

Attendees:

Tricia Boyce (TB), Principal, Davisville Jr PS, TDSB
Rob McCready (RMcC), Parent Council Co-chair, Davisville Jr PS
Joseph Lee (JLe), Teachers, Davisville Jr PS
Lisa Kelleher (LK), Building and Land Use Chair, Davisville Jr PS
Wendy Keene (WK), Principal, Spectrum Alternative Sr School
Lisa Cain (LC) and **John Keenan (JK)**, Parent Council Co-Chairs, Spectrum Alternative School
Chris Long (CL), Teacher, Spectrum Alternative Sr School
Jim Robinson (JR), Family Team Leader
Ludmila Svanda (LS), Centre Supervisor, Davisville Child Care
Donna Boyce (DB), Davisville Care Programme Inc.
Sonia Shalland-Poyser (SSP), Davisville Care Programme Inc
Margaret Walker (MW), South Eglinton Ratepayers' and Residents' Association (SERRA)
Shelley Ortved (SO), Oriole Park Association (OPA)
Peter Baker (PB), Federation of North Toronto Ratepayers' Association (FoNTRA)
Katharine Hancock (KH), Constituency Assistant for Josh Matlow, City of Toronto
Tim Burkholder (TB), Planner, City of Toronto
Shelley Laskin (SL), Trustee
Ian Allison (IA), Superintendent of Education
Sheila Penny (SP), Director, Strategic Building and Renewal
Jeff Latto (JL), Senior Manager, Major Capital Projects and Building Partnerships

Absent:

Sonia Shalland-Poyser (SSP), Davisville Care Programme Inc

Speaker	Content	Action required
SP	<ul style="list-style-type: none">• 5 Year Capital Building Program initiated 10 ARCs• 8 of these 10 ARCs have reported in with recommendations to the Board• 1 ARC report is scheduled to report to Board in June• 1 ARC is still active.• These 8 ARCs have launched 27 capital development projects to date• The Board has made inroads with the Ministry of Education. They understand the special needs of the TDSB and are supportive	

Speaker	Content	Action required
	<p>of the measures made through the ARC process.</p> <ul style="list-style-type: none"> • The Ministry recently approved the Board's Capital Recovery Plan which will put us in a position in 2011/12 to clear our current debt. • A major component of the Capital Recovery Plan is to engage in redevelopment projects that will bring significant revenue back to the Board 	
IA	<ul style="list-style-type: none"> • The process and results of the Davisville-Yonge ARC was presented 	
SP	<ul style="list-style-type: none"> • First Discovery Session with potential Public Partners was explained • The Regent Park project was used to illustrate the benefits of working with community and public partners. This project is a joint development of the TDSB with the City of Toronto to create a new community centre next to the renovated Nelson Mandela Park PS. • The remainder of the redevelopment process was presented including: <ul style="list-style-type: none"> • Develop, select, approve preferred option • Secure development partner + rezoning • Complete design + construction 	
SL	<ul style="list-style-type: none"> • When does the general public get informed? 	
SP	<ul style="list-style-type: none"> • The LSCDT is by invitation only and is comprised of individuals/groups that represents the public interest. • TDSB will offer to meet with representative groups at appropriate times (more than once) as requested by the LSCDT member(s) and LSCDT members are encouraged to communicate back to their representative groups throughout the process • The duration of this phase of the work will require approximately LSCDT 6-8 meetings • Next meeting: site issues, program needs 	
RMcC	<ul style="list-style-type: none"> • What aspect of the development is developed here at this LSCDT? 	
SP	<ul style="list-style-type: none"> • Development of the Land Use Management Master Plan. This involves the overall massing (shape, size and location) of the development; the location of access points, parking, green space, play areas, fire routes. 	

Speaker	Content	Action required
	The shape of the school will be determined by how the classrooms are laid out, where the library and gymnasium are located, where you enter, and so on.	
PB	<ul style="list-style-type: none"> • Explained the complexity of redevelopment that was experienced at the North Toronto CI project. • Part of the redevelopment discussions that will be addressed by the LSCDT will be the amount of residential development on site. 	
RMcC	<ul style="list-style-type: none"> • How do we establish the amount of green space that is to be provided on site against the need to have some degree of land severed off for residential development? 	
SP	<ul style="list-style-type: none"> • There is no predetermined amount of residential development planned for this site. The amount of green space will be determined through a design process that accommodates the needs of the school and the needs of the community. 	
LK	<ul style="list-style-type: none"> • What was involved with the first public partnership discovery session? 	
SP	<ul style="list-style-type: none"> • Explained process as per reg 444 to circulate land to public bodies. 	<ul style="list-style-type: none"> • JL to attach list of participants from the first discovery sessions (see attached)
SL	<ul style="list-style-type: none"> • What are some examples of current community partners within TDSB projects? 	
SP	<ul style="list-style-type: none"> • There are 9 clinics located in elementary schools • TDSB are building new child care centres through funding from the City of Toronto such as in Regent Park. • Northview Heights CI is a location where a new community health care centre is being created as well as a new indoor soccer practice facility. 	
RMcC	<ul style="list-style-type: none"> • How is the amount of green space determined? 	
TB	<ul style="list-style-type: none"> • TDSB needs to determine the square footage of the school that is required and then the amount of green space needed to support the school. • Residential component will be determined by the amount of land left over after this exercise 	

Speaker	Content	Action required
	and by the zoning regulations.	
SP	<ul style="list-style-type: none"> North Toronto CI wanted a full size sports field as well as an exterior place for students to socialize The residents in the immediate neighbourhood wanted the green space/sports field to be visible through the property to improve its surveillance. 	
SP	<ul style="list-style-type: none"> All individuals to bring back ideas/wish list for next meeting 	<ul style="list-style-type: none"> All school/community representatives in attendance.
IA	<ul style="list-style-type: none"> Closed the presentation with a list of potential school sites for the LSCDT to visit. The purpose of the school tours is to show how community involvement can improve the quality of the school. 	
WK	<ul style="list-style-type: none"> Some of the schools on the list are K-7/8. Is a K-7/8 school different from a K-6? Are there not standards that we follow for school design? 	
IA	<ul style="list-style-type: none"> The difference is not significant and relates more to the classroom size, gym and cafeteria size. 	
SP	<ul style="list-style-type: none"> Concerning school design standards, the Board works with principals in design that are consistent throughout recent projects such as maximize openness in circulation areas; maximize transparency in exterior walls to enhance connections to the outside community; and embrace the Library as the centre of the school, not just for reading but as a social centre. 	
IA	<ul style="list-style-type: none"> The school tours may happen over two separate trips: Thomas Wells and Edgewood on one day and Claude Watson and McKee on another day 	<ul style="list-style-type: none"> IA to communicate back to group on possible dates for school tours
IA	<ul style="list-style-type: none"> Next meeting will be in late September. Agreed time of day is 6 to 8 PM. 	<ul style="list-style-type: none"> IA to circulate possible dates for next meeting
PB	<ul style="list-style-type: none"> Board needs to make an effort to be the first to communicate about this project. The messaging should promote the positive aspects of working with a developer. The risk is that the messaging, if late, will be side-lined by community fears about change to the status quo. 	<ul style="list-style-type: none"> TDSB to engage communication staff to begin drafting message to the public/media.

Speaker	Content	Action required
	<ul style="list-style-type: none"> A major part of this positive messaging is to explain the rationale for selling public land to a private developer. 	
RMcC	<ul style="list-style-type: none"> Agrees – need to communicate the true message 	
SO	<ul style="list-style-type: none"> Major concern – condominium development needs to have family oriented living. Suggest that communication staff from TDSB to attend LSCDT meetings 	<ul style="list-style-type: none"> TDSB to engage communication staff to begin drafting message to the public/media.
SL	<ul style="list-style-type: none"> Noted that all members of the LSCDT need to be transparent and communicate openly when in contact with the public 	
PB	<ul style="list-style-type: none"> Described the process behind the Memorandum of Understanding (MOU) that was initiated in the North Toronto CI project between the TDSB and the local Sherwood Park Ratepayers Association. It was critical to establishing a cooperative relationship between the two bodies. Happens early in the process that we are currently engaged in here at Davisville. 	
SP	<ul style="list-style-type: none"> MOU comes after the preferred options is determined 	

Minutes prepared by: Major Capital Projects + Building Partnerships, Strategic Building + Renewal, TDSB. Any errors or omissions are to be communicated to Jeff Latto, Senior Manager at 416 395 4665 or at jeff.latto@tdsb.on.ca.

Distribution: all invitees and those in attendance.

Date of next meeting: TBD

Attachments: Local School Community Design Team Meeting #1 Presentation
Discovery Session Agenda
Contact List

Local School Community Design Team (LSCDT) Meeting No. 1



1

tonight's agenda

Local School Community Design Team (LSCDT) Meeting No. 1

- general introductions (5:00)
- project process (5:10)
- project timelines (5:45)
- school/community needs (6:00)
- next steps (6:30)
- school tour (6:40)
- close (7:00)

2

Local School Community Design Team (LSCDT) Meeting No. 1

Tricia Boyce, Principal, Davisville Jr PS, TDSB
Rob McCready, Davisville Parent Council Co-chairs
Jason Lee, Teacher, Davisville Jr PS, TDSB
Lisa Kelleher, Building and Land Use Chair
Wendy Keene, Principal, Spectrum Alternative Sr School, TDSB
Lisa Cain and **John Keenan**, Spectrum Parent Council Co-chairs
Chris Long, Teacher, Principal, Spectrum Alternative Sr School, TDSB
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3

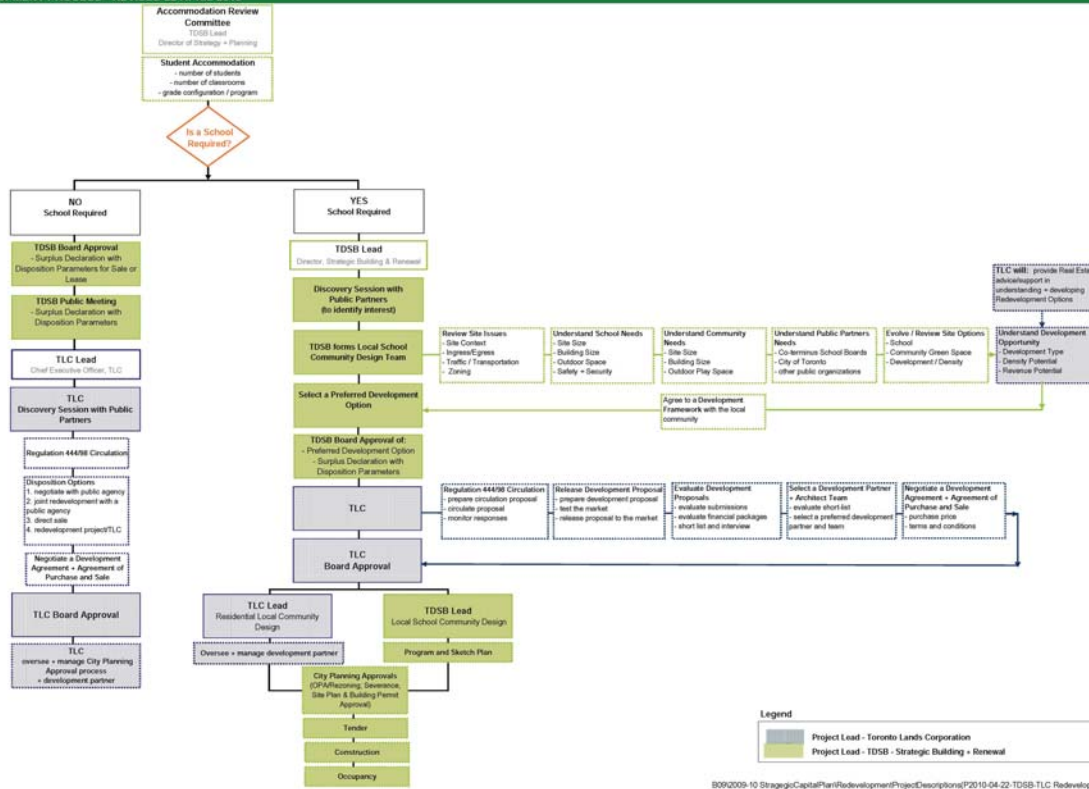
project process

5 Year Capital Building Program

The Board, at its meeting of October 28, 2009, launched 10 ARC and identified five potential redevelopment opportunities including:

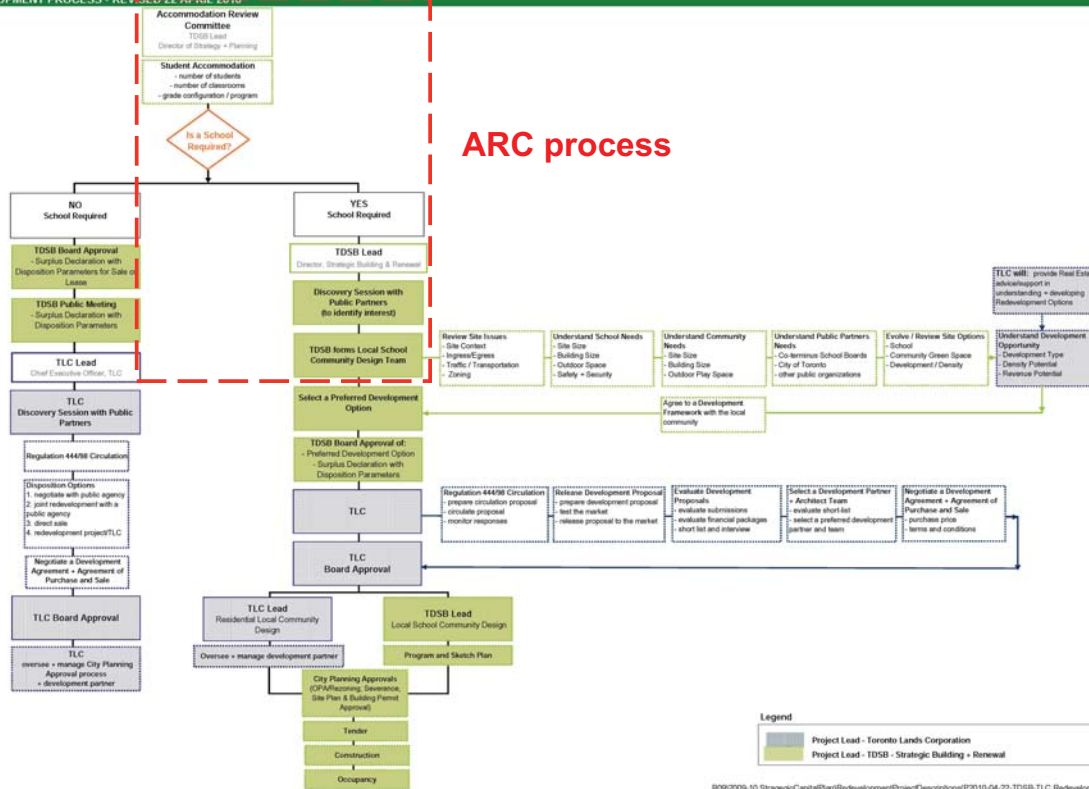
1. Davisville – Yonge
2. Lawrence Heights neighbourhood
3. Bloor – Dufferin
4. Lawrence – Midland
5. Oakburn - Avondale

TDSB REDEVELOPMENT PROCESS - REVISED 22 APRIL 2010

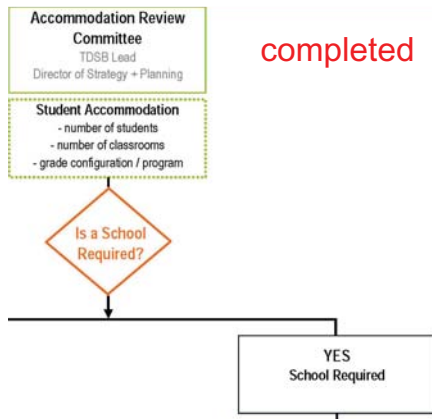


BOR2009-10 StrategicCapitalPlan/Redevelopment/ProjectDescriptions/P2010-04-22-TDSB-TLC Redevelopment Process-Final-RevISED.stg:1470

TDSB REDEVELOPMENT PROCESS - REVISED 22 APRIL 2010



BOR2009-10 StrategicCapitalPlan/Redevelopment/ProjectDescriptions/P2010-04-22-TDSB-TLC Redevelopment Process-Final-RevISED.stg:1470



completed

ARC process completed

Accommodation Review Committee (ARC) Background

On October 28, 2009, the TDSB approved an Area Review Committee (ARC) involving the schools mentioned below to examine the opportunities to enhance programs, upgrade facilities and improve communities.

- Davisville Jr PS / Metro School for the Deaf
- Maurice Cody Jr PS
- Hodgson Sr PS
- Eglinton Jr PS
- Spectrum Alternative Sr School



Accommodation Review Committee (ARC) Background (cont' d)

The ARC met 4 times on December 8, 2009; January 19, 2010; February 17, 2010; and March 19, 2010.

The ARC reported its finding to the TDSB in April 2010; TDSB staff responded to the ARC report with recommendations to the Board in June 2010.

At the Board meeting on Wednesday, June 23, 2010, the Board of Trustees of the Toronto District School Board made a number of decisions about schools in your area, including the following:

Accommodation Review Committee (ARC) Background (cont' d)

- *That a school presence be maintained at the Davisville Junior Public School/Metropolitan Toronto School for the Deaf, Maurice Cody Junior Public School, Eglinton Public School, and Hodgson Senior Public School sites;*
- *That the deaf/hard of hearing programs remain at Davisville Junior Public School/Metropolitan Toronto School for the Deaf pending relocation to one locale as per a previous Board decision;*
- *That Spectrum Alternative Senior School be relocated to Davisville Junior Public School/Metropolitan Toronto School for the Deaf effective September 2011*

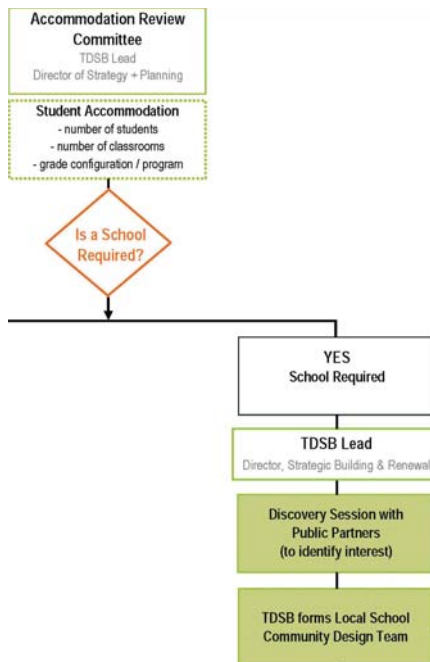
Accommodation Review Committee (ARC) Background (cont' d)

The Board's decisions are the result of work carried out over the past eight months. An Accommodation Review Committee (ARC) underwent an extensive process to ensure the needs of all students will be met for future success. The ARC was made up of people from the school community such as parents, educators, students, Board officials, and community members. The Board's decisions were consistent with the recommendations of the ARC.

(quoted letter from Ian Allison, Superintendent of Education, School Services – SW3 Schools)

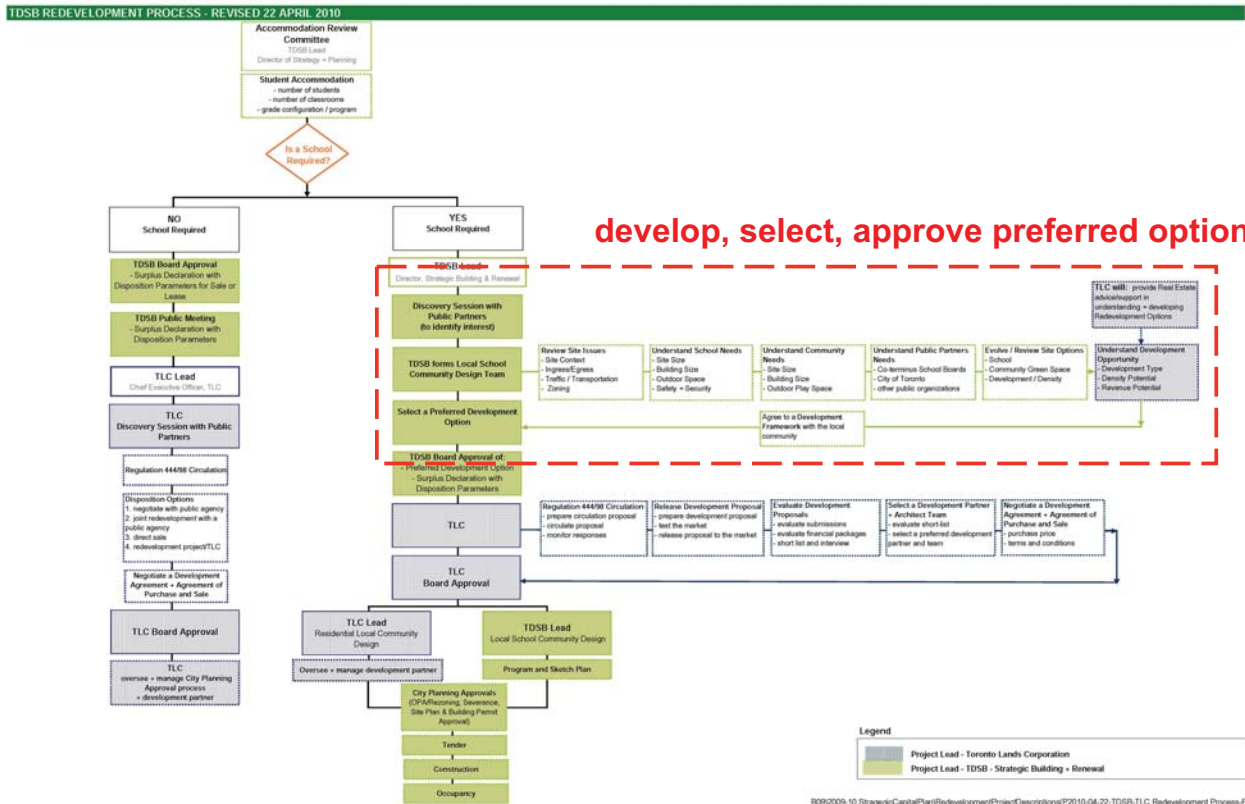
First Discovery Session

- Discovery session with Public Partners held on March 11, 2011
- Attendees included community colleges, Ontario Realty Corporation, local universities, co-terminus school boards, City of Toronto and Build Toronto



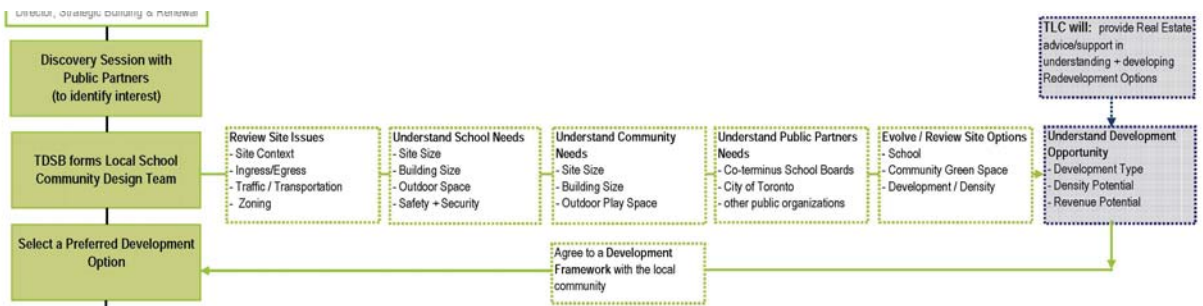
1st session completed

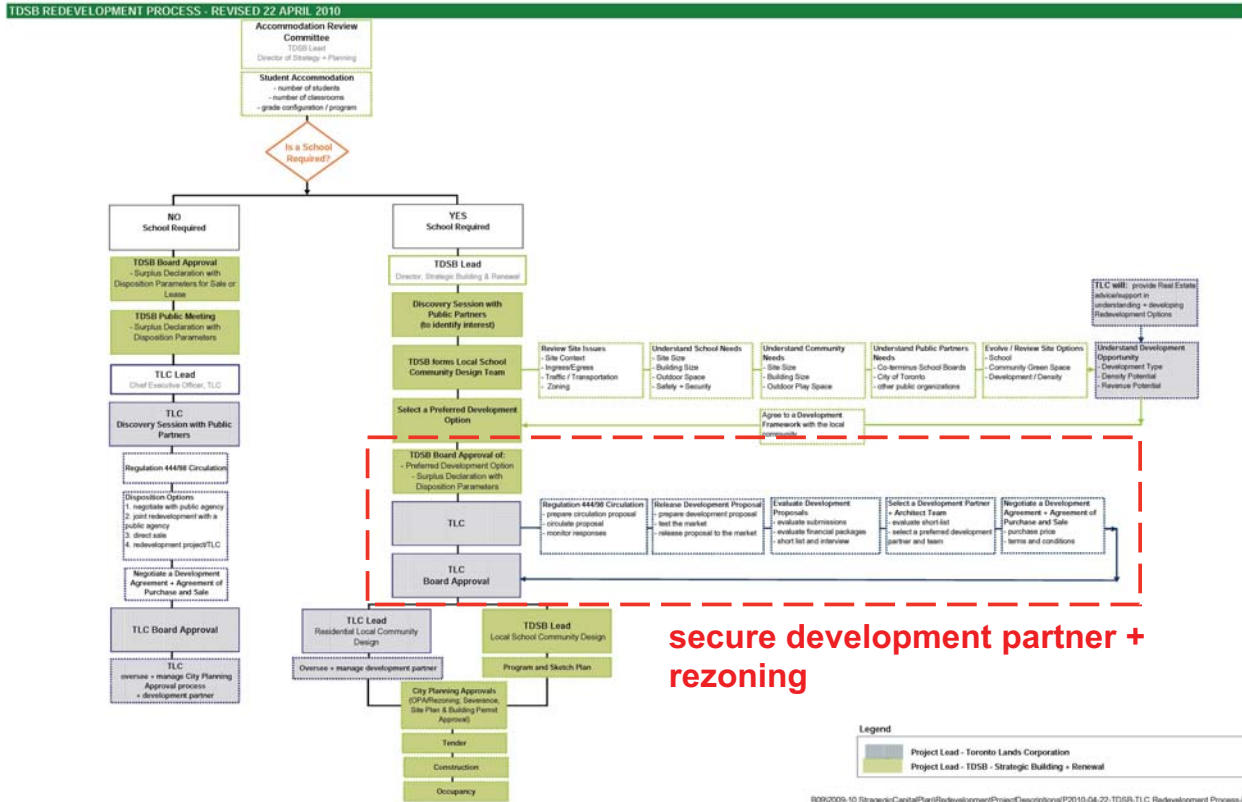
this is where we are today



develop, select, approve preferred option details

- (May 2011) Review process with LSCDT
- (summer 2011) Select planning consultant team
- (summer 2011) Brief Ministry of Education
- (Sept 2011) Start option development with LSCDT

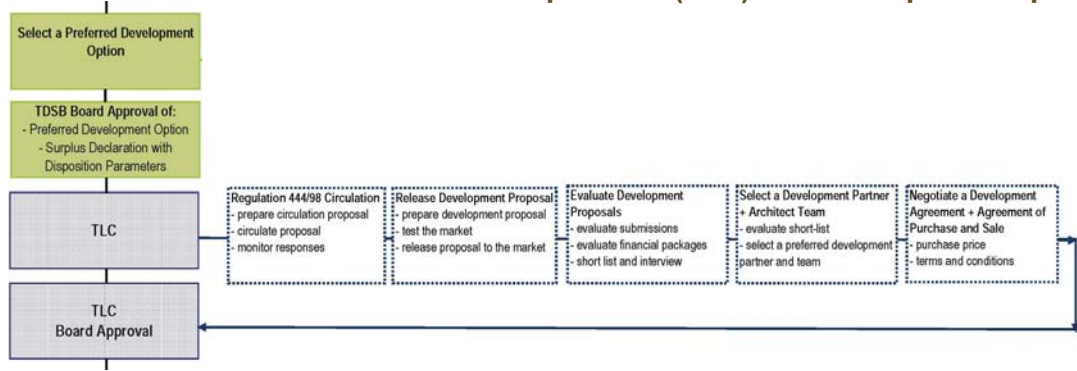




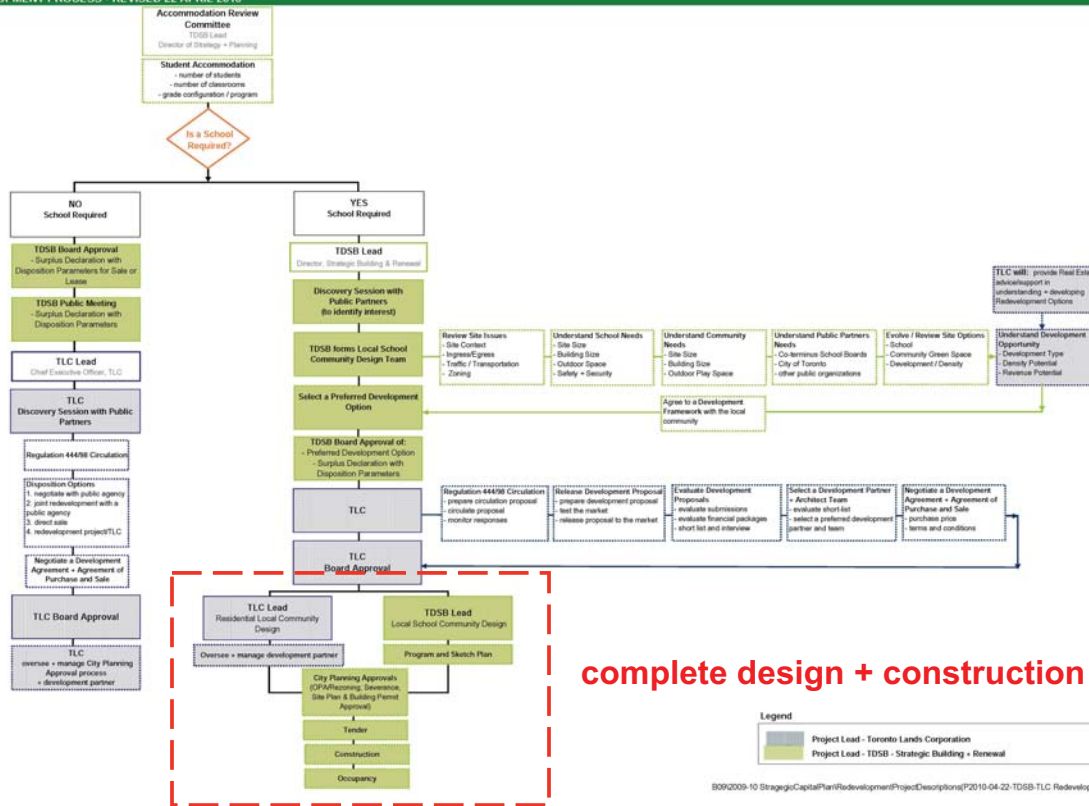
secure development partner + rezoning

secure development partner + rezoning details

- Preferred Option to designate amount of surplus land
- Disposition of surplus land approved by Board
- Toronto Lands Corporation (TLC) to lead disposition process



TDSB REDEVELOPMENT PROCESS - REVISED 22 APRIL 2010

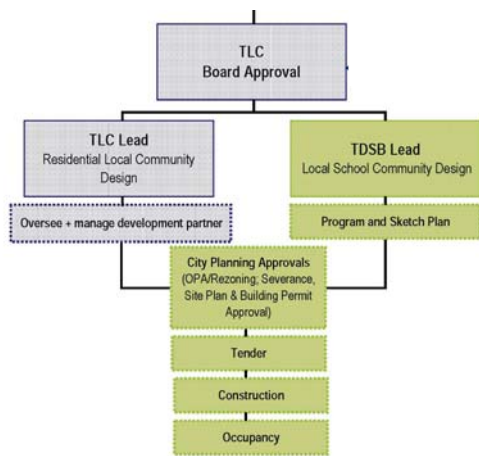


complete design + construction



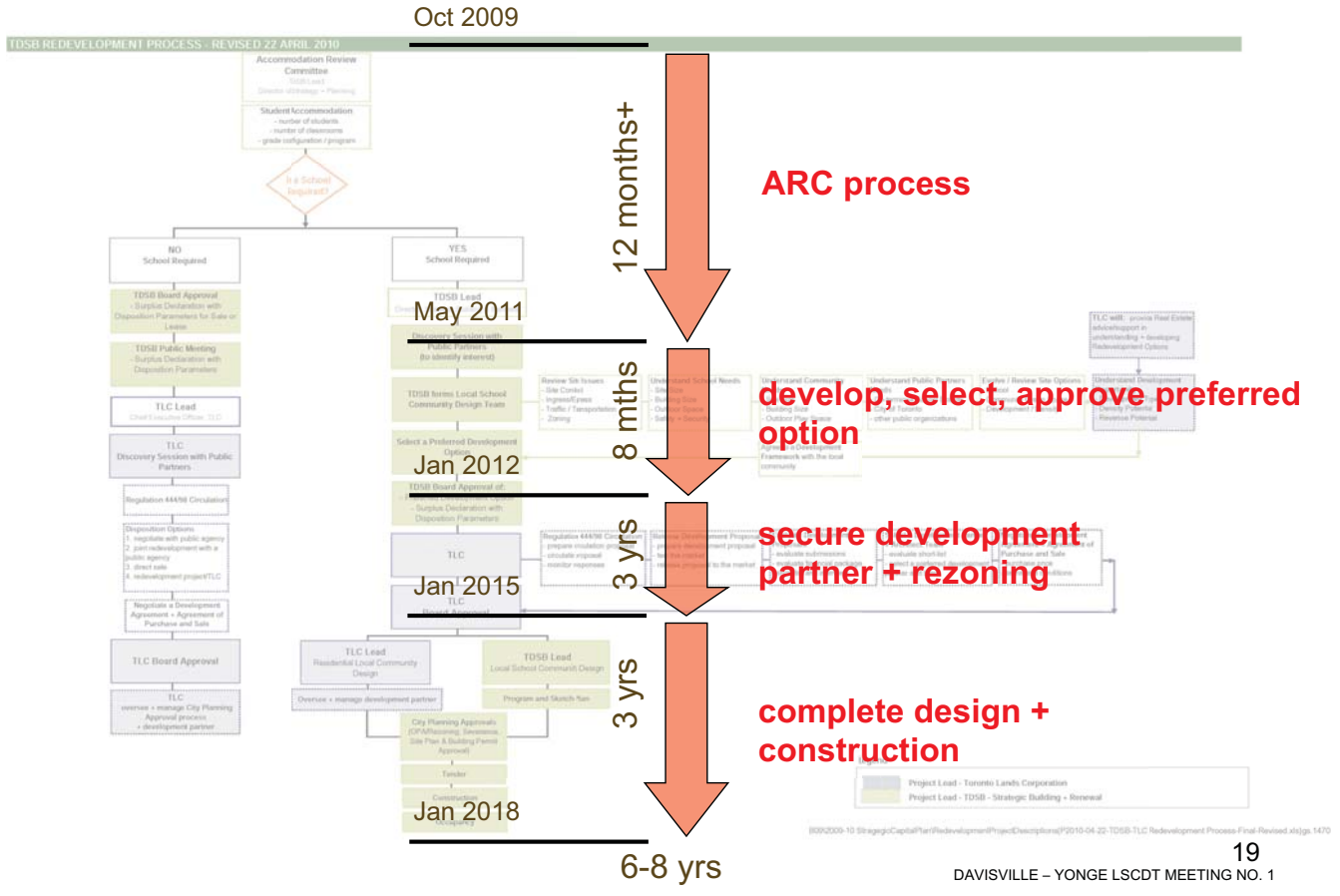
BOR2009-10 StrategicCapitalPlan/Redevelopment/ProjectDescriptions/P2010-04-22_TDSB-TLC_Redevelopment_Process-Final_Revised.stg:1470

complete design + construction details



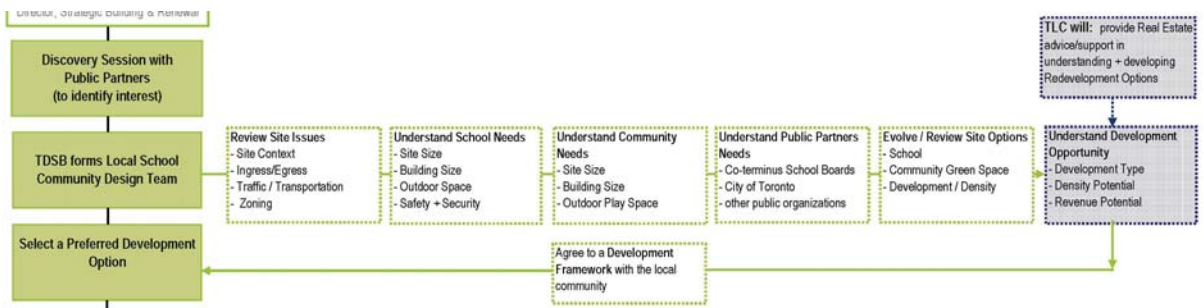
- TDSB and TLC to work with LSCDT to develop new school and neighbouring development
- Project enters traditional development stages of Design Development, Contract Documents, Construction, and Occupancy. Project Close-out
- Phase of work includes the Re-Zoning Application to change surplus lands from Institutional to Residential use.

project timelines



project process

develop, select, approve preferred option details



What will be discussed at future meetings?

Review Site Issues



Legend
Site

What will be discussed at future meetings?

Understand School Needs

Site area: 3.81 acres

Building size: 85,068 square feet

Student population:

- Ministry capacity of existing facility = 384 students
- ARC identified a need for a school facility = 600-650 students

Program developments:

- Spectrum Alternative Senior School to arrive in September 2011
- SK-6 French Immersion at Davisville Jr PS/MTSD
- Possible Grade 7/8 Extended French moved from Hodgson Sr PS

Safety and Security: to be discussed

What will be discussed at future meetings?

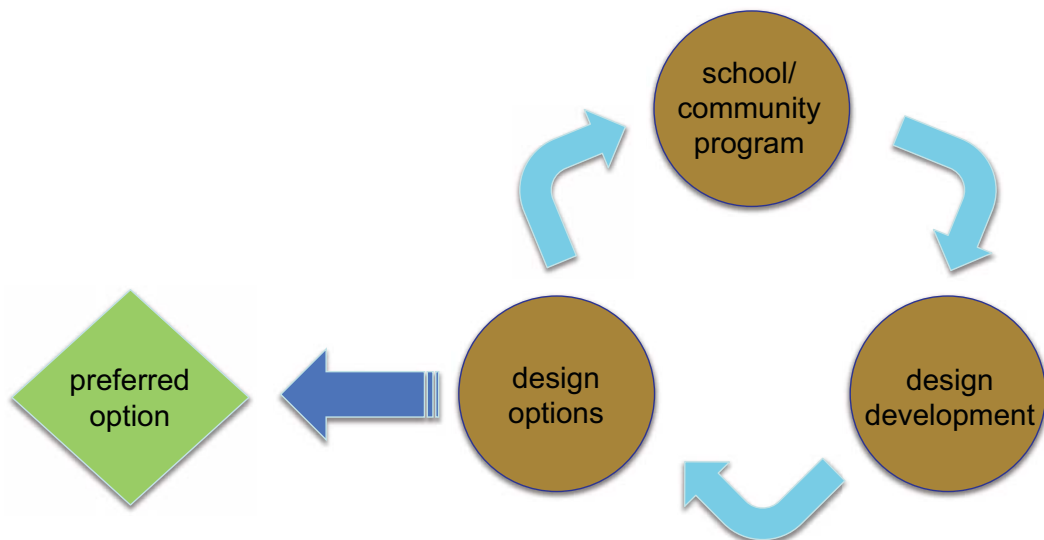
Understand Community Needs



What will be discussed at future meetings?

Understand Public Partners

Evolve / Review Site Options



next steps

- Prepare and distribute Minutes of this meeting to all attendees/invitees (TDSB);
- Prepare a RFP for planning/design services this summer. Secure consultant team for September (TDSB);
- Distribute Agenda in September for next meeting (TDSB); and
- Prepare presentation material for next meeting (TDSB/Consultants).

school tour

Possibilities include

Thomas Wells

Claude Watson School for the
Performing Arts

Edgewood 7/8 Student
Accommodation Pod

A G E N D A

DISCOVERY SESSION

Friday, March 11, 2011, 9:00 am
Offices of the Toronto Lands Corporation

- | | |
|---|--------------|
| 1. Welcome | Shirley Hoy |
| 2. Presentation of TDSB Surplus Properties
(Separate attachment) | Shirley Hoy |
| 3. Questions and Answers | All |
| 4. Presentation of TDSB Redevelopment Projects
(Separate attachment) | Sheila Penny |
| 5. Questions and Answers | |
| 6. Adjournment (approx. 10:30 am) | |

Directions to Offices of the Toronto Lands Corporation

Toronto Lands Corporation Offices, c/o Davisville PS/Metro School for the Deaf, 43 Millwood Road, 3rd floor

- Our offices can be accessed from the rear of the school building (on Davisville Avenue, just east of Yonge Street – DAVISVILLE SUBWAY STN)
- from Davisville Avenue, walk north through the staff parking lot at the back and far east end of the school
- our entrance door is located just beyond a large green bin and is directly north of the staff parking lot
- look for our sign and use the buzzer to let us know you have arrived and we will buzz you in – then proceed to the 3rd floor (no elevator)

**Davisville Jr PS
Local School Community Design Team Meeting
Contact List**

Name	Title	Email Address
Tricia Boyce	Principal - Davisville Jr PS	tricia.boyce@tdsb.on.ca
Rob McCready	Parent Council Co-Chair - Davisville Jr PS	rob.j.mccready@gmail.com
Joseph Lee	Teacher - Davisville Jr PS	joseph.lee@tdsb.on.ca
Lisa Kelleher	Building and Land Use Chair - Davisville Jr PS	lisakelleher@mac.com
Wendy Keene	Principal - Spectrum Alternative School	wendy.keene@tdsb.on.ca
Lisa Cain	Parent Council Co-chair - Spectrum Alternative School	lisa-ian@rogers.com
John Keenan	Parent Council Co-chair - Spectrum Alternative School	mrikeenan@yahoo.com
Chris Long	Teacher - Spectrum Alternative School	chris.long@tdsb.on.ca
Jim Robinson	Family Team Leader	jim.robinson@tdsb.on.ca
Ludmila Svanda	Centre Supervisor - Davisville Child Care	lsvanda@toronto.ca
Donna Boyce	Davisville Care Programme Inc.	davisville@bellnet.ca
Sonia Shalland-Poyser	Davisville Care Programme Inc.	
Margaret Walker	SERRA - South Eglinton Ratepayers' and Residents' Association	margaret.walker@sympatico.ca
Shelley Ortved	OPA - Oriole Park Association	sortved@rogers.com
Peter Baker	FoNTRA - Federation of North Toronto Ratepayers Association	peterwbaker@rogers.com
Katharine Hancock	Constituency Assistant for Josh Matlow	khancoc@toronto.ca
Tim Burkholder	Planner - City of Toronto	tburk@toronto.ca
Shelley Laskin	Trustee, Ward 11	shelley.laskin@tdsb.on.ca
Ian Allison	Superintendent of Education	ian.allison@tdsb.on.ca
Sheila Penny	Director - Strategic Building and Renewal	sheila.penny@tdsb.on.ca
Jeff Latto	Senior Manager - Major Capital Projects and Building Partnerships	jeff.latto@tdsb.on.ca