

Project: Davisville Jr PS  
Local School Community Design Team Meeting No.8

Project No.: 11029  
Date: Monday, March 19, 2012

## Meeting Summary

Present: Sheila Penny (SP), Chief Architect, TLC  
Shelley Laskin (SL), Trustee, TDSB  
Ian Allison (IA), Superintendent of Education, TDSB  
Jeff Latto (JL), Senior Manager, Strategic Building + Renewal, TDSB  
Christine Burke (CB), Project Manager, Strategic Building + Renewal, TDSB  
Paul Cravit (PC) CS&P Architects  
Nolan Bentley (NB) - CS&P Architects  
John Hiddema (JH), Co-Chair – Building & Land-Use Committee, Co-Chair on Davisville School Council  
John Keenan (JK), Co-Chair Spectrum Alternative School  
Joseph Lee (JLe), Teachers, Davisville Jr PS, TDSB  
Tricia Boyce (TB), Principal, Davisville Jr PS, TDSB  
Chris Long (CL), Teacher, Spectrum Alternative Sr. School, TDSB  
Margaret Walker (MW), South Eglinton Residents Association  
Jeanette Hughes (JHu), Trustee Laskin's Constituency Assistant, TDSB  
Terry Mills (TM), Planner, FoNTRA (partial)  
Chloe Richer, Council Matlow's Office  
Maureen O'Shaughnessy (MO), - CS&P  
Patrick Cerullo (PCe), V.P. SERRA  
Rebecca Alles (RA), TDSB  
Benjamin Hoff (BH) Planner, Urban Strategies  
John Hill (JHi), Parent Representative, Davisville Care Program  
Lisa Kelleher (LK), Co-Chair – Building & Land-Use Committee, Co-Chair on Davisville School Council

Absent: Donna Boyce (DB), Supervisor, Davisville Care Program  
Diane Schunk (DS), Spectrum Parents Association  
Lida Svanda (LS), Supervisor C.C.C.  
Frank Lewinberg (FL), Planner, Urban Strategies  
Shelley Ortved (SO) Oriole Park Rate Payers Association  
Jim Robinson (JR), Family Team Leader, TDSB  
Allan Wexler (AW), Oriole Park Rate Payers Association  
Peter Baker (PB)Co-Chair, FoNTRA

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Speaker Required	Content	Action
IA	<ul style="list-style-type: none"> <li>Welcome</li> </ul>	
SP	<ul style="list-style-type: none"> <li>Opening Remarks</li> </ul>	
SP	<ul style="list-style-type: none"> <li>Review of Agenda</li> </ul>	
JL	<ul style="list-style-type: none"> <li>Review of Previous Meeting Minutes</li> </ul>	
SP	<ul style="list-style-type: none"> <li>SP &amp; JL have met with Children Services, City of Toronto who believe that there is a case at Davisville to be made for eligibility of funding from the Ministry for a program of one toddler room and one preschool room in addition to school age programming which is not reliant on Ministry funding.</li> </ul>	
JL	<ul style="list-style-type: none"> <li>CS&amp;P will demonstrate in today's meeting how the outdoor spaces will be planned</li> </ul>	
SP	<ul style="list-style-type: none"> <li>Review of 'What We Heard' at Meeting No. 7</li> </ul>	
MO/PC PC TM PC MO	<ul style="list-style-type: none"> <li>Update Design Principles / Design Process</li> <li>Line by line Review of Development Principles</li> <li>Is underground parking under the turf field an option?</li> <li>This would be more expensive and likely not necessary to accommodate the appropriate number of parking spaces</li> <li>How parking is arranged will tie into phasing. Flexibility will be important in planning below-grade parking.</li> </ul>	
PC	<ul style="list-style-type: none"> <li>Review of open space activities</li> <li>Review of existing shadows</li> <li>Review of net-new shadows</li> <li>Review of potential development on Yonge Street shadows</li> </ul>	
TM	<ul style="list-style-type: none"> <li>If the slides could show the line the shadow travels this would be a helpful visual communication tool</li> </ul>	CS&P
PC	<ul style="list-style-type: none"> <li>Presentation of an updated development envelope along Davisville Avenue - An increase in height above the school would not have a negative impact from a shadow perspective, but could provide more opportunities for a new model of raised townhouses, and potentially more development interest.</li> </ul>	
PC	<ul style="list-style-type: none"> <li>Review of School Design: Described servicing for school and development west of mews. Child care currently planned on Davisville side of the site – drop-off would happen along Davisville and Millwood.</li> </ul>	
JH MO	<ul style="list-style-type: none"> <li>Is there a garbage elevator?</li> <li>Yes there will be an elevator. Garbage would be transferred from below grade to the on-grade garbage and receiving area on the development side of the mews. All garbage and moving are handled on grade.</li> </ul>	

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PC	<ul style="list-style-type: none"> <li>The ground floor can also be divided for after school programs for young children.</li> </ul>	
TM JL	<ul style="list-style-type: none"> <li>How do we get as much use as possible of the easement?</li> <li>It is an issue of title and we can explore options as long as we ensure that the neighbour can access the garage with a vehicle</li> </ul>	
MO	<ul style="list-style-type: none"> <li>Presentation: What's Cool in Schools <ol style="list-style-type: none"> <li>New forms of learning will require new spatial conditions alongside the traditional teacher fronted rooms</li> <li>All spaces in a school will be learning spaces</li> <li>Schools and their extended communities will share resources extensively</li> <li>Rapidly changing technology infuses all of these considerations</li> </ol> </li> <li>New models for learning - The traditional model of the factory for learning. A new model for learning includes collaboration, project-based learning, mentoring, etc. A school can be a place that does not separate learning by school hours but instead integrates the student life with learning with a variety of types, be it one on one, quiet or active.</li> <li>Built Form Frameworks for Learning Examples: <ul style="list-style-type: none"> <li>- <b>High-Tech High</b>, Los Angeles - Kids have the opportunity for hands on learning</li> <li>- <b>Delft Montessori</b>, The Netherlands - Making learning zones</li> <li>- <b>Harbour City School</b>, Duluth, Michigan – The school is located in a tower and depends on the city for other spaces such as the YMCA for a gymnasium</li> <li>- <b>Hip Hop High</b>, Los Angeles - A high-school for students that were on the verge of dropping out and required special programs. Recording studios were introduced into an industrial building to engage students. Instead of a traditional classroom the students are part of groups, each with a mentor. It was also seen as important that each student has their own space rather than a locker.</li> <li>- <b>The International School</b>, The Hague, Netherlands – Contains interconnection of spaces and this space can be appropriated into a forum</li> <li>- <b>Millennium High School</b>, New York – portfolio based learning with flexible teaching spaces and the application of private sector lessons</li> <li><b>Orestad College</b>, Copenhagen - Aims to strengthen and renew students' professional capabilities at the secondary level, to prepare students for university</li> <li><b>Zoo School</b>, Minnesota - Unique partnership with a focus on mentorship &amp; internship programs</li> <li><b>Galilee Catholic Learning Community</b>, Aldinga, Australia - A welcoming, faith-centered environment for life-long learning</li> <li><b>Georgetown School</b>, Grand Cayman Island - A community hub, community services hub, and health-care</li> <li><b>Agile Furnishings</b> – Chairs on wheels and tables that change height and can be grouped and ungrouped</li> <li><b>Vittra</b>, Stockholm - No structured classrooms but a warehouse for</li> </ul> </li> </ul>	

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	learning. Emphasis on curiosity and creativity. Classes not by age but groups comprised of students of similar ability	
SP	<ul style="list-style-type: none"> <li>Next Steps – If there is support from the Design Team then there is enough information to move through the next stages of the process to move towards June Board Approval. After this meeting we will meet with the Councillor &amp; City Planning.</li> </ul>	
PCe	<ul style="list-style-type: none"> <li>How much money is required and does there need to be this amount of development on the site?</li> </ul>	
SP	<ul style="list-style-type: none"> <li>The School Board is directed on how it disposes of property by the Ministry. The Ministry will not support those living in rich neighbourhoods within the province getting better schools. The TDSB is trying to grow its capital fund and the School Board is willing to recommend that this building envelope is adequate to support the 5 year capital budget, which is the broader capital build program that TDSB Board looks to.</li> </ul>	
TM	<ul style="list-style-type: none"> <li>What are the numbers for the school? And for the development?</li> </ul>	
PC	<ul style="list-style-type: none"> <li>The development would be over 300,000 SF</li> </ul>	
SP	<ul style="list-style-type: none"> <li>We are giving the development industry an envelope to build within</li> <li>When it comes through for rezoning there is another process with the City. At this point there is a much broader city consultation process.</li> </ul>	
PCe	<ul style="list-style-type: none"> <li>I still feel a little uncomfortable about the precedent that is being set with potentially 30 storeys – this could open up taller buildings at the corner of Yonge/Davisville.</li> </ul>	
SP	<ul style="list-style-type: none"> <li>Similar to at NTCI, if it makes this group feel more comfortable we can establish a maximum GFA that we would not exceed.</li> </ul>	TDSB
TM	<ul style="list-style-type: none"> <li>That would be good - then you have the flexibility within the limits. I am more comfortable with that.</li> </ul>	
MO	<ul style="list-style-type: none"> <li>We are interested in a flexible framework for the future developer to work with.</li> </ul>	
TM	<ul style="list-style-type: none"> <li>I applaud the efforts in trying to humanize Davisville Avenue and offer improvements along this street edge.</li> </ul>	
BH	<ul style="list-style-type: none"> <li>One of the advantages of the residential block over the school is the security of having ‘eyes on the street’ at all hours.</li> </ul>	
SP	<ul style="list-style-type: none"> <li>Review of the School Principles: Are there any issues?</li> </ul>	
JLe	<ul style="list-style-type: none"> <li>Have we planned for expandability? If not are we going to regret this in 20 – 30 years?</li> </ul>	
SP	<ul style="list-style-type: none"> <li>I can't see a TDSB elementary school that would be bigger on this site.</li> </ul>	
PC	<ul style="list-style-type: none"> <li>The logical location would be east along Davisville. We could dot that in on the site plan.</li> </ul>	CS&P
MO	<ul style="list-style-type: none"> <li>It is a good proposal for hedging your bets in the area</li> </ul>	
JLe	<ul style="list-style-type: none"> <li>‘Future expansion is not precluded by design’ should be added as a principle</li> </ul>	
MO	<ul style="list-style-type: none"> <li>Interior layout and structure should allow for agility to change to meet changing program</li> </ul>	
LK	<ul style="list-style-type: none"> <li>Can we revise “Maximize Open Space” to “Optimizing Open Space”?</li> </ul>	CS&P
JH	<ul style="list-style-type: none"> <li>The open space needs to be equivalent in area and let's see the</li> </ul>	

Speaker Required	Content	Action
	calculations	
LK	<ul style="list-style-type: none"> <li>We need this information to explain the horse trading to people and why it is that we support it.</li> <li>Can the wording 'new face' of Davisville to be revised to 'more humanizing'</li> </ul>	CS&P
CL SP	<ul style="list-style-type: none"> <li>Ensure light into the school all classrooms will achieve day lighting</li> <li>Is there a way that Spectrum can maintain its identity?</li> <li>Let's add "a distinct grade 7&amp;8 identity"</li> </ul>	CS&P
JH SP	<ul style="list-style-type: none"> <li>Is the drop off vehicular?</li> <li>It is for loading and vehicular drop-offs. We will add the word 'vehicular'</li> </ul>	CS&P
LK	<ul style="list-style-type: none"> <li>Can we add "Create an Urban Edge on Davisville"? instead of 'reinforce'</li> </ul>	CS&P
SL	<ul style="list-style-type: none"> <li>A positive adjective about learning before school is required in the Vision Statement</li> </ul>	CS&P
JH	<ul style="list-style-type: none"> <li>Can we revise "Maximize" to "Optimize" the development potential of the site?</li> </ul>	CS&P
SP	<ul style="list-style-type: none"> <li>Vision Statement - To be redrafted by TDSB &amp; CS&amp;P</li> </ul>	CS&P
SP	<ul style="list-style-type: none"> <li>We should define a minimum area for community space, the school plan, development plan and a build-to development envelope and bring this back to our next meeting.</li> </ul>	CS&P/ TDSB
	<ul style="list-style-type: none"> <li>Next Meeting – 5:00 - 7:00pm, Thursday, April 5<sup>th</sup> in the Davisville Staff Room</li> <li>BLU meeting – 6:30 – 8:00pm, Tuesday, April 10<sup>th</sup> in the Davisville Staff Room</li> <li>Town Hall - 6:30pm Tuesday, April 17th in the Gymnasium</li> </ul>	

Adjournment