



Business Case:

Secord Elementary School

**Business Case for a new 931 Pupil Place
Replacement School**

Toronto District School Board

February 25, 2022

2022-23 Capital Priorities Program

Business Case – Written Component

School Board Name: 12 - Toronto DSB

Project Name: Secord Elementary School – Replacement Building

Project Ranking: 2

Project Description: A new 931 pupil place replacement school

Panel: Elementary

Municipality: Toronto (East York)

Project Category: Accommodation Pressure and Facility Condition

Project Type: New School

Child Care: Yes

If yes, CMSM / DSSAB Name and number:

City of Toronto - CMSM (211)

Joint-Use: No

EDC Eligible: No

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1.0 RATIONALE FOR ACCOMMODATION NEED

Part A: Project Rationale

This business case outlines the rationale for replacing Secord Elementary School, an elementary school in East York. The facility is currently over-utilized and has a large 14-unit port-a-pack that has been in place on the site for more than 20 years.

Current projections suggest that additional portables will be required to accommodate long-term enrolment pressures, which would be in addition to the existing port-a-pack.

Secord ES is a JK-5 elementary school constructed in 1964. Enrolment at the school has increased steadily since 2009, when the population of the school was 577 students (98% utilization). For the 2020-21 school year enrolment was 645 students. Secord ES has a permanent capacity of 591 pupil places (excludes the units in the port-a-pack). The resulting utilization rate of the school for 2020-21 is 109%. A map showing the location of Secord ES can be found in Appendix A.

Projections indicate that enrolment will increase over the mid to long term, driven primarily by the turnover of existing homes in the area and residential intensification along arterial corridors like Danforth Avenue and Main Street. By 2024-25, enrolment is projected to increase to 700 students, resulting in a utilization rate of 118%. By 2028-29, enrolment is projected to reach 857 students, or 145% utilization.

The school is situated within close proximity to the intersection of Main Street and Danforth Avenue, which is presently experiencing a high degree of residential intensification. There are approximately 4,089 new residential units proposed, approved or under construction within the attendance area of Secord ES. This is an increase of over 2,000 units from the original submission of this business case in September 2019 (1,800 units).

A large proportion of these new units will be of rental tenure, which has historically generated a higher number of students than market condominium units.

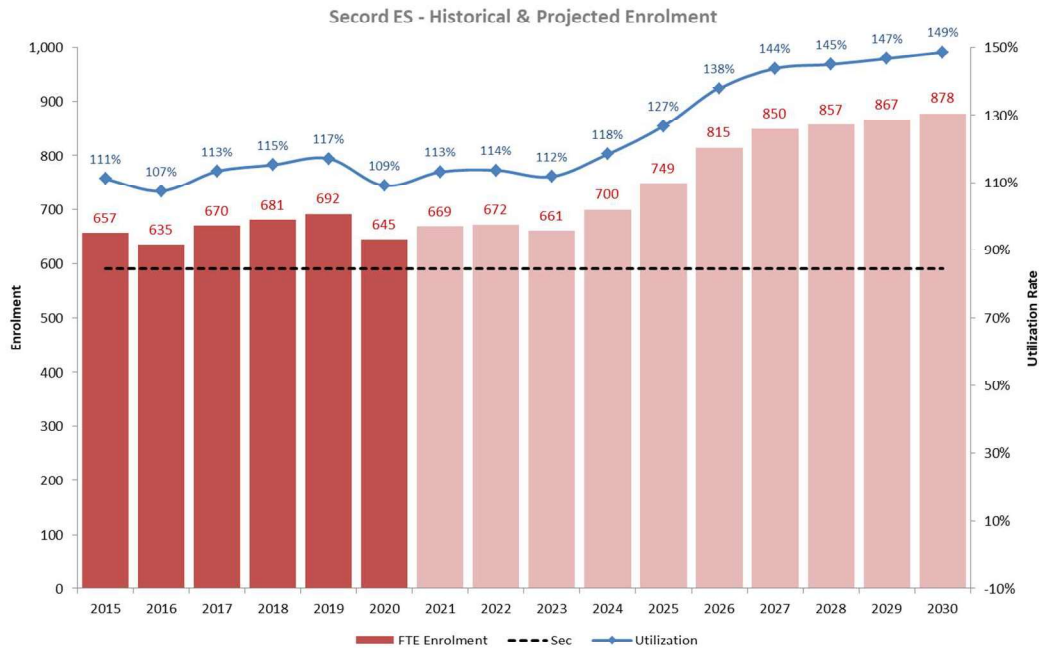
The existing attendance area of Secord ES is comprised in large part of pre-war single detached and semi-detached homes that are proving to be incredibly desirable to families with young children. These homes are being purchased and renovated as older generations move on, or property owners look to profit in Toronto's hyperactive real estate market. This trend is prominent in many neighbourhoods across the city, and is placing newfound pressures at local elementary schools. Neighbourhoods in the east like Riverdale, Leslieville, Little India, The Pocket, and Danforth East are all undergoing similar transformations.

In addition to the lower density housing stock, the attendance area includes a substantial number of existing high-density rental apartment dwellings, which have historically produced a robust number of families with school-aged children.

A French Immersion program was introduced at the school in 2017 to address over-enrolment at nearby programs. The French Immersion program at Secord ES is only available to students that reside in the attendance area of the school – this means that the program does not accept students that reside elsewhere and should not be considered 'regional' in nature. The French Immersion program accepts one class of Senior

Kindergarten students and is being expanded by one grade per year, and will be fully implemented (SK-5) by 2022-23.

The following graphs illustrate the projected enrolment growth at Secord ES and how the existing capacity is insufficient to accommodate these students. Over the long term, enrolment at Secord ES continues to grow, reaching 138% utilization by 2026-27 and 149% utilization by 2030-31.

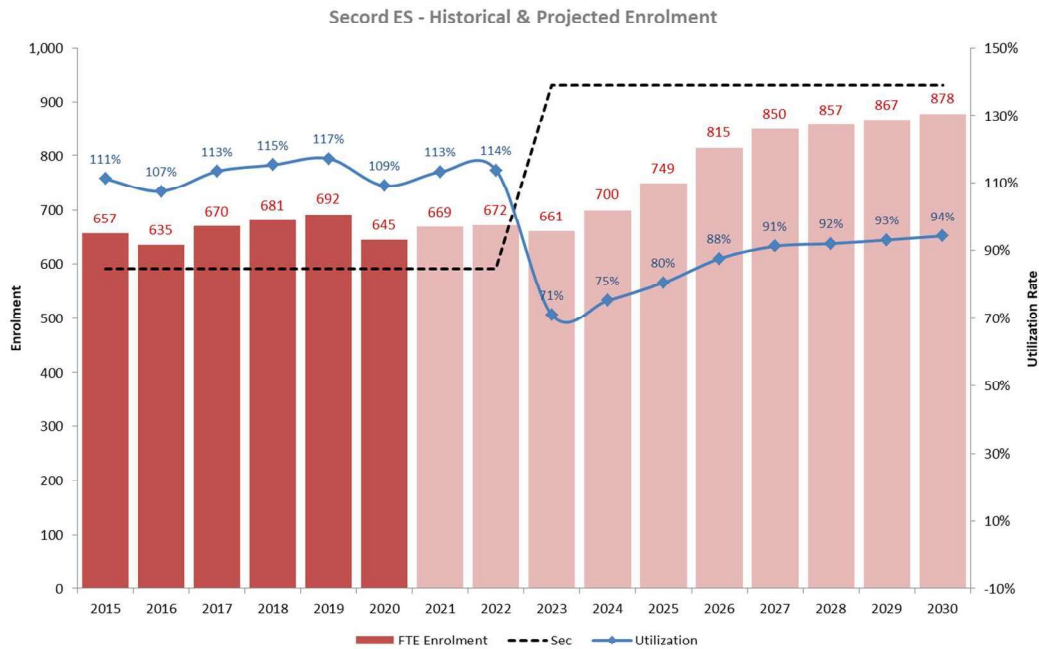


The graph below illustrates the impact of the proposed replacement school on enrolment and utilization at the school. The proposed capacity of 931 pupil places is anticipated to be sufficient to accommodate projected enrolment growth.

The impact of the new replacement school is a dramatic decrease in the current and projected utilization rates at the school. In 2023-24, upon opening of the new school, the utilization rate would decrease from 112% to 71%. By 2028-29, the utilization rate of the school is projected to increase to 92% which is an optimal utilization rate for an elementary school, and reflects a highly efficient use of space within the building. The school will continue to increase to 94% utilization in 2030-31 with 878 students.

The project would greatly benefit current and future students of the school through the provision of a new, bright, state of the art facility that provides all of the modern amenities that students deserve. This community has had to deal with the realities of an aging building and port-a-pack for well over 20 years, and the situation is not improving.

The reality of additional population growth at the site has created a situation that must be addressed now.



Facility Condition at Secord Elementary School

As per the September 2020 facility condition report, Secord ES had a Facility Condition Index (FCI) of 46% with a five-year renewal backlog of \$10.9M, a substantially high amount. The picture becomes even more severe when the high and urgent renewal needs are separated from the total. Of the total \$10.9M, \$9.1M are classified as high and urgent.

A replacement school is recommended as the best solution for addressing the school's poor facility condition and increasing accommodation pressure. An 18-classroom addition to replace just the port-a-pack was considered, but was not supported for the following reasons:

- A new addition, although more straightforward than a replacement school, would create a building condition that is drastically inequitable. The old building would remain, along with the \$10.9M in projected renewal backlog. Extensive and deep renovations/retrofits would be required to bring the existing facility up to a comparable standard of a new addition.
- Further, the existing building systems are not sufficient or capable of accepting a new addition and would need to be replaced in their entirety. An assessment of the school's condition suggests that the 'bones' are not worth retaining and integrating into a new addition. This is different than other situations, namely Hodgson MS, where a portion of the building is proposed to be retained.
- The gymnasium at the school is undersized and would need to be replaced as well. The existing gymnasium at the school is only 167 m² (1,796 sq. ft.), which is drastically undersized for a school with 700 students.

Other Port-a-Packs in the Toronto District School Board

There are a total of seven port-a-packs across the system. As part of the TDSB's Long-Term Program and Accommodation Strategy, large, aging port-a-packs that are situated at schools with existing accommodation pressures, and that are not scheduled to be part of an accommodation study, have been identified as emerging Capital Priorities.

The following is a list of schools that currently have port-a-packs on-site with an explanation as to why they have not been identified as priority projects at this time.

Bennington Heights Jr. PS:

This is a small junior elementary school that is located in the south Leaside community. The port-a-pack consists of six units. This site has not been identified as a priority project at this time due to a pending accommodation study that will examine options for long-term student accommodation in the Leaside area. Schools in this area are experiencing accommodation pressures which will be exacerbated by massive long-term redevelopment in the general area. The outcome of that review will inform the next steps on this particular port-a-pack.

Gordon A. Brown MS:

This school is located in the O'Connor Drive / St. Clair Avenue area of East York. The port-a-pack consists of four units. This school went through a Pupil Accommodation Review that concluded in 2017. The review resulted in a realignment of middle school boundaries with junior school boundaries. Since the port-a-pack is small, it has not been identified as a priority replacement.

Grenoble PS:

This school is experiencing accommodation pressures due to residential intensification in the Flemington Park and Don Mills Road / Eglinton Avenue area. The port-a-pack consists of 16 units (13 units used as classrooms and three units used as washrooms and resource areas). There will be an accommodation study undertaken to identify the best location for new pupil places to be constructed, which is likely to be in a new school incorporated into a mixed-use building. The conclusion of this study, along with the successful procurement of new school space, will inform how this port-a-pack is addressed. The goal would be to demolish it.

L'Amoreaux CI:

This is an operating secondary school located in north Scarborough. The port-a-pack consists of eight units and is used to accommodate the Adult ESL program at the school. Since the port-a-pack is not utilized for day-school students it has not been identified for priority replacement.

Secord ES:

Large port-a-pack identified as a Capital Priority Project

St. Margaret's PS:

Large port-a-pack identified as a Capital Priority Project

Yorkdale SS:

This is an adult day school located in the central part of North York. The port-a-pack consists of only two units and is used to accommodate the Adult programming at the school. Since the port-a-pack is exceptionally small and is not utilized for day-school students, it has not been identified for priority replacement.

Part B: Alternative Accommodation Strategies

As will be described in the section below, existing schools that surround Secord ES are either operating near, at or above their respective capacities. There are no opportunities to change boundaries, grades or programs to address the pressure that exists at the school. The following points provide some perspective on what has been undertaken at Secord ES to manage enrolment growth.

- Close the school to optional attendance: The school has been closed to optional attendance – meaning that only students that reside within the school’s attendance area are admitted – since 2001-02.
- Maximize the use of existing space within the building: The facility does not offer any opportunities for the conversion of large, unused or open spaces to create new instructional classrooms.
- Add portables to the site: The existing port-a-pack on-site contains 14 units: 12 are used for instruction, one is used for washrooms, and one is subdivided into storage areas. Future enrolment increases at the site are likely to require standalone portables in addition to the port-a-pack. Accommodating multiple portables on the 4.6-acre site could be challenging due to the number of students on site.
- Relocate programs: The French Immersion program at the school is only open to students who reside within the school’s attendance area and does not accept students from other elementary school attendance areas. The program was started at Secord ES due to students not being accepted into adjacent programs due to space constraints. The program is effectively only serving Secord ES students. The program cannot be moved because there is no opportunity to accommodate it elsewhere.

Other French Immersion programs in the area are located at schools that are also experiencing accommodation issues such as:

- Adam Beck Jr. PS – portables currently on-site, projected to remain over-utilized. The school is currently 115% utilized and growing. Additional portables will be required over the long-term.
- Birch Cliff PS – program introduced in 2016 to manage pressures in the local area from French Immersion, will be over-utilized once program is fully phased-in to Grade 8. The school is currently 106% utilized and growing. Up to 5 portables are projected to be required on the site over the long-term.
- Earl Beatty Jr. & Sr. PS – full building, constrained site, grade change already implemented to direct Grade 6-8 French Immersion students to D.A. Morrison MS.

- **Change grades:** Secord ES is a JK-5 school that feeds into D.A. Morrison MS at Grade 6. Once fully implemented, the French Immersion program will follow the same pathway. D.A Morrison MS is currently 85% utilized and projected to grow. The school is projected to be 106% utilized by 2024 and 131% utilized by 2030 with 770 students. This growth is, in part, a function of large graduating cohorts from Secord ES. Secord ES is the largest feeder school to D.A. Morrison MS.
- **Relocate non-TDSB user groups:** Currently Secord ES accommodates an EarlyON Centre in one classroom and a child care in one classroom. Both services are essential for families residing in the neighbourhood and are viewed as being valuable and compatible partnerships with an operating elementary school.

2.0 SCHOOL ENROLMENT AND CAPACITY OVERVIEW

| School Name | Current Utilization | Distance to Nearest School | School Summary |
|-----------------|---------------------|----------------------------|--|
| Secord ES | 109% | - | <p>Secord ES is a JK-5 elementary school situated north of Danforth Avenue, east of Main Street. The school is currently operating at 109% utilization with 645 students (591 capacity). To address the accommodation pressures at the school, there is a 14-unit port-a-pack on-site that has been in place for more than 20 years.</p> <p>Projections indicate that enrolment will increase over the mid to long term, reaching 749 students by 2025-26 and 870 students by 2030-31. The port-a-pack will be insufficient to accommodate this projected number of students, meaning that standalone portables will be required. This will be problematic for the site to accommodate given the small size and the amount of space already taken up by the expansive building and existing port-a-pack.</p> <p>The updated FCI of Secord ES is 46% for the 2020-21 school year. There is a current renewal backlog of \$5.63M at the school. The backlog is projected to increase over the next five years, reaching 95% in 2028-29. The FCI does not reflect the condition of the port-a-pack, which was inspected and assessed in 2018-19. The condition of the port-a-pack was determined to be poor, and was given a rating of 3.5 / 10. The port-a-pack is beyond repair and needs to be demolished along with the existing Secord ES.</p> |
| Gledhill Jr. PS | 76% | 1.2km | <p>Gledhill Jr. PS is a JK-5 elementary school located to the west of Secord ES. In 2018-19, Gledhill Jr. PS was operating at 76% utilization with 428 students (562 capacity). The school offers a French Immersion program in addition to the regular track, which begins in SK.</p> <p>Enrolment at the school was impacted by the COVID-19 pandemic as families made different choices about their children's learning. For context, the enrolment in 2019-20 was 461 students. Projections suggest that enrolment will rebound and return to pre-pandemic levels by 2022, and then increase over the long-term. By 2025-26 the school is projected to be 95% utilized with 533 students. By 2030, the school is projected to exceed its capacity with 589 students, resulting in a utilization rate of 105%.</p> |

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| | | | <p><i>This school was included in a Pupil Accommodation Review in 2011-12 that concluded in June 2015. The review resulted in Gledhill Jr. PS' grades changing from JK-6 to JK-5 in the regular program and SK-6 to SK-5 in the French Immersion program. Grade 6 students in both tracks are directed to D.A. Morrison MS, located north of Gledhill Jr. PS and northeast of Secord ES.</i></p> <p><i>Gledhill Jr. PS will be operating at an optimal utilization rate for a dual-track elementary school, and does not currently – nor will it in the future – have space available to support accommodation changes with Secord ES. Gledhill Jr. PS' attendance area also includes a stretch of Danforth Avenue, which is designated as an intensification corridor under the City of Toronto's Official Plan. There have been additional studies undertaken by the City to determine how growth will materialize along this corridor (Danforth Avenue Planning Study/Official Plan Amendment 420). This is evidenced by the 1,200 new residential units currently proposed, approved or under construction within the school's attendance area.</i></p> |
| Parkside ES | 91% | 1.6km | <p><i>Parkside ES is a small JK-5 elementary school located northeast of Secord ES. The school was operating at 91% utilization in 2020-21 with 192 students (212 capacity).</i></p> <p><i>Projections indicate that enrolment will increase over the mid to long term, reaching 223 students by 2023-24 (105% utilization), and 231 students by 2025-26 (109% utilization).</i></p> <p><i>Parkside ES is a very small facility and does not have any space to support any accommodation changes that could address the pressure at Secord ES, or at other adjacent elementary schools.</i></p> |
| George Webster ES | 86% | 2.6km | <p><i>George Webster ES is a JK-8 elementary school located north of Secord ES. The old school was replaced in 2018-19 with a new 848 pupil place facility. The old school was in poor condition and overcrowded with a large port-a-pack on-site, a situation analogous to that of Secord ES.</i></p> <p><i>In 2020-21 the school had an enrolment of 726 students, resulting in a utilization rate of 86%. This is on par with the projections associated with the business case that was supported by the Ministry.</i></p> <p><i>Projections suggest that enrolment will remain stable over the long term. The utilization rate will fluctuate over the next ten years, but will remain above 80%.</i></p> |
| Kimberley Jr. PS / Beaches Alt. | 112% | 1.4km | <p><i>Kimberley Jr. PS is a JK-6 elementary school located south of Secord ES. This school was operating at 112% utilization in 2020-21 with 275 students (245 capacity). Enrolment is projected to increase over the mid-term, reaching 296 students by 2023 (121% utilization). Enrolment is projected to remain stable after that point. There are currently 3 portables on-site.</i></p> <p><i>Beaches Alternative Junior School is housed within the Kimberley Jr. PS facility. The school was operating at 84% utilization with 77 students (92 capacity) in 2020-21. Enrolment at this school is controlled to ensure that no accommodation pressures are created. The school has been assigned a set number of classrooms (four) within the Kimberley Jr. PS facility. The vast majority of students are local to the general area.</i></p> |

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| Adam Beck Jr. PS | 115% | 2.4km | <p>Adam Beck Jr. PS is a JK-6 elementary school located south of Secord ES. This school is fully utilized at 115% utilization with 525 students (458 capacity). Projections suggest that enrolment will remain stable over the mid to long term, and that additional portables could be required (four total). This school does not have any ability to address the accommodation requirements of the Secord community.</p> |
| Crescent Town ES | 71% | 2.6km | <p>Crescent Town ES is a JK-4 elementary school located north of Secord ES. The school is situated on a highly-constrained site, and the building envelope has been fully utilized by way of an addition in 2005 to support Primary Class Size compliance.</p> <p>A grade change was implemented in 2012-13 that resulted in Grade 5 students being redirected to George Webster ES. The purpose of the grade change was to create space within the school to implement the Full Day Kindergarten program. As stated, there was no ability to construct the additional classrooms that were necessary. This grade change was a contributing factor to the overcrowding issues at George Webster ES, which were acknowledged and supported by the Ministry.</p> <p>In 2020-21, the school was operating at 61% utilization with 481 students. The school was impacted by the COVID-19 pandemic. For reference, enrolment in 2019-20 was 531 students. Projections suggest that enrolment will remain stable over the mid-term and increase over the long-term. By 2030, the school is projected to be 67% utilized with 531 students. The community is home to many newcomers to Canada. The COVID-19 pandemic has led to a significant decrease in the number of new immigrants coming into the country through 2020 and into 2021. After immigration levels return to pre-pandemic levels it can be reasonably anticipated that the population within the community will increase, thereby resulting in enrolment increases at Crescent Town ES.</p> <p>This school is situated in a high-density apartment neighbourhood, and is surrounded by high-rise rental towers. This is the only built form that exists within the school's attendance area. Historically, enrolment at Crescent Town ES has been difficult to project given the ebb and flow of families residing within this community. The school's enrolment has been as high as 843 students as recently as 2009 (prior to the grade change). The site is constrained and does not have the ability to accommodate any portables or future expansions.</p> <p>This means that the TDSB must be cautious when contemplating accommodation changes within the community. The school's circumstances – variable enrolment, constrained site, and recent grade changes – does not allow for any consideration of future accommodation changes that could address the pressure at Secord ES.</p> |
| D.A. Morrison MS | 85% | 900m | <p>D.A. Morrison MS is a Grade 6-8 school located northwest of Secord ES. This is the middle school that Secord ES graduates are directed to after Grade 5.</p> <p>In 2020-21, D.A. Morrison MS was operating at 85% utilization with 503 students (589 capacity). Enrolment at the school has increased significantly since 2016, shortly after changes associated with the completed Pupil Accommodation Review were implemented. For reference, enrolment at the school in 2016 was 310 students.</p> <p>A new French Immersion program was established at the school that began in 2016, accommodating graduating students from neighbouring programs at</p> |

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| | | | <p><i>Gledhill Jr. PS and Earl Beatty Jr. & Sr. PS. Gledhill Jr. PS' grades were also shifted such that the school converted from a JK-6 / SK-6 to a JK-5 / SK-5 school. In other words, students in Grade 6 in both the Regular and French Immersion programs were relocated into D. A. Morrison MS. In the case of Earl Beatty Jr. & Sr. PS, a JK-8 school, the French Immersion program was stopped at Grade 5 and directed to D. A. Morrison MS to acknowledge the accommodation challenges at the school, along with existing site constraints preventing multiple portables from being accommodated.</i></p> <p><i>Projections suggest that enrolment at D. A. Morrison MS will grow over the mid to long term, reaching 573 students by 2023-24 (97%) and 677 students by 2025-26 (115% utilization). By 2030, enrolment at the school is projected to be 770 students (131% utilization).</i></p> <p><i>Enrolment growth at the school is a function of many of the elements impacting the surrounding junior schools – young families replacing elderly residents (existing housing stock turnover) and residential intensification along arterial corridors. There is also the impact of large French Immersion programs feeding into the school at Grade 6.</i></p> |
| <i>Blantyre PS</i> | <i>99%</i> | <i>2.8km</i> | <p><i>Blantyre PS is a JK-8 school located southeast of Secord ES. In 2020-21, Blantyre PS was operating at 99% utilization with one portable on-site. Projections suggest that enrolment will remain stable over the long-term, with utilization rates close to 100% for the next ten years.</i></p> <p><i>Strong enrolment in this community is supported in part to residential infill projects occurring along Gerrard Street East/Clonmore Avenue, as well as large redevelopment projects in the 'Quarry' lands, located north of Gerrard Street, east of Victoria Park Avenue. This school does not have any capacity available to address the accommodation requirements of Secord ES and may require additional portables over time to accommodate its own population.</i></p> |
| <i>Oakridge Jr. PS</i> | <i>80%</i> | <i>2.8km</i> | <p><i>Oakridge Jr. PS is a JK-4 school that is situated east of Secord ES. This school has historically been over-utilized with multiple portables on-site. In 2014-15, a review was undertaken that ultimately led to the relocation of Grade 5 students from Oakridge Jr. PS into Samuel Hearne MS, which shares the site. This grade change assisted in mitigating enrolment pressures at Oakridge Jr. PS by utilizing classroom space at Samuel Hearne MS.</i></p> <p><i>The school is currently operating at 80% utilization with 562 students (703 capacity). Prior to the grade change with Samuel Hearne MS, Oakridge Jr. PS was operating at 110% utilization with 771 students.</i></p> <p><i>Over the long term, enrolment is projected to remain stable, with 588 students projected for 2025-26 (84% utilization).</i></p> <p><i>The shared school site currently accommodates nearly 1,000 elementary school students. Adding additional students to the site through boundary and/or grade changes would be problematic for school operations and management of the site.</i></p> <p><i>The site is constrained by a turf field and an existing City of Toronto Community Centre, which shares the property. There are also three portables remaining on-site in case enrolment fluctuations materialize and additional space is required.</i></p> |

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| | | | <p><i>A major redevelopment that has not yet been reflected in the enrolment projection for the school is a proposal on behalf of CreateTO, the City of Toronto's real estate arm. This proposal at 777 Victoria Park Avenue (the existing parking lot to Victoria Park station) could be redeveloped and accommodate 450 new rental units, 225 of which would be designated as affordable housing. Once formally incorporated into the enrolment projection for Oakridge Jr. PS and Samuel Hearne MS, increases in enrolment are certainly going to increase. The current occupancy target for this redevelopment is 2024.</i></p> |
| Samuel Hearne MS | 81% | 2.6km | <p><i>Samuel Hearne MS is a Grade 5-8 school that is situated on the same site as Oakridge Jr. PS. In 2018-19, the school was operating at 81% utilization with 343 students (423 capacity).</i></p> <p><i>Projections suggest that enrolment at Samuel Hearne MS will remain stable over the long term. The redevelopment described above will also impact long-term enrolment projections once incorporated.</i></p> <p><i>The challenges and constraints with the site are outlined above.</i></p> |

3.0 PROPOSED SCOPE OF WORK

Part A: School Project Scope

The replacement of Secord ES is proposed to be undertaken in a number of phases to allow for students to remain on-site for the duration of construction.

Since the submission of the business case in 2019, a potential holding opportunity for Secord ES has emerged at the Jones Avenue building. This structure was devastated by fire in 2019, but will be restored to accommodate the users that had previously inhabited the building, but also to function as a holding school if the need arose. The rebuilt Jones Avenue building will have a capacity of 440 pupil places available to accommodate students in a holding scenario. While this is not sufficient to accommodate the entire population of Secord ES, the building provides an opportunity to accommodate a large number of students that allows the population on the Secord ES site to be significantly reduced. This presents opportunities to expedite the phasing of the project given the need for fewer classrooms and green space on the site during construction.

This is similar to the approach taken when George Webster ES was replaced. To reduce the number of students on-site during construction a facility, St. Bernadette, was leased from the TCDSB for the duration of construction. This allowed Grades 6 to 8 to be relocated from the site and into the holding building. This created opportunities to expedite construction and to provide a more cost-effective project.

The intent of the TDSB is to construct a new 931 pupil place elementary school to replace the existing Secord ES. This facility will be constructed on the current site and will be phased to allow portions of the school to remain operational during construction and demolition.

The proposed 931 pupil place JK to Grade 5 school will include:

- 10 Full Day Kindergarten Classrooms
- 18 Primary Classrooms
- 10 Junior Classrooms*
- 3 Special Education Classrooms (Home School Program, MID, Autism)
- 1 Instrumental Music Room
- Unloaded Resource and Seminar/Meeting Rooms
- Learning Commons
- Double gymnasium and Stage
- Operational spaces As Per Ministry Space Benchmarks

*Includes 1 to support additional resources allocated to the school for English as a Second Language Students and Learning Opportunities Index support.

In the first phase, a major addition will be constructed to accommodate instructional classroom space as well as the major components of the future building such as the gymnasium, learning commons, and main office. This new addition would be connected to the existing building to allow the new elements to function with existing classrooms during the staged demolition process. The first phase addition would be brought on-line as the functional hub of the future new school (Phase 1 as shown in Appendix B).

In the second phase, the existing port-a-pack and single storey section of the existing building would be demolished, and this portion of the site reclaimed as outdoor play space.

The third phase of the replacement school is a three-storey addition to be constructed along the eastern property line of the site, which would connect to the major addition constructed in the first phase. This phase of construction would include the future five-room child care centre and potentially the new community centre to replace the existing facility (subject to City of Toronto confirmation). This requires City of Toronto capital funding should this be the preferred direction. Options for the community centre will continue to be discussed with City staff as the project evolves.

In the fourth phase, the remaining three-storey section of the existing building would be demolished, and this portion of the site converted to outdoor play space.

This phased approach maintains the safe function of the school, and provides adequate space for the projected student population.

The estimated cost of this project is \$31.86, which includes allowances for the demolition of the existing building (\$2.3M) and site preparation costs (\$3.4M). There are cost premiums associated with this project (reflected in the estimates) due to the complex and phased approach to construction. The Second ES rebuild will take place on an active school site. There are inherent risks that exist when constructing on an active

school site. Provisions must be made to ensure student safety. Outdoor play area will also be at a premium during construction.

The phased construction approach may result in cost and/or schedule impacts, which is made more challenging due to the limited construction staging area. The phasing of the work requires multiple construction and demolition phases, remobilization of trades, and material/equipment deliveries spread over multiple orders/shipments.

The City of Toronto, by delegated authority, is the approval authority for all site plan applications. Based on recent submissions by the TDSB, the City requires site plan design elements and conditions that are well beyond Ministry benchmark funding. These might include but are not limited to: decorative fencing; road and sidewalk widening/reconstruction; easements; internal site additional landscaping; and façade improvements. These conditions represent substantial increase in both time and cost of construction to the TDSB.

Many of these represent City of Toronto infrastructure projects that are normally funded through the City budget process. These requests represent a significant risk to the benchmark funding and often result in extremely long delays which further impact budgetary constraints.

EarlyON Centre

Secord ES currently accommodates an EarlyON Centre, which is a valuable service for families residing in the area, and a compatible partnership with an operating elementary school. The TDSB will explore securing funding from the Ministry to replace this valued amenity.

City of Toronto Community Centre

The existing City of Toronto Community Centre, situated at the south end of the school building, is leased until 2026. The TDSB will work with the City on options to retain and/or rebuild the community centre as discussions around this project move forward upon approval.

Part B: Child Care Project Scope, if applicable

Is the board requesting child care funding to support child care space with the Capital Priorities project request? **Yes**

The City of Toronto has indicated that this is a municipal ward with a dearth of subsidized child care spaces for pre-school aged children.

Children's Services uses Toronto's Licensed Child Care Growth Strategy target of serving 50% of children aged 0-4 when assessing where to expand licensed child care. Current licensed child care capacity for infants, toddlers and preschoolers is added to any confirmed child care capital projects to determine the total number

of spaces. This number is then divided by the number of children aged 0 to 4 to determine how far above or below the target the area is.

This analysis is undertaken at the ward and neighbourhood level (when required) to identify the areas where capital expansion should take place. All of the school sites recommended for new child care spaces fall within the City's medium to highest priority areas.

The City has indicated that to align with their child care strategy, a new five-room, 88 space, child care centre is proposed for this site. The new child care centre would serve infants (10), toddlers (30) and pre-school (48) aged children.

Currently there is a child care operating at Secord ES that provides before and after school programs for existing students.

Part C: Site Selection and Acquisition

Does the school board already own a site for the requested project? Yes

4.0 PILOT FOR MODULAR CONSTRUCTION BUILD

Is your board interested in participating in a pilot for Modular Construction Build for this project? No

5.0 Joint-Use School Project Considerations

No interest was identified in pursuing a joint venture project in this location.

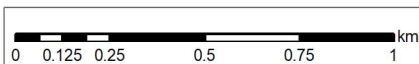
Appendix A: Location Map

Appendix B: Schematic Diagrams



Toronto District School Board

Location of Secord ES 101 Barrington Avenue

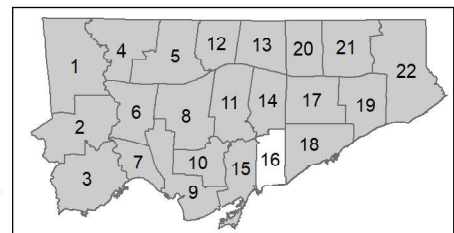


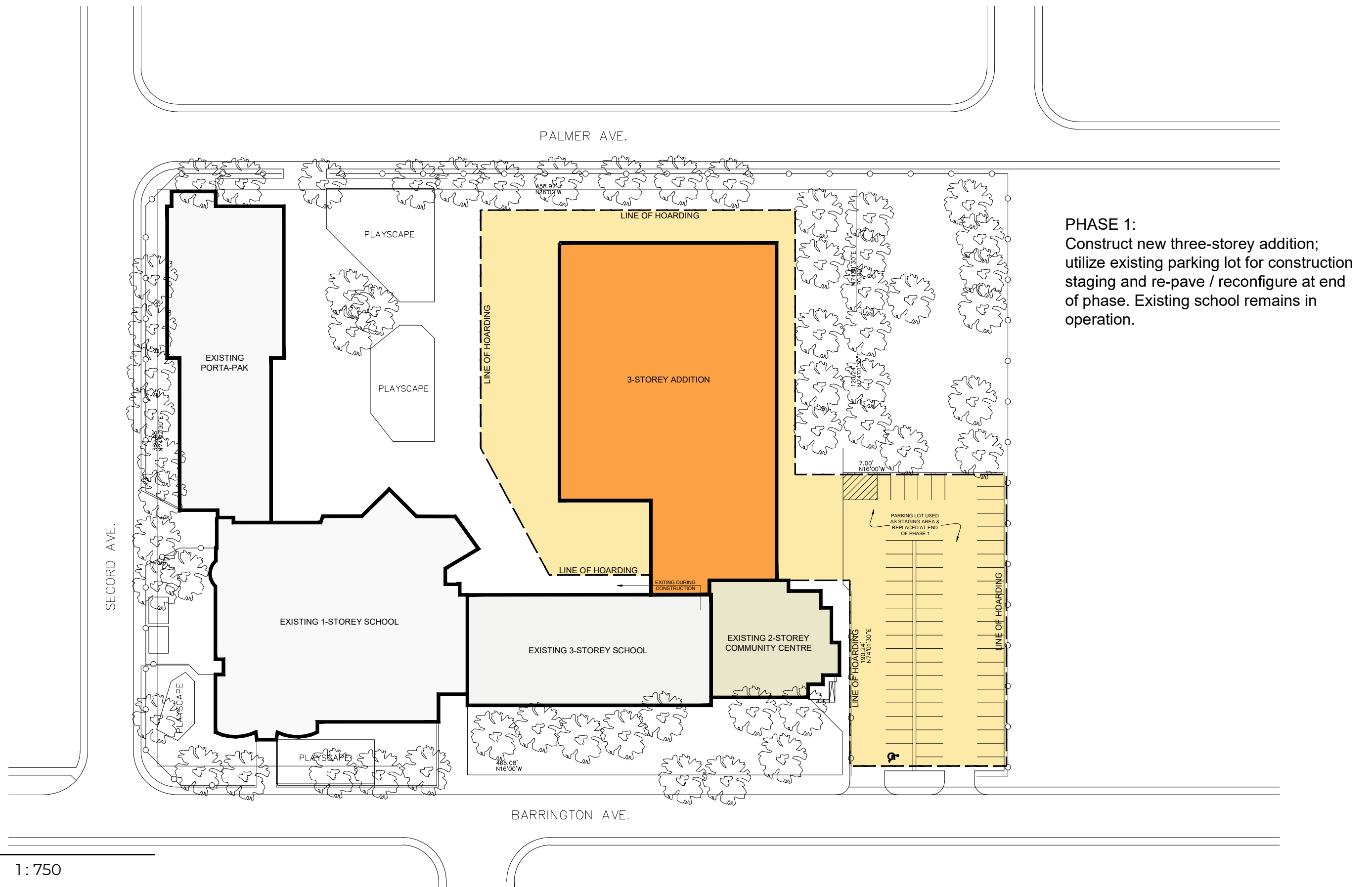
Produced by:
Planning Division, TDSB
May 2021
Source:
Base Map- Geospatial Competency Centre
Facility - Planning Division, TDSB
Data- City of Toronto



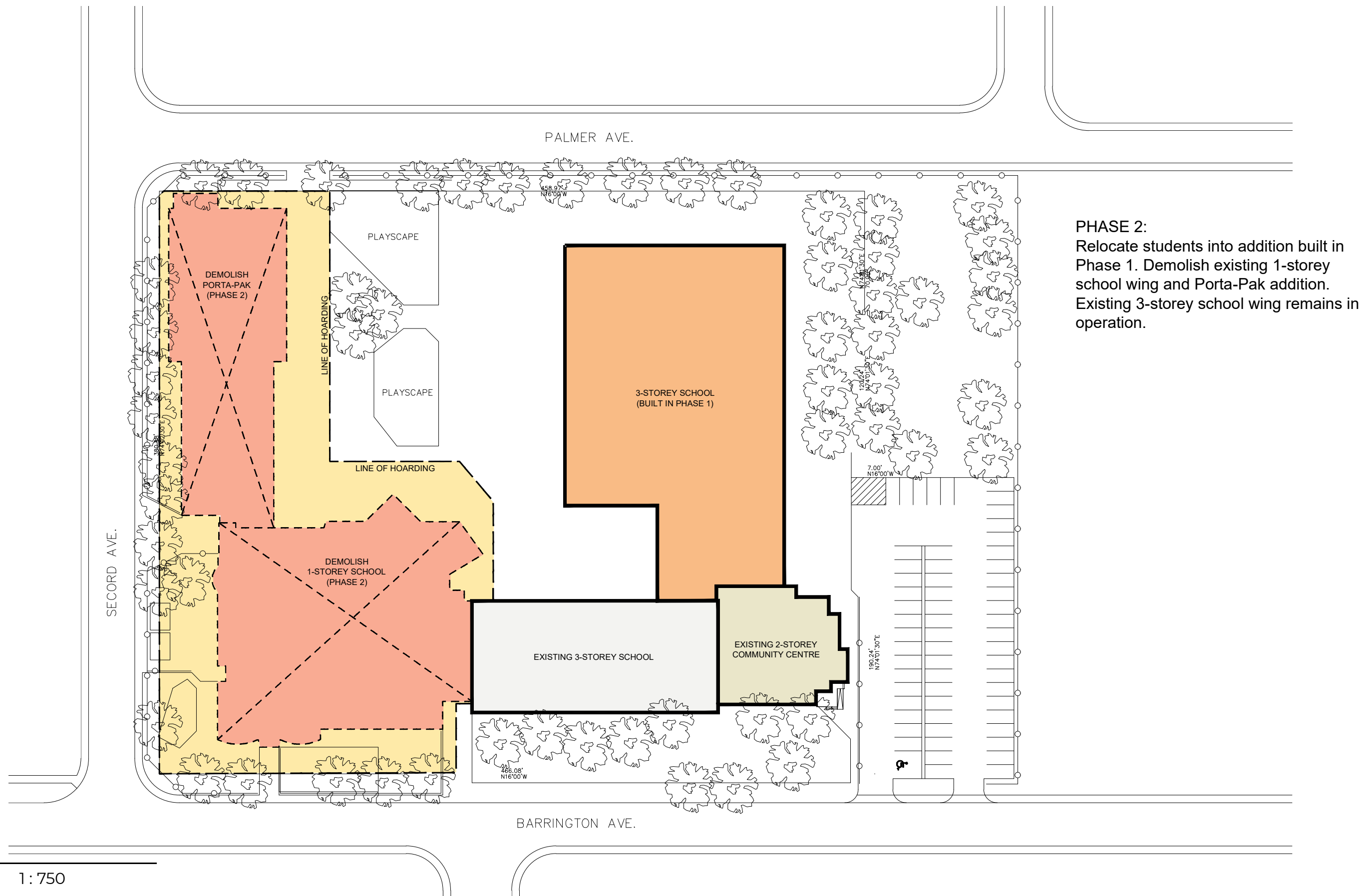
Legend:

- | | |
|--|---------------|
| ■ Elementary School | Major Road |
| ■ Secondary School | Railway |
| ■ Elementary & Secondary School | Utilityline |
| ■ Other TDSB Facility | Waterway |
| ■ Site | Ward Boundary |

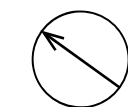




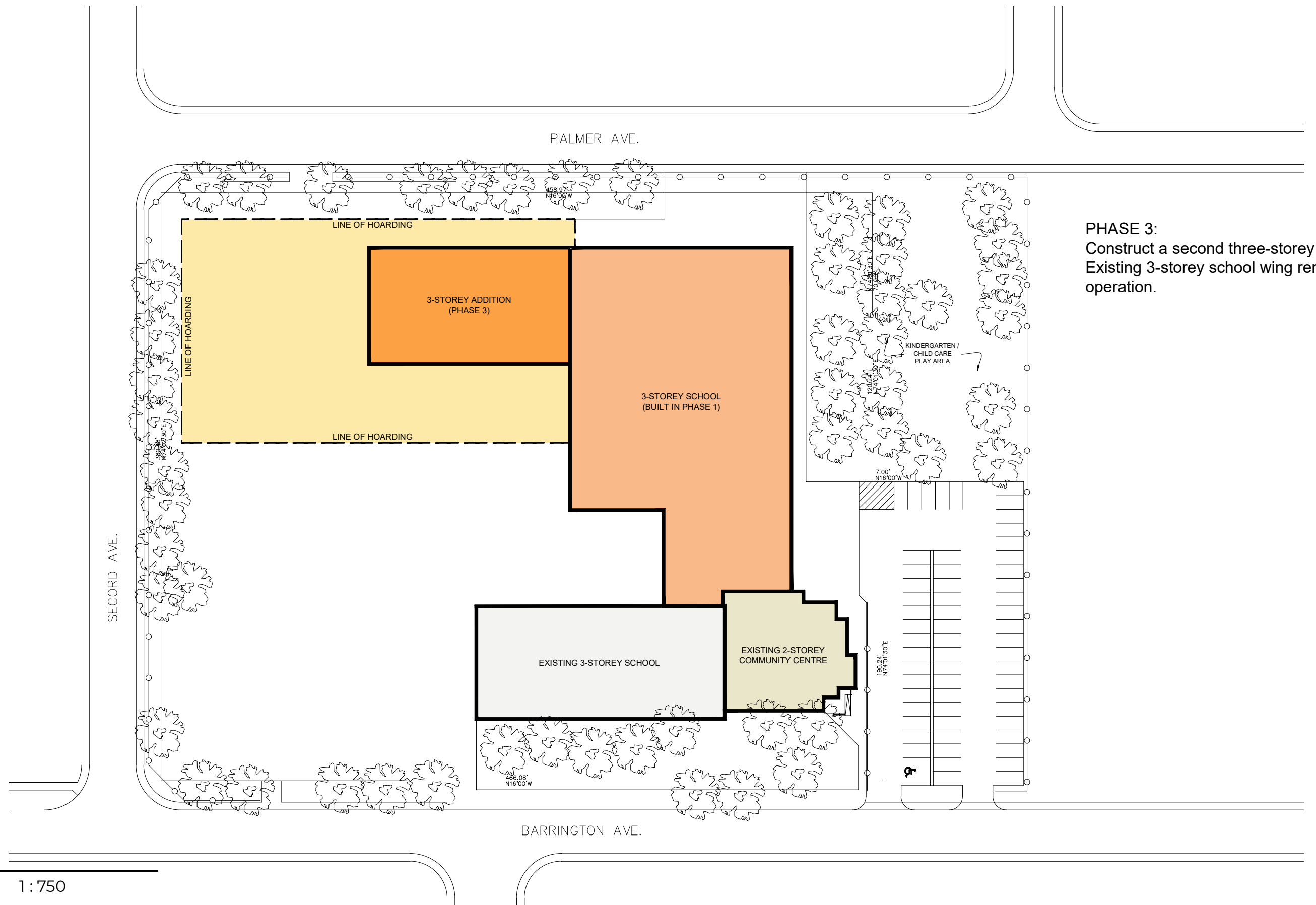
SITE PLAN (phase 1) 1: 750



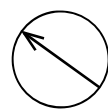
PHASE 2:
Relocate students into addition built in Phase 1. Demolish existing 1-storey school wing and Porta-Pak addition. Existing 3-storey school wing remains in operation.



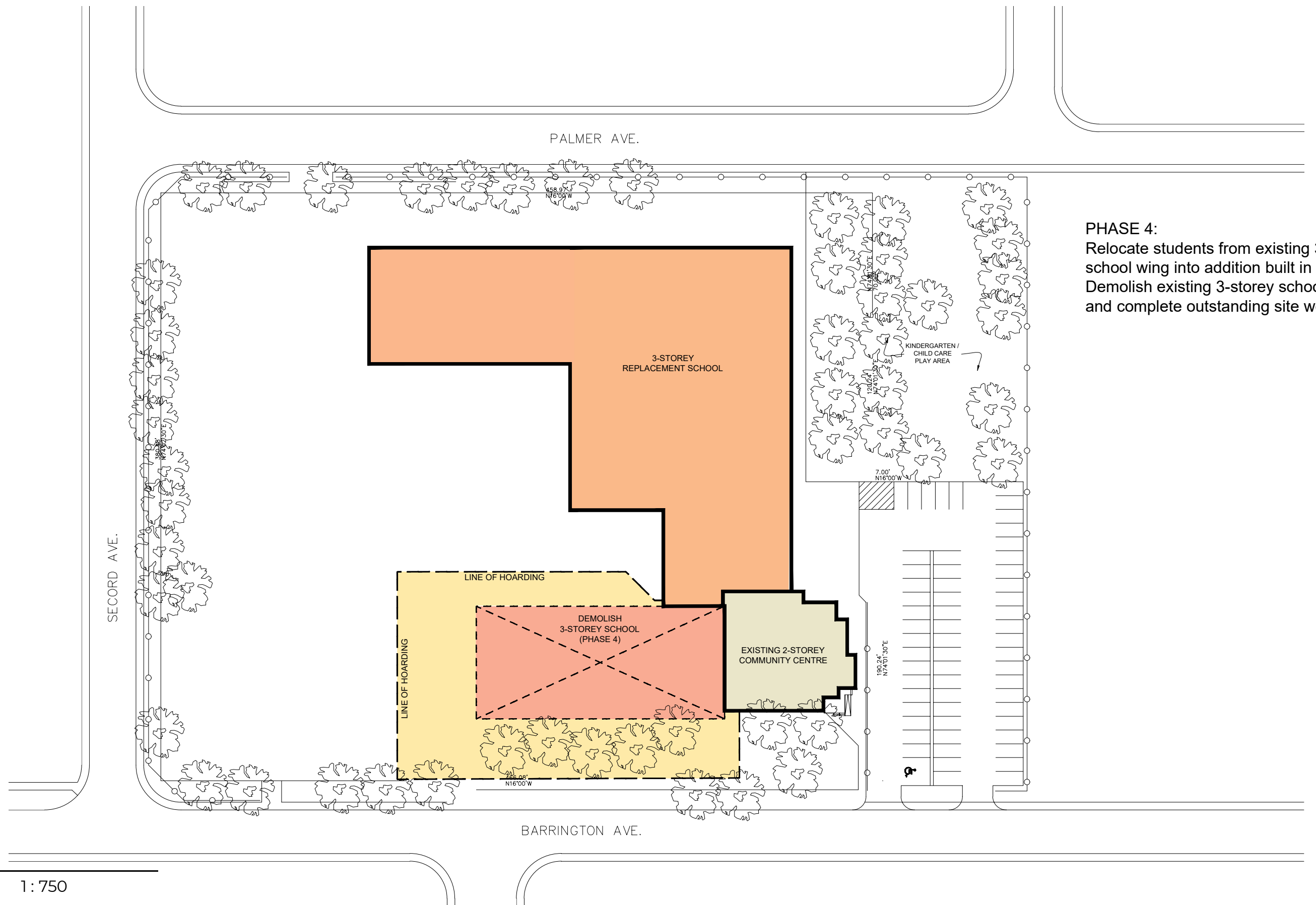
SITE PLAN (phase 2) 1:750



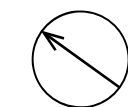
PHASE 3:
Construct a second three-storey addition.
Existing 3-storey school wing remains in
operation.



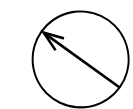
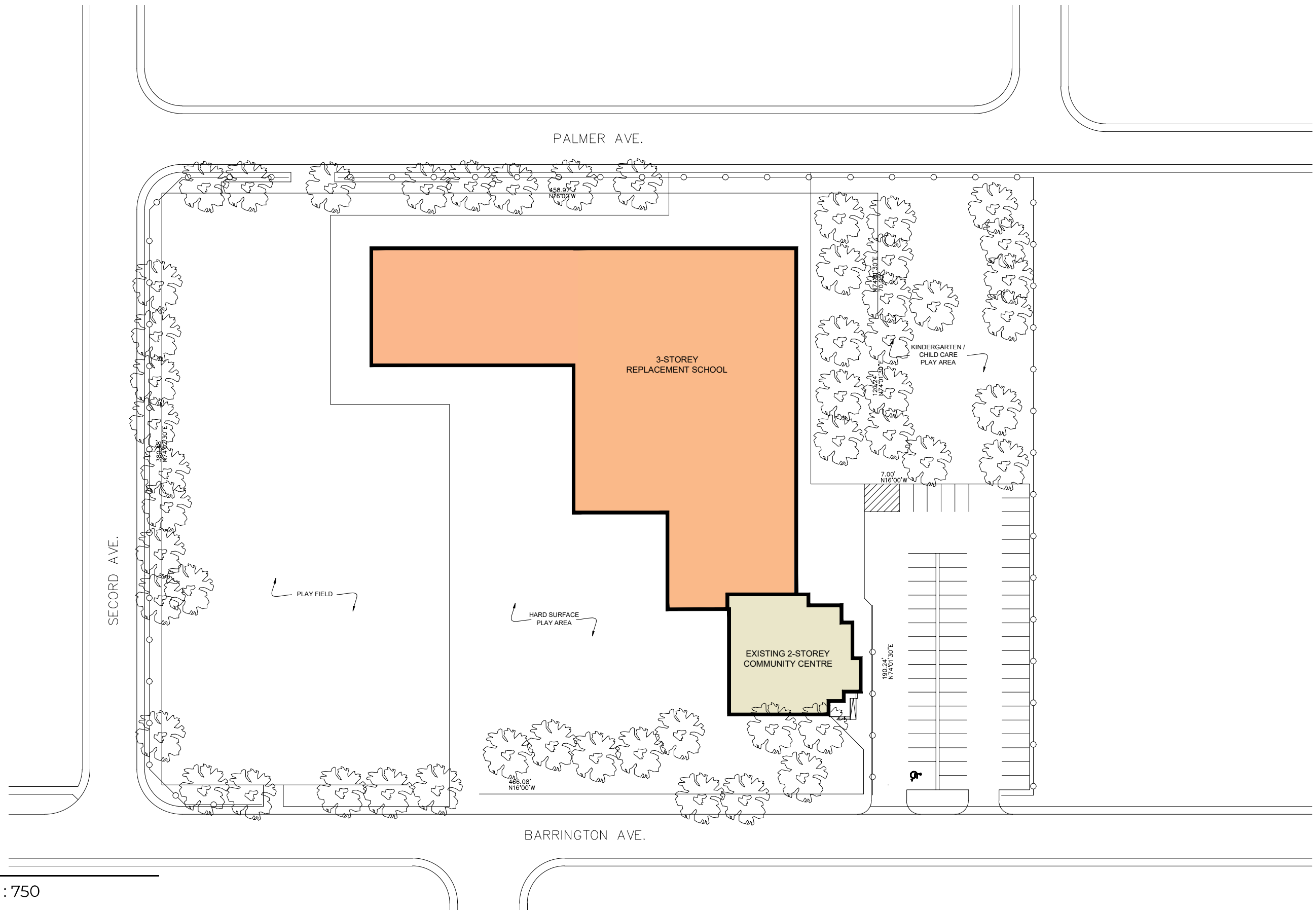
SITE PLAN (phase 3) 1:750



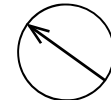
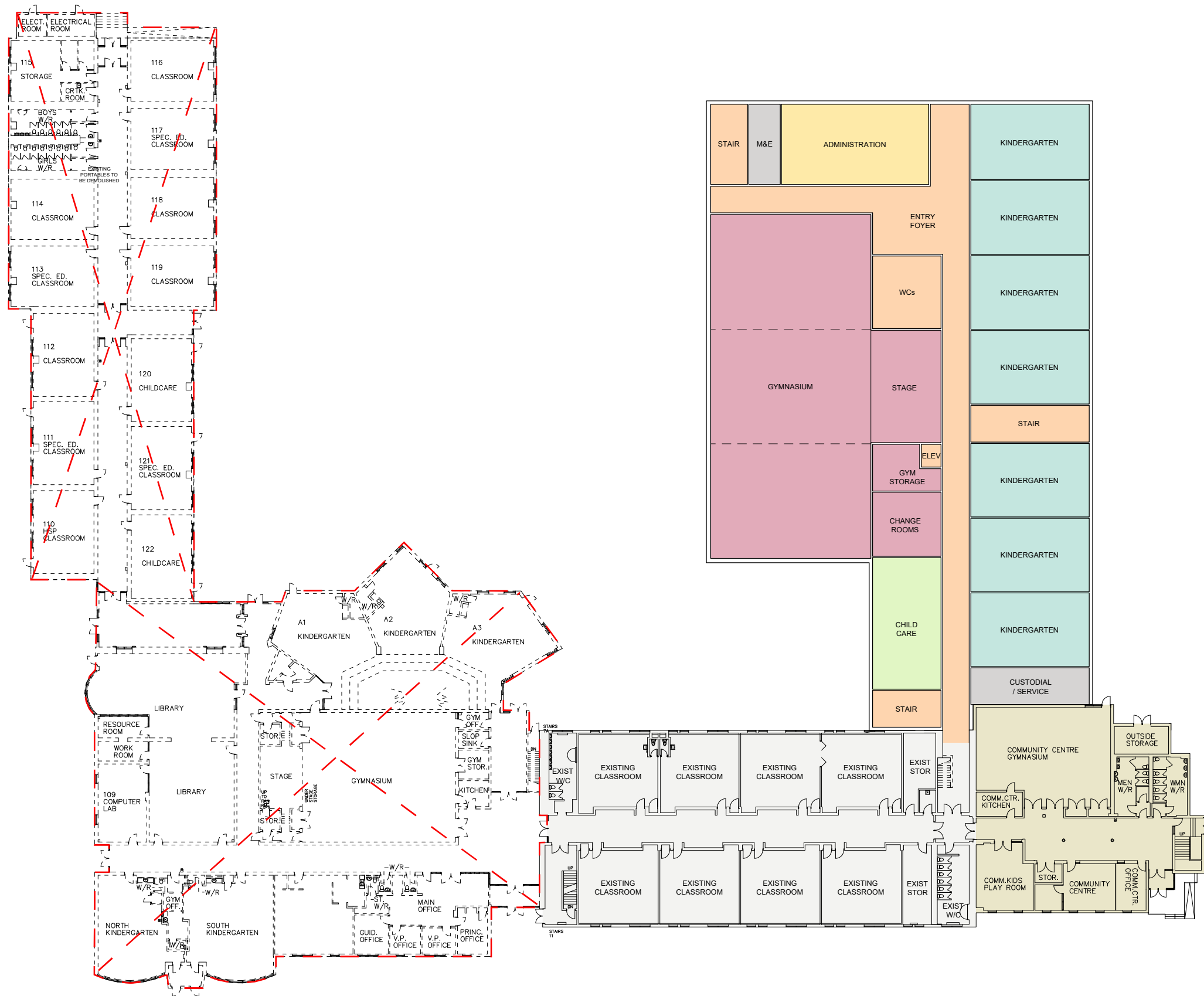
PHASE 4:
Relocate students from existing 3-storey school wing into addition built in Phase 3. Demolish existing 3-storey school wing and complete outstanding site works.



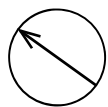
SITE PLAN (phase 4) 1:750



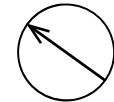
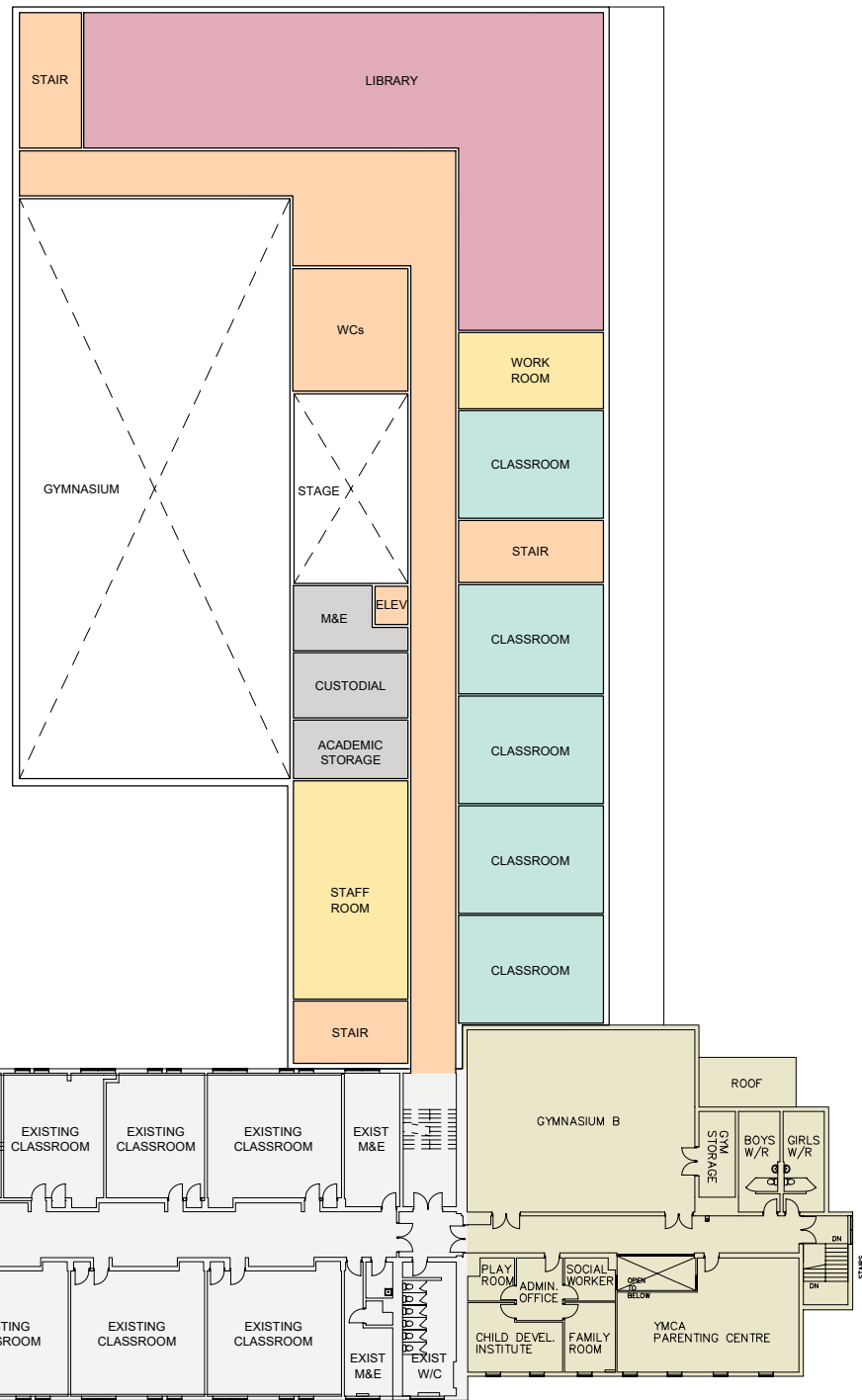
SITE PLAN (final) 1:750



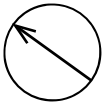
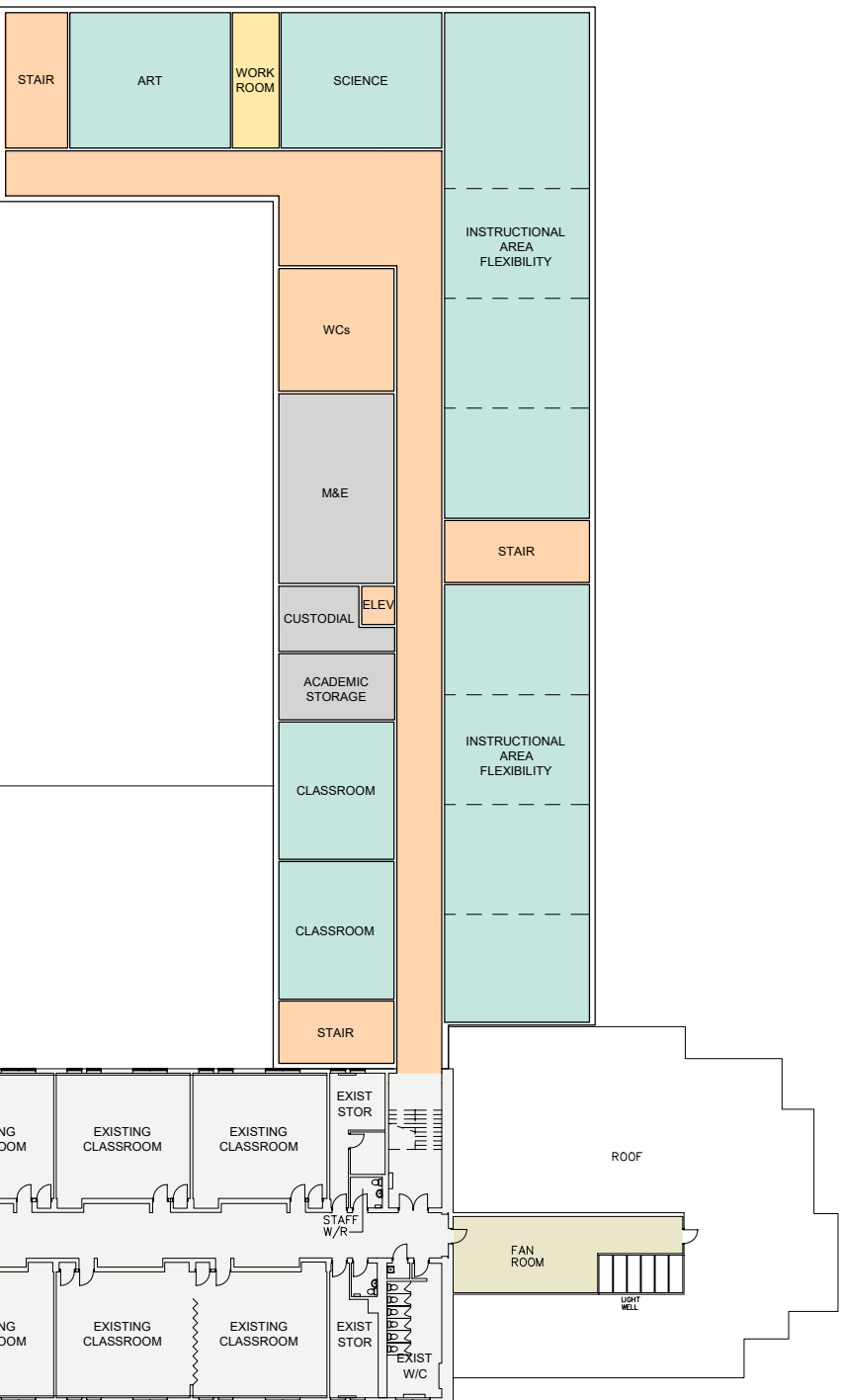
GROUND FLOOR PLAN (phases 1 & 2) 1:500



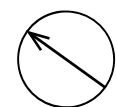
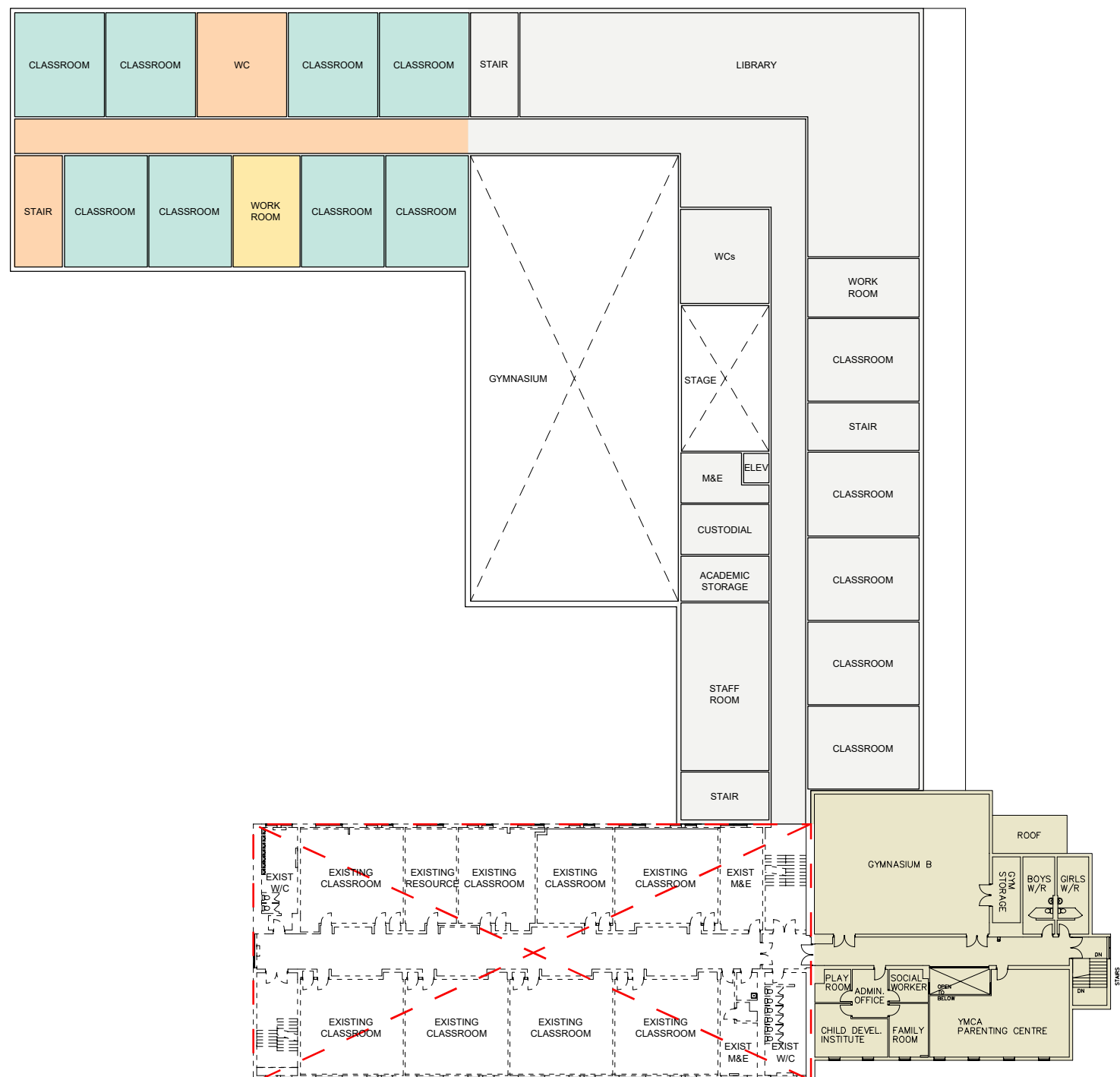
GROUND FLOOR PLAN (phases 3 & 4) 1 : 500



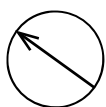
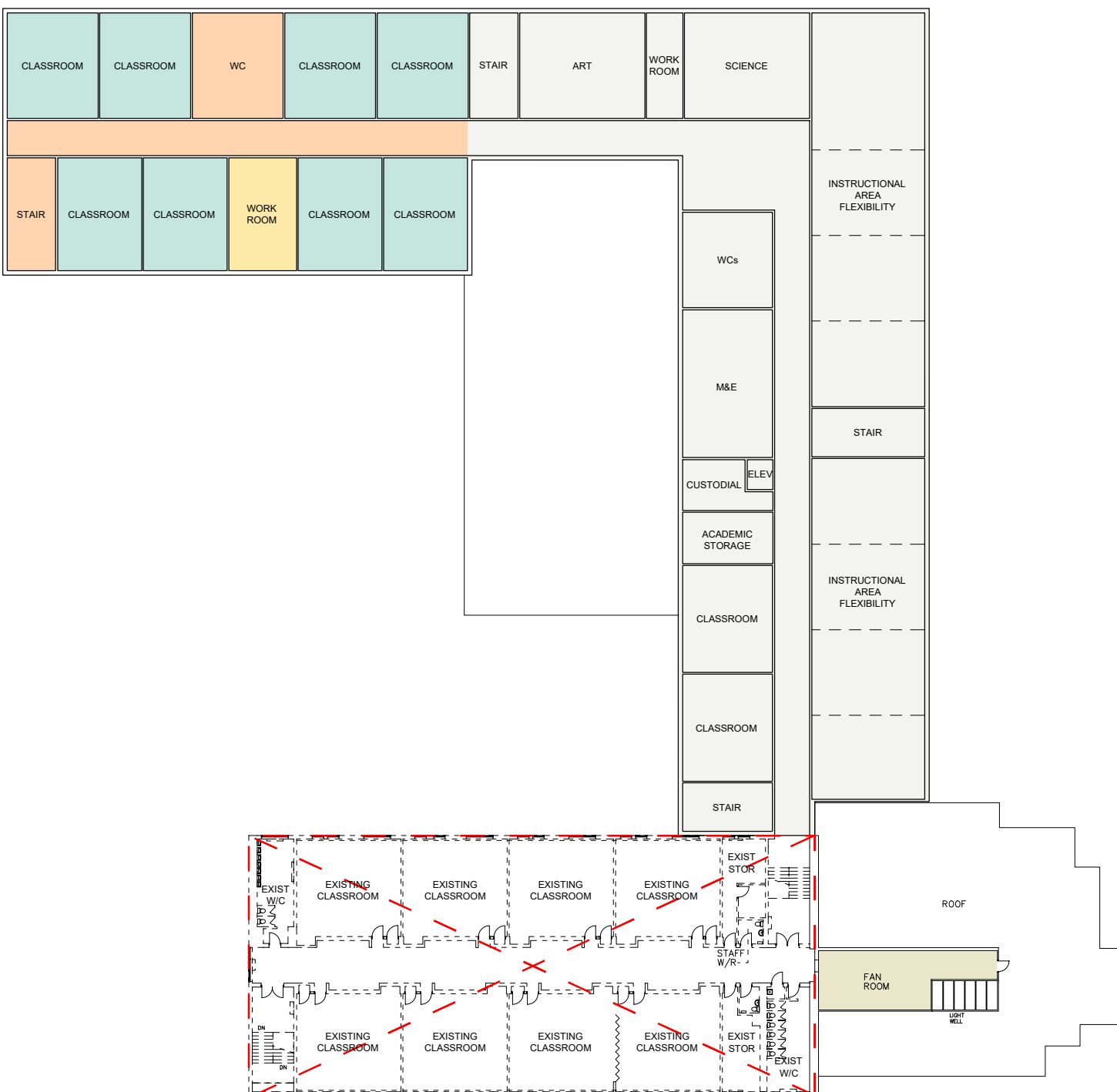
SECOND FLOOR PLAN (phases 1 & 2) 1 : 500



THIRD FLOOR PLAN (phases 1 & 2) 1 : 500



SECOND FLOOR PLAN (phases 3 & 4) 1 : 500



THIRD FLOOR PLAN (phases 3 & 4) 1 : 500

