NORTH TORONTO COLLEGIATE INSTITUTE
the Journey to a New Urban School +
the Partnerships which gave it Life
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the Partnerships which gave it Life

- the Need
- the Challenge
- the Opportunity
- the Journey
  - the Vision
  - the Process
  - the Evolution of a Land Use Management Plan
  - Engaging Community
  - the First Milestone
  - the Search for a Development Partner
  - the Search for a Development Partner – A Developer’s Perspective
  - the Design of a Comprehensive NTCl Project
- the Construction
the Need

- In 1912, the first building unit on this site was opened with five classrooms.

- Over the course of 90 years the building received six additions.

- The building no longer met the program needs of a new generation of students.

- Today, North Toronto Collegiate Institute (NTCI) was one of the buildings in poorest condition.
the Need

NTCI students □ Parents □ Administrators □ Political Leaders call for a new Building

In the words of Adnaan Bhyat, Student Council President, 2003

“Wouldn’t it be great if the school building would enhance the athletic and artistic abilities of our students instead of compromising them.”
In 1998, the Ontario Provincial Government changed the manner in which school boards are funded for school replacements and new school construction.

- The TDSB receives an annual *Renewal Grant* of approximately $42M based on student enrolment.
- The Renewal Grant funds building deficiencies, major emergency maintenance and ongoing health and safety issues.
- Given its surplus capacity, TDSB receives limited provincial funding for new/replacement schools and site purchases in both new and existing neighbourhoods across the City.

How does the TDSB fund its capital requirements given the significant shortfall in funding?

- Leveraging real estate assets is one example.
the Opportunity

- A 5.3 acre property of land located in the heart of the City’s Yonge-Eglinton Urban Node with amenities which include:
  - Direct access to public transit
  - Main street with vibrant retail infrastructure
  - A strong and desirable residential market
- Seek a development partner
- Leverage the NTCI property
- Redevelop the NTCI lands as a mixed institutional, residential and open space development
- Replace NTCI with a state of the art facility with funds leveraged from residential development
the Journey to a New Urban School

the Vision: a Great New School
- A state of the art NTCI facility, a track and field, residential buildings and underground parking and servicing which exemplify design excellence and support urban planning and design principles

the Process
- Participatory design

Diagram:
- Students
- Development Industry
- Parents
- Political Leaders
- School Community-NTCI Alumni
- Local Community

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the Journey

the Evolution of a Land Use Management Plan (LUMP)

- Engage NTCI partners through a Local School Community Design Team (LSCDT)

- Evaluate feasibility of residential development, test the market
Engage Community

- Engage community in a meaningful way
- Conduct community meetings in partnership with community leaders
- Listen and respond to community concerns and issues
- Engage the NTCI Alumni and integrate the history and heritage elements of NTCI
- On June 24, 2004, the local residents association – Sherwood Park Residents Association (SPRA) – and the TDSB signed a MEMORANDUM of UNDERSTANDING

- The Memorandum of Understanding commits the TDSB to specific conditions which gives the local community certainty and ensures the community's needs are understood and realized in the NTCI development
the First Milestone: What the Community Signed Off On

- A conceptual massing envelope shaped by the NTCI and supported by students, parents, school community, local community and political leaders

the Massing Envelope

- A 156,000 square foot school facility
- 2 residential buildings, 24 and 27 storeys in height
- A maximum of 500,000 square feet of density
- a north-south playfield with through block access
- A public pedestrian walkway linking Broadway Avenue to Roehampton Avenue
the Search for a Development Partner

- On July 30, 2004 the Board released a Request for Proposal (RFP) seeking a development partner in the redevelopment of the NTCI lands
- The RFP provided a defined massing envelope with clear development parameters supported by all stakeholders and partners
- Design excellence, a competitive financial package and a participatory design process were the essential criteria in the selection of a development partner
- An open and transparent process for the selection of a development partner which included political leaders, TDSB staff, Administrators, and Community partners (the Sherwood Park Residents Association (SPRA) and the Federation of North Toronto Residents Associations (FoNTRA))
- A rigorous and open RFP evaluation process
the Journey

the Search for a Development Partner

- Stakeholders unanimously recommend the selection of **Tridel Incorporated and CS+P Architects** as development partners
- On June 26, 2005 the Toronto District Board approved the sale and redevelopment of the 0.7 acres of land to Tridel as set out in the Land Use Management Plan
- A Land Use Management Plan, a conceptual massing envelope and school and community support provide a clear framework to conduct negotiations and conclude an **Agreement of Purchase and Sale** which achieved all stakeholders objectives:
  - Design excellence
  - Good urban planning design principles
  - A financial package that meets both school and development objectives
the Search for a Development Partner – A Developer’s Perspective

- The NTCI site is located in a vibrant, desirable residential market
- A Land Use Management Plan, a conceptual massing envelope and school and community support provide predictable development parameters
- The complexity and challenge of a mixed institutional-residential project, in an urban setting, presented an exciting development opportunity
- A partnership with the TDSB in the development of a mixed use project added to the diversity of projects and partnerships in the Tridel portfolio
the Journey

the Design of a Comprehensive NTCI Project
A Participatory Design Process facilitated through:

- a Local School Community Design Team; and
- a Residential Design Team

Community Design Opportunities

- Create a new full size playing field/open space oriented north south across the full length of the site
- Connect Broadway Avenue to Roehampton Avenue with a tree-lined, pedestrian walkway with public amenities (seating, lighting etc) as part of the new open space plan
- Provide a new state-of-the-art replacement school with enhanced facilities for potential community use
  - 600-650 seat theatre
  - Large multi-purpose space/Student Commons
  - Day-lit triple gymnasium with bleacher seating and exercise room
  - Specialty classrooms (music, drama, art)
  - NTCI archives and curated display of school history/artifacts
- Create an exemplary, sustainable school and residential development as a model healthy environment for the community
the Journey to a New Urban School

the Design of a Comprehensive NTCI Project

NTCI Design Opportunities

• Celebrate and integrate the history and heritage elements of the school into the fabric of the building

• Reinforce through the design and programme facilities the outstanding record of academic excellence and achievement of the NTCI

• Create a new entrance to the school and ‘face’ to the community

• Provide generous, amenable spaces both inside and outside the school, on its site, for students to gather and socialize

• Develop a superb, new multi-purpose theatre with excellent acoustics to support the exceptional music and drama programmes
the Journey

the Design of a Comprehensive NTCI Project

NTCI Design Opportunities

- Develop the library as a significant central educational resource with strong technology support for student learning
- Reinforce in the design, the concept of Centres of Excellence for the various academic disciplines
- Provide outstanding athletic facilities to support a storied and outstanding athletic programme
- Organize the building around a clear, coherent, and simple circulation system which makes travel between floors convenient and inviting
- Incorporate safety and security strategies in all aspects of the building and site design
- Permeate the building at all levels with daylight and fresh air
the Design of a Comprehensive NTCI Project – Site Plan

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the Design of a Comprehensive NTCI Project

Site Plan
the Journey
the Design of a Comprehensive NTCI Project – A Public Walkway/School Porch

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the Design of a Comprehensive NTCI Project – NTCI Facility – the Student Common
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the Design of a Comprehensive NTCI Project – NTCI Facility – the Theatre
the Journey to a New Urban School: the Design of a Comprehensive NTCI Project – NTCI Facility – Music/Drama/Gymnasium

Music + Drama

Gymnasium
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the Design of a Comprehensive NTCI Project – NTCI Heritage

Blending the past and the future
The Design of a Comprehensive NTCI Project – Parking and Servicing

**Parking Level 1**
+/- 135 Cars

**Parking Level 2**
+/- 185 Cars

**Parking Level 3**
+/- 265 Cars
the Journey

the Design of a Comprehensive NTCI Project – Residential Buildings

North Elevation

West Elevation
the City Planning Approval Process

- Good communication with City partners – staff and political leaders

- Submission of a redevelopment project demonstrating design excellence and good urban planning and urban design principles in the form of
  - Through block open space/track and field
  - Pedestrian walkway linking Roehampton Avenue to Broadway Avenue
  - State of the Art School Facility designed with community assets
  - Residential buildings integrated with the school and surrounding community
  - A sustainable school and residential development as a model healthy environment for the community
  - Celebrate and integrate the history and heritage elements of the school into the fabric of the building
the Construction

the Construction of a New NTCI and Residential Community

- Construction began on November 19, 2007
- School Occupancy – September 2010
In Summary

2003  • Recognized need for a new school

June 2004  • Signed MOU with community

July 2004  • Released RFP to development community

June 2005  • Board selected Tridel as the development partner

2005-2007  • Design process, rezoning, approvals, pre-sale of units

November 2007  • Construction began

September 2010  • School occupied
Net Result

- TDSB built a new school at Yonge and Eglinton for a net value of $27.5 M
- TDSB has launched 5 new potential redevelopment projects