

## **To answer those who do not understand why the board chose to rebuild Davisville/Spectrum**

Although the current Davisville building may have cultural heritage value for some, the community doesn't love or value the school building... we are talking about this site... and that's we are we balance decision-making - within the reality of limited public funds (and that is our reality), is it more important to keep a physical shell of a building even if it can't serve the function it was originally built to serve and compromise the future learning of students in the community? This needs to be a school... so re-purposing the building does not work. Rebuilding something that works for the present and future is the obligation of the board.

The very features that the Conservancy Board argues are of cultural heritage are the very features that don't work - the small, "playful" windows do not let in enough natural light; the open stairs are not compliant to code and would need to be replaced; the roof design is the Achilles heel of the building (more on that in detail later); the small undersized gym on the second floor is not accessible... it was purpose built with 16 under-sized classrooms and for a population less than half of what it is now.

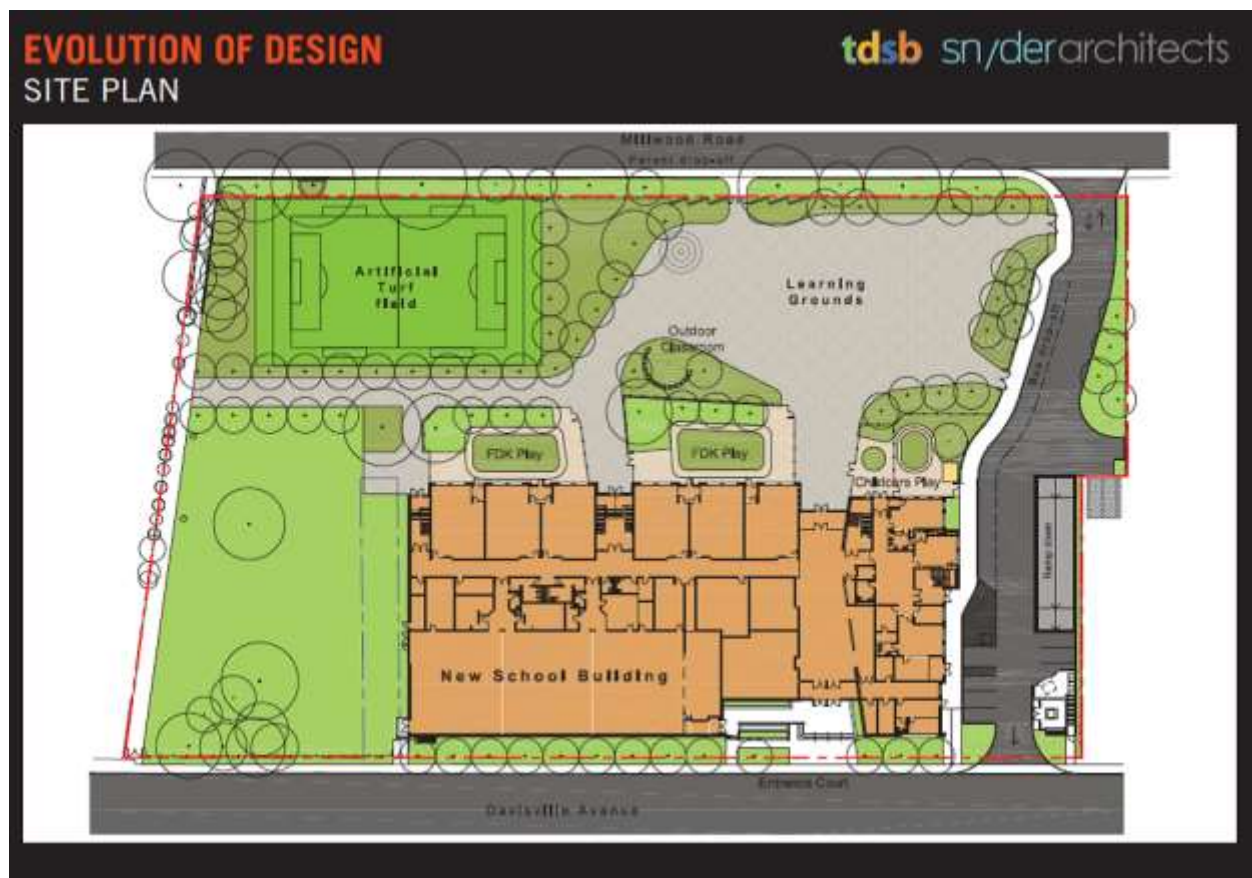
First, let me confirm why there is not an adequate amount of land to build the new school and keep the existing building, or even a portion of the building. Although there have been plans proposed by architects to keep the current building on the site as we build the new building, from a school board perspective, although possible, is not doable... The Davisville building is a school – it is a school that does not meet the current learning needs of its students and hasn't for quite some time. It is not possible to redevelop the site by building a new school and keeping the old one.

- To accommodate all of the grade-related programs in the school for 731 students (i.e. Gymnasiums, Main Office, six Kindergarten Rooms, Stairs and Circulation), and to accommodate the Ministry-funded Child Care Centre, and to accommodate the additional program areas funded by the City such as an additional Gymnasium and a small community room, we need a building footprint of 40,900 sq. ft. or .94 acre.
- To accommodate all traffic-related uses, such as a ramp down to the underground parking (we are saving land use by having below-grade parking), the access easement for the neighbour (to the east), drop-off for parents, and areas for garbage storage and pick-up we need an area equal to 16,200 sq. ft. or .37 acre
- To accommodate the building footprint of the future City of Toronto Aquatic Centre (designed to City standards and needs) we need an area of 19,200 sq. ft. or .44 acre.
- To accommodate various Public Realm initiatives, such as a set-back along Davisville and a walkway along the west side of the property, we need an area of 7,300 sq. ft. or .17 acre.

If you add these above areas together you get a total of 1.92 acres of land required. The Davisville Jr PS/Spectrum Alternative School sits on a 3.9 acre site. So the amount of land remaining for outdoor play is roughly 2 acres. For 731 students, the TDSB's outdoor space guideline of 150 sq. ft. per student (includes both hard and soft play space) translates into 2.5 acres. For the TDSB to accommodate the City of Toronto programs, and the future Aquatic Centre, we have been willing fall slightly short of this outdoor guideline as we recognize our students will have access to these City of Toronto initiatives.

There is just not enough room on this property to accommodate the TDSB and City needs as well as keeping the existing school for another use. The plans prepared by other architects are not representative of what is actually needed by the TDSB and its City partner on the Davisville/Spectrum property. This is understandable as they have not been involved in the design of the project nor have they had a conversation with the TDSB and City on the program needs of both parties.

Below you can see the latest evolution of the design of the school site –



Second point – funding. We are funded for capital and renewal for our buildings since amalgamation in 1998 by the Province of Ontario. The purpose of funded improvements to or the replacement of existing schools is to create the optimal, practical learning environment for children; building to the best standards. It is simply not possible, given the extent of our backlog and our capital needs, that the province would provide millions of dollars above what is necessary to rebuild a new school and that is why they would never consider a deep retrofit of the existing building, or even, as you suggest, keep a portion of the original building. There is no space on the site to do this and build the existing school with adequate outdoor space. And there is no funding to do so.

To say that the compromised building is a result of poor maintenance by the TDSB is not accurate. The school is safe, clean and well-maintained. Yes, there is a serious capital funding deficit since the province took over school funding after amalgamation as I have mentioned, but working together we are making real progress. And health and safety issues have always been funded. In 2014, the TDSB spent more than

\$500,000 repairing damage from water that flooded in from the roof during a routine rainstorm. This same roof is one of the preservationists' most-loved architectural features but there are two aspects of the roof that need to be discussed and staff directly involved have provided this input.

The first is the overall geometry of the roof panels and the building form. The roof of the existing school is made up of a series of parabolic concrete shells that are arranged in a modular array. The resulting building form leaves recesses and depressions that were inadequately drained and – in the Canadian climate – fill with drifting snow due to prevailing winds. This has led to unmanaged water accumulation, leaks and continuing issues with water damage in the spaces below. Most significantly, water penetration to the generator & main electrical room which put the entire school at risk & lead to a shutdown of the facility.

The second aspect is the nature of the concrete structure itself, which was not properly insulated or waterproofed – a general issue associated with buildings of this generation. In the case of Davisville, this has led to deterioration of the concrete itself, falling fragments and the need for on-going repair.

Our facilities team has spent time dealing with both these aspects of the roof design. Resolving both in any meaningful fashion would require full reconstruction of the roof, along with improved drainage. This would completely contradict the notion of restoration & preservation.

And now I circle back to the funding issue and the fact that the current school does not meet the learning needs of the students – to put a new roof on a building that no longer works for students would never be supported. We cannot keep the existing building and build the new school with the appropriate learning space both inside and outside of the building.

I am not arguing there is no value to the architecture of buildings – however, in this case, we are a school board and our first priority is the students and I do not apologize for that.