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2023 CAPITAL BUDGET BRIEFING NOTE

Update on Child Care Project at 2740 Lawrence Avenue East (David and Mary Thomson)

Issue/Background:

On January 13th, the Budget Committee requested the General Manager, Children's Services to provide a briefing note that updates the progress and plans for a childcare centre at the former David and Mary Thomson Collegiate Institute (CI) School Site located at 2740 Lawrence Avenue East.

- In 2012, the Toronto District School Board (TDSB), its real estate subsidiary, Toronto Lands Corporation (TLC), and the Ontario Ministry of Education approved the Lawrence-Midland Redevelopment Project.
 - As part of its redevelopment plan for the Lawrence-Midland site the TDSB declared both the Bendale Business and Technical Institute and David and Mary Thomson Collegiate Institute as surplus sites.
 - A coterminous school board, Conseil Scolaire Viamonde (French public), expressed interest in the David and Mary Thomson site but withdrew the offer and the TLC placed the David and Mary Thomson school site on the open market where a developer could purchase the site and propose a residential subdivision.
- With this change in the original plans, Council directed the Chief Planner and Executive Director, City Planning Division (Item 2014.MM54.41) to undertake further community consultations before proceeding with site plan approval.
- In June 2014, Council requested that staff review and identify City building opportunities for the David and Mary Thomson site; City staff subsequently notified TLC in writing of the City's interest in the David and Mary Thomson site, and purchased the site in 2015 (Item 2015.EX6.6).
 - Staff developed a proposal for a portion of the site which includes two key components: (1) a child care centre and (2) parkland, both of which would have the potential for future expansion of use.

Key Points:

- The subdivision of the Madison Group lands on the former David and Mary Thomson C.I. site, adjacent to child care and parkland development lands, is nearing completion.
- Once completed, Children's Services and Parks, Forestry and Recreation will work jointly to develop the lands to design and build a standalone 10,000 square foot child care centre that will accommodate a minimum of 62 children, comprised of 10 infant spaces, 20 toddler spaces, 32 preschool spaces.
- The design will incorporate all licensing requirements under the *Child Care and Early Years Act, 2014* and will incorporate best practices as outlined in the *City of Toronto, Child Care Design and Technical Guidelines, 2016*.
- The design of the child care centre will also incorporate climate resiliency and Net Zero elements in adhering to Toronto Green Standards, Tier 4, resulting in a high performing and low emissions facility, in alignment with the City's TransformTO Strategy.
- The project is currently identified in the 2023-2032 Capital Budget and Plan for Children's Services, with an estimated project cost of \$5.0 million based on current design proposals, funded through a combination of development charges and reserve funds, and scheduled for completion in 2026.
 - Based on a 2022 costing report for child care construction, incorporating elements of climate resiliency can add anywhere from 20 to 40 per cent to project costs, depending on the specific nature of the design and degree of resiliency. Any additional pressures would be incorporated for consideration as part of future budget processes and be fully funded from the Child Care Capital Reserve Fund.
 - Design and predevelopment work is scheduled to continue through 2023, with major construction beginning in 2024. Once completed, Children's Services will engage in an Expression of Interest process to select a non-profit child care agency to operate in the space

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