



Orde Street Public School

Information Session:

Program Area Review and 149 College Street Development

Thursday March 26, 2026

Acknowledgement of Traditional Lands

We acknowledge we are hosted on the lands of the Mississaugas of the Anishinaabe (A NISH NA BEE), the Haudenosaunee (HOE DENA SHOW NEE) Confederacy and the Wendat. We also recognize the enduring presence of all First Nations, Métis and Inuit Peoples.

Reconnaissance des Terres Traditionnelles

Nous reconnaissons que nous sommes accueillis sur les terres des Mississaugas des Anichinabés (A NISH NA BEY), de la Confédération Haudenosaunee (HOE DENA SHOW NE) et du Wendat. Nous voulons également reconnaître la pérennité de la présence des Premières Nations, des Métis et des Inuit.



Agenda

- Welcome and Introductions
- Meeting Norms and How to Participate
- Closing Out the 2024-25 Program Area Review Team (PART) Process
- Overview of the 149 College Street Development
- Impacts on the Orde Street PS Site
- Timeline and Next Steps
- Questions and Answers
- Adjournment

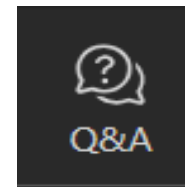
Virtual Meeting Norms

- All participants of virtual public consultations are expected to maintain meeting decorum and abide by the requirements of the Board Code of Conduct (PR585) and the Code of Online Conduct (PR571). Discrimination and harassment will not be tolerated.
- Please be **concise, respectful, and courteous** with your comments and questions.
- To ensure that everyone has the opportunity to speak, please **make 1 comment or ask 1 question**. If you have more comments or questions, please raise your hand again or type your question in the Q&A box.
- If you choose to speak, please **minimize background audio**.

How to Participate - Teams Webinar

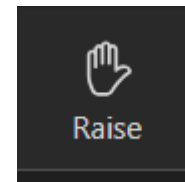
To text:

Click the Q&A icon; then type your question in the window.



To speak:

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2024-25 Program Area Review

2024-25 Program Area Review Team

As a result of changes in enrolment and demographics:

- 1. Orde St. PS will remain a JK to Grade 8 School, and;**
- 2. Students registering from planned, new residential developments within the Orde St. PS attendance area will be redirected to Kensington Community School or King Edward Jr & Sr PS, depending on their grade.**

Redirections from new residential development to Kensington CS and King Edward Jr. & Sr. PS will be effective immediately.



149 College Street Development

149 College Street Development



- 60-Storey Mixed-use building
 - 225 residential units
 - 620 Student housing units (University of Toronto)
 - Commercial and Institutional Space
 - Heritage Component (Stewart Building)
- Abuts the northern property line of Orde St. PS.
- Approved by Toronto City Council (December 2025), subject to various terms and conditions.

149 College Street

TDSB Participation in Municipal Planning Process

- City must balance various interests when making decisions:
 - Within strategic growth area: Queen's Park Protected Major Transit Station Area, *Mixed Use Area 1 - Growth* area of the Downtown Secondary Plan
 - Post-Secondary Student Housing - provincial priority
- TDSB is a commenting agency - no approval authority, but can provide comments for City consideration
- Provided comments to City staff, advising of concerns regarding the proximity to Orde St PS, including safety risks such as falling materials, debris, traffic, air quality, noise, vibration
- Third party consultants retained by TDSB to review the development from both a land use and site safety perspective
- Developer provided a preliminary Construction Management Plan (typically only prepared closer to building permit stage), and an additional Perimeter Safety Systems presentation to address TDSB concerns



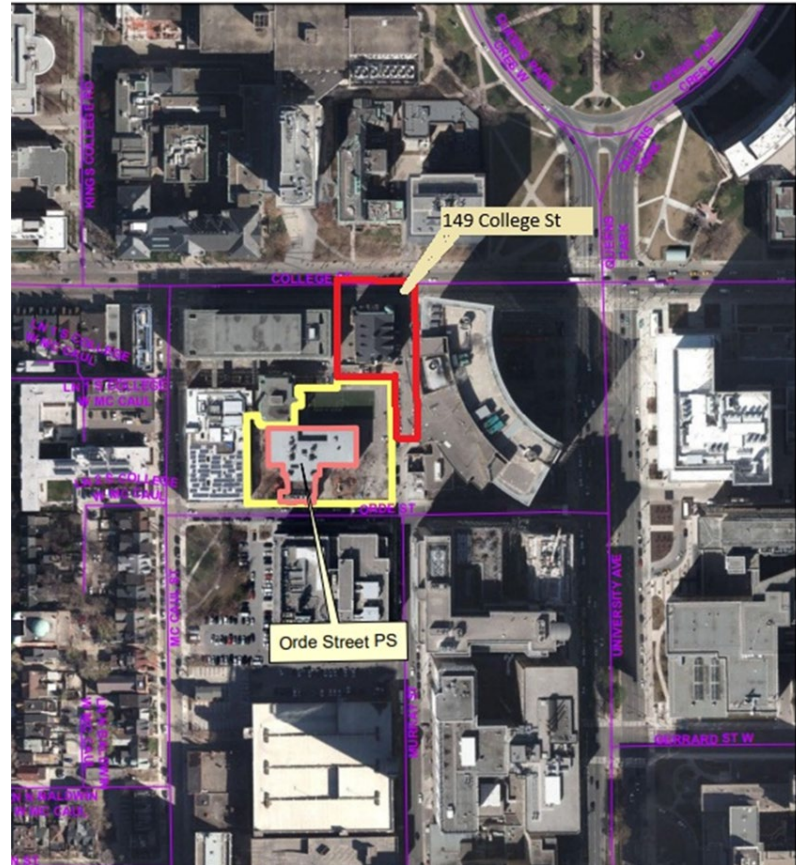
149 College Street
Development area



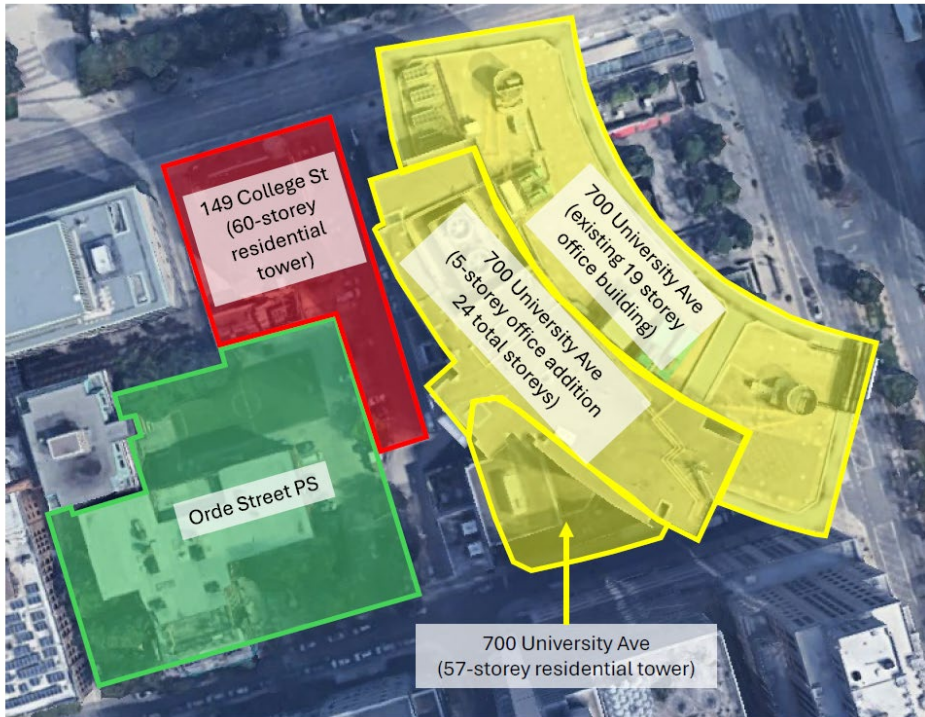
Orde Street PS Site



Orde Street PS Building
Footprint



Development Applications Surrounding Orde Street PS



- 149 College Street is one of many future developments that surround the Orde St. PS site.
- Future towers proposed at 700 University Avenue (5 and 57-storeys).



Impacts on Orde Street Public School



Impacts on Orde Street PS

- Disruption to the learning environment within the Orde St. PS building
- Impact on outdoor play areas/diminished size of outdoor play areas
- Volume and frequency of equipment and trucks within the vicinity of the school
- Increased dust and debris during demolition and construction periods
- Increased noise during demolition and construction periods
- Changes to designated pick-up and drop-off areas and disruption to students and families arriving/departing school each day
- Changing traffic patterns in the vicinity of the school to accommodate construction activity
- Unforeseen issues that could arise after the project begins
- Construction delays that could prolong impacts to the school

Impacts on Orde Street PS

- Major construction projects can create disturbances and disruptions that may lead to operational challenges for adjacent properties, particularly schools.
- **Based on the impacts that construction will have on the school and with regard to the safety of the students, staff feel it is necessary to relocate Orde St. PS to another site for the duration of construction.**
- Although challenging, relocation mitigates against any unforeseen impacts or delays, and minimizes on-site operational issues that may arise during construction.

Considerations for Relocation

In similar situations, staff has worked to develop an appropriate accommodation plan. When developing plans for the temporary relocation of school communities, TDSB staff will consider the following:

- **Proximity to the current neighbourhood and limiting travel distance.**
- **Availability of space.**
- **Keeping the school community together in a single location, whenever possible.**

Considerations for Relocation

- Orde Street PS will remain on-site for as long as possible; however the school could need to relocate as early as September 2027.
- The school will be relocated until tower construction is complete, which could be 3 to 4 years based on current construction estimates from the developer.

Orde Day Care

- TDSB recognizes and values the partnership with Orde Day Care.
- TDSB staff will work with the Orde Day Care as part of this process.

Examples of Previous School Relocations

- **Davisville Jr. PS to 529 Vaughan Road (2018 to 2021)**
 - Relocated during construction of a replacement school
- **Hodgson MS to 529 Vaughan Road (2024 to 2026)**
 - Relocated during construction of a large addition/renovation
- **Bloor CI and ALPHA II to Central Technical School (2021 to 2025)**
 - Relocated during construction of a replacement school
- **Pape Avenue Jr. PS to 541 Jones Avenue (2025 to Present)**
 - Relocated due to construction impacts of the Ontario Line
- **York Memorial CI to Scarlett Heights EA (2019 to 2022)**
 - Relocated due to fire at York Memorial CI
- **Agincourt Jr. PS to Alexmuir Jr. PS (2024 to Present)**
 - Relocated due to a flood and restoration project at Agincourt Jr. PS
- **Wilmington ES to Bayview MS (2022 to 2023)**
 - Relocated due to a flood and restoration project at Wilmington ES



Preliminary Construction Timelines

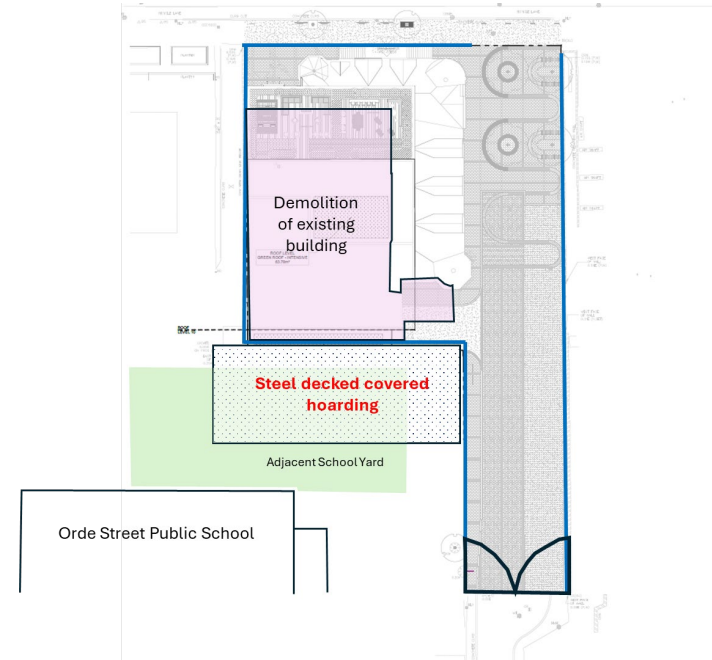
149 College Street Development - Timelines

- Site plan agreement and design development: **To Fall 2026**
- Demolition and excavation: **Early to Mid-2027**
- Below grade construction: **Mid to End of 2027**
- Podium and tower construction: **End of 2027 to 2030**

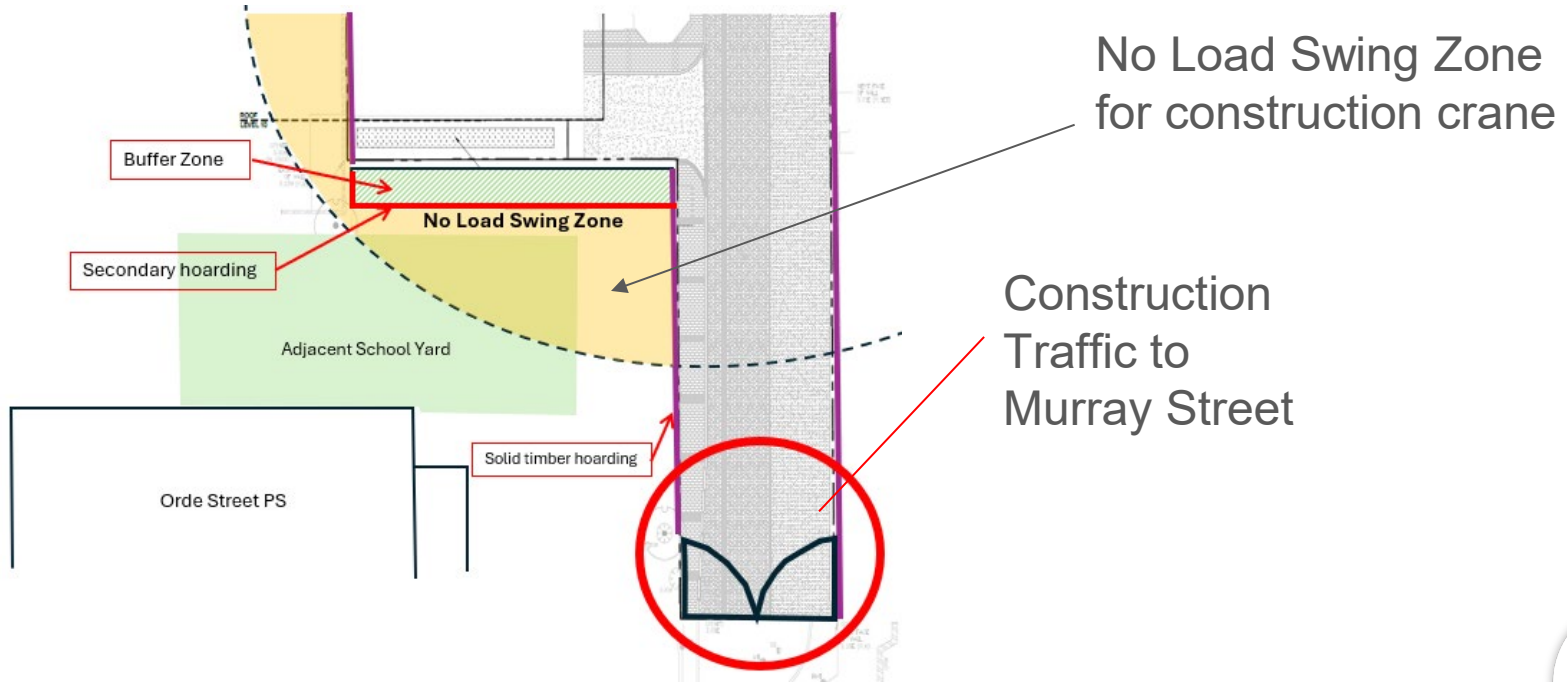
Note: Timelines are subject to change and reflect what has been provided to the Board by the developer.

149 College Street: Construction Impacts

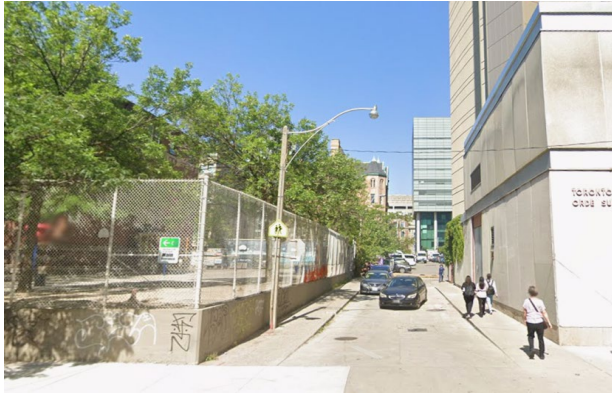
- Main construction access to the site via College Street.
- Exit from construction site via laneway leading to Murray Street.
- Hoarding will be installed on the north property line of the school board property and fencing will surround the development site.
- Additional buffer zone will encroach on school play field.
- Construction Management Plan includes additional measures to protect against risk of falling debris or tools.



149 College Street - Area of Construction

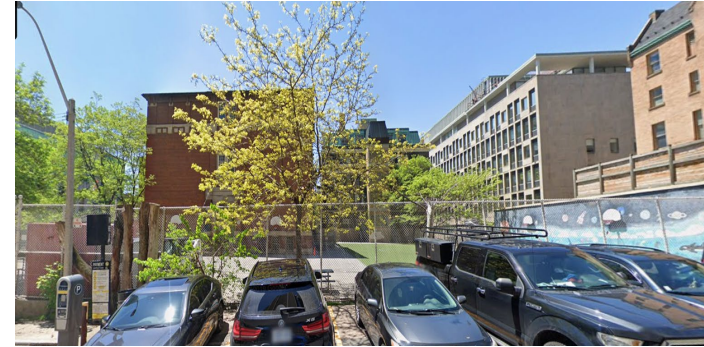


149 College Street - Area of Construction



View looking North, from the alleyway.

Construction vehicle exit.



View looking West towards school, from alleyway.

No access to parking lot during construction.



View looking Southwest towards school, from alleyway.

Next Steps

- Review and analyze options for accommodating Orde Street PS and Orde Day Care during construction - **April 2026**
- Staff will communicate with school community once an accommodation plan has been identified - **May 2026**



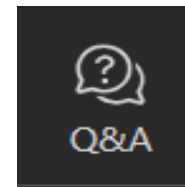
Feedback, Questions, and Answers



How to Participate - Teams Webinar

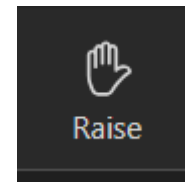
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Opportunities to provide feedback after this meeting

- Comments and questions can be submitted by e-mail to:
accommodationreviews@tdsb.on.ca
- This presentation, community letters, and FAQ will be available on the TDSB public website at www.tdsb.on.ca:
 - click on **Accommodation Reviews** on the bottom of the page
 - scroll down to **Other Reviews**
 - select **Orde St PS - Impacts of 149 College St Construction.**



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