

Bloor
Kipling
427
South Eatonville
Residents Association
Est 2019
Dundas



Silverhill Elementary School Revitalization Project:

A Community-Developer
Partnership

What is the South Eatonville Residents Association (SERA)?

- Founded in 2019
- SERA is a community organization made up of over 100 paying members living within the South Eatonville Neighbourhood.
- We work with local and provincial government, developers, local businesses, and other organizations on behalf of our membership.
- Our membership is Bloor Street West to the North, Highway 427 to the west, Kipling Avenue to the East and the Railway corridor to the south.



Why we exist...

Our mandate is to further and protect the common interests of the South Eatonville neighbourhood relating to real estate, zoning, municipal planning, community services and other matters touching on or relating to real property or services.

Why we're speaking with you tonight

- The neighborhood of South Eatonville has historically been made up of roughly 400 single family homes.
- There are now over 12 active condo developments adding more than 11,500 new dwellings to the community, a >2775% increase in density
- South Eatonville lacks necessary public infrastructure to support its community of today and tomorrow.



We See a solution—bring local developers to the table to fund the **reopening and expansion of Silverhill School**, addressing numerous community needs:

- Wedgewood Elementary, the TDSB school servicing South Eatonville is already over capacity today.
- South Eatonville already lacks community meeting space, and that space is shrinking.
- The closure of cloverdale mall means the loss of indoor recreation space.
- South Eatonville is without adequate daycare facilities to support families, requiring those already living here to drive outside the neighborhood to meet this need.



- What would it entail?
 - The reopening of Silverhill Elementary School following renovations.
 - The installation of a new daycare on the premises
 - The building of a new community recreation center on the school grounds
- How will it be paid for?
 - Developers will attach a small contribution amount (~\$1,000) to the sale of each unit. These funds will be used solely for the development of the Silverhill site.
 - The TDSB will donate land on site to support the building of the community recreation center.



Why the Toronto District School Board Should Support This Proposal

- This proposal solves for current overcrowding at Wedgewood and future proofs the neighbourhood as it undergoes massive expansion
- A public-private partnership would result in major cost savings for the TDSB
- This plan will accelerate the reopening allowing the TDSB to fulfil its mission of providing education to the community
- As Toronto further densifies, integrated schools and community centers will be an excellent use of space, and this project could be the model for future projects



Why Local and Provincial Government Should Support This Proposal

- This project would solve for numerous needs of the South Eatonville community with a single initiative
- As a public-private partnership, this project could serve as a model for how Toronto's need for infrastructure and development can work together to the benefit of all
- This project would have a much lower cost to both the city and the province, saving money while delivering vital services



Why Developers Should Support This Proposal

- The proposed increased access to critical infrastructure will improve sellability of units
- The cost per unit would not be borne by the developers, but incoming residents
- With more facilities close by, those needed to be built into buildings could be scaled down
- A unique and necessary project, developer support for this partnership would garner excellent PR



Appendices

List of Developments in South Eatonville & Associated New Residents

Development	New Residential Units
4 Beamish Drive	329
5245 Dundas Street West	376
5365 Dundas Street West	790
5415 Dundas Street West	2795
5509 Dundas Street West	114
5559 Dundas Street West	2000
2 East Mall Crescent	450
8 Jopling Avenue	750
250 The East Mall	4050
Current Total	11,684 units

Most Recently Provided TDSB Utilization Rate Data

Eatonville Neighborhood TDSB School Data

Public Elementary Schools										
	School Name	Address	Grades	Capacity	2019* Enrolment	2019 Utilization Rate	2023 Projected Enrolment	2023 Utilization Rate	2028 Projected Enrolment	2028 Utilization Rate
	Bloordale MS	10 Toledo Rd, Etobicoke, ON, M9C2H3	6-8	448	391	74%	347	77%	351	78%
	Bloorlea MS	4050 Bloor St W, Etobicoke, ON, M9B1M5	6-8	340	321	94%	364	107%	369	109%
	Broadacres JS	45 Crendon Dr, Etobicoke, ON, M9C3G6	JK-5	395	361	91%	343	87%	337	85%
	Eatonville JS	15 Rossburn Dr, Etobicoke, ON, M9C2P7	JK-5	303	251	83%	322	106%	328	108%
	Wedgewood JS	5 Swan Ave, Etobicoke, ON, M9B1V1	JK-5	438	484	111%	772	176%	739	169%
	West Glen JS	47 Cowley Ave, Etobicoke, ON, M9B2E4	JK-5	217	164	76%	152	70%	153	71%



Servicing South
Eatonville

Available Community Infrastructure Within South Eatonville

- Community Centre / Free publicly accessible indoor space
 - None currently available, alternatives:
 - Islington Senior citizen center (1.3 km)
 - New Etobicoke Civic Centre (not within South Eatonville, current estimated occupancy date of 2024, but behind schedule due to COVID—Construction was to begin April 2021)
- Child Care Services:
 - PLASP Child Care Services
 - Mindwerx 4 Kids Learning Centre
- Local Parks:
 - Six Points Park
 - Cloverdale park
 - Greenfield Park
 - Silverhill Park (owned by TDSB)