



**Major Site Plan Approval Impact on Capital Projects
May 19, 2020**

Approved New Replacement Schools	Major SPA Impact Approval Conditions	Schedule Impact	Cost Impact	Notes
<p align="center">AVONDALE ES</p> <p align="center">New Replacement School</p>	<ul style="list-style-type: none"> Separate street access – driveway from Oakburn Cres – to enable parent drop-off & pick-up. Driveway requirements were expanded to include bicycle path & pedestrian access Driveway provisions required land allocations from adjacent TDSB property. Storm Water Management – net zero impact on existing infrastructure required by the City. Additional costs & design time to improve area infrastructure Councillor requests were included in the SPA process. SPA should be a planning process with City Departments & not political. 	<p align="center">SPA: 14 Nov. 2014 - 19 Jan. 2017 (26mths)</p>	<p align="center">\$ 1,350,000 +</p>	
<p align="center">GEORGE WEBSTER ES</p> <p align="center">New Replacement School</p>	<ul style="list-style-type: none"> Storm Water Management – net zero impact on existing infrastructure required by the City. Additional costs & design time to improve area infrastructure Interface with adjacent City Park – shared use & related improvements 	<p align="center">SPA: 05 Jun. 2015 - 11 Jan. 2018 (31mths)</p>	<p align="center">\$ 750,000 +</p>	

<p>LAWRENCE MIDLAND SS</p> <p>DMT CI New Replacement School</p>	<ul style="list-style-type: none"> • OMB hearing - TDSB was treated as a property developer while trying to consolidate school functions. • Concessions from OMB/SPA process – Internal road c/w municipal utilities. Future-proofing of adjacent future development was burdened on TDSB. • Left Turn Lane at Lawrence Ave & street utility connection was added to TDSB responsibility • Land Easement – City required access & utility easements not identified in a timely or comprehensive manner 	<p>SPA: 11 Feb. 2014 - 02 Mar 2017 (37mths)</p>	<p>\$ 1,800,000 +</p>	
<p>DAVISVILLE JPS</p> <p>New Replacement School</p>	<ul style="list-style-type: none"> • City Planning – although the future Aquatic Centre was identified as a separate future development, the replacement school SPA process was burdened by requirements for the Community Centre that TDSB could not accommodate – 6 month impact to review process • Community & Councillor advocated one-way vehicle circulation through the site only. This was against initial comments from Traffic/Transportation. Revised studies & plan delayed project by 6 months. Revised circulation was against the pre-existing easement for 68 Davisville – lead to extended negotiations, claims , delays & additional costs • Engineering / Toronto Water approvals • Storm Water Management – net zero impact on existing infrastructure required by the City. Additional costs & design time to improve area infrastructure 	<p>SPA: 01 May 2017 - 17 Sep. 2019 (28mths)</p>	<p>\$1,250,000 +</p>	

<p>BLOOR CI</p> <p>New Replacement School</p>	<p>Summarized in a previous Report – Key Issues:</p> <ul style="list-style-type: none"> Existing surface parking lots on Brock Cres. Impact is loss of parking + need for below-grade parking as part of project. Concessions required by the City - Landscaping of existing surface parking lot (\$166,000) Pauline Rd Extension- Land for Pauline Ave (Board to confirm \$\$) Garrison Creek – Municipal sewer easement (Board to confirm \$\$) Sidewalk reconstruction (\$271,000) Storm Water Management – net zero impact on existing infrastructure required by the City. Additional costs & design time to improve area infrastructure 	<p>SPA: 7 Mar. 2018 - Present (24mths)+</p>	<p>\$750,000 +</p> <p>Storm connection not know at this time - This will be very costly with potential Project Time delay</p>	
<p>DENNIS CS</p> <p>New Replacement School</p>	<ul style="list-style-type: none"> Storm Water Management – net zero impact on existing infrastructure required by the City. Additional costs & design time to improve area infrastructure. Garbage pick-up – requirement to accommodate this within the main building 	<p>SPA: 20 Aug. 2019 - Present (8mths)+</p>	<p>\$250,000 +</p>	

Approved Additions and Renovations	Major SPA Impact Approval Conditions	Schedule Impact	Cost Impact	Notes
<p>NORSEMAN PS</p> <p>Addition & Renovation</p>	<ul style="list-style-type: none"> Storm Water Management – net zero impact on existing infrastructure required by the City. Additional costs & design time to improve area infrastructure. Garbage pick-up – requirement to accommodate this within the main building 	<p>SPA: 30 Mar. 2017 - 05 July 2018 (16mths)</p>	<p>\$350,000 +</p>	

<p>TERRY FOX PS</p> <p>Addition & Renovation</p>	<ul style="list-style-type: none"> Storm Water Management – net zero impact on existing infrastructure required by the City. Additional costs & design time to improve area infrastructure Councillor – specific delay of project to enforce a separate Childcare access & parking on the site. This was rejected by TDSB as unsafe and impractical – too much site lost to outdoor play. Compromise solution delayed project by 8 months 	<p>SPA: 02 May 2017 - Present (34mths)</p>	<p>\$ 1,080,000 +</p> <p>Schedule impact: 1 year for Councillor involvement, which was then compounded as project “window” was missed. Resulting impact 2+ years</p>	
<p>HOLLYWOOD PS</p> <p>Addition & Renovation</p>	<ul style="list-style-type: none"> Storm Water Management – net zero impact on existing infrastructure required by the City. Additional costs & design time to improve area infrastructure Sidewalk widening & related urban improvements 	<p>SPA: 23 Oct. 2019 - Present (6mths)+</p>	<p>\$ 305,000 +</p>	
<p>GEORGE SYME CS</p> <p>Addition & Renovation</p>	<ul style="list-style-type: none"> Storm Water Management – net zero impact on existing infrastructure required by the City. Additional costs & design time to improve area infrastructure City requested acknowledgement of railway easement - required studies – vibration & noise control measures not appropriate for a simple addition Sidewalk widening & related urban improvements 	<p>SPA: 14 Nov. 2019 - Present (5mths)+</p>	<p>\$ 850,000 +</p>	

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