

2021-22 Capital Priorities Program

Business Case – Written Component

School Board Name: 12 - Toronto DSB

Project Name: Regent Heights Public School – Replacement Facility

Project Ranking: 6

Project Description: A new 573 pupil place replacement school for Regent Heights Public School

Panel: Elementary

Municipality: Toronto (Scarborough)

Project Category: Accommodation Pressure

Project Type: New School

Child Care: Yes

If yes, CMSM / DSSAB Name and number:

City of Toronto - CMSM (211)

Joint-Use: No

EDC Eligible: No

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1.0 RATIONALE FOR ACCOMMODATION NEED

Part A: Project Rationale

This business case outlines the TDSB's proposal for a 573 pupil place facility to replace the existing Regent Heights Public School a JK-8 elementary school located in southwest Scarborough. A map showing the location of Regent Heights PS can be found in Appendix A.

The accommodation pressure at Regent Heights PS exists at the school now, to the extent that six portables are currently on-site. The school has been historically over-utilized, and a variety of measures have been taken to address the accommodation issues at the school, including the removal of the French Immersion program. Surrounding elementary schools are operating near, at or above their capacities, which will be further described in this business case.

The TDSB had previously submitted requests under the 2016 and 2017 Capital Priorities programs to construct a large addition to replace the existing portables and new gymnasium to address the small size of the existing space. The project was resubmitted as part of the 2019 cycle as a joint venture with the French public school board, Conseil scolaire Viamonde. The joint facility would have incorporated a new JK-6 French Public elementary school of 461 pupil places to address existing and projected accommodation pressures at nearby schools, École élémentaire Jeanne-Lajoie, École élémentaire La Mosaïque and École élémentaire Laure-Rièse. Recent discussions with Conseil scolaire Viomande revealed that they no longer wish to pursue a joint venture at this location and that they will be seeking opportunities for a new school elsewhere in east Toronto.

Based on feedback from Ministry of Education staff, the proposed capacity of the Regent Heights PS replacement school has been reduced from 619pp to 573pp to align with the projected utilization target of closer to 100%.

A request for a five-room child care accompanies this business case. The City of Toronto has identified the Regent Heights PS community as a high priority for new investments in early years to address service gaps, equity and access in areas of the city with higher needs.

Background Information

Regent Heights PS is a JK-8 elementary school located near the intersection of St. Clair Avenue East and Pharmacy Avenue in Scarborough. Regent Heights PS is currently operating in excess of its capacity at 106% utilization with six portables on-site. The school has been operating in excess of its capacity since 2011, a total of 10 years.

The school is located within Ward 18, which captures the majority of schools in southwest Scarborough. Elementary schools in this ward average approximately 91% utilization, which is higher than the system elementary average utilization of approximately 85%. As will be outlined later in this business case, existing schools that surround the Regent Heights PS site are operating near, at or above their respective capacities.

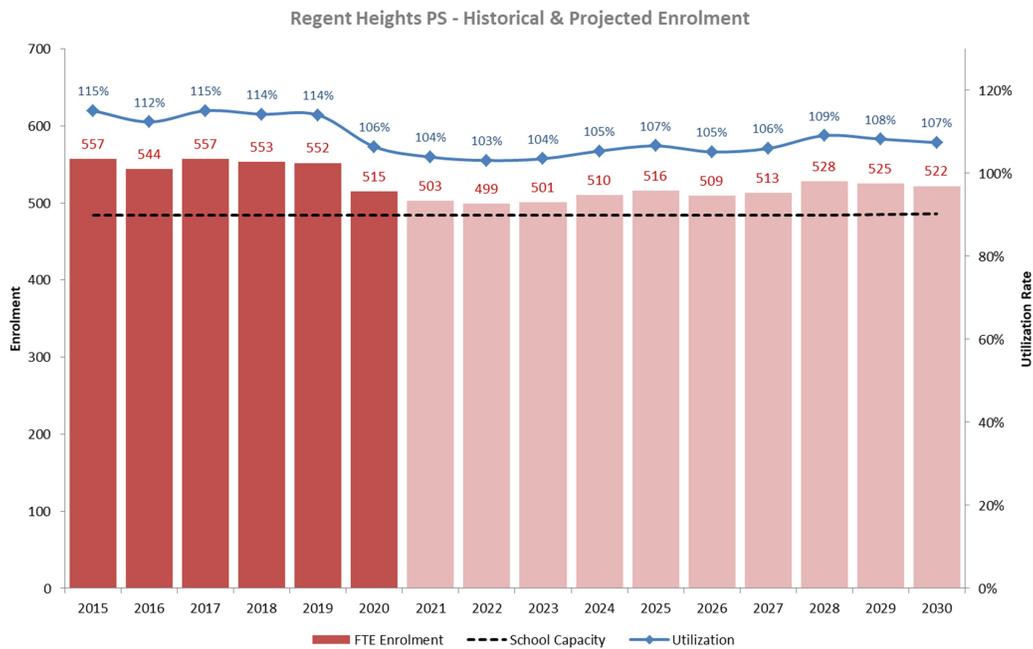
There are no remaining opportunities to relocate programs, change grades, change boundaries or displace partners/non-TDSB user groups from the building to make room available for current and future enrolment growth.

As noted, Regent Heights PS is currently operating at 106% utilization with 515 JK-8 students enrolled in a building with an ‘On the Ground’ (OTG) capacity of 484 pupil places. Projections indicate that enrolment will continue to remain relatively stable over the long term. Enrolment is not projected to decline to a point where portables could be removed from the site.

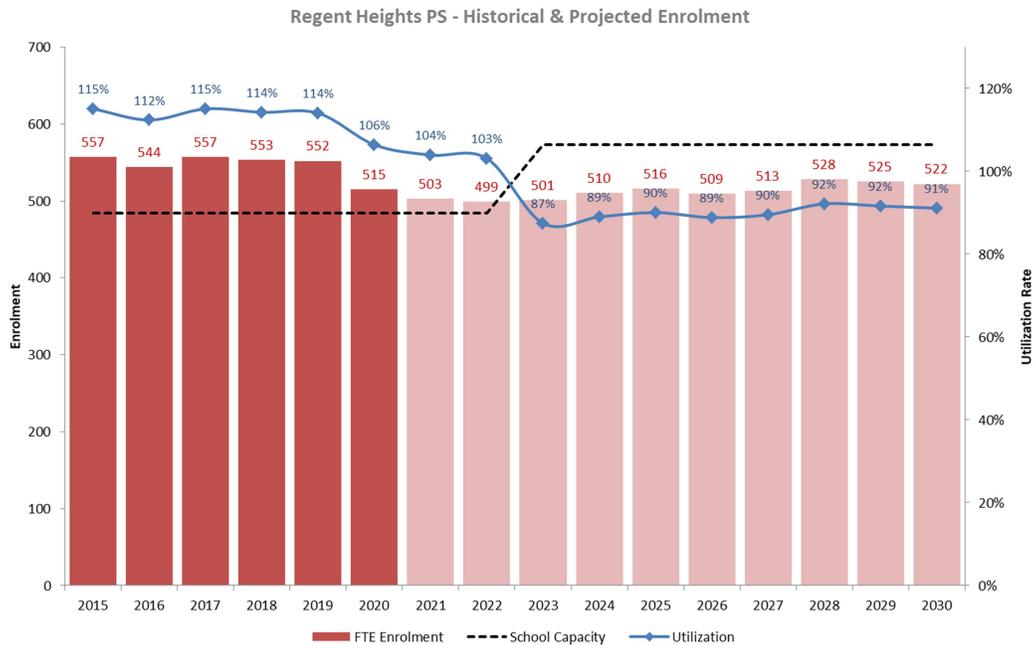
Enrolment growth at this school is not necessarily a function of new residential development or significant changes in terms of the neighbourhood demographic. The cohorts of 0-3, 4-5 and 4-14 year-olds within the Regent Heights PS catchment area have remained relatively stable since 2000 and are projected to remain so. There are a number of larger rental apartment towers within the attendance area of the school, which have historically accommodated a very robust population of families with school aged children.

Further, the attendance area is made up of a large number of post-war bungalows, which are being purchased and ‘topped-up’, whereby a second story is added to create large single family homes. This trend is quite prevalent in the area, which has led to more families moving into the community.

The following graphs reflect the long-term enrolment projection for the school and demonstrate the impact of the new replacement school if it was to be approved. The first graph represents the status quo with no capital project. Over the long term, enrolment is projected to remain relatively stable, and all portables currently on-site would continue to be used.



The graph below illustrates the impact of the new 573 pupil place replacement school on the overall utilization rate. After opening in 2023, the utilization rate at the school decreases to 87%, then gradually increases to 92% in 2028-29, which represents an optimal use of space within an elementary school. It should be noted that there are a large number of newcomers to Canada attending Regent Heights PS for which the school receives additional teachers to provide English as a Second Language instruction. These teachers require a dedicated classroom, which have been factored into the proposed capacity of the replacement building.



Facility Condition at Regent Heights PS

The Facility Condition Index (FCI) at Regent Heights PS is presently 23%, which reflects a total outstanding renewal backlog of \$2.3M. The projected five-year renewal needs at the school total \$3.5M, translating to an FCI of 34%. This project has been submitted in previous rounds of Capital Priorities as an addition of eight classrooms and a gymnasium replacement.

The new school and re-visioning of the school site is preferred over a complex addition that would eliminate use of the existing gymnasium for a two-year period and necessitate substantial upgrades to the existing facility. The replacement school option represents the best outcome for students.

The demolition of the existing facility upon completion of the new one would eliminate \$3.5M in renewal backlog from the system. The projected five-year high and urgent renewal needs represent nearly all of the backlog at \$3M.

Regent Heights PS is located in the centre of a predominantly low-rise residential neighbourhood. The existing school has an L-shape configuration and is aligned, for the most part, in a north-south direction along its major length with the short stub end, oriented eastward. The building has classrooms on both sides of an internal corridor, so the majority of the building’s exterior face is occupied by windows.

To accommodate an addition at either end of the existing building would also require demolition and/or major alterations to the existing instructional spaces. The location of the gym obstructs direct integration of any new classroom addition at this area to the rest of the school and would need to be demolished. The replacement facility proposal allows for the existing school to be fully utilized as it currently is, with minimal disruption to students.

The following are a few notes regarding the proposal:

- The existing school has no elevator and so the second floor and the current gymnasium (which is positioned at a lower level to the main ground floor) are not accessible.
- The new replacement school would be completely barrier free and meet all AODA requirements.
- The existing gymnasium is old and approximately 50% smaller in overall size than current TDSB standards.
- A new gymnasium in a replacement school would not only provide greater capacity to meet TDSB standards, but could also be designed to accommodate separate community use after-hours.
- Construction impact to the rest of the school is minimized, whereas an addition would be highly disruptive to students. The proposal minimizes the construction zone to one end of the existing school site adjacent Presley Avenue.

Part B: Alternative Accommodation Strategies

The following list represents options that have been explored, implemented or exhausted as they relate to providing an opportunity to address the accommodation pressure at the school.

- Close the school to optional attendance: The school has been closed to optional attendance since 2008. Students residing outside of the attendance area are not admitted to the school. For the 2018-19 school year, 92% of students attending the school resided within the attendance area of the school.
- Maximize the use of existing space within the building: The facility does not offer any opportunities for the conversion of large, unused or open spaces to create new instructional classrooms.
- Add portables to the site: Six portables are on the site for the 2019-20 school year.
- Relocate programs: There are no 'optional' or 'regional' programs such as French or Special Education within the building. Only the regular track is offered.
- Change grades: This is not feasible because the school already offers a JK-8 program and introducing new transitions for students is counterproductive. Research shows that minimizing transitions is positively correlated with student achievement.
- Relocate non-TDSB user groups: No third-party tenants are currently present within the building. In addition, this municipal ward has been identified as needing additional subsidized child care spaces and Regent Heights PS is the preferred site to house a new child care facility.

- Existing schools within the general facility of Regent Heights PS are operating at or above their respective capacity.

2.0 SCHOOL ENROLMENT AND CAPACITY OVERVIEW

School Name	Current Utilization	Distance to Nearest School	School Summary
Regent Heights PS	106%	-	<p>Regent Heights PS is a JK-8 elementary school situated in southwest Scarborough. In 2020-21, the school was operating at 106% utilization with 515 students (484 capacity). Projections suggest that the school will continue to be overutilized over the mid to long-term.</p> <p>A 573 pupil place replacement school has been proposed for this site to address the historical, current and projected accommodation pressures on the site.</p> <p>Enrolment at Regent Heights PS is projected to remain stable over the long term and all six portables currently on-site would be required to accommodate students if a replacement facility is not supported.</p>
Oakridge Jr. PS	80%	1.9km	<p>Oakridge Jr. PS is a JK-4 school that is situated east of Secord ES. This school has historically been over-utilized with multiple portables on-site. In 2014-15, a review was undertaken that ultimately led to the relocation of Grade 5 students from Oakridge Jr. PS into Samuel Hearne MS, which shares the site. This grade change assisted in mitigating enrolment pressures at Oakridge Jr. PS by utilizing classroom space at Samuel Hearne MS.</p> <p>The school is currently operating at 80% utilization with 562 students (703 capacity). Prior to the grade change with Samuel Hearne MS, Oakridge Jr. PS was operating at 110% utilization with 771 students.</p> <p>Over the long term, enrolment is projected to remain stable, with 588 students projected for 2025-26 (84% utilization).</p> <p>The shared school site currently accommodates nearly 1,000 elementary school students. Adding additional students to the site through boundary and/or grade changes would be problematic for school operations and management of the site.</p> <p>The site is constrained by a turf field and an existing City of Toronto Community Centre, which shares the property. There are also three portables remaining on-site in case enrolment fluctuations materialize and additional space is required.</p>
Samuel Hearne MS	81%	1.5km	<p>Samuel Hearne MS is a Grade 5-8 school that is situated on the same site as Oakridge Jr. PS. In 2018-19, the school was operating at 81% utilization with 343 students (423 capacity).</p> <p>Projections suggest that enrolment at Samuel Hearne MS will remain stable over the long term. The redevelopment described above will also impact long-term enrolment projections once incorporated.</p>

			<i>The challenges and constraints with the site are outlined above.</i>
<i>Clairlea PS</i>	<i>106%</i>	<i>1.3km</i>	<p><i>Clairlea PS is a large JK-8 elementary school located north of Regent Heights PS. In 2020-21, the school was operating at 106% utilization with 606 students (573 capacity). Projections suggest that enrolment will increase over the mid to long term, reaching 679 students in 2023 (118% utilization) and 1,014 students in 2028-29 (177% utilization). There are currently three portables on-site.</i></p> <p><i>Enrolment growth at Clairlea PS is due to a massive redevelopment initiative along Eglinton Avenue East between Victoria Park Avenue (western extent) and Birchmount Road (eastern extent). This area, referred to as the Golden Mile, is the subject of an approved secondary plan that will ultimately guide how intensification occurs over the long term. Urban structure and density studies that have been completed suggest that over 24,000 new residential units will be added to this corridor once fully developed. The catalyst for this intensification is the Crosstown LRT along Eglinton Avenue, scheduled to be completed in the fall of 2022.</i></p> <p><i>Clairlea PS' attendance area encompasses a portion of the Golden Mile redevelopment area, specifically south of Eglinton Avenue between Victoria Park Avenue and Warden Avenue. Developments that have been proposed within this area have been incorporated into the long-term enrolment projection for Clairlea PS and are reflected in the growth to be experienced at the school. There is no opportunity for Clairlea PS to accommodate additional students given the challenges on the horizon.</i></p> <p><i>The long-term plan for the Golden Mile area is to secure an opportunity for a new elementary school site to accommodate future growth. This is reflected in the City's approved secondary plan. TDSB and TLC staff are currently working with the City and developers in the area to identify a feasible opportunity for the new elementary school.</i></p>
<i>Taylor Creek PS</i>	<i>85%</i>	<i>2.5km</i>	<p><i>Taylor Creek PS is located southeast of Regent Heights PS. In 2020-21, this school was operating at 85% utilization with 422 students (499 capacity). Current projections indicate that enrolment will increase slightly over the long term. By 2023-24 the school is projected to be 88% utilized with 499 students. Enrolment is projected to continue to increase through to 2028-29 when the school will be 100% utilized with 498 students.</i></p> <p><i>There are also new redevelopment proposals on the horizon that have yet to be reflected in the long-term projections for area schools. The first is an affordable housing proposal on behalf of CreateTO. This redevelopment would see the existing parking lot at Warden Station (Bloor-Danforth subway line) redeveloped into a mixed-use community that includes 450 new rental units, of which 225 units would be designated as affordable housing. The proposed occupancy of these units is scheduled for 2025. This proposed development falls within an area that has yet to be assigned to an elementary school. Taylor Creek PS is situated in close proximity and may be the school designated to serve this emerging community, subject to Board approval.</i></p> <p><i>The second is a preliminary redevelopment scheme being developed by CreateTO that would see the Toronto Community Housing Corporation (TCHC) community of Warden Woods completely redeveloped. The proposal would introduce up to 2,000 new market residential units into the area, which would support the replacement of the existing TCHC housing. This is the model being</i></p>

			<p>implemented across the city, most notably in Regent Park, Alexandra Park and Lawrence Heights.</p> <p>Actual pupil yield data associated with affordable housing units in Scarborough and across the city is substantially higher than that of market rate units. This suggests that enrolment at Taylor Creek PS will increase substantially over the long term.</p> <p>There is no space available currently to address the pressures at Regent Heights PS, and with the added intensification described above, there will not be in the future.</p> <p>Taylor Creek PS is also located on the east side of Massey Creek and Warden Woods proper – this is a large waterway surrounded by forest, which is bisected by an above ground portion of the Bloor-Danforth subway line. These geographic and physical barriers are not suitable for students from the Regent Heights PS to traverse.</p>
George Webster ES	86%	1.5km	<p>George Webster ES is a JK-8 elementary school located north of Secord ES. The old school was replaced in 2018-19 with a new 848 pupil place facility. The old school was in poor condition and overcrowded with a large port-a-pack on-site, a situation analogous to that of Secord ES.</p> <p>In 2020-21 the school had an enrolment of 726 students, resulting in a utilization rate of 86%. This is on par with the projections associated with the business case that was supported by the Ministry.</p> <p>Projections suggest that enrolment will remain stable over the long term. The utilization rate will fluctuate over the next ten years, but will remain above 80%.</p>
Danforth Gardens PS	91%	2.5km	<p>Danforth Gardens PS is a JK-8 elementary school located east of Regent Heights PS (separated by the attendance area of Taylor Creek PS). In 2020-21, the school was operating at 91% utilization with 542 students in a building with a capacity of 562 pupil places. Over the long term, projections suggest that enrolment will remain relatively stable. By 2023-24 enrolment is projected to be 523 students (93% utilization). Enrolment is projected to remain stable after that point.</p> <p>Despite the building being full, the attendance areas are not contiguous; this makes any potential changes extremely difficult to implement.</p>

3.0 PROPOSED SCOPE OF WORK

Project Scope Description

Regent Heights PS is being proposed as a new replacement school of 573 pupil places. The work proposed at Regent Heights PS is a necessary consolidation and improvement of the site utilization. The construction of a new JK-8 school will allow for phased expansion of the facility with an additional wing when area population growth triggers a potential future expansion. The proposed new building will also include a 5-room Childcare.

Key aspects of this project:

- Improved overall teaching & learning opportunities as part of a new 573 pupil place facility
- Utilization of a large existing site to implement a phased construction of a new school.
- The overall site development is also intended to provide a more effective use of outdoor space and a safer interface along the street frontage of Pharmacy Rd.
- As indicated in 2019, the existing school would be incapable of supporting a building addition without extensive renovation. This is not seen to be cost effective.

The proposed replacement school is intended to create a necessary program accommodation in an AODA compliant environment. The creation of a new facility will also ensure necessary pupil separations and related building system improvements that are critical during this time of the COVID pandemic.

The proposed Regent Heights PS replacement facility would be comprised of the following building elements:

- 4 Full Day Kindergarten Classrooms
- 18 Regular Classrooms
- 1 Art Room
- 1 Science Room
- 1 Special Education Classroom (Home School Program)
- 1 Instrumental Music Room
- Unloaded Resource Rooms
- 1 Double Gymnasium including stage
- Library/Learning Commons
- Operational areas as per Ministry Facility Space Benchmarks

The new school would be constructed on the eastern portion of the school site, fronting onto Presley Avenue. This effectively moves the school off of the existing Pharmacy Avenue frontage and embeds it into the surrounding neighbourhood. Preliminary schematic diagrams can be found in Appendix B.

The existing Regent Heights PS would remain operational during construction of the new facility, which negates the relocation of students into another building. The site would be hoarded off in a manner that allowed construction to proceed without impacting the health and safety of existing students. There would be allowances made to ensure that students had access to outdoor play space during construction, but will likely require timetable changes such as staggered recess periods.

Upon completion and occupancy of the new school, the existing Regent Heights PS building would be demolished. The area of the site currently occupied by the school building would then be remediated into the green space/playfield for the new school.

Preliminary estimates suggest that the cost to demolish the existing Regent Heights PS facility is \$1.2M.

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? **Yes**

The City of Toronto has indicated that this is a municipal ward with a dearth of subsidized child care spaces for pre-school aged children.

Children's Services uses Toronto's Licensed Child Care Growth Strategy target of serving 50% of children aged 0-4 when assessing where to expand licensed child care. Current licensed child care capacity for infants, toddlers and preschoolers is added to any confirmed child care capital projects to determine the total number of spaces.

This number is then divided by the number of children aged 0 to 4 to determine how far above or below the target the area is. This analysis is undertaken at the ward and neighbourhood level (when required) to identify the areas where capital expansion should take place. All of the school sites recommended by the City fall within the medium to highest priority areas.

The City has indicated that to align with their child care strategy, a new five-room, 88 space child care centre is proposed for this site. The new child care centre would serve infants (ten); toddler (30) and pre-school aged children (48). Currently there is no pre-school aged child care at Regent Heights PS; the closest TDSB school that accommodates this service is Taylor Creek PS, situated on the east side of Massey Creek.

The child care is tentatively proposed to be situated at the north end of the site, extending to the west off of the northernmost 'wing' of the school. This allows for continued use of the existing parking lot on the north side of the existing Regent Heights PS.

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? **No**

5.0 Joint-Use School Project Considerations

In 2019 this project was submitted as a joint venture with Conseil scolaire Viamonde. Recent conversations have revealed that the joint venture is no longer being considered and that other options for their new school are being explored.

General

Project Name	Regent Heights PS	
Priority Ranking	6	
Year Required	2023-24	
Project Category	Accommodation Pressure	
Project Type	New School	
Postal Code	M1L3H1	
Closest Intersection	Street 1	Victoria Park Avenue
	Street 2	St Clair Avenue East

Project Scope

Construction	To Add	Final
Pupil Places		
JK - SK	104	104
Grade 1 - 8	469	469
Grade 7 - 12 or 9 - 12	0	0
Total	573	573

JK - 12 renovations and demolitions			
Elem. Reno.	Sec. Reno.	Demolition	GFA (m2)
0	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)	5,804	2,120.63	1.02	12,555,359
Retrofit (B)				0
Secondary New (C)				0
Retrofit (D)				0
School Total (A + B + C + D)				12,555,359
Child Care Total (E)				0
Project Total (A + B + C + D + E)				12,555,359

Estimated Cost Breakdown

Construction Costs	18,500,000
Retrofit Costs	0
Renewal Costs	0
Demolition Costs	1,211,635
Site Prep. Costs	3,310,000
Site Acquisition Costs	0
Total Estimated Cost	23,021,635

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 (%)	88%
Internal Rate of Return (IRR)	0.0%

Closest School Facilities

SFIS	School	Panel	Grade	City	Postal Cd	Status	Distance	Historical Enrolment (ADE)				Enrolment 2020-21 (ADE Actuals)					5-Year Renewal Needs				Current		Proposed		Δ GFA					
								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			
8997	Regent Heights PS	E	JK to 8	SCARBOROUGH	M1L3H1	Open	0.0	544	557	553	537	128	387	0.0	515	484	106%	6	2,881,446	28%	3,491,943	3,491,943	3,745	702,400	0	0	-3,745			
8831	Clairlea PS	E	JK to 8	SCARBOROUGH	M1L2X1	Open	1.3	598	609	597	616	111	495	0.0	606	573	106%	3	4,459,093	37%	6,612,296	0	4,269	761,200	4,269	761,200	0			
9025	Victoria Park ES	E	JK to 5	EAST YORK	M4B2A6	Open	1.4	156	155	158	135	32	108	0.0	140	143	98%	2	2,321,233	39%	2,739,867	0	2,226	431,900	2,226	431,900	0			
8915	SATEC @ WA Porter CI	S	9 to 12	SCARBOROUGH	M1L1Z9	Open	1.4	1,276	1,243	1,182	1,202	0	0	11,990.0	1,199	1,194	100%	1	19,576,330	63%	0	0	17,339	907,500	8,883	907,500	-17,339			
24679	George Webster ES	E	JK to 8	EAST YORK	M4B1C5	Open	1.6	NULL	NULL	707	704	100	626	0.0	726	648	86%	0	0	0%	0	0	8,883	907,500	8,883	907,500	0			
9036	Gordon A Brown MS	E	6 to 8	EAST YORK	M4B1N2	Open	1.6	357	351	373	385	0	385	0.0	385	418	92%	4	6,599,745	73%	6,215,161	0	7,420	880,800	7,420	880,800	0			
9002	Samuel Hearne MS	E	5 to 8	SCARBOROUGH	M1L4N7	Open	1.7	405	419	371	340	0	343	0.0	343	423	81%	0	5,838,351	65%	7,166,981	0	5,442	645,400	5,442	645,400	0			
9021	Selwyn ES	E	JK to 5	EAST YORK	M4B3J9	Open	1.8	247	261	242	230	50	180	0.0	230	254	91%	0	3,703,349	53%	2,610,318	0	2,934	420,200	2,934	420,200	0			
8989	Oakridge Jr PS	E	JK to 4	SCARBOROUGH	M1L3P1	Open	1.9	665	594	563	585	189	373	0.0	562	703	80%	2	3,852,015	27%	4,276,601	0	7,060	856,300	7,060	856,300	0			
9014	Crescent Town ES	E	JK to 5	EAST YORK	M4C5M8	Open	2.0	628	611	562	529	148	333	0.0	481	792	61%	0	2,321,555	12%	4,477,147	0	6,310	843,600	6,310	843,600	0			
Use for schools not listed above																														
New School Data																														
Regent Heights Replacement School																														
Total Selected																														
								3,600	3,557	4,126	4,061	758	3,230	0	3,988	4,638	86%	17	31,976,787											

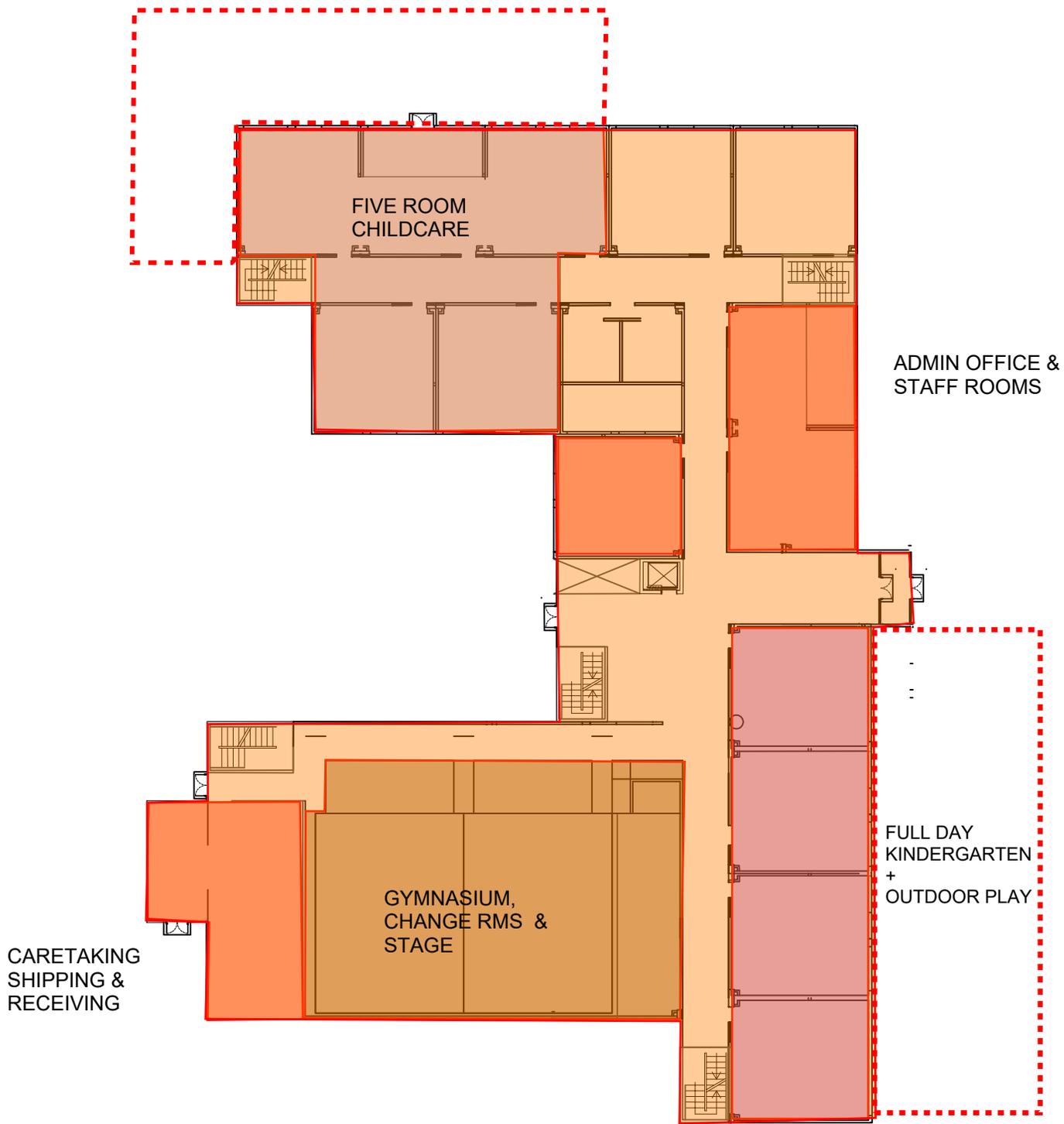
School Level Data - Current Situation

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	JK-SK	1-8	9-12	Total	OTG	UTZ	Portables
8997	Regent Heights PS	JK to 8	515	0	484	119	382	0.0	501	484	104%	6	119	394	0.0	513	484	106%	6	119	402	0.0	521	484	108%	6
8831	Clairlea PS	JK to 8	606	0	573	145	516	0.0	661	573	115%	3	177	627	0.0	804	573	140%	11	197	686	0.0	883	573	154%	15
9025	Victoria Park ES	JK to 5	140	0	143	50	111	0.0	161	143	113%	2	50	135	0.0	185	143	129%	3	50	135	0.0	185	143	129%	3
24679	George Webster ES	JK to 8	726	0	848	104	588	0.0	692	848	82%	0	104	525	0.0	629	848	74%	0	104	581	0.0	685	848	81%	0
9036	Gordon A Brown MS	6 to 8	385	0	418	0	390	0.0	390	418	93%	0	0	398	0.0	398	418	95%	0	0	413	0.0	413	418	99%	0
9002	Samuel Hearne MS	5 to 8	343	0	423	0	318	0.0	318	423	75%	0	0	338	0.0	338	423	80%	0	0	313	0.0	313	423	74%	0
9021	Selwyn ES	JK to 5	230	0	254	46	163	0.0	209	254	82%	0	45	155	0.0	200	254	79%	0	49	157	0.0	206	254	81%	0
8989	Oakridge Jr PS	JK to 4	562	0	703	198	358	0.0	556	703	79%	0	210	370	0.0	580	703	83%	0	210	354	0.0	564	703	80%	0
9014	Crescent Town ES	JK to 5	481	0	792	196	270	0.0	466	792	59%	0	196	335	0.0	531	792	67%	0	196	335	0.0	531	792	67%	0
TOTALS			3,988	0	4,638	858	3,096	0	3,954	4,638	85%	11	901	3,277	0	4,178	4,638	90%	20	925	3,376	0	4,301	4,638	93%	24

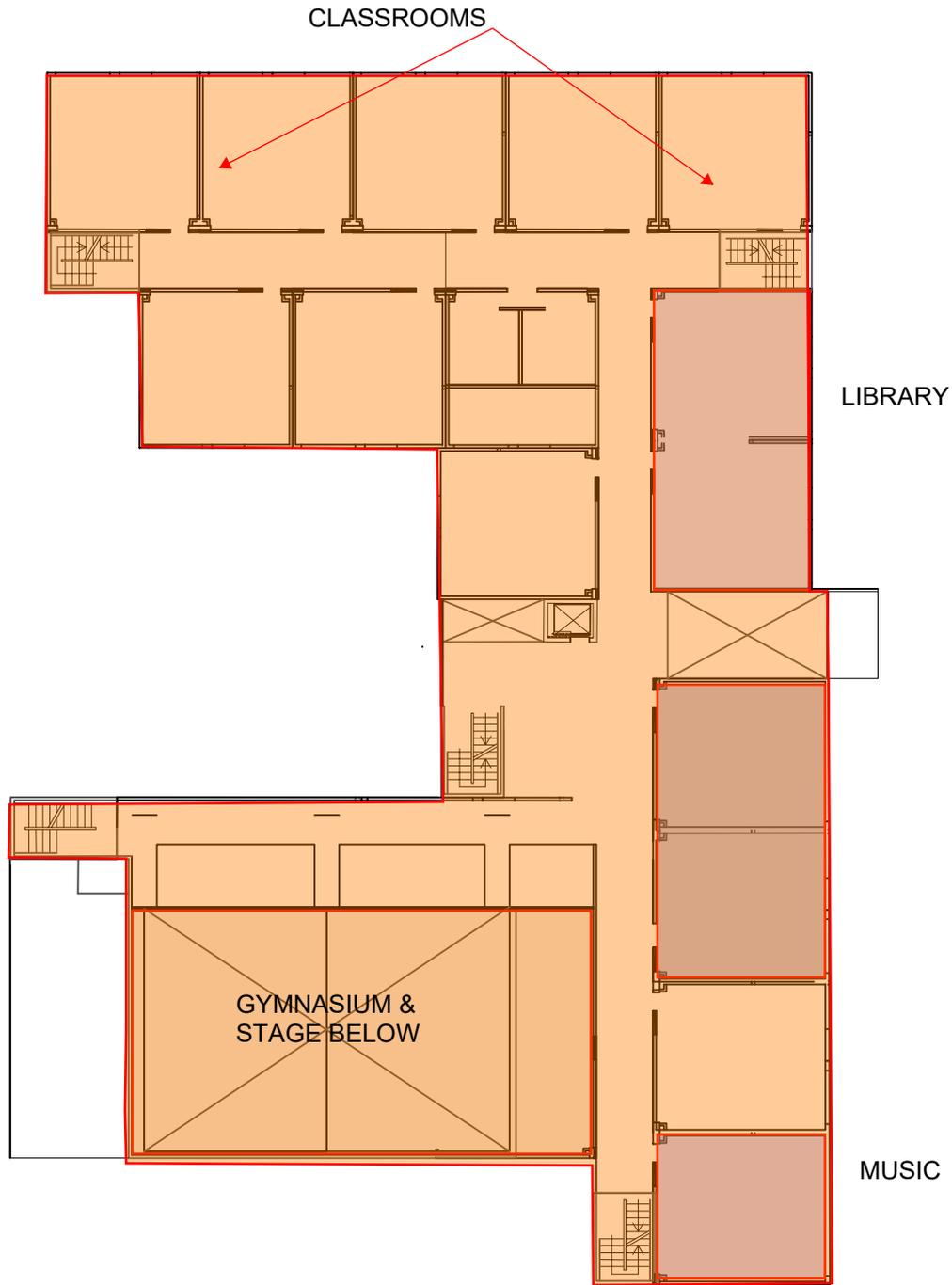
School Level Data - Proposed Solution

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	JK-SK	1-8	9-12	Total	OTG	UTZ	Portables
8997	Regent Heights PS	JK to 8	515	0	484	0	0	0.0	0	0	0%	0	0	0.0	0	0	0%	0	0	0	0.0	0	0	0.0	0	
8831	Clairlea PS	JK to 8	606	0	573	145	516	0.0	661	573	115%	3	177	627	0.0	804	573	140%	11	197	686	0.0	883	573	154%	15
9025	Victoria Park ES	JK to 5	140	0	143	50	111	0.0	161	143	113%	2	50	135	0.0	185	143	129%	3	50	135	0.0	185	143	129%	3
24679	George Webster ES	JK to 8	726	0	848	104	588	0.0	692	848	82%	0	104	525	0.0	629	848	74%	0	104	581	0.0	685	848	81%	0
9036	Gordon A Brown MS	6 to 8	385	0	418	0	390	0.0	390	418	93%	0	0	398	0.0	398	418	95%	0	0	413	0.0	413	418	99%	0
9002	Samuel Hearne MS	5 to 8	343	0	423	0	318	0.0	318	423	75%	0	0	338	0.0	338	423	80%	0	0	313	0.0	313	423	74%	0
9021	Selwyn ES	JK to 5	230	0	254	46	163	0.0	209	254	82%	0	45	155	0.0	200	254	79%	0	49	157	0.0	206	254	81%	0
8989	Oakridge Jr PS	JK to 4	562	0	703	198	358	0.0	556	703	79%	0	210	370	0.0	580	703	83%	0	210	354	0.0	564	703	80%	0
9014	Crescent Town ES	JK to 5	481	0	792	196	270	0.0	466	792	59%	0	196	335	0.0	531	792	67%	0	196	335	0.0	524	792	66%	0
TOTALS			3,988	0	4,638	858	3,096	0	3,954	4,727	84%	5	901	3,277	0	4,178	4,727	88%	14	918	3,376	0	4,294	4,727	91%	18

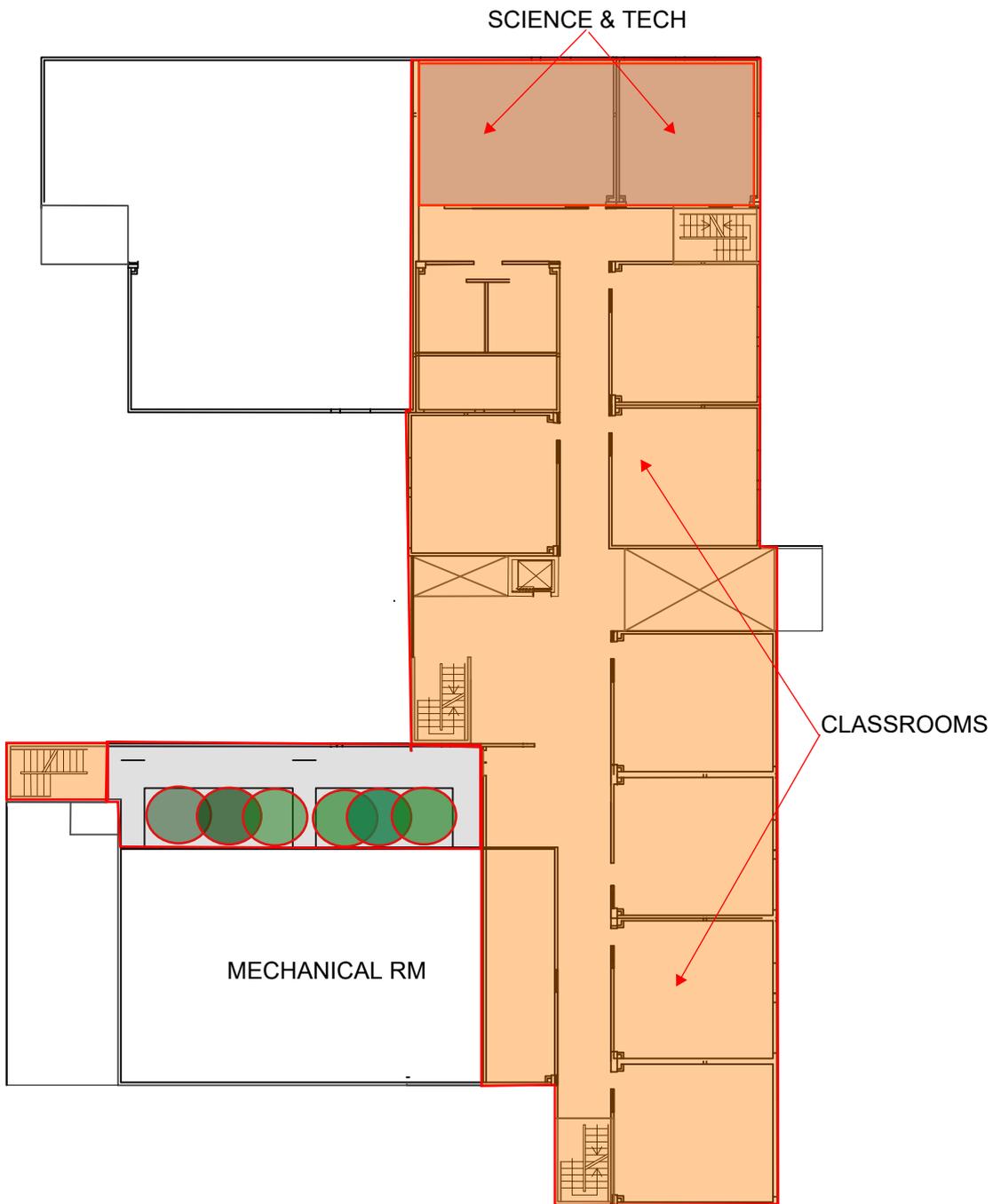
VARIANCE FROM CURRENT SITUATION



REGENT HEIGHTS - GROUND FLOOR PLAN

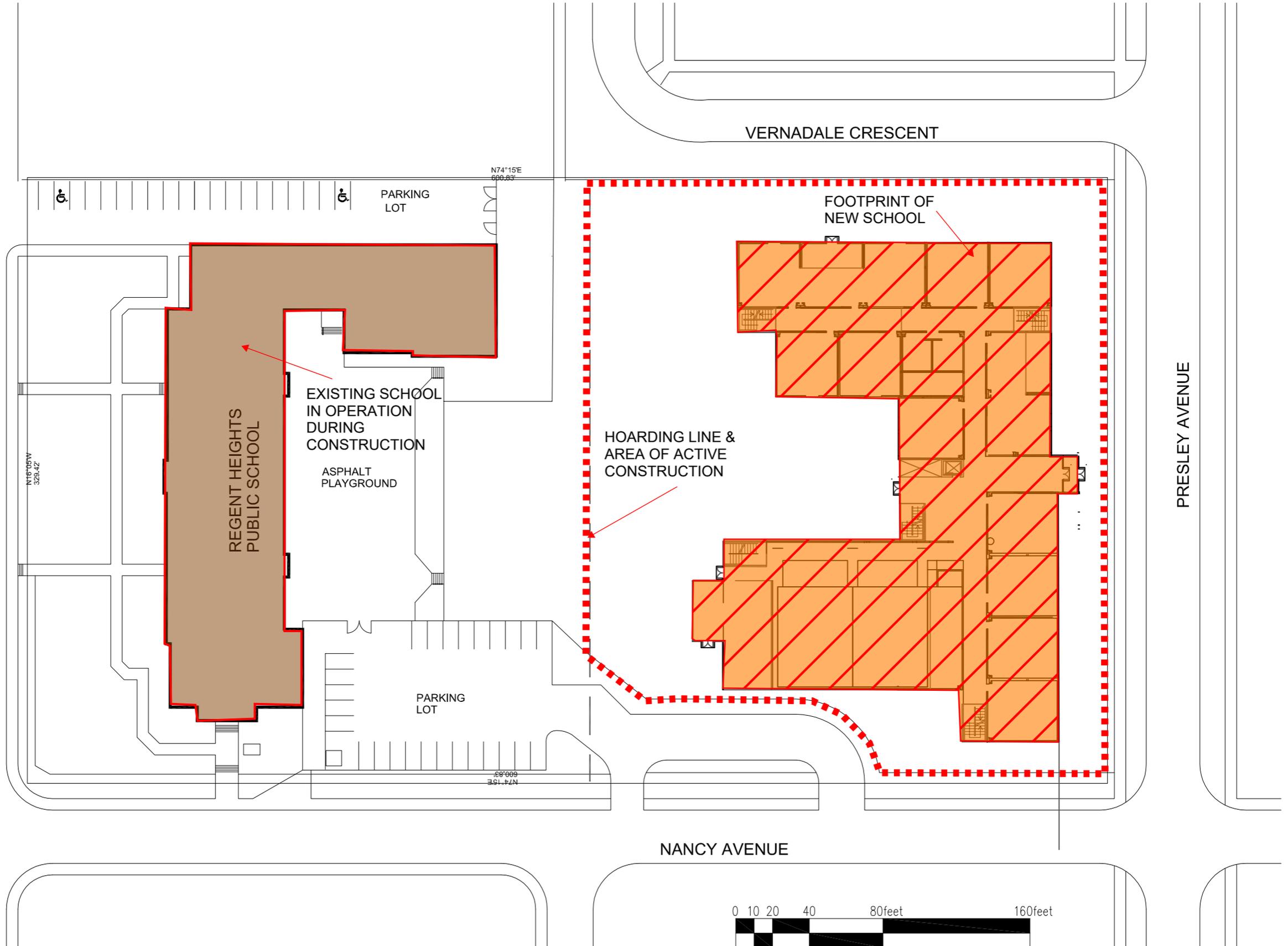


REGENT HEIGHTS - SECOND FLOOR PLAN



REGENT HEIGHTS - THIRD FLOOR PLAN

PHARMACY AVENUE



VERNADALE CRESCENT

FOOTPRINT OF NEW SCHOOL

EXISTING SCHOOL IN OPERATION DURING CONSTRUCTION

ASPHALT PLAYGROUND

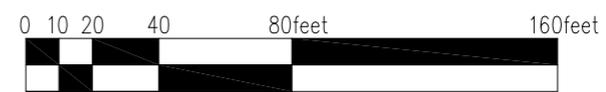
HOARDING LINE & AREA OF ACTIVE CONSTRUCTION

PARKING LOT

PARKING LOT

NANCY AVENUE

PRESLEY AVENUE



REGENT HEIGHTS - SITE PLAN - OPERATING SCHOOL DURING CONSTRUCTION

PHARMACY AVENUE

VERNADALE CRESCENT

PRESLEY AVENUE

NANCY AVENUE

PROFILE OF EXISTING SCHOOL - DEMOLISHED AFTER COMPLETION OF NEW SCHOOL

PARKING LOT

EXISTING PARKING RETAINED - CHILDCARE SHORT-TERM PARKING

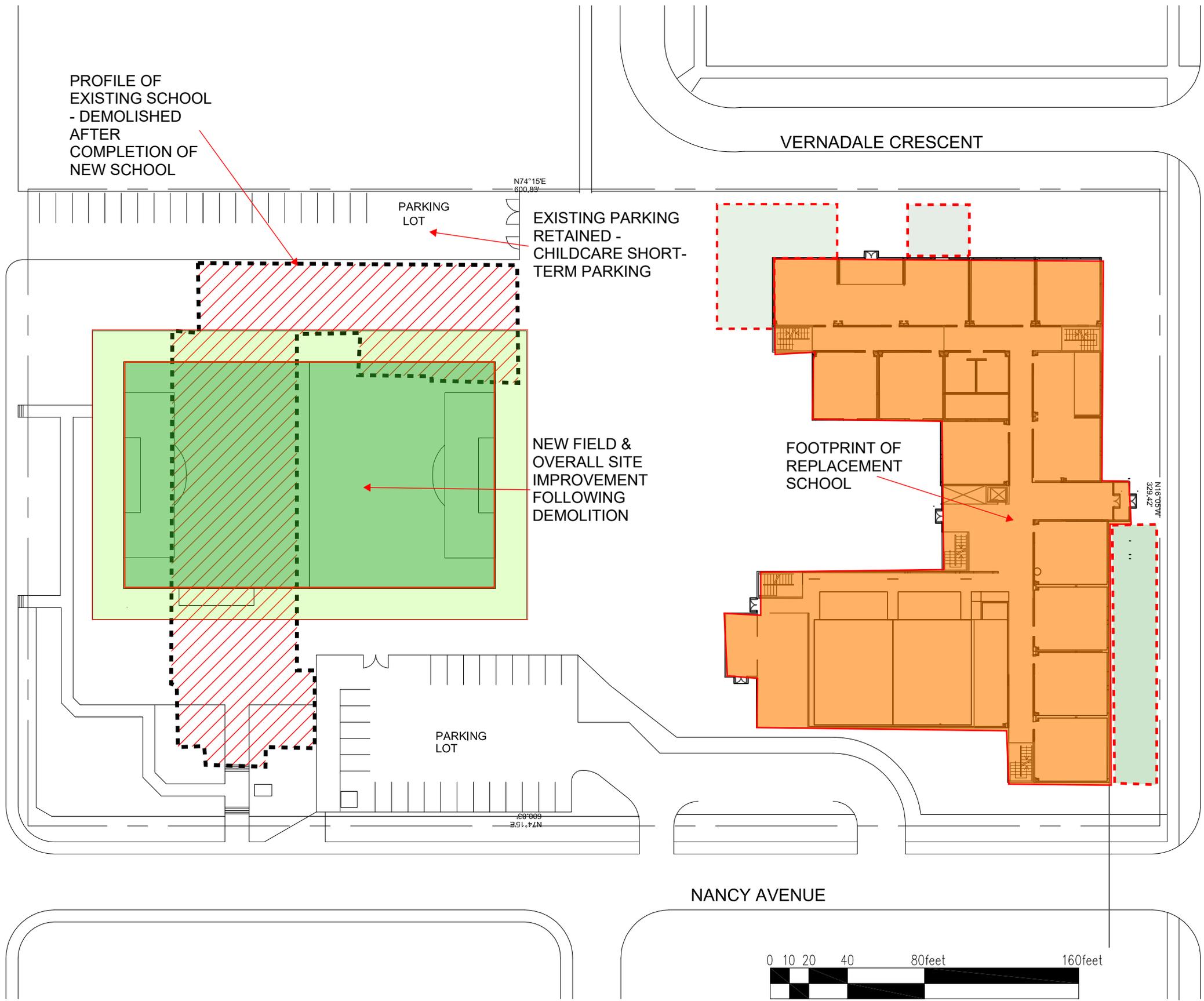
NEW FIELD & OVERALL SITE IMPROVEMENT FOLLOWING DEMOLITION

FOOTPRINT OF REPLACEMENT SCHOOL

PARKING LOT

0 10 20 40 80feet 160feet

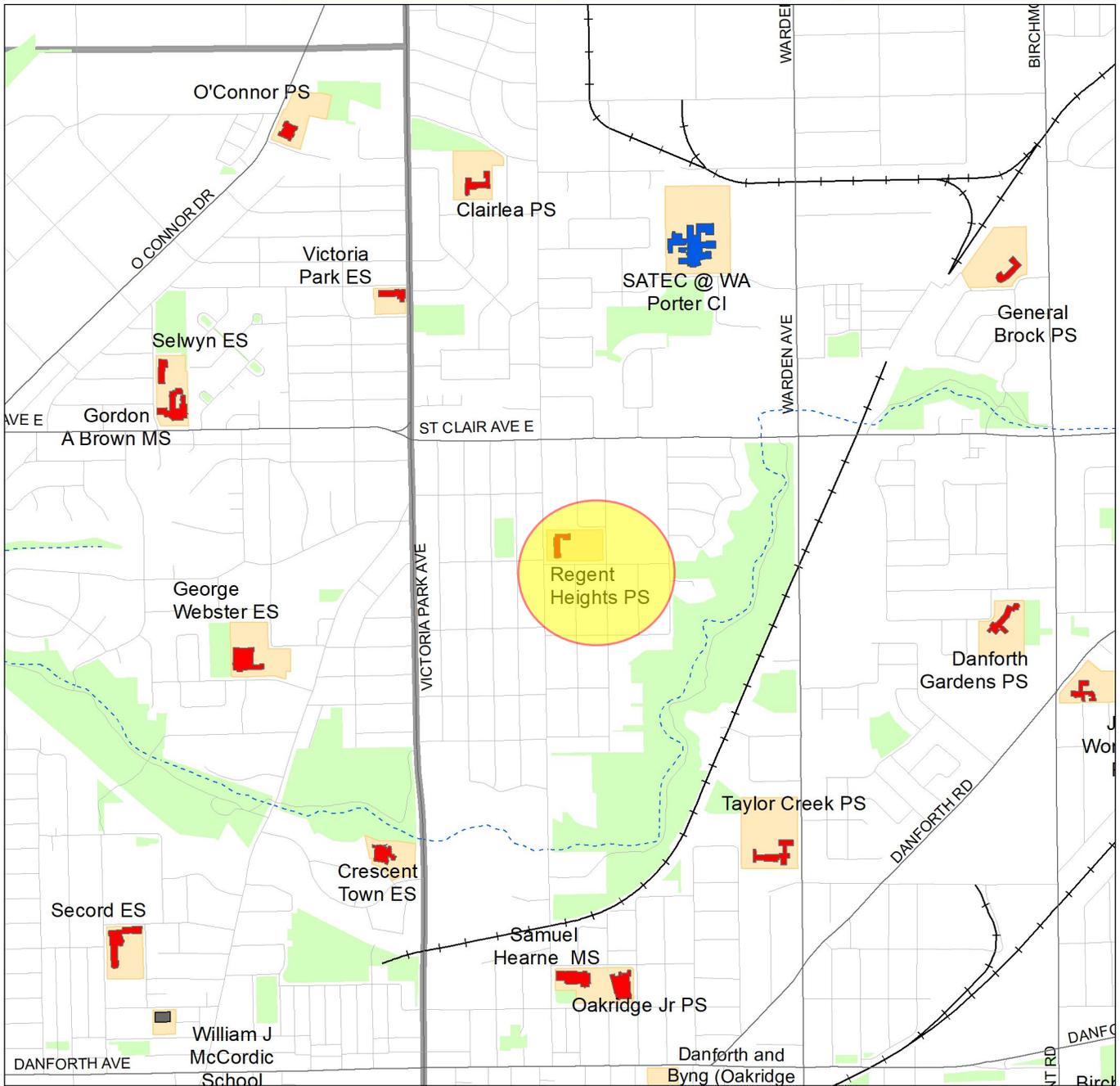
REGENT HEIGHTS - SITE PLAN - OVERALL DEVELOPMENT AFTER DEMOLITION OF EXIST. SCHOOL





Toronto District School Board

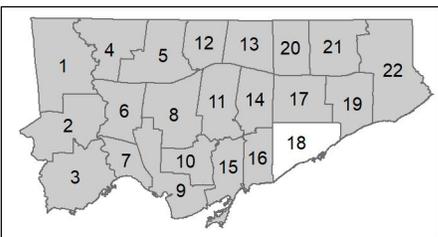
Location of Regent Heights PS
555 Pharmacy Avenue



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



Manager of Child Care and Early Years System (CMEYS/TEAAB) Signature

May 20, 2021

Date

Director of Education (School Board) Signature

May 20th, 2021

Date

Early Years Lead (School Board) Signature

Date

Capital Lead (School Board) Signature

Date