

Planning and Priorities Committee November 16, 2016	Page <b>59</b>	Board Services Agenda Record  <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-------------------	-----------------------------------------------------------------------

Report No. 11-16-2960

## TORONTO DISTRICT SCHOOL BOARD

### PUPIL ACCOMMODATION REVIEW FOR ELIZABETH SIMCOE JUNIOR PUBLIC SCHOOL, GUILDWOOD JUNIOR PUBLIC SCHOOL, JACK MINER SENIOR PUBLIC SCHOOL, AND POP- LAR ROAD JUNIOR PUBLIC SCHOOL – INITIAL STAFF REPORT

**TO**      Planning and Priorities Committee                      16 November 2016

**RECOMMENDATION**      **IT IS RECOMMENDED that a Pupil Accommodation Review be established for the following elementary schools: Elizabeth Simcoe Junior Public School, Guildwood Junior Public School, Jack Miner Senior Public School, and Poplar Road Junior Public School.**

**STRATEGIC DIRECTION**      Make every school an effective school

**RATIONALE**      **Introduction**

The purpose of this report is to inform Trustees of the background information regarding the group of schools cited in this report, and request approval for the establishment of a Pupil Accommodation Review that will include the elementary schools identified below:

- Elizabeth Simcoe Junior Public School
- Guildwood Junior Public School
- Jack Miner Senior Public School
- Poplar Road Junior Public School

The schools are situated in Ward 22 (Trustee Chadwick). A map showing the location of these schools can be found in Appendix A.

#### **Rationale for Initiating This Pupil Accommodation Review**

A Pupil Accommodation Review is required to address low enrolment and underutilization at Guildwood Junior Public School and Jack Miner Senior Public School, along with facility conditions at Elizabeth Simcoe Junior Public School, Guildwood Junior Public School and Poplar Road Junior Public School.

The enrolment at Guildwood Junior Public School has declined

Planning and Priorities Committee November 16, 2016	Page  <b>60</b>	Board Services Agenda Record  <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-----------------------	-----------------------------------------------------------------------

from 228 students in 2007-08 to 116 students in 2016-17, a decrease of 49%. The capacity for the school is 242 pupil places, resulting in a current utilization rate of 47%. Projections suggest that enrolment at the school will continue to remain at this level for several years before increasing slightly to approximately 130 students in 2025 with a resulting utilization rate of only 54%.

The enrolment at Jack Miner Senior Public School has been relatively stable over the past 10 years at approximately 210 students but declined in 2016-17 to 172. The capacity for the school is 354 pupil places resulting in a current utilization rate of 49%. Projections suggest that enrolment at the school will continue to decline slightly to approximately 160 students in 2025 with a resulting utilization rate of only 45%.

The introduction of a Gifted program at Elizabeth Simcoe Junior Public School in 2005-06 and a Junior Extended French program at Poplar Road Junior Public School in 2006-07 have increased student enrolment at both schools to maintain utilization rates of 70% and 80% respectively.

The 2016 Facility Condition Indices for all three junior schools range from between 58% and 105% with the five-year renewal needs for all four schools increasing the indices from between 75% and 108%.

An extract from the School Information Profile, the Instructional Profile chart contained in Appendix B, illustrates the current and projected enrolment for each school to be included as part of this Pupil Accommodation Review. Appendix B also contains the Facility Profile, an extract from the School Information Profile that includes the current and five-year Facility Condition Index values and school renewal backlogs.

The proposed timeline for the Pupil Accommodation Review process is outlined in Appendix C.

### **Local Feasibility Team's Recommended Student Accommodation and Program Plan**

A Local Feasibility Study was initiated to review program and accommodation solutions to low enrolment, underutilization and poor facility condition at these four schools. The Local Feasibility Team (LFT) developed and reviewed options that would best address these issues.

Planning and Priorities Committee November 16, 2016	Page <b>61</b>	Board Services Agenda Record  <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-------------------	-----------------------------------------------------------------------

As per the Ministry of Education's Pupil Accommodation Review Guideline released in March 2015, school boards must prepare an initial staff report containing a recommendation to address the existing program/accommodation issues prior to the establishment of a Pupil Accommodation Review. The student accommodation and program plan included in Appendix D reflects the work completed by the LFT and recommends the closure of two of the four schools and the construction of two new facilities on the remaining school sites.

### **Community Consultation**

The Pupil Accommodation Review process requires a minimum of five months to complete. The process must include at least two public meetings and requires the formation of a Pupil Accommodation Review Committee. If the Board approves the commencement of the Pupil Accommodation Review, the process would begin in January 2017.

The process will include the establishment of a formal working committee of local school representatives as well as opportunities for the general public and broader community to review the initial staff report and to provide their comments and feedback on the staff recommendation. The recommendation outlined within the student accommodation and program plan in Appendix D could be amended through the committee's work as well as the public consultation process. Revised recommendations would be presented to the Board of Trustees in the final staff report at the conclusion of the process.

### **RESOURCES**

The Pupil Accommodation Review will be supported by existing resources.

### **IMPLEMENTATION AND REVIEW**

If approved, the Pupil Accommodation Review will begin in January 2017 and follow the Ministry of Education's Pupil Accommodation Review Guideline and the Toronto District School Board's Accommodation and Program Review Policy (P068), and Pupil Accommodation Review Procedure (PR598).

### **APPENDICES**

- Appendix A: School Location Map
- Appendix B: Extract from School Information Profile - Facility and Instructional Profiles
- Appendix C: Pupil Accommodation Review Timeline
- Appendix D: Student Accommodation and Program Plan

Planning and Priorities Committee November 16, 2016	Page <b>62</b>	Board Services Agenda Record <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-------------------	-------------------------------------------------------------------

- Appendix E: Existing and Proposed Elizabeth Simcoe Junior Public School and Poplar Road Junior Public School Attendance Areas
- Appendix F: Enrolment, Capacity and Utilization Data - Status Quo and Recommended Option
- Appendix G: Summary of Comments Received from the City of Toronto
- Appendix H: Summary of Comments Received from other Public Agencies and Community Partners

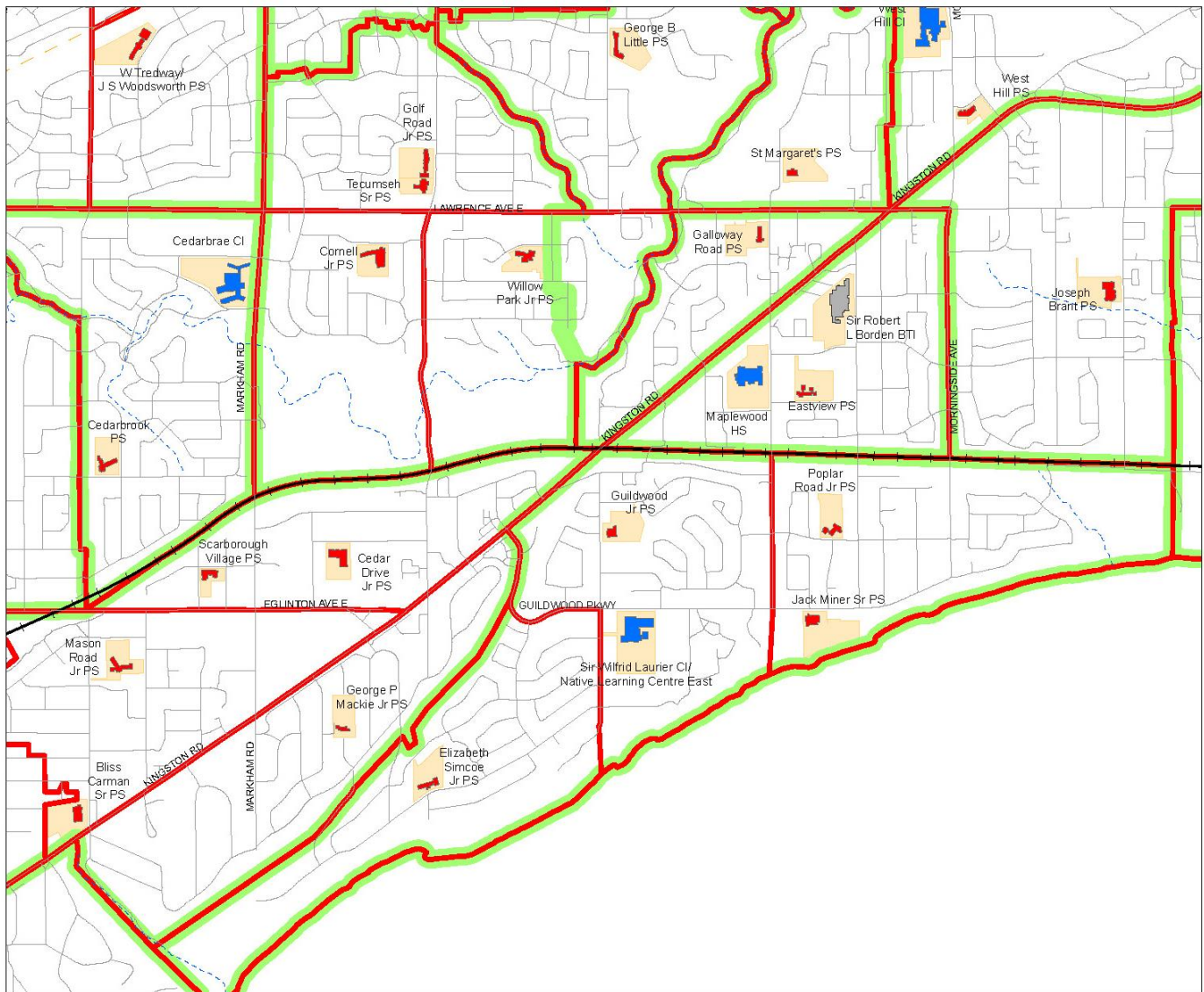
**FROM** Carla Kisko, Associate Director, Finance and Operations at [carla.kisko@tdsb.on.ca](mailto:carla.kisko@tdsb.on.ca) or at 416-397-3188

Andrew Gowdy, Chief Planning Officer, Planning at [andrew.gowdy@tdsb.on.ca](mailto:andrew.gowdy@tdsb.on.ca) or at 416-394-3917



## School Location Map

### Elizabeth Simcoe Jr PS, Guildwood Jr PS, Poplar Road Jr PS and Jack Miner Sr PS Junior and Middle Attendance Areas



Please note:  
The lines on this map representing the Attendance Areas are approximate.  
For specific information on designated schools to serve  
individual addresses, please consult the TDSB Street Guide.

0 0.2 0.4 0.8 1.2 1.6 km

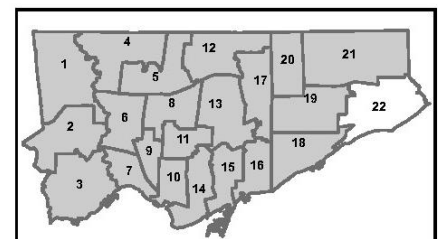
Produced by:  
Planning Division, TDSB  
October 2016  
Source:  
Base Map- Geospatial Competency Centre  
Facility - Planning Division, TDSB  
Data- City of Toronto



#### Legend:

- Elementary School
- Secondary School
- Other Facility
- Site

- Junior Attendance Area
- Intermediate Attendance Area
- Road
- Railway
- Utilityline
- Waterway



Appendix B



**Extract from School Information Profile**

<b>Facility Profile</b>	<b>Elizabeth Simcoe Jr PS</b>	<b>Guildwood Jr PS</b>	<b>Jack Miner Sr PS</b>	<b>Poplar Road Jr PS</b>
School Address	166 Sylvan Avenue, Scarborough, M1E1A3	225 Livingston Road, Scarborough, M1E1L8	405 Guildwood Parkway, West Hill, M1E1R3	66 Dearham Wood, West Hill, M1E1S4
TDSB Ward	22	22	22	22
City Ward	43	43	43	43
Constructed	1963	1958	1971	1959
Building Age	53	58	45	57
Site Size	5.98	6.03	11.29	6.87
Facility GFA (sq ft)	45,116	29,900	63,163	33,821
Greenfield Play Area	3.37	3.86	3.38	3.22
Renewal Backlog 2016	\$4,502,123	\$4,257,505	\$2,307,076	\$6,515,744
Facility Condition Index 2016	58%	72%	30%	105%
Renewal Backlog 5 year Renewal Needs	\$5,864,890	\$4,485,690	\$6,967,204	\$6,693,393
Facility Condition Index 5 year Renewal Needs	75%	76%	90%	108%
Capacity	369	242	354	275
Preliminary 30 September 2016 (FTE)	262	114	172	210
Surplus Seats	107	128	182	65

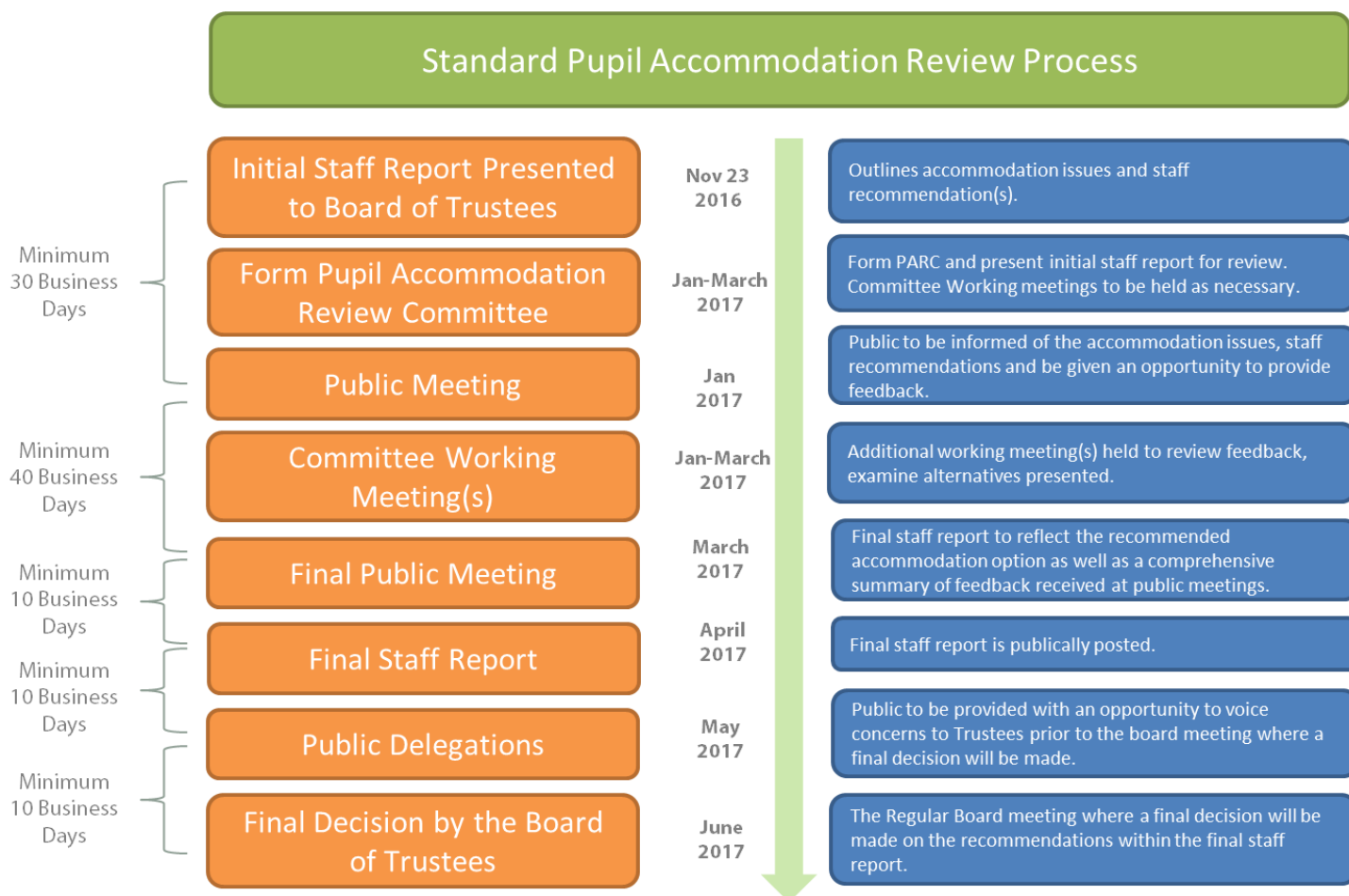


### Extract from School Information Profile

<b>Instructional Profile</b>	Elizabeth Simcoe JPS	Guildwood JPS	Jack Miner SPS	Poplar Road JPS
Grade Structure	JK-6	JK-6	7-8	JK-6
Optional Attendance Status - 2014/15 (Regular)	Closed	Limited	Limited	Limited
Optional Attendance Status - 2015/16 (Regular)	Closed	Limited	Limited	Limited
Optional Attendance Status - 2016/17 (Regular)	Limited	Limited	Limited	Limited
% of students attending local school that reside in the attendance area - October 2015	71%	69%	61%	54%
% of TDSB students residing in attendance area that attend local school - October 2015	89%	69%	92%	88%
Actual Enrolment Oct. 2012	249	186	215	226
Actual Enrolment Oct. 2013	246	157	220	221
Actual Enrolment Oct. 2014	266	145	208	217
Actual Enrolment Oct. 2015	255	119	186	215
Actual Enrolment Sept. 2016	262	114	172	210
Projected Enrolment Oct. 2017	256	112	173	222
Projected Enrolment Oct. 2018	253	105	192	226
Projected Enrolment Oct. 2019	250	111	184	226
Projected Enrolment Oct. 2020	257	111	163	229
Projected Enrolment Oct. 2021	255	113	169	229
Projected Enrolment Oct. 2022	254	115	175	227
Projected Enrolment Oct. 2023	257	122	155	231
Projected Enrolment Oct. 2024	258	127	149	235
Projected Enrolment Oct. 2025	253	130	164	239
Projected Enrolment Oct. 2026	256	131	170	239
Facility Capacity	369	242	354	275
Actual Utilization Oct. 2012	67%	77%	61%	82%
Actual Utilization Sept. 2016	71%	47%	49%	76%
Projected Utilization Oct. 2021	69%	47%	48%	83%
Projected Utilization Oct. 2026	69%	54%	48%	87%

## Appendix C

### Pupil Accommodation Review Timeline





Planning and Priorities Committee November 16, 2016	Page <b>67</b>	Board Services Agenda Record  <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-------------------	-----------------------------------------------------------------------

## Appendix D

### Student Accommodation and Program Plan

#### Background

A Pupil Accommodation Review is required to address low enrolment and underutilization at Guildwood Junior Public School and Jack Miner Senior Public School, along with facility conditions at Elizabeth Simcoe Junior Public School, Guildwood Junior Public School and Poplar Road Junior Public School.

The total enrolment for the schools involved in this review has declined from 873 students in 2011-12 to 758 students in 2016-17, a decrease of 115 students. The total capacity for these schools is 1240 pupil places, resulting in a current utilization rate of 61%. Projections suggest that the total enrolment for these schools will increase slightly over the next several years to approximately 786 students in 2025 with a resulting utilization rate of only 63%. This will leave a surplus of 454 pupil places within these four schools.

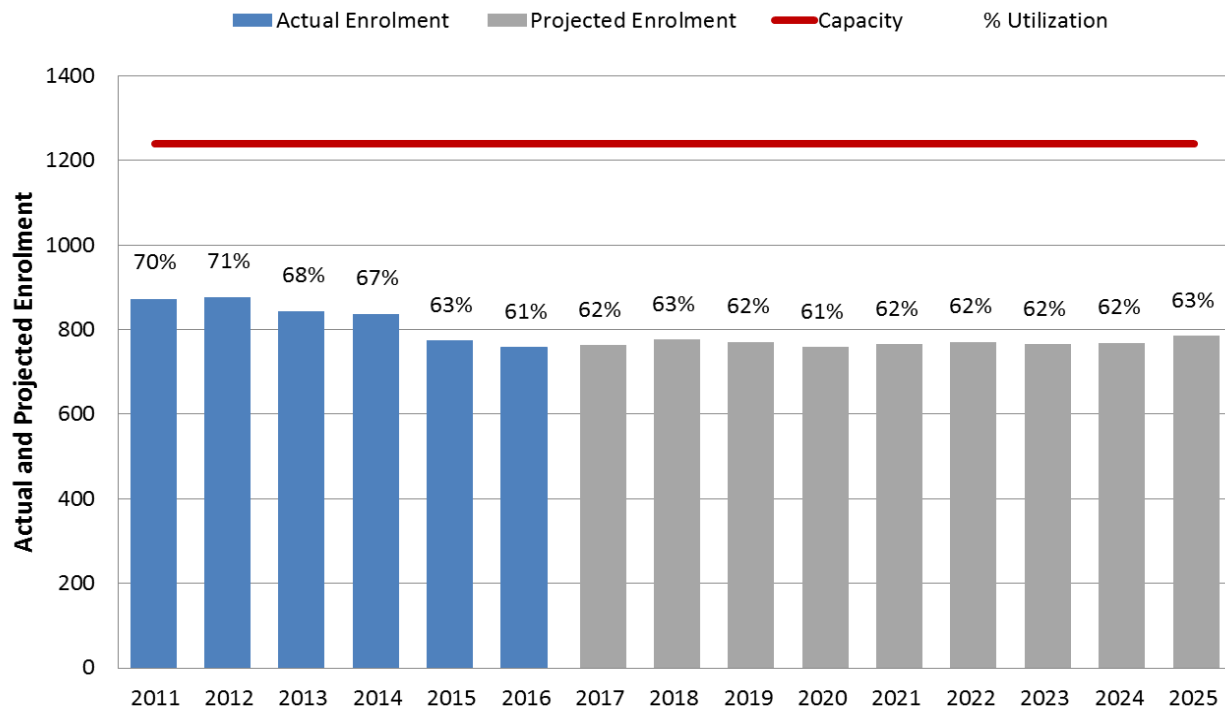
The enrolment at Guildwood Junior PS has declined from 228 students in 2007-08 to 116 students in 2016-17, a decrease of 49%. The capacity for the school is 242 pupil places, resulting in a current utilization rate of 47%. Projections suggest that enrolment at the school will continue to remain at this level for several years before increasing slightly to approximately 130 students in 2025 with a resulting utilization rate of only 54%.

The enrolment at Jack Miner Senior PS has been relatively stable over the past ten years at approximately 210 students but declined in 2016-17 to 172. The capacity for the school is 354 pupil places resulting in a current utilization rate of 49%. Projections suggest that enrolment at the school will continue to decline slightly to approximately 160 students in 2025 with a resulting utilization rate of only 45%.

The introduction of a Gifted program at Elizabeth Simcoe Junior PS in 2005-06 and a Junior Extended French program at Poplar Road Junior PS in 2006-07 have increased student enrolment at both schools to maintain utilization rates of 70% and 80% respectively. The Regular program enrolment at Poplar Road Junior PS remains low at approximately 140 students and is projected remain at this level over the long term.

The 2015 Facility Condition Indices for all three junior schools range from between 58% and 105%, levels that indicate replacement of the existing facilities should be considered where closures are being explored.

### Total for All Four Schools



### Long-Term Program and Accommodation Strategy

The Long-Term Program and Accommodation Strategy (LTPAS) is a Board-approved document that guides program and accommodation planning within a ten-year timeframe. The LTPAS includes a planned Pupil Accommodation Review to address this group of schools, stating “*Explore a review of Jack Miner Senior PS and its feeder schools, Elizabeth Simcoe Junior PS, Guildwood Junior PS and Poplar Road Junior PS to address existing and projected underutilization at Jack Miner Senior PS and Guildwood Junior PS.*” The proposed review was reconfirmed during the 2016-17 LTPAS cycle, at which point staff began the process by engaging a formal staff study called a Local Feasibility Study.

The Local Feasibility Team (LFT) met on four occasions between June and October 2016 to review the enrolment and facility details of the four elementary schools, to consider the current program and accommodation challenges facing this group of schools, and to develop a recommended program and accommodation solution. The group reviewed a total of four accommodation options and recommends one of these options.

Membership of the Local Feasibility Team included the local Trustee, the Superintendent of Education, School Principals as well as staff representatives from Planning, Special Education, Teaching and Learning, and Facility Services.

Planning and Priorities Committee November 16, 2016	Page <b>69</b>	Board Services Agenda Record <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-------------------	-------------------------------------------------------------------

A variety of accommodation scenarios was prepared by Planning staff and reviewed by the Local Feasibility Team with the goal to maximize the utilization of schools, strengthen program offerings within the area, and address facility conditions. The recommended option is described below in further detail.

### **Local Feasibility Team's Recommended Student Accommodation and Program Plan**

The Local Feasibility Team is recommending:

- That Elizabeth Simcoe Junior PS be identified as an Emerging Capital Priority Project in the 2017 submission to the Ministry of Education for the construction of a new 452 pupil place replacement JK to Grade 8 public school;
- That Poplar Road Junior PS be identified as an Emerging Capital Priority Project in the 2017 submission to the Ministry of Education for the construction of a new 528 pupil place replacement JK to Grade 8 public school;
- That Guildwood Junior PS be closed effective 30 June 2021 and the attendance area be assigned to Elizabeth Simcoe Junior PS (7%) and Poplar Road Junior PS (93%);
- That the students attending Guildwood Junior PS on Optional Attendance be equally divided and assigned to Elizabeth Simcoe Junior PS and Poplar Road Junior PS effective 1 September 2021;
- That Elizabeth Simcoe Junior PS be converted from JK to Grade 6 junior school to a JK to Grade 8 Public School effective 1 September 2021;
- That Elizabeth Simcoe PS continue to accommodate the Gifted program and expands to include Grade 7 effective 1 September 2021 and Grade 8 effective 1 September 2022;
- That the junior Learning Disability program at Elizabeth Simcoe Junior PS be relocated to another school or closed prior to 30 June 2021;
- That Poplar Road Junior PS be converted from a JK to Grade 6 junior school to a JK to Grade 8 Public School effective 1 September 2021;
- That Poplar Road Junior PS continue to accommodate the Junior Extended French program and expands to include Grade 7 effective 1 September 2021 and Grade 8 effective 1 September 2022;
- That Poplar Road Junior PS continue to accommodate the Developmental Disability program and expand to include Grade 7 effective 1 September 2021 and Grade 8 effective 1 September 2022; and
- That Jack Miner Senior PS be closed effective 30 June 2022 and the attendance area be assigned to Elizabeth Simcoe Junior PS and Poplar Road Junior PS.

Planning and Priorities Committee November 16, 2016	Page <b>70</b>	Board Services Agenda Record <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-------------------	-------------------------------------------------------------------

A map showing the existing and proposed junior and intermediate attendance areas can be found in Appendix E. The chart contained in Appendix F illustrates the current and projected enrolment for each school (Status Quo and Local Feasibility Team's Recommendation).

The Local Feasibility Team is recommending the student accommodation and program plan for the following reasons:

- Enrolments at Guildwood Junior PS and Jack Miner Senior PS are projected to continue to be very low, maintaining the amount of underutilization in this grouping of schools and leading to increasingly smaller grade cohorts;
- Consolidating the junior schools will increase the grade cohorts and total enrolment creating more viable programs and greater flexibility for school organizations;
- Expanding the grade ranges at Elizabeth Simcoe Junior PS and Poplar Road Junior PS to serve JK to Grade 8 is expected to boost student success by minimizing transitions and increase enrolment in the Gifted program and Junior Extended French program; and
- The replacement of the aging facilities at Elizabeth Simcoe Junior PS and Poplar Road Junior PS will reduce the facility renewal backlog, create better places to learn and will act as an attraction for new families with school-age children.

The Local Feasibility Team recognized that overall this grouping of elementary schools has low enrolment, excess capacity and facilities in poor condition within this community. The team also recognized the need for neighbourhood schools, access to programs, and program viability. The student accommodation and program plan provides for a good distribution of neighbourhood schools with viable programs, efficient utilizations, and improved learning environments.

### **Program Considerations**

The Local Feasibility Team identified certain priorities to incorporate into the recommended plan. These include prioritizing JK-Grade 8 schools to minimize student transitions, neighbourhood and walkable schools, increased student population, viable programs, integrating community uses, and addressing facility conditions.

By closing schools with low enrolment, Guildwood Junior PS and Jack Miner Senior PS, and assigning students to the two remaining schools, the student accommodation and program plan ensures each address in the Guildwood Community has a neighbourhood school with a strong program. The Local Feasibility Team recognized the value of turning three small junior elementary schools and one small senior school with high five-year Facility Condition Index values, into two new Junior Kindergarten to Grade 8 public schools providing stronger and more viable school populations with increased opportunity for programs and extracurricular activities.

The Local Feasibility Team also recognized the need to minimize student transitions within these neighbourhood schools. The current school organization has Elizabeth Simcoe Junior PS,

Planning and Priorities Committee November 16, 2016	Page  <b>71</b>	Board Services Agenda Record  <b>PPC:067A</b>  Agenda Item 7.
--------------------------------------------------------	-----------------------	---------------------------------------------------------------------------

Guildwood Junior PS, and Poplar Road Junior PS feeding into Jack Miner Senior PS to continue with Grades 7 and 8 in the Regular and Gifted programs. Students enrolled in the Junior Extended French program, Developmental Disability program, and Learning Disability program attend schools outside of the Guildwood Community to continue in Grades 7 and 8.

The Local Feasibility Team members identified concerns with the current school grade ranges, including struggles with school transitions for students that remained within the Guildwood Community, but a greater concern for those that must leave the community. They felt that the benefits of the JK-8 model outweighed the current JK-6 and Grade 7 and 8 models. Therefore, the Local Feasibility Team is recommending that Elizabeth Simcoe Junior PS and Poplar Road Junior PS begin to offer JK to Grade 8 by phasing the grades into their new facilities and out of Jack Miner Senior PS once construction is completed. This includes both the Regular and Gifted programs at Elizabeth Simcoe Junior PS and the Regular and Developmental Disability programs at Poplar Road Junior PS.

The Learning Disability program at Elizabeth Simcoe Junior PS will be gradually phased out or relocated to another school outside the review area. There are no proposed changes to the existing Secondary French Immersion pathways or Regular program secondary boundaries as part of this review.

The Local Feasibility Team recommends the above plan as it creates strong, viable programs with good geographic distribution of school sites in the area to accommodate potential long-term enrolment growth, if necessary.

#### *Proposed Expansion of Junior Extended French Program*

The staff recommendation is that the Junior Extended French program at Poplar Road Junior PS be expanded to include Grades 7 and 8 at the same time as the Regular program. Students currently in the program feed into Joseph Howe Senior PS to continue with Grades 7 and 8 programming. The Extended French program at Joseph Howe Senior PS will continue with Centennial Road Junior PS as their only feeder school for the Junior Extended French Program. It is anticipated that the expansion could begin for September 2021 once construction of the new facility is completed.

Under the Local Feasibility Team's student accommodation and program plan, students in the Extended French program will be able to complete their Grades 4-8 learning in a single school without introducing an additional transition. There is no proposed change to the secondary school pathway. The Extended French program at Poplar Road Junior PS will continue to feed to Cedarbrae CI.

#### *Special Education Programs*

The student accommodation and program plan accounts for all the existing Intensive Support Programs currently accommodated at local schools. The plan is recommending that the Devel-

Planning and Priorities Committee November 16, 2016	Page  <b>72</b>	Board Services Agenda Record  <b>PPC:067A</b>  Agenda Item 7.
--------------------------------------------------------	-----------------------	---------------------------------------------------------------------------

opmental Disability program and Gifted program accommodated at the junior schools continue at the new JK to Grade 8 program schools, and expand to include intermediate classes. This plan will reduce the number of transitions for students and provide updated facilities for these programs. The Learning Disability program will be phased-out or merged with another site outside the review area with an existing intermediate class.

Elizabeth Simcoe Junior PS has accommodated the Grade 4 to 6 Gifted program since 2005 (3 classrooms). Students continue with the program at Jack Miner Senior PS (2 classrooms) and then to Woburn CI. It is recommended that the program remain at Elizabeth Simcoe Junior PS and expand to include an Intermediate program at the same time the Regular program expands to include Grades 7 and 8 in September 2021.

Elizabeth Simcoe Junior PS currently accommodates a Junior Learning Disability program (1 classroom). The Special Education department has been moving towards a model of inclusion for students in Learning Disability programs. Therefore, the accommodation plan recommends the Junior Learning Disability program at Elizabeth Simcoe Junior PS be relocated to another school or closed prior to 30 June 2021.

Poplar Road Junior PS currently accommodates a Primary and Junior Developmental Disability program (2 classrooms). It is recommended that the program remain at Poplar Road Junior PS and expand to include an Intermediate program at the same time the Regular program expands to include Grades 7 and 8 in September 2021.

### **Boundary Considerations**

The Local Feasibility Team's recommended student accommodation and program plan proposes consolidating three junior school attendance boundaries into two areas and splitting the one intermediate school attendance boundary into two areas.

The plan recommends assigning the majority of the Guildwood Junior PS attendance area to Poplar Road Junior PS attendance area. Residential properties located on the east side of Livingston Road and south of Guildwood Parkway currently assigned to the Guildwood Junior PS attendance area will be assigned to Elizabeth Simcoe Junior PS attendance area as of September 2021. The Jack Miner Senior PS attendance boundary will be divided between Elizabeth Simcoe Junior PS and Poplar Road Junior PS according to the revised junior school attendance boundaries.

A map showing the existing and proposed junior and intermediate attendance areas can be found in Appendix E.

### **Transportation Considerations**

The Local Feasibility Team's plan does anticipate minor impacts on student transportation with the addition of a school bus to transport a small number of Guildwood Junior PS students to and

Planning and Priorities Committee November 16, 2016	Page  <b>73</b>	Board Services Agenda Record  <b>PPC:067A</b>  Agenda Item 7.
--------------------------------------------------------	-----------------------	---------------------------------------------------------------------------

from Poplar Road Junior PS. The increased cost to student transportation services is estimated to be approximately \$50,000 annually. Students in the Extended French, Developmental Disability and Gifted programs will continue to receive bussing and will not incur any added transportation cost.

There is a small portion of the existing Guildwood Junior PS catchment area that will fall outside the 1.6 km walking distance as outlined within the Board's Transportation of Students Policy P020, if it is assigned to the Poplar Road Junior PS attendance area. It is anticipated that junior school students that reside at the following residential addresses would be eligible for student transportation to Poplar Road Junior PS:

- Fareham Crescent
- 10 to 126 Guildwood Parkway
- 3969 Kingston Road
- 210 to 280 Livingston Road
- Rowatson Road

### **Facility Considerations**

The plan being proposed by the Local Feasibility Team would require capital investment to accommodate expanding student populations at the two receiving schools and replacement of the school facilities that are in poor condition. The Local Feasibility Team is proposing the closure of Guildwood Junior PS and Jack Miner Senior PS, schools with five-year Facility Condition Indices of 76% and 90%, respectively, and five-year renewal needs of \$4.5M and \$7.0M, respectively. The Local Feasibility Team is also recommending the rebuild of Elizabeth Simcoe Junior PS and Poplar Road Junior PS with facilities that can accommodate JK to Grade 8 programs, including new child care centres, subject to Ministry approval. These schools with five-year Facility Condition Indices of 75% and 108%, respectively, and five-year renewal needs of \$5.9M and \$6.7M, respectively, should be considered for facility replacement. The recommendations would effectively eliminate a renewal backlog totalling \$24M from the Board's inventory.

The current and five-year renewal needs of each school to be included as part of the Pupil Accommodation Review are outlined in the School Information Profile extract found within Appendix B.

#### *Facility Rebuild and Holding Strategy*

##### *Elizabeth Simcoe Junior PS*

The recommended student accommodation and program plan includes the construction of a new JK to Grade 8 facility on the Elizabeth Simcoe Junior PS site. It is proposed that the new facility be constructed on the existing playfield, thereby allowing the existing school to operate until construction is complete. This option may require a minimum of three years to complete, subject to Ministry funding approval. The earliest that capital funding could be allocated is anticipated

Planning and Priorities Committee November 16, 2016	Page  <b>74</b>	Board Services Agenda Record  <b>PPC:067A</b>  Agenda Item 7.
--------------------------------------------------------	-----------------------	---------------------------------------------------------------------------

to be the fall of 2017. The projected cost estimate for the proposed JK to Grade 8 new school of 452 pupil places and child care centre is approximately \$17.5 million. The potential new school would include the following rooms:

- 2 Kindergarten Rooms
- 4 Primary Classrooms
- 3 Junior Classrooms
- 3 Intermediate Classrooms
- 1 Art Room
- 1 Science Room
- 1 Instrumental Music Room
- 5 Special Education Gifted Program Classrooms
- 1 Special Education Home School Program Classroom
- Child Care (to replace the existing)

#### *Poplar Road Junior PS*

The recommended student accommodation and program plan includes the construction of a new JK to Grade 8 facility on this site. It is proposed that the new facility be constructed on the existing playfield, thereby allowing the existing school to operate until construction is complete. This option may require a minimum of three years to complete, subject to Ministry funding approval. The earliest that capital funding could be allocated is anticipated to be the fall of 2017. The projected cost estimate for the proposed JK to Grade 8 new school of 528 pupil places and child care centre is approximately \$16.8 million. The new school would include the following rooms:

- 3 Kindergarten Rooms
- 6 Primary Classrooms
- 7 Junior Classrooms
- 3 Intermediate Classrooms
- 1 Art Room
- 1 Science Room
- 1 Instrumental Music Room
- 3 Special Education Developmental Disability Program Classrooms
- 1 Special Education Home School Program Classroom
- Child Care (to replace the existing)

The Local Feasibility Team also considered converting Jack Miner Senior PS into a JK to Grade 8 public school. In order for the senior school to accommodate the additional grades, increase in student population, and child care centre, the school would have required a substantial addition.

Unfortunately, the site has a “no-build” restriction under the authority of the Toronto Regional Conservation Authority and a property setback condition from the City of Toronto that does not permit any construction activity south of the existing Jack Miner Senior PS building. Other set-



Planning and Priorities Committee November 16, 2016	Page <b>75</b>	Board Services Agenda Record <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-------------------	-------------------------------------------------------------------

back conditions from the City of Toronto along the east side of the facility and site do not provide suitable space for a future addition. Therefore, an addition to the existing Jack Miner Senior PS site is not available as a viable option for any proposed student accommodation proposals.

The recommended student accommodation and program plan will require several years to implement. It is anticipated that construction of the new Elizabeth Simcoe Junior PS with 452 pupil places and the new Poplar Road Junior PS with 528 pupil places would begin in March 2020. Construction may take up to 17 months to complete and during this time all four schools will continue to operate under their existing configurations.

Construction of the two new schools is anticipated to be completed prior to September 2021. Therefore, Guildwood Junior PS can be scheduled for closure as of 30 June 2021. The new Elizabeth Simcoe PS and Poplar Road PS to open for the 2021-22 school year offering JK to Grade 7 programs for all the students in the existing junior schools. Jack Miner Senior PS will only offer Grade 8 programs during the 2021-22 school year. Demolition of the old Elizabeth Simcoe Junior PS and Poplar Road Junior PS facilities would begin in the fall of 2021 to allow for the installation of new play fields and other site improvements.

Jack Miner Senior PS is recommended to be closed 30 June 2022, as Elizabeth Simcoe PS and Poplar Road PS expand to include Grade 8 for the 2022-23 school year. The playfield and site improvements at these two new schools are scheduled to be completed prior to September 2022.

### *Funding Consideration*

Capital Priority Business Cases will be submitted to the Ministry of Education to request funding for the Elizabeth Simcoe Junior PS and Poplar Road Junior PS replacement schools through the annual process. The next submission opportunity is expected to be in July 2017.

If funding does not become available, the building projects at Elizabeth Simcoe Junior PS and Poplar Road Junior PS will not be able to proceed. This means that the schools would not be able to accommodate the additional students from the closure of Guildwood Junior PS and Jack Miner Senior PS.

If the funding does not become available, the TDSB will have to continue to address the combined \$24M five-year renewal needs of Elizabeth Simcoe Junior PS, Guildwood Junior PS, Jack Miner Senior PS, and Poplar Road Junior PS.

### *Facility Surplus*

The plan being proposed by staff includes the closure of Guildwood Junior PS, effective 30 June 2021, and Jack Miner Senior PS, effective 30 June 2022. Any recommendations about the future use of these sites will be a separate process and will not be part of the recommended Pupil Accommodation Review.

Planning and Priorities Committee November 16, 2016	Page  <b>76</b>	Board Services Agenda Record  <b>PPC:067A</b>  Agenda Item 7.
--------------------------------------------------------	-----------------------	---------------------------------------------------------------------------

### *On-Site Child Care*

Currently, all three junior schools accommodate child care centres. The recommended student accommodation and program plan proposes the closure of Guildwood Junior PS and the replacement of Elizabeth Simcoe Junior PS and Poplar Road Junior PS with new facilities. Although the proposed new replacement schools provide for the construction of two new child care centres, this is only possible with approved funding, there is a potential that all three child care centres will be displaced. Therefore, a Child Care Occupancy Review Committee (CCORC) process will be required during the same time as the Pupil Accommodation Review process. The CCORC is a process that is undertaken when space occupied exclusively by a child care centre is to be reclaimed for student accommodation, or when a school that houses a child care centre is identified for potential closure.

The City of Toronto indicated in its initial comments to the TDSB that this area is a high priority for capital investment in child care and that additional infant spaces are required to meet the targets outlined in Children's Services Capital Strategy 2015-2019. The City also suggested that any loss of child care capacity would need to be replaced and ideally enhanced to better meet the needs of this community.

### *Information from Municipalities and Other Community Partners*

Prior to the establishment of a Pupil Accommodation Review, school boards are to request technical information from the local municipality where a planned Pupil Accommodation Review will occur. To satisfy this requirement, TDSB Planning staff corresponded with representatives from the City of Toronto to receive comments. These comments can be found in Appendix G.

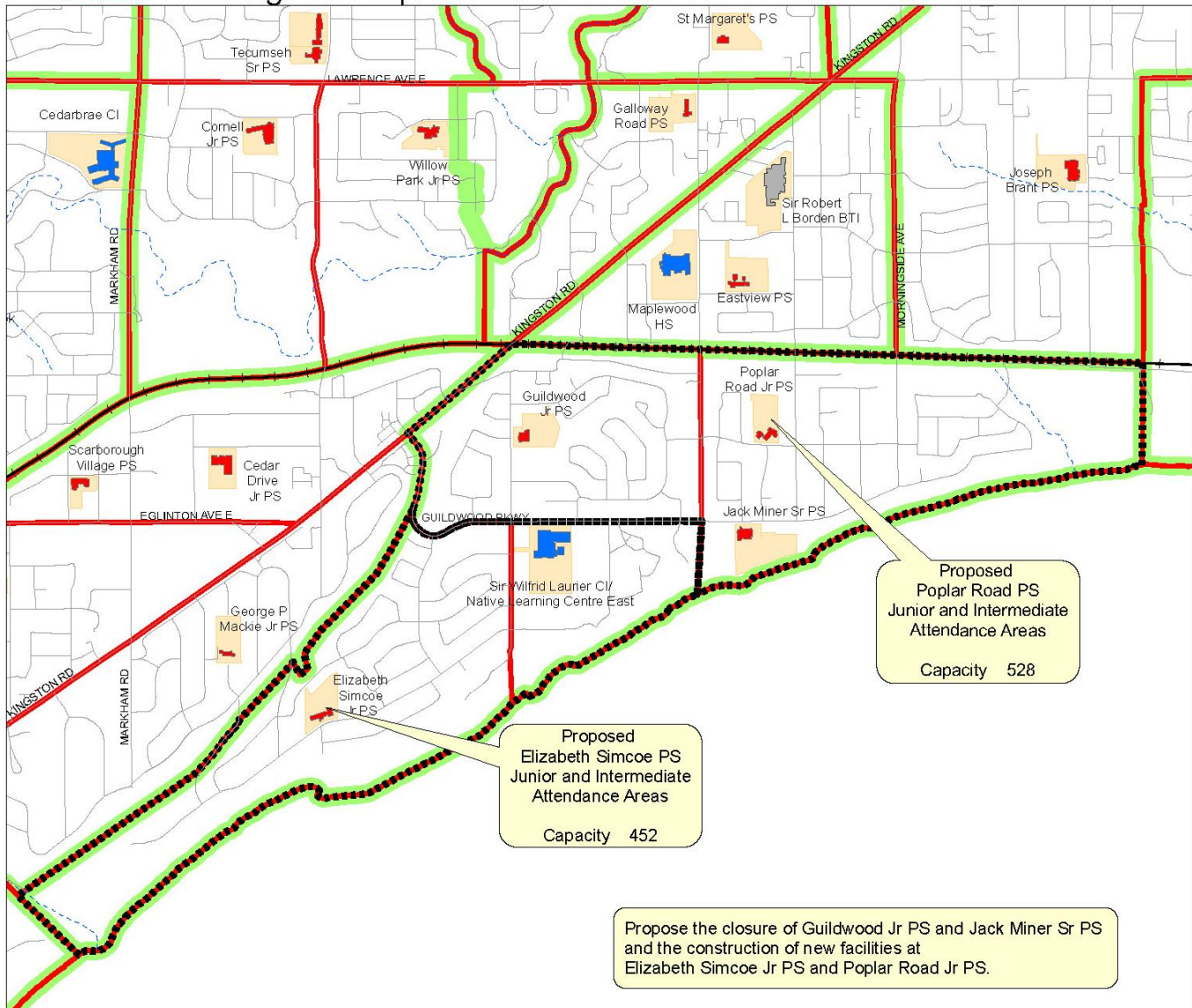
Any expressions of interest from other community partners must be included in the report. As noted in Appendix H, no interest has been expressed from community partners.

Planning and Priorities Committee November 16, 2016	Page  <b>77</b>	Board Services Agenda Record  <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-----------------------	-----------------------------------------------------------------------

## Appendix E



# Elizabeth Simcoe Jr PS, Guildwood Jr PS, Poplar Road Jr PS and Jack Miner Sr PS Junior and Middle Attendance Areas Existing and Proposed Junior and Intermediate Attendance Areas



Please note:  
The lines on this map representing the Attendance Areas are approximate.  
For specific information on designated schools to serve individual  
addresses, please consult the TDSB Street Guide.

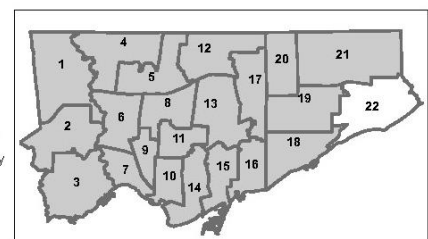
0 0.175 0.35 0.7 1.05 1.4  
km

Produced by:  
Planning Division, TDSB  
October 2016  
Source:  
Base Map: Geospatial Competency Centre  
Facility - Planning Division, TDSB  
Data - City of Toronto



## Legend:

- Elementary School
- Secondary School
- Other Facility
- Site
- Junior Attendance Area
- Intermediate Attendance Area
- - - - Proposed Junior & Intermediate Attendance Area
- Road
- Railway
- Utilityline
- Waterway



L:TDSB/B01/Reviews/Guildwood-Jack Miner/GIS/Guildwood Opt.mxd

Planning and Priorities Committee November 16, 2016	Page  <b>79</b>	Board Services Agenda Record  <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-----------------------	-----------------------------------------------------------------------

## Appendix F

		Status Quo									
		E Simcoe Jr PS		Guildwood Jr PS		Jack Miner Sr PS		Poplar Road Jr PS		Total	
Capacity		369		242		354		275		1,240	
		Enrol-ment	UTZ	Enrol-ment	UTZ	Enrol-ment	UTZ	Enrol-ment	UTZ	Enrol-ment	UTZ
Actual	2012-13	249	67%	186	77%	215	61%	226	82%	876	71%
	2013-14	246	67%	157	65%	220	62%	221	80%	844	68%
	2014-15	266	72%	145	60%	208	59%	217	79%	836	67%
	2015-16	255	69%	119	49%	186	53%	215	78%	775	63%
	2016-17*	262	71%	114	47%	172	49%	210	76%	758	61%
Projected	2017-18	256	69%	112	46%	173	49%	222	81%	763	62%
	2018-19	253	69%	105	43%	192	54%	226	82%	776	63%
	2019-20	250	68%	111	46%	184	52%	226	82%	771	62%
	2020-21	257	70%	111	46%	163	46%	229	83%	760	61%
	2021-22	255	69%	113	47%	169	48%	229	83%	766	62%
	2022-23	254	69%	115	48%	175	49%	227	83%	771	62%
	2023-24	257	70%	122	50%	155	44%	231	84%	765	62%
	2024-25	258	70%	127	52%	149	42%	235	85%	769	62%
	2025-26	253	69%	130	54%	164	46%	239	87%	786	63%
	2026-27	256	69%	131	54%	170	48%	239	87%	796	64%

\* Sept 30, 2016 student head count. All other values represent student head count on October 31st of the respective year.

		Staff Recommended Option									
		E Simcoe Jr PS		Guildwood Jr PS		Jack Miner Sr PS		Poplar Road Jr PS		Total	
Capacity		369		242		354		275		1,240	
		Enrol-ment	UTZ	Enrol-ment	UTZ	Enrol-ment	UTZ	Enrol-ment	UTZ	Enrol-ment	UTZ
Projected	2017-18	256	69%	112	0%	173	0%	222	81%	763	62%
	2018-19	253	69%	105	0%	192	0%	226	82%	776	63%
	2019-20	250	68%	111	0%	184	0%	226	82%	771	62%
	2020-21	257	70%	111	0%	163	0%	229	83%	760	61%
	Capacity	452 <sup>1</sup>		0		0 <sup>2</sup>		528 <sup>1</sup>		980	
	2021-22	333	74%	0	0%	78 <sup>2</sup>	22%	368	70%	779	79%
	2022-23	392	87%	0	0%	0	0%	416	79%	808	82%
	2023-24	388	86%	0	0%	0	0%	417	79%	805	82%
	2024-25	388	86%	0	0%	0	0%	418	79%	806	82%
	2025-26	394	87%	0	0%	0	0%	429	81%	823	84%
	2026-27	402	89%	0	0%	0	0%	437	83%	839	86%

<sup>1</sup> New Schools Open September 2021 of 452 pupil places at Elizabeth Simcoe and 528 pupil places at Poplar Road.

<sup>2</sup> Jack Miner remains open for 2021-22 only serving grade 8 students, closing in 2022-23 when the last grade 8 cohort has graduated.

Planning and Priorities Committee November 16, 2016	Page <b>81</b>	Board Services Agenda Record <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-------------------	-------------------------------------------------------------------

## Appendix G

### **Summary of Comments Received from the City of Toronto**

Prior to the establishment of a Pupil Accommodation Review, school boards are required to request technical information from the local municipality where a planned Pupil Accommodation Review will occur. To satisfy this requirement, TDSB Planning staff corresponded with representatives from the City of Toronto to receive comments.

City of Toronto representatives from the Community Planning, Children's Services, Social Development, and Parks and Recreation departments were consulted on this group of schools in October 2016. A summary of the technical information and comments received from the City of Toronto about the four Guildwood Community elementary schools is provided on the following pages.

The information provided by the City to TDSB represents an initial assessment of each TDSB property included in the 2016-2017 PARCs. These comments are based on the City's own criteria to assess its interest in school properties, the Community Asset Evaluation Framework, which was adopted by City Council at its meeting of July 12-15, 2016 (item EX 16.21). These comments are an early review of potential City interest under the following categories: Child Care, Green Space and Recreation, Community Programming, and Growth. The information provided by the City is to inform TDSB's analysis of each school site through the 2016-2017 PARCs and does not represent a prioritization of City interests, or identify an intent to acquire a school property at this time.

Planning and Priorities Committee November 16, 2016	Page <b>82</b>	Board Services Agenda Record  <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-------------------	-----------------------------------------------------------------------



**City of Toronto  
Response to Toronto District School Board  
Request for Early Comments  
2016-2017 PARCs**

**Name of Site:**

**Elizabeth Simcoe Jr PS  
166 Sylvan Avenue M1E 1A3  
Scarborough District**

**Growth Comments:**

- Official Plan designation: *Neighbourhoods*
- Surrounding land use is low-scale residential development
- Though the immediate area is not slated for potential growth, Kingston Road is designated as an *Avenue* under the Official Plan, and is approximately 600m from the school site. This segment of Kingston Road was the subject of an Avenue Study in 2003. The planning framework established through the 2003 Kingston Road Avenue Study envisions intensification and redevelopment along the Kingston Road corridor permitting 2-8 storeys as-of-right.
- There are existing development applications at 3655 Kingston Road for an 8 storey, 96 unit building and at 3201 Eglinton Avenue E for a 6 storey, mixed use development containing 1057 residential units.
- Recent transit announcements have identified a future Light Rail Transit line (Line 5) extending the Eglinton Crosstown along Kingston Road which may bring additional development opportunities in the long term.

**Community Programing Comments:**

- Area is not designated as a City of Toronto Neighbourhood Improvement Area (Guildwood)
- Access to Community Spaces for Meeting in the Neighbourhood is low for Toronto: at or below the benchmark for Toronto (Red)
- Level of Social Marginalization in the Neighbourhood is low for Toronto: (Green)

**Child Care and Early Learning Comments:**

- Simcoe Sunshine Child Care is located in this school. The centre has a licensed capacity of 24 preschool and 60 school age spaces for a total of 84 spaces. The centre does not have a service contract for fee subsidy with the City to provide space for subsidized children.
- Ward 43 is a high priority for capital investment. Additional infant spaces are required to meet the targets outlined in Children's Services' Capital Strategy 2015-2019. There are no proposed child care capital projects located in the vicinity of this school and no expansion of any adjacent child care centres on the horizon.
- Any loss of child care capacity would need to be replaced and ideally enhanced to better meet the needs of this community. It is presumed that school age care will be provided in the school where students relocated.

**Green Space and Recreation Comments:**

- The school is adjacent to Elizabeth Simcoe Park and is in an area with the 2<sup>nd</sup> highest level of Local Parkland Provision.



Planning and Priorities Committee November 16, 2016	Page <b>83</b>	Board Services Agenda Record <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-------------------	-------------------------------------------------------------------



**City of Toronto  
Response to Toronto District School Board  
Request for Early Comments  
2016-2017 PARCs**

- There is high forestry tree canopy coverage in the surrounding area. Parks, Forestry & Recreation used Elizabeth Simcoe School as a Camp Location up to 2015.
- Parks, Forestry & Recreation does not currently provide recreation programming at this location.

Planning and Priorities Committee November 16, 2016	Page <b>84</b>	Board Services Agenda Record <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-------------------	-------------------------------------------------------------------



**City of Toronto  
Response to Toronto District School Board  
Request for Early Comments  
2016-2017 PARCs**

**Name of Site:**

**Guildwood Jr PS  
225 Livingston Road M1E 1L8  
Scarborough District**

---

**Growth Comments:**

- Official Plan designation: *Neighbourhoods*
- Surrounding land use is low-scale residential development
- Though future growth is not anticipated within the immediate area, Kingston Road is designated as an *Avenue* under the Official Plan, and is approximately 250m from the school site. The planning framework established through the 2003 Kingston Road Avenue Study envisions intensification and redevelopment along the Kingston Road corridor permitting 2-8 storeys as-of-right.
- The Guildwood GO Station lands are approximately 170m from the site. There are existing development applications nearby at 4121 Kingston Road for a 640 unit redevelopment within 2 midrise buildings and 2 towers.
- Recent transit announcements have identified a future Light Rail Transit line (Line 5) extending the Eglinton Crosstown along Kingston Road in the vicinity of the school which may bring additional development opportunities in the long term.

**Community Programing Comments:**

- Area is not designated as a City of Toronto Neighbourhood Improvement Area (Guildwood)
- Access to Community Spaces for Meeting in the Neighbourhood is low for Toronto: at or below the benchmark for Toronto (Red)
- Level of Social Marginalization in the Neighbourhood is low for Toronto: (Green)

**Child Care and Early Learning Comments:**

- NYAD Guildwood child care is located in this school. The centre has a licensed capacity of 16 preschool, 26 kindergarten and 30 school age spaces for a total of 72 spaces. The centre has a service contract for fee subsidy with the City to provide space for subsidized children. Guildwood Child Care centre is located within close proximity of this school. The centre has a licensed capacity of 10 infant, 20 toddler, 32 preschool, 12 kindergarten and 15 school age spaces for a total of 89 spaces. Although this is a commercial child care program, this centre also has a service contract for fee subsidy with the City of Toronto.
- Ward 43 is a high priority for capital investment. Additional infant spaces are required to meet the targets outlined in Children's Services' Capital Strategy 2015-2019.
- Any loss of child care capacity would need to be replaced and ideally enhanced to better meet the needs of this community. It is presumed that kindergarten and school age care will be provided in the school where students relocated.

Planning and Priorities Committee November 16, 2016	Page  <b>85</b>	Board Services Agenda Record  <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-----------------------	-----------------------------------------------------------------------



**City of Toronto**  
**Response to Toronto District School Board**  
**Request for Early Comments**  
**2016-2017 PARCs**

**Green Space and Recreation Comments:**

- The school is adjacent to Guildwood Park Trail and is in an area with the highest level of Local Parkland Provision.
- There is high forestry tree canopy coverage in the surrounding area.
- Parks, Forestry & Recreation does not provide recreation programming at this location.

Planning and Priorities Committee November 16, 2016	Page <b>86</b>	Board Services Agenda Record  <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-------------------	-----------------------------------------------------------------------



**City of Toronto  
Response to Toronto District School Board  
Request for Early Comments  
2016-2017 PARCs**

**Name of Site:**

**Jack Miner Sr PS  
405 Guildwood Parkway M1E 1R3  
Scarborough District**

---

**Growth Comments:**

- Official Plan designation: *Neighbourhoods*
- Surrounding land use is low-scale residential development
- Though the immediate area is not slated for potential growth, Kingston Road is designated as an *Avenue* under the Official Plan, and is near the school site. This segment of Kingston Road was the subject of an Avenue Study in 2003. The planning framework established through the 2003 Kingston Road Avenue Study envisions intensification and redevelopment along the Kingston Road corridor permitting 2-8 storeys as-of-right.
- The Guildwood GO Station lands are approximately 330 metres away and there are existing development applications nearby at 4121 Kingston Road for a 640 unit redevelopment within 2 midrise buildings and 2 towers.
- Recent transit announcements have identified a future Light Rail Transit line (Line 5) extending the Eglinton Crosstown along Kingston Road in the vicinity of the school which may bring additional development opportunities in the long term.

**Community Programing Comments:**

- Area is not designated as a City of Toronto Neighbourhood Improvement Area (Guildwood)
- Access to Community Spaces for Meeting in the Neighbourhood is low for Toronto: at or below the benchmark for Toronto (Red)
- Level of Social Marginalization in the Neighbourhood is low for Toronto: (Green)

**Child Care and Early Learning Comments:**

- There is no child care located in this school
- Ward 43 is a high priority for capital investment. Additional infant spaces are required to meet the targets outlined in Children's Services' Capital Strategy 2015-2019.
- There are no proposed child care capital projects located in the vicinity of this school and no expansion of any adjacent child care centres on the horizon.

**Green Space and Recreation Comments:**

- The school is adjacent to Guild Park and is in an area with the highest level of Local Parkland Provision.
- There is high forestry tree canopy coverage in the surrounding area.
- Parks, Forestry & Recreation does not provide recreation programming at this location.

Planning and Priorities Committee November 16, 2016	Page <b>87</b>	Board Services Agenda Record <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-------------------	-------------------------------------------------------------------



**City of Toronto  
Response to Toronto District School Board  
Request for Early Comments  
2016-2017 PARCs**

**Name of Site:**

**Poplar Road Jr PS  
66 Dearham Wood M1E1S4  
Scarborough District**

---

**Growth Comments:**

- Official Plan designation: *Neighbourhoods*
- Surrounding land use is low-scale residential development
- Though the immediate area is not slated for potential growth, Kingston Road is designated as an *Avenue* under the Official Plan, and is near the school site. This segment of Kingston Road was the subject of an Avenue Study in 2003. The planning framework established through the 2003 Kingston Road Avenue Study envisions intensification and redevelopment along the Kingston Road corridor permitting 2-8 storeys as-of-right.
- There is an application at 4151 Kingston Road for an 8 storey, 102 unit mixed use building.
- Recent transit announcements have identified a future Light Rail Transit line (Line 5) extending the Eglinton Crosstown along Kingston Road in the vicinity of the school which may bring additional development opportunities in the long term.

**Community Programing Comments:**

- Area is not designated as a City of Toronto Neighbourhood Improvement Area (Guildwood)
- Access to Community Spaces for Meeting in the Neighbourhood is low for Toronto: at or below the benchmark for Toronto (Red)
- Level of Social Marginalization in the Neighbourhood is low for Toronto: (Green)

**Child Care and Early Learning Comments:**

- Dearham Wood Daycare is located in this school. The centre has a licensed capacity of 24 preschool and 30 school age spaces for a total of 54 spaces. The centre does not have a service contract for fee subsidy with the City to provide space for subsidized children.
- Ward 43 is a high priority for capital investment. Additional infant spaces are required to meet the targets outlined in Children's Services' Capital Strategy 2015-2019. There are no proposed child care capital projects located in the vicinity of this school and no expansion of any adjacent child care centres on the horizon.
- Any loss of child care capacity would need to be replaced and ideally enhanced to better meet the needs of this community. It is presumed that school age care will be provided in the school where students relocated.

**Green Space and Recreation Comments:**

- The school is adjacent to Poplar Park and is in an area with the highest level of Local Parkland Provision.
- There is high forestry tree canopy coverage in the surrounding area.
- Parks, Forestry & Recreation does not provide recreation programming at this location.

Planning and Priorities Committee November 16, 2016	Page <b>88</b>	Board Services Agenda Record <b>PPC:067A</b> Agenda Item 7.
--------------------------------------------------------	-------------------	-------------------------------------------------------------------

## Appendix H

### **Summary of Comments Received from other Public Agencies and Community Partners**

TDSB's annual meeting regarding Community Planning and Partnerships was held on 31 May 2016. The meeting was attended by representatives from the City of Toronto along with many other public agencies and community partners. Of the four elementary schools named in the proposed Pupil Accommodation Review, one has space available for potential partnerships – Jack Miner Senior Public School.

At the meeting, no specific interest was expressed in Jack Miner Senior Public School.