



John Fisher Junior Public School

School Meeting

19 April 2016

Presentation Outline

- Welcome and Introductions
- Purpose
 - How to Mitigate the Impact of the 18-30 Erskine Development on the School
- Next Steps
- Questions

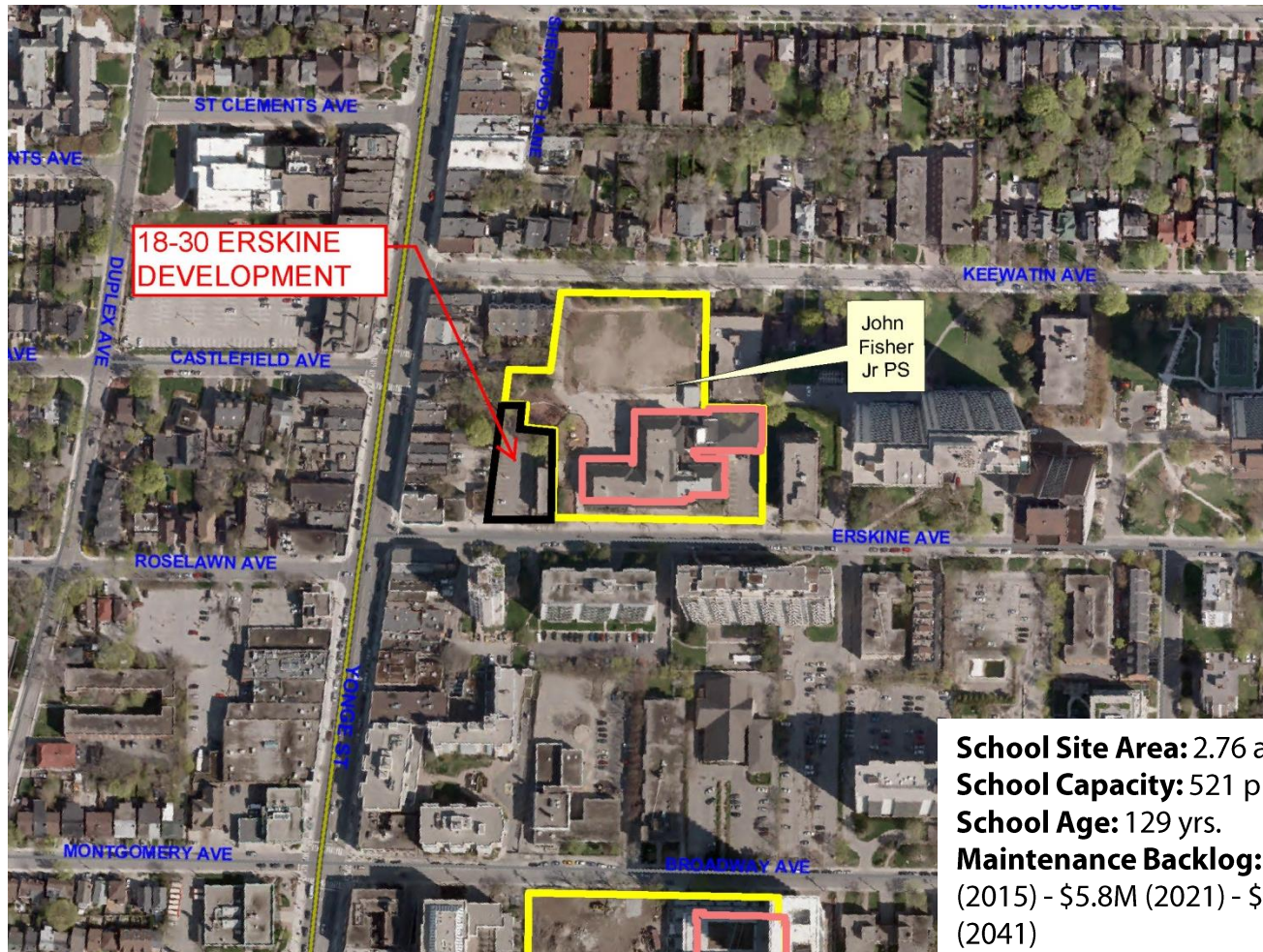
Welcome and Introductions

- Jeff Latto, Senior Manager Major Capital Projects & Building Partnerships

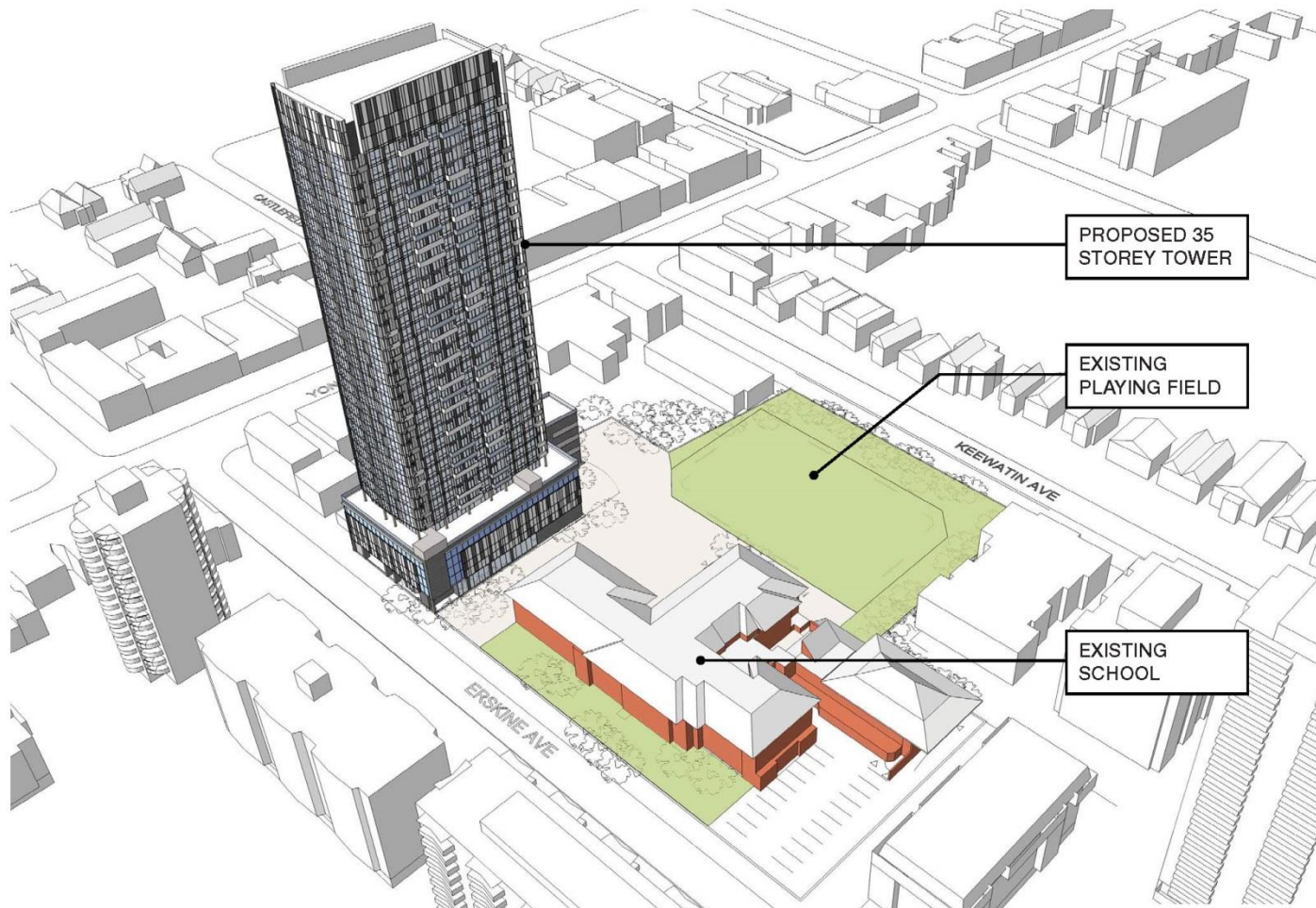
Purpose

- **How to Mitigate the Impact of the 18-30 Erskine Development on the School**
- John Fisher Junior Public School is being impacted by a proposal to redevelop an adjoining property located at 18-30 Erskine Avenue. The 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). The successful application was based on the original application, with the height reduced from 35 to 33 stories, and a change from condominium units to luxury rental units. This unit change was due to the purchase of the property (including the OMB decisions) to the KG Group. This sale was completed on January 23, 2016.

Map of School and Development



John Fisher Junior PS – School Meeting 19 April 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_Smytharchitects

Background

- On 26 February 2016, the Board received a formal request from the KG Group to have access to the John Fisher Jr. PS property, by way of a License Agreement, to accommodate construction staging, foundation wall tie-backs, and to permit the swinging of their construction crane (unloaded) beyond the property line of 18-30 Erskine. This letter also notes that the KG Group settled with the City of Toronto to permit this project to proceed, in return for \$1.1 million in contributions back to the City for community benefits (through Section 37 of the *Planning Act*). It is not clear at this time if any of these funds will be directed to the school site to mitigate the impact of the 18-30 Erskine development on the school property.

Background (cont'd)

- Staff are proposing that the request from KG Group presents an opportunity to seek mitigation funding to address operational impacts at John Fisher in the wake of the project proceeding with City support.

Staging Strategy for Re-organizing School Site

- On 11 March 2016, staff met with the school to discuss what capital measures would be required to accommodate the development at 18-30 Erskine. Specifically, with the License Area requested by KG Group for construction staging, all of the play structures (Kindergarten/Child Care, Junior and Senior) and associated play areas will need to be relocated. Should this relocation displace other uses (such as parking), then these displaced uses would need to be accommodated by KG Group. The following are steps that were developed to create a Staging Strategy that will inform the Master Plan:

Staging Strategy for Re-organizing School Site

Summer 2017:

- KG Group demolish their existing building
- Field replacement at the school is installed (by TDSB).
- New playground is established for Kindergarten and Primary (moved to in front of school)
- Climbing structures are moved away from construction (permanent relocation)

Fall 2017:

- Staff parking is moved off site (temporary)
- Staff parking lot turned into hard surface play

Fall-Winter 2017/2018:

- Once construction at 18-30 Erskine begins, the parent pick-up/drop-off is moved to Keewatin with no pick-up/drop-off on Erskine. Only Bus pick-up/drop-off will continue on Erskine.
- KG Group starts construction (all agreements to be completed by this time). This involves removal of trees along west edge of property. Establish License area and set up construction trailers, etc...

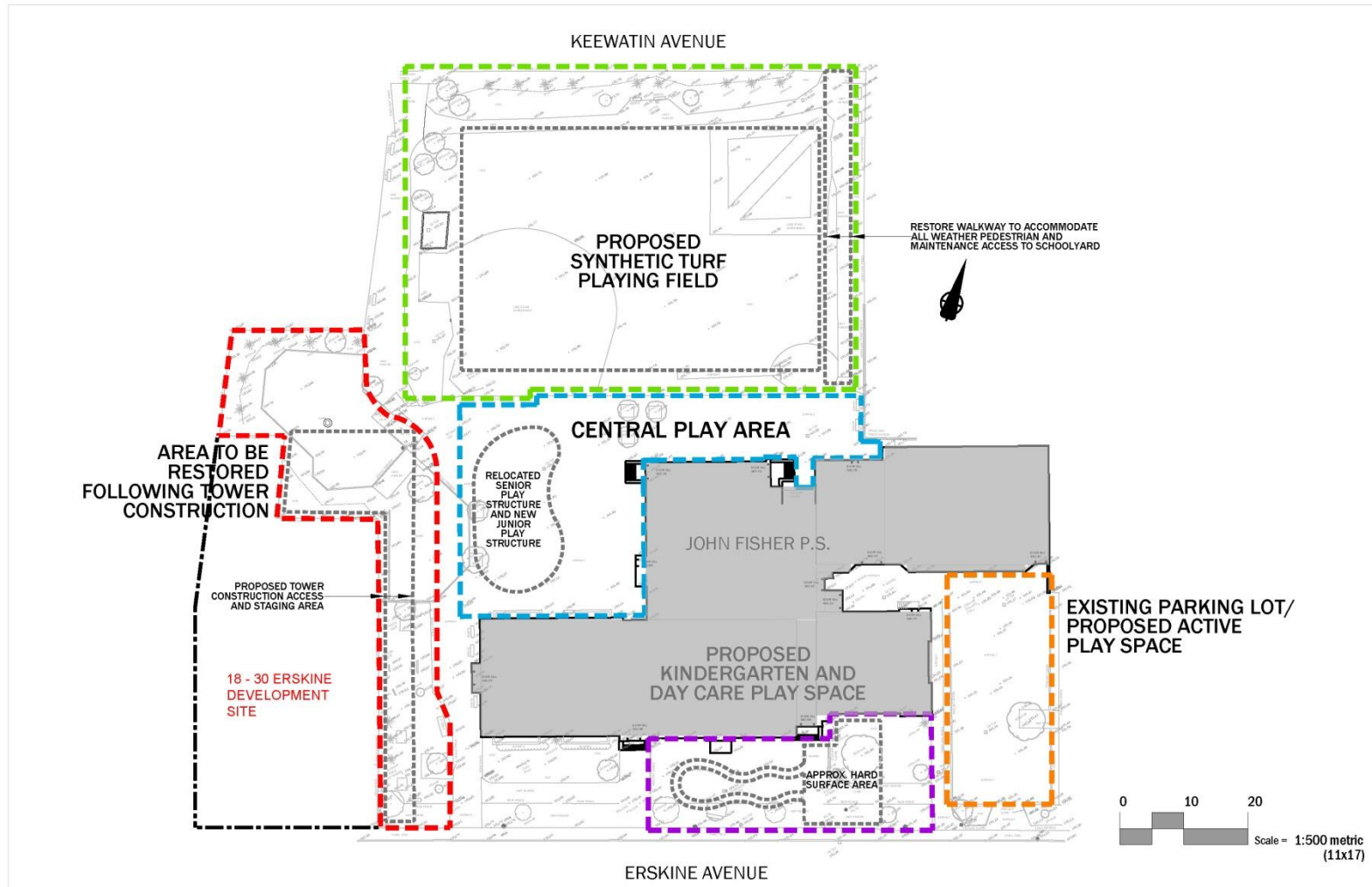
Summer 2020:

- KG Group construction completed. License Area removed from school property.
- License Area (tree line along west side of school) is reinstated.

Fall 2020:

- School starts with parent drop-off returning to Erskine Avenue. The 26 staff parking spaces located off-site are accommodated within the 18-30 Erskine development.

Staging Strategy for Re-organizing School Site



Next Steps

In order to make this Staging Strategy work, the KG Group will be required to:

- Secure and pay for 26 staff parking spaces off site for 30 months of construction
- Fund the relocation of all playgrounds to their new locations.
- Fund the removal of trees along the west side of the school. This includes costs for an arborist report, tree removal permits and reinstatement of this area after construction.
- Fund the relocation of all climbing structures away from the construction site. They will be moved only once to a new location.
- Provide parking for 26 staff within their development. This will be at no cost to the TDSB as long as a school is operational at John Fisher.

Next Steps

Estimated timelines are:

- Board approval (May 25, 2016) for staff to negotiate terms of a License Agreement with KG Group (based on this slide deck);
- Staff will need to bring a report back to Board (August/October 2016) outlining the terms of the License Agreement with KG Group.
- Legal form both TDSB and KG Group finalize language of the License Agreement based on Board report. (Jan/Feb 2017)
- License Agreement is signed by TDSB and KG Group. (March 2017)
- Exchange of funds to secure improvements at John Fisher Jr PS. (April/May 2017)

Questions



Thank you!

