



City of Toronto Funding for Site Improvements at Bruce PS

To: Finance, Budget and Enrolment Committee

Date: 24 February, 2021

Report No.: 02-21-4021

Strategic Directions

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

Recommendation

It is recommended that the report be received.

Context

Toronto City Council has approved two motions (as shown in Appendix A) directing \$150,000 in funding for site improvements at Bruce Public School.

The City-funded enhancements to the schoolyard (as highlighted in Appendix B) include a track for running, additional storage and new play equipment.

Appendix-C provides the estimated cost breakdown for the \$150,000 in City funding.

The City of Toronto's funding has been secured through the use of contributions it has received by way of the application of Section 37 of the *Planning Act* (see Appendix D for more information).

In return for the Section funding, the Director will be entering into a Community Access Agreement with the City of Toronto for a term of ten years and otherwise on terms and conditions satisfactory to the Toronto District School Board's General Council.

Action Plan and Associated Timeline

The timeline associated with the following milestones are estimates:

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- Finalize community use agreement negotiations with the City of Toronto: March 2021
- TDSB and City of Toronto sign the agreement: March 2021
- Construction start date: August 2021
- Date for completion: November 2021

Resource Implications

There are no resources implications for the TDSB since the project will be paid for through City funding.

Communications Considerations

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

Board Policy and Procedure Reference(s)

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

Appendices

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

From

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Appendix A: Toronto City Council Motions – Bruce PS

As shown below, there are two Council motions related to Bruce PS: motion MM41.22 for \$50,000 and PG31.2 for \$100,000.

MM41.22	ACTION	Adopted		Ward: 30
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Release of Section 37 Funds from the Development at 319 Carlaw Avenue to the Toronto District School Board for Bruce Junior Public School at 51 Larchmount Avenue to contribute to their School Yard Revitalization project - by Councillor Paula Fletcher, seconded by Councillor Sarah Doucette

City Council Decision

City Council on May 22, 23 and 24, 2018, adopted the following:

1. City Council increase the Approved 2018 Operating Budget for Non-Program by \$50,000.00 gross, \$0 net, (Cost Centre: NP2161) fully funded by Section 37 funds obtained in the development 319 Carlaw Avenue (\$31,445.81 from Source Account: XR3026-3700373 and \$18,554.19 from Source Account: XR3026-3700372), for the purpose of providing one time capital funding to the Toronto District School Board for the School Yard Revitalization project at Bruce Junior Public School (51 Larchmount Avenue).
2. City Council request City staff from the Management Services Branch of the Parks, Forestry and Recreation Division to participate in the preparation of the Community Access Agreement and request the City Solicitor to draw up the Agreement, in consultation with the Ward Councillor and Community Planning staff.
3. City Council authorize the execution of a Community Access Agreement with the Toronto District School Board for the School Yard Revitalization project at Bruce Junior Public School, to the satisfaction of the City Solicitor.
4. City Council direct that the funds be forwarded to the Toronto District School Board once the Toronto District School Board has signed a Community Access Agreement with the City, governing the purpose of the funds, the financial reporting requirements, and addressing community access to the playground facilities satisfactory to the City Solicitor, and prepared in consultation with the General Manager, Parks, Forestry and Recreation and the Ward Councillor.

PG31.2	ACTION	Amended		Ward: 30
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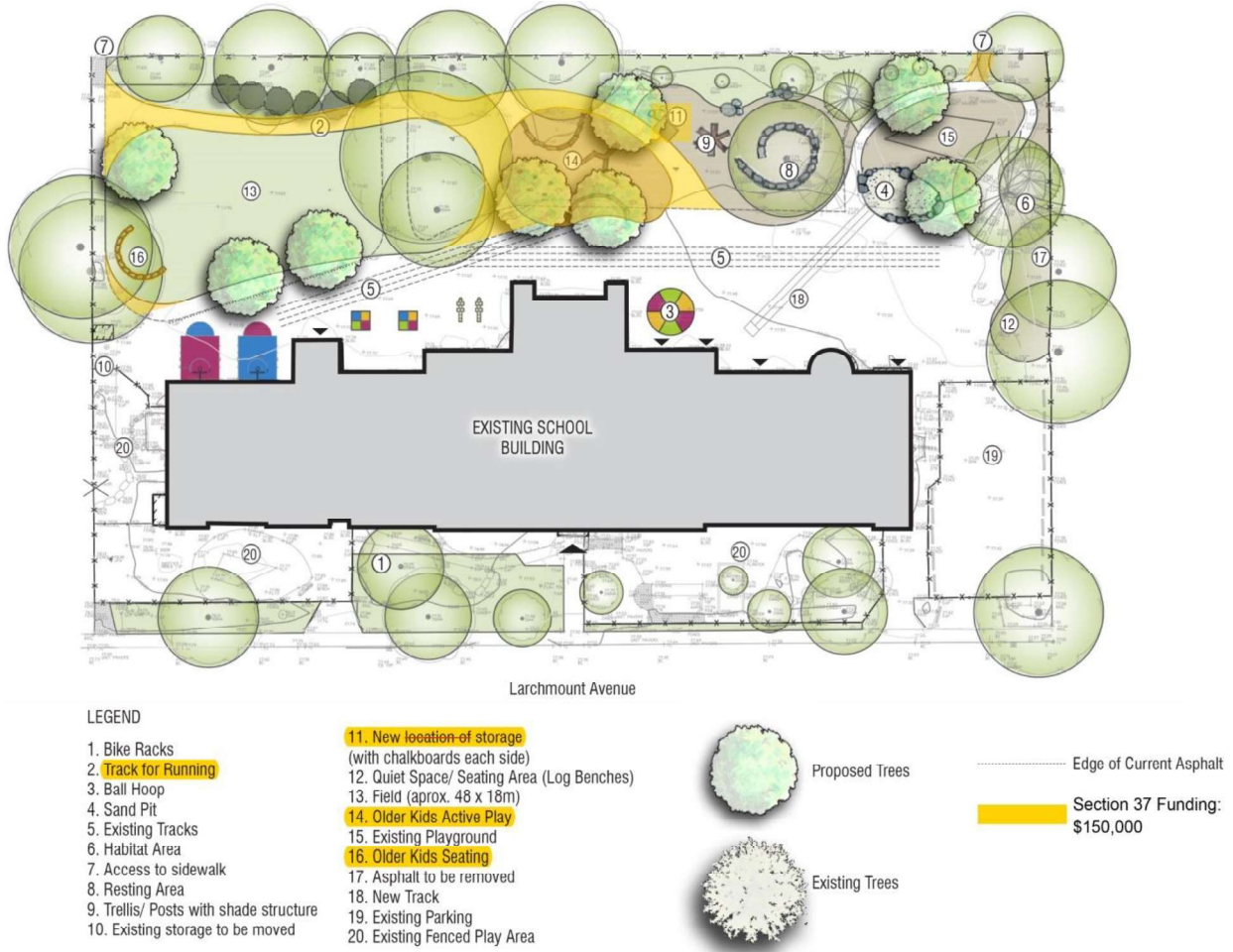
721 Eastern Ave - Official Plan Amendment, Zoning Amendment and Draft Plan of Subdivision Applications - Final Report

12. City Council require the owner of 721 Eastern Avenue to enter into and/or register an Agreement pursuant to Section 37 of the Planning Act, together with satisfactory provisions in the amending by-laws, to secure the items described generally below all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor and at the owner's expense, before introducing the necessary Bills to City Council for enactment of Parts 2, 3, and 6 above:

- a. enter into a lease agreement for a 99-year term with the City of Toronto on the terms and conditions as set out in Schedule B to Attachment 1 and 2 to the supplementary report (July 26, 2018) from the Chief Planner and Executive Director, City Planning and on such other terms and conditions satisfactory to the Deputy City Manager, Internal Corporate Services, in consultation with the General Manager, Economic Development and Culture, for a minimum of 1,280 square metres (13,778 square feet) of space on two floors commencing at grade level in the Existing Building 'A', as identified on Attachment 3 to the report (June 25, 2018) from the Chief Planner and Executive Director, City Planning, for a nominal rent; the space will be designated for creative industries and entrepreneurship use and may include design, fashion incubators, technology start-up space, music and sound recording, and other appropriate creative industry uses; and the City agrees that the owner of Block A, as identified on Attachment 3 to the report (June 25, 2018) from the Chief Planner and Executive Director, City Planning, may have access to Eastern Avenue through Existing Building A and may use Existing Building A prior to the City taking occupancy of the space;
- b. prior to Site Plan Approval the owner will provide cash contributions for the following:
 - i. \$800,000 in the form of a certified cheque to the City of Toronto to be applied to the fit out costs for the space described in Part 12.a. above; and
 - ii. \$100,000 in the form of a certified cheque to the City of Toronto towards landscape improvements for the Bruce Public School yard;

Appendix B: City-funded Enhancements

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



Appendix C: Cost Breakdown

The following two tables show the estimated cost breakdown for the city-funded enhancements at Bruce PS.

The first table lists the estimated cost breakdown for the \$50,000 allocation.

Description	Unit Price	Unit	Qty.	Total Price
Demolition & Removals & Site Prep	\$ 19,335.00	LS	1	\$ 19,335.00
Track for Running	\$ 19,665.00	LS	1	\$ 19,665.00
			Subtotal	\$ 39,000.00
			Mobilization (+/- 5% of construction costs)	\$ 1,950.00
			Contingency	\$ 5,850.00
			Consulting Fees & Permits	\$ 2,142.85
			HST Share (2.16%)	\$ 1,057.15
			TOTAL	\$ 50,000.00

The second table lists the estimated cost breakdown for the \$100,000 allocation.

Description	Unit Price	Unit	Qty.	Total Price
New Precast Concrete Storage	\$ 6,000.00	LS	1	\$ 6,000.00
Older Kids Active Play Area	\$ 60,000.00	LS	1	\$ 60,000.00
Older Kids Seating Area	\$ 10,000.00	LS	1	\$ 10,000.00
			Subtotal	\$ 76,000.00
			Mobilization (+/- 5% of construction costs)	\$ 3,800.00
			Contingency	\$ 11,400.00
			Consulting Fees & Permits	\$ 6,685.67
			HST Share (2.16%)	\$ 2,114.33
			TOTAL	\$ 100,000.00

Appendix D – Sections 37 of the Planning Act

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

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

- Parks (Park Improvements, Playing Field, Open Space, Playground)
- Roads and Streetscapes (Road and Streetscape Improvements, Parking Area, Traffic Calming, Road Allowance)
- Environment Improvements (Re-naturalization, Trail and Path Improvements, Greening Initiatives)
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Section 37 cash contributions from the City of Toronto may also be appropriate towards the capital costs of facilities on school properties or within school buildings.

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

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