

Avondale Accommodation Pressures

Program Area Review Team Public Meeting

Thursday February 9, 2023

6:30 to 8:30 pm



Agenda

1	Welcome, Land Acknowledgment, and Introductions
2	Comments from Trustees
3	How to Participate in Zoom Webinar
4	Setting the Context
5	Overview of the Schools Involved
6	Overview of the Recommended Solution
7	What have we heard so far?
8	Other Options Explored by the Team
9	Long-term plan for the Avondale area?
10	Questions and Answers
11	Next Steps

Welcome and Thank you

We value your time and respect your thoughts.

Thank you for participating in this Program Area Review Team Public Meeting by representing yourself, your school and for giving us your perspectives on how to make your school and our school system better.

Land Acknowledgement

"We acknowledge we are hosted on the lands of the Mississauga's of the Anishinaabe, the Haudenosaunee Confederacy and the Wendat. We also recognise the enduring presence of all First Nations, Métis and Inuit peoples."

Hosts and Panelists

Trustees & Superintendents:

- Trustee, Weidong Pei, Ward 12
- Trustee, James Li, Ward 13
- SOE, Domenic Giorgi, LN 12
- SOE, Marwa Hamid, LN 8
- SOE, Kurt McIntosh, LN 11

Schools:

- Principal, Artemis Manukas, Avondale Elementary Alternative School & Avondale PS
- Principal, Janice Kent, Bayview MS
- Principal, Andrea Samartzis, Crestview PS
- Principal, Lone Smith, Elkhorn PS
- Principal, Dima Nijmeh-Mantia, Finch PS
- Principal, Bill Waldman, Hollywood PS
- Principal, Jeanette Lang, McKee PS
- Principal, Michelle Fraser, Woodbine MS

Program Area Review Team Community Representatives

Avondale Elementary Alt. School

- Parent: Melanie Tolensky
- Parent: Cheri Louie

Avondale PS

- Parent: Stacey Found
- Parent: Maki Nemoto

Bayview MS

- Parent: Melody Nguyen
- Parent: Mandy Hung

Crestview PS

- Parent: Monique Phillips

Elkhorn PS

- Parent: N/A

Finch PS

- Parent: Natalia Kao
- Parent: Jesse James

Hollywood PS

- Parent: Jaime Fraser

McKee PS

- Parent: Melissa Ash
- Parent: Maria Speare

Woodbine MS

- Parent: Danielle Ferguson

Comments from Our Trustees

Weidong Pei

Trustee, Ward 12:

- Avondale Elementary Alternative School
- Avondale Public School
- Finch Public School
- Hollywood Public School
- McKee Public School



James Li

Trustee, Ward 13:

- Bayview Middle School
- Crestview Public School
- Elkhorn Public School
- Woodbine MS



Public Meeting Norms

- This meeting will be chaired by Domenic Giorgi, Superintendent
- Participants and speakers will treat each other, and the opinions of each other, with respect
- Meaningful information sharing comes through dialogue and collaboration

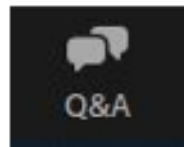
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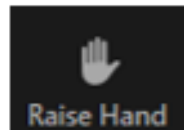
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Setting the Context: Why are we here?

The Willowdale community has experienced significant residential development and population changes that have resulted in enrolment growth at many local schools.

Over the past 20 years, the TDSB has managed enrolment growth by

- Changing school boundaries,
- Moving programs,
- Building additions and a new school (Avondale), and by
- Sending students to schools outside the local community.
 - Away from Elkhorn PS & Bayview MS to Crestview PS & Woodbine MS

Enrolment continues to grow at Avondale PS and portables are now being used. The school does not have space to manage future growth.

Long-term projections anticipate;

- **Enrolment at Avondale PS will continue to exceed capacity.**
- **Bayview MS will continue to have surplus capacity.**

Setting the Context: Why are we here?

After listening to the context over the next few slides, we want to hear from you about Staff's recommendations.

What does this mean for your school?

What does this mean for your TDSB?

Bayview MS

- Will see an increase in its enrolment by having Avondale EA relocate to it, and receive some graduates from Crestview PS.

Crestview PS

- Some of its students will no longer graduate to Woodbine MS

Woodbine MS

- Will not receive as many graduates from Crestview PS

Avondale PS

- Will see a reduction in its over crowding

Avondale EA Sch

- Will relocate to Bayview MS

Elkhorn PS, Finch PS, Hollywood PS, and McKee PS

- Students from these schools will graduate to a larger enrolled Bayview MS with Avondale EA Sch on site

Setting the Context: Long-Term Program and Accommodation Strategy (LTPAS)

This is a document that identifies a number of studies to be undertaken to resolve existing and future accommodation pressures in the City

Program Relocation Study :

Explore the potential relocation of Avondale Alternative Elementary School to address growing enrolment and accommodation pressures at Avondale PS. (see Tab 4-22)

Boundary Change Study :

Explore a boundary change to address the middle school pathway for students currently redirected to Crestview PS / Woodbine MS. This study will include Bayview Middle School. (see Tab 4-24)



Setting the Context: Our Guiding Principles from the LTPAS and used for this PART

The Guiding Principles;

- Are intended to move the TDSB forward as a system to better meet the needs of students.
- They represent broad goals to which we aspire over time. The degree to which they can be achieved will be influenced by local circumstances and availability of funding.
- They are not intended to repeat what is already found in the TDSB's Mission, Values and Goals, policies and procedures, but to provide supplemental guidance to these documents.
- They inform accommodation studies.
- The Guiding Principles are grouped under two themes:
 - **“Equity of Access”** and **“Efficient and Flexible Learning Space”**.

Setting the Context: Our Guiding Principles of the LTPAS and this PART – Equity of Access

These Guiding Principles seek to strengthen access to neighbourhood schools that are of a sufficient size to enable them to provide the range of program opportunities that students want and need to be successful.

- 1. Neighbourhood schools that meet the needs of all students**
- 2. Optimal elementary school size of at least two classes per grade**
- 3. Optimal secondary school size of at least 1,000 students**
- 4. Consistent attendance boundaries**
- 5. School locations that support active transportation**
- 6. Minimal transitions**
- 7. Balanced enrolment across tracks**

Setting the Context: Our Guiding Principles of the LTPAS and this PART - Efficient and Flexible Learning Space

These Guiding Principles promote flexibility to enable us to adapt to a dynamic and changing city while efficiently managing space.

- 8. Optimal utilization rate* of 90%**
- 9. Minimal use of portables**
- 10. Flexible buildings and sites**
- 11. Different models of school organization**

*An indicator on how well a school is being used. The number of students attending a school compared to the number of students that the school was designed to hold, enrolment divided by capacity

Program Area Review Process



April to October 2022

- A central TDSB Staff process to develop and analyze feasible options to address the issue(s)

✓ **Complete**



December 2022 to March 2023

- It is a formal public process to provide opportunities for consultation and feedback
- It includes working meetings with parent representatives and a minimum of one public meeting
- Once the PART has made its recommendation(s), the PART prepares a report and brings it to Staff for review

✓ **Under Way**



Spring 2023

- Final decision is made by Trustees, planned for Spring 2023
- Following Board's approval, the affected Superintendents and Principals will notify staff and students and proceed with addressing details related to the final decision

Role of the PART

Role of the PART

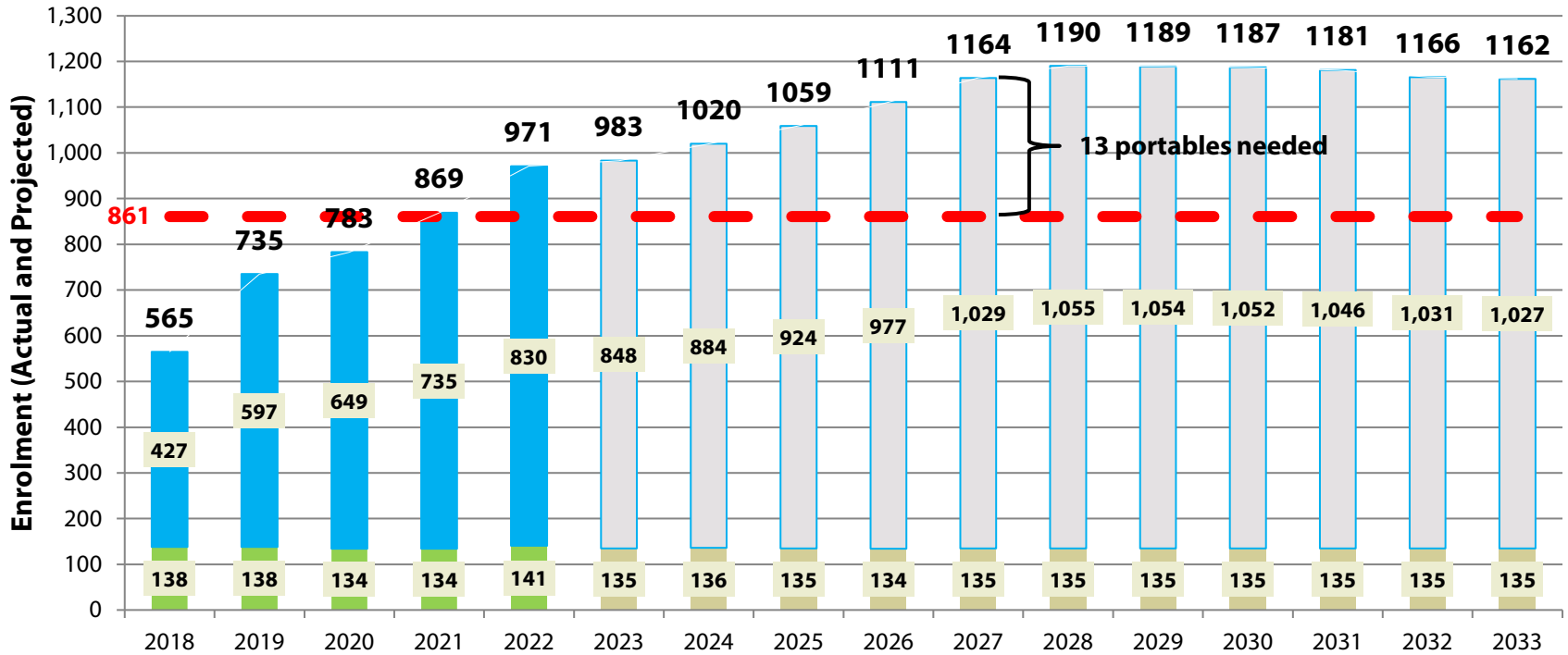
- Advisory Role
- The PART shall make recommendations to inform staff and Board
- PART recommendation(s) may be modified by staff and/or Board members

Functioning of the PART

- The PART shall function by reaching **consensus** among members
- If consensus cannot be reached a vote shall occur
- Voting members: Principals, and Parent Representatives (1 vote from each school). The same representatives are expected to attend all working meetings.
- Trustees here to observe the PART's conversations. They do not vote.
- Quorum: If a school is not present, the Superintendent will represent the school

Overview of Avondale PS & Elem Alt Sch

Avondale PS and Elem Alt Sch- Historical and Projected Enrolment



Grade Range: JK-8

Existing Programs: Regular Track, Alternative

TDSB Program/Partners: Child Care

Classrooms Available: 38 = 32+6

Building Capacity (2022): 861= 720 + 141 pupil places

2022 Actual Enrolment (Oct 31): 971

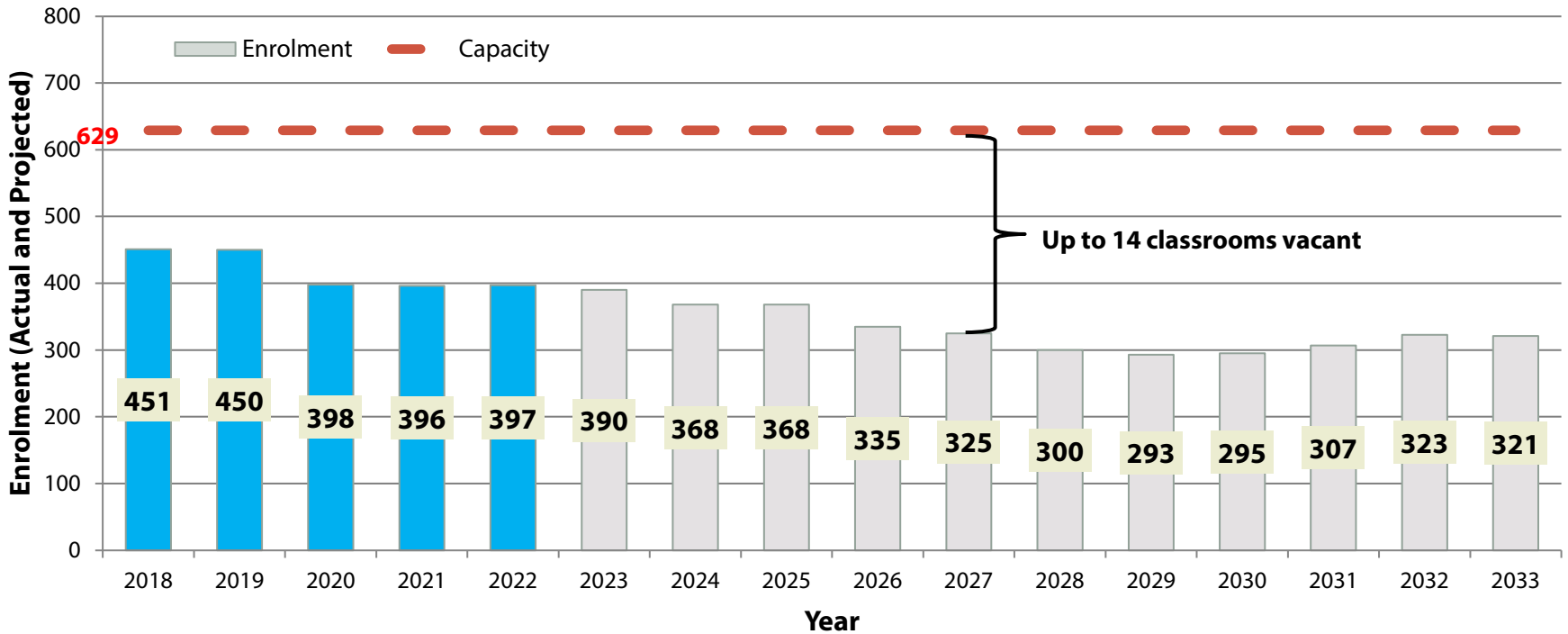
Current Building Utilization: 113%

Enrolment Projection: Significant accommodation issues for the long-term

Concerns: Over-utilization, available space for portables and impact on program. 3 portables in 2022, 13 as soon as 2027

Overview of Bayview MS

Bayview MS - Historical and Projected Enrolment



Grade Range: Gr.6-8

Existing Programs: Regular Track, ASD Special Education

TDSB Program/Partners: Wilmington ES (Jan 2023)

Total Classrooms Available: 28

Building Capacity (2022): 629 pupil places

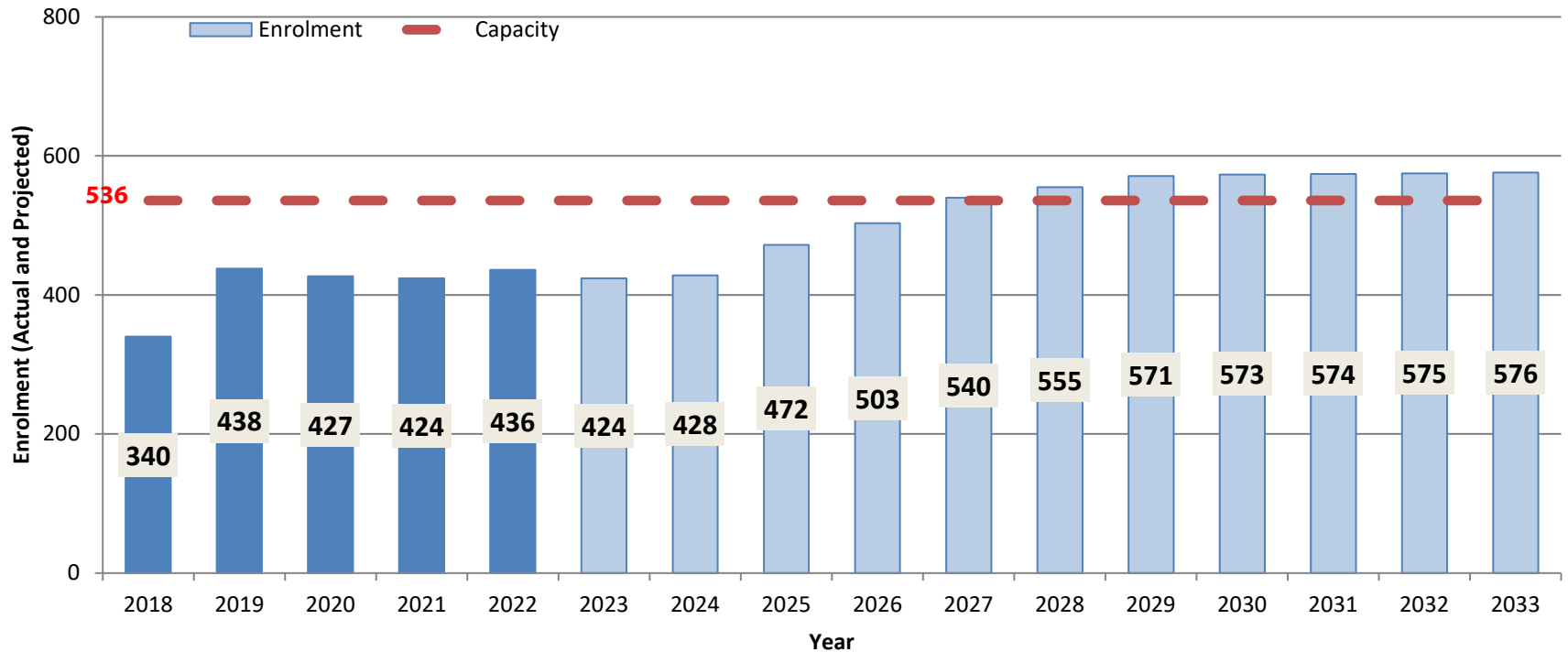
2022 Actual Enrolment (Oct 31): 436

Current Building Utilization: 63%

2027 Enrolment Projection: low enrolment, up to 14 classrooms vacant

Overview of Crestview PS

Crestview PS - Historical and Projected Enrolment



Grade Range: JK-5

Existing Programs: Regular Track,

TDSB Program/Partners: Child Care (YMCA of Toronto)

Total Classrooms Available: 24

Building Capacity (2022): 536 pupil places

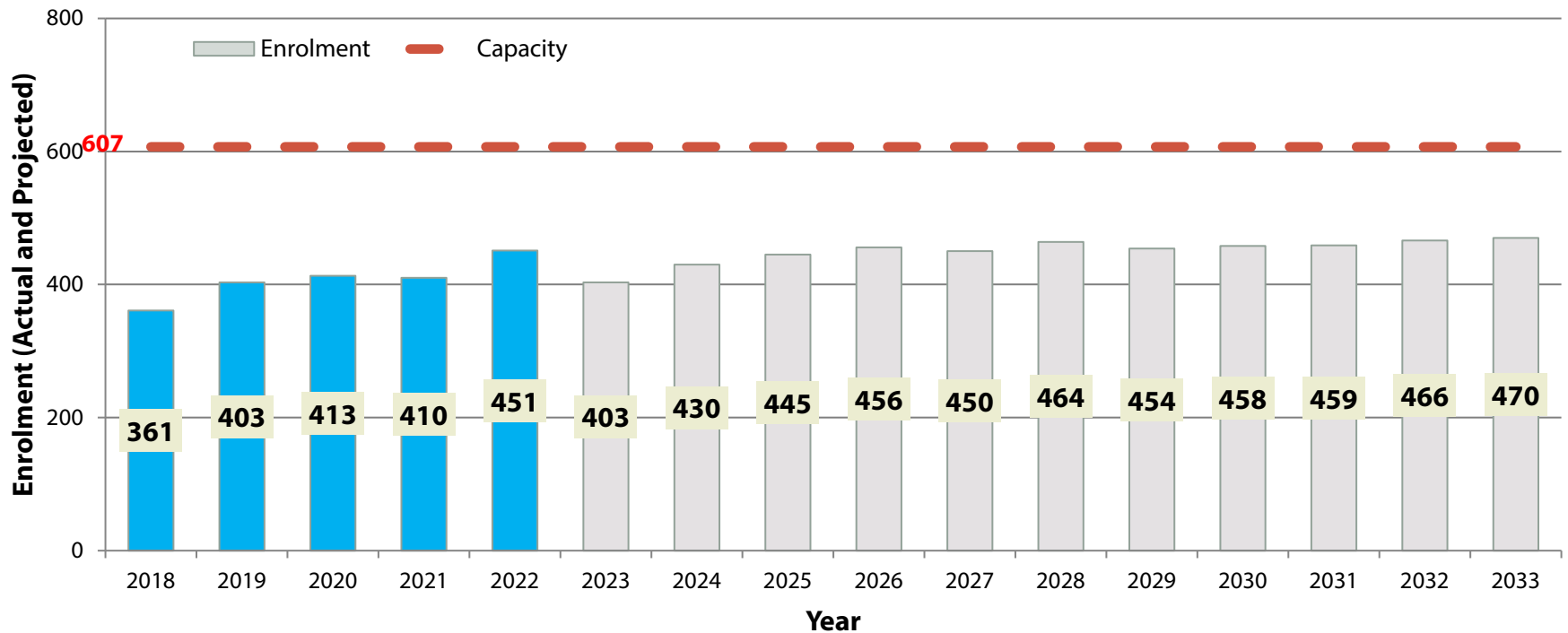
2022 Actual Enrolment (Oct 31): 377

Current Building Utilization: 81%

2027 Enrolment Projection: At capacity

Overview of Woodbine MS

Woodbine MS - Historical and Projected Enrolment



Grade Range: Gr.6-8

Existing Programs: Regular Track

TDSB Program/Partners: North East Secondary Alt School

Total Classrooms Available: 30

Building Capacity (2022): 607 pupil places

2022 Actual Enrolment (Oct 31): 451 pupil places

Current Building Utilization: 74%

2027 Enrolment Projection: 450

Challenges with the Status Quo at Avondale PS and Bayview MS

Challenges:

- Number of students on the Avondale site:
 - 1,110 students is too many for an elementary school site.
- Configuration and size of the Avondale site:
 - 5.4 acres with a triangular configuration
- Portables needed in the future at Avondale PS:
 - Existing 3 portables needed to be located on the adjacent Oakburn property
 - 13 portables would exceed the site capacity.
- Surplus capacity exists at Bayview MS.
 - Up to 14 classrooms could be vacant by 2027 and beyond
- The Ministry requires school boards to balance enrolments amongst schools before asking for new construction.
- Without balancing enrolments, the Ministry will not likely approve future capital projects (school additions, new schools, or replacement schools) in the area.



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Staff Recommended Scenario

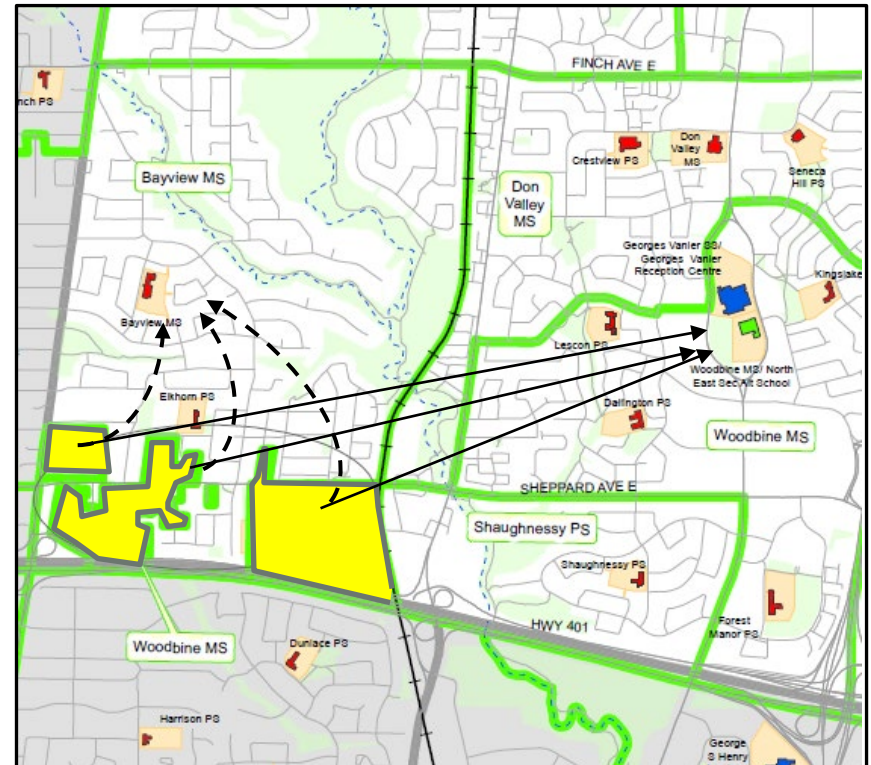
Staff Recommended Scenario for Discussion

Woodbine MS boundary change to Bayview MS

- This option also includes giving students in Grade 6-8, who have been redirected to Woodbine MS, an opportunity to return to Bayview MS.

- Currently there are about 15 Grade 5 students at Crestview PS who could decide to attend Bayview MS

Grade 6 to 8 Students to Bayview MS	2022	2027	2032
Currently Attending Woodbine	18	20	21
Currently Not Attending Woodbine	42	63	65
Total	60	83	86



Staff Recommended Scenario for Discussion

Avondale Elem Alt School (JK-Gr.8) relocates to Bayview MS

Why was this option selected?

Bayview MS is the closest school site at 2.2 km (3.1 km walking distance) with sufficient surplus capacity and program appropriate spaces.

- The Avondale EA School enrolment is limited to 140 students
- Currently there are approximately 230 available student places at Bayview MS, more than enough for the 140 students or 7 classrooms needed for Avondale EA school.
- By 2027, empty space at Bayview MS will grow to the equivalent of 14 classrooms.
- **Bayview MS offers similar program spaces that already exist at Avondale.**
 - Kindergarten room, gym, performance stage, science labs, art room, design and technology space that exist at Bayview MS.
 - There is also a cafeteria, baseball field and soccer pitch at Bayview MS that are not available at the Avondale site.

Staff Recommended Scenario for Discussion

Avondale Elem Alt School relocates to Bayview MS

Why was this option selected? cont'd

- **Minimized Impact on Avondale Elementary Alternative School Enrolment.**
 - Locating further away from the Avondale site or Bayview MS could result in a decrease in Avondale EA enrolment.
 - As an alternative school, Avondale EA does not have a local attendance area. Students across the City of Toronto are eligible to attend Avondale EA.
 - Currently, just under 50% of Avondale EA enrolment resides in the Avondale PS attendance area. Bayview MS attendance area is home to the second largest group of Avondale EA students.
- **Improvements to outdoor spaces at Bayview MS are needed.**
 - Create appropriate outdoor spaces for Kindergarten to Gr. 5 students and,
 - Ensure the existing Bayview MS Gr. 6-8 outdoor activities can continue

What have we heard from the PART and Public, so far:

Most Common Themes Observed:

- Getting to and from school
- Child care being available
- Use Burnett PS
- Mental health and stress caused by change
- Parking, drop off and pick up
- Hardship to family when JK to 8 is split up between schools
- Improvements are needed at Bayview MS before relocation can happen
- Separation of youngest students from the oldest at Bayview MS.
- Why was Avondale not built to the correct size. Avondale PS still needs portables.
- What is the long term plan for Avondale area schools?
- Existing use of specialized spaces will be lessened for Bayview MS students
- Equity concerns: impact on New Canadians, local school for local students versus a school with out boundary.

Responses of 91 emails plus from conversations, by school

Avondale Elem Alt (51 emails):

- No support for moving Avondale EA Sch to Bayview MS

Avondale PS (35 emails):

- No support for moving Avondale PS Gr. 6 to 8 to Bayview MS (petition with up to 500 signatures)

Bayview MS (3 emails)

- No support for receiving Avondale Elem Alt

Crestview PS (2 emails):

- If address is impacted by the PART
- Prefer a pathway to Don Valley MS instead of Bayview MS or Woodbine MS

Suggested alternatives:

- **Oakburn Centre, Burnett PS**, and Forrest Valley Outdoor Education Centre
- Redirect new students only
- Phase out Alternative Programs from crowded schools and phase in at uncrowded schools
- Look at the problem through an evaluation table

What have we heard from the PART and Public, so far:

Most Common Themes Observed:

- **Getting to and from school**
- **Child care being available**
- Burnett PS as an option, while being used by a private school
- **Mental health and stress caused by change**
- **Parking, drop off and pick up**
- Hardship to family when JK to 8 is split up between schools
- **Improvements are needed at Bayview MS before relocation can happen (library, outdoor spaces and features, air conditioning)**
- **Separation of youngest students from the oldest at Bayview MS.**
- Space pressures exist. Why was Avondale not built to the correct size. **Avondale PS still needs portables.**
- What is the long term plan for Avondale area schools?
- **Existing use of specialized spaces will be lessened for Bayview MS students**
- Equity concerns: impact on New Canadians, local school for local students versus a school with out boundary.

Getting things ready and in place before a change happens

Staff now suggest to delay relocation of Avondale EA to Bayview MS to September 2024

Feedback - Burnett PS and Oakburn as Options: How New Schools are Financed and Built in Ontario

The Province decides where the need is greatest and will then approve and fund the needed construction.

Throughout Ontario,

- New communities are being built without schools, and;
- Schools in existing communities need replacement or deep retrofit

TDSB must consider the highest priorities:

- \$3.7 billion is the backlog in repair as of May 2021.
- 60 plus years is the average age of a TDSB school,
 - 58 schools over 95 years old.
- New communities are being created in Toronto where schools **do not** already exist (Downsview Airport, the Golden Mile, Christie Lands in Etobicoke, Lower Yonge Precinct).
- Existing communities are having more homes being built. Existing schools are already full (Yonge Sheppard Bayview, Yonge & Eglinton, Central Etobicoke).

Feedback - Burnett PS and Oakburn as Options: How New Schools are Financed and Built in Ontario

Decision Making and Funding:

The Ministry of Education takes on a stewardship role. It provides rules and guidance on how approvals are granted so that tax-payers monies are appropriately spent.

- Through a Ministry created process, school boards can submit up to 10 priorities each year. TDSB Trustees confirm the priorities.
- The priorities are assessed by the Ministry and compared to priorities from across the Province.
- TDSB receives approval for only a few of the 10 priorities each year.
- TDSB solely relies on this funding within this process.

Timing:

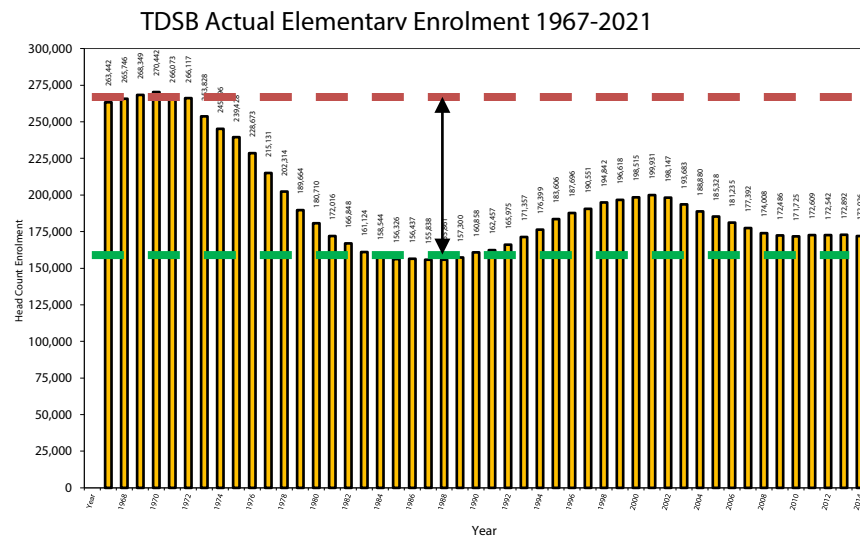
City approves housing construction well before a school is approved by the Ministry.

- 5-10 years is typically needed to build a new school
- The need for a new school is only recognized by the Ministry after a very large number of students already exist.
 - Those existing students are often held in schools not in their community.

Feedback - Burnett PS and Oakburn as Options: How New Schools are Financed and Built in Ontario

What are the basic Ministry Requirements?

- The need for a new school is for local students in local regular programs.
- All surplus space has been filled in other schools in the area.
- Schools are planned for a sustainable enrolment, not the peak enrolment, or the lowest enrolment.
- Portables are used temporarily when enrolments are high
- Low enrolments have fewer vacant classrooms, saving money on initial construction, and the cost to operate (heat, lighting, cleaning).



Source: P20210528-HistoricalEnrolmentSummary.xlsx

Feedback – Use Oakburn Centre for Avondale Elem Alt School Option

Oakburn Centre (15 Oakburn Cres.)

- Built in 1949; 34,563 sq.ft.; 4.2 acres.
- Facility Condition Index: 50%, \$5.1M backlog.
- Purpose built facility services building
 - Offices for Facilities Services staff
 - Operating Yard for Construction



Challenges:

- Relocating Oakburn staff, operations and functions
- Not built as a school; a significant amount of work would be required to retrofit the building and parking area for school use
- No funding available to support the cost
- Extremely lengthy process
- Stricter building code requirements for school construction
- Requires Ministry approval for capital improvements, through the Capital Priorities Process without guarantee success.
- Significant surplus space still exists at Bayview MS.

Long Term Plan (LTPAS): “Explore the construction of additional secondary school capacity to address existing and projected accommodation pressure at the secondary panel in the area, specifically at Earl Haig SS. Timing to be determined”

Feedback – Use Burnett PS for Avondale Elem Alt School Option

• What is the Long Term Plan for Burnett PS?

Burnett PS (21 Eddfield Ave.)

- Built in 1955; 18,589 sq.ft.; 3.1 acres.
- Leased to Prestige School; lease expires June 30, 2024 – 12 month notice
 - First opportunity to occupy is June 30, 2024
- Building rated at 173 pp

Long Term Plan :

- To have the land remain in the Board's portfolio due to its proximity to the Yonge-Sheppard corridor.
- When needed, the building will be demolished, and a modern school will be built. Funding for the new school will follow the Capital Priorities Process described earlier.

Challenges:

- Does not have the specialized program spaces needed.
 - As is, there is a small gymnasium, and no specialty spaces for Art, Science, Design & Tech.
- Requires significant funding to address the condition of the building (130% FCI).
- Currently leased, notice required to tenant.
- Additional cost of operating a small facility
- Fit up costs to improve the space(s)
 - Junior school gymnasium
 - No specialty spaces for Art, Science, Tech.
 - Lengthy renovation period
 - Castlebar, Bannockburn experiences
- Significant surplus spaces still exists at Bayview MS
 - This is counter to Ministry's requirement to remove surplus space in area schools for new schools to be built

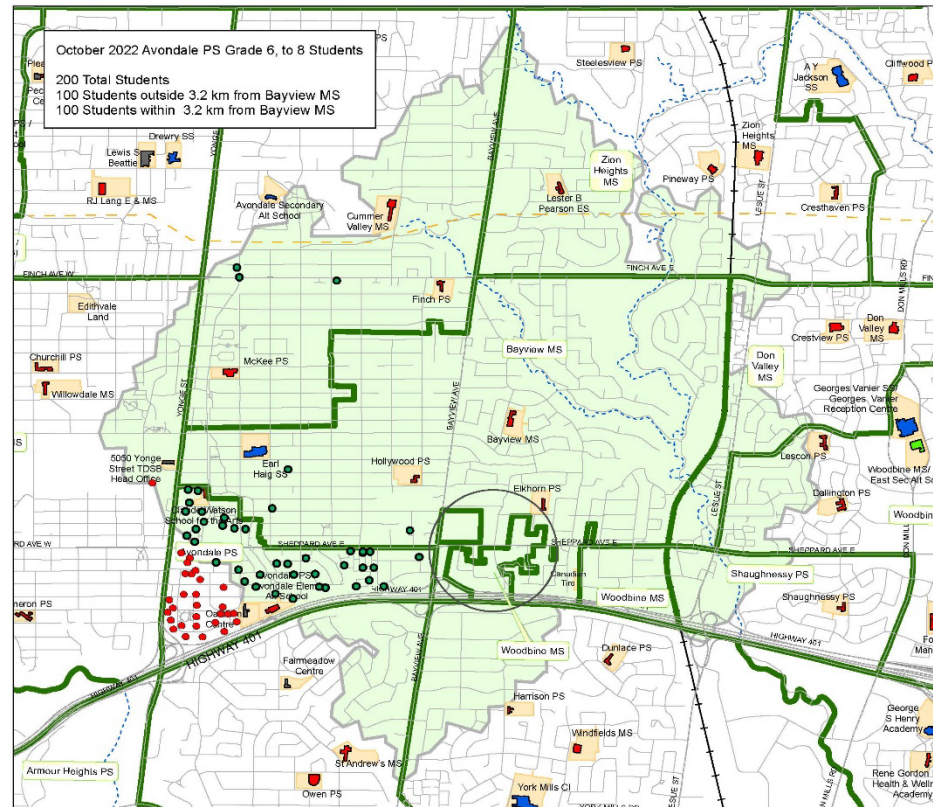
Feedback – Relocate Avondale PS Gr.6-8 to Bayview MS Option

Challenges:

- Child Minding concerns and possible extra costs for families
 - For many families, an older sibling often looks after younger siblings in getting to and from school. If at Bayview MS, the older sibling is prevented in assisting in this task. Families seek out childcare support that is costly.
- Distance
 - a portion of the Avondale PS attendance area that is beyond 3.2 walking distance limit to Bayview MS. Over 100 students would receive TTC tickets. School bus transportation is not necessarily provided to students in Grade 6 to 8
- Creates a split pathway to high school
 - By address, Avondale PS students are assigned to Georges Vanier SS. Other students at Bayview MS are assigned to Earl Haig SS.
 - Ultimately, dividing peer groups and friendships could occur.

Suggestion:

Relocating approximately 200 Avondale PS Grade 6 to 8 students to Bayview MS, and 300 projected by 2027, does address the surplus spaces Bayview MS, and the needed spaces at Avondale PS.



Feedback – What is the long-term plan for Avondale PS

Long-Term Plan:

- The Board has landholdings in the area that will be explored for new school construction at the appropriate time
- Pending any future shifts in enrolment, staff will continue to monitor opportunities for changes to school boundaries
- What can be done if the enrolment does not follow the projection?
 - Board Staff and School Staff will work to assess if any minor modifications can be done within the school building and property that results in greater flexibility for instruction.
 - Ensure that only students with an eligible home address and childcare arrangements attend Avondale PS. Where a family address has changed to outside the Avondale PS attendance area, the grace period to remain at Avondale PS will no longer be an option.
- Broaden the investigation to the partial or complete relocation of TDSB staff and activities from the Oakburn Site.
 - Lengthy process; Ministry approval for this construction requires removing surplus space at Bayview MS.

Avondale PS enrolment is projected to peak in 2028 with 1,055 students, and then slowly decline after that. All known residential developments have been included in the projected enrolment.

Question and Answers Public Meeting Norms

- Questions and Answers will be chaired by Domenic Giorgi, Superintendent
- Participants will treat each other, and the opinions of each other, with respect
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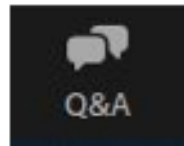
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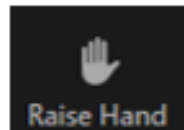
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Detailed Zoom Instructions

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Next Steps

Program Area Review Team Timeline

February 2023

- Gather feedback from this Public Meeting for PART Meeting #4
- PART Meeting #4 scheduled for Tuesday February 14, 2023.

March to April 2023

- PART will finalize its report and send it to staff, who will then review it.
- Staff will make recommendations based on feedback received, and from the PART Report.
- The PART's report is appended to the staff report and is presented to Trustees for final decision.
- Planning & Priorities Committee meeting scheduled for **Wednesday, April 19, 2023**.
- P&P Meeting is when the **public has an opportunity to depute to Board**
- Regular Board Meeting scheduled for Wednesday, April 26, 2023.

Other Opportunities for Feedback

- Speak to your local Trustee, School Principal or Superintendent, or send an email to **accommodationreviews@tdsb.on.ca**
- Prior to the Board meeting, there will be an opportunity for public to depute at the Planning & Priorities Committee – Wednesday April 19, 2023
 - To register to delegate visit:
<https://www.tdsb.on.ca/leadership/boardroom/delegations>
 - Note: you must submit an application to depute at least 2 days before the meeting date

Good Night and Thank you:

We value your time and respect your thoughts.

Thank you for participating in this Program Area Review Team by representing your school and giving us your perspectives on how to make your school and our school system better.



Toronto
District
School
Board