

2021-22 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: 3

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.

Joint-Use: No

EDC Eligible: No

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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. School 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). This project was submitted as a top ten Capital Priority project in August 2019 but was not supported by the Ministry at that time. The accommodation requirements of the Davisville Jr. PS and the surrounding community have not changed, and as such the school remains an urgent capital project.

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 September 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 and space requirement, which are outlined below. The projection suggests that the enrolment and corresponding number of classes will exceed the capacity of the school shortly after opening. As enrolment continues to grow, the school is projected to be short 3 classrooms in 2025 (100% utilization), 4 classrooms in 2028 (108% utilization) and 5 classrooms in 2030 (109% utilization).

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 3,340 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 is 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*. As an example, a proposed development at 1925 Yonge Street, directly abutting the Davisville Jr. PS site, was proposed to contain 450 residential units prior to

the provincial changes to the secondary plan. The resubmitted application now proposes 821 units due to the higher density provisions allowed.

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. School – Enrolment and Utilization

This school is currently operating at 80% utilization with 517 students (not including Spectrum Alt. Sr. School). 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. This is similar to the capacity associated with Davisville Jr. within the replacement building currently under construction (662pp, not including Spectrum Alt. Sr. PS)

The original Davisville Jr. PS building has been demolished and construction of the new school is currently underway. The scheduled opening date is September 2021. 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 2020-21 school year, which is due to the impact of the COVID-19 pandemic and families making different choices about their children's learning experience. Actual enrolment in 2019-20 was 553 students, which amounts to a nominal decline of 36 students. Further, the relocation of the school into the Vaughan Road building in 2018 continues to have an impact on the school's enrolment. As an example, the school had 580 students enrolled in 2017-18, this decreased to 530 in 2018-19 – 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 are exercising alternate options in the interim. Despite these temporary factors, enrolment at Davisville Jr. PS is expected to rebound upon opening of the new school and the return to normalcy after the COVID-19 pandemic.

Long-Term Outlook

Projections for the building, inclusive of both schools, suggest that by 2024-25 enrolment will reach 708 students. The approved capacity of the new building, omitting the request for the five additional rooms, is 731 pupil places. The utilization rate of the new building will be 97% utilization. The expanded building, inclusive of the new classrooms would be operating at 83% utilization.

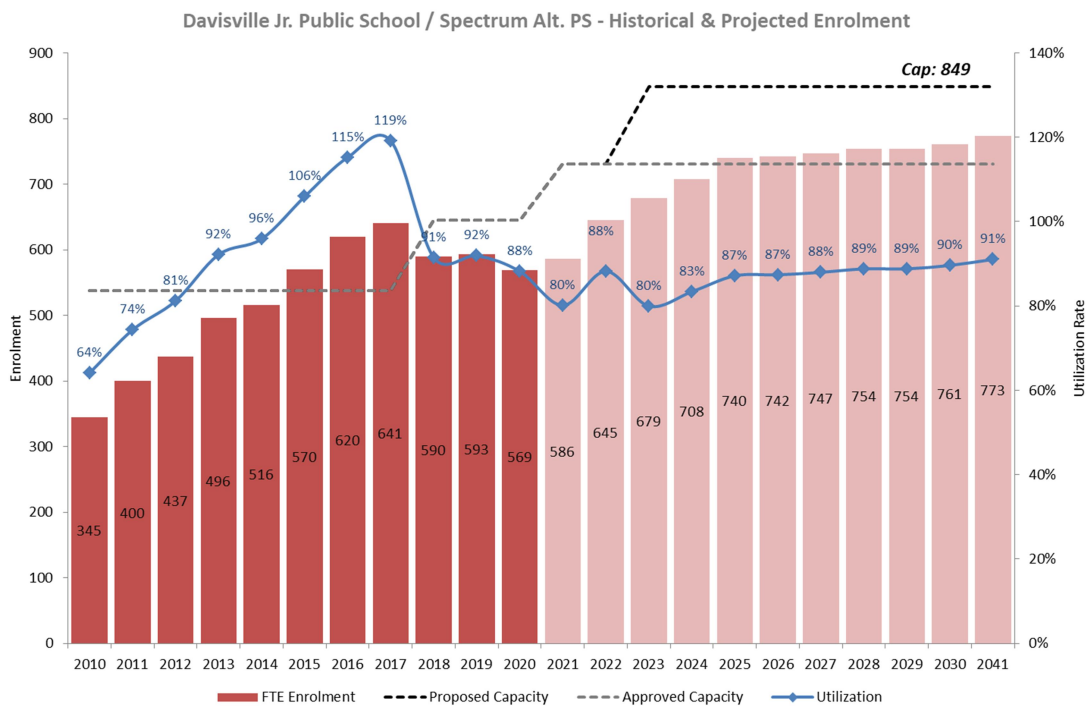
The primary argument for the additional classrooms at Davisville Jr. PS is to construct the new building in such a way that the long-term enrolment growth can be adequately accommodated.

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 2030, enrolment (including Spectrum Alt. Sr. School) is projected to reach 761 students, or 104% utilization. The accommodation pressures get worse by 2041, with the school reaching 773 students (106% utilization).

If the additional five classrooms are approved and constructed, the utilization rates in 2030 and 2041 are much more manageable. In 2030, the revised capacity of 849 pupil places would be operating at 90% utilization, and 91% 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. School. The graph also demonstrates the rate of enrolment growth that is projected over the short and long term. The utilization rate in the graph below is associated with the larger proposed capacity of 849 pupil places, which includes the additional five classrooms.



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. School 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. School	88%	-	<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. School is a small alternative school that accommodates local students in Grades 7 and 8. The enrolment of Spectrum Alt. Sr. PS is roughly 60 students annually.</i></p> <p><i>The new building is expected to open for September 2021. Students from Davisville Jr. PS / Spectrum Alt. Sr. School are being held at the former Vaughan Road Academy building in the interim. NOTE: Current enrolment reflects the impact of the COVID-19 pandemic and the relocation to the Vaughan Road Building. Both factors have resulted in temporary enrolment declines. Enrolment is expected to fully rebound in 2021 when the school opens, and when the global pandemic subsides and students return to a familiar learning environment.</i></p> <p><i>Upon opening in September 2021, the building is projected to have an enrolment of 586 students across both schools (80% 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 in 2018 and in 2019, but was not supported.</i></p> <p><i>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 three project in 2021-22.</i></p> <p><i>The long-term utilization rate of the school, inclusive of the additional classrooms being requested, is 90% by 2030. If the additional classrooms aren’t supported then there will be portables required on site by 2024 (1). In 2025 an additional two portables will be required (3 total), one additional portable in 2028 (4 total) and another in 2030 (5 total). The site cannot accommodate any more than two portables on-site.</i></p>
Hodgson MS	151%	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.</i></p> <p><i>This school is operating at 151% utilization with 590 students (390 capacity).</i></p>

			<p><i>There are 9 portables currently on-site. Projected enrolment for 2021-22 suggests an increase to 634 students, or 163% utilization. This is more representative of the trends experienced prior to the COVID-19 pandemic and inclusive of larger graduating cohorts from the surrounding junior schools. In August 2020 the Ministry of Education announced additional funding to support a larger project at the school, which will increase the overall capacity to 838 pupil places. The additional capacity was approved in recognition of the extensive enrolment pressures being experienced at Hodgson MS.</i></p> <p><i>The Board is currently involved in consultations with the community about how to accommodate students during construction of the new school. The recommendation of staff is to relocate the school to the Vaughan Road building from September 2022 to September 2024 to allow the project to be completed safely and as quickly as possible. When students return to the expanded school in 2024 the utilization rate will be 98% with 821 students enrolled.</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. By 2025 the building will be operating at 105% utilization with 880 students. The school's enrolment will surpass 900 students by 2028, operating at 108% utilization.</i></p> <p><i>Although a very large school and operating slightly above capacity, Hodgson MS serves students in Grades 6-8 and therefore will be running class sizes in excess of the loading assigned to each room (eg. 28 students in a classroom with a loading factor of 23). This means that there will be a sufficient number of rooms to accommodate all students, but no available space to accommodate any additional students for any reason.</i></p>
<p><i>Maurice Cody Jr. PS</i></p>	<p><i>92%</i></p>	<p><i>1.9km</i></p>	<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 increase mildly over the mid-term, reaching 95% utilization in 2023 with 673 students. By 2030 the school is projected to be 100% utilized with 701 students.</i></p> <p><i>There is no opportunity to accommodate additional students at this school.</i></p>
<p><i>Eglinton Jr. PS</i></p>	<p><i>101%</i></p>	<p><i>1.7km</i></p>	<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. 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 2020-21 the school was operating at 101% utilization with 553 students on-site. The COVID-19 pandemic had an impact on enrolment at Eglinton Jr. PS, like many other schools across the system. Projections suggest that enrolment will continue to rise over the mid and long term, reaching 727 students in 2024-25 (133% utilization) and 807 students in 2030-31 (147% utilization).</i></p> <p><i>To mitigate this growth the Board of Trustees approved a regime new residential development within the attendance area of Eglinton Jr. PS is 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. An additional development was redirected in November 2019. Through this same process another four developments were assigned to Rippleton PS, a small elementary school located 7km from Eglinton Jr. PS – this is representative of the distance that needed to be traversed to find a school with available capacity and/or a site large enough to accommodate multiple portables.</i></p> <p><i>Rippleton PS 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 residential developments to be occupied. There are currently 22 more residential development projects in the pipeline that require an interim accommodation strategy.</i></p> <p><i>Further, Board staff are actively engaged in a consultative process with the community to examine converting John Fisher Jr. PS, a single track French Immersion school north of Eglinton Ave. and east of Yonge St. into a dual track school. This would effectively open up an opportunity to carve out a large portion of Eglinton Jr. PS' attendance area, providing much needed relief to the perpetual accommodation pressures at the school. To create additional spots for French Immersion students, the re-opening of the Bannockburn building, located near Avenue Road and Wilson Avenue, has been proposed. This would provide a net increase to the number of French Immersion spots in the area, and provide a closer opportunity for students currently bussed south into John Fisher Jr. PS' program.</i></p> <p><i>Despite all of these actions the Board is actively pursuing a new elementary school opportunity in the Midtown area. A potential opportunity has emerged within the redevelopment of Canada Square, a large 9.2 acre parcel at the southwest corner of Yonge St. and Eglinton Ave. Board staff will keep the Ministry up to date as discussions on this potential site unfold.</i></p>
<p><i>Oriole Park Jr. PS</i></p>	<p><i>110%</i></p>	<p><i>1.6km</i></p>	<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 110% utilization in 2020 with 267 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 by the 2024-25 school year, or 118% utilization. Enrolment will continue to grow over the next five years, reaching 324 students by 2030 (134% utilization).</i></p>

			<p><i>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. However, the opportunity for a new elementary school within the Canada Lands site would provide an opportunity to address the pressures at Oriole Park Jr. PS given that the site is within the attendance area for that school.</i></p> <p><i>The situation emerging at Oriole Park Jr. PS further underscores the need for a new elementary school in the Midtown area. As mentioned, Board staff will keep the Ministry apprised of these discussions as they unfold.</i></p>
<i>Deer Park Jr. & Sr. PS</i>	<i>101%</i>	<i>1.6km</i>	<p><i>Deer Park Jr. & Sr. PS is a JK-8 elementary school situated south of Davisville Jr. PS, north of St. Clair Avenue. Enrolment at the school in 2020-21 was 558 students, and the school's capacity is 554 pupil places (101% utilization). Two classrooms were created in the school through internal renovation for September 2020 to address the pressures that were emerging at the school.</i></p> <p><i>Projections suggest that enrolment will continue to increase at the school over the mid to long-term.</i></p> <p><i>Enrolment is projected to increase to 625 students by 2023-24, resulting in a utilization rate of 113%. 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.</i></p> <p><i>Enrolment is projected to continue to grow over the long-term, reaching 711 students by 2030, resulting in a utilization rate of 128%. Board staff has identified a series of potential solutions to mitigate this growth, such as reclaiming space from one of the two child care centres that operate at the school, and other operational efficiencies within existing space.</i></p> <p><i>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.</i></p>
<i>Forest Hill Jr. & Sr. PS</i>	<i>82%</i>	<i>3.1km</i>	<p><i>Forest Hill Jr. & Sr. PS is a JK-8 elementary school situated due west of Davisville Jr. PS. The school is currently operating at 82% utilization with 695 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). The school's enrolment was impacted by the COVID-19 pandemic and is currently slightly below what was projected for the school, and less than the actual enrolment during the 2019-20 school year (775 students).</i></p> <p><i>Projections suggest that enrolment at the school will rebound and increase over the mid and long-term, reaching 90% utilization with 757 students by 2024, and 95% utilization with 813 students by 2030.</i></p>

3.0 PROPOSED SCOPE OF WORK

Part A: School Project Scope

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 2041.

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.

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.

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. School 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.

Part C: Site Selection and Acquisition

Does the school board already own a site for the requested project? Yes

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. School building is presently under construction and is anticipated to open in September 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.

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 and will open four months from now; 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

General	
Project Name	Davisville Jr. PS Addition
Priority Ranking	3
Year Required	2023-24
Project Category	Accommodation Pressure
Project Type	Permanent Addition
Postal Code	M4S1J6
Closest Intersection	Street 1 Yonge Street
	Street 2 Davisville Avenue

Project Scope			
Construction	To Add	Final	
Pupil Places			
JK - SK	26	182	
Grade 1 - 8	92	598	
Grade 7 - 12 or 9 - 12	0	0	
Total	118	780	
JK - 12 renovations and demolitions			
Elem. Reno.	Sec. Reno.	Demolition	
0	0	0	
Child care rooms (New School and Additions)			
Infant	Toddler	Preschool	Family age group
0	0	0	0

Benchmark (Approximate)				
	GFA (m2)	\$ / GFA	GAF	Cost
	(I)	(II)	(III)	(I x II x III)
Elementary New (A)	1,173	2,120.63	1.05	2,611,696
Retrofit (B)				0
Secondary New (C)				0
Retrofit (D)				0
School Total (A + B + C + D)				2,611,696
Child Care Total (E)				0
Project Total (A + B + C + D + E)				2,611,696

Estimated Cost Breakdown	
Construction Costs	5,785,280
Retrofit Costs	610,000
Renewal Costs	0
Demolition Costs	0
Site Prep. Costs	137,000
Site Acquisition Costs	0
Total Estimated Cost	6,532,280

Existing Funding Available for Project	
Proceeds Of Disposition (POD)	0
School Renewal (SRA)	0
School Condition Improvement (SCI)	0
EDC Funding	0
Total Board Funding	0

Area Capacity Utilization (%)	108%
Internal Rate of Return (IRR)	0.0%

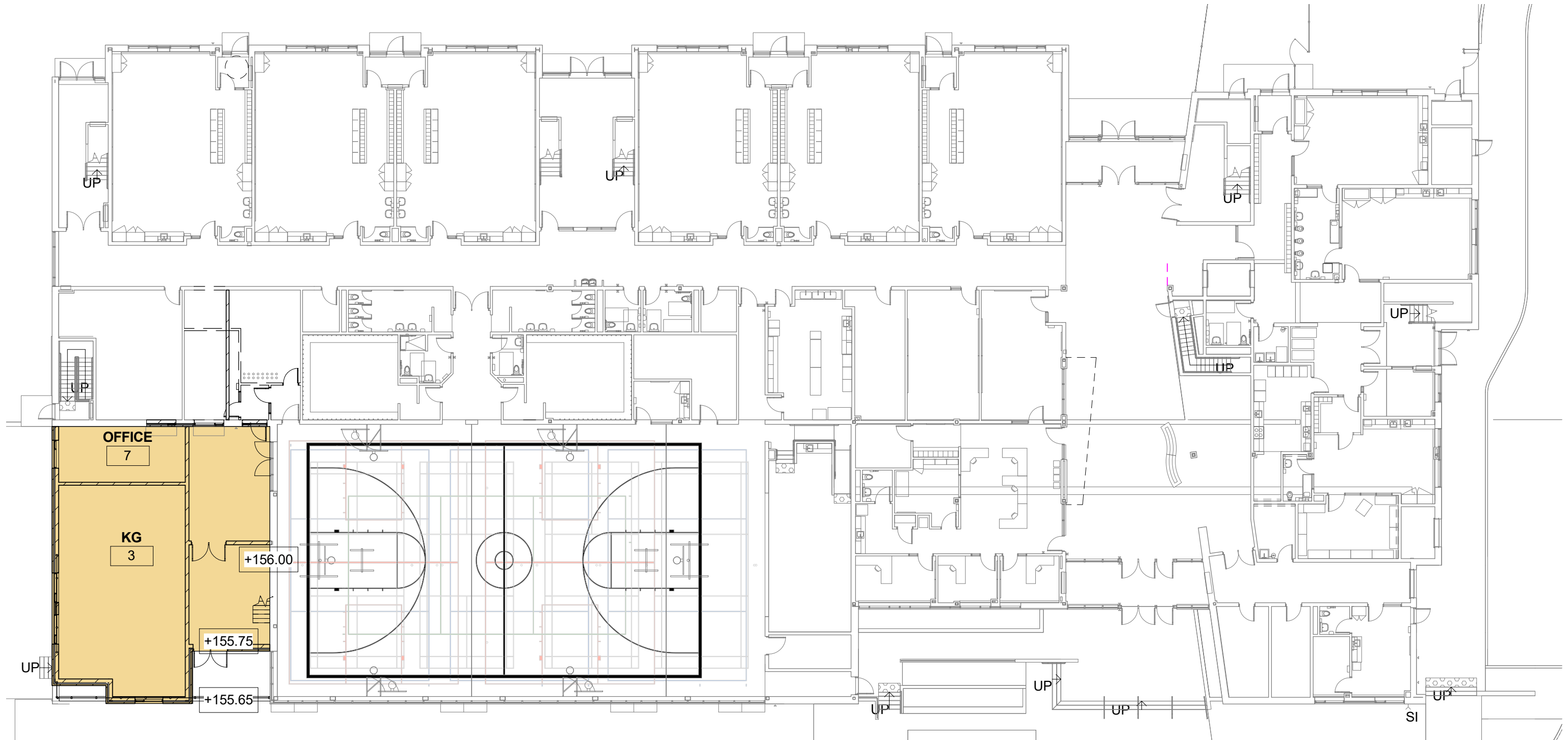
Closest School Facilities		SFIS	24637	Historical Enrolment (ADE)															Enrolment 2020-21 (ADE Actuals)								5-Year Renewal Needs				Current				Proposed			
SFIS	School	Panel	Grade	City	Postal Cd	Status	Distance	2016-17	2017-18	2018-19	2019-20	JK-SK	1-8	9-12	Total	OTG	UTZ	Portables	TCPS	FCI	Board	In Demo.	GFA (m2)	Op. Cost	GFA (m2)	Op. Cost	Δ GFA											
24637	Davisville Jr PS	E	JK to 6	TORONTO	M4S1J6	Under Constructi	0.0	NULL	NULL	NULL	0	128	389	0.0	517	NULL	#VALUE!	0	0	0%	0	0	NULL	881,500	8,495	661,125												
24640	Spectrum Alt Sr School	E	7 to 8	TORONTO	M4S1J6	Under Constructi	0.0	NULL	NULL	NULL	0	0	52	0.0	52	NULL	#VALUE!	0	0	0%	0	0	NULL	35,000	0	35,000												
8462	Hodgson MS	E	6 to 8	TORONTO	M4S1H2	Open	0.9	337	549	529	589	0	590	0.0	590	390	151%	6	8,068,759	91%	8,628,330	0	6,020	823,000	6,020	823,000	0											
8401	Eglinton Jr PS	E	JK to 5	TORONTO	M4P1L1	Open	1.5	574	574	596	599	161	392	0.0	553	548	101%	0	931,759	7%	1,014,561	0	5,946	911,100	5,946	911,100	0											
14016	North Toronto CI	S	9 to 12	TORONTO	M4P1T7	Open	1.6	1,244	1,245	1,295	1,359				0	1,233	0%	0	277,830	1%			19,671				-19,671											
8412	Oriole Park Jr PS	E	JK to 5	TORONTO	M5P2L4	Open	1.6	308	275	272	292	81	186	0.0	267	242	110%	2	3,963,424	65%	4,788,404	0	3,195	501,000	3,195	501,000	0											
8495	Maurice Cody Jr PS	E	JK to 5	TORONTO	M4S1N2	Open	1.6	664	638	662	690	181	468	0.0	649	709	92%	0	8,998,326	55%	10,219,700	0	6,982	839,200	6,982	839,200	0											
8477	John Fisher Jr PS	E	JK to 6	TORONTO	M4P1Y2	Open	1.6	486	426	414	398	52	332	0.0	384	524	73%	0	2,871,619	25%	3,744,928	0	5,802	703,100	5,802	703,100	0											
8385	Deer Park Jr & Sr PS	E	JK to 8	TORONTO	M4T2B4	Open	1.7	480	493	534	577	75	483	0.0	558	554	101%	0	10,793,928	86%	10,438,425	0	8,707	1,018,200	8,707	1,018,200	0											
8507	Northern SS	S	9 to 12	TORONTO	M4P2L5	Open	1.9	1,770	1,750	1,677	1,677				0	1,794	0%	0	45,845,731	93%			29,471				-29,471											
Use for schools not listed above																																						
New School Data																																						
Total Selected								2,849	2,955	3,007	3,145	678	2,892	0	3,570	2,967	120%	8	35,627,815		38,834,348	0	36,652	5,712,100	45,147	5,491,725	8,495											



School Level Data - Current Situation

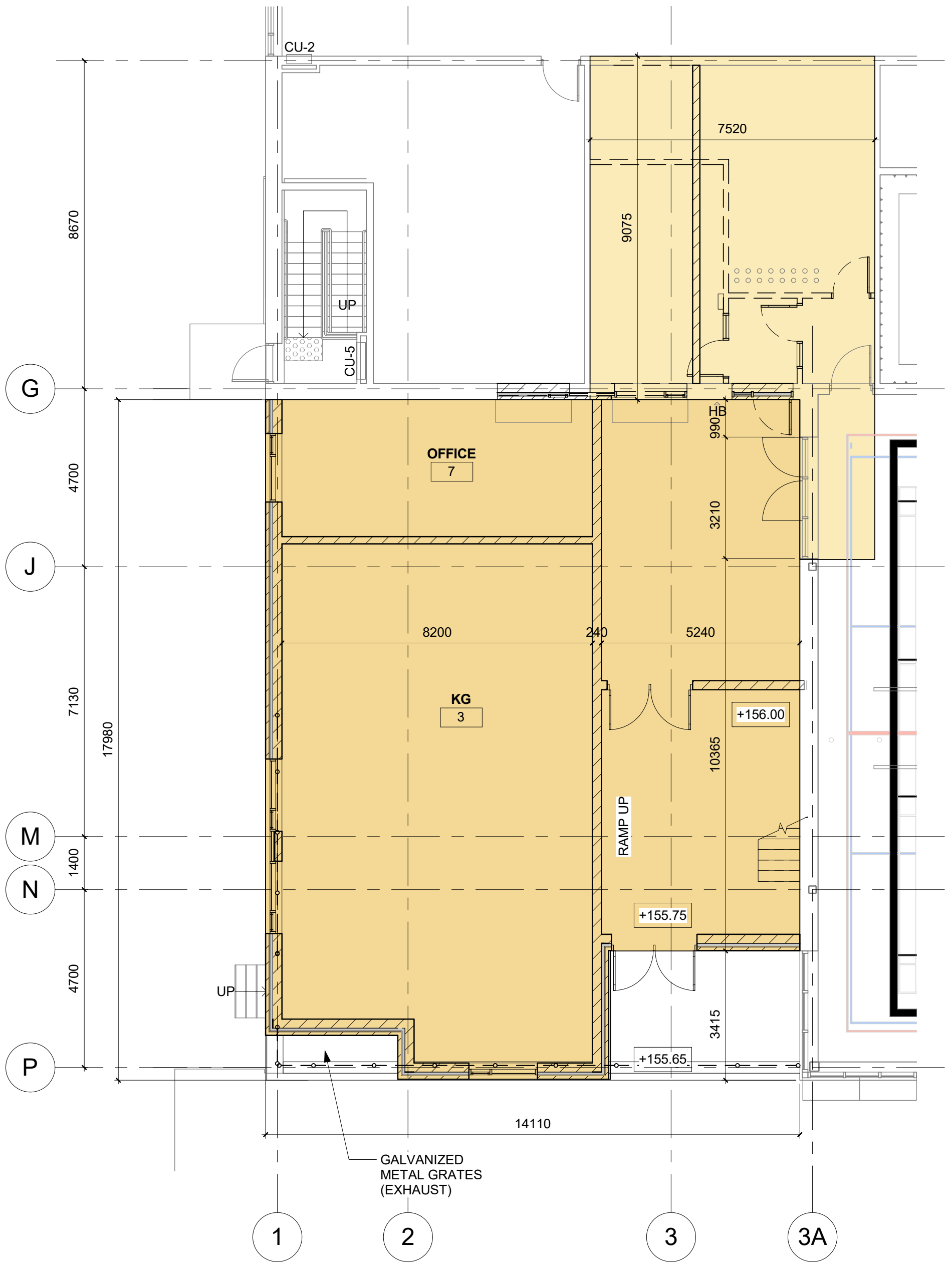
SFIS	School	Grade	Enrolment 2020-21 (ADE Actuals)			2023-24					2027-28				2031-32											
			JK-8	9-12	OTG	JK-SK	1-8	9-12	Total	OTG	UTZ	Portables	JK-SK	1-8	9-12	Total	OTG	UTZ	Portables							
24637	Davisville Jr PS	JK to 6	517	0	NULL	188	431	0.0	619	662	94%	0	196	491	0.0	687	662	104%	3	203	498	0.0	701	662	106%	5
24640	Spectrum Alt Sr School	7 to 8	52	0	NULL	0	60	0.0	60	69	87%	0	0	60	0.0	60	69	87%	0	0	60	0.0	60	69	87%	0
8462	Hodgson MS	6 to 8	590	0	390	0	751	0.0	751	838	90%	0	0	897	0.0	897	838	107%	0	0	912	0.0	912	838	109%	0
8401	Eglinton Jr PS	JK to 5	553	0	548	210	418	0.0	628	548	115%	6	238	564	0.0	802	548	146%	14	238	570	0.0	808	548	147%	14
8412	Oriole Park Jr PS	JK to 5	267	0	242	77	196	0.0	273	242	113%	2	91	226	0.0	317	242	131%	4	90	232	0.0	322	242	133%	4
8495	Maurice Cody Jr PS	JK to 5	649	0	709	182	491	0.0	673	709	95%	0	196	499	0.0	695	709	98%	1	196	505	0.0	701	709	99%	1
8477	John Fisher Jr PS	JK to 6	384	0	524	142	306	0.0	448	524	85%	0	144	347	0.0	491	524	94%	0	144	350	0.0	494	524	94%	0
8385	Deer Park Jr & Sr PS	JK to 8	558	0	554	99	526	0.0	625	554	113%	3	104	553	0.0	657	554	119%	5	104	628	0.0	732	554	132%	8
TOTALS			3,570	0	2,967	898	3,179	0	4,077	4,146	98%	11	969	3,637	0	4,606	4,146	111%	27	975	3,755	0	4,730	4,146	114%	32

School Level Data - Proposed Solution

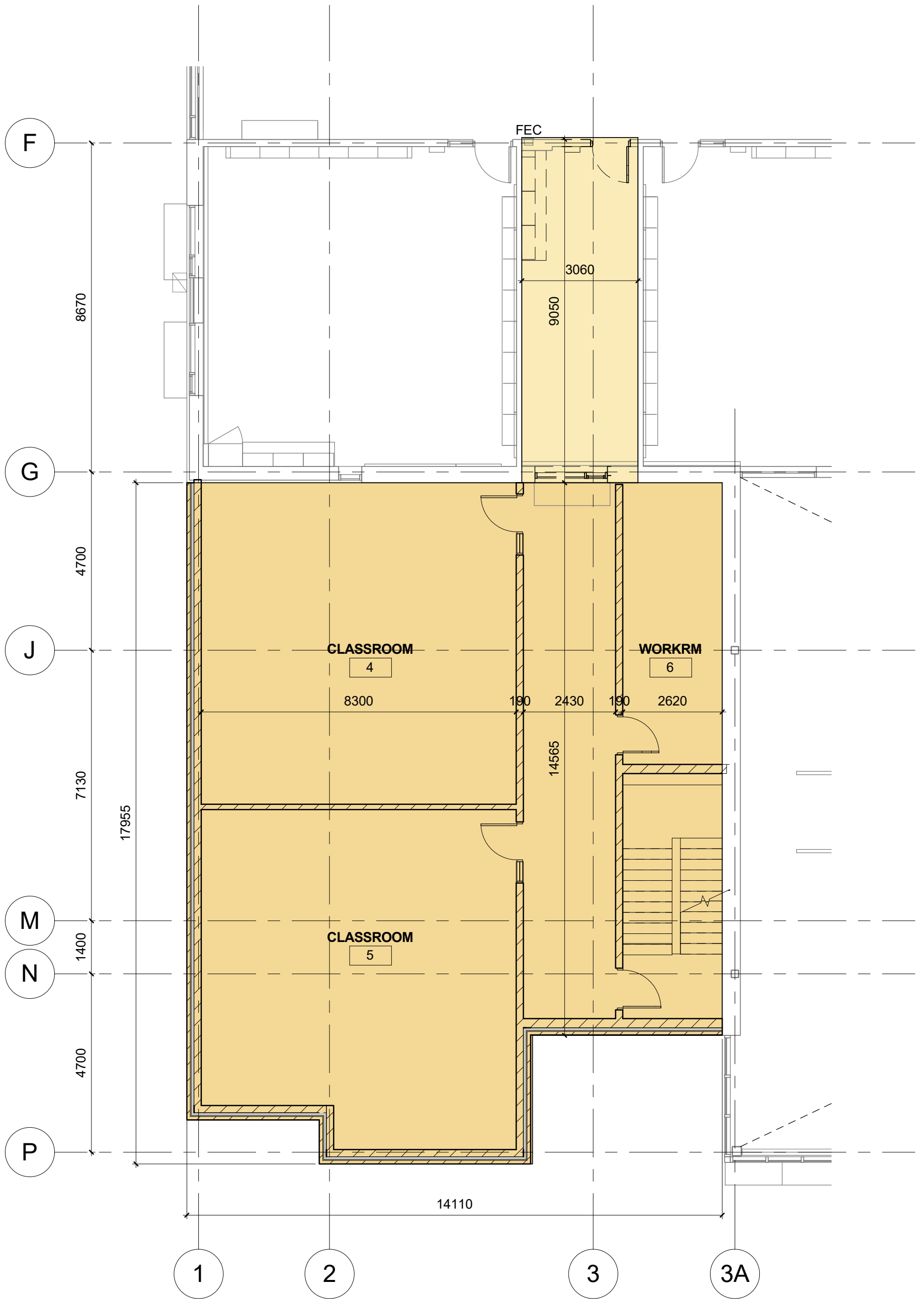
SFIS	School	Grade	Enrolment 2020-21 (ADE Actuals)			2023-24					2027-28				2031-32											
			JK-8	9-12	OTG	JK-SK	1-8	9-12	Total	OTG	UTZ	Portables	JK-SK	1-8	9-12	Total	OTG	UTZ	Portables							
24637	Davisville Jr PS	JK to 6	517	0	NULL	188	431	0.0	619	780	79%	0	196	491	0.0	687	780	88%	0	203	498	0.0	701	780	90%	0
24640	Spectrum Alt Sr School	7 to 8	52	0	NULL	0	60	0.0	60	69	87%	0	0	60	0.0	60	69	87%	0	0	60	0.0	60	69	87%	0
8462	Hodgson MS	6 to 8	590	0	390	0	751	0.0	751	838	90%	0	0	897	0.0	897	838	107%	0	0	912	0.0	912	838	109%	0
8401	Eglinton Jr PS	JK to 5	553	0	548	210	418	0.0	628	548	115%	6	238	564	0.0	802	548	146%	14	238	570	0.0	808	548	147%	14
8412	Oriole Park Jr PS	JK to 5	267	0	242	77	196	0.0	273	242	113%	2	91	226	0.0	317	242	131%	4	90	232	0.0	322	242	133%	4
8495	Maurice Cody Jr PS	JK to 5	649	0	709	182	491	0.0	673	709	95%	0	196	499	0.0	695	709	98%	1	196	505	0.0	701	709	99%	1
8477	John Fisher Jr PS	JK to 6	384	0	524	142	306	0.0	448	524	85%	0	144	347	0.0	491	524	94%	0	144	350	0.0	494	524	94%	0
8385	Deer Park Jr & Sr PS	JK to 8	558	0	554	99	526	0.0	625	554	113%	3	104	553	0.0	657	554	119%	5	104	628	0.0	732	554	132%	8
TOTALS			3,570	0	2,967	898	3,179	0	4,077	4,264	96%	11	969	3,637	0	4,606	4,264	108%	24	975	3,755	0	4730	4,264	111%	27



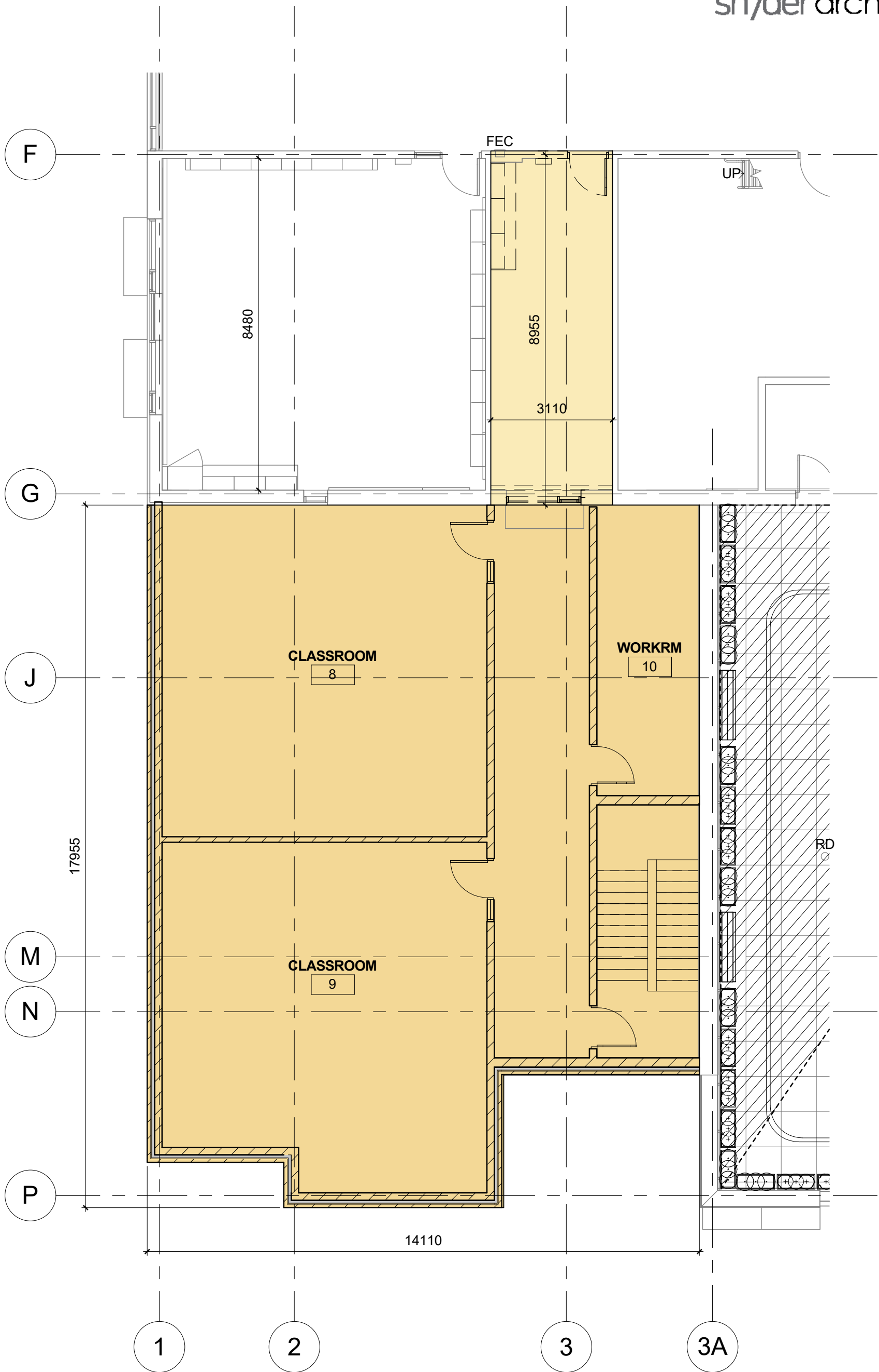
-  3-STORY ADDITION
-  RENOVATION REQUIRED FOR ADDITION



- 3-STORY ADDITION
- RENOVATION REQUIRED FOR ADDITION



- 3-STORY ADDITION
- RENOVATION REQUIRED FOR ADDITION

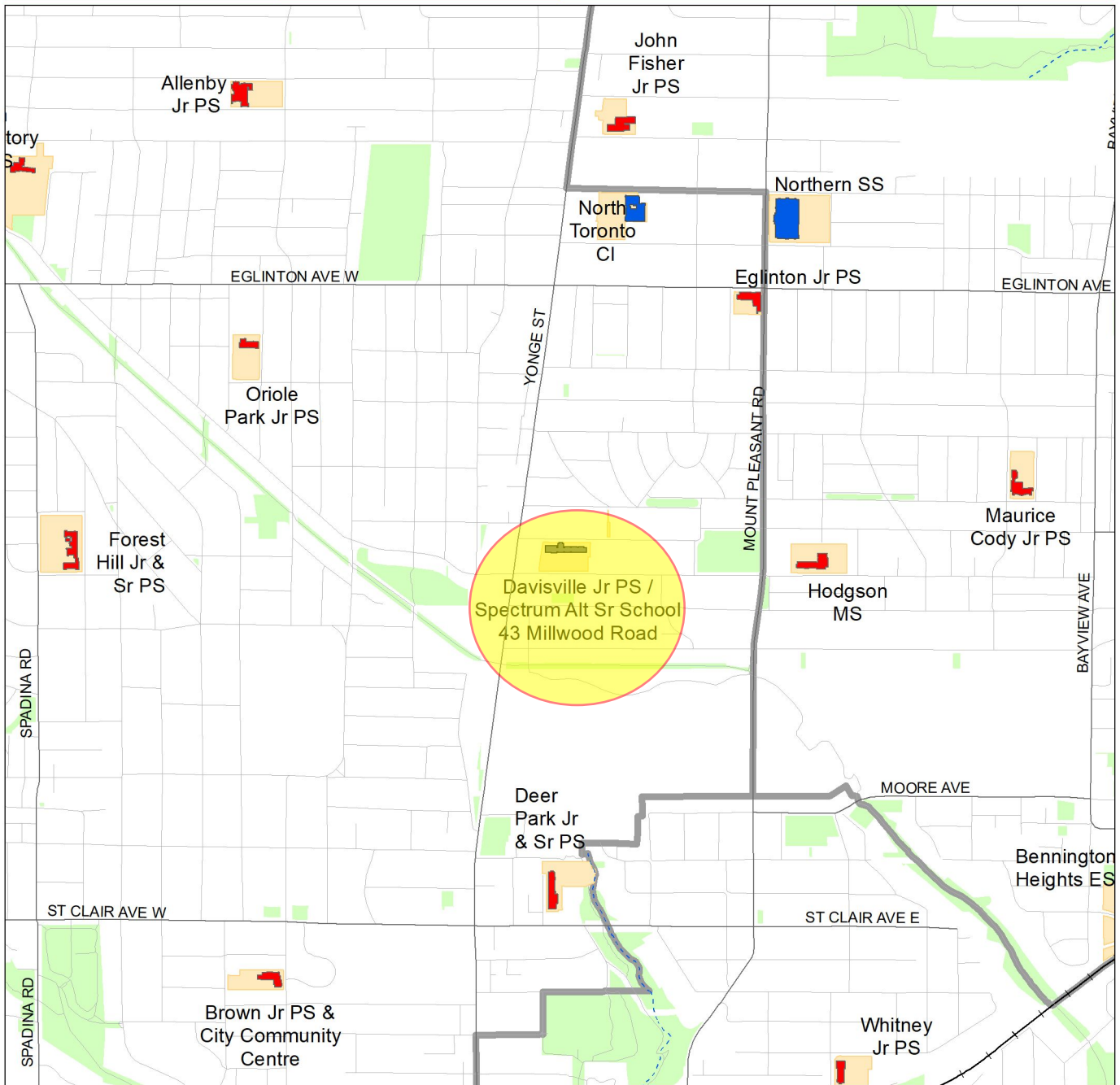


- 3-STORY ADDITION
- RENOVATION REQUIRED FOR ADDITION



Toronto District School Board

Location of Davisville Jr PS /
Spectrum Alt Sr School
43 Millwood Road



0 0.125 0.25 0.5 0.75 1 km

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

