



# Orde Street Public School: Impacts of 149 College Street Development

## Frequently Asked Questions - Updated June 26, 2026

### Overview

The 149 College Street development is a 60-storey mixed-use building that will be constructed adjacent to Orde Street Public School. The development will retain much of the existing Stewart Building and will include University of Toronto institutional uses, student housing, and market units.

The development application details can be found on the City's Planning & Development website:

<https://www.toronto.ca/city-government/planning-development/application-details/?id=5513712&pid=218186&title=149-COLLEGE-ST>

Major construction projects will create disruptions and disturbances that will lead to significant operational challenges. As a result, Orde Street Public School and Orde Day Care will be relocated to alternative sites during this construction.

Beginning in the 2027-28 school year, and for the duration of construction at 149 College St, Orde Street PS will relocate into the Heydon Park Secondary School building at 70 D'Arcy St.

Orde Day Care will be relocated to the Contact Alternative School, where the Orde Day Care Satellite site is located.

### Background

#### 1. There are many development applications within the Orde St PS boundary - why the attention to this one?

While there are many development applications and buildings under construction within the Orde St PS boundary, this development has received extra attention from the TDSB due to its proximity to the Orde St PS site - the development will be built immediately adjacent to the Orde St PS site and playfield.

#### 2. What is the timeline for the 149 College St development project?

Based on the information TDSB has received from the developer of 149 College St, demolition and excavation is to take place in early to mid-2027, below grade construction will begin in mid to late 2027, and podium and tower construction will occur from the end of 2027 to 2030. All timelines are subject to change.

### **3. What will be the impacts of construction on the Orde St PS site?**

Major construction projects come with impacts on adjacent properties, especially in a situation like this where the development abuts the school's property line and playground. While the developer has plans for safety measures to mitigate against unacceptable risk to the school, especially to the risk of falling objects during tower construction, we can expect increased truck traffic, increased noise, and increased dust and debris during demolition and construction periods.

### **4. What are the construction mitigation measures being taken during the initial construction stages of the 149 College St building?**

The developer of 149 College St has provided the TDSB with a draft Construction Management Plan (CMP). The draft CMP refers to the future development of a traffic management plan, a noise control plan, and an air quality and dust control plan that will identify the level of monitoring required for the site. The full CMP and Demolition Plan will be completed closer to construction and will provide the full list of mitigation measures. In addition, hoarding will be installed on the north property line of the school board property to provide separation between the development site and the school site.

### **5. Can the TDSB fight this development?**

The TDSB has appealed the development application on the basis of student safety and the ability of the school to operate safely and without undue disruption. As a result of the appeal, TDSB received a preliminary Construction Management Plan which did not adequately address the board's concerns. TDSB has subsequently received additional information which is under review.

It is important to note that the TDSB does not object to the development in principle. With the downtown location, next to the Queen's Park subway station, we recognize that this area is designated for strategic growth and that there is a significant need for post-secondary student housing in the city. In an urban context, we cannot expect there to be no construction near school sites, but we have an expectation that mitigation measures will be put in place, wherever possible, and focus on student safety.

## **Recommended Relocation**

### **6. Why are TDSB Staff recommending a relocation?**

Although the developer plans to take reasonable precautions to protect the occupants of Orde St PS during the construction of the tower in regards to falling objects and debris, TDSB staff remain concerned about the overall impact the construction will have on the day to day operation of the school and on the student learning environment due to the proximity of the development. Out of an abundance of caution for the safety and wellbeing of our students and

staff, in regards to the cumulative impacts of noise, dust, traffic, and disruption, TDSB staff feel it is necessary to relocate Orde St. PS to another site for the duration of construction.

Although challenging, relocation also mitigates against any unforeseen impacts or delays, and minimizes on-site operational issues that can arise during construction.

#### **7. How will construction impact our children before they are relocated?**

While it is anticipated that there will be disruption during the demolition and excavation phases of the development, mitigation measures related to traffic, noise, and dust will be established once a Construction Management Plan has been finalized.

The school administration team and developer or designate will coordinate traffic management and school bell times. Access to the school from the laneway will be closed and an alternate, primary access will be designated. Further action may be required as the development proceeds and further information becomes available.

#### **8. Where is the temporary holding school located?**

Orde St PS will relocate into the Heydon Park Secondary School building, located at 70 D'Arcy Street.

#### **9. What is the timeline for the relocations of Orde Street PS?**

Both Orde Street PS and the Orde Day Care will remain at their current location for the 2026-27 school year.

Renovations at Heydon Park SS are planned to begin in early 2027 to allow Orde Street PS to relocate in September 2027.

Orde Street PS will begin the 2027-28 school year at the Heydon Park SS building.

#### **10. Why was Heydon Park SS selected as the relocation site for Orde Street PS?**

The Heydon Park building is located within the Orde Street PS attendance area and the school can continue to serve the local community. The building is approximately 700 m from the Orde Street PS building.

All of the Orde Street PS students can be accommodated together in the building.

The Heydon Park building will be renovated to create kindergarten classrooms and accommodate the increased capacity for regular instructional classrooms. The capacity is planned to be over 400 pupil places. In addition, the outdoor play area will be improved to accommodate elementary-aged programming with a separate kindergarten play area.

#### **11. Heydon Park SS is currently an operating school. What will happen to the existing Heydon Park students and staff?**

The Heydon Park students and staff will be relocated to 529 Vaughan Road, the site of the former Vaughan Road Academy. TDSB Staff is working with the Principal to ensure the new location that can support the programs and opportunities that Heydon Park SS student require for their success.

TDSB staff recognize that Heydon Park is a close-knit community with strong connections to its current home and will do everything possible to make this as smooth a transition as possible. The school will remain together including staff and administration, as it is moved into the 529 Vaughan Road building.

## **12. Were other relocation sites explored for Orde Street PS?**

Staff explored several opportunities for accommodating Orde Street PS during 149 College St. construction, focusing on proximity to the current neighbourhood and limiting travel distance, availability of space, and keeping the school community together in a single location, whenever possible.

Non-operating sites owned by the Board (those without operating day schools) were located outside of the downtown, and bussing in and out of the downtown would be challenging in terms of distance and time, due to existing traffic congestion and weather conditions.

Sharing a site with another operating school would have introduced significant logistical challenges in terms of clear separation within a building and access to ancillary facilities like gymnasiums and outdoor space. Most operating schools nearby did not have sufficient capacity to accommodate all of the Orde Street PS students, and would have required the school to be divided across multiple sites.

## **13. How long is the relocation expected to last?**

Based on the information received from the developer of 149 College St, podium and tower construction will occur from the end of 2027 to 2030, and we expect any relocation to occur during this time (September 2027 at the earliest). However, TDSB is not in control of the work and timelines, and the timelines may change. Board staff will continue to work closely with the developer and keep Orde St PS parents updated throughout the process.

## **14. How will the other construction projects proposed around Orde St PS impact the relocation timeline?**

There are many developments proposed within the Orde St PS attendance area. The 149 College St development is the closest to the school, however there is also a proposal for 700 University Ave (additions above the existing Ontario Power Building) that is very close to Orde St PS. While this development proposal is not nearly as far ahead in the development application process, if this proposal goes ahead, TDSB staff would work with the developer and investigate possible impacts on the school site. If similar issues are expected, prolonging the school relocation is something that would be looked at.

### **15. Will Orde Street students be provided with busing?**

As per Student Transportation Policy P020, students in Grades JK-5 are eligible for busing services if their residence is farther than 1.6 km from their designated school. Grade 6-8 students are eligible to receive TTC/Presto tickets as their method of transportation if their residence is farther than 3.2 km from their designated school.

**Distance is measured from closest public thoroughfare of the residence of the student to nearest public access to the school property.**

The majority of Orde St PS students who live within the attendance area reside within 1.6km from the Heydon Park building. Students who reside outside of the 1.6km distance will be eligible for transportation as per the Policy.

*Note: Transportation is not provided for students attending programs under the Out of Area Admissions Policy (P013), even when distance is a factor.*

### **16. Will families have options if they don't want to relocate?**

As per the annual Out of Area Admissions process, students will be able to apply to other schools within the TDSB within the designated application window. Out of Area Admission is based on space availability in the appropriate grade and program of a school. A lottery process will be established if there are more applicants than available spots. Not all schools accept Out of Area requests.

### **17. Is this a way to close Orde St PS?**

A moratorium on school closures continues to be in place. The temporary relocation of Orde St PS is a direct result of the development at 149 College St.

### **18. Are there plans to do improvements to the school building while the staff and students are relocated?**

The current priority is to work towards readying the Heydon Park site for Orde St PS students. While it is too early to say what school improvements could be made, the TDSB will look at the opportunity provided while the staff and students are relocated off-site.

## **Child Care**

### **19. Will the Orde Day Care be relocated with the school?**

Due to space limitations at Heydon Park building, the Orde Day Care will not be accommodated in the same building as the school.

Orde Day Care will be relocated into the Contact Alternative School building, located at 132 St. Patrick Street. The Orde Day Care Satellite is currently located at this building on the second floor. The Orde Day Care will be accommodated on the first floor.

The Contact Alternative School building is approximately 600 m from the Orde St PS building and approximately 500 m from the Heydon Park SS building.

**20. Are there any renovations needed at the Contact Alternative School building to accommodate the Orde Day Care?**

Yes, renovations are planned to accommodate the needs of the Orde Day Care on the first floor.

**21. Will Orde Street families have access to child care and the Before and After Program (BASP) at the relocation site?**

The BASP will be moving with Orde Street PS into the Heydon Park building.

While the Orde Day Care will be relocating to another building, Contact Alternative School building is approximately 500 m from the Heydon Park, and both sites are located within the Orde Street attendance area.

**22. What is the timeline for the relocation of Orde Day Care?**

Both Orde Street PS and the Orde Day Care will remain at their current location for the 2026-27 school year.

Renovations at Contact Alternative School are planned to begin in early 2027 to allow Orde Day Care to relocate for September 2027.

Orde Day Care will begin the 2027-28 school year at the Contact Alternative School building.