

Midtown Toronto Storm Sewer Relief Project - Strategic Partnership to Advance City Building with the Toronto District School Board

Date: February 23, 2021

To: Board of Directors, CreateTO

From: Vice-President, Client Relationship Management, CreateTO

Wards: Ward 8 Eglinton and Lawrence, Ward 12 - Toronto - St. Paul's

SUMMARY

The City of Toronto has experienced wide spread surface and basement flooding as a result of extreme storm events. On August 19, 2005, over 4,200 basement flooding complaints were received by Toronto Water, as a result of an extreme storm which exceeded a 100 year event. In April 2006, City Council approved the Basement Flooding Protection Plan (BFPP) requiring a comprehensive engineering review be undertaken to address chronic basement flooding problems in 41 separate Basement Flooding Study Areas located across the City. The Basement Flooding Protection Program (BFPP) was expanded to be City-wide following the severe storm of July 8, 2013. This expansion resulted in the creation of new Basement Flooding study areas, bringing the total to 67 study areas.

In June 2017, the City approved the proposed alignment and the preliminary design for the Midtown Toronto Storm Sewer Relief Project ("MTSSRP"). The approved design for MTSSRP includes a new storm water storage tank, a deep wet well, and a high inlet capacity catch basin ("Attachment 2").

Over 2,400 residents across 75 hectares in mid-town Toronto will benefit from the construction of the MTSSRP. In particular, increasing the capacity of an overloaded storm sewer system will protect buildings from potential flooding and sewer backup, reducing both property damage and the devastating effects on families.

The preferred location for the installation of this critical infrastructure is the Toronto District School Board ("TDSB") owned property known as Memorial Park (the "Subject Property"). The Subject Property ("Attachment 1") is used as a playfield for North Preparatory Junior Public School along with Forest Hill Collegiate and also serves as informal green space for the local community. As the proposed work would effectively remove a significant percentage of the outdoor recreation space that supports student programming, the City would work with the TDSB on a temporary plan for North

Preparatory JPS for the period of construction ("Attachment 3") to mitigate any disruption to the school and to the local community. CreateTO, in consultation with the Toronto Lands Corporation ("TLC") acting on behalf of the TDSB, have been in discussion over the last couple of months to evolve a plan that would not only deal with the temporary loss of outdoor space, but also make whole the TDSB from a land value perspective. This plan would open up the opportunity for significant city building over and above the benefit of the installation of the MTSSRP.

The plan would see the City of Toronto become the owner of a portion of the Subject Property required for the installation of the below grade infrastructure. In exchange for acquiring a portion of the Subject Property, the City of Toronto would provide funding to TDSB towards the construction of a new public school in the general neighbourhood. Funding would come from Toronto Water's capital program for the MTSSRP.

Along with contributing funding towards a new public school, the City, in conjunction with the TDSB, would explore options to include City building opportunities as a part of any potential redevelopment of the portion of the Subject Property. The City of Toronto has significant land holdings in the immediate area ("Attachment 4 and 5"); the ability to include City uses in conjunction with the redevelopment of the site as a result of the MTSSRP would not only demonstrate a, "whole of government" approach to service delivery, but it would provide an opportunity to leverage Toronto Water's work to provide other strategic city building opportunities.

There is a sense of urgency to this work, as Toronto Water needs to start Phase 1 of their field investigation work by the end of March, 2021 and Phase 2 by September 2021 in order to meet project delivery timelines. The recommendations in this report reflect the negotiations with the TLC and have been prepared in consultation with them. The Board of the TLC is scheduled to consider a companion report on March 4th, 2021. This approach will allow CreateTO and the TLC to move forward with the project and meet the pressing timelines of Toronto Water.

RECOMMENDATIONS

The Board of Directors of CreateTO:

1. Direct the Interim Chief Executive Officer, CreateTO, in consultation with the Executive Director, Corporate Real Estate Management, the General Manager, Toronto Water, and the Chief Engineer and Executive Director, Engineering and Construction Services to negotiate a term sheet between the City of Toronto and the Toronto District School Board for the City's acquisition of a portion of the Toronto District School Board ("TDSB") owned property known as Memorial Park (the "Subject Property") on terms and conditions acceptable to the City's Solicitor which may include:

- a. a project timeline and layout that mitigates student and community disruption while also ensuring City access to all required funding for the project;

b. the amount of funding provided by the City to be directed toward a new school in the neighbourhood, in exchange for the property interest;

c. facilitating TDSB access to the City's lands, or a portion thereof, post transfer and following completion of the MTSSRP;

d. City input and involvement in design and location of any potential new school to maximize City-building opportunities.

2. Direct the Interim Chief Executive Officer, CreateTO to work with the Executive Director, Corporate Real Estate Management, the General Manager, Toronto Water, and the Chief Engineer and Executive Director, Engineering and Construction Services to secure a temporary access agreement with the Toronto Lands Corporation for the Subject Property to allow for preliminary due diligence, in a form satisfactory to the City Solicitor.

3. Direct the Interim Chief Executive Officer, CreateTO, in consultation with the Chief Planner and Executive Director, City Planning, the Executive Director, Corporate Real Estate Management, and the Chief Executive Officer of the Toronto Lands Corporation to review other publicly owned property in the area of the Subject Property which could be leveraged to maximize city building opportunities in the Forest Hill and Yonge and Eglinton neighbourhoods and report back to a future CreateTO Board meeting with a precinct plan.

4. Direct the Interim Chief Executive Officer, CreateTO in consultation with the Director, Indigenous Affairs Office and the Executive Director, Social, Development, Finance and Administration to explore any opportunities to leverage development to meet the needs of vulnerable and equity seeking groups along with Indigenous communities.

5. Direct the Interim Chief Executive Officer, CreateTO to work with Environment and Energy Division on TransformTO implementation opportunities for both mitigation and improved resilience, such as, opportunities for renewable energy, energy storage, electric vehicle charging, and net-zero emissions buildings as a part of this project.

FINANCIAL IMPACT

There is no financial impact as a result of the adoption of this report.

DECISION HISTORY

At its meeting of June 18, 2019, City Council granted the authority to apply for federal funding under the Disaster Mitigation and Adaptation Fund and enter into and execute any agreements, including any amendments, with the Government of Canada under the Disaster Mitigation and Adaptation Fund (DMAF) on terms and conditions satisfactory to the City Manager and the Chief Financial Officer and Treasurer and in a form

satisfactory to the City Solicitor. The Council-adopted item and the corresponding staff reports can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX6.4>

On March 7, 2019, as part of the 2019 Capital and Operating Budget process, City Council received a report on intergovernmental funding in the 2019-2028 Recommended Capital Budget and Plan. This report included a summary of the Disaster Mitigation and Adaptation Fund (DMAF), listed the projects City staff submitted for federal approval, and indicated that City staff would report back to City Council as required once the federal DMAF application review process is complete.

<https://www.toronto.ca/legdocs/mmis/2019/ex/bgrd/backgroundfile-130164.pdf>

At its meetings of September 24, 2008 and September 21, 2011, City Council adopted criteria to prioritize and sequence recommended Basement Flooding Protection Program projects that are identified through completed studies to protect the greatest number of properties as soon as possible, within approved budgets, as appropriate funding opportunities are available and in coordination with other capital project and population growth needs in the area. The Council-adopted criteria and the corresponding staff reports can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.EX23.16>

and,

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PW7.6>

City Council, at its meeting on March 10 and 11, 2015, requested the General Manager, Toronto Water, to initiate and expedite the completion of new Basement Flooding EA studies for the remainder of the City, specifically Study Areas 42 through 67, and in the order of priority as shown in Schedule A to the report (December 18, 2014) from the General Manager, Toronto Water. The Council decision can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX3.1>

COMMENTS

The criteria used for selecting the Subject Property for the MTSSRP included: most benefit to the residents and businesses in the area, least environmental impact, least impact on the residents and businesses in the area, feasibility of implementation, reliability and cost. Based on the drainage in the area, the solution required a large off line storage at a point where the flows could be easily and reliably conveyed to in case of a storm event. Based on this requirement, two locations were considered for further evaluation: Memorial Park and Viewmount Park. The parks were selected based on the size of the underground storage infrastructure as the only locations that would present an available foot-print of required size and depth. These two options were further evaluated based on technical merit, economics (capital cost, lifecycle), environmental impacts, and impact on the community/stakeholders. The evaluation of the two locations resulted in Memorial Park to be the preferred solution for the proposed storage location for the MTSSRP and proceeded to Preliminary Design.

The major advantage of Memorial Park is that it allows for gravity drainage of the whole area without the need of pumping stations to and from the tank, which increases significantly the reliability of the system as well as providing a much better use of the tax-payers money.

During Preliminary Design the layout of the storage tank within Memorial Park was evaluated to minimize the impact to the existing park's facilities (running track, football field and baseball diamond) as well as utilize the existing storm water storage tank currently located in Memorial Park. From an operation and maintenance perspective the Memorial Park storage option is a passive storage system, meaning that storm water stored during rain events can be released by gravity, minimizing the operational and energy requirements. Any other storage solution, including Viewmount Park location were further investigated at a Conceptual Design level in 2020 and found to be not feasible for a passive system implementation and providing a decreased reliability at a significantly higher implementation cost.

Based on topography, available footprint and the feasibility of a passive storage system implementation as well as high reliability and low risk solutions, Memorial Park is the only solution that can be implemented to mitigate the basement flooding in the area.

On March 26, 2019, the Minister of Infrastructure and Communities announced funding for four major flooding and storm mitigation projects in the City of Toronto and the Regional Municipality of York that will make these communities more resilient to natural disasters.

The federal government through the Disaster Mitigation and Adaptation Fund (DMAF) will provide the City of Toronto with \$37.16 million in funding for MTSSRP. The remainder of the cost will be funded by the 2019 Capital Budget and 2020-2028 Plan. Toronto Water Reserve Funds currently allocated to MTSSRP will be offset by the DMAF funding and will be reallocated as part of the 2021 Capital Budget Process.

The acquisition of the Subject Property for MTSSRP provides a unique opportunity not only for the City of Toronto, but also for TDSB to align a major capital public project to deliver an outcome far greater than what would have otherwise been achieved through this project alone. The Subject Property is located in an area where there are a significant number of other properties owned by the City of Toronto; the opportunity to potentially reimagine these uses into a future redevelopment of the Subject Property, along with a new school in the neighbourhood, is significant. In addition to the opportunities of co-location at the Subject Property, there would be the opportunity to leverage this project to reimagine other nearby sites for other city building opportunities.

In the Chaplin and Eglinton area there are a number of City owned sites currently being occupied by single use programs that are in proximity to the future Eglinton Crosstown LRT. These sites could potentially provide strategic opportunities to deliver additional programs and services to the community. The properties are outlined in the table below and mapped in Attachment 4.

	Address	Use	Area	OP Designation
1	629 Roselawn Ave	Open Space	.344 acres	Open Space
2	Chaplin Cres	Arena Parking Lot	1.61 acres	Open Space
3	329 Chaplin Cres	Toronto Archives	.55 acres	Neighbourhoods
4	325 Chaplin Cres	Fire Station 135	.68 acres	Neighbourhoods
5	666 Eglinton Ave W	Forest Hill Library	1 acres	Open Space
6	643 Eglinton Ave W	Paramedic Station 18	.23 acres	Mixed Use
7	641 Eglinton Ave W	Former Fire Hall	.16 acres	Mixed Use
8	340 Chaplin Cres	Larry Grossman Forest Hill Memorial Arena (Leased Land)	1.4 acres	Open Space

Additionally, in the Yonge and Eglinton area, there are a number of City owned properties that could be leveraged to support the recently updated Yonge-Eglinton Secondary Plan and infrastructure strategies to ensure that infrastructure capacity not only keeps pace with development but also supports quality of life in Midtown. These properties are outlined in the table below and mapped in Attachment 5.

	Address	Use	Area	OP Designation
1	73 Eglinton Ave W	Police Division 53	.60 acres	Mixed Use
2	40 Orchard View Blvd	North District Library/ Stanley Knowles Complex	1.47 acres	Mixed Use

3	16 Montgomery Ave	Fire Hall 134	.13 acres	Mixed Use
4	2398 Yonge St	The Anne Johnston Health Station	.330 acres	Mixed Use
5	20 Castlefield Ave	Toronto Parking Authority (Future Park Site)	1 acres	Neighbourhoods
6	2180 Yonge St	Canada Square/ TTC Eglinton Station	9 acres	Mixed Use

This potential partnership between the City of Toronto and the Toronto District School Board represented by CreateTO and the Toronto Lands Corporation respectively, demonstrates the continued evolution of both organizations toward a collaborative approach to the activation of public property.

CONTACT

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SIGNATURE

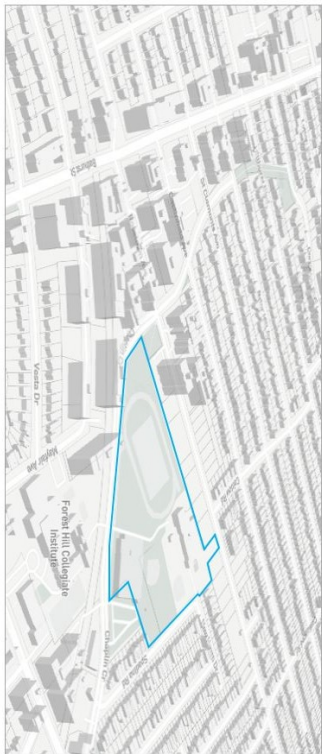
Ryan Glenn
Vice-President, Client Relationship Management
CreateTO

ATTACHMENTS

Attachment 1 - Subject Property Profile
Attachment 2 - Proposed Technical Layout
Attachment 3 - Project Schedule
Attachment 4 - Chaplin and Eglinton City Owned Properties
Attachment 5 - Yonge and Eglinton City Owned Properties

Attachment 1 - Subject Property Profile

☐ Site Under Consideration



PROPERTY DETAILS			
District: North	Jurisdiction: TDSB	Official Plan: Parks, Neighbourhoods	
Ward: 8 Eglinton-Lawrence, Councillor Colle	Current Use: Junior Public School	Zoning: Open Space Rec, Residential	
Intersection: Bathurst & Eglinton Ave W	Occupants: TDSB	Area: 616,089 sf	

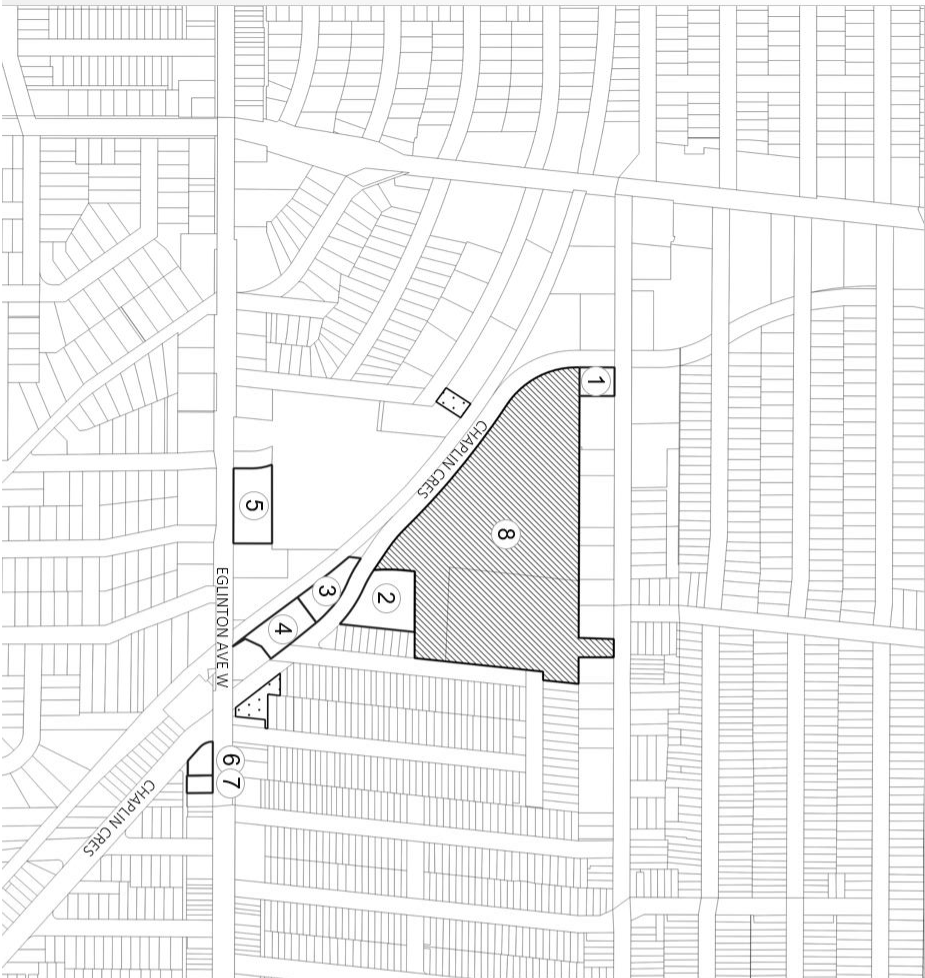
Site Summary
<ul style="list-style-type: none">• North Preparatory Junior Public School for children in grades JK-06.• TDSB owns the lands that the school, Memorial Park (running track & baseball diamonds), and Larry Grossman Forest Hill Memorial Arena are on.

High Level Schedule – Milestones

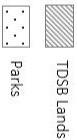
Activity Name	Start Date	End Date
Phase 1 Field Investigations in Memorial Park (Temporary Access Agreement Required ASAP)	ASAP Approx. Mar/21	Approx. May/21
Phase 2 Field Investigations in Memorial Park	Approx. Sept/21	Approx. Jan/22
Detailed Design	Jan 2021	Dec 2022
Procurement and Tender Period	Dec 2022	Sep 2023
Construction	Sep 2023	Dec 2027
Substantial Completion	December 2027	



Attachment 4 - Chaplin Crescent and Eglington Avenue West, City Owned Properties



	ADDRESS	USE	AREA
1	629 Roselawn Ave	Open Space	.344 acres
2	Chaplin Cr	Arena Parking Lot	1.61 acres
3	329 Chaplin Cres	Toronto Archives	.55 acres
4	325 Chaplin Cres	Fire Station 135	.68 acres
5	666 Eglington Ave W	Forest Hill Library	1 acres
6	643 Eglington Ave W	Paramedic Station 18	.23 acres
7	641 Eglington Ave W	Former Fire Hall	.16 acres
8	340 Chaplin Cres	Larry Grossman Forest Hill Memorial Arena (Leased Land)	1.4 acres



Attachment 5 - Yonge Street and Eglinton Avenue West, City Owned Properties



	ADDRESS	USE	AREA
1	73 Eglinton Ave W	Police Division 53	.60 acres
2	40 Orchard View Blvd	North District Library/ Stanley Knowles Complex	1.47 acres
3	16 Montgomery Ave	Fire Hall 134	.13 acres
4	2398 Yonge St	The Anne Johnston Health Station	.330 acres
5	20 Castlefield Ave	Toronto Parking Authority (Future Park Site)	1 acres
6	2180 Yonge St	Canada Square/ TTC Eglinton Station	9 acres

 Parks