



## **Accommodation of Students from Residential Development at 2-44 Sonic Way**

**To:** Committee of the Whole

**Date:** 13 November, 2019

**Report No.:** 11-19-3769

### **Strategic Directions**

- Provide Equity of Access to Learning Opportunities for All Students

### **Recommendation**

It is recommended that, effective immediately, Rippleton Public School be the designated elementary school for students residing in the new residential development located at 2-44 Sonic Way, as shown in Appendix A of this report.

### **Context**

The purpose of this report is to obtain approval to designate Rippleton Public School (Trustee Chernos Lin, Ward 11) as the elementary school to accommodate students from a new residential development located at 2-44 Sonic Way also known as 1185 Eglinton Avenue East. This development currently falls within the junior attendance area of Grenoble Public School (Trustee Doyle, Ward 14). Appendix A shows the location of this development and the affected schools.

The recommendation to redirect this development is based on both the proximity to existing development redirections at 797 Don Mills Road, Ferrand Drive, Rochefort Drive, Seton Park Road, Wilket Creek Road and Windom Road and on the availability of capacity at Rippleton Public School.

### **Description of the Development**

The development is located south east of the Don Mills Road and Eglinton Avenue East intersection. This development abuts an existing condominium development at 797 Don Mills Road, and a multi-block townhome infill development comprised of Ferrand Drive,

Rochefort Drive, Seton Park Road, Wilket Creek Road and Windom Road. These addresses were redirected to Rippleton Public School, Don Mills Middle School and Don Mills Collegiate in 2003.

This development was approved in 2017 and will consist of two towers with up to 625 market condominium units and 13 townhouses. The development is planned to be built in two phases with occupancy estimated to commence in early 2020. Once at full occupancy, the development has the potential to yield up to 28 students in JK to Grade 5, 6 students in Grades 6 to 8, and 18 students in Grades 9 to 12.

### **Current Designated Schools**

The new development is located in the attendance area of Grenoble Public School (JK to Grade 6), a shared intermediate attendance area assigned to Don Mills Middle School (Grades 6 to 8) and Valley Park Middle School (Grades 7 to 8), and a shared secondary attendance area assigned to Don Mills Collegiate Institute (Grades 9 to 12) and Marc Garneau Collegiate Institute (Grades 9 to 12).

Grenoble Public School has an enrolment of 954 students (135% utilization) and is projected to increase to 1,069 students (151% utilization) by 2029. There are currently 13 classrooms in a portapak onsite. Other development occurring in the Grenoble area has been redirected to control enrolment growth.

Don Mills Middle School has an enrolment of 444 students (101% utilization) and is projected to increase to 505 students (115% utilization) by 2029. The school will likely require a small number of portables as enrolment increases. The Don Mills Middle School site is large at 7.5 acres and can accommodate multiple portables.

Valley Park Middle School has an enrolment of 958 students (91% utilization) and is projected to maintain its current enrolment of 958 students (91% utilization) in 2029. The Valley Park Middle School site is large at 7.44 acres, however, due to landscaping and play field improvements, the site's ability to accommodate multiple portables is limited.

Don Mills Collegiate Institute has an enrolment of 917 students (111% utilization) and is projected to decrease to 880 students (107% utilization) by 2029. There are currently five portables on site which could remain as the enrolment fluctuates. The portables could also be made available to Don Mills Middle School which is physically attached to Don Mills Collegiate Institute.

Marc Garneau Collegiate Institute has an enrolment of 1,743 students (130% utilization) and is projected to increase to 1,792 students (134% utilization) by 2029. There are currently nine portables onsite.

### **Proposed Designated Schools**

Staff is recommending that students in JK to Grade 5 emerging from this new development be directed to Rippleton Public School to control enrolment growth at Grenoble Public School, to make use of surplus space at Rippleton Public School, and to treat the development in the same way as the existing adjacent developments in the Don Mills Road and Eglinton Avenue East area.

Rippleton Public School has an enrolment of 272 students (79% utilization) and has no portables onsite. The enrolment is projected to increase to 297 students (86% utilization) by 2029. Assuming that the full projected yield from this development is realized, and factoring in other redirected developments from the Yonge-Eglinton area, enrolment at Rippleton Public School could increase to 350 students (101% utilization) by 2029. The Rippleton PS school site is large at over 7 acres with space to accommodate multiple portables.

Staff is recommending that students in Grade 6 to 8 emerging from this new development be directed to Don Mills Middle School to treat the development in the same way as the existing adjacent developments in the Don Mills Road and Eglinton Avenue East area and to control enrolment growth at Valley Park Middle School.

Staff is recommending that students in Grade 9 to 12 emerging from this new development be directed to Don Mills Collegiate Institute to treat the development in the same way as the existing adjacent developments at in the Don Mills Road and Eglinton Avenue East area and to control enrolment growth at Marc Garneau Collegiate Institute.

Appendix B shows the impact of the new development under two scenarios. Table 1 shows the status quo, if the students from the new development were to register at Grenoble Public School as per the current boundary. Table 2 shows the impact of the recommended change which assigns the new development to Rippleton Public School. The expected impact on intermediate and collegiate level schools is negligible.

The local Trustees, Superintendents of Education, and the affected Principals have discussed this proposal and are supportive of the recommendation.

### **Larger Accommodation Solution**

Staff continue to work on a larger accommodation solution for the Don Mills-Eglinton area. A new elementary school to accommodate the residential development and relieve Grenoble PS has been identified as an emerging capital priority in the TDSB's Long-Term Program and Accommodation Strategy 2018-2027. In October 2019, the Board of Trustees authorized the Toronto Lands Corporation to negotiate a land exchange with the City of Toronto to acquire space for a new school in a mixed-use development on City-owned property located at 770 Don Mills Road within the Don Mills-Eglinton area. It is anticipated that a report on this land exchange will be presented to the Board of Trustees in the spring of 2020.

### **Action Plan and Associated Timeline**

If approved, implementation of staff's recommendation would be effective immediately.

### **Resource Implications**

No capital requirements are anticipated as a result of staff's recommendation. Additional bussing may be required. Staffing requirements are subject to annual enrolment projections and staffing cycles.

### **Communications Considerations**

This development is currently in the construction stage and is unoccupied. As such, no direct mailing or backpack letters are required.

If approved, notation will be added to the TDSB street guide on the public website to notify anyone using the 'Find Your School' search function of the changes.

### **Board Policy and Procedure Reference(s)**

Not applicable.

### **Appendices**

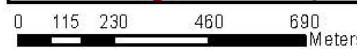
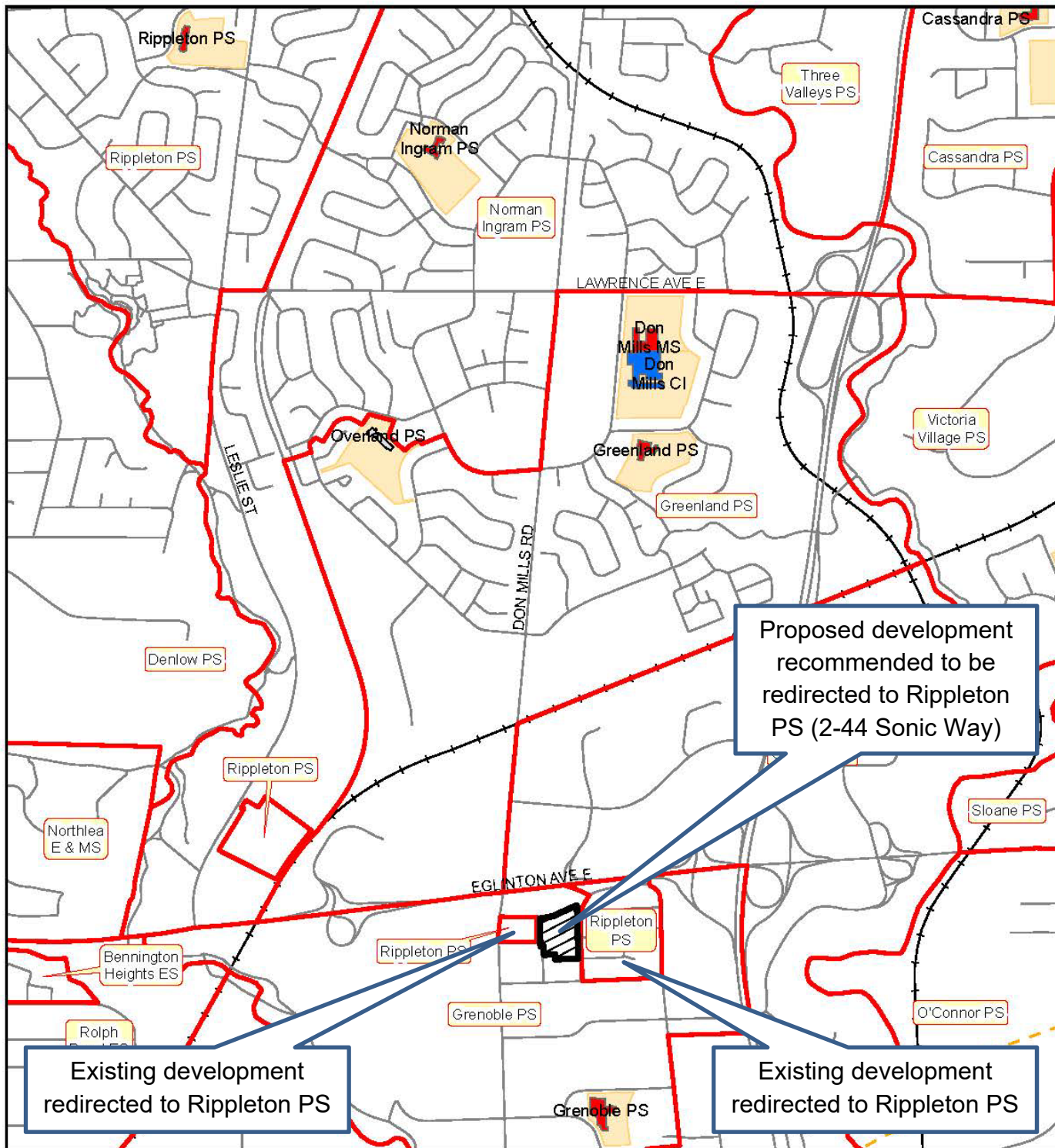
- Appendix A: Map of Current and Proposed Attendance Areas
- Appendix B: Planning and Enrolment Data

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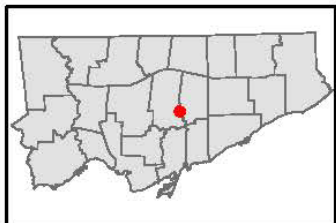
Map of Current and Proposed Attendance Areas



- Legend
- 18\_Ferrand
  - Elementary School
  - Secondary School
  - Other Facility
  - Roadall
  - Railway
  - Utilityline



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Planning and Enrolment Data

**Table 1: Status Quo**

Development at 2-44 Sonic Way is assigned to Grenoble PS, Don Mills MS / Valley Park MS and Don Mills CI / Marc Garneau CI

| Facility        | Capacity     | September 30, 2019<br>Actual |             |           | October 31, 2024<br>Projection |             |           | October 31, 2029<br>Projection |             |           |
|-----------------|--------------|------------------------------|-------------|-----------|--------------------------------|-------------|-----------|--------------------------------|-------------|-----------|
|                 |              | Enrolment                    | Utilization | Portables | Enrolment                      | Utilization | Portables | Enrolment                      | Utilization | Portables |
| Grenoble PS     | 706          | 954                          | 135%        | 13        | 1,072                          | 152%        | 16        | 1,069                          | 151%        | 16        |
| Rippleton PS    | 346          | 272                          | 79%         | 0         | 284                            | 82%         | 0         | 297                            | 86%         | 0         |
| Don Mills MS    | 441          | 444                          | 101%        | 0         | 491                            | 111%        | 2         | 505                            | 115%        | 3         |
| Valley Park MS  | 1,056        | 958                          | 91%         | 0         | 1,025                          | 97%         | 0         | 958                            | 91%         | 0         |
| Don Mills CI    | 825          | 917                          | 111%        | 5         | 868                            | 105%        | 2         | 880                            | 107%        | 3         |
| Marc Garneau CI | 1,341        | 1,743                        | 130%        | 9         | 1,830                          | 136%        | 12        | 1,792                          | 134%        | 10        |
| <b>Total</b>    | <b>4,715</b> | <b>5,288</b>                 | <b>112%</b> | <b>27</b> | <b>5,570</b>                   | <b>118%</b> | <b>32</b> | <b>5,501</b>                   | <b>117%</b> | <b>32</b> |

**Table 2: Redirection Scenario**

Development at 2-44 Sonic Way is assigned to Rippleton PS, Don Mills MS, and Don Mills CI

| Facility                  | Capacity     | September 30, 2019<br>Actual |             |           | October 31, 2024<br>Projection |             |           | October 31, 2029<br>Projection |             |           |
|---------------------------|--------------|------------------------------|-------------|-----------|--------------------------------|-------------|-----------|--------------------------------|-------------|-----------|
|                           |              | Enrolment                    | Utilization | Portables | Enrolment                      | Utilization | Portables | Enrolment                      | Utilization | Portables |
| Grenoble PS               | 706          | 954                          | 135%        | 13        | 1,041                          | 147%        | 15        | 1,034                          | 146%        | 14        |
| Rippleton PS <sup>1</sup> | 346          | 272                          | 79%         | 0         | 333                            | 96%         | 2         | 350                            | 101%        | 2         |
| Don Mills MS              | 441          | 444                          | 101%        | 0         | 496                            | 112%        | 2         | 510                            | 116%        | 3         |
| Valley Park MS            | 1,056        | 958                          | 91%         | 0         | 1,020                          | 97%         | 0         | 953                            | 90%         | 0         |
| Don Mills CI              | 825          | 917                          | 111%        | 5         | 869                            | 105%        | 2         | 881                            | 107%        | 3         |
| Marc Garneau CI           | 1,341        | 1743                         | 130%        | 9         | 1,829                          | 136%        | 12        | 1,791                          | 134%        | 10        |
| <b>Total</b>              | <b>4,715</b> | <b>5,288</b>                 | <b>112%</b> | <b>27</b> | <b>5,588</b>                   | <b>119%</b> | <b>33</b> | <b>5,519</b>                   | <b>117%</b> | <b>32</b> |

<sup>1</sup> The Rippleton PS projection in the Redirection Scenario includes students from proposed redirections in the Eglinton Jr PS area (200-214 Keewatin Avenue, 85 Broadway Avenue, 14-16 Elvina Gardens, and 71 Redpath Avenue).