



STAFF REPORT ACTION REQUIRED

Constructing a new Parks, Forestry and Recreation Community Facility on the Davisville Junior Public School site (Ward 22)

Date:	June 14, 2016
To:	Executive Committee
From:	General Manager, Parks, Forestry and Recreation Division Chief Planner and Executive Director, City Planning Division Deputy City Manager & Chief Financial Officer
Wards:	Ward 22 – St. Paul's
Reference Number:	P:\2016\Cluster A\PFR\EX16-062816-AFS#23163

SUMMARY

The purpose of this report is to seek City Council approval to work collaboratively with the Toronto District School Board (TDSB) to create a project to be known as the Davisville Aquatic and Community Recreation Centre currently estimated at approximately \$23.942 million.

The project will be delivered in two phases and will be included as part of the 2017 – 2026 Parks, Forestry and Recreation Capital Budget Submission.

Phase 1 will be the commitment to the TDSB of \$6.807 million towards the design in 2017 and construction starting in 2018 for the new Davisville Junior Public School in order to facilitate community hub components which include an expanded gymnasium and underground parking in the TDSB portion of the new school. The new 3-storey school design will result in a much smaller footprint and will allow for room on the school's site for the City to construct a Phase 2 city-owned and operated aquatic and community recreation facility approximately 30,000 square feet to expand on the recreation programming already being delivered in the community at the existing school.

Operating costs based on similar-sized recreation facilities are estimated at \$0.534 million in 2016. Anticipating completion in 2023, projected operating costs for the new

community recreation facility are estimated to be \$0.626 million assuming an annual inflation rate of 2%.

This is a time-sensitive opportunity as the Province has already approved the funds necessary for the Davisville Junior Public School redevelopment. The TDSB is imminently planning to commence with a Request for Proposal for design in 2016 and requires the City's commitment of \$6.807 million in order to consider the 3rd storey design vs the standard 2-storey design.

RECOMMENDATIONS

The General Manager of Parks, Forestry and Recreation, the Chief Planner and Executive Director of City Planning, and the Deputy City Manager & Chief Financial Officer recommend that:

1. City Council direct the General Manager, Parks, Forestry and Recreation to enter into an agreement to the satisfaction of the City Solicitor with the Toronto District School Board to invest in the new Davisville Junior Public School to construct a 3-storey school to create a smaller footprint and therefore allowing for room on the site for the City to construct a City owned and operated aquatic and community recreation facility.
2. City Council direct that future non-program budgets include provisions for the disbursement of Sections 37 and 45 funds of \$1.000 million in 2017 and \$5.807 million in 2018 as grants to the Toronto District School Board to support the design and construction of an additional third floor and the underground garage as part of the Davisville Junior Public School project.
3. City Council direct the General Manager, Parks, Forestry and Recreation to include in the 2017 Capital budget submission a project for the design and construction of the Davisville community and aquatic facility.
4. City Council direct the General Manager, Parks, Forestry and Recreation to negotiate with the Toronto District School Board on a shared-use operating agreement that optimizes the City's capital investment in the new Davisville Junior Public School prior to the release of the funds for construction of phase one funding, noting that the aquatic facility will be owned and operated by Parks, Forestry and Recreation.

Financial Impact

Approval of this report to enter into an agreement with the Toronto District School Board (TDSB) will create a two-phase financial commitment for the City to create a new aquatic and community recreation facility in Ward 22. This facility is not currently

included in the Parks, Forestry and Recreation 10-year Capital Plan, but its inclusion will not defer any previously included project.

Phase 1 is the commitment to the TDSB of \$6.807 million to be cash-flowed in the amount of \$1.000 million in 2017 towards the design of the required 3rd storey of the new Davisville Junior Public School; and \$5.807 million in 2018 for construction in order to facilitate community hub components, including an expanded gymnasium and underground parking in the TDSB portion of the new building. Phase 1 is intended to be funded from a combination of funds received from Section 37 and Section 45 Agreements generated in Ward 22. Specific authority to disburse these funds to the TDSB will be sought from City Council after agreements are in place to the satisfaction of City Planning and the City Solicitor. Total funds received to date from various Section 37 and Section 45 Agreements are \$4.202 million. Three (3) of the Section 37 and Section 45 funds identified for the project in the amount of \$0.533 million are subject to necessary approvals of rezoning and new agreements to be formalized with developers in order to conform with the approved use of the funds for community benefits. To date, the City has not received funds from two (2) of the identified Section 37 developments in the amount of \$2.500 million; however, these development projects are council-approved and awaiting above-grade building permits. The remaining funds are expected to be received by the start of the 3rd Quarter in 2017 and well before these funds are required in 2018.

In the unlikely event that the aforementioned funding is not secured, the City will be required to identify other sources of funding to complete this project, which may include a reassessment by City Council of other City-funded priorities and needs.

Phase 2, is a project costing \$17.135 million to design and construct a new 3-storey, approximately 30,000 square foot city-owned aquatic and community recreation facility on the west end of the school site. Phase 2 will be funded from Development Charges, applicable Reserve Funds, and various Section 37 and Section 45 Agreements, as appropriate, generated in Ward 22 subject to receiving the necessary approvals and agreements. Construction is anticipated to begin late 2020 /early 2021 once the new school is completed which is anticipated prior to the start of the new school year in 2020. The project will not require any debt-funding.

Operating impacts for the new facility are anticipated to begin, at the earliest, in 2023. Operating costs based on similar-sized recreation facilities are approximately \$0.534 million in 2016. Projected operating for this facility are estimated to be \$0.626 million beginning in 2023 assuming an annual inflation rate of 2%.

The following chart shows how the proposed funding contribution is to be allocated:

Item	PFR Contribution to school construction
Contribution to expand the currently proposed 4,800 square foot gymnasium to a proposed 6,000 square foot double gymnasium	\$ 1,200,0000
Contribution to expand school construction upward to add a 3 rd storey to allow for more land on this relatively small site to be made available for PFR's community facility.	\$ 1,119,200
Contribution towards a 60-car underground parking facility. Underground parking will maximize the playground / neighbourhood green space and open up land for aquatic facility.	\$ 3,600,000
Contingency of 15%	\$887,880
TDSB School improvement (funded from S37 Agreements generated in Ward 22)	\$ 6,807,080
Item	PFR Contribution to school construction
Construct a city-owned PFR facility which will include a 25 metre 6 lane pool and leisure pool, approximately 5,000 square feet of community space on the second floor, an elevator and a green roof top, patio and walking path.	\$14,900,000
Contingency of 15%	\$2,235,000
Community Aquatic Facility (funded from DCs, S37, S42 generated in Ward 22)	\$17,135,000
Total Project Cost	\$23,942,080

The contribution to the TDSB school construction will result in a savings to the City as it is in lieu of purchasing land in order to construct a new city-owned stand-alone facility to achieve the same purpose as this shared-use opportunity.

This is a time-sensitive opportunity as the Province has already approved the funds necessary for the Davisville Junior Public School redevelopment. The TDSB is imminently planning on commencing with design in 2016 and requires the City's commitment of \$6.807 million in order to consider the 3rd storey design option that will allow for the adjacent City-owned aquatic facility.

The Deputy City Manager & Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

In late 2014, the Toronto District School Board (TDSB) approached the City with a proposal to jointly redevelop the Davisville Junior Public School where the City would buy property from the TDSB and reinvest those funds to improve the school.

On October 27, 2015 the Province announced a new province-wide funding plan to help build and improve schools to which Davisville Junior Public School was selected as one of two TDSB schools to receive a portion of this funding.

Subsequent to the announcement, the TDSB and the City began discussing a new proposal to instead jointly redevelop the school site. As part of the redevelopment, the City and the TDSB will negotiate an operating agreement that optimizes city capital investments with exclusive-use opportunities. The TDSB is planning on commencing with design in 2016.

ISSUE BACKGROUND

Ward 22, which includes the Davisville neighbourhood, does not have a stand-alone community facility.

In 2015, the TDSB approached the City with a proposal to jointly redevelop the Davisville Junior Public School and negotiate an operating agreement that optimizes City capital investments with exclusive use opportunities. The redevelopment is required due to the school being over capacity and the school at the end of its useful life.

With anticipated growth in Ward 22 and the number of young families with children, demand for aquatic and general interest programming, as well as summer camps, is expected to grow. Having additional space that is exclusive to the City and is configured to meet our programming needs is required in this catchment.

COMMENTS

Ward 22 has experienced significant growth in recent years. The rapid pace of population growth is expected to continue given the number of applications for residential units currently under review.

The population of the Yonge-Eglinton Secondary Plan area, including the Davisville area, could potentially increase by approximately 13,000 to 16,000 new residents in the near term as a result of approved development. Including applications presently under review, this number could increase to approximately 24,000 to 29,000 new residents.

City Planning is currently leading an inter-divisional review of the Yonge-Eglinton Secondary Plan. Among the various study components, the Study includes an assessment of the Community Services and Facilities serving the area. The assessment is evaluating the capacity of existing community infrastructure and anticipated future needs.

Preliminary findings of the assessment indicate that existing City facilities and shared use arrangements with the Toronto District School Board will not be sufficient to meet the recreational needs of this community once new approved residential buildings have been constructed.

Parks, Forestry and Recreation (PFR) have undertaken a needs assessment in the catchment area and confirmed, based on current and future demographic projections, the following programmatic needs are required:

- space for city-operated programs and community animation (social gathering, meetings, functions, self-run programs and activities)
- daytime space for older adult groups
- aquatic learn-to-swim
- space for sport and physical activity programming
- neighbourhood green space

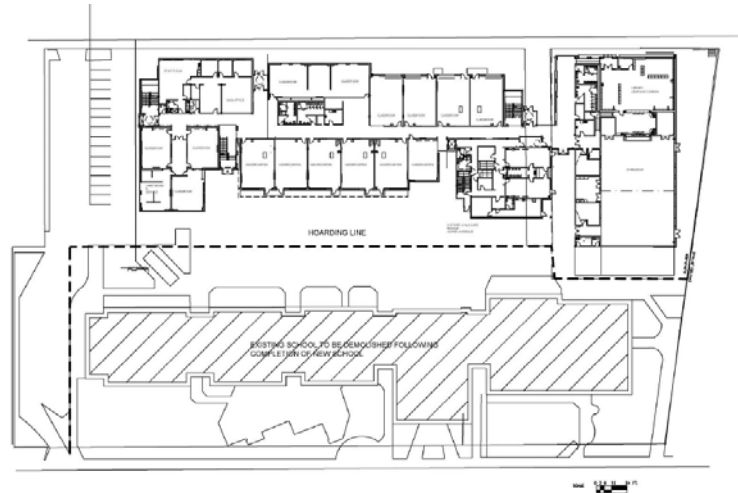
This is a unique opportunity and, subject to City Council approval, the City would negotiate a renewable 49-year land lease to construct its own community facility on the school site and to have exclusive use of the gym and parking garage in the school during non-school hours and to have a joint-use agreement to describe how the site would be managed and spaces used.

While community consultation is still ongoing, the proposed community facility would include the following components:

- Within the school's compact footprint, a new double gymnasium will be constructed to expand the 4,800 square foot standard elementary school size gymnasium to 6,000 square feet, which is the City's preferred size.
- 60 underground parking spaces to be shared by both facilities.
- In a separate PFR building, construct an aquatic facility, including one 25 metre 6 lane pool and a warm water teaching pool with the appropriate ancillary spaces (i.e. change rooms, administrative and mechanical spaces).
- Community spaces including multi-purpose program rooms and community space of approximately 5,000 square feet.
- Roof top garden that will include a green roof, elevator access, patio and walking path.

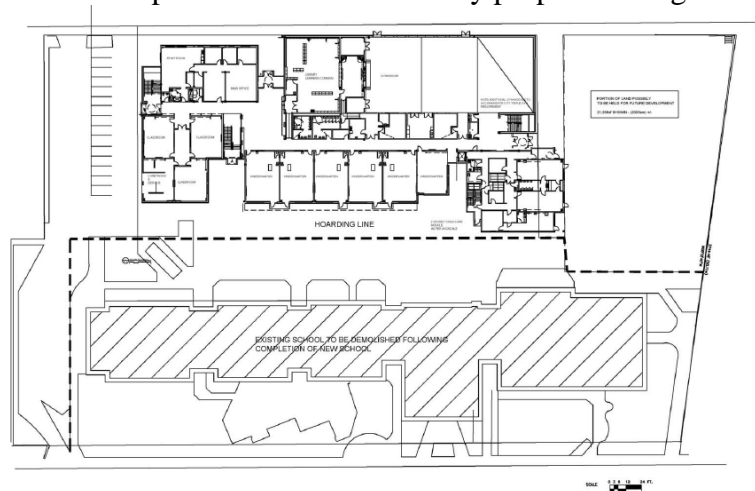
Exclusive-use spaces would be City-owned and include the aquatic facilities, community spaces, and a rooftop park; while shared space would include the gymnasium and underground parking garage.

Based on the funding value already approved by the Province, the TDSB is considering a typical 2-storey linear school design that spans the length of the TDSB's property (Option A).



OPTION A - 2 STOREY LINEAR PLAN UTILIZING EXTENT OF TDSB PROPERTY

In order for PFR to take advantage of this opportunity to construct a new aquatic and community recreation facility in this neighbourhood and retain sufficient outdoor play space for the students, the school design requires the TDSB to construct a 3-storey school and underground parking (Option B). The TDSB has requested the City contribute toward these incremental capital costs for the 3-storey proposed design.



OPTION B - 3 STOREY COMPACT PLAN ALLOWING FOR CITY DEVELOPMENT

It should also be noted that as a part of the Yonge and Eglinton Secondary Plan review City Planning determined that the property at 43 Millwood Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario, Ontario Regulation 9/06 under the three categories of design, associative and contextual values. Designation under Part IV, Section 29 of the Ontario Heritage Act and inclusion on the Heritage Register will help to ensure that the cultural heritage value and heritage attributes of the property are identified and conserved. A report to City Council on the designation went to the Toronto Preservation Board on June 2, 2016 and the staff recommendations were adopted. The designation report will be considered by Toronto and East York Community Council on June 14, 2016.

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