



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

## Frequently Asked Questions - Updated April 7, 2026

### Background

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>

#### **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 we have 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. 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 fulsome 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 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. 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?**

Staff is currently assessing possible holding school options. Once a location has been determined, it will be shared with the school and child care community at a subsequent meeting.

**9. How long is the relocation expected to last?**

Based on the information we have 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, the timelines may change. Board staff will continue to work closely with the developer and keep Orde St PS parents updated throughout the process.

**10. 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.

**11. Will Orde Street students be provided with busing?**

The provision of busing is dependent on where students will be relocated and subject to TDSB busing policies. As set out in 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, and 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.

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

**12. 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.

**13. 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.

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

The current priority is to review temporary relocation options for Orde St PS. 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

**15. Will the Orde Street Daycare be relocated with the school?**

TDSB staff will work with the Orde Day Care as part of this process to determine if and where the daycare would be relocated.

**16. Will Orde Street families have access to child care and BASP at the relocation site?**

The TDSB recognizes and values the partnership with the Orde Day Care and will work with the daycare and the other providers offering Before and After programming to Orde St PS students as part of this process.