



# **John Fisher Junior Public School**

## **Community Meeting 24 February 2016**

# Presentation Outline

- Welcome and Introductions
- Purpose
  - What We Heard from the January 25, 2016 Community Meeting
- Next Steps
- Questions

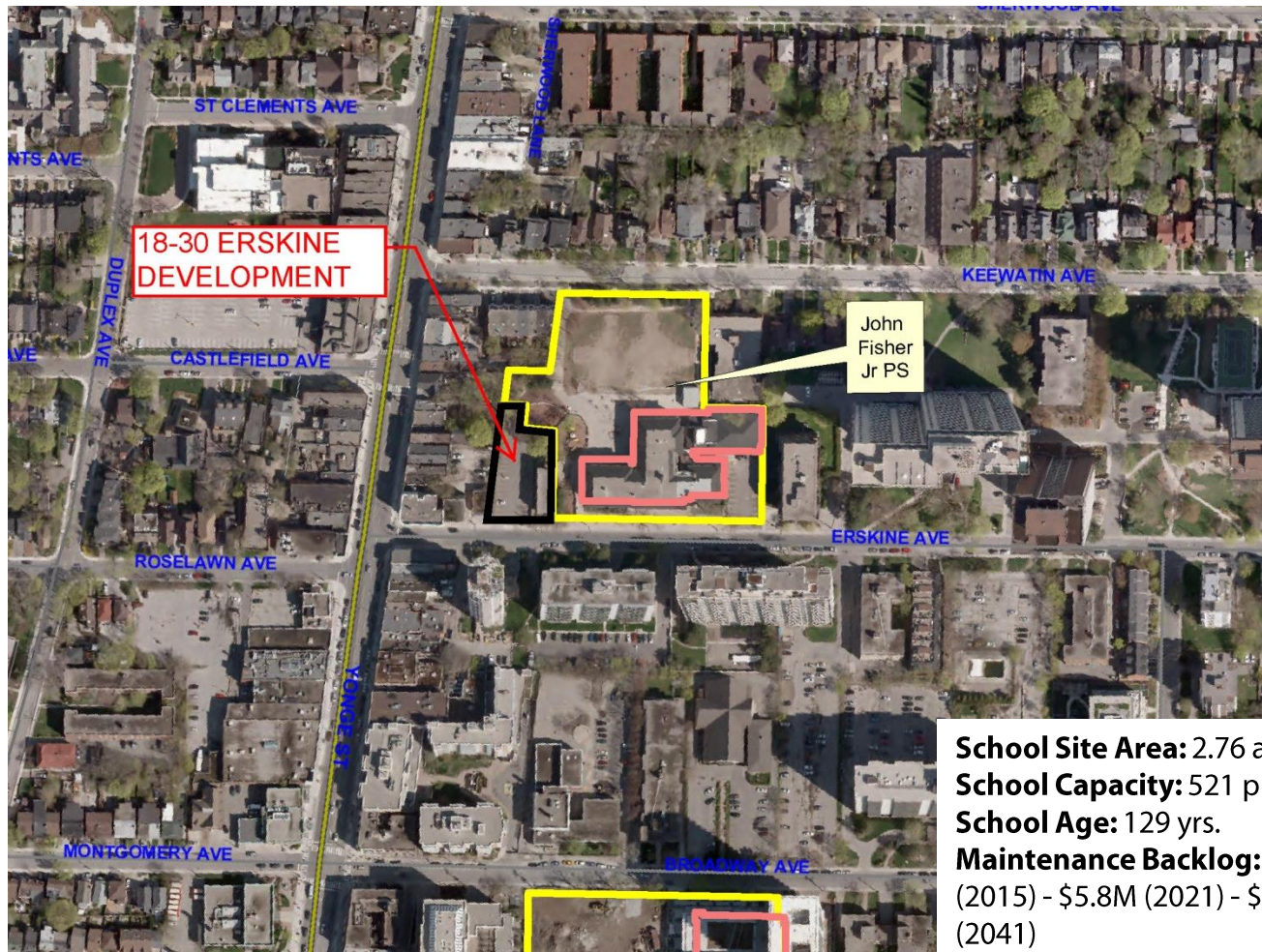
# Welcome and Introductions

- Gerri Gershon, Ward 13 Trustee
- Kathleen Garner, Superintendent of Schools ER16
- Carla Kisko, Associate Director Finance and Operations
- Daryl Sage, CEO Toronto Lands Corporation
- Jeff Latto, Senior Manager Major Capital Projects & Building Partnerships
- Hasan Abuyusuf, Project Supervisor, Facility Services, Construction & Project Management
- Jacqueline Chan, Controller, KG Group

# Purpose

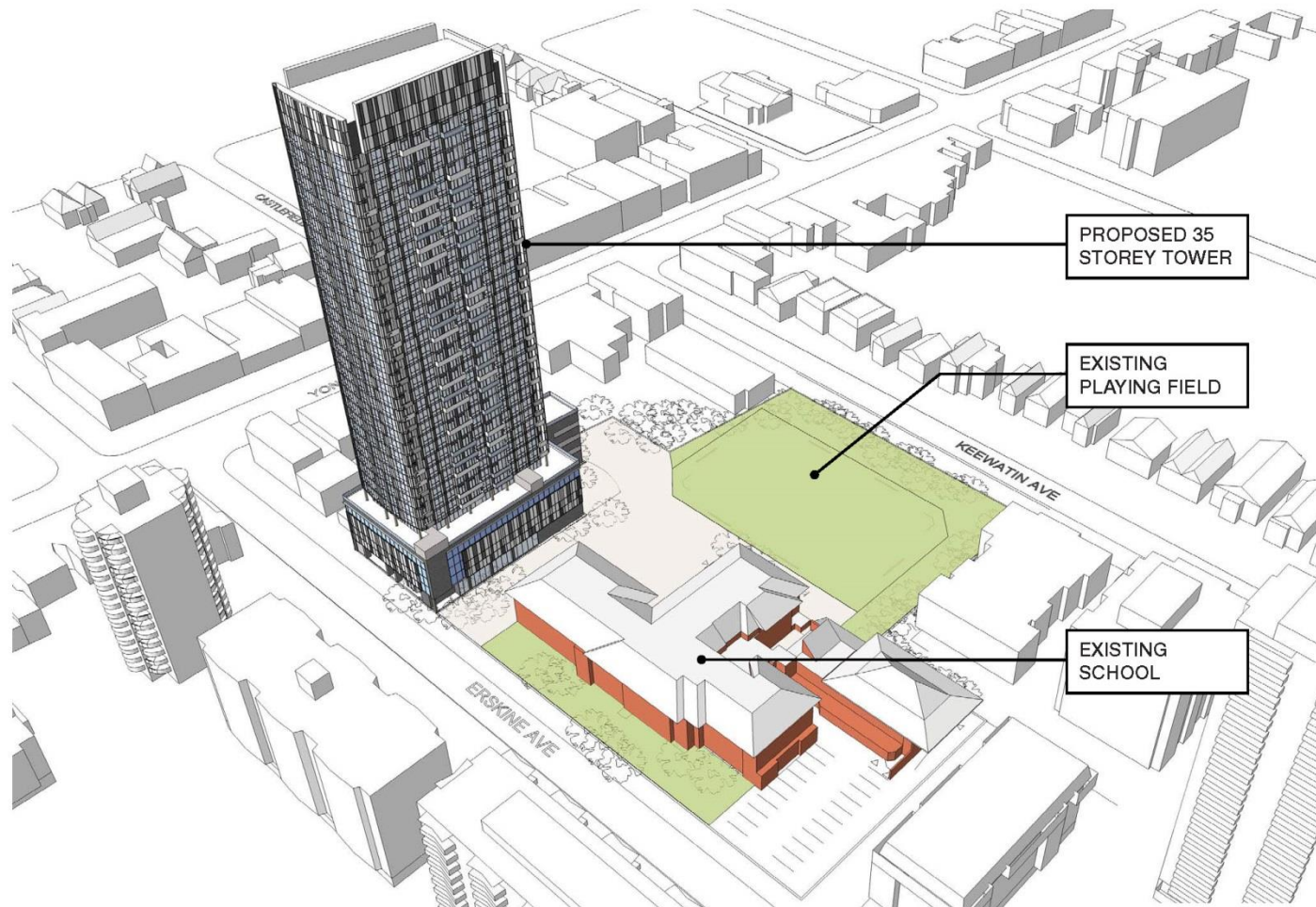
- To review 'What We Heard' from the January 25, 2016 Community Meeting
  - Review of community consultation to date on the Development Application at 18-30 Erskine Avenue;
  - Request for additional facility condition information;
  - Need to explain how student safety during construction, and afterwards, will be addressed; and
  - Why is there discussion around disposition of up to .5 acre of land at the school?

# Map of School and Development





# John Fisher Junior PS – Community Meeting 24 February 2016



## APPENDIX B2: VIEW FROM SOUTH EAST - 18-30 ERSKINE REZONING APPLICATION

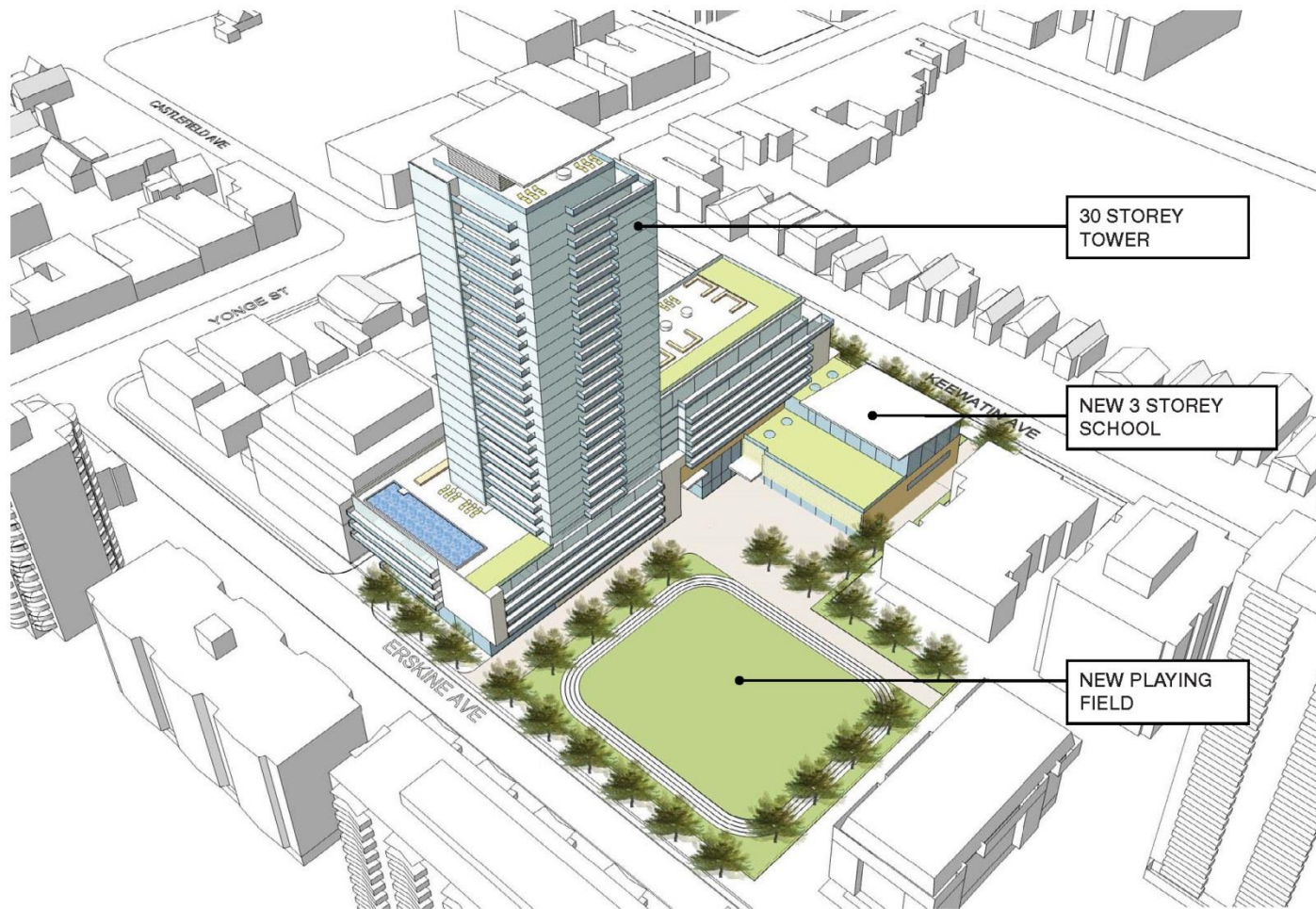
John Fisher Junior Public School (Showing Proposal by the Pemberton Group & Rafael + Bigauskas Architects)  
40 Erskine Ave, Toronto, ON  
November 13, 2013

Taylor\_Smyth**architects**

## **Review of community consultation to date on the Development Application at 18-30 Erskine Avenue.**

- Pemberton submitted Development Application to City in October 2012.
- Preliminary City Planning report went to City Council in December 2012. Concerns of shadowing and traffic impact were identified by the TDSB.
- City of Toronto Community Meeting was held in April 2013. Concerns raised around shadowing, traffic and student safety.
- In May 2013 the John Fisher Land Planning Committee prepared a Stakeholder Impact Report that was submitted to the City's Planning Department.
- On May 23, 2013, TDSB hosted a Community Meeting to review the impacts of the proposed Development Application. TDSB had retained consultants (IBI, Taylor Smyth Architects) to provide peer review of the Development Application related to traffic impacts and shadowing.
- Spring/summer/fall 2013, School Community and TDSB staff met three times and explored concerns over Development Application. Resulted in pursuing Redevelopment Studies at John Fisher to challenge assumptions of the Development Application.

# John Fisher Junior PS – Community Meeting 24 February 2016



## APPENDIX C2: VIEW FROM SOUTH EAST - SEPTEMBER 10th PROPOSAL

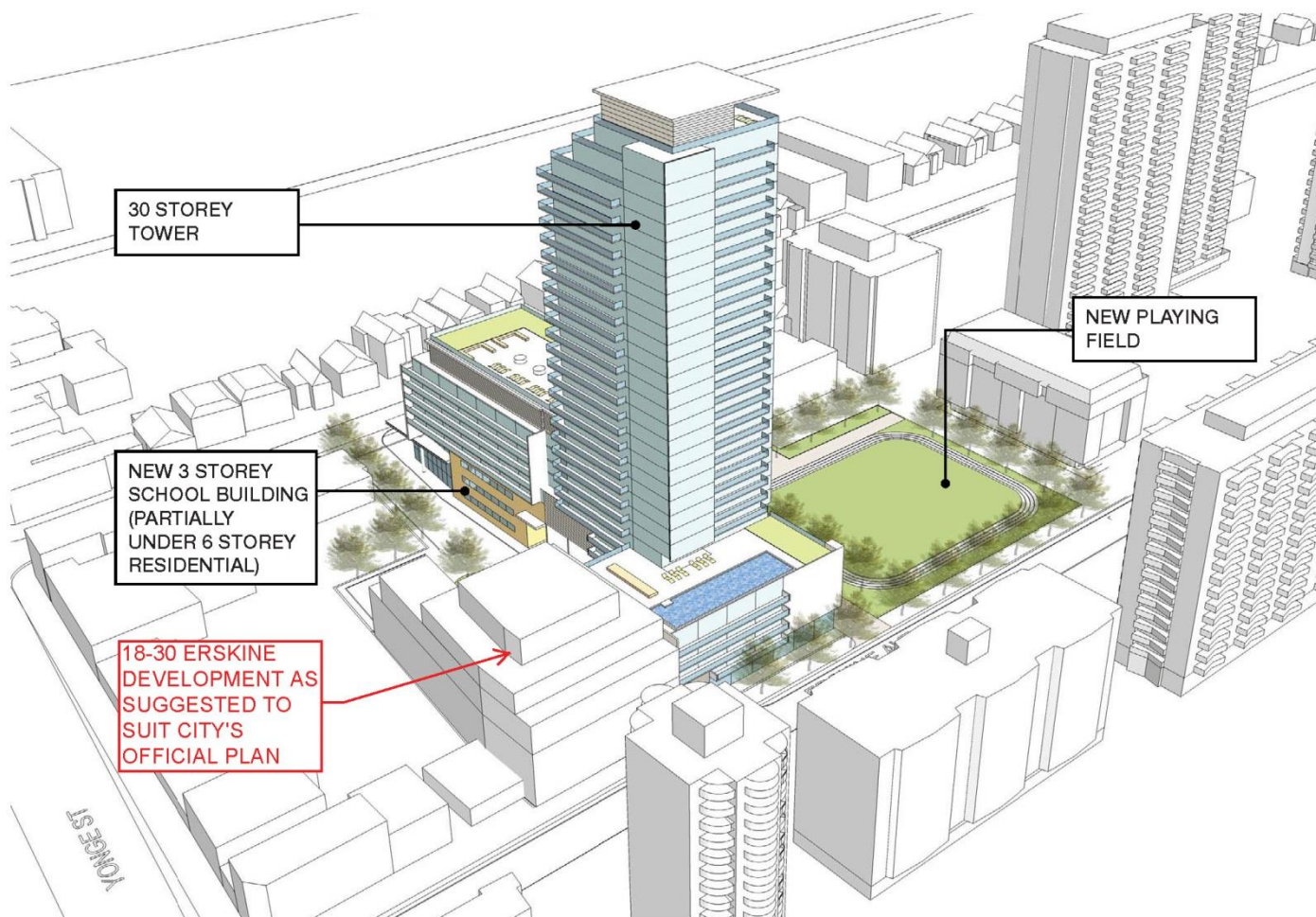
John Fisher Junior Public School  
40 Erskine Ave, Toronto, ON  
November 13, 2013

Taylor\_Smytharchitects





## John Fisher Junior PS – Community Meeting 24 February 2016



### APPENDIX C3: VIEW FROM SOUTH WEST- SEPTEMBER 10th PROPOSAL

John Fisher Junior Public School  
40 Erskine Ave, Toronto, ON  
November 13, 2013

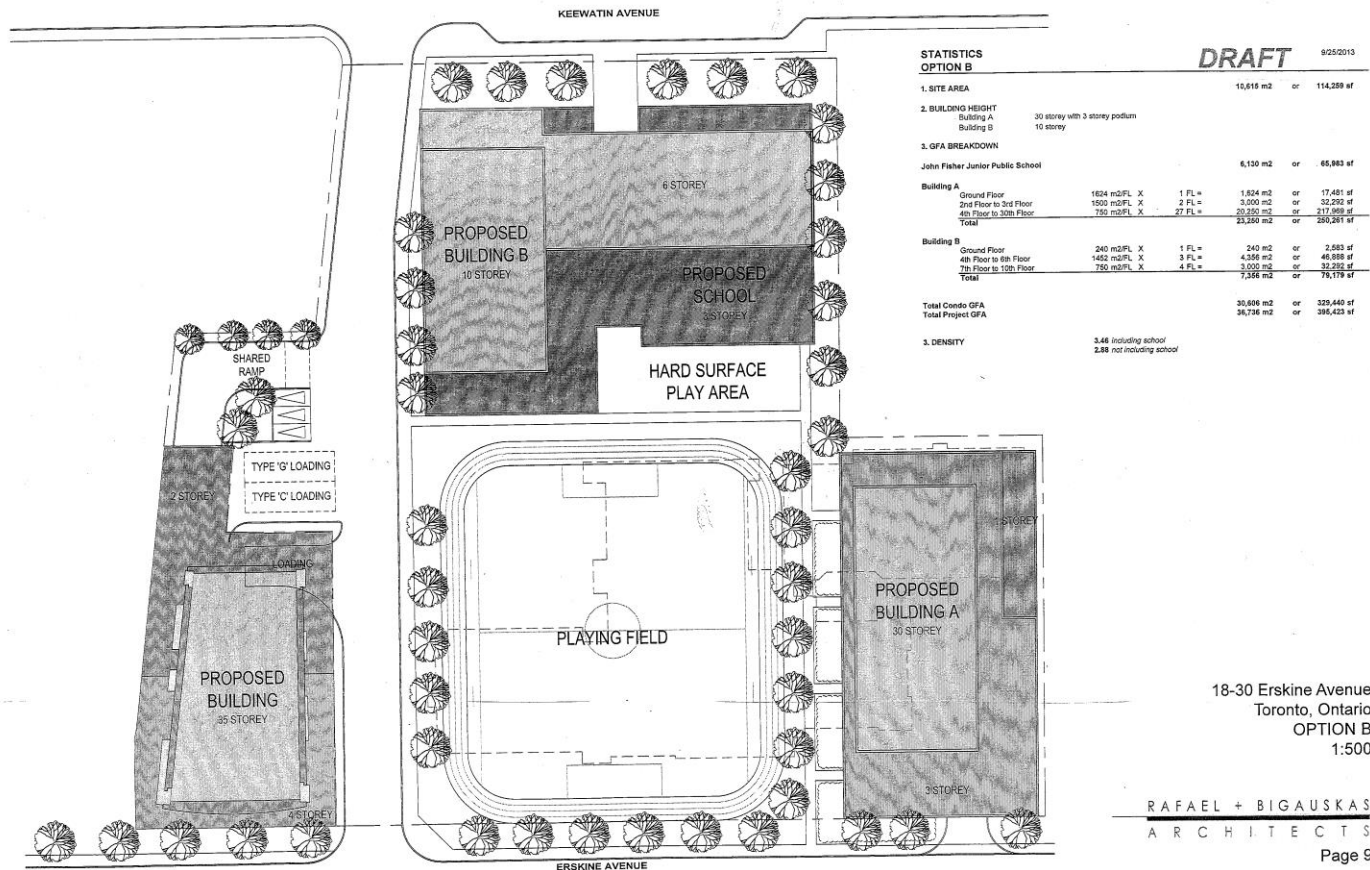
Taylor\_Smyth**architects**



## **Review of community consultation to date on the Development Application at 18-30 Erskine Avenue.**

- These Redevelopment Studies were presented to Pemberton in early 2014. The developer did not address TDSB and school community concerns and continued to support their original Application.
- In February 2014, Pemberton sent a schematic plan to the TDSB for consideration on a possible joint development project. This was sent in response to redevelopment being considered at John Fisher Jr PS.
- In late 2013 and early 2014, the City Planner recommended that a Precinct Plan was required in order to evaluate the Development Application with participation from locale ratepayers, school community and other neighbouring properties. This initiative was not successfully implemented.
- In April 2015, the TDSB received notification from Pemberton of their intent to seek appeal from the Ontario Municipal Board as more than 120 days had passed with no decision by City Council on their Development Application.

## Review of community consultation to date on the Development Application at 18-30 Erskine Avenue.



## **Review of community consultation to date on the development application at 18-30 Erskine Avenue.**

- Development Application for 18-30 Erskine Avenue was approved at the Ontario Municipal Board on January 6, 2016 (decision was published on January 12, 2016)
- Property was sold to KG Group on January 23, 2016
  - Verbal update on project by Jacqueline Chan, Controller, KG Group

## Request for additional facility condition information

- John Fisher is in relatively good physical shape. The FCI (Facility Condition Index) is currently at 13% and in five years this will grow to 52%. Current renewal needs are set at \$1.5M and in five years the renewal needs grows to \$5.7M.
- High-priority renewal needs : \$930,000: earmarked for 2015 and 2016.
- The details of the High-priority work will be posted on the TDSB website in the coming weeks.
- Field replacement to artificial turf is required due to unsuccessful attempts to keep natural turf.
- City of Toronto Heritage Preservation Services have 'listed' the school in its inventory. No part of the school has been 'designated'.



## **Need to explain how student safety during construction, and afterwards, will be addressed**

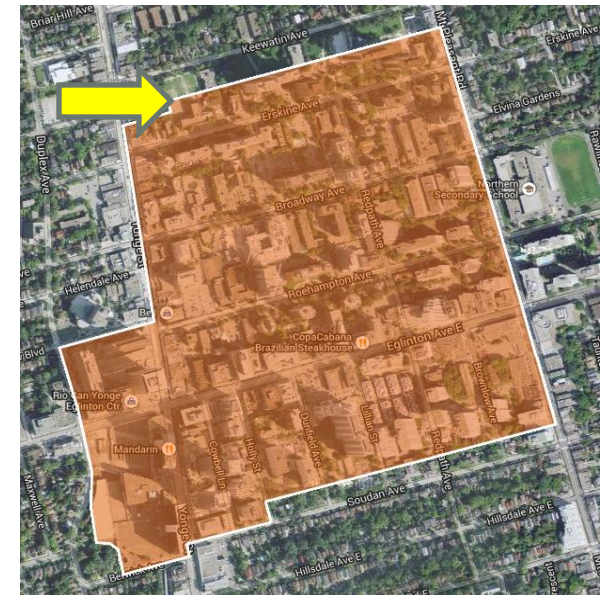
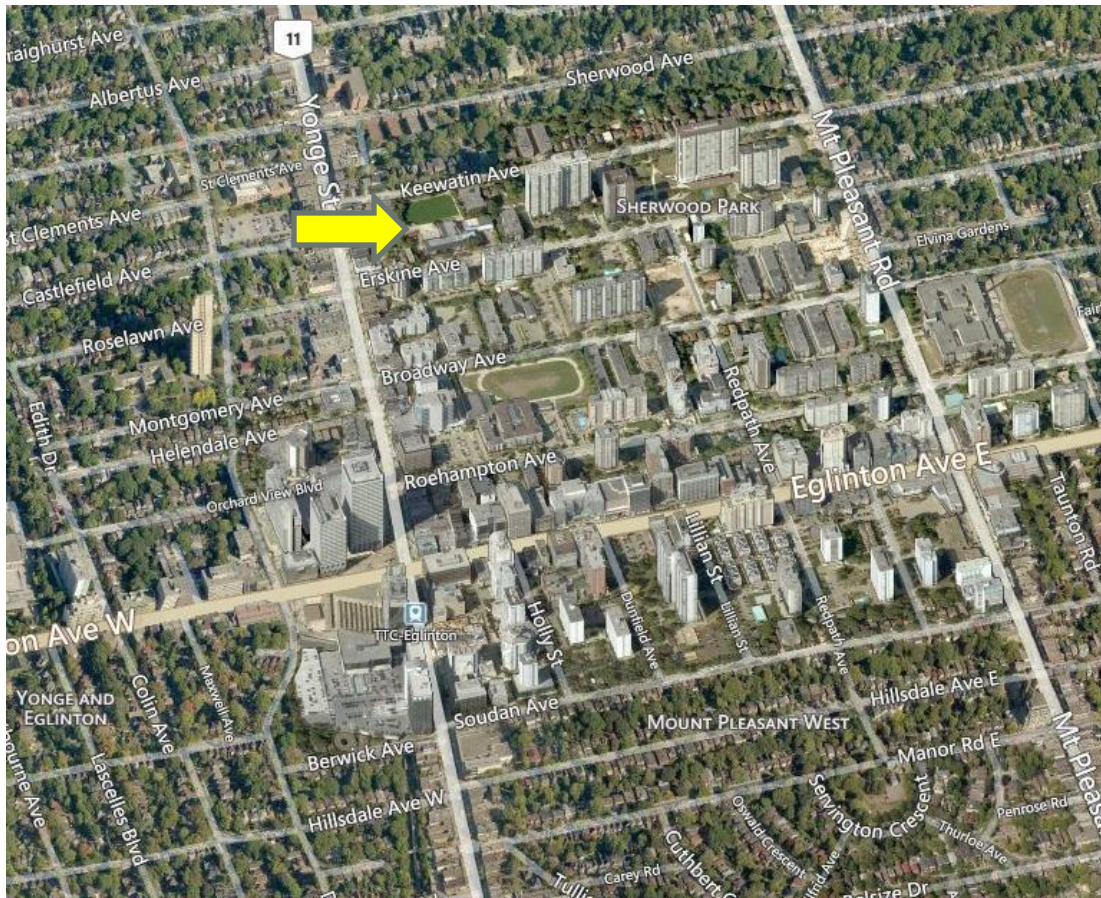
- Review of safety measures undertaken by the TDSB related to neighbouring developments:
  - Hasan Abuyusuf, Project Supervisor, Facility Services, Construction & Project Management

## **Why is there discussion around disposition of up to .5 acre of land at the school?**

- In December 2014, TDSB staff and Trustee met with Land Planning Committee of the school and discussed the possibility of development on the school property to fund a new school.
- During this period, the file was passed to the Toronto Lands Corporation (TLC) to help identify opportunities to reinvest in school.
- In January 2015, Community Group supported pursuing this through TLC. If funding is not sufficient, TDSB may reconsider the whole notion of reinvestment.
  - a) dependent on feasibility study;
  - b) this is the next step of fact-finding process;
  - c) need to clear regulation on circulation.

November 2015, TLC recommended to the TDSB that up to .5 acre severance and sale would generate funding for reinvestment in the school.

## Why is there discussion around disposition of up to .5 acre of land at the school?



John Fisher Jr PS is located at the northern edge of the Yonge-Eglinton Growth Centre

## Why is there discussion around disposition of up to .5 acre of land at the school?



John Fisher Jr. PS is located in an Apartment Neighbourhood Land Use Designation of the City of Toronto's Official Plan. This designation supports the Yonge-Eglinton Growth Centre



## **Why is there discussion around disposition of up to .5 acre of land at the school?**

- The value of up to .5 acre of surplus land would generate between \$15 - \$19M based on the density permitted to be built (240,000 sq. ft. for a 25 storey project and 300,000 sq. ft. for a 32 storey project @ +/- \$65/sq. ft.)
- TLC will need to follow through on their direction from the Board and provide an analysis on whether or not a redevelopment at John Fisher is possible:
  - 2.76 acres
  - TDSB does have a requirement, where possible, to ensure a minimum of 14 sm of outdoor space is available for each child in the school. Currently the 2.7 acre school site has 1.67 acres of usable playground area (hard and soft) which provides 13.0 sm for the school's capacity of 521 students. Current school population is 498.
- The TDSB has to consider this recommendation. We wanted to bring it to the community.



## Next Steps

- TLC will conclude their redevelopment study and provide a recommendation on whether or not a redevelopment project at John Fisher Jr. PS is viable;
- TDSB staff will prepare a report to the Board of Trustees outlining the community feedback from the idea of redevelopment at the school. This will include staff considerations of community concerns;
- TDSB staff will work with the school community on a masterplan of the school site that addresses impacts from the 18-30 Erskine Development; and
- Engage TDSB Project Supervisor with KG Group Project Lead to review student, staff and public safety during construction.

# Questions



**Thank you!**

