



October 5, 2016

St. Joseph Morrow Park Catholic School
3379 Bayview Avenue
Willowdale, ON
M2M 3S4

Attention: Patricia Coburn, Principal

Dear Patricia:

Re: Replacement of St. Joseph Morrow Park Catholic School
Status of the Project – June-Sept. 2016

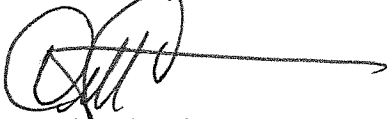
Capital Development continues to work on the Replacement of St. Joseph Morrow Park at 500 Cummer Ave. The status of the project is:

- A consultant has been appointed to prepare contract documents for the demolition of the townhouses on Bayview Avenue; approval by the City of the zoning amendment is required before the demolition can begin;
- Revised Site Plan Approval (SPA) and rezoning applications were submitted to the City of Toronto on February 18, 2016; comments from the various City departments have been coming in this week and staff and consultants are reviewing; City Urban Design staff have signed off on the SPA;
- The objective has been to have the final rezoning report before Community Council in November, however based on preliminary review of the Engineering comments, revisions to and resubmission of a number of drawings and reports are required which may adversely affect this timeline; if we do not make the November meeting, the next opportunity for Community Council approval is January 2017;
- Approval of the zoning amendment is required for the City to issue a Notice of Approval Conditions (NOAC) to allow review of a building permit submission; final registration of the SPA, which will take a minimum of 3 months, is required before the building permit will be issued; if the NOAC is delayed beyond January, we may consider applying for early release of a foundation permit or a full conditional permit in order to ensure start of construction by the beginning of April;
- The architect has provided a schedule indicating a minimum of 18 months for construction of the new school, starting in April 2017 and finishing in September 2018; this is an optimistic schedule, especially with underground parking; staff and the consultants will review strategies to accelerate the construction, however it may take up to two years to complete;
- A 50% Design Development cost estimate has been received from the cost consultant and staff are working on a request to the Ministry for Approval to Proceed to tender based on this estimate; this may include a request for additional funding for cost premiums related to Toronto Green Standards;

- Detailed room layouts were signed off in June, allowing the consultants to proceed with permit and tender documents; pending Ministry approval and receipt of the NOAC, we are hoping to tender the project early in the new year; Board approval and a building permit are required to award the tender.

Please feel free to share this information with your school community. Check our website <http://www.tcdsb.org/Board/PlanningandFacilities/InvestingInOurSchools/CapitalProjects/StJosephMorrowPark/Pages/Breaking-News.aspx> for updated information on the project.

Yours truly,



Deborah Friesen, OAA, LEED AP
Senior Coordinator Capital Development

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