

Davisville Redevelopment Project

Vision and Design Principles

Vision Statement

Create an exceptional school for 21st century learners and a sustainable community hub with places for people to live, learn, work, play and engage with their community inside and out. In addition, provide a capital funding source to build the new school, while also supporting the TDSB's Capital Building Program.

Design Principles – GENERAL

- 1) Development to be characterized by design excellence in architecture, landscape and public realm design:
 - Careful consideration of a building's massing, articulation of the façade, the scale and proportion of elements, and the selection of appropriate building materials (consider quality, durability, beauty, and compatibility with public realm);
 - New development to address and frame streets and opens spaces to create fine-grained, pedestrian-oriented streets;
 - Support the creation of pedestrian-friendly streets and open spaces through building setbacks and step backs;
 - Ground floors shall be articulated to respond to human scale and provide good visual connection between interior spaces and public realm; and
 - Streets to be designed with landscaped pedestrian zones.
- 2) Minimize impact on the environment by incorporating sustainable green building initiatives and development practices wherever possible (use LEED as a benchmark).

Design Principles – SCHOOL

- 1) *Building Form and Organization*
 - a) Create a model school for 21st century learning, including an early learning hub, and a distinct grade seven and eight experiential learning lab for Spectrum;
 - b) Create open, 'porous' and articulated school facilities and green space;
 - c) All learning spaces to have daylight and views;
 - d) Design school to be constructed in a single phase to minimize disruption and keep students on the current site during the build, while also ensuring safety;
 - e) Provide flexibility in the internal structure of the school to respond to changing program needs; and
 - f) Future growth not to be precluded by site or building layout.
- 2) *Site*
 - a) Optimize open space to provide a good size artificial turf playing field;
 - b) Ensure access to sunlight during outdoor activities (i.e. recess, lunch and play times);

- c) Provide a consolidated, accessible and safe school yard that can accommodate a wide range of student needs;
- d) Integrate open space with green terrace(s), courtyard(s) and accessible green roof(s);
- e) Create open and welcoming access to Millwood Road;
- f) Create an animated, pedestrian-friendly edge on Davisville Avenue; and
- g) New open space to be approximately the same area as the existing open space with improved usability.

3) Circulation

- a) Improve existing vehicular circulation around and to the site while ensuring safety and security throughout the schoolyard;
- b) Provide safe and convenient locations for bus loading, vehicular and passenger drop-off/pick-up;
- c) Link pedestrian circulation between Davisville Avenue and Millwood Road; and
- d) Connect pedestrian circulation to the network of open space north and south of the site.

Design Principles – DEVELOPMENT

- 1) Collaborate on an integrated development of school, open space, community use and residential;
- 2) Fit development within the maximum build-to envelope that minimizes shadow and wind impacts on surrounding neighbourhoods and schoolyard;
- 3) Concentrate residential density at south-west corner of the site;
- 4) Design and scale street walls and edges to respectfully align with neighbourhood — create a pedestrian-friendly urban edge along Davisville;
- 5) Minimize residential footprint at grade to allow for extended ground plane of community use;
- 6) Create an extended ground plane to maximize community access and use;
- 7) Provide below grade parking to maximize open space on the site;
- 8) Provide a north-south private mews connection for safe school bus drop-off, while also creating a pedestrian-friendly public realm for community use during non-school hours.
- 9) Capitalize on proximity to the subway and facilitate pedestrian access to Davisville station;
- 10) Contribute positively to the quality of the open space park setting within the residential component of the design;
- 11) Provide means to expand some units to accommodate large families;
- 12) Optimize the development potential of the site for school, community hub and open space while adhering to the principles of the 21st century school design and ensuring appropriate and marketable development opportunities; and
- 13) Maximize revenue generation to ensure the achievement of this vision for the Davisville community and support TDSB's capital building program, while adhering to the design principles; On average, 75% of the open space must be in sunlight during school hours.

Design Principles – INTEGRATED DEVELOPMENT

- 1) Ensure the identity of the school as a distinct building;
- 2) Provide clear, safe and identifiable entrances/circulation systems for the various integrated users - school, community hub, residential and child-care facility;
- 3) Promote shared use opportunities between the community use and school;
- 4) Provide safe and secure pedestrian and vehicular circulation for both residential and school uses;
- 5) Ensure the security of the school site at grade and roof terraces; and
- 6) Ensure and promote massing transitions to compliment neighbourhood scale through materials and articulation of built form.