



**Business Case:**

**Guildwood Pupil Accommodation  
Review: Poplar Road Jr. PS School and  
Elizabeth Simcoe Jr. PS**

**Business Case for a new Poplar Road Jr. PS  
Replacement School and Elizabeth Simcoe Jr. PS  
Addition / Renovation to support to closure of Jack  
Miner Sr. PS**

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**Toronto District School Board**

**February 25, 2022**

# 2022-23 Capital Priorities Program

## Business Case – Written Component

School Board Name: 12 - Toronto DSB

Project Name: Poplar Road Jr. PS Replacement School and Elizabeth Simcoe Jr. PS Classroom Addition

Project Ranking: 3

Note that Poplar Road Jr. PS (#4) and Elizabeth Simcoe Jr. PS (#5) are related projects emanating from a Pupil Accommodation Review. Both are required to facilitate the closure of Jack Miner Sr. PS.

Project Description: New 341pp Replacement School at Poplar Road Jr. PS and an gymnasium addition / internal renovation at Elizabeth Simcoe Jr. PS

Panel: Elementary

Municipality: Toronto (Scarborough)

Project Category: School Consolidation

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

This business case outlines the board's proposal for capital investment at two elementary schools, Poplar Road Jr. PS and Elizabeth Simcoe Jr. PS, to implement the student accommodation plan approved by the Board of Trustees on June 4, 2018 at the conclusion of the Guildwood Pupil Accommodation Review. This student accommodation plan includes the closure of one operating elementary school: Jack Miner Sr. PS.

This business case was submitted for consideration in August 2019 and again in May 2021, but was not supported at either time. Since August 2019, Board staff has met with Ministry staff to review the business cases and to discuss the rationale for the projects not being supported. Board staff has revised the scope of both projects to better align with Ministry parameters. The capacity of the replacement school at Poplar Road Jr. PS has been reduced to improve long-term utilization rates. The original business case proposed a new school capacity of 387 pupil places, which would have resulted in a utilization rate of 88% by 2028. After review, the capacity has been reduced to 341 pupil places, which results in a utilization rate of 96% in 2028. This is much closer to the direction received from the Ministry to ensure that we are working toward utilization rates of closer to 100%, not 90% as originally proposed.

The project scope at Elizabeth Simcoe Jr. PS has been substantially decreased to align with Ministry direction. The feedback received by Board staff was that both projects represented a scenario that was far too expensive relative to the savings achieved by a single school closure. The original project scope for Elizabeth Simcoe Jr. PS included a series of deep retrofits to accommodate not only the additional pupil places required, but to accommodate a large child care expansion. This would have resulted in one of the small gymnasiums being renovated into the child care space and then a new double gymnasium being constructed to replace the lost space. Board staff has worked with Children's Services staff at the City of Toronto and have agreed that the existing child care at Elizabeth Simcoe Jr. PS will remain in-situ and not be expanded. This allows the project scope to be significantly reduced to only include the spaces needed for enrolment growth. This can be achieved through a small addition to the school.

The capital investments required at Poplar Road Jr. PS and Elizabeth Simcoe Jr. PS will provide the additional capacity necessary to support the closure of Jack Miner Sr. PS, and in the case of Poplar Road Jr. PS, to address significant facility condition issues.

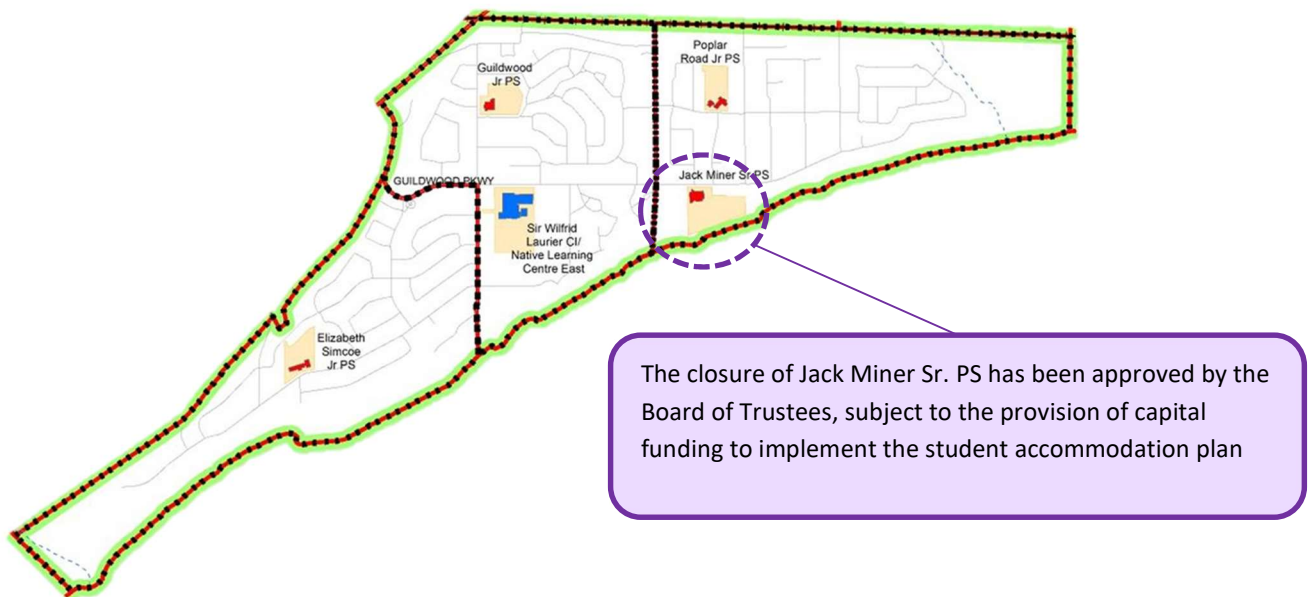
The Pupil Accommodation Review was originally struck in November 2016 and involved 4 elementary schools; Elizabeth Simcoe Jr. PS, Guildwood Jr. PS, Jack Miner Sr. PS and Poplar Road Jr. PS. The process ran from February 2017 to June 2018 and included a total of 6 working meetings, 4 individual school council/parent meetings and 4 formal public consultation meetings to review and discuss the accommodation challenges facing the area.

The PARC concluded at the end of the 2017-18 school year with staff recommendations being brought to the Board of Trustees for approval on June 4, 2018. The committee supported the recommendations that were

presented in the Final Staff Report, including the request for the capital investments outlined in this business case.

The approved recommendations include the closure of Jack Miner Sr. PS, to be supported by a new replacement school on the Poplar Road Jr. PS site and an addition/renovation at Elizabeth Simcoe Jr. PS. No capital improvements are being requested for Guildwood Jr. PS, which will expand into a JK-8 school within its existing building footprint.

The investments outlined in this business case are required to implement the student accommodation plan approved by the Board of Trustees. The map below shows the location of the three schools, as well as the school proposed for closure – Jack Miner Sr. PS.



## Background

The Pupil Accommodation Review was struck to address low enrolment and facility condition issues among this group of schools. The total enrolment for the schools involved in this review has historically been low, but as declined by an additional 8% between 2008 and 2018. Enrolment at Elizabeth Simcoe Jr. PS and Poplar Road Jr. PS has remained relatively stable over this 10 year period. By the 2020-21 school year, however, Jack Miner Sr. PS was operating with a utilization rate under 65%, at 52%. Guildwood Jr. PS has been historically under enrolled, but has increased since the PARC concluded. The school's enrolment has increased from 116 students in 2017 to 136 students in the current 2020-21 school year. The increase is due to larger incoming cohorts of JK students in each of those three years.

This grouping of schools is faced with a number of issues that required review, study, consultation and ultimately significant change in order to provide improved programming opportunities to students. Many of the schools in this area are facing challenges that include underutilization, low enrolment, small class sizes (cohorts) and poor facility condition.

In terms of facility condition, all schools involved in the Pupil Accommodation Review have relatively high five-year renewal needs. As it relates to the proposed closure and associated capital projects, Jack Miner Sr. PS and Poplar Road Jr. PS are schools with five-year Facility Condition Indices of 111% and 66%, respectively, and five-year renewal needs of \$8.7M and \$5M, respectively.

Further, at Elizabeth Simcoe Jr. PS, internal renovations and a small classroom addition would assist in addressing a portion of the renewal backlog at the school. At present, the Facility Condition Index at Elizabeth Simcoe Jr. PS is 60%, growing to 86% within 5 years. The total 5-year renewal backlog is \$6.7M. The addition and renovation project at the school would enable the Board to address much of the existing backlog, which also mitigates the increase over time. Preliminary estimates suggest that nearly \$4.54M of the backlog could be eliminated through this proposed project.

The closure of Jack Miner Sr. PS, supported by capital investments at Poplar Road Jr. PS and Elizabeth Simcoe Jr. PS, eliminates a substantial amount of renewal backlog. The new school proposed at Poplar Road Jr. PS directly eliminates \$5.0M through the replacement of the existing aging facility. The closure and decommissioning of Jack Miner Sr. PS equates to \$8.7M in backlog being eliminated. The proposed capital project at Elizabeth Simcoe allows for existing building systems to be refreshed and/or replaced. TDSB Facilities staff estimates that this amounts to \$4.54M of 5-year renewal backlog that could be eliminated from the system. In total, these projects result in nearly \$18.2M of 5-year renewal backlog being eliminated from the system.

Facility renewal issues at Guildwood Jr. PS will be addressed through existing resources such as School Condition Improvement (SCI) funding and the annual Grant for School Renewal, as required. The school currently has a renewal backlog of \$3.6M, and an Facility Condition Index (FCI) of 55%.

The proposals outlined in this business case would eliminate the cumulative five-year renewal backlog of at least \$18.2M from the system while providing a new, modern and energy efficient facility to the community.

### **What will change?**

The student accommodation plan that was arrived at during the Pupil Accommodation Review and ultimately approved by Trustees will result in a redistribution of students to achieve better school utilizations and larger, more viable programs. All of these factors will contribute to improved student achievement.

The replacement of the aging facility at Poplar Road Jr. PS to accommodate an expansion to JK to Grade 8 will boost enrolment at the school, and create a strong and viable program for local students. This group of schools will move from a system of junior schools feeding into a senior school, to a series of JK to Grade 8 schools. Expanding the grade ranges of all the schools in the review area to serve Grades JK to 8 is also expected to boost student success by minimizing transitions between schools and neighbourhoods. Further, utilization rates at all schools will improve, which means that facilities will be more efficient, vibrant and viable than before.

The provision of a new school on the Poplar Road Jr. PS site would provide a new, state of the art learning environment for students. The provision of a new full-service child care centre will be an asset to this community, where a lack of access has been clearly identified by the City as well as families residing in the area. New affordable child care in this community also has the potential for economic opportunities for those who cannot seek full-time employment during the day due to family obligations.

### **Accommodation Plan**

The Board-approved accommodation plan for the Guildwood community, subject to the approval of capital funding to replace Poplar Road Jr. PS and renovate/expand Elizabeth Simcoe Jr. PS, is as follows. This timeline assumes that capital funding would be provided to support the projects during the 2020-21 or early in the 2021-22 school year, and both projects completed and occupied for the 2023-24 school year.

In short, this community of four elementary schools would be reduced to three. A system of JK to Grade 8 schools would be created through the closure of the existing senior school, Jack Miner Sr. PS.

- Construct a new JK-8 replacement school on the Poplar Road Jr. PS site. The existing school would remain operational during construction
- Construct a new addition onto Elizabeth Simcoe Jr. PS
- Occupy the new Poplar Road Jr. PS and expanded Elizabeth Simcoe Jr. PS in 2023, expand both schools from JK-6 to JK-7
- Expand both schools from JK-7 to JK-8 in 2024-25
- Close Jack Miner Sr. PS in 2024-25 – full implementation
- Expand Guildwood Jr. PS from JK-6 to JK-7 in 2023, and JK-7 to JK-8 in 2024-25

This option establishes a system of JK to Grade 8 schools, which was the desired outcome of the PARC. Further, the long-term enrolment projections for Poplar Road Jr. PS and Elizabeth Simcoe Jr. PS support the capital projects being requested. There is no new transportation required for the Guildwood community as they retain their existing school, and expand to a JK to Grade 8 program with no associated capital requirements.

### **Why Can't Guildwood Jr. PS be Closed?**

Actual enrolment at Guildwood Jr. PS has increased since the PARC concluded and the first iteration of the business case was submitted for consideration in September 2019. The school's enrolment has increased due to larger incoming cohorts of JK students, which indicates an emerging demographic shift within the neighbourhood. This is supported by third party population projections provided to the Board by a third party demographic firm.

Further, options that included the closure of Guildwood Jr. PS would have introduced transportation (bussing) requirements for students that are currently able to walk to the school. If Guildwood Jr. PS were to be closed,

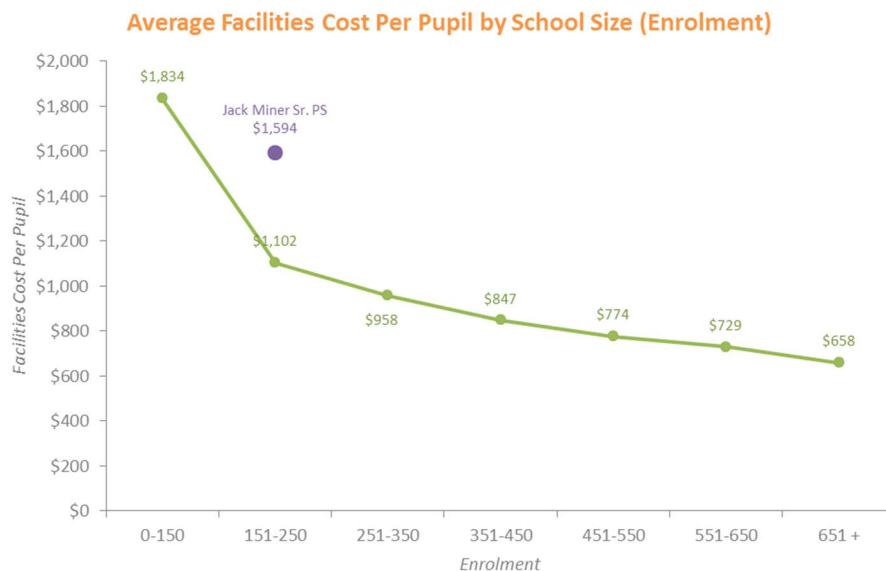
a pocket of addresses situated in the western end of the existing school boundary would require bussing to the receiving school Poplar Road Jr. PS (these addresses are even farther from Elizabeth Simcoe Jr. PS).

Further, the pocket of Guildwood Jr. PS' addresses that would have required bussing to Poplar Road Jr. PS includes the area's only high-density rental apartment dwellings. The Guildwood Jr. PS community is comprised almost entirely of single-family detached homes, similar to Poplar Road Jr. PS and Elizabeth Simcoe Jr. PS.

The 14-storey rental tower, situated on the south side of Kingston Road, east of Guildwood Parkway, contains 20% of the school's overall enrolment. If Guildwood Jr. PS were to be closed, then Board would effectively be creating and imposing a barrier that impacts – arguably – the most vulnerable group of students residing within this group of schools. This is contrary to the Board's commitment to equity.

### Operating Costs at Jack Miner Sr. PS

Operating costs for facility operations and maintenance at Jack Miner Sr. PS are far higher than other schools across the City with similar characteristics. In addition to the renewal backlog that would be eliminated from the system, the closure of this school is also expected to result in significant operating savings.



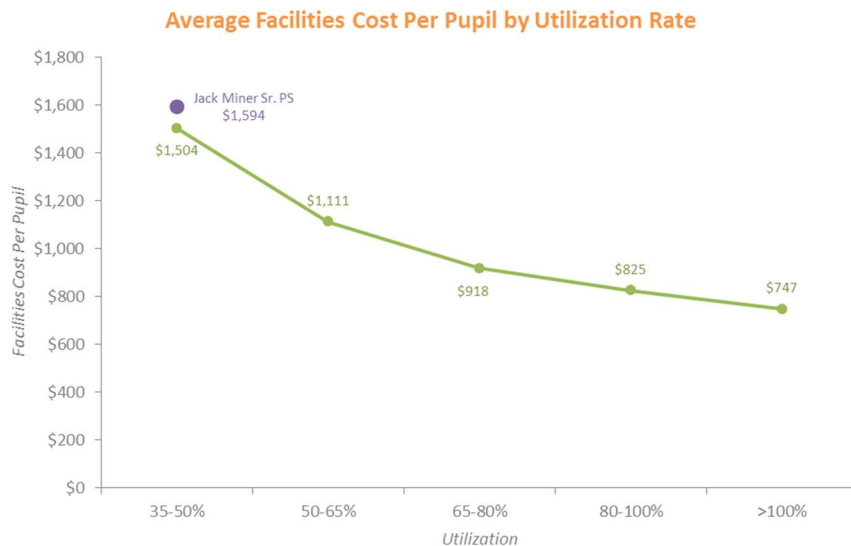
The scale of operating costs for elementary schools is highest for those with small enrolments, then declines steadily as the population of the school increases. Using the most recent dataset available, an analysis demonstrates that schools with an enrolment of between 151 and 250 students, the category in which Jack Miner Sr. PS sits, had an average operating cost per pupil (not including administration) of \$1,102. Jack Miner Sr. PS had an operating cost that was far higher at \$1,594 per pupil, an increase of over 30%.

When the average utilization rate is used as the base for comparison, a similar trend emerges. Schools with lower utilization rates are more costly to run than those with higher utilization rates. For schools with utilization rates between 35% - 50%, the category in which Jack Miner Sr. PS falls; the average operating cost per pupil (excluding administration) is \$1,504. Jack Miner Sr. PS' operating cost school year was slightly higher at \$1,594.



This research demonstrates that significant operating savings could be achieved through the closure of Jack Miner Sr. PS. The receiving schools, Poplar Road Jr. PS and Elizabeth Simcoe Jr. PS would also experience savings over time due to their respective new facilities.

Preliminary research shows that the facility operating costs of new schools (<10 years) can be up to 50% less expensive than older schools.



### Part B: Alternative Accommodation Strategies

Through the Pupil Accommodation Review, a total of eight accommodation options were developed, presented and discussed. These options all reflect a combination of school closures, boundary changes, grade changes, program augmentation/relocation and capital investment. The reasons for not moving forward with an option identified below are also identified.

A summary of those options can be found below.

#### Option 1

- Close Guildwood Jr. PS
- Maintain Jack Miner Sr. PS as a Grade 7-8 school
- Construct new JK-6 schools at both Elizabeth Simcoe Jr. PS and Poplar Road Jr. PS
- This option was not supported because it did not result in a JK-8 model, which was the preferred outcome of the PARC. The long-term enrolment at Jack Miner Sr. PS was also quite low, approximately 140 students. This may have resulted in program viability issues. Further, this option required major capital intervention in the form of two small replacement schools.

#### Option 2

- Close Guildwood Jr. PS
- Close Jack Miner Sr. PS

- Construct new JK-8 schools at both Elizabeth Simcoe Jr. PS and Poplar Road Jr. PS
- This option was recommended by staff in June 2017, however, was not approved by the Board of Trustees
- The closure of Guildwood Jr. PS wasn't supported due to bussing being required as there were addresses outside of walking distance to Poplar Road Jr. PS, the receiving school
- Guildwood Jr. PS is also the highest ranking school on the Learning Opportunities Index (LOI) scale, a measure of external challenges effecting student success.

### Option 3

- Close Guildwood Jr. PS
- Close Poplar Road Jr. PS
- Construct a new JK-8 school at Elizabeth Simcoe Jr. PS
- Convert the Jack Miner Sr. PS facility into a JK-8 school with an 11-room addition
- This option was not feasible due to the challenges present at the Jack Miner Sr. PS site. The building cannot be expanded due to its location and position at the top of the Scarborough Bluffs, and associated restrictions from the Toronto Region Conservation Authority and City of Toronto
- This option also required bussing for a pocket of the Guildwood Jr. PS community to the Jack Miner Sr. PS site

### Option 4

- Close Guildwood Jr. PS
- Construct new JK-5 schools at Elizabeth Simcoe Jr. PS and Poplar Road Jr. PS
- Convert Jack Miner Sr. PS into a Grade 6-8 middle school with internal renovations
- Similar to Option 1, this proposal did not result in a system of JK-8 schools, the preferred model of the PARC
- This option resulted in small schools at all three sites, meaning that replacement school scenarios were highly unlikely
- Bussing for a pocket of the Guildwood Jr. PS community was required

### Option 5 – **Board Approved**

- Close Jack Miner Sr. PS
- Convert Elizabeth Simcoe Jr. PS into a JK-8 school with a small addition
- Convert Guildwood Jr. PS into a JK-8 school
- Convert Poplar Road Jr. PS in a JK-8 school with a replacement school
- This option results in a JK-8 system, with viable programs at Guildwood Jr. PS, Poplar Road Jr. PS and Elizabeth Simcoe Jr. PS
- This option does not result in any bussing; Guildwood Jr. PS remains operational and expands into a JK-8 school

## Option 6

- Close Poplar Road Jr. PS
- Convert Elizabeth Simcoe Jr. PS into a JK-8 school, replace the building
- Convert Guildwood Jr. PS into a JK-8 school, replace the building
- Convert Jack Miner Sr. PS into a JK-8 school with a 2-room addition
- Jack Miner Sr. PS is a highly-constrained site and cannot be expanded due to TRCA and City of Toronto restrictions

## Option 7

- Close Poplar Road Jr. PS
- Maintain Guildwood Jr. PS as-is
- Convert Elizabeth Simcoe Jr. PS into a JK-8 school with a 1-room addition
- Convert Jack Miner Sr. PS into a JK-8 school
- This option does not provide a JK-8 program at Guildwood Jr. PS
- Jack Miner Sr. PS is a highly constrained site and cannot be expanded due to TRCA and City of Toronto restrictions

## Option 8

- Close Jack Miner Sr. PS
- Maintain Elizabeth Simcoe Jr. PS as-is
- Maintain Poplar Road Jr. PS as-is
- Convert Guildwood Jr. PS into a JK-8 school with a 5-room addition
- This option does not provide a JK-8 program at Poplar Road Jr. PS or at Elizabeth Simcoe Jr. PS

## Rationale for a New School at Poplar Road Jr. PS

A new school has been requested for Poplar Road Jr. PS to address the long-term pupil accommodation needs of the community. The existing school is in poor condition and has an irregular configuration that complicates, as well as limits, opportunities for future expansion. Further, the existing gymnasium is undersized to support a JK to Grade 8 program of 341 students. The existing building would require additional classrooms and a new double gymnasium to support the closure of Jack Miner Sr. PS and the expansion into a JK to Grade 8 school.

As referenced earlier in the business case, the existing building is in poor condition with a five-year FCI of nearly 70% and \$5M in projected renewal backlog. The school requires additional pupil places to support the expansion to a JK to Grade 8 program, as approved by the Board.

The renewal needs at the school are predominantly high and urgent, making up over \$4.5M of the total projected renewal backlog at the school (\$5M) – almost the entire amount (90%).

The building was constructed in 1959 with small additions in 1963 and 1972. The irregular configuration of the building, combined with the poor condition and substandard gymnasium suggest that a replacement facility is required.

The existing gymnasium is 2,100 square feet, which is far too small to support the physical education requirements of an intermediate program. As a comparison, the standard size of a gym as per Ministry of Education benchmarks would be a minimum of 4,000 square feet for a school of more than 300 students. The replacement school project would address this shortcoming of the existing school. The replacement school would be constructed on the Poplar Road Jr. PS site while the existing facility remained operational.

The school also accommodates a program for students with Developmentally Disabilities, which is proposed to be included in the new build. Through the PARC, feedback was provided that these students are a part of this school community and belong in the new building – with an opportunity to avoid another transition at Grade 7, just like the remainder of the school. These students should also be provided with new spaces that meet the unique needs of the program.

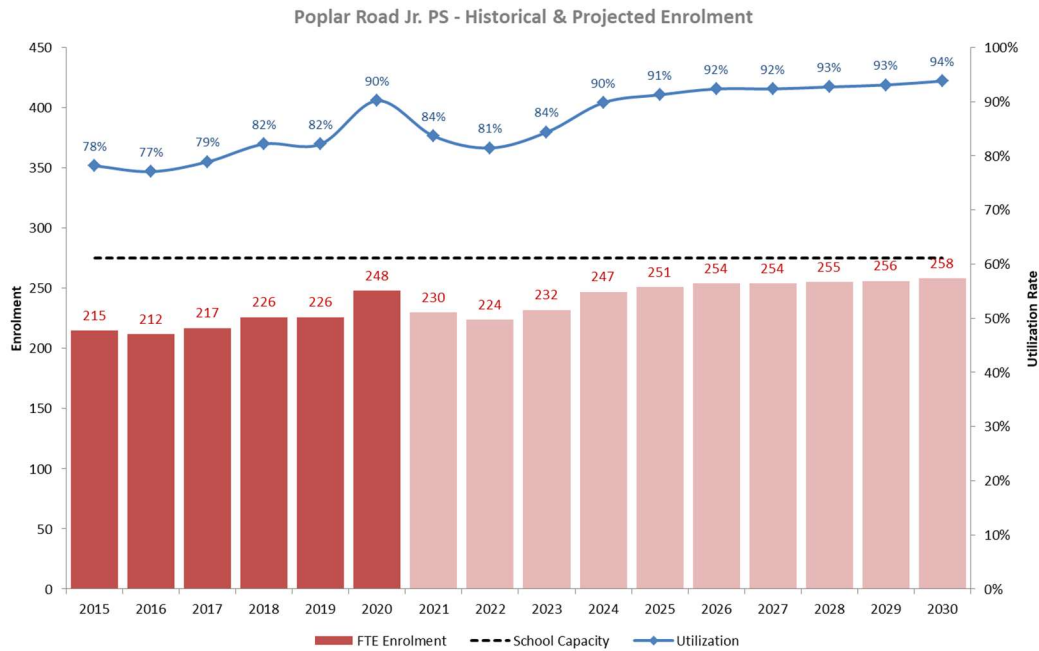
The school also accommodates an Extended French Program for students in Grades 4 to 6. This program serves students local to the community. The program begins at Grade 4, and is only 1-class per grade. That said, the French Extended program combined with the relatively small regular track program both contribute to a vibrant and viable elementary school. Potentially removing the Extended French program from the school would negatively impact students and programs.

Currently, graduates of the Extended French program are directed to Joseph Howe Sr. PS, an over-utilized intermediate school located over 7km away (school to school, some addresses would be farther). Retaining the program at a single school and thereby eliminating a transition and 7km commute, is anticipated to strengthen enrolment in the intermediate grades. Historically, the number of students who graduate the Extended French program at Poplar Road Jr. PS and continue at Joseph Howe Sr. PS has been relatively low.

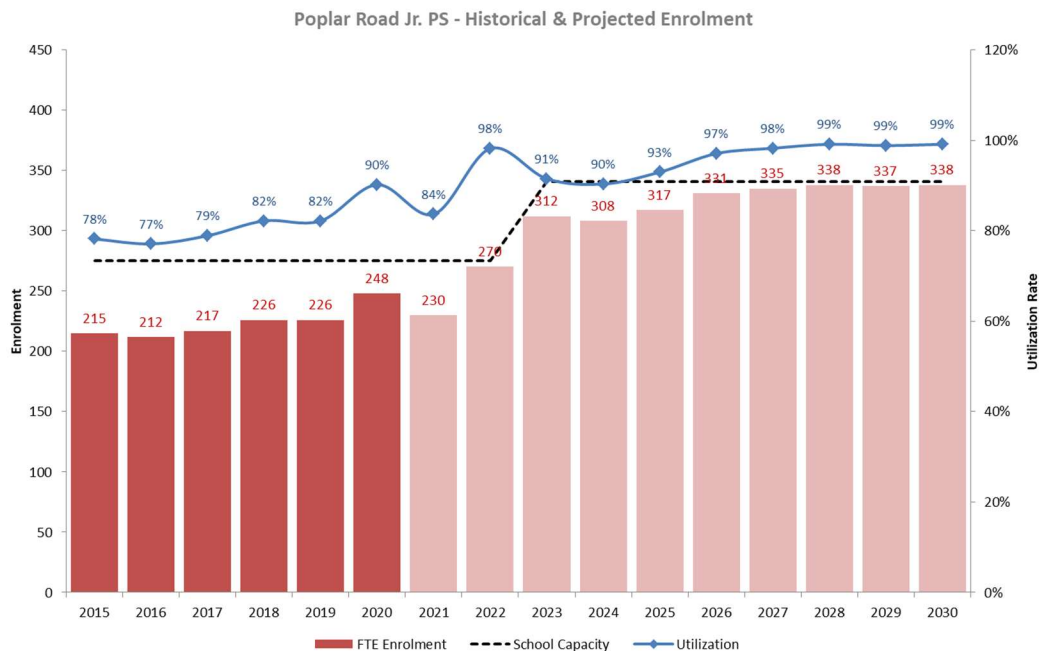
By retaining the Extended French Program at Poplar Road Jr. PS through to Grade 8, the current and future accommodation pressures at Joseph Howe Sr. PS could be somewhat mitigated. In 2020-21, the school was operating at 105% utilization with 349 students (331 capacity). The school's enrolment is projected to rebound in 2021 to 378 students (114% utilization).

The proposed student accommodation plan would see the Extended French program at Poplar Road Jr. PS expanded to Grade 8, along with the Developmentally Disabled program.

The following graph demonstrates the current situation at Poplar Road Jr. PS, i.e. if the PARC is not approved and the school is not replaced. The graph demonstrates that enrolment is projected to increase at the school over the mid to long term, reaching 93% utilization by 2028 and 94% by 2030.



The graph below illustrates the impact on Poplar Road Jr. PS if the PARC recommendations were implemented and if the school was replaced (2023). The capacity would increase to 341 pupil places and the school would expand into a JK to Grade 8 program, resulting in the increase to the school's enrolment projection. The projected utilization rate hits the 100% utilization target over the long-term.



## Rationale for an addition at Elizabeth Simcoe Jr. PS

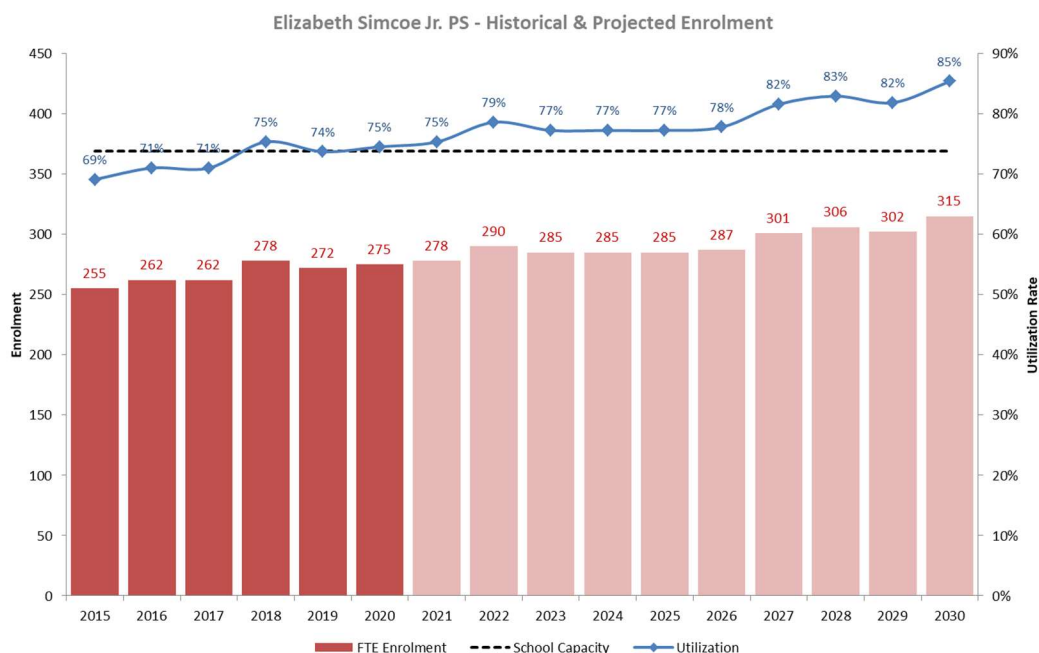
Elizabeth Simcoe Jr. PS will expand from a JK to Grade 6 school to a JK to Grade 8 school if the approved recommendations of the Pupil Accommodation Review are implemented. The schools existing capacity will be insufficient to accommodate the grade expansion, therefore capital intervention is required.

A replacement school has not been requested for Elizabeth Simcoe Jr. PS because opportunities for internal renovations can be leveraged to minimize capital costs. In total, the school will require two additional classrooms to accommodate the additional students. Proposed internal renovations on the first floor will eliminate the need for any of these classrooms to be constructed as additional gross floor area

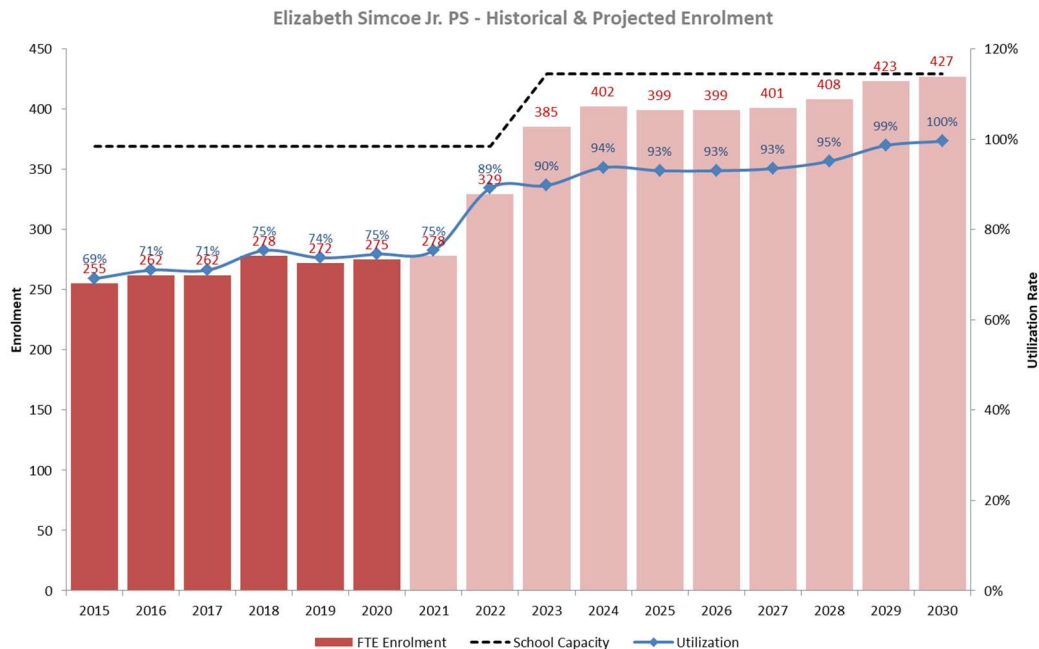
The school also accommodates a program for students with Learning Disabilities. The program will be phased out of the school after careful consideration of other opportunities through the Pupil Accommodation Review process.

The Gifted program at the school (Grades 4 to 6) is proposed to remain at Elizabeth Simcoe Jr. PS and expand into Grade 8. At present, graduates of the Gifted program at Elizabeth Simcoe Jr. PS flow through into Jack Miner Sr. PS for Grades 7 and 8. The closure of Jack Miner Sr. PS means that the program needs to be relocated; the best opportunity is to simply retain the pathway at Elizabeth Simcoe Jr. PS. This would eliminate a transition similar to students in the regular program.

The following graph illustrates the current situation at Elizabeth Simcoe Jr. PS. The graph demonstrates that enrolment at the school is projected to grow moderately over the long term, reaching 83% utilization by 2028-29 and 85% by 2030-31. Enrolment growth in this community is associated with the ongoing turnover of existing homes in the neighborhood.



The following graph reflects the implementation of the PARC recommendations and the completion of the capital project requested in this business case. The graph illustrates the expansion of the school's grades from JK-6 to JK-8, and the resulting utilization rate upon completion of the capital project. Over the long term, the school is projected to reach 100% utilization (2030).



## 2.0 SCHOOL ENROLMENT AND CAPACITY OVERVIEW

School Name	Current Utilization	Distance to Nearest School	School Summary
Poplar Road Jr. PS	90%	441m (Jack Miner Sr. PS)	<p>Poplar Road Jr. PS is a JK-6 school with a capacity of 275 pupil places and a 2020-21 enrolment of 248 students (90% utilization). Projections indicate that enrolment will remain stable for the 2021-22 school year at 252 students.</p> <p>Overall enrolment within the Poplar Road Jr. PS community has increased since 2016 from 212 students to 248 students. There has been no major residential development within the area, and none are anticipated at this time. The area consists primarily of single-family detached homes, meaning that there is turnover happening within the neighbourhood that has resulted in a demographic shift.</p> <p>The school also accommodates a Grade 4-6 Extended French program (1 class per grade), and program for developmentally delayed students.</p> <p>Enrolment at this school is projected to increase to over the long-term under the status quo, reflecting the ongoing influx of younger families with children into the neighbourhood. By 2030 the school is expected to be 100% utilized. If the new school outlined in this business case is approved and the grades expanded to JK-8, the resulting utilization rate will be 88% in 2023 with 312</p>

			<p>students. Enrolment is projected to continue to increase after implementation, rising to 338 students by 2030, or 96% utilization.</p>
Elizabeth Simcoe Jr. PS	75%	1.7km (Guildwood Jr. PS)	<p>Elizabeth Simcoe Jr. PS is a JK-6 school with a capacity of 369 pupil places and a 2020-21 enrolment of 275 students (75% utilization).</p> <p>Enrolment has remained relatively stable at this school for the past 10 years and is projected to increase slightly under the status quo over the long-term. The board-approved accommodation plan emanating from the Pupil Accommodation Review is to expand this school from a JK-6 to a JK-8 program. This will require additional pupil places to support.</p> <p>Upon implementation of the grade expansion enrolment is projected to increase to 402 students in 2024 (full implementation). If the capital improvements outlined in the corresponding business case are approved, the resulting utilization rate will be 94% in that year. Enrolment is projected to grow over the long-term, reaching 99% utilization in 2029 and 100% utilization in 2030.</p>
Guildwood Jr. PS	59%	1.3km (Jack Miner Sr. PS)	<p>Guildwood Jr. PS is a JK-6 elementary school with a capacity of 231 pupil places and 136 students (59% utilization). The approved accommodation plan emanating from the Pupil Accommodation Review will see this school expand into a JK-8 program, similar to Poplar Road Jr. PS and Elizabeth Simcoe Jr. PS.</p> <p>Enrolment is projected to increase to 175 students by 2024 (full implementation), or 76% utilization. Enrolment is projected to continue to increase over the longer term, rising to 215 students by 2030 (93% utilization).</p> <p>Enrolment at Guildwood Jr. PS has increased since the PARC began. In 2017 the school only had 116 students enrolled (50% utilization). Over the past few years enrolment has steadily increased to 136 students in 2020. The increases are due to larger cohorts of JK students entering the schools, indicative of an ongoing demographic shift with younger families moving into the neighbourhood.</p> <p>The school also accommodates a child care centre for students of pre-school age.</p>
Jack Miner Sr. PS	52%	441m (Poplar Road Jr. PS)	<p>Enrolment at this school has been consistently low over the past 10 years, reaching a high of 220 students in 2013 (62%) and a low of 171 students in 2016 (48%). The capacity of the school is 354 pupil places.</p> <p>Enrolment is projected to slightly increase over the next 5-10 years, fluctuating between 55% and 59% utilization as larger cohorts from the feeder schools enter at Grade 7.</p> <p>This school has been approved for closure subject to the approval of capital funding to implement the accommodation plan.</p>
Eastview PS	51%	1.1km (Poplar Road Jr. PS)	<p>Eastview PS was not included in the pupil accommodation review for this group of schools. Eastview PS is a JK to Grade 8 school located on the north side of the GO rail line. The school is operating at 651% utilization with 280 students in a building with a capacity of 547 pupil places. Enrolment at this school has been hit hard by the COVID-19 pandemic. For reference, the schools enrolment in 2019-20 was 330 students (60% utilization).</p>



			<p>Projections suggest that enrolment will increase over the next five to ten years, reaching 446 students by 2025, or 82% utilization. By 2030 enrolment is projected to reach 505 students (92% utilization). The reason for the increase in enrolment is related to a significant development application within the school's attendance area that was recently circulated by the City of Toronto. This development, located at 4121 Kingston Road, proposes to introduce 1,000 new residential units in four towers ranging from 10 to 35 stories. The development is situated adjacent to the Guildwood GO station and has the potential for future phases to introduce even more density onto the current vacant land/surface parking. This hasn't been reflected in the school's projection, but will certainly increase the long-term enrolment perspective if it were to materialize. The projections that I have revised does include 4121 Kingston Road. Utilization of the school increases to 92%</p> <p>Eastview PS is unique in that it serves as a hub for students of First Nations background that reside in Scarborough. The school provides busing to students who wish to attend the school for Ojibwa language instruction.</p> <p>Eastview PS was included in a Pupil Accommodation Review (2009-10), and through this review it was expanded from a JK-6 to a JK-8 school. The review led to the closure of two local elementary schools, Peter Secor Jr. PS and Heron Park Jr. PS. The local senior school, Joseph Brant PS was converted into a JK-8 school.</p>
George P. Mackie Jr. PS	82%	1.3km (Elizabeth Simcoe Jr. PS)	<p>George P. Mackie Jr. PS is a very small JK-6 elementary school located south of Kingston Road, east of Markham Road. The facility is small, with a capacity of only 176 pupil places and an enrolment of 144 students (82% utilization). Projections suggest that enrolment will increase over the mid-term, reaching 212 students by 2025 (120% utilization). Enrolment increases in the area are being driven by ongoing residential intensification projects along Kingston Road.</p>
St. Margaret's PS	113%	2.04km (Poplar Road Jr. PS)	<p>St. Margaret's PS is a JK-8 school located north of the Guildwood community. The replacement of this facility has been identified as one of the Board's 10 Capital Priority projects (#7). Students at the school are accommodated in a large, aging port-a-pack that requires replacement. Further, the existing brick and mortar school building is in very poor condition and very poorly designed.</p> <p>Enrolment at this school is projected to remain relatively stable over the long term. Projections indicate that the school's enrolment will fluctuate from 275 students to approximately 300 students over the long term.</p> <p>The school is ranked 16<sup>th</sup> out of 473 operating elementary schools on the Board's Learning Opportunities Index, a measure of external challenges affecting students achievement.</p> <p>This school is situated a fair distance from the Guildwood community and does not provide opportunities for addressing student accommodation pressures outside of the immediate area. This school was not included in the PARC.</p>
Galloway PS	88%	1.7km (Poplar Road Jr. PS)	<p>Galloway PS is a JK-8 school located north of the Guildwood Community. The school is currently operating at 88% utilization with 204 students (231 capacity). Projections suggest that enrolment at the school will increase over the mid to long term, reaching 255 students by 2024 (110% utilization). There</p>

			<p>are several active residential infill applications along Kingston Road that will contribute, in part, to enrolment increases over the long term.</p> <p>This is a small school building that does not have any available capacity to assist in addressing accommodation pressures from outside of the immediate area.</p> <p>Galloway PS is also ranked quite high on the Board's LOI measure at 40 of 473.</p>
West Hill PS	75%	2.47km (Poplar Road Jr. PS)	<p>West Hill PS is a small JK - 8 school located northeast of the Guildwood Community. This school is currently operating at 75% utilization with 197 students (263 capacity). Projections suggest that enrolment will slightly increase over the mid to long term, reaching 227 students by 2030 (86%).</p> <p>Similar to the other elementary schools in the broader area, this is a small building that does not have any available capacity to assist in addressing accommodation pressures from outside of the immediate area. It is also well out of walking distance for all students in the Guildwood area.</p>

### 3.0 PROPOSED SCOPE OF WORK

#### Part A: School Project Scope

##### Project Scope Description

##### Poplar Road Jr. PS

The existing facility would be replaced by a new, state of the art 341 pupil place JK-8 school. The building would contain the following primary elements:

- 2 Full Day Kindergarten Rooms
- 4 Primary Classrooms (Grades 1-3)
- 5 Junior Classrooms (Grades 4-6)
- 2 Intermediate Classrooms (Grades 7-8)
- 1 Instrumental Music/Withdrawal Room
- 4 Special Education Rooms (3 for the Developmentally Disabled Program, 1 for the Home School Program)
- Unloaded Resource and Seminar/Meeting Rooms
- Learning Commons
- Double gymnasium and Stage
- Operational spaces As Per Ministry Space Benchmarks

The new school would be constructed at the rear of the site, behind where the existing building is situated. The rationale for this approach would be to allow construction of the new school to proceed while minimizing the operation of the existing building.

The building would be design to be rectangular in nature with a double loaded corridor. The building would reference 'repeat design' elements wherever possible as a means to achieve efficiencies and minimize risk. A preliminary schematic diagram / fit test can be found in Appendix B.

The estimated cost of this project is \$19.6M. This estimate includes allowances for demolition and site preparation. A full breakdown can be found in the excel submission associated with this business case.

### **Elizabeth Simcoe Jr. PS**

The capital intervention requested at this school consists primarily of a new gymnasium addition and internal renovations to create the additional pupil places required.

The existing gymnasium situated at the east end of the existing school is proposed to be converted into two classrooms to meet the accommodation needs of the JK to Grade 8 program. A new double gymnasium of 4,800 ft<sup>2</sup> would then be constructed at the rear of the school. This new gymnasium would represent the only expansion to the existing building envelope.

An open concept area on the second floor of the school (above the library) is also proposed to be converted into four distinct instructional spaces. The square footage of this area is sufficient to accommodate the proposed renovation. This area is currently rated as four classrooms in the SFIS, but cannot be used in that manner. The Board has over 50 schools with some degree of an open concept setting. This form of school design was introduced in the 1960's and 70's to support a pedagogical movement at the time where this model was thought to provide more opportunities for individualized instruction, collaboration, creative thinking and to help students learn at their own pace.

The reality is that these spaces do not work well. Teachers have found the open spaces to be difficult to teach in due to their distracting nature and high noise levels. These negative factors have an impact on the concentration of both staff and students. This has led to many schools across the Board using or requesting permanent and/or temporary partitions to separate the spaces.

Funding is not available to support renovations to all of the Board's open concept schools, however, since additional capacity is required at Elizabeth Simcoe Jr. PS to implement the approved student accommodation plan, this work can be combined with the school expansion.

When opportunities arise to address issues at open concept schools such as large capital projects like this, the Board will endeavor to provide suitable learning environments wherever possible.

The renovation of the gymnasium into classrooms and renovation of the open concept second floor area fully address the long-term accommodation requirements of the school. A preliminary schematic diagram / fit test can be found in Appendix C.

The estimated cost of this project is approximately \$5M. In addition to the capital construction, this estimate includes allowances for retrofit/renovation costs and site preparation. A full breakdown can be found in the excel submission associated with this business case.

The students will not need to be relocated off-site during construction.

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 of Education 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, which 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.

Provide a detailed description of the proposed project scope below.

## **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 by the City fall within the medium to highest priority areas.

### **Poplar Road Jr. PS**

The City of Toronto's Children's Services staff has identified that a five-room, 88 space child care centre should be included as part of the Poplar Road Jr. PS replacement school project.


### **Elizabeth Simcoe Jr. PS**

A two-room child care program currently exists at Elizabeth Simcoe Jr. PS that accommodates pre-school aged children. In 2019 an expansion to the child care was proposed to include three additional rooms that would accommodate infant and toddler age groups. The inclusion of the additional child care spaces resulted in a substantial scope of work including renovating one of the existing gymnasiums. Through ongoing consultation with Children's Services staff at the City of Toronto it was determined that the two room child care will remain and that the space will not be expanded.

## 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? 

### 5.0 Joint-Use School Project Considerations

Opportunities for joint ventures have been discussed with all coterminous school boards and no interest has been identified for exploring Poplar Road Jr. PS or Elizabeth Simcoe Jr. PS as joint ventures.

Appendix A: Location Map, Poplar Road Jr. PS, Elizabeth Simcoe Jr. PS

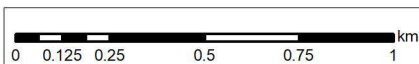
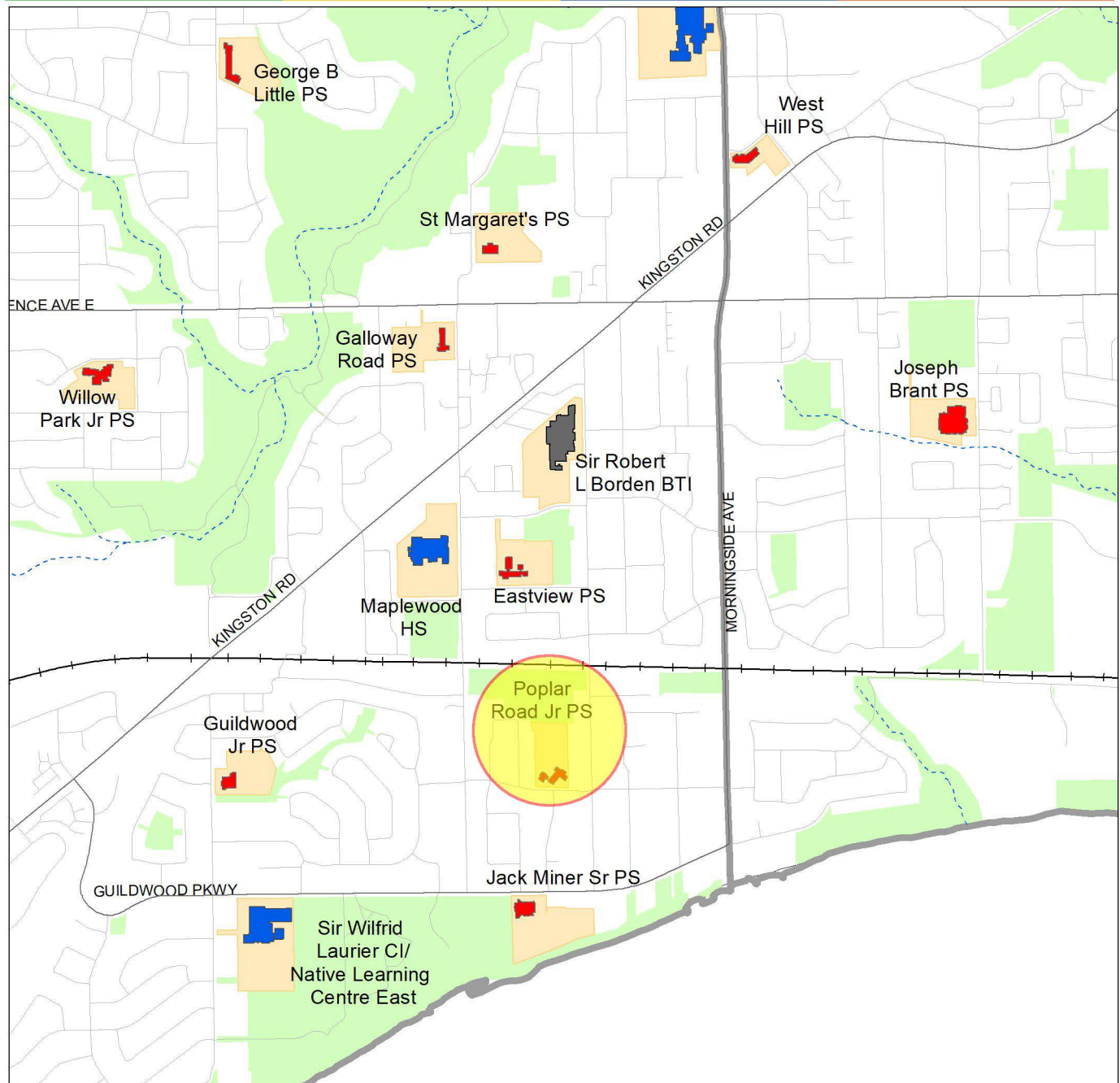
Appendix B: Schematic Diagrams / Fit test, Poplar Road Jr. PS

Appendix C: Schematic Diagrams / Fit test, Elizabeth Simcoe Jr. PS



Toronto District School Board

## Location of Poplar Road Jr PS 66 Dearham Wood

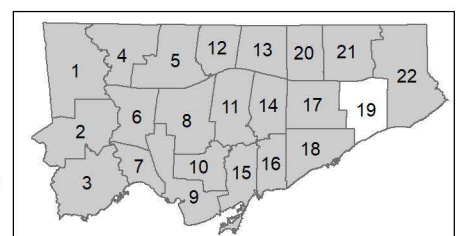


Produced by:  
Planning Division, TDSB  
September 2019  
Source:  
Base Map- Geospatial Competency Centre  
Facility - Planning Division, TDSB  
Data- City of Toronto



### Legend:

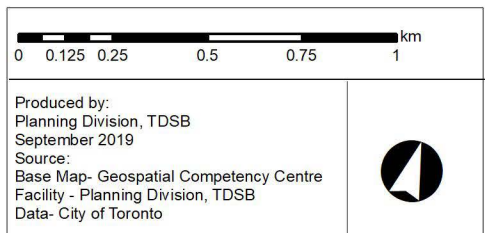
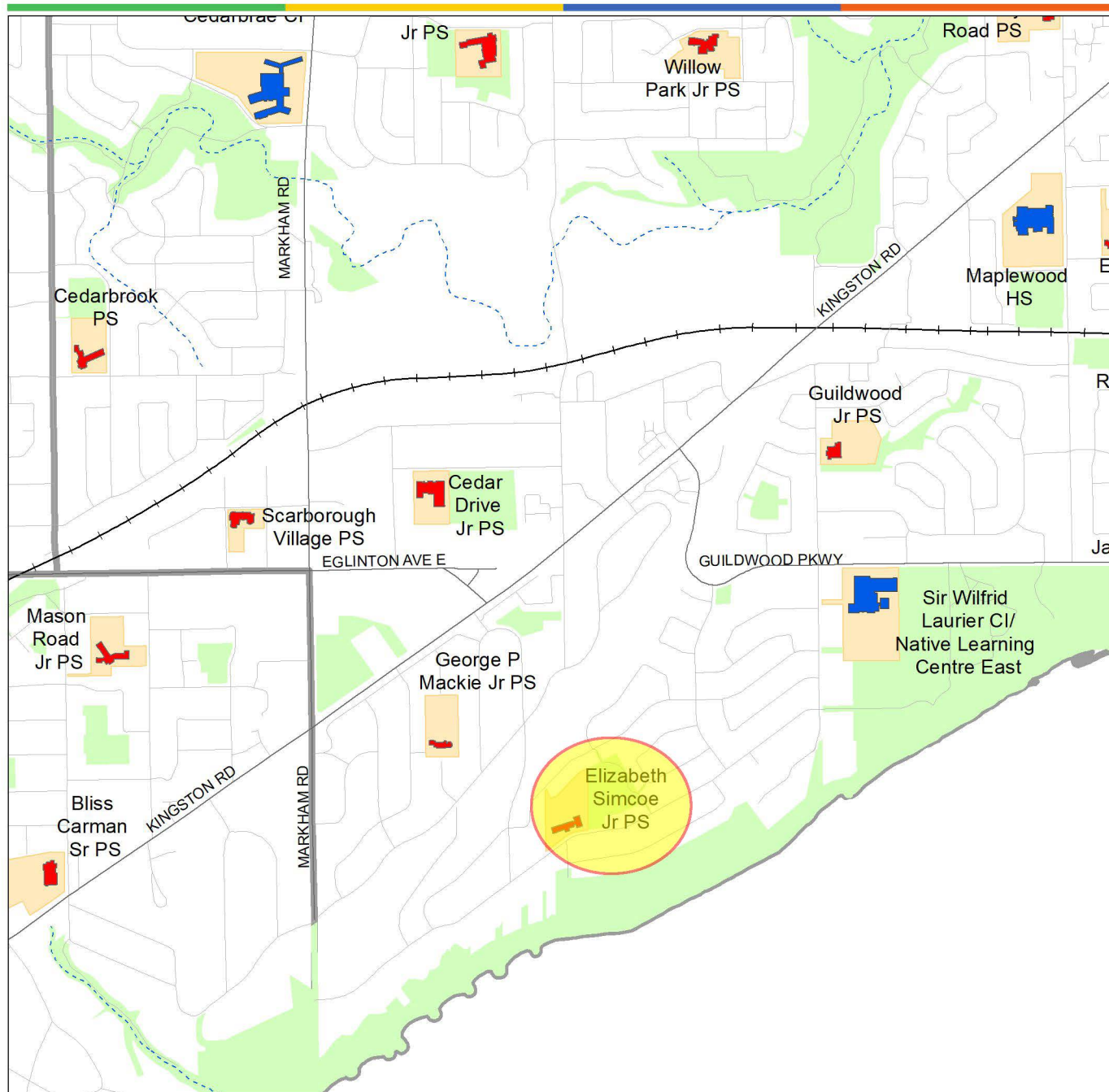
- |  |               |
|--|---------------|
| <span style="color: red;">■</span> Elementary School               | Major Road    |
| <span style="color: blue;">■</span> Secondary School               | Railway       |
| <span style="color: green;">■</span> Elementary & Secondary School | Utilityline   |
| <span style="color: grey;">■</span> Other TDSB Facility            | Waterway      |
| <span style="color: orange;">■</span> Site                         | Ward Boundary |





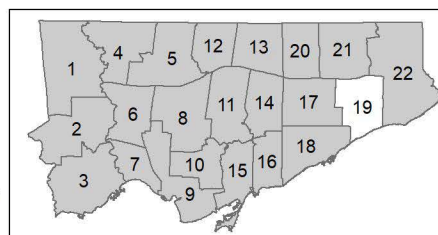
Toronto District School Board

# Location of Elizabeth Simcoe Jr PS 100 Fallingbrook Road



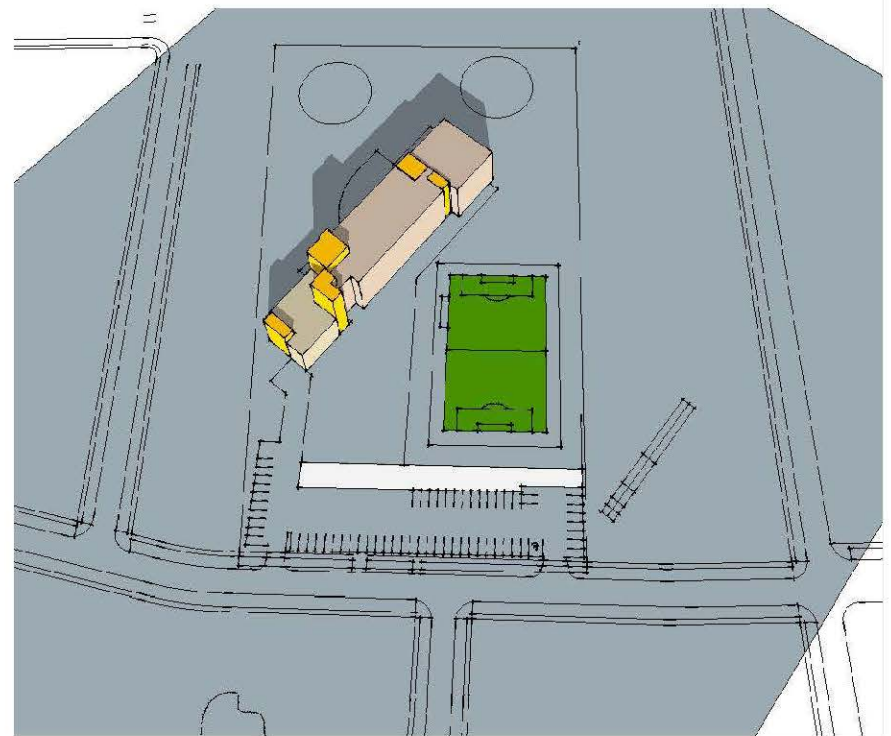
## Legend:

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

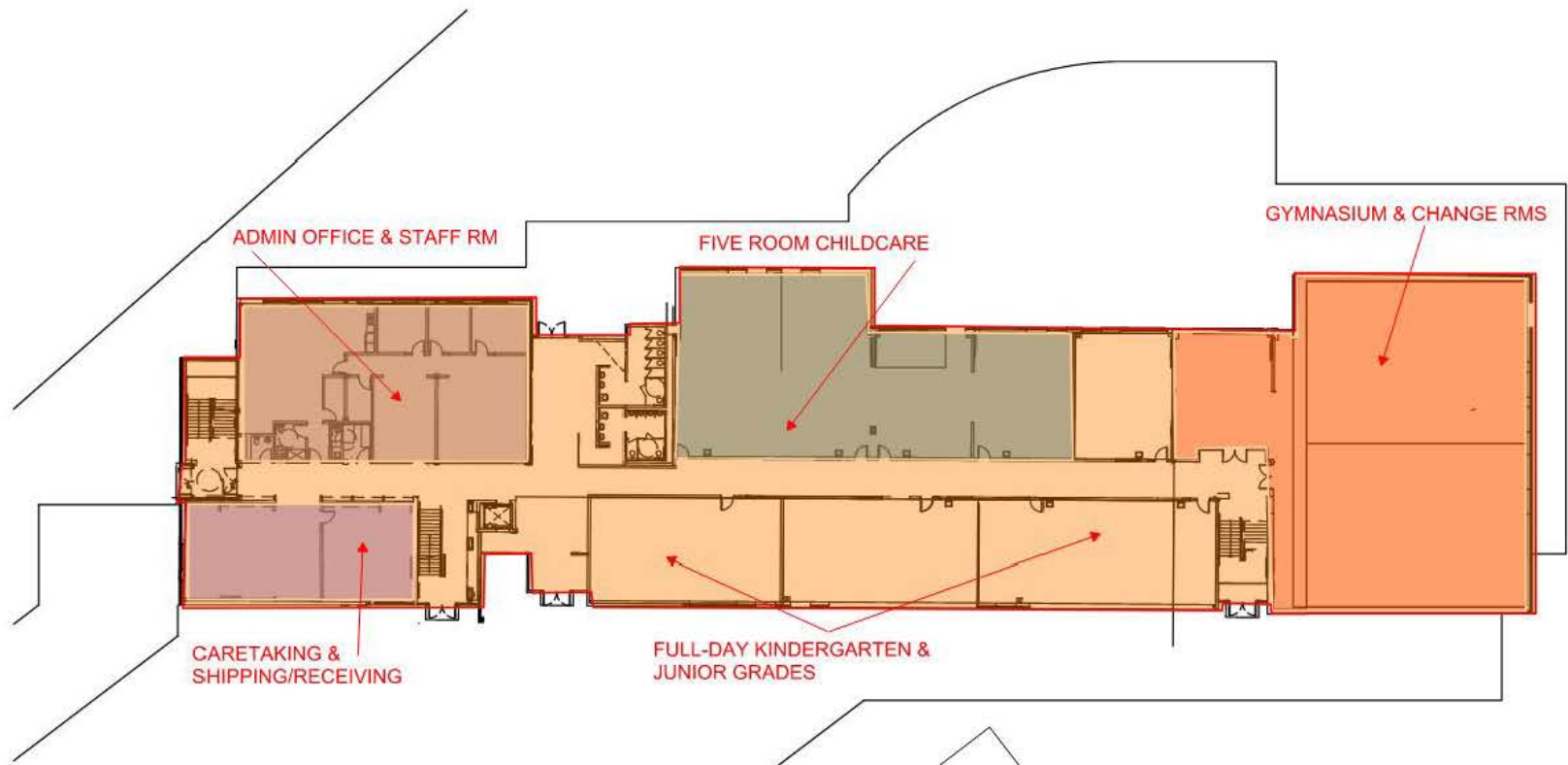




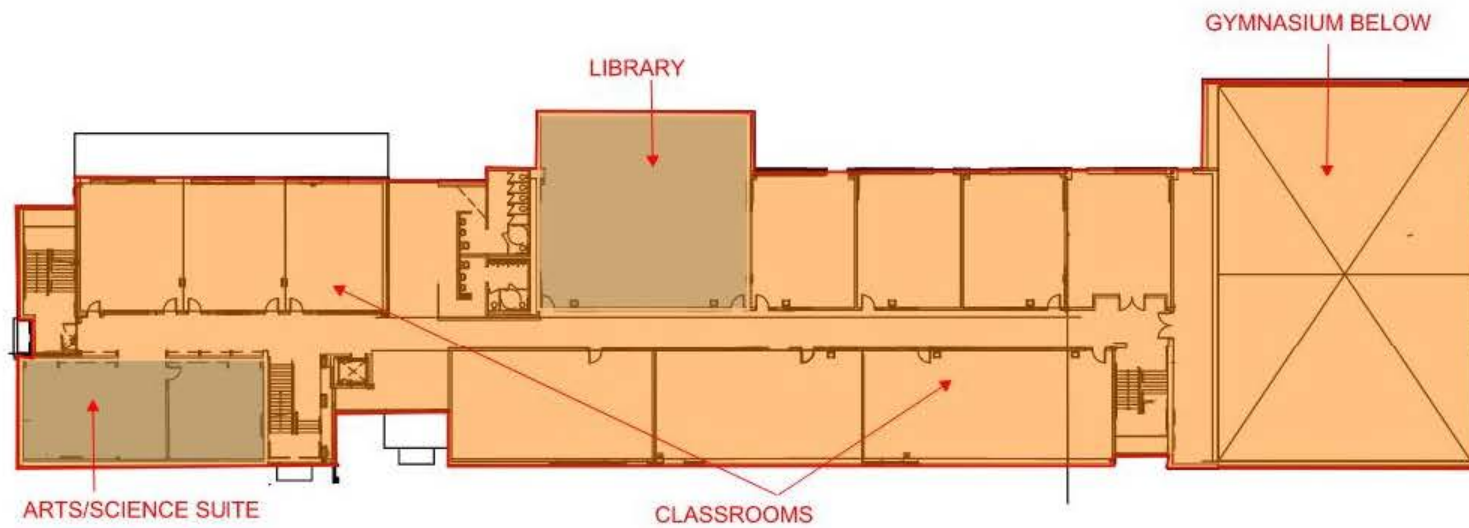
EXISTING SITE & PROPOSED REPLACEMENT SCHOOL-



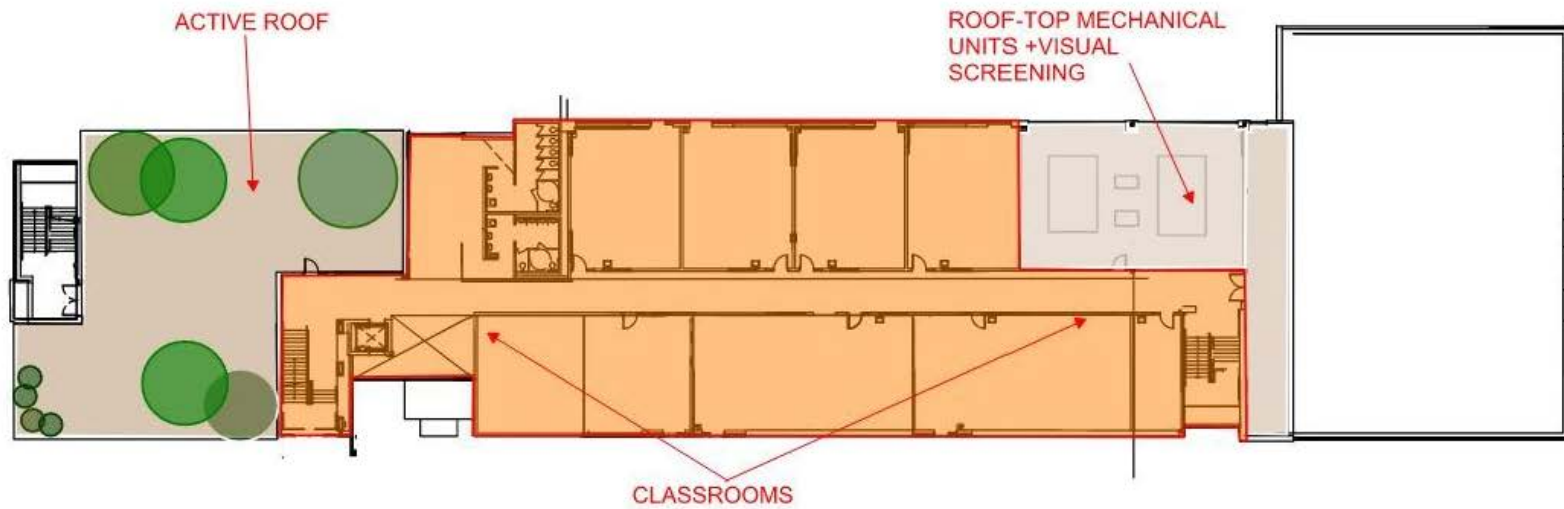




**POPLAR ROAD - GROUND FLOOR PLAN**

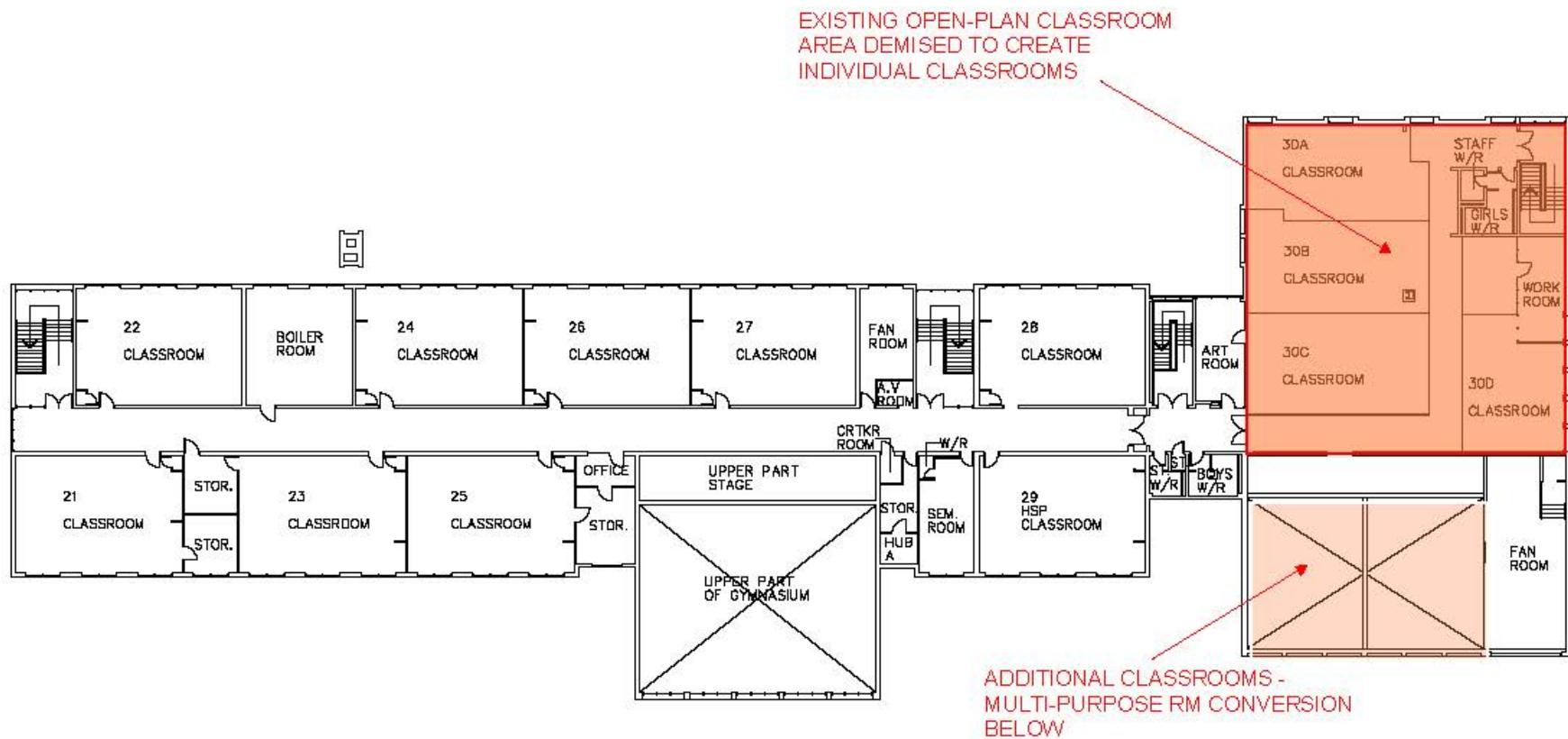


**POPLAR ROAD - SECOND FLOOR PLAN**



**POPLAR ROAD - THIRD FLOOR PLAN**





**ELIZABETH SIMCOE - SECOND FLOOR PLAN**



General			Project Scope			Benchmark (Approximate)				Estimated Cost Breakdown		Existing Funding Available for Project			
Project Name	Poplar Road Jr. PS - Replacement School		Construction	To Add	Final	GFA (m2)		\$ / GFA	GAF	Cost	Construction Costs	13,659,420	Proceeds Of Disposition (POD)	0	
Priority Ranking	3		Pupil Places			(I)		(II)	(III)	(I x II x III)	Retrofit Costs	0	School Renewal (SRA)	0	
Year Required	2023-24		JK - SK	56	56	Elementary New (A)		3,836	2,120.63	1.02	8,297,972	Renewal Costs	0	School Condition Improvement (SCI)	0
Project Category	School Consolidation		Grade 1 - 8	285	285	Retrofit (B)				0	Demolition Costs	1,016,440	EDC Funding	0	
Project Type	New School		Grade 7 - 12 or 9 - 12	0	0	Secondary New (C)				0	Site Prep. Costs	4,950,000	Total Board Funding	0	
Postal Code	M1E1S4		Total	341	341	Retrofit (D)				0	Site Acquisition Costs	0			
Closest Intersection	Street 1	Galloway Road	JK - 12 renovations and demolitions			School Total (A + B + C + D)				8,297,972	Total Estimated Cost	19,634,860			
	Street 2	Deerham Wood		Elem. Reno.	Sec. Reno.	Demolition	Child Care Total (E)		1,261 2,120.63 1.02		2,727,597				
			GFA (m2)	0	0	3142	Project Total (A + B + C + D + E)				11,025,569				
			Child care rooms (New School and Additions)												
			Infant	Toddler	Preschool	Family age group									
			1	2	2	0									

General			Project Scope			Benchmark (Approximate)				Estimated Cost Breakdown		Existing Funding Available for Project	
Project Name		Elizabeth Simcoe Jr. PS	Construction	To Add	Final	GFA (m2)	\$ / GFA	GAF	Cost	Construction Costs	3,265,000	Proceeds Of Disposition (POD)	0
Priority Ranking		3	Pupil Places			(I)	(II)	(III)	(I x II x III)	Retrofit Costs	1,319,700	School Renewal (SRA)	0
Year Required		2023-24	JK - SK	0	52					Elementary New (A)	0	School Condition Improvement (SCI)	0
Project Category		School Consolidation	Grade 1 - 8	0	377	578	1,000.32	1.02	625,336	Demolition Costs	0	EDC Funding	0
Project Type		Permanent Addition	Grade 7 - 12 or 9 - 12	0	0					Secondary New (C)	0	Total Board Funding	0
Postal Code		M1E1A3	Total	0	429	Retrofit (D)			0	Site Prep. Costs	410,000		
Closest Intersection		Street 1	JK - 12 renovations and demolitions			School Total (A + B + C + D)			625,336	Site Acquisition Costs	0		
		Street 2	Bethune Boulevard	Elem. Reno.	Sec. Reno.	Demolition	Child Care Total (E)		0	Total Estimated Cost	4,994,700		
			GFA (m2)	578.2	0	0	Project Total (A + B + C + D + E)		625,336	Area Capacity Utilization (%)	100%	Internal Rate of Return (IRR)	257.9%
			Child care rooms (New School and Additions)										
			Infant	Toddler	Preschool	Family age group							
			0	0	0	0							