



Davisville/Spectrum Rebuild NSRT Meeting
Tuesday March 30 2017, 7 pm
Hodgson Senior Public School
282 Davisville Avenue (Gym)

Present: Shelley Laskin - Trustee, Ian Allison – Superintendent of Education, Jeff Latto - Sr. Manager Major Capital Projects and Building Partnerships, Avinash Garde, Rochelle Moncarz, Doug Snyder - Snyder Architects, Sharon Sterling - WSP, Traffic Consultant

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1.	Introductory Comments & Welcome - Ian Allison (Superintendent) Introductory comments were followed by an introduction of the presenting panel. Superintendent Allison noted that the presentation would be available following the meeting on the TDSB website (http://www.tdsb.on.ca/AboutUs/StrategyPlanning/SearchAllReviews.aspx?id=131).	
2.	Defining the Context of this Presentation - Shelley Laskin (Trustee) It was noted that this presentation was to focus on the development of the new school building design, along with key aspects of the site development. The issue of shared use of the site – operating the current school while constructing the new one - was raised, but the Community was told that the critical aspects surrounding this issue would be presented and discussed in conjunction with a School Council Meeting on June 13, 2017. This presentation is intended to follow up on the initial thoughts on the DAVISVILLE/SPECTRUM replacement school – presented September 20, 2016.	JL
3.	Project History, Timeline & Description of the Development Process – Jeff Latto (TDSB) The project continues to move forward per the design intent established in late 2016, incorporating items identified as significant by the school community. The project also continues to make provision to include a City of Toronto Aquatic Centre which is seen as a significant, necessary Community Hub feature in the neighbourhood.	

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	<p>It was reiterated that the DAVISVILLE/SPECTRUM replacement school is funded by the Ministry of Education to a Provincial Bench-Mark standard that does not acknowledge site specific issues. Critical and important aspects will have to be presented as Exceptional Conditions for possible additional funding.</p> <p>In addition, the project includes a Childcare facility that incorporates current after- school care functions. The new building also allows for Community Kitchen space – sized for the Snack program and administrative space for Davisville Care.</p> <p>The current design has been developed through consultation involving the NSRT (New School Review Team). This Team consists of TDSB Staff, DAVISVILLE/SPECTRUM teaching staff, Parents, Trustee, Superintendent, representative from SERRA and Midtown Hub and the Design Consultants.</p> <p>The project has been submitted for Site Plan Approval with City of Toronto Planning – initial comments expected later in June, 2017.</p> <p>The overall context of this project in relation to proposed adjacent developments was discussed – there is an acknowledgement that the construction on Yonge St between Belsize & Millwood will potentially overlap the work on a new school. The 2 –tower development immediately to the west of our property was submitted for Planning Review earlier this year, and preliminary comments are only anticipated at the end of June.</p> <p>Schedule – the anticipated completion of the new school is September, 2020, with the full site development & demolition of the existing building following for September, 2021. It was noted that the option of relocating the student population during construction would result in the ability to demolish the existing building and develop the site facilities concurrently with new construction – allowing the full project to be complete in 2020.</p>	JL
4.	<p>Site Presentation & Building Plan Explanation - SNYDER Architects: <i>(Note that details and descriptions can be found in the attached presentation slide deck)</i></p> <p>SNYDER reiterated the key aspects of the building location and presence on the site. The new school will be located along Davisville Ave, allowing the northerly portion of the site as outdoor recreation, play & learning space. The existing driveway location will be retained and modified to suit the new school condition, improve student safety and allow existing easements with adjacent properties to the east. Provision has been made for the future City Aquatic Centre.</p>	SA

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	<p>The site will be served by with street access from both Millwood and Davisville.</p> <p>A public path at the west edge of the site has also been included to facilitate north/south pedestrian traffic.</p> <p>SNYDER anticipated the questions associated with parent vehicle drop-off on Millwood Rd by describing mitigating factors included in the current design:</p> <ul style="list-style-type: none"> • Extending the drop-off zone along the full property frontage on Millwood • Signage & traffic enforcement to prevent U-turns and unsafe driving by parents in a hurry • Providing multiple points of access to the playground from the sidewalk improving access & circulation from the drop-off area and limiting bottlenecks & congestion • Providing separate Childcare short term parking on site, adjacent to the entrance – which will remove this group from Millwood <p>SNYDER explained the location and extent of below-grade parking – which is intended to serve both the new school and the future Aquatic Centre. Concerns regarding the below-grade parking facility were addressed by the following clarifications:</p> <ul style="list-style-type: none"> • The parking facility is not to be considered Public Commercial Parking. It is primarily for controlled use by School, City PF&R and TDSB staff in lieu of surface parking. Similarly, public access after-hours – associated with permitted activities within the school and use of the Aquatic Centre – will be by permission and controlled. It was confirmed that the parking garage would never be designated "commercial" as TDSB insurance will not allow it (in response to a question re pilot parking program). • The parking garage cannot be used as part of the drop-off process due to the limits of the site, scale of the current garage and the inability of the stairs & elevator to support this function. Use of the vehicle ramp would create internal congestions on the site that would only add to current traffic issues. <p>Key aspects of the new school building were identified. The key building design components are arranged around a central corridor running parallel to Davisville Ave. Given proximity to the street, the large shared functions such as gymnasiums and school administration are located to the street side. This buffers the student classrooms and other functions and allows exposure and access to the open space to the north.</p>	

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	<p>The building entrance is associated with a 3-storey atrium which acts as a central focal & gathering point.</p> <p>Upper classrooms open onto roof areas such as the gymnasium roof – allowing for expanded outdoor space.</p> <p>The SPECTRUM presence is celebrated through a special classroom cluster on the 3rd floor, along with art elements integrated with the building façade.</p>	
<p>5.</p> <p>5A.</p>	<p><u>Q & A period:</u></p> <p>Traffic Safety – in particular on Millwood Rd, was reiterated.</p> <ul style="list-style-type: none"> • The issue of traffic flow and related safety issues was clearly associated with the Drop-off & Pick-up times of the school – which is separate from the function of the below-grade garage. • There are concerns that the general increases in density and population will exacerbate an already difficult situation. The estimated increase in traffic flow due to a larger school was identified by Sharon Sterling (traffic consultant), who confirmed that the additional volume was within the capacity of Millwood as a public street. • Millwood residents have requested an option of site access from Davisville Ave. This has previously been discouraged due to the City’s restriction of school/ public turning access arterial roads when an alternate street is available. • Residents from the Davisville (south) side indicated their concern that a shift of arrival might improve the conditions on Millwood, but would increase the current safety issues experienced on Davisville. • Also, the turn from Davisville would address access to the garage, but would not deal with Drop-off / Pick-up issues • Councillor Matlow arrived at the meeting part way through the Q and A session asked to respond to concerns expressed by Millwood residents on traffic. Councillor Matlow advised that he met separately with Millwood residents regarding traffic concerns and has requested a review of both Millwood and Davisville traffic flows by City Staff. However, he did add that although City staff had the authority to approve site plans, in the event of City Staff confirm the current plan of access, he would support the Millwood residents’ arguments at Community Council. TDSB will continue to work with the City to ensure that a solution is found that provides the best, safest traffic conditions for the students and residents. 	<p>SA</p>

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5B	<p>The nature of outdoor athletic facilities was raised.</p> <p>This site will not be able to support the addition of a running track (a running track does not exist currently on-site). The area available cannot support all things, as land has been set aside for the Aquatic Centre.</p>	
5C	<p>LEED & Energy Efficiency.</p> <p>This is not a LEED building. The Ministry funding for school facilities is focused on capital expenditure only with no provision for operational cost benefits. As a result, there is no support or possible rationalization for Extraordinary Costs from this -or similar – energy programs. SNYDER pointed out that the project is designed in response to City of Toronto Building Performance standards – seen as one of the top 5 in North America in terms of energy performance and sustainability.</p>	
5D	<p>Area Densification.</p> <p>In response to concerns that the population growth in the next years will not be able to be absorbed within the new school, Trustee Laskin indicated that the DAVISVILLE school site is seen as being at capacity. The need for additional pupil capacity cannot be accommodated through future-proofing expansion of the proposed building. The TDSB concern is that a school facility should be more than just a physical collection of rooms to satisfy area requirements and that both interior and outdoor educational experiences must be safeguarded. Alternate approaches – vertical schools, schools in conjunction with private development will have to be explored. This is a shared condition throughout a densifying city centre. The anticipated future growth of the area will be discussed and planned for as part of Phase 2 of the Yonge-Eglinton Study (Long-Term Program and Accommodation Plan).</p>	