Open Space	M2(31) and M1 – Industrial	R2 – Residential	CPP – Planned Commercial Preferred
2.7	Heritage Designation	Nil	Intention	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Listed	Nil	Nil	Nil
3	Facility													
3.1	Building Type	Purpose-built maintenance centre	Purpose-built administration centre	Purpose-built maintenance centre	Elementary school converted into administration space	Purpose-built maintenance centre	Purpose-built maintenance centre	Purpose-built maintenance centre	Purpose-built administration centre	Elementary school converted into administration space	Purpose-built administration centre	Purpose-built warehouse and distribution centre	Purpose-built administration centre	Purpose-built administration centre
3.2	History	Former maintenance centre of the York Board of Education	Joint facility, head office of the former Scarborough Board of Education and the city hall of the former City of Scarborough	Former maintenance centre of the Toronto Board of Education	The building closed as an operating school in 1982. Since then, it has been used to accommodate a number of administrative groups.	Former maintenance centre of the Etobicoke Board of Education	Former maintenance centre of the Scarborough Board of Education	Former maintenance centre of the East York Board of Education	Former head office of the North York Board converted to a maintenance centre	The building closed as an operating school in 1978. Since then, it has been used to accommodate a number of administrative groups.	Former head office of the North York Board of Education	Former warehouse and distribution centre of the North York Board of Education	Former head office of the York Board of Education	Former head office of the Etobicoke Board of Education
3.3	Year Built	1960	1973	1948	1950	1962	1988	1968	1949	1969	1968	1953	1959	1969
3.4	Facility Size (Square Feet)	24,081	126,369	22,059	32,120	53,228	121,204	11,556	34,058	36,824	118,167	47,265	48,500	103,682
3.5	Floors	1 floor and mezzanine	4 floors and basement	2 floors and mezzanine	2 floors and basement	both buildings have 1 floor and mezzanine	McGriskin Centre – 2 floors Shorting Stockroom – 1 floor and mezzanine	1 floor and basement	2 floors	2 floors	5 floors and basement	2 floors (second floor is very small, consisting of a meeting room and washroom), mezzanine, basement	Main building – 4 floors Annex building – 3 floors	4 floors and basement
3.6	Barrier Free Accessibility	Designated parking space, no elevator	Accessible entrances, designated parking spaces, barrier free washrooms, elevator	Designated parking space, freight elevator	Level entrance, designated parking spaces, no elevator	Level entrances, designated parking spaces, no elevator	McGriskin Centre – accessible entrances, designated parking spaces, barrier free washrooms, no elevator Shorting Stockroom – not accessible	Basement level accessible through garage doors, no designated parking spaces, no elevator	Accessible entrance, designated parking spaces, barrier free washroom, no elevator	Accessible entrance, designated parking spaces, barrier free washrooms, no elevator	Accessible entrance, designated parking spaces, barrier free washrooms, no elevator	Designated parking spaces, conveyor elevator to basement only	Main building – accessible entrances, designated parking spaces, barrier free washrooms, elevator Annex – not accessible	Accessible entrances, designated parking spaces, barrier free washrooms, elevator
3.7	5-Year Average Annual Operating Cost (2014-15 to 2018-19)	\$149,249	\$741,836	\$159,931	\$222,504	\$303,230	\$530,519	\$35,074	\$429,352	\$214,888	\$971,598	\$317,845	\$150,767	\$1,212,733
3.7	5-Year Average Annual Operating Cost Per Square Foot (2014-15 to 2018-19)	\$6.20	\$5.87	\$7.25	\$6.93	\$5.68	\$4.38	\$3.04	\$12.61	\$5.84	\$8.22	\$6.72	\$3.11	\$11.69

	1 Alliance Centre	2 East Education Office	3 Eastern Centre	4 Fairmeadow Centre	5 McCulloch Centre (including Garage and Bus Wash)	6 McGriskin Centre (including Shorting Stockroom)	7 Oak Park Centre	8 Oakburn Centre	9 Peckham Centre	10 TDSB Head Office	11 Tippett Centre	12 Trethewey Education Office	13 West Education Office	
4	Facility Condition													
4.1	Replacement Value (EDU)	\$4,643,934	\$25,596,648	\$4,253,652	\$6,380,040	\$10,265,647	\$16,565,150	\$1,650,000	\$10,184,684	\$3,700,000	\$21,986,545	\$9,115,562	\$9,352,222	\$21,896,939
4.2	Current Renewal Backlog	\$1,574,651	\$15,983,354	\$4,129,492	\$4,123,987	\$7,045,399	\$7,529,204	\$1,710,000	\$5,336,912	\$4,648,775	\$8,123,219	\$6,656,491	\$3,020,014	\$11,549,647
4.3	5-year Renewal Needs	\$1,897,472	\$18,210,835	\$4,718,585	\$4,437,232	\$7,728,054	\$8,208,285	\$1,710,000	\$5,583,767	\$4,648,775	\$18,229,952	\$7,715,039	\$3,288,289	\$14,342,848
4.4	Current Facility Condition Index	34%	62%	97%	65%	69%	45%	103%	52%	125%	37%	73%	33%	53%
4.5	5-Year Facility Condition Index	41%	71%	111%	70%	75%	50%	\$103%	55%	125%	83%	85%	36%	66%
4.6	Improvements Made Over Last 5 Years	\$668,704	\$7,688,929	\$801,741	\$556,196	\$1,371,667	\$3,288,892	\$154,056	\$3,396,955	\$1,836,989	\$5,032,922	\$908,764	\$839,796	\$459,099
4.7	Future Improvements	Replace windows; Repave parking lot (have not been costed or timed)	Proactively remove asbestos; Replace windows	Replace main switchboard (has not been costed or timed)	Replace windows and doors (has not been costed and timed)	Repave parking lot (has not been costed or timed)	Upgrade exterior lighting; Upgrade HVAC and replace RTU; Replace some of the windows (have not been costed and timed)	None identified at present	Repave parking lot and improve intersection (has not been costed and timed)	Repair exterior wall to prevent water infiltration; Replace roof (have not been costed and timed)	Replace carpet in specific areas (has not been costed and timed)	Remove chimney and cap; Repair exterior wall (have not been costed and timed)	None identified at this time. In 2019-20, the interior of the building was repaired to address the smoke and water damage from the fire that occurred in the attached York Memorial CI building.	Replace main entrance slab and stairs; Replace windows and skylights; Remedy electrical room flooding (have not been costed and timed)
5	Facility Occupants													
5.1	Main User Groups	Plant Operations LC 1, 4	Call Centre; Central Transcript Office; Centrally Assigned Principals; Child and Youth Services; Coaches; City of Toronto (space exchange); Data Centre (in 150 Borough); Information Technology; Professional Support Services; Safe Schools; Security; Special Education, LC 2, 3; Superintendents of Education, LC 3	Maintenance and Grounds LC 4	Business Services – CPO; Child Minding Monitoring Advisory Support; Employee Services – Recruitment; Employee Services – Teaching and Support Dispatch Help Desk; Employee Services – Police Reference Check Unit; Health and Safety; HYTS Program (CTCC Program); Occasional Teachers Union (tenant); Professional Learning Unit; SAP/HR; TSAA (tenant); Web Team	Maintenance and Grounds LC 1	Plant Operations, Maintenance and Grounds LC 2, 3; Skilled Trades Council (tenant)	Printing, Mailroom, Courier and Logistics	Building Design and Renewal; Capital Project Management; Construction; Plant Operations	SAP Business Process Systems; E-Learning; Web, Marketing, Design and Multimedia Services	Business Development; Business Services; Community Services; Director, Associate Directors, and Executives; Employee Services; Equity; Legal Services; Government, Public and Community Relations; Governance and Board Services; International Students and Admissions; Policy; Printing; School Operations and Service Excellence; Shared Services; Superintendents of Education LC 2; Trustees	Printing, Mailroom, Courier and Logistics; Library Learning Resources and Global Education; Resource Loan Centre	Child Care Services; Continuing Education; EarlyON; Occupational / Physical Therapy; Student Nutrition; Student Transportation; Toronto Foundation for Student Success (tenant)	Centrally Assigned Principals; Coaches; Human Rights; Information Technology; Planning; Professional Support Services; Research and Development; Safe Schools; Special Education, LC 1, 4; Superintendents of Education, LC 1, 4
5.2	Number of Staff (May 2020)	405	657	119	86	145	643	6	484	26	424	69	96	652

	1 Alliance Centre	2 East Education Office	3 Eastern Centre	4 Fairmeadow Centre	5 McCulloch Centre (including Garage and Bus Wash)	6 McGriskin Centre (including Shorting Stockroom)	7 Oak Park Centre	8 Oakburn Centre	9 Peckham Centre	10 TDSB Head Office	11 Tippett Centre	12 Trethewey Education Office	13 West Education Office	
6	Discussion													
6.1	Advantages	<ul style="list-style-type: none"> <li>Fair facility condition</li> <li>Average annual operating cost</li> </ul>	<ul style="list-style-type: none"> <li>Excellent access to Highway 401 for east/west travel</li> <li>Excellent access to mass rapid transit – located at a transportation hub which currently has a LRT stop and is planned to have a subway station</li> <li>Location is good to serve the east region</li> <li>Large site – parking lot provides an opportunity for development</li> <li>Good barrier free accessibility</li> <li>Below average annual operating cost</li> <li>Has customized space to support several important central functions: Data Centre and Call Centre</li> </ul>	<ul style="list-style-type: none"> <li>Good access to major expressways – Gardner Expressway for east/west travel and Don Valley Parkway for north/south travel</li> <li>Close to average annual operating cost</li> </ul>	<ul style="list-style-type: none"> <li>Excellent access to Highway 401 for east/west travel and Yonge Street for north/south travel</li> <li>Location is good to serve as an overflow site for the TDSB Head Office</li> <li>Average annual operating cost</li> <li>Average facility condition</li> <li>As a former school, it has spaces that can support programs when required – it has in the past and still does accommodate programs that are not compatible with operating schools</li> </ul>	<ul style="list-style-type: none"> <li>Excellent access to Highway 401 for east/west travel and Highway 27 for north/south travel</li> <li>Location is good to serve the west region</li> <li>Large site – has potential for expansion</li> <li>Below average annual operating cost</li> <li>Average facility condition</li> </ul>	<ul style="list-style-type: none"> <li>Excellent access to Highway 401 for east/west travel</li> <li>Potential for good access to mass public transit if the Sheppard LRT proposal resumes</li> <li>Location is good to serve the east region</li> <li>Large site – has potential for expansion</li> <li>Below average annual operating cost</li> <li>Average facility condition</li> </ul>	<ul style="list-style-type: none"> <li>Fair access to mass rapid transit</li> <li>The land could be used to expand the site of the adjacent elementary school, DA Morrison MS</li> <li>Below average annual operating cost</li> </ul>	<ul style="list-style-type: none"> <li>Excellent access to Highway 401 for east/west travel</li> <li>Good access to mass rapid transit</li> <li>Location is good to serve as an overflow site for the TDSB Head Office</li> <li>The land provides a potential option for the TDSB in addressing pressures from the adjacent growth centre – it could also be used to expand the site of the adjacent elementary school, Avondale PS</li> <li>Average facility condition</li> </ul>	<ul style="list-style-type: none"> <li>Location is good to serve as an overflow site for the TDSB Head Office</li> <li>As a former school, it has spaces that can support programs when required – it is currently accommodating 2 classes from the attached elementary school, Pleasant PS</li> <li>Below average annual operating cost</li> </ul>	<ul style="list-style-type: none"> <li>Excellent access to Highway 401 for east/west travel</li> <li>Excellent access to mass rapid transit – the North York Centre subway station is integrated into the complex that this building is attached to</li> <li>Location is good to serve as a central head office</li> <li>The site provides a potential option for the TDSB in addressing pressures from the surrounding growth centre – it could be a satellite location for Earl Haig SS</li> <li>Good barrier free accessibility</li> <li>Has customized space to support important central functions like Board meetings</li> <li>Fair facility condition</li> </ul>	<ul style="list-style-type: none"> <li>Excellent access to Highway 401 for east/west travel</li> <li>Good access to mass rapid transit</li> <li>Location is good to serve as a central distribution centre</li> <li>Site has potential for expansion</li> <li>Average annual operating cost</li> <li>Average facility condition</li> </ul>	<ul style="list-style-type: none"> <li>Good access to major expressway, Black Creek Drive, for travel to Highway 401</li> <li>Soon to have excellent access to mass rapid transit – Keele LRT station is being built across the street with an entry point directly in front of the Trethewey building</li> <li>Location is good to serve the west region</li> <li>Below average annual operating cost</li> <li>Fair facility condition (recently refreshed due to fire at attached York Memorial CI)</li> </ul>	<ul style="list-style-type: none"> <li>Excellent access to Highway 427 for north/south travel</li> <li>Large site – has potential for expansion</li> <li>Good barrier free accessibility</li> <li>Average facility condition</li> </ul>
6.2	Disadvantages	<ul style="list-style-type: none"> <li>Does not have good access to highways</li> <li>Does not have good access to mass rapid transit (subway or LRT)</li> <li>Small site size – limited potential for expansion</li> </ul>	<ul style="list-style-type: none"> <li>Costly facility improvements required to address asbestos and windows</li> </ul>	<ul style="list-style-type: none"> <li>Does not have good access to mass rapid transit (subway or LRT)</li> <li>Small site size – limited potential for expansion</li> <li>Poor facility condition</li> </ul>	<ul style="list-style-type: none"> <li>Does not have good access to mass rapid transit (subway or LRT)</li> <li>Not all floors have barrier free accessibility</li> <li>As a former school, it does not have spaces purpose-built for administrative uses (it has classrooms that need to be adapted for administrative use)</li> </ul>	<ul style="list-style-type: none"> <li>Does not have good access to mass rapid transit (subway or LRT)</li> </ul>	<ul style="list-style-type: none"> <li>Not all floors have barrier free accessibility</li> </ul>	<ul style="list-style-type: none"> <li>Does not have good access to highways</li> <li>Small site size – limited potential for expansion</li> <li>Property parcels require severance and consolidation to create distinct sites for Oak Park Centre and adjacent DA Morrison MS</li> <li>Not all floors have barrier free accessibility</li> <li>Poor facility condition</li> </ul>	<ul style="list-style-type: none"> <li>Property parcel requires severance to create distinct sites for Oakburn Centre and adjacent Avondale PS</li> <li>Not all floors have barrier free accessibility</li> <li>Above average annual operating cost</li> </ul>	<ul style="list-style-type: none"> <li>Does not have good access to highways</li> <li>Does not have good access to mass rapid transit (subway or LRT)</li> <li>Not all floors have barrier free accessibility</li> <li>As a former school, it does not have spaces purpose-built for administrative uses (it has classrooms that need to be adapted for administrative use)</li> <li>Poor facility condition</li> </ul>	<ul style="list-style-type: none"> <li>Above average annual operating cost</li> <li>Site is encumbered with a long-term lease</li> <li>No space for expansion without redevelopment</li> </ul>	<ul style="list-style-type: none"> <li>Not all areas have barrier free accessibility</li> </ul>	<ul style="list-style-type: none"> <li>Small site, attached to York Memorial CI, makes changes to the building complex</li> <li>Not all floors have barrier free accessibility</li> </ul>	<ul style="list-style-type: none"> <li>Does not have good access to mass rapid transit (subway or LRT)</li> <li>Above average annual operating cost</li> </ul>

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