

Davisville Redevelopment Project - Update

Friday, June 29, 2012



Dear LSCDT members,

An open house for the Davisville Redevelopment project was held on June 18th 2012 with very good attendance from the parent community. TDSB staff discussed the redevelopment process, LSCDT team process, and introduced the preferred option that the Local School Community Design Team reached agreement on May 22nd 2012 to bring forward to the broader school community.

Description of the preferred LSCDT option:

- Playground, field and open space along Millwood
- School only access lane along east edge of site with underground school parking
- 3 storey integrated school and residential development on Davisville Avenue
- 20 storey tower at southwest corner of site, transitioning down to 12 and 7 storeys moving east along the site

We listened to the school community at the Open House - What we heard and was later confirmed by Sarah Miller, Chair of the Davisville Jr PS – MTSD School Council was the following:

- Redevelopment of the school and some residential development on the Davisville site is not the issue
- The proposed height of 20 storeys, the proposed 400,00sq.ft. of density of residential development and the traffic increase and street parking congestion that will result from this density are the school community's main concerns

In response, your Trustee asked us to re-examine the parameters behind our project. Working with your Superintendent and TDSB's Planning staff, we have reduced the program accommodation requirements on the site; still within the program parameters approved by the Board. This has the effect of reducing the pressure for the amount of residential development needed on the site to move forward with the redevelopment project. The school size has been reduced with the following program outcome:

- From 673 Long Term Sustainable Enrolment & 746 Pupil Places to 614 Long Term Sustainable Enrolment & 668 Pupil Places
- This was achieved by capping the French Immersion entry program at 46 pupils; maintaining English K-6, French Immersion K-6 and Spectrum 7-8

The resulting outcome on the site (within the build-to-envelope that was agreed to) is that we are able to remove the 20 storey tower element and revise the heights to a master plan option on the site with only mid-rise development. The heights of the residential development are lowered to 7-12 storeys along Davisville Avenue, while continuing to maintain the same amount of open space along Millwood Road.

We are currently updating a drawing package and an outline of next steps to show you that we will send out to LSCDT members once finalized. Please feel free to contact us should you have any questions.

Regards,

Sheila Penny, TLC Chief Architect – TDSB Advisor