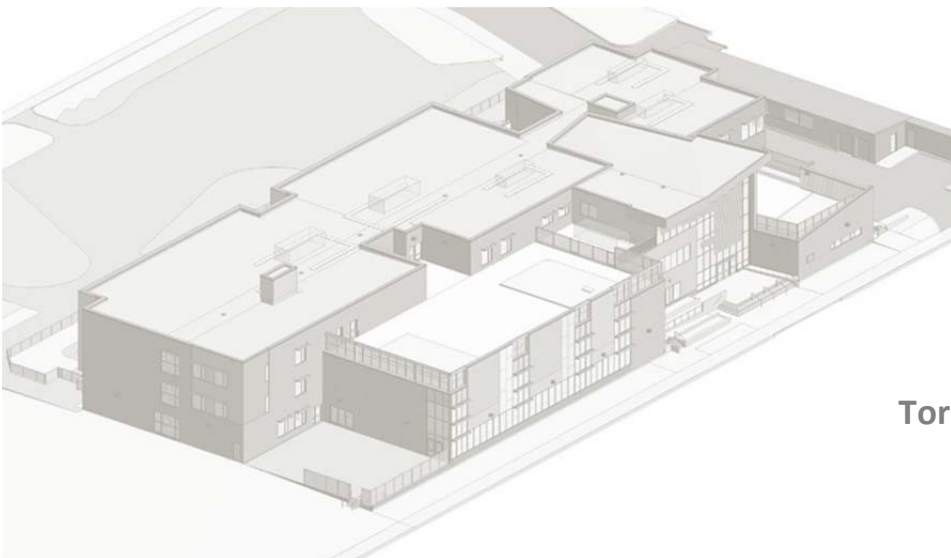


Business Case:

2

Davisville Junior Public School / Spectrum Alternative Senior School – Increased Scope to Previously-Approved Replacement School

**Five-classroom addition to a previously-approved
replacement school project**



Toronto District School Board

September 30, 2019

2019-20 Capital Priorities Program

Business Case – Written Component

School Board Name: 12 - Toronto DSB

Project Name: Davisville Junior Public School / Spectrum Alternative Senior School – Increased Scope to Previously-Approved Replacement School

Project Ranking: 2

Project Description: Five-classroom addition to a previously-approved replacement school project

Panel: Elementary

Municipality: Toronto

Project Category: Accommodation Pressure

Project Type: Permanent Addition

Child Care: No

If yes, CMSM / DSSAB Name and number:

Choose an item.

Row of joint submission form: N/A

Joint-Use: No

EDC Eligible: No

Board Contact Information: *Daniel Castaldo, 416-428-1857,
Daniel.castaldo@tdsb.on.ca*

1.0 RATIONALE FOR ACCOMMODATION NEED

Part A: Project Rationale

The new replacement school for Davisville Junior Public School / Spectrum Alternative Senior School was approved in November 2015 with a total capacity of 728 pupil places. This project was required to support enrolment growth in the area, as well as to address the school's facility condition and inadequate learning spaces.

The capacity of the project was revised in April 2016 to address higher-than-anticipated Full Day Kindergarten (FDK) enrolment at the school. A regular classroom was changed to an FDK classroom in the school's design, increasing the capacity from 728 to 731 pupil places.

The revised enrolment projection for Davisville Jr. PS / Spectrum Alt Sr. indicates that the planned capacity of 731 pupil places will be insufficient to accommodate students.

The TDSB has requested that the scope be changed to reflect the need for five additional classrooms, which would increase the school's capacity from 731 to 849 pupil places. The additional scope includes one FDK and four regular classrooms (118 pupil places). Further details will be provided below.

Similar to Hodgson MS, Davisville Jr. PS is situated in Midtown Toronto, where rapid residential intensification and population growth has occurred over the past ten to 15 years. This trend has led to enrolment increases at local elementary and secondary schools, leading to significant accommodation challenges.

Davisville Jr. PS is currently under construction with an anticipated opening date of April 2021.

The additional pupil places are required to support the long-term accommodation needs of the site. There are several reasons for the increased enrolment projection, which are outlined below. The projection suggests that the enrolment and corresponding number of classes will exceed the capacity of the school upon opening in 2021. As enrolment grows, the school is projected to be short three classrooms in 2023 (two years after opening), four classrooms in 2026 and five classrooms in 2031.

Overview of Circumstances Leading to a Larger Project

1. Residential Development

Davisville Jr. PS is situated in an area of Midtown Toronto where the recently-approved secondary plan permits a high degree and density of residential intensification. The school is situated within an 'apartment neighbourhood' which allows for much higher densities than the surrounding low-density 'neighbourhood' areas.

The number of new residential development applications within the attendance area of Davisville Jr. PS has increased since the business case was submitted in the summer of 2015. Since then, a total of 2,000 new residential units have been proposed within the catchment area of the school. These

proposed residential units were not captured in the enrolment projections used to support 731 pupil place replacement school.

Further, the TDSB has become active at the Local Planning Appeal Tribunal (LPAT) to oppose new development applications on the basis of not having suitable accommodation for students. The TDSB will argue that the presently-approved capacity of Davisville Jr. PS at 731 pupil places will be insufficient to accommodate students that will emanate from known residential development applications. Given the rapid pace of new residential applications being submitted, the projection is surely to increase each year as these additional units are incorporated and reflected in the enrolment of the school.

2. Elementary Pupil Yields

Over the summer of 2018, TDSB Planning staff completed an extensive study of all existing high-rise condominium and rental apartment units within the catchment area of Davisville Jr. PS to better understand the shift in pupils emanating from new dwellings in the area. The study included approximately 7,300 condominium and apartment units and 15-years of elementary enrolment history.

The study discovered that since 2010 the elementary pupil yield factor per each unit has been increasing year over year within the Davisville Jr. PS attendance area. Although not as high as pupil yields within the Eglinton Jr. PS area to the north, the increase is noteworthy and must be reflected in the school's enrolment projection.

Also noteworthy is that the pupil yield factor has not peaked. If the pupil yield trend realized since 2010 continues, the pupil yield factor applied to new residential units will need to be adjusted again, likely increasing projected enrolment even further.

The combination of a higher number of units to be constructed and a higher pupil yield emanating from each unit results in a substantially higher enrolment projection than what had been submitted in 2015 with the original business case.

3. Midtown in Focus – Yonge-Eglinton Secondary Plan

The City of Toronto has completed a three-year study of the Yonge-Eglinton community (Midtown Toronto) that has resulted in a new secondary plan (OPA 405). This process is a response to the impact of rapid residential development and intensification in the area.

The City of Toronto is also struggling to provide the infrastructure required to serve the degree of population growth in the Midtown Toronto area. The plan confirms that the population in the area will double, from 66,000 people to 127,000 by 2051.

The 'soft site' potential within the Davisville Jr. PS attendance area – meaning sites that have not yet been developed to their full potential – could result in 500 new residential units being developed between now and 2031, and nearly 3,000 more by 2051. This equates to a total of nearly 3,500 future residential units on top of the 2,000 already in the 'pipeline'.

The City's secondary plan was amended by the provincial government in June 2019, and now permits a much higher degree of intensification than what had been approved by City Council. This change amplifies the concern of future accommodation pressures at Davisville Jr. PS. The additional units

outlined in the paragraph above reflect the City's approved plan. The changes made by the province to the plan will effectively result in these estimates as being *minimums*, rather than *maximums*.

The approved secondary plan permits residential development activity that is over and above what is reflected in the revised enrolment projection for Davisville Jr. PS. This means that over the long-term the need for additional capacity at the site becomes even more critical.

Davisville Jr. PS / Spectrum Alt. Sr. – Enrolment and Utilization

This school was operating at 91% utilization in the 2018-19 school year with 590 students. The students and staff were relocated from the Davisville Jr. PS site in September 2018 to the former Vaughan Road Academy building to allow construction of the new school to commence. The space currently occupied at Vaughan Road Academy results in a capacity of 645 pupil places.

The original Davisville Jr. PS building has been demolished and construction of the new school is currently underway. The scheduled opening date is April 2021 (midway through the 2020-21 school year). A map showing the location of Davisville Jr. PS' permanent site can be found in Appendix A.

A small enrolment decline was experienced in the 2018-19 school year, which is likely due to the relocation into the Vaughan Road building. Actual enrolment in 2017-18 was 641 students, which amounts to a decline of 51 students. Although there is bussing provided to the Vaughan Road building, there were many families who had expressed concerns with the distance and travel time. These families may be exercising alternate options in the interim. That said, enrolment at Davisville Jr. PS is expected to rebound upon opening of the new school.

Projections for the school suggest that by 2023-24 enrolment will reach 702 students. The approved capacity of the new school, omitting the request for the five additional rooms, is 731 pupil places. The utilization rate of the new building will be 96% utilization. The expanded building, inclusive of the new classrooms would be operating at 83% utilization.

The primary argument for the additional classrooms at Davisville Jr. PS is to construct the new building in such a way that the long-term enrolment growth can be adequately accommodated. The best opportunity to construct these additional spaces is now while the building is under construction. Since the site has been 'future proofed' to accommodate these spaces, the additional classrooms could be issued as a change order to the existing project, and a team mobilized on-site to construct them. This avoids cost escalation over time, and avoids ongoing disruption to students, staff and the broader community.

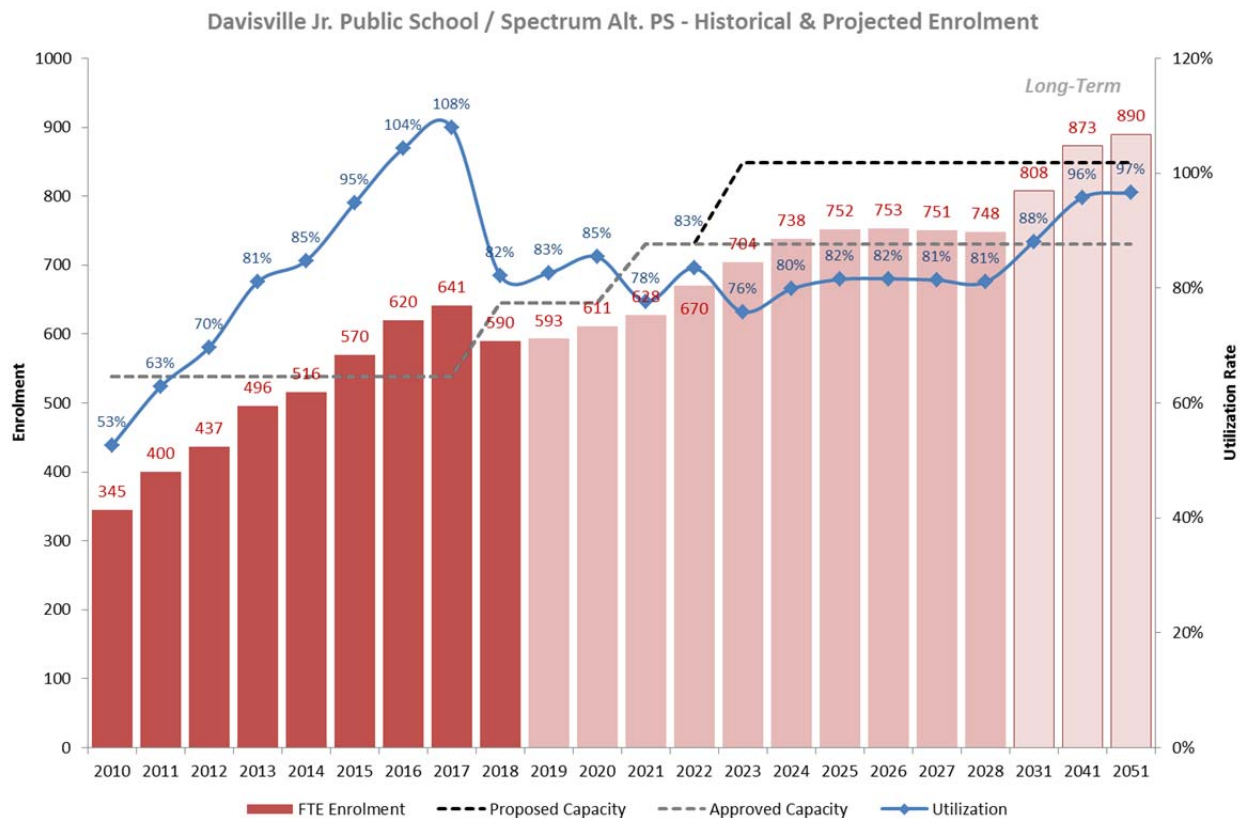
Projections suggest that over the long term, enrolment will dramatically increase and exceed the approved capacity of the school. These projections are based upon all of the inputs regularly factored into the calculation, but also reflect density and population targets established by the City of Toronto for this area. By 2031, enrolment is projected to reach 752 students, or 103% utilization. The accommodation pressures get worse by 2041, with the school reaching 816 students (112% utilization).

If the additional five classrooms are approved and constructed, the utilization rates in 2031 and 2041 are much more manageable. In 2031, the revised capacity of 849 pupil places would be operating at 89% utilization, and 96% by 2041.

It should be noted again that the long-term population and density targets developed by the City of Toronto were predicated upon the Council-approved Yonge-Eglinton Secondary Plan. The

provincially-approved version of the document allows for densities that are much larger than originally considered. This means that long-term enrolment projections for Davisville Jr. PS are likely to be even higher than what is reflected in this business case. This needs to be considered in the analysis of this proposal.

The following graph illustrates the impact of the two capacities on the utilization rate at Davisville Jr. PS / Spectrum Alt. Sr. The graph also demonstrates the rate of enrolment growth that is projected over the short and long term.



Part B: Alternative Accommodation Strategies

As will be demonstrated in the sections below, existing schools in and around the Yonge-Eglinton area are operating at or above their capacities, and are experiencing tremendous pressures related to enrolment growth.

There have been extensive accommodation studies that have been undertaken over the past ten years to address enrolment pressure at Davisville Jr. PS and area schools. As an example, there is a review currently underway that is seeking to address current and projected enrolment pressures at Eglinton Jr. PS.

Spectrum Alt. Sr. cannot be relocated to another site at this time due to the inability of another elementary school in the area to accommodate it. If the school were to be relocated and students decided not to follow, then other intermediate programs in the area would experience even greater accommodation pressure – one of these schools would be Hodgson MS, where additional capacity is

already being identified as the TDSB's top capital priority project. This was acknowledged by the Ministry when the original replacement school project was approved in 2015.

2.0 SCHOOL ENROLMENT AND CAPACITY OVERVIEW

School Name	Current Utilization	Distance to Nearest School	School Summary
Davisville Jr. PS / Spectrum Alt. Sr.	91%	-	<p><i>Davisville Jr. PS / Spectrum Alt. Sr. is currently being rebuilt to a capacity of 731 pupil places. This project received Capital Priorities funding in 2016 to address the accommodation pressures at the school, the poor condition of the existing building, and the existence of multiple sub-standard classrooms.</i></p> <p><i>Davisville Jr. PS accommodates students in JK-5 (Regular Track) and SK-6 (French Immersion). Spectrum Alt. Sr. is a small alternative school that accommodates students in Grades 7 and 8.</i></p> <p><i>The new building is expected to open for September 2021. Students from Davisville Jr. PS / Spectrum Alt. Sr. are being held at the former Vaughan Road Academy building in the interim.</i></p> <p><i>Upon opening in September 2021, the building is projected to have an enrolment of 625 students across both schools (85% utilization). Due to ongoing residential intensification in the area, enrolment is projected to increase year over year, with three portables being required by 2023 and five by 2031. Additional funding was requested to support a five-classroom expansion to the scope of the new school, but a formal response was not received from the Ministry. Given that the projected accommodation pressures at the school are anticipated to remain the same, or potentially increase, the case for the five-room increase has been resubmitted as the TDSB's number two project.</i></p> <p><i>The new school will be fully utilized once completed and occupied.</i></p>
Hodgson MS	137%	900m	<p><i>Hodgson MS is a Grade 6-8 school situated east of the Davisville site that accommodates students from surrounding junior schools, Eglinton Jr. PS, Davisville Jr. PS (Regular Track only), Maurice Cody Jr. PS and Oriole Park Jr. PS. This school is operating at 137% utilization with 534 students (390 capacity). Projected enrolment for 2019-20 suggests an increase to 564 students, or 145% utilization. Enrolment increased by over 200 students in 2017-18 when Grade 6 students from the aforementioned schools were moved into Hodgson MS after an extensive accommodation study.</i></p> <p><i>Long-term enrolment growth at the school is due primarily to larger cohorts entering the school from the surrounding junior schools. The massive residential intensification in the Midtown Toronto area is a significant contributing factor to the rapid pace of growth.</i></p> <p><i>There are currently six portables on-site and additional portables will be required by 2022 (ten). Hodgson MS received funding approval for a 12-classroom addition in 2016, but similar to Davisville Jr. PS, the approved scope is no longer sufficient to accommodate the long-term projected enrolment growth at the school. A larger addition at Hodgson MS has</i></p>

			<i>been submitted as the TDSB's top capital priority project.</i>
<i>Maurice Cody Jr. PS</i>	<i>91%</i>	<i>1.9km</i>	<p><i>Maurice Cody Jr. PS is a JK-5 elementary school situated northeast of Davisville Jr. PS. This school is fully utilized and is situated on a constrained school site that cannot accommodate portables (it has an artificial turf field).</i></p> <p><i>In June 2018, the Board of Trustees approved a small boundary change with Eglinton Jr. PS to mitigate severe accommodation pressures at that school. This boundary change, although small, utilized any remaining opportunity to accommodate additional students at this school.</i></p> <p><i>Enrolment projections suggest that the school will be operating at 96% in 2019-20 with 680 students (709 capacity). Over the next five years enrolment is projected to increase to 725 students, or 102% utilization.</i></p>
<i>Eglinton Jr. PS</i>	<i>119%</i>	<i>1.7km</i>	<p><i>Eglinton Jr. PS is a JK-5 elementary school situated at the southwest corner of Mount Pleasant Boulevard and Eglinton Avenue, north of Davisville Jr. PS. The school's boundary encompasses the entirety of the Yonge-Eglinton Urban Growth Centre, which has and continues to experience an incredible level of intensification.</i></p> <p><i>Eglinton Jr. PS is situated on a highly-constrained 1.6-acre school site with no green space, and no opportunity for portables or future expansion.</i></p> <p><i>The school is consistently at the centre of perpetual accommodation studies to identify options for mitigating ongoing enrolment increases that cannot be accommodated on-site.</i></p> <p><i>Over the past decade, there have been multiple boundary changes, program relocations, grade changes, and redirections of residential development. There is no opportunity for this school to accommodate additional enrolment growth.</i></p> <p><i>In 2018-19 the school was operating at 119% utilization with 605 students on-site. Projections suggest that enrolment will continue to rise over the mid and long term, reaching 709 students in 2023-24 (139% utilization) and 779 students in 2028-29 (153% utilization).</i></p> <p><i>To mitigate this growth the Board of Trustees approved a regime where all new residential development within the attendance area of Eglinton Jr. PS will be bussed to schools outside of the area. In June 2019, the first nine residential developments were redirected to Whitney PS, a JK-6 school in the Rosedale community, 3km to the south. This school is projected to become fully occupied as a result of these redirections, meaning that another location needs to be identified. TDSB Planning staff is currently in the process of identifying another site to accommodate the next six residential developments.</i></p>
<i>Oriole Park Jr. PS</i>	<i>113%</i>	<i>1.6km</i>	<p><i>Oriole Park Jr. PS is a JK-5 elementary school located to the west of the Davisville site on the west side of Yonge Street. Oriole Park Jr. PS was operating at 113% utilization in 2018 with 274 students (242 capacity). The school has two portables on-site to address the existing accommodation pressure.</i></p> <p><i>Projections suggest that the school will grow to 285 students for the 2019-20 school year, or 118% utilization. Enrolment will continue to</i></p>

			<p>grow over the next five years, reaching 342 students by 2023 (141% utilization).</p> <p>Over time, Oriole Park Jr. PS will likely require measures to address this enrolment growth, which may include future requests for major capital investment such as an addition.</p>
Deer Park Jr. & Sr. PS	106%	1.6km	<p>Deer Park Jr. & Sr. PS is a JK-8 elementary school situated south of Davisville Jr. PS. Enrolment at the school in 2018-19 was 538 students, and the school's capacity is 508 pupil places (106% utilization). Projections suggest that enrolment will continue to increase at the school over the mid to long term.</p> <p>Enrolment is projected to increase to 602 students by 2023-24, resulting in a utilization rate of 119%. Based on current projections, enrolment is anticipated to stabilize after this peak. That said, the intersection of Yonge St. and St. Clair Avenue is situated within the attendance area of this school. This intersection and the surrounding area are also experiencing an influx of new residential development applications.</p> <p>For September 2019, the school's enrolment exceeded projection by 45 students. This suggests the school has and will continue to undergo a number of internal renovations to create suitable instructional space for students. The site is constrained and cannot accommodate any portables. The school's playfield is owned by the City of Toronto and is constructed of an artificial turf surface.</p>
Forest Hill Jr. & Sr. PS	91%	3.1km	<p>Forest Hill Jr. & Sr. PS is a JK-8 elementary school situated due west of Davisville Jr. PS. The school was operating at 91% utilization during the 2018-19 school year, with 764 students enrolled in a building with a capacity of 843 pupil places. Forest Hill Jr. & Sr. PS has historically been used to provide marginal assistance to accommodation pressures in the Yonge-Eglinton community through boundary changes (Hodgson MS) and program augmentation (Extended French)</p> <p>Projections suggest that enrolment at the school will increase over the mid and long term, increasing to 100% utilization with 844 students by 2023, and 900 students by 2027 (107% utilization).</p>

Surrounding Area Summary

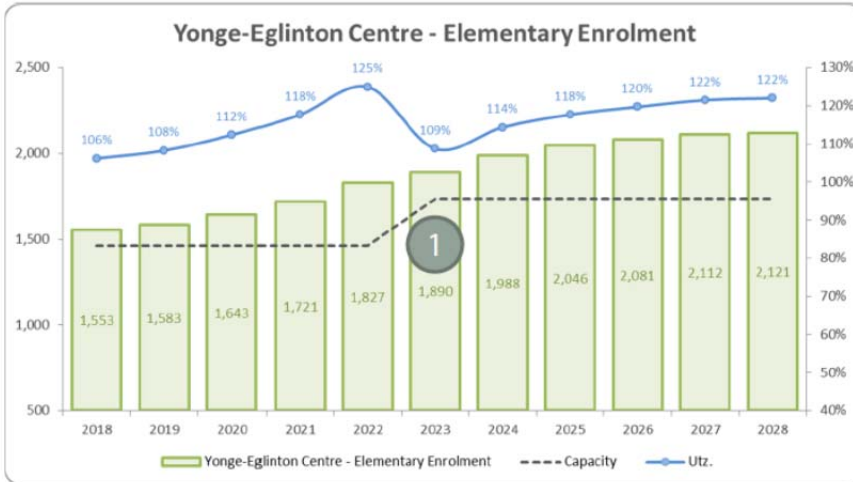
Business cases for Hodgson MS (priority #1) and Davisville Jr. PS / Spectrum Alt. Sr. (priority #2) are being submitted due to the extreme pressure facing TDSB schools in the Yonge-Eglinton community.

The TDSB is struggling to keep up with the pace of growth in this community and has taken a strong stance against new development in the area due to the inability to accommodate future students. The TDSB worked tirelessly with the City of Toronto to establish policies in the Yonge-Eglinton Secondary Plan to ensure that schools were considered essential infrastructure elements, are part of a complete community, and that growth needs to be consummate with the provision of these community assets. These provisions were eliminated from the provincially-approved Yonge-Eglinton Secondary Plan, which greatly reduces the TDSB's ability to influence the pace of growth in the area.

Elementary schools within the immediate Yonge-Eglinton Urban Growth Centre are experiencing tremendous accommodation pressures due to rapid enrolment growth and residential intensification. The chart below highlights the aggregated enrolment of these schools and provides a ten-year

projection to outline the urgency of the situation. The schools included in the analysis are identified on the right-hand side of the image. The aggregated school capacities and utilization rates are included.

Enrolment Projection: Yonge-Eglinton Centre



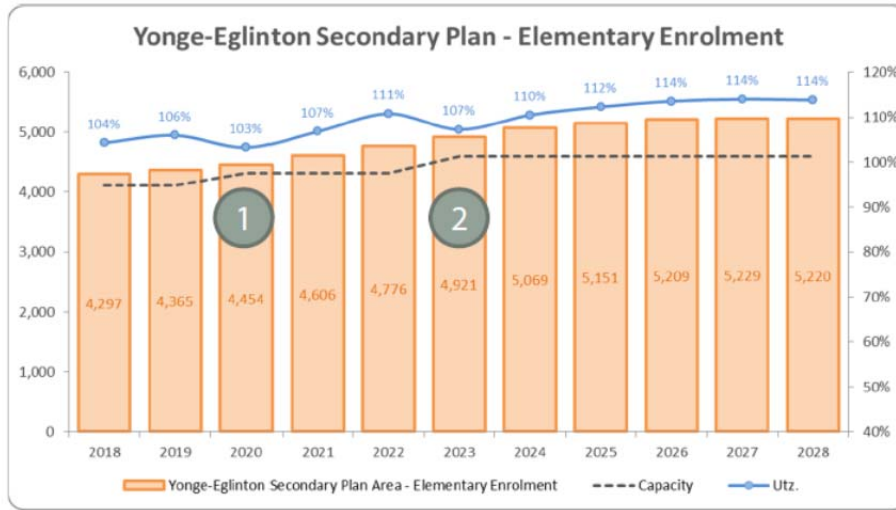
Reflects elementary schools that serve the Yonge-Eglinton Centre

- Eglinton Jr. PS
- John Fisher Jr. PS
- Hodgson MS

1 This represents the increase in the capacity of Hodgson MS due to the presently approved 12-classroom addition being completed at the school. Capacity increases from 390 pupil places to 666 pupil places.

The geography can be expanded to include all schools that are situated within, or serve a portion of, the Yonge-Eglinton Secondary Plan area. Davisville Jr. PS / Spectrum Alt. Sr. PS is situated within this geography.

Enrolment Projection: Yonge-Eglinton Secondary Plan



Reflects elementary schools that serve the Yonge-Eglinton Secondary Plan Area (inc. the Centre

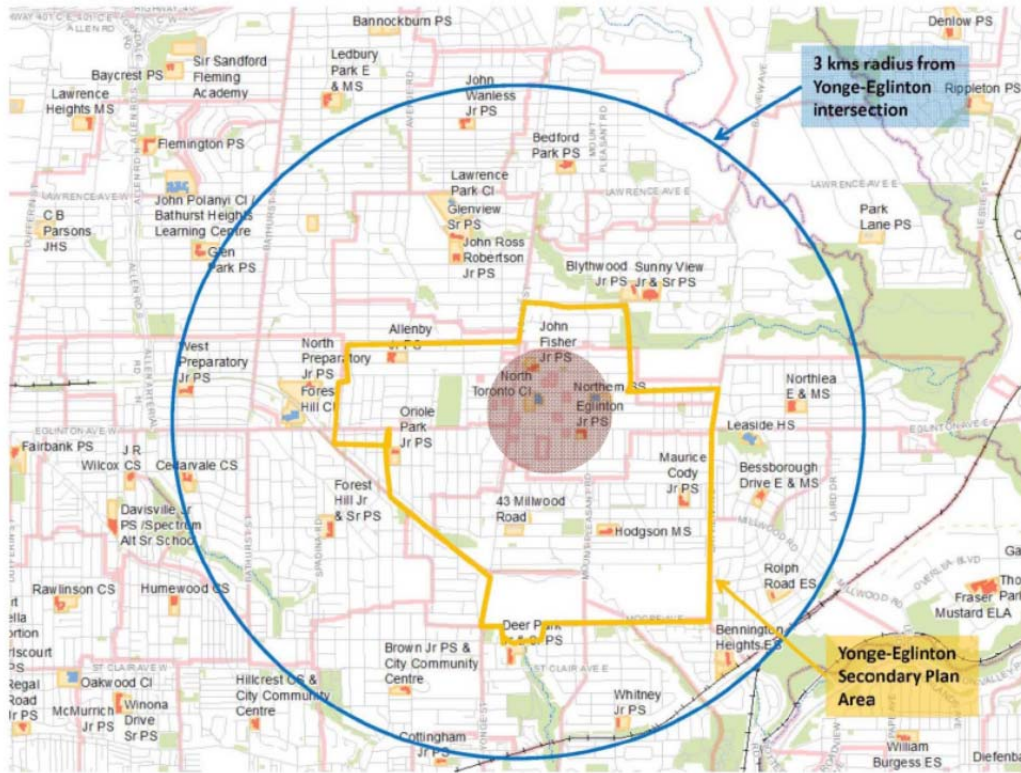
- Eglinton Jr. PS
- John Fisher Jr. PS
- Hodgson MS
- Allenby Jr. PS
- Blythwood Jr. PS
- Davisville Jr. PS
- Maurice Cody Jr. PS
- Oriole Park Jr. PS

- 1 This represents the completion of the new Davisville Jr. PS building. Capacity increases from 538pp to 731pp
- 2 This reflects the completion of the 276pp addition at Hodgson MS, as referenced.

Beyond the Yonge-Eglinton Secondary Plan area, the geography could be expanded further to include all schools within a 3km radius. The map of this geography can be found below, followed by the associated graph.

Enrolment at the vast majority of these schools is increasing due to demographic shifts combined with residential intensification. Further, there are a significant number of schools within a 3km radius that are currently involved in, or soon to be involved in, their own respective studies to address accommodation issues. Future capital priority projects may emerge from these studies due to the lack of alternative options that exist within this cluster of schools.

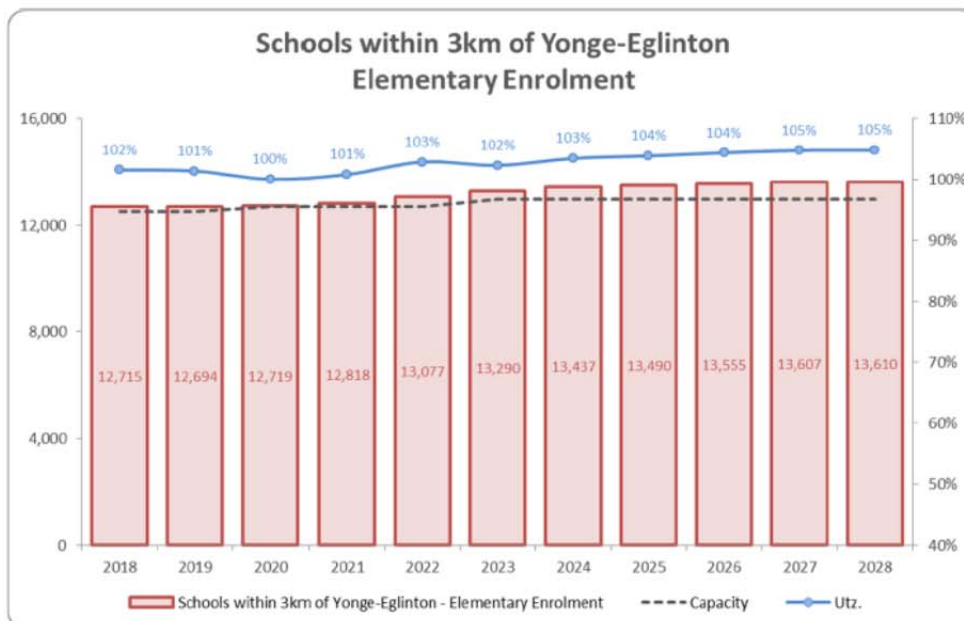
Context Map



Board-wide, the most urgent accommodation issues exist within the Yonge-Eglinton Centre and Secondary Plan areas.

Extending out, there are a limited number of opportunities to leverage existing land and buildings to manage accommodation pressure(s).

Enrolment Projection: 3km Radius – Yonge Eglinton



Reflects all elementary schools that serve a ~3km radius of the Yonge-Eglinton Secondary Plan Area

- Eglinton Jr. PS
- John Fisher Jr. PS
- Hodgson MS
- Allenby Jr. PS
- Blythwood Jr. PS
- Davisville Jr. PS
- Maurice Cody Jr. PS
- Oriole Park Jr. PS
- Bedford Park PS
- Bennington Heights ES*
- Bessborough E & MS*
- Brown Jr. PS*
- Cedarvale CS
- Deer Park Jr. & Sr. PS*
- Forest Hill Jr. & Sr. PS*
- Glen Park PS
- Glenview Sr. PS*
- John Ross Robertson Jr. PS
- John Wanless Jr. PS
- Ledbury Park E & MS
- Northlea E & MS
- Rolph Road ES*
- West Preparatory Jr. PS

Elementary schools that surround the Yonge-Eglinton Secondary Plan area are also at or above their capacities, and do not offer realistic solutions. Many are involved in their own respective processes to address accommodation pressures (indicated by *).

3.0 PROPOSED SCOPE OF WORK

Part A: School Project Scope

Project Scope Description

To address projected enrolment increases and classroom shortfalls, the 731 pupil place replacement school would proceed as currently scheduled. However, there is an area of the site that has been 'future proofed' such that an expansion of five classrooms could be undertaken and calibrated with the new school build in an attempt to align the completion dates. .

The additional five classrooms would increase the capacity of the school from 731 to 849 pupil places, which provides a much more appropriately-sized building and eliminates the need for portables to at least 2031.

The drawings contained in Appendix B demonstrate the location of the proposed additional classrooms. The additional rooms would be constructed in the southwest corner of the building in a location that was originally to be occupied by a larger gymnasium funded by the City of Toronto (no longer under consideration).

The proposed addition would consist of one FDK classroom constructed on the first floor and two regular classrooms on the second and third floors above. The capacity of the five-classroom addition is 118 pupil places.

The project would be three storeys in height in order to align with the rest of the school building. In addition to the five classrooms, this project would include stair access to all three storeys, as well as a small seminar room on each of the second and third floors.

Similar to Hodgson MS, the need for this project is urgent given that the replacement school is currently under construction. Approval of the project and subsequent tender provisions would allow the TDSB to move quickly on incorporating this project into the redevelopment of the site that is currently underway.

The proposed opening date of 2023-24 reflects the opening date should this be approved as a standalone addition and not integrated into the active redevelopment. The date reflects the timelines associated with the design, site plan approval and construction process associated with capital projects in the City of Toronto.

Estimated Cost

The benchmark cost of this project is \$3.7M, which includes the new construction portion as well as a renovation cost associated with the modifications required to connect the new addition with the existing school. Expedient approval of this project, as mentioned, could minimize the extent of the modifications required.

The City of Toronto, by delegated authority, is the approval authority for all site plan applications. Based on recent submissions by the TDSB, the City requires site plan design elements and conditions that are well beyond Ministry benchmark funding. These might include, but are not limited

to: decorative fencing; road and sidewalk widening/reconstruction; easements; internal site additional landscaping; and façade improvements. These conditions represent substantial increase in both time and cost of construction to the TDSB.

Many of these represent City of Toronto infrastructure projects that are normally funded through the City budget process. These requests represent a significant risk to the benchmark funding and often result in extremely long delays which further impact budgetary constraints.

Part B: Child Care Project Scope, if applicable

Is the board requesting child care funding to support child care space with the capital priorities project request? **No**

The replacement school for Davisville Jr. PS / Spectrum Alt. Sr. is currently under construction and will already include a five-room child care centre. There are no additional child care requirements beyond what has already been approved.

4.0 PILOT FOR MODULAR CONSTRUCTION BUILD

Is your board interested in participating in a pilot for Modular Construction Build for this project? **Yes**

As noted, the replacement Davisville Jr. PS / Spectrum Alt. Sr. building is presently under construction and is anticipated to open in April 2021. The five-classroom addition has been incorporated into the overall design of the school to ensure that the project could be undertaken should the required funding be approved. The foundation has been 'future proofed' to ensure that this addition could be incorporated into the overall project once under construction.

If approved, the addition could proceed independently of the overall project build to ensure that any potential cost increases and/or unnecessary project delays are mitigated or, if possible, avoided.

Modular construction may allow for scheduling efficiencies in this particular project; however, if the school is operating while the addition is being constructed then modular construction may minimize the impact on students and staff. The area to be constructed could be prepped in advance of the modular components being delivered to the site. This preparation work could coincide or run concurrent to the construction of the school. This would allow the work to proceed in a manner that poses no risks to the health and safety of students and/or staff. Once ready, the modular components could be delivered to the site and assembled while the school is operational.

5.0 Joint-Use School Project Considerations

The replacement building for Davisville Jr. PS / Spectrum Alt. Sr. is currently under construction; this request reflects the additional pupil places required to address long-term enrolment growth. There is no opportunity for a joint venture on the Davisville site. The redeveloped site will already include a five-room child care centre and a future City of Toronto aquatic centre. There is no further opportunity to introduce additional pupil places and/or building envelope beyond what has already been planned.

Appendix A: Location Map

Appendix B: Schematic Diagram

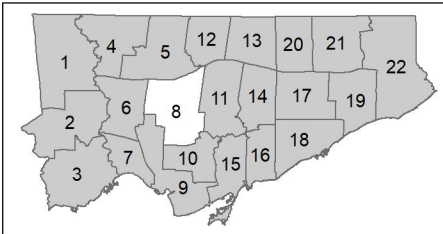


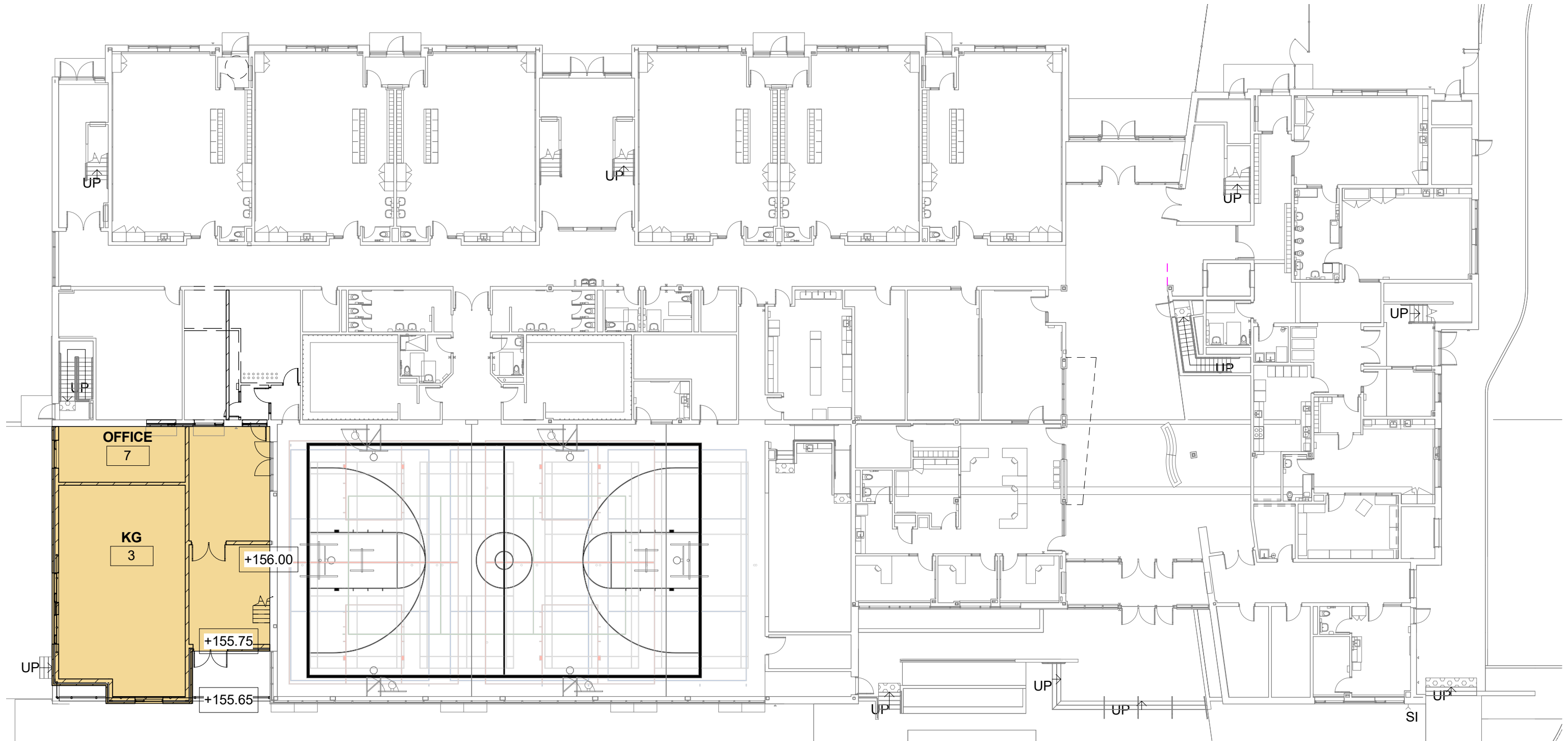
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Produced by:
Planning Division, TDSB
September 2019

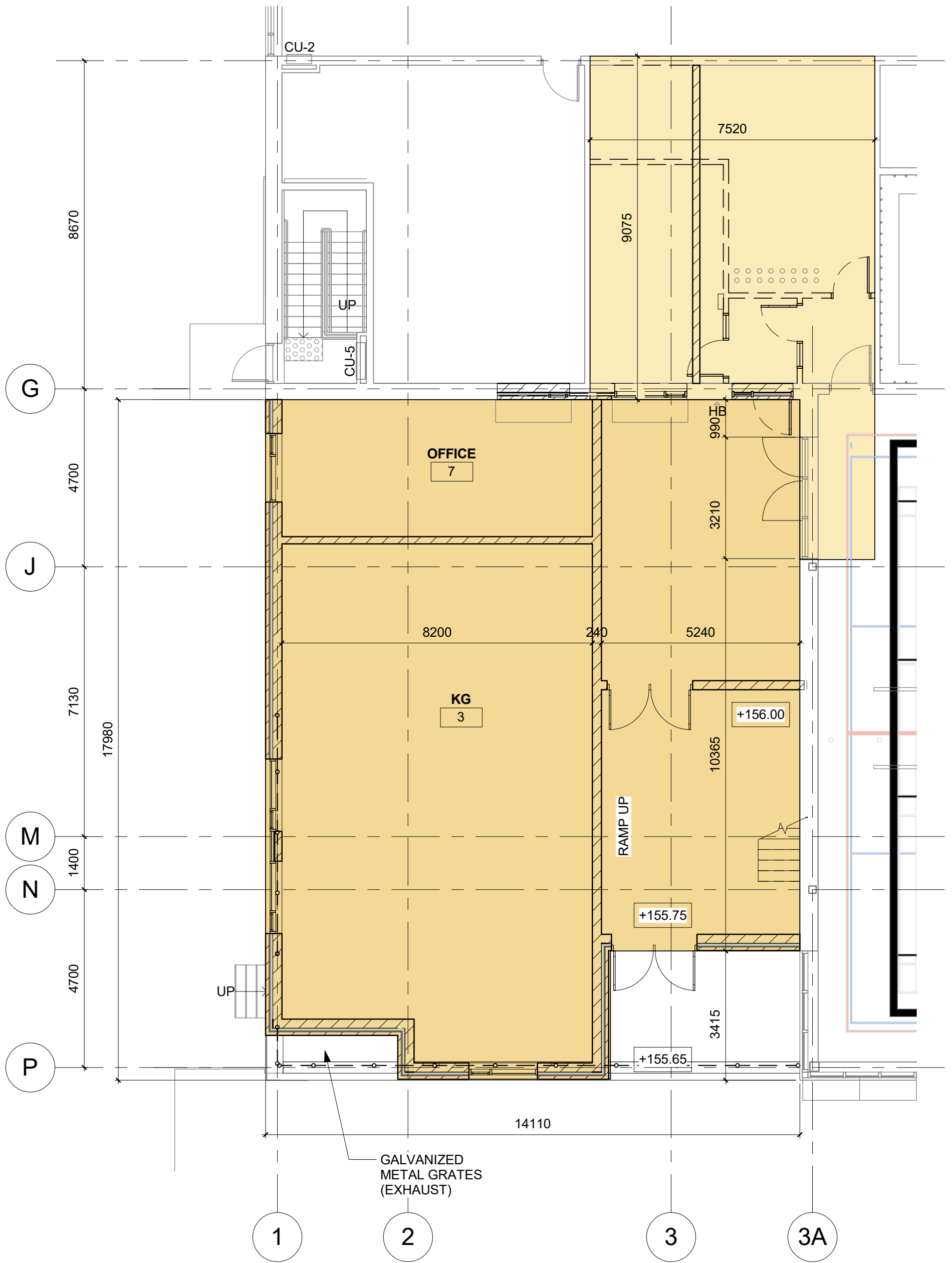
Source:
Base Map- Geospatial Competency Centre
Facility - Planning Division, TDSB
Data- City of Toronto

- Legend:
- Elementary School
 - Secondary School
 - Elementary & Secondary School
 - Other TDSB Facility
 - Site
 - Major Road
 - +— Railway
 - Utilityline
 - - - Waterway
 - Ward Boundary

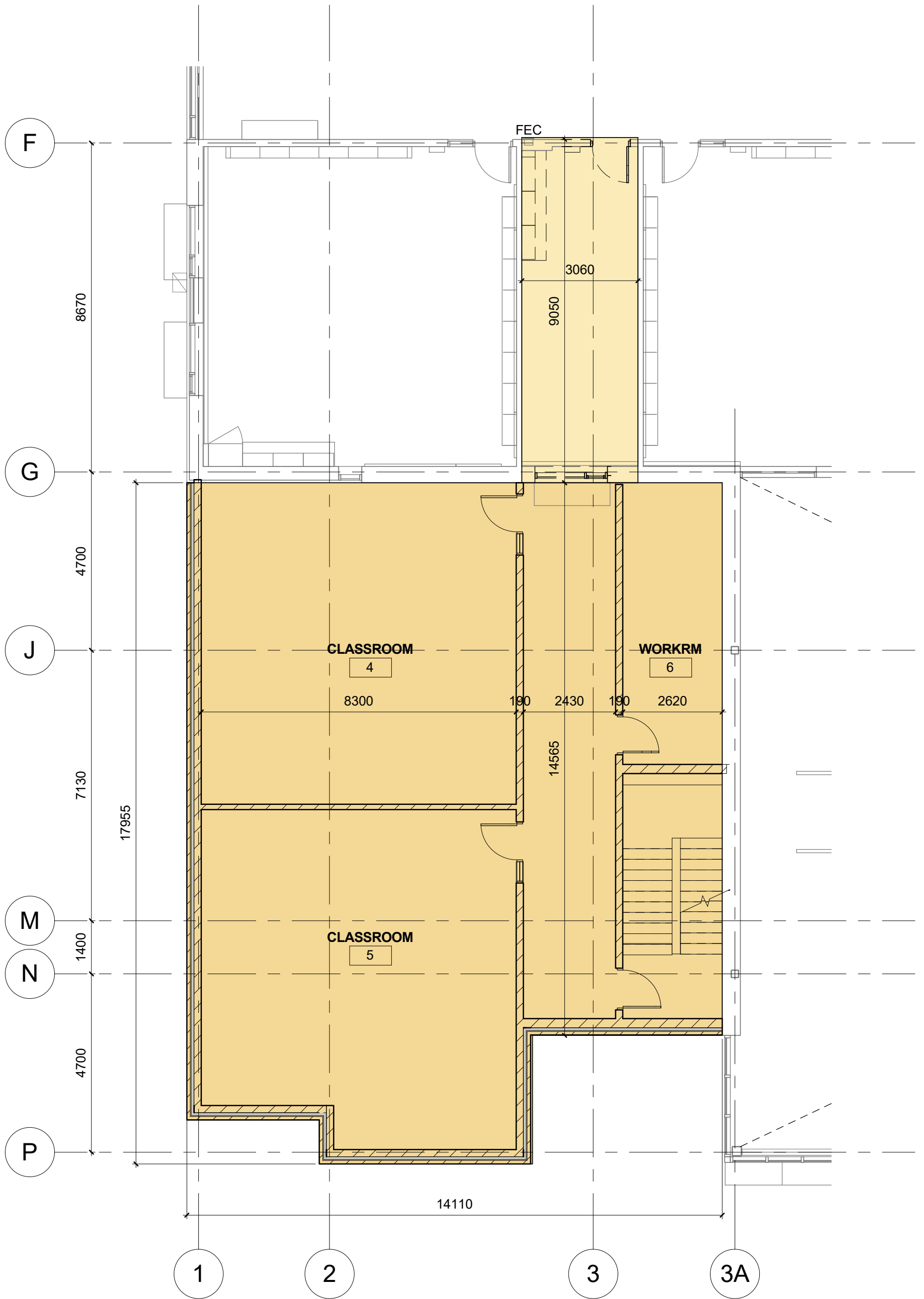




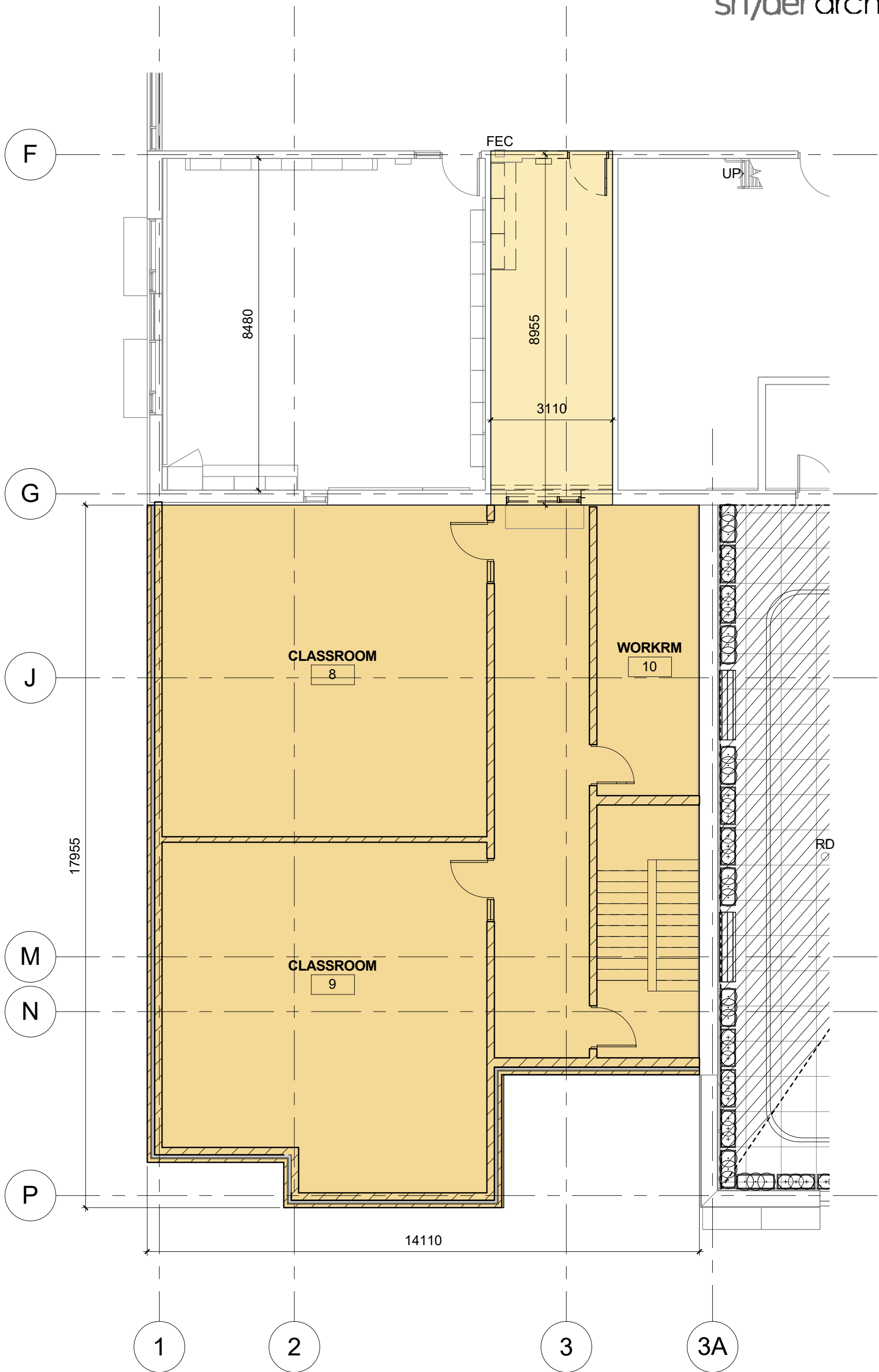
- 3-STORY ADDITION
- RENOVATION REQUIRED FOR ADDITION



- 3-STORY ADDITION
- RENOVATION REQUIRED FOR ADDITION



- 3-STORY ADDITION
- RENOVATION REQUIRED FOR ADDITION



- 3-STORY ADDITION
- RENOVATION REQUIRED FOR ADDITION

