



Bloor Collegiate Institute and ALPHA II Alternative School – Relocation During Construction of Replacement School

To: Committee of the Whole

Date: 18 September, 2019

Report No.: 09-19-3739

Strategic Directions

- Provide Equity of Access to Learning Opportunities for All Students
- Allocate Human and Financial Resources Strategically to Support Student Needs

Recommendation

It is recommended that Bloor Collegiate Institute and ALPHA II Alternative School be relocated to Central Technical School, effective 1 September 2020, for the duration of construction of the replacement school for Bloor Collegiate Institute and ALPHA II Alternative School.

Context

In 2012, the Board of Trustees approved a plan to redevelop the site owned by the TDSB located at the southwest corner of Bloor Street West and Dufferin Street. This plan involved relocating Bloor Collegiate Institute and ALPHA II Alternative School from their current building on the site to the Brockton building located on the western portion of the property and selling the vacated eastern portion to a developer.

In 2016, the Board of Trustees approved the construction of a new replacement building for Bloor CI and ALPHA II rather than retrofitting the Brockton building because of the poor condition of the Brockton building. Also in this year, the Board approved the sale of the eastern portion of the Bloor-Dufferin site to Capital Developments Inc. As part of the agreement of sale, Bloor CI and ALPHA II can remain in their current building on the sold portion until December 31, 2020 after which the schools must be out of the building.

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In 2017, the Board awarded the design of the replacement school for Bloor CI and ALPHA II to Snyder Architects and then, in 2018, approved the program and sketch plan for the new building.

A report recommending a general contractor to construct the new building will be presented to the Board in early 2020.

The replacement school is scheduled to open in 2022, dependent on obtaining site plan approval from the City of Toronto and approval to proceed from the Ministry of Education.

Because the replacement school will open after the date by which Bloor CI and ALPHA II must be out of their current building, it is necessary to relocate the two schools to a holding location until the replacement school can be occupied.

Staff has reviewed all the TDSB properties in the vicinity of the current Bloor CI / ALPHA II building and has identified Central Technical School as the best location to receive Bloor CI and ALPHA II for the following reasons:

- Central Technical School has the most space available to accommodate the two schools. In October 2018, it had a capacity of 2,868 pupil places, an enrolment of 1,079 students, and a utilization rate of 38%. Its enrolment is projected to stay around 1,050 over the next couple of years. In October 2018, Bloor CI and ALPHA II had 870 students. These schools are projected to have approximately 900 students over the next couple of years. All of these students can be accommodated within Central Technical School.
- Central Technical School has more specialized spaces (e.g. gyms, science rooms/labs, and art rooms) than other TDSB buildings in the area, thus allowing the three schools the greatest flexibility in organizing the use of space to support their programs.
- Central Technical School is the closest TDSB building to the current Bloor CI / ALPHA II building with sufficient space to receive the two schools. Central Technical School is 2.5 kilometres from the current Bloor CI / ALPHA II building. The vast majority of the addresses in the Bloor CI attendance areas are within 4.8 kilometres of Central Technical School, consequently minimizing the need of TTC tickets for students.
- Central Technical School is close to the subway line which provides convenient access for the Bloor CI and ALPHA II students.

Appendix A shows the location of the current Bloor CI / ALPHA II site and the Central Technical School site.

Staff is recommending that Bloor CI and ALPHA II be relocated to Central Technical School for September 2020 and remain there until the replacement school can be occupied.

Action Plan and Associated Timeline

Space at Central Technical School will be fit-up to receive the two schools from October 2019 to August 2020.

Bloor CI and ALPHA II will relocate to Central Technical School for September 2020.

It is anticipated that Bloor CI and ALPHA II will move into the replacement school once it is ready for opening in September 2022. However, the timing for opening of the replacement school is dependent upon the timely receipt of approvals from the City of Toronto and the Ministry of Education.

Resource Implications

Some space modifications and fit-up will be required at Central Technical School to accommodate Bloor CI and ALPHA II. This will be funded from the School Condition Improvement budget (SCI). The preliminary estimate for this work is \$3.1 million. Much of this work is related to renewal of the facility which will benefit Central Technical School over the long term and reduce the renewal backlog.

Communications Considerations

Letters have been sent to the parents and students of Bloor CI, ALPHA II and Central Technical School notifying them of the need to relocate Bloor CI and ALPHA II into Central Technical School.

Staffs of the three schools have been informed.

Additional communications will occur throughout the 2019-20 school year to keep the school communities informed of the relocation plan.

Letters will be posted to the schools' websites.

Board Policy and Procedure Reference(s)

Not applicable.

Appendices

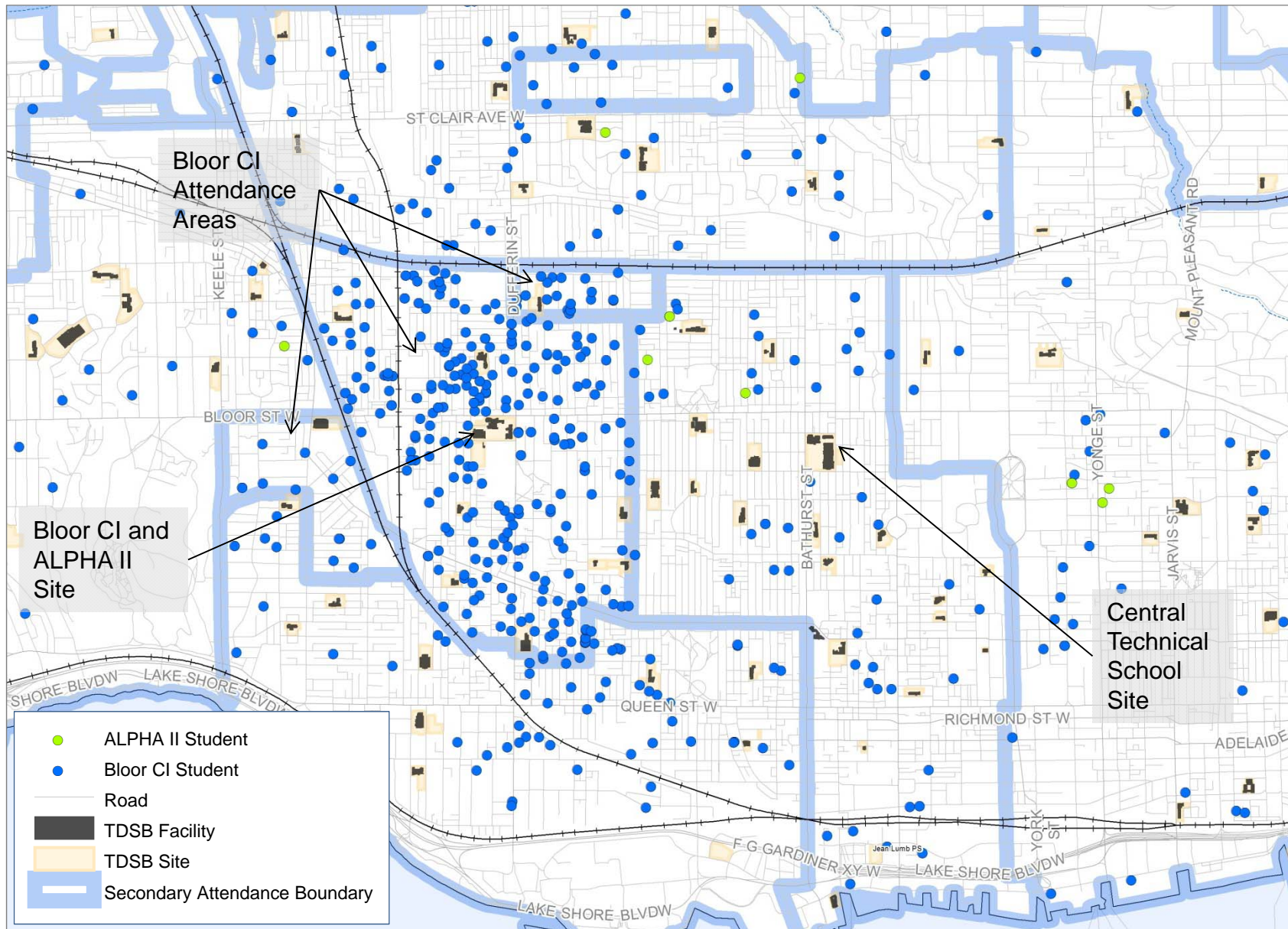
- Appendix A: Location of Bloor Collegiate Institute, ALPHA II Alternative School and Central Technical School

From

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Location of Bloor Collegiate Institute, ALPHA II Alternative School and Central Technical School



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