

Meeting Summary

Project: Davisville Jr PS
Local School Community Design Team Meeting No.6

Project No.: 11029
Date: Wednesday, February 22, 2012

Present: Sheila Penny (SP), Director, Strategic Building + Renewal, TDSB
Shelley Laskin (SL), Trustee, TDSB
Ian Allison (IA), Superintendent of Education, TDSB
Jeff Latto (JL), Senior Manager, Strategic Building + Renewal, TDSB
Christine Burke (CB), Project Manager, Strategic Building + Renewal, TDSB
Peter Baker (PB) Co-Chair, FoNTRA
Paul Cravit (PC) CS&P Architects
Nolan Bentley (NB) - CS&P Architects
John Hiddema (JH), Co-Chair – Building & Land-Use Committee, Co-Chair on Davisville School Council
Lisa Kelleher (LK), Co-Chair – Building & Land-Use Committee, Co-Chair on Davisville School Council
John Keenan (JK), Co-Chair Spectrum Alternative School
Joseph Lee (JLe), Teachers, Davisville Jr PS, TDSB
Tricia Boyce (TB), Principal, Davisville Jr PS, TDSB
Donna Boyce (DB), Supervisor, Davisville Care Program
Diane Schunk (DS), Spectrum Parents Association
Chris Long (CL), Teacher, Spectrum Alternative Sr. School, TDSB
Margaret Walker (MW), South Eglinton Residents Association
Jeanette Hughes (JHu), Trustee Laskin's Constituency Assistant, TDSB
Terry Mills (TM), Planner, FoNTRA (partial)
Chloe Richer, Council Matlow's Office
Frank Lewinberg (FL), Planner, Urban Strategies
Maureen O'Shaughnessy (MO), - CS&P
John Hill (JHi), Parent Representative, Davisville Care Program

Guest: Rebecca Alles (RA), TDSB

Absent: Shelley Ortved (SO) Oriole Park Rate Payers Association
Jim Robinson (JR), Family Team Leader, TDSB
Allan Wexler (AW), Oriole Park Rate Payers Association
Benjamin Hoff (BH) Planner, Urban Strategies
Lida Svanda (LS), Supervisor C.C.C.
Patrick Cerullo (PC), V.P. SERRA

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Speaker	Content	Action Required
SP	<ul style="list-style-type: none"> Welcome 	
SP	<ul style="list-style-type: none"> Opening Remarks Review of Agenda This meeting will focus on confirming school and development principles. Introduced TDSB Communications Representative, Rebecca Alles who will help with communication around this process to the broader community. Introduced Chloe Richer, the representative for Councillor Matlow's Office who is replacing Katharine Hancock. 	
JL	<ul style="list-style-type: none"> Review of Minutes <p>No Action items to report back on.</p> <p>Team agreed that in the interest of sustainable initiatives at TDSB, minutes will only be distributed electronically. The Agenda will continue to be printed for each meeting.</p>	
JL	<ul style="list-style-type: none"> Indicated that there has been confirmation by Children's Services at the City that there will be no continuing full child care services on this site. No funding will be available to continue current programs on site. 	
SL	<ul style="list-style-type: none"> Where are they located? It is important that we ask Children's Services for an explanation as to why this service will no longer be provided, as there is not enough infant and toddler day care provision in the area. 	
SP	<ul style="list-style-type: none"> This will be confirmed with Children's Services. 	TDSB
TM	<ul style="list-style-type: none"> Request that the agendas be sent out electronically before the meetings. 	
SP	<ul style="list-style-type: none"> Review of 'What We Heard' at Meeting no. 5 <ul style="list-style-type: none"> - Northlea and Deer Park are good examples of playing fields - The building is to be designed for 746 pupil places - The Drummond Report will likely exacerbate the TDSB's funding shortfall - Green roofs and raised courtyards can be used positively for play space for elementary schools – Jackman, Orde Street Public Schools - Davisville's programme includes 33 teaching spaces. Spectrum's includes 3 teaching spaces with access to all other spaces that are common - General Purpose Room could double as a lunch room (unfunded) - Child Care is not included in the programme area - Blu Sky initiative presentation imagined an exciting variety of community opportunities on the ground plane, requiring community partners with funding. Possible opportunities include: Open Vault, Artscape, Centresport, Tech Centre, Green Living & Learning, Multicultural Centre - Goal to bring preferred option to TDSB Board in June 2012 	
MO	<ul style="list-style-type: none"> Review of Design Principles: School with primary goal to confirm with the Team the design principles that have been noted to date: 	

DESIGN PRINCIPLES: SCHOOL

Building Form and Organization

- Create a model school for 21st Century learning, including an early learning hub, grade 7&8 experiential learning lab for Spectrum
- Create an open, 'porous' and articulated built form of school facilities and green space
- Design school to be constructed in a single phase to minimize disruption and student displacement

Site

- Optimize open space to provide a playing field
- Ensure access to sunlight during outdoor activities (i.e. recess, lunch and play times)
- Provide a consolidated, accessible and safe school yard that can accommodate a diversity of student needs
- Integrate open space with green terraces, courtyard(s) and roofs
- Create open and welcoming access to Millwood Road
- Create a new face to Davisville Avenue

Circulation

- Improve existing vehicular circulation around and to the site while ensuring safety and security throughout the schoolyard

Speaker	Content	Action Required
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- Provide safe and convenient locations for bus loading and passenger drop-off/pick-up
- Ensure a continuous north-south linear park through the site to link pedestrian circulation between Davisville Ave. and Millwood Rd.
- Connect pedestrian circulation to the network of open space north and south of the site

MO PB	<ul style="list-style-type: none"> • Have we missed anything or mis-communicated any of the principles? • I envision the N/S linear park to be similar to Court Street, near Church Street. (CS&P noted their involvement on this project with Janet Rosenberg, landscape architect) 	
JLe SP	<ul style="list-style-type: none"> • Should 'expandability' of the program be a design principle? • The expansion of the program is already accounted for by Planning in the program that the consultants are working towards. 	
JH MO	<ul style="list-style-type: none"> • Should 'design flexibility' the be a design principle? • Yes, we should add this to the list – to incorporate ideas of flexibility in structure. (note: to be added to design principles) 	CS&P
JH	<ul style="list-style-type: none"> • BLU have met and agreed that they would like to see the same amount of playing space currently on site in the proposed development. This should be a design principle. The green roofs could count towards this amount as long as TDSB deems these spaces proper play spaces for the children. (note: to be added to design principles) 	
PC	Review of Design Principles: Development with primary goal to confirm with the Team the design principles that have been noted to date:	

DESIGN PRINCIPLES: DEVELOPMENT

- Collaborate on an integrated development of school, open space, community use and residential
 - Fit development within the shade plane envelope (maximum build-to envelope) that minimizes shadow impacts on surrounding neighbourhoods and schoolyard
 - Maximize residential density at south west corner of site
 - Design and scale street walls and edges to be responsive to surrounding neighbours and development
 - 4 storey maximum height along Millwood to respect neighbourhood Reinforce urban edge at Davisville
 - Minimize residential footprint at grade to allow for extended ground plane of community use
 - Create an extended ground plane to maximize community access and use
 - Provide below grade parking to maximize site open space
 - Improve existing vehicular circulation, loading & garbage service around and to the site by creating a north-south road connection designed as a pedestrian friendly public realm
 - Capitalize on proximity to the subway and facilitate pedestrian access to Davisville station
 - Contribute creatively to the open space park setting within the residential component of the design
 - Maximize the development potential of the site for school, community hub and open space while ensuring appropriate and marketable development opportunities
 - Maximize revenue generation to support TDSB school capital program and to ensure the possibility of achieving this vision for the Davisville community
- Open to comments

Speaker	Content	Action Required
PB	<ul style="list-style-type: none"> Shouldn't the maximum residential density occur at the NW corner of the site instead of the SW corner to reduce shadows on the playing field? 	
MO	<ul style="list-style-type: none"> We can not go above 4 storeys on Millwood since there are 2 to 3 -storey houses across the street. 	
PC	<ul style="list-style-type: none"> We will test the shadow impact of development and present it at the next meeting 	CS&P
TM	<ul style="list-style-type: none"> This will be a balance between neighbourhood and school shadowing. 	
SP	<ul style="list-style-type: none"> It is acknowledged in the Drummond Report that TDSB needs to look towards projects such as this one in order to rebuild schools – the engine driving this is residential and mixed use development, to create places for people to live on this site. 	
SL	<ul style="list-style-type: none"> Principles should be able to stand alone without being able to be taken out of context. Revise principle to read: <i>'Maximize the development potential of the site for school, community hub and open space while adhering to the principles of the school design and ensuring appropriate and marketable development opportunities'</i> 	CS&P
TM	<ul style="list-style-type: none"> Have there been any conversations with developers to determine size of development parcel? 	
SP	<ul style="list-style-type: none"> We are not talking to development partners at this stage. The consultants have expertise in the development industry and provide input at this stage. 	
PB	<ul style="list-style-type: none"> Design Principle should be revised to read: <i>Maximize revenue generation to support TDSB school capital program and to ensure the achievement of this vision for the Davisville community.</i> 	
TM	<ul style="list-style-type: none"> We want this to be palatable to a developer, but also bullet proof for school purposes. How much land is carved off for development? 	
MO	<ul style="list-style-type: none"> We will bring this to the next meeting. 	
PB	<ul style="list-style-type: none"> Development revenue will go back into making the new school, but we need to make sure development is appropriate. 	
PC	<p><i>Introduced the VISION STATEMENT</i></p> <ul style="list-style-type: none"> - Create an innovative and sustainable school and community that most importantly, makes great places to learn in a state of the art facility, which is fully integrated with its neighbourhood providing vibrant places to live with new community facilities and open space. Presented school floor plans and a comparison of the playing field to Northlea, Deer Park, Nelson Mandela. The playing field proposed is just a bit narrower than what is proposed at Nelson Mandela. Described design concepts for the school including: courtyards, green terraces, skylights to the interior, as much accessible green space as possible integrated into the building on varying levels. The bigger the playing field the better, but this looks good. 	
JLe		
SP	<ul style="list-style-type: none"> We will distribute the principles and vision statement to the team electronically. Please forward any additions/subtractions/changes in language. Our communications lead will then try to incorporate these into a revised set of principles to share with you at the next meeting. 	
IA	<ul style="list-style-type: none"> Next Meeting no. 7 – Monday, March 5th from 5:00pm – 7:00pm at Davisville PS, Staff Room. 	

Adjournment