

Redevelopment of Davisville Jr. Public School and Spectrum Alternative School

**Meeting Notes from Community Meeting
September 20, 2016
7:00 pm at Hodgson Senior Public School
282 Davisville Avenue (Gymnasium)**

Superintendent Ian Allison, Trustee Shelley Laskin, Councillor Josh Matlow, Senior Manager of Design David Percival, and Snyder Architects provided background information and were available for questions after a brief presentation.

The presentation can be found by clicking [here](#).

Welcome and Introductions

Greetings from Elected Representatives

Background, Context and Design Principles

City Funded Project Components:

- Additional funding for the school's 3rd-storey.
- Funding for an underground parking garage for 60 cars.
- Funding for a third gym (all gyms to be contiguous).

Planned Construction Schedule:

- July 2018: new school construction starts; existing school remains operational.
- September 2020: Upon completion of new school- students move to new building.
- September 2020-September 2021: Old school is demolished and new field and playscape area are completed.
- To follow: Last phase is the construction of the new community/aquatic centre by the City.

Hoarding areas and student safety will be paramount at all points during construction and a central consideration to the design development.

Consultant's Experience

Project Vision

The project vision for the new Davisville Junior Public School and Spectrum Alternative School is based on the guiding principles established in 2012:

- 21st Century, learner-centred school design
- Sustainable learning grounds
- Daylight and views
- Safe and accessible site design
- Enhanced public realm
- Community hub
- Pedestrian connectivity
- Urban edge along Davisville



Site – Facts, Parameters, Constraints

Site Parameters and Constraints

Existing site parameters, contributing to site design and development include: location of existing school; location of existing City-owned easement; and location of existing right-of way easement. New school is therefore proposed to be located along the Davisville frontage, and will be sized to accommodate program.

Site Configuration (preliminary concept)

- Location of existing vehicular circulation to the east will be maintained and improved. Curb-side drop off will be provided, including area for short-term parking. Ramp to underground parking garage will be provided with direct access to school and Community/Aquatics Centre. This area will be further developed following consultation with the City's Planning and Traffic departments.
- Ground floor of school will include Childcare, adjacent to short-term parking and designated play area; triple gymnasium adjacent to Community Aquatics Centre for joint community use; main office adjacent to school's formal entrance for supervision; and FDK suite on the interior and adjacent to their designated play area.

Questions and Answers

Any additional post-meeting questions can be emailed to the Principal Shona Farrelly shona.farrelly@tdsb.on.ca for distribution and response. They will be added to the website.

1. *Space considerations and school **enrolment capacity** - parents asked about a contingency plan to allow for future expansion and growth, such as designing the structure to accommodate a future 4th storey. Many people expressed concern about the enrolment exceeding capacity soon after completion of the new school, given current enrolment pressures and planned future developments in the area.*

The new school capacity of 731 pupil places has resulted from community consultations and extensive planning studies looking out 10 years based on current zoning & building density. It is impossible for the TDSB to perfectly anticipate and allow for surges in enrolment resulting from high density residential development imposed through re-zoning & planning adjustments. This size of school has been approved by the Ministry of Education (EDU) and the TDSB cannot add to that capacity.

In the event that the new school became overcrowded, strategies to deal with growth would be considered through the Long-Term Program and Accommodation Strategy. The TDSB is very aware that all the elementary schools in the Yonge-Eglinton area are operating near or over their built capacity. However, the EDU does not fund capital projects based on projected growth.

Cost consultant Hanscomb identified the premium of adding a 3rd floor at \$1.19 M. It is reasonable to surmise that the cost to add a 4th floor would be similar. The letter can be found [here](#).

On the next page is a chart of the enrolment projections for Davisville/Spectrum that was included in the Yonge-Eglinton Program Accommodation Review (Slide 15) - the enrolment projections below included the implementation of the grade range changes in 2017. The 2016 projection for Davisville in this scenario was 558 (6 below what actually came in for week 2). The deck can be found [here](#).

2015/16 Utilization: 107%

	Total Head Count	Utilization (%) based on current capacity	Additional classrooms req'd*
2016	558+59 = 617	115%	0
2017	562+59 = 621	115%	0
2018	594+59 = 653	121%	0
2019	613+59 = 672	125%	0
2020**	662+59 = 721	134%	3
2021	667+59 = 726	135%	3
2022	669+59 = 728	135%	3
2023	672+59 = 731	136%	3
2024	669+59 = 728	135%	3

The TDSB Planning staff produces three types of enrolment projections:

1. Multiple scenario long-term system enrolment projections produced every four to five years;
2. System enrolment projections produced every year; and
3. School by school enrolment projections produced every year.

The enrolment projection method used by the TDSB Planning Staff was presented at the Ward 11 Forum in March 2015 and can be found [here](#).

2. Has the Board considered retaining a **construction manager** early in the process?

Yes. One of the reasons Snyder Architects was selected was because of their construction management experience (1/3 of all projects delivered as architect/construction managers), which they will bring to this project.

3. Parents voiced concern regarding **overcrowding during construction** because of the required hoarding being so close to the existing school. This will pose challenges regarding entry, dismissal, recesses, lunch periods, as well as pickup and drop off.

This has been noted by the Core Design Team and it is acknowledged that, at 3.8 acres, Davisville/Spectrum is not an ideal site to implement this school replacement strategy. However, to the degree that the school must continue to operate in the existing facility until the new school can be occupied, all involved will do their best to manage the challenges.

4. A parent requested the **Community Aquatics Centre** have lanes, and adequate space for children to swim and play. A skating rink was also requested for the site.

5. Parents voiced concerns over **traffic during construction** and construction vehicle access to the site. Also noted, there is a condo being built at the same time at Belsize and Millwood.

Construction vehicles will access the site from Davisville. The City is responsible for enforcing traffic regulations for this construction project and others, and the TDSB will ensure that the General Contractor respects City

requirements.

6. *Will this be a **turf** field? Underground sprinklers and certain grasses that are more resilient may suit.*

The TDSB's experience has been that natural turf fields are unsuccessful on small school sites with large student populations. See the Board Report entitled, "Terms of Reference Governing Future Installations of Artificial Turf Sports Fields," approved November 2013 that can be found [here](#).

Other areas of the playground may include natural features. This will be further developed as the design progresses.

7. *What will the **gym partitions** be made of? Parent has had negative experience with curtains because of high sound transmission.*

The TDSB's practice is to install gym dividers to contain balls and avoid visual distraction, but not provide acoustic separation. Cost and maintenance are the primary considerations as well as from a functional perspective the ability to open one, two or three gyms (for performances, meetings and assemblies).

8. *Parents involved with the food service requested consideration for a **commercial kitchen** instead of the proposed residential kitchen. As well they requested that the loading area be identified on the plan to accommodate frequent deliveries.*

This request is noted and will be considered in future Core Design Team meetings.

9. *Will **French Immersion** be maintained at Davisville?*

Yes.

10. *Questions about the existing **size of the sidewalk** along Davisville Ave and if there will be any design considerations allowing for more space for pedestrians. The new school building looks like it will be very close to the sidewalk.*

This is noted. Input from City Planning will be sought shortly on streetscape requirements for Davisville. The design will take into consideration all functional and regulatory requirements.

11. ***Daycare capacity** was discussed. Parents identified the need for even more spaces than what is in the current plan. They also wanted to know why the daycare could not be relocated to the community centre instead of the school.*

The EDU has approved funding for the TDSB to construct a 5 room child care centre, including 62 spaces for infants, toddlers and pre-schoolers as part of the school replacement. Although an additional gym and recreation office will be included in the school replacement project, the City's Community and Aquatic Centre will be constructed later.

There are currently two daycares in Davisville school: one is private (Davisville Care) and provides before and after care for school-age children and the other is a City of Toronto daycare. The hope is to maintain both childcares currently operating at the school. The TDSB is aware that Davisville has and is raising funds toward a room in the new school.

12. ***How will construction noise** affect students and their ability to learn? A question was asked about the impact to learning and if there have been any studies.*

The safe and effective operation of the school is the TDSB's first priority and will ensure that construction activities do not disrupt school operations although there is no question that school programming may be affected from time to time.

13. *Parents requested consideration for acoustics and **noise absorbing materials in the classrooms**. They asked the architects to consider the learning environment and take necessary steps early in the planning stages so that classrooms are as quiet as possible.*

Classrooms will be designed to conform to the TDSB Guidelines which are available on-line and shared with your School Council at (<http://www.tdsb.on.ca/aboutus/facilityservices/elementaryschooldesignguideline.aspx>). These guidelines will provide some information and hopefully reassurance that the new Davisville/Spectrum school will be well-designed. Staff will present or make available details on the project website as the design process progresses.

14. *Why is the proposed **building footprint** larger than what has been shown on previous diagrams? This puts the hoarding very close to the existing school.*

In the preliminary diagram presented, the length of north-south leg is determined by the 3 gyms, which are required to be contiguous and adjacent to the future Community & Aquatic Centre, for operational effectiveness. During the design process, other options will be explored which may result in a 'more square' footprint.

15. *How will the **underground parking ramp** be accessed? What will be the parking for the Community Aquatics Centre?*

Details regarding the partnership with the City regarding the use of the parking are being discussed with the City and are not yet confirmed. There will be 60 spaces in all. During school hours, 40 spaces will be reserved for school staff.

16. *Will the children have **lunch tables** to eat at?*

This is noted. Table storage will be incorporated into the plans for the school.

17. *Will the new school be **air-conditioned**?*

The TSDB has been planning for air-conditioning to be roughed into the building and will include cooling at the time of construction if the budget permits.

18. *The one-way way restriction (from Millwood Rd to Davisville Rd) prevents cars from cutting through the school (from Davisville to Millwood) to bypass the traffic/lights at the Yonge & Davisville intersection. If the one-way restriction isn't maintained then unfortunately it will be used as a shortcut by speeding commuters and significantly increasing the traffic and the likelihood a child is hurt by a car. Will the current one-way direction of the road on the east end of the property be maintained in the school rebuild plans?*

The current basis of design is to maintain existing traffic flow. We will have to wait for input from City of Toronto Planning – in particular, Traffic – for the overall confirmation of movement around the site, but there is currently no intent or requirement to alter current conditions.

19. *Currently Davisville staff enter/exit their parking lot from Davisville Rd only. This separate entrance allows for the one-way restriction of the road on the east end of the property and the safety benefits noted above in Question#1. It also separates the car traffic from the one-way Millwood to Davisville Rd where the congestion is already high with buses and parents dropping off their children. For the new underground parking garage (used by Davisville staff), will the entrance/exit be maintained on Davisville Rd?*

The location of the parking ramp, along with related traffic flow issues, is at a very preliminary stage and the overall proposed site access is being studied. Note that the overall drop-off area will be enlarged in the proposed site plan (longer driveway & protected drop-off south of Millwood) and the fact that parking is now below-grade.

As noted above, the input of City Planning will have an impact on what we do.

20. *Will there be any asbestos remediation inside the school prior to its demolition?*

It is probable that some remediation will be required and a containment protocol, including monitoring, will be implemented, in accordance with MOL requirements, to ensure no fibres are released to the environment.

21. *The school property contains a lot of beautiful old trees, which are enjoyed by both the neighborhood and schoolchildren. Is there a plan to reduce the number of trees that will be cut down during the construction and*

demolition phases and specifically the large trees along Millwood road that provide privacy and a beautiful streetscape.

The existing trees along Millwood will be protected during demolition and will not be affected. Tree protection will be raised with the City, and will be part of the Site Plan Approval process.

Existing trees along Davisville will be subject to the same discussion, and may be directly affected by construction of the new school. We are preparing for preliminary discussions with the City Planning in this regard.