



## **Proposed Expansion of Eglinton Junior Public School Questions and Answers – June 2022**

### **Background**

In 2021, the Toronto Lands Corporation (TLC), a real estate company owned by the Toronto District School Board (TDSB) that manages all real estate matters for the school board, advised that there may be an opportunity to expand Eglinton Jr PS with two developers that had submitted applications to build to the south of the Eglinton Jr PS site.

In October 2021, the TDSB advised the community that the TLC had sent out a Request for Preliminary Proposals to the two developers to determine if there was any interest in collaborating with the TDSB. Bazis, the developer of the property at 744-758 Mount Pleasant Road, submitted a proposal to build a new, larger Eglinton Jr PS as part of a mixed-used development that would span the developer's property as well as the Eglinton Jr PS site.

In June 2022, the Board of Trustees supported the proposal and authorized the TLC to enter into agreements with Bazis to allow the construction of the mixed-use development including a new Eglinton Jr PS of approximately 120,000 square feet.

### **Enrolment Growth and Accommodation Pressures**

#### **Q1. Why is there a need to build a new school in this area?**

Designated as an 'Urban Growth Centre' under the Government of Ontario's Growth Plan for the Greater Golden Horseshoe and a 'Centre' in the City of Toronto's Official Plan, Yonge-Eglinton is an area where a high rate of density and intensification is encouraged, with minimum density targets of 400 jobs and residents per hectare. Development activity has been accelerating in this area in recent years and it is anticipated that the Midtown area will continue to experience significant growth over the next 30 years. There are currently over 10,000 residential units in the Eglinton Jr PS attendance area<sup>1</sup> alone that are proposed, approved, or under construction.

---

<sup>1</sup> The Eglinton Jr PS attendance area is defined in this document as the current 2021/22 boundary, extending up to Keewatin Avenue (inclusive of the north side). It does not include buildings that have been assigned to Whitney Jr PS or Rippleton PS.

Despite securing capital funding from the Ministry of Education to construct new elementary capacity and implementing changes to boundaries, grades and programs to manage enrolment growth, accommodation pressures continue to impact local elementary schools. Most recently, 17 new residential developments in the Eglinton Jr PS area have been assigned to schools outside of the area to curb the pressures. In other areas of the city, enrolment growth and accommodation pressures can be accommodated by using portables. In most cases, this is not possible in the Yonge-Eglinton area due to the constraints of the local school sites. Therefore, accommodation pressures must be addressed and managed in other, more extensive, creative and strategic ways.

Through the City's Midtown in Focus study, the TDSB was provided with long-term population and household projections for the next 30 years. Based on the analysis undertaken by TDSB Planning staff in collaboration with City staff, a shortfall of between 1,200 to 1,400 elementary pupil places in the Midtown area<sup>2</sup> is anticipated over the long term.

The opportunity to redevelop Eglinton Jr PS will help to address continued enrolment growth in this area. The rebuilding of Eglinton Jr PS should enable students from the 17 new residential developments that have been assigned to schools outside of the area to be returned to a local school that they can walk to.

At the same time, staff continue to explore opportunities for a new school on the west side of Yonge Street in addition to applying to the Ministry of Education for capital funding to support an addition at Davisville Jr PS / Spectrum Alternative Senior School.

## **Q2. What exactly has the TDSB done to address growth in this area?**

TDSB staff have undertaken several reviews over the last decade to address enrolment growth in the area, including:

2009-10: A Pupil Accommodation Review involving Davisville Jr PS, Eglinton Jr PS, Hodgson Sr PS, Maurice Cody Jr PS, and Spectrum Alternative Senior School was undertaken to balance enrolment within area schools. Board-approved recommendations from this review included the relocation of Spectrum Alternative Senior School from Eglinton Jr PS to Davisville Jr PS, internal renovations to create an additional kindergarten room at Eglinton Jr PS, as well

---

<sup>2</sup> Generally encompassing the current junior attendance areas of Davisville Jr PS, Eglinton Jr PS, Maurice Cody Jr PS, and Oriole Park Jr PS.

as an addition at Maurice Cody Jr PS. A new French Immersion program also began at Davisville Jr PS in 2009 to address growing demand for the program.

- 2013-15: The TLC administrative offices were relocated from Davisville Jr PS into their current location at 60 St. Clair Avenue East in 2013. The Deaf & Hard of Hearing program was relocated from Davisville Jr PS to Faywood ABC School in 2014. To address increasing demand for Extended French programming in the area, a new program was created at Forest Hill Jr & Sr PS in 2015.
- 2015-17: Continued accommodation pressures in the area required TDSB staff to engage the community in a comprehensive Program Area Review (PAR) in 2015/16. This review involved Davisville Jr PS, Eglinton Jr PS, Forest Hill Jr & Sr PS, Hodgson Sr PS, Maurice Cody Jr PS, Oriole Park Jr & Sr PS, and Spectrum Alternative Senior School. It resulted in grade changes at Davisville Jr PS (English track only), Eglinton Jr PS, Maurice Cody Jr PS, Oriole Park Jr PS (all of which became JK to Grade 5 schools), and Hodgson Sr PS (which became a Grade 6-8 school). A boundary change between Eglinton Jr PS / Hodgson Sr PS and Northlea E & MS was also approved by the Board of Trustees. To support these changes, and in recognition of the accommodation pressures that exist in this area, capital funding was secured from the Ministry of Education in November 2015 to construct a new, larger facility for Davisville Jr PS / Spectrum Alternative Senior School. Furthermore, funding was secured in November 2016 for a large addition at Hodgson MS.
- 2017-19: A boundary change review between Eglinton Jr PS and Maurice Cody Jr PS was completed in May 2018 to continue implementing recommendations that came out of the 2015/16 PAR process. The boundary change came into full effect in September 2019. The Board of Trustees also approved the redirection of nine new residential developments within the Eglinton Jr PS attendance area to Whitney Jr PS to mitigate further growth at Eglinton Jr PS. Additionally, a boundary change review between Eglinton Jr PS, Hodgson MS, and Northlea E & MS was completed in June 2019. The boundary change came into full effect in September 2020.
- 2019-20: A revised Business Case was submitted to the Ministry of Education for an additional five-rooms at the new Davisville Jr PS / Spectrum Alternative Senior School and for a larger addition at Hodgson MS. The larger addition at Hodgson MS was approved but the additional five-rooms for Davisville Jr PS / Spectrum Alternative Senior School was not. The redirection of five additional residential

developments from Eglinton Jr PS to Rippleton PS and Whitney Jr PS was also completed. Further, a decision was made to phase out the Extended French program at Eglinton Jr PS and Hodgson MS and into Bedford Park PS beginning in September 2021.

- 2020-21 Another Program Area Review was completed in the Spring of 2021, involving Eglinton Jr PS and John Fisher Jr PS. John Fisher Jr PS will be converted from a single-track French Immersion school to a dual-track English and French Immersion school in September 2022. Eglinton Jr PS' current attendance area, north of Broadway Avenue, will form the John Fisher Jr PS new English attendance area. To create space at John Fisher Jr PS to accommodate an English program, the Bannockburn building will be re-opened effective September 1, 2023, as a French Immersion Centre.
- 2021-22: Three more residential developments (four buildings) were redirected to Rippleton PS. As the changes at Eglinton Jr PS and John Fisher Jr PS are implemented and space becomes available at both schools, staff will engage in a review in 2024/25 to explore the reversal of the 17 residential development redirections to Whitney Jr PS and Rippleton PS.

## Preliminary Design and Timelines

### **Q3. What does the preliminary proposal for this project entail?**

The preliminary design shared by Bazis is for their property at 744-758 Mount Pleasant Road to be combined with the Eglinton Jr PS property. The current Eglinton Jr PS site is 1.6 acres and the Bazis property is 0.58 acres. By combining the two sites, the total acreage to build upon would be expanded to 2.2 acres. The proposal is to build a joint development that would contain a school and child care centre. There would be retail fronting onto Eglinton Avenue East and three residential towers above the school. The school and child care would be situated within the podium occupying the first three floors. Separate entrances would be integrated into the development to ensure that the school and child care have their own self-contained, identifiable spaces.

### **Q4. What would the capacity of the new Eglinton Jr PS school be?**

The preliminary design that has been shared by Bazis includes a 1,100 pupil place elementary school.

**Q5. What is the current square footage of Eglinton Jr PS and what would the square footage of the new school be?**

The current Eglinton Jr PS building is approximately 64,000 square feet. The expanded building is proposed to be approximately 120,000 square feet.

**Q6. Would the amount of outdoor play space be expanded to account for the increased student population?**

The current playground at Eglinton Jr PS would be preserved in this development. The school would be occupying three storeys in this development with additional outdoor deck space of approximately 40,000 square feet on the third storey. Using this deck space would double the amount of playground area for the school. The design of this development with the location of the condominium towers also aims to maximize sunlight on the outdoor play spaces.

**Q7. Currently, Brownlow Avenue experiences traffic congestion during drop-off and pick-up times. Have student drop-off/pick-up areas been incorporated into the proposal?**

Yes, a drop-off/pick-up area and pedestrian walkway have been incorporated into the designs to mitigate traffic congestion along Brownlow Avenue. A laneway on the south edge of the existing school property connecting Brownlow Avenue and Mount Pleasant Road would be used at the beginning and end of the school day for student drop-off/pick-up. It would be accessible by cars and busses (when required). During the school day, the area would be used as a pedestrian walkway. Safe access to this laneway for pedestrian purposes would be controlled by telescopic bollards on Brownlow Avenue and Mount Pleasant Road that rise and fall into the ground to prevent vehicular access.

**Q8. Will additional parking spaces be provided?**

There will be underground parking spaces. TDSB has requested 35 parking spaces. Eglinton Jr PS currently has four surface parking spaces on-site. An additional 11 parking spaces are leased off-site from the Toronto Parking Authority for use by the school staff.

**Q9. What are the current construction timelines for this project?**

The timelines are very preliminary at this stage of the process. There are several factors that could change the timeline, such as labour strikes, approval delays, supply issues, etc. Should negotiations with Bazis be successful, construction of the new school, child care centre, and residential buildings is estimated to take approximately eight years.

Bazis is planning to construct the development in two phases. Phase 1 of construction would take place on the Bazis site. Once phase 1 construction is complete, phase 2 would begin on the Eglinton Jr PS site.

**Q10. How would shadowing from the adjacent Menkes project impact the use of the new playground?**

The development application at 61-75 Brownlow Avenue for a 35-storey tower adjacent to the Eglinton Jr PS property is still under review by the City's Planning Division. The applicant's shadow study shows an impact on the school's existing outdoor play space from approximately 11am to 4pm during the spring and fall equinoxes, and a similar impact might be expected on the new outdoor play space. The TLC, on behalf of the TDSB, have provided comments to the City highlighting issues with the shadow impact on the school property, as well as other proximity concerns. TLC will continue to work with the City to address these concerns.

**Q11. Will the redevelopment of the school be planned for beyond the 1,100 pupil place capacity?**

The planned 1,100 pupil place capacity is based upon a population and household forecast provided to the TDSB by the City, which goes all the way to 2051. Enrolment projections based on the City's forecast suggest a stable enrolment of approximately 990 JK to Grade 5 students at the new school. Building the school to accommodate up to 1,100 pupil places therefore provides some flexibility to accommodate fluctuations in enrolment.

Building a school to accommodate more than the 1,100 pupil places on this site is also not likely feasible given the small site size (2.2 acres across the two land holdings).

It is important to note that the redevelopment of Eglinton Jr PS is not expected to be the solution to all the enrolment growth forecast for the larger Yonge-Eglinton area. Additional pupil places will also be required on the west side of Yonge Street. Staff continue to pursue opportunities in that part of the Yonge-Eglinton area.

**Q12. Residential towers will be overlooking the outdoor play areas of the new school. What will be done to ensure that the outdoor play areas remain safe?**

TLC and TDSB staff are working with Bazis (the developer of the mixed-use building containing the school) to ensure the outdoor play areas are safe. The location and configuration of balconies will be reviewed. TLC staff have raised concerns to the City about

the proximity of the proposed Menkes tower (the development proposal adjacent to the site); this development application is still under review by the City's Planning Division.

## **Student Accommodation During Construction**

### **Q13. Will Eglinton Jr PS students remain on-site during construction?**

Phase 1 of construction is planned to take place on the Bazis site, which is expected to take approximately four years. During this time, Eglinton Jr PS would continue to operate on-site. The building and playground would not be impacted. The TDSB and TLC would work with the developers to the south—both Bazis and Menkes—to create a construction management plan ensuring student safety during construction.

Phase 2 of construction would take place on the Eglinton Jr PS site and would require the demolition of the existing school to allow the rest of the development to be built. It is during this time that Eglinton Jr PS and the child care would have to be relocated. The tentative plan is to have Eglinton Jr PS relocated to the former Vaughan Road Academy building, located at 529 Vaughan Road. The earliest that the relocation would take place is in the 2026/27 school year.

### **Q14. Is the Vaughan Road building (529 Vaughan Road) equipped to accommodate elementary students?**

Vaughan Road Academy was a TDSB secondary school that closed in 2017 because of declining enrolment. The TDSB has kept the building to use as a holding site for schools during construction projects. Davisville Jr PS and Spectrum Alternative Senior School used the building as a holding school during construction of their replacement building from 2018 to 2021. From 2023 to 2025, the building will be used as a holding school for Hodgson MS while the building undergoes an addition and renovation.

529 Vaughan Road sits on a five-acre site and the building can accommodate up to 1,200 students. The building has 53 classrooms along with an auditorium, cafeteria, and pool. The building has been modified to make it appropriate for elementary students, including the retrofits of seven classrooms into kindergarten rooms along with an elementary playscape outside.

### **Q15. Will families have options if they don't want to move to 529 Vaughan Road?**

Families will have the same options that exist in any school year. That is, families will be able to apply to other schools through the TDSB's Out-of-Area Admissions process.

Every residential address has a designated junior school, middle school, and secondary school. If a student wants a different option than the designated schools, the student can apply to other schools through the Out-of-Area Admissions process. To do this, the school must have the status of “limited”.

Admission is not guaranteed. It is based upon space availability in the appropriate grade and program, and lottery if there are more applicants than spots available.

## **Transportation During Construction**

### **Q16. Would Eglinton Jr PS be bussed to 529 Vaughan Road?**

Yes, students would be bussed to 529 Vaughan Road if a decision is made to relocate.

### **Q17. When would the school bus times be established?**

Once the decision is made to relocate, staff will work with the Student Transportation Department to finalize details. This will likely be done a year or two prior to the actual move.

### **Q18. What would be the times for the early and late busses?**

TDSB staff will work out the schedule with the school and community.

## **Child Care**

### **Q19. Would the child care be relocated with Eglinton Jr PS to 529 Vaughan Road?**

TDSB staff will work with the child care operator and the City’s Children’s Services Division to see what opportunities are available and to determine an appropriate solution. When Davisville Jr PS was relocated to 529 Vaughan Road, the before-and-after-school program relocated to 529 Vaughan Road while the preschool program remained in the local area.

## **Community Involvement**

### **Q20. How will the community be engaged while TLC prepares development plans with Bazis, pending approval from the Board of Trustees to proceed?**

A webpage has been set-up to provide information about the redevelopment. It will be updated regularly to include notices of meetings, presentation slide decks, meeting minutes, letters to the school community, and other helpful information (including this Questions and Answers document that will be updated as additional questions arise). The webpage can be



accessed here: <https://www.tdsb.on.ca/About-Us/Strategy-Planning/Search-All-Reviews?id=174>