

DAVISVILLE REDEVELOPMENT PROJECT

FREQUENTLY ASKED QUESTIONS – SUMMARY

What is the Davisville Redevelopment Project all about?

The Toronto District School Board (TDSB or Board) began a process to explore options for redeveloping the Davisville school site in June 2010, when the vote supported the recommendation of the Davisville-Yonge Accommodation Review Committee (ARC) that a school presence be maintained on the Davisville site to accommodate the programs as defined by the ARC.

Where are we at in the process?

On December 12, 2012, the TDSB approved moving forward in the next step of the redevelopment process and approved the School and Development Design Principles, the Land Use Management Master Plan and the Maximum Build-to-Envelope as agreed upon by the Davisville-Yonge Local School Community Design Team. The proposed redevelopment is contingent upon the TDSB receiving approval to proceed from the Ministry of Education for the construction of a new elementary school for 668 students to replace the aging Davisville building. Davisville was included in the board's approved Capital Plan as one of the board's priority projects to be funded through redevelopment of .98 acres according to the principles and parameters in the Land Use Management Plan approved by the board. The Business Case will be submitted to the Ministry.

How was the proposed master plan developed?

The Board asked staff (through representatives on the Local School Community Design Team- LSCDT) to explore delivering the ARC's approved program at Davisville Public School through a new building funded by redevelopment of the school site. The parameters that guide the redevelopment project (school size, program, funded by residential development) are set by the Board as this is a school board process. The LSCDT looked at a comprehensive range of options assisted by the school, local ratepayers and architects and planners. The Board process engages the local school community to ensure that we have their input and feedback to design a better school. We engage with the larger community (through local resident and ratepayer associations) so that their voice can be heard and reflected early in the design process, as we position the new school and the residential development that will fund it in their community.

What is Redevelopment?

In order to meet the demands of growing communities, like Davisville, TDSB has embarked on a city-wide program to rebuild schools through a new funding strategy. Pending approval, the Redevelopment will result in the current Davisville Junior Public School being replaced with a new school facility with funding for the Board's Capital Building Program being provided through the Redevelopment of a portion of the current Davisville Junior Public School property and partnering with a development partner to create a mixed use site (new school + residential + open space + community space in accordance with the Board's Facility Partnership Policy). Revenue generated from the residential development will support the Board's Capital Building Program, which funds all TDSB capital projects.

What is the proposed master plan for the Davisville site?

The following was developed and agreed* to by the Local School Community Design Team in May 2012:

- 3-storey integrated school and residential development on Davisville Avenue;
- Mid-rise residential development (7-12 storeys) along Davisville Avenue;
- Playground, field and open space along Millwood Road;
- School-only access lane along east edge of the site with underground school parking; and
- A key requirement in the plan is to have the current school remain operational during the entire build.

What did the ARC say?

The ARC recommended all five schools in the review (Davisville, Eglinton, Hodgson, Maurice Cody & Spectrum) should remain open with programming as defined by the ARC. It also recommended appropriate supports be added to the schools to meet projected enrolments, and that reasonable capital investment be provided to ensure enhanced programming for all students. For *more information*, please click on [Davisville ARC](#).

Why does Davisville need a new school?

There has been significant enrolment growth adding to the accommodation pressures in the school and surrounding communities (the identified need for a larger school came out of the ARC process); that the facility condition of the building is 99%, is significantly higher than the Prohibitive to Repair threshold of 65% (there is now a facility renewal backlog of approximately \$9.7M); and because the majority of the classrooms were built for the MTSD, there are 16 classrooms built at 625 square feet that will need to be used as regular instructional spaces for Grade 1-6 students (ministry's standard for basic classroom is 750 sq ft). In order to accommodate the program as defined by the ARC and approved by the Board (English JK to Grade 6, French Immersion SK to Grade 6 and Spectrum Alternative School Grades 7 and 8), a larger Davisville school with appropriate sized classrooms is necessary.

Why not renovate the existing school?

The TDSB is faced with serious funding shortfalls and must look to a new funding strategy (as described earlier) to meet the needs of growing communities, such as Davisville.

Will the project require an Official Plan Amendment (OPA) and Rezoning?

Yes - The Board and the LSCDT understands clearly that an Official Plan Amendment (OPA) and Rezoning will be required as part of the City of Toronto's approvals process. From the work of the LSCDT we believe that the Davisville school site is large enough to accommodate the residential development that is required to help fund the project, but this is not currently consistent with the City's Official Plan that guides the growth and development in the City. It currently designates the Davisville site a Neighbourhood Area, limiting the site to low-rise residential uses.

When will construction start? What will happen to students during construction?

The project is still in the beginning stages and is at least four years away from breaking ground on the site —Ministry of Education, and City of Toronto approvals including OPA, Rezoning approvals, etc. are still required. The current plan requires that the TDSB keep students in the current school building during construction. The TDSB will work closely with the principal and parent community to ensure student safety during the construction and program options for outdoor activities. The plan is to be able to move students directly from the old school into the new school. It should be noted that portables may be needed to accommodate increased enrolment before the new school opens. Once the new school is built, the old school will be demolished and the new playground, field and school grounds will be completed.

What are the next steps?

- Following Ministry of Education approval of the proposed master plan, the TDSB (through the Toronto Lands Corporation) would move forward with a developer proposal call to select/approve a development partner (this may take several months);
- Request For Proposals (RFP) will go out to the development industry;
- Board approval of development partner;
- Formation of school and residential design teams with more opportunities for consultation with full school community; vote taken for unanimous support of the school design when appropriate – note throughout the process, costing assumptions will continue to be tested and designs adjusted accordingly.
- Upon approval, Joint Official Plan Amendment (OPA) and re-zoning submission to the City. At this point the City process for land use takes over with additional community and public consultation built in; and
- If City approval is obtained, construction starts for the school and residential development.