



**Business Case:**

8

## **David Lewis Public School – Addition**

**An eight-classroom addition to  
address accommodation pressures**

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**Toronto District School Board**

**September 30, 2019**



# 2019-20 Capital Priorities Program

## Business Case – Written Component

School Board Name: 12 - Toronto DSB

Project Name: David Lewis Public School – Addition

Project Ranking: 8

Project Description: An eight-classroom addition to address accommodation pressures

Panel: Elementary

Municipality: Toronto

Project Category: Accommodation Pressure

Project Type: Permanent Addition

Child Care: Yes

If yes, CMSM / DSSAB Name and number:

City of Toronto - CMSM (211)

Row of joint submission form:

Joint-Use: No

EDC Eligible: No

Board Contact Information: *Daniel Castaldo, 416-428-1857,  
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## 1.0 RATIONALE FOR ACCOMMODATION NEED

### Part A: Project Rationale

This business case outlines the TDSB's proposal for an eight-classroom brick and mortar addition to address accommodation pressure at David Lewis Public School, a JK-8 elementary school located in north Scarborough. The accommodation pressure exists at the school now, to the extent that six portables are currently on-site.

The TDSB's proposal is to construct and open the proposed expansion for the 2022-23 school year. All efforts will be made to construct this proposed capital project within Ministry benchmarks.

David Lewis PS is a JK-8 elementary school located near the intersection of Birchmount Road and McNicoll Avenue in Scarborough. A map showing the location of David Lewis PS can be found in Appendix A. This school is situated approximately 800m south of Terry Fox PS, which received a Capital Priority grant in October 2015 to support the construction of a 12-classroom addition and five-room child care. This project is currently moving through the Approval to Proceed process.

David Lewis PS is currently operating well in excess of its capacity at 145% utilization with six portables on-site. The school has been operating in excess of its capacity since 2009, a total of nine years.

The school is located within Ward 20, which captures the majority of schools in northwest Scarborough. Elementary schools in this ward average approximately 84% utilization, which is on-par with the system elementary average utilization.

A permanent addition to replace the many portables on-site at David Lewis PS was first identified as an emerging Capital Priority project for the TDSB in 2013. There are no 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.

### **Summary of Enrolment Growth and Accommodation Pressure**

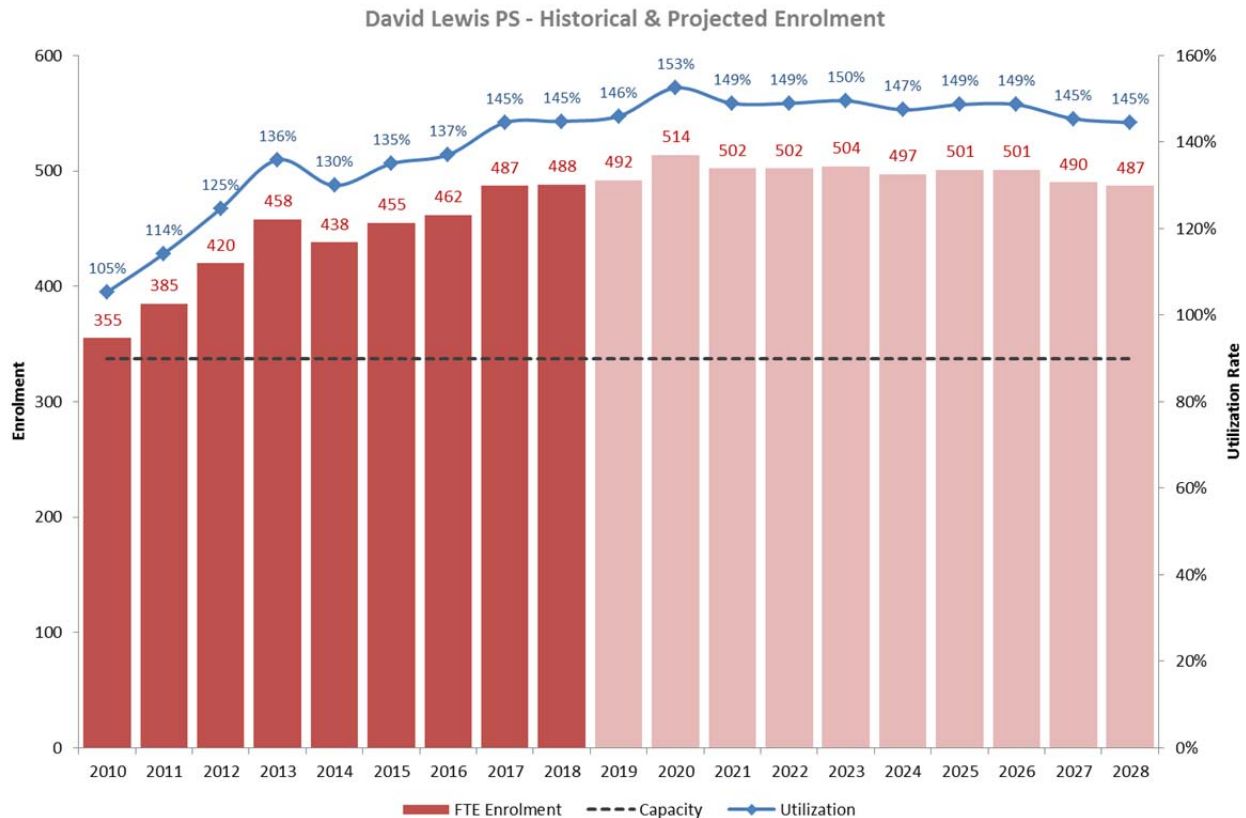
During the 2018-19 school year, David Lewis PS was operating at 145% utilization with 488 JK-8 students enrolled in a building with an 'On the Ground' (OTG) capacity of 337 pupil places.

Projections indicate that enrolment will continue to remain relatively stable over the short and long term, increasing to 504 students by 2023-24 (150% utilization), then marginally declining to 487 students by 2028-29 (145% utilization).

Enrolment growth at this school is not 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 David Lewis PS catchment area have remained relatively stable since 2004.

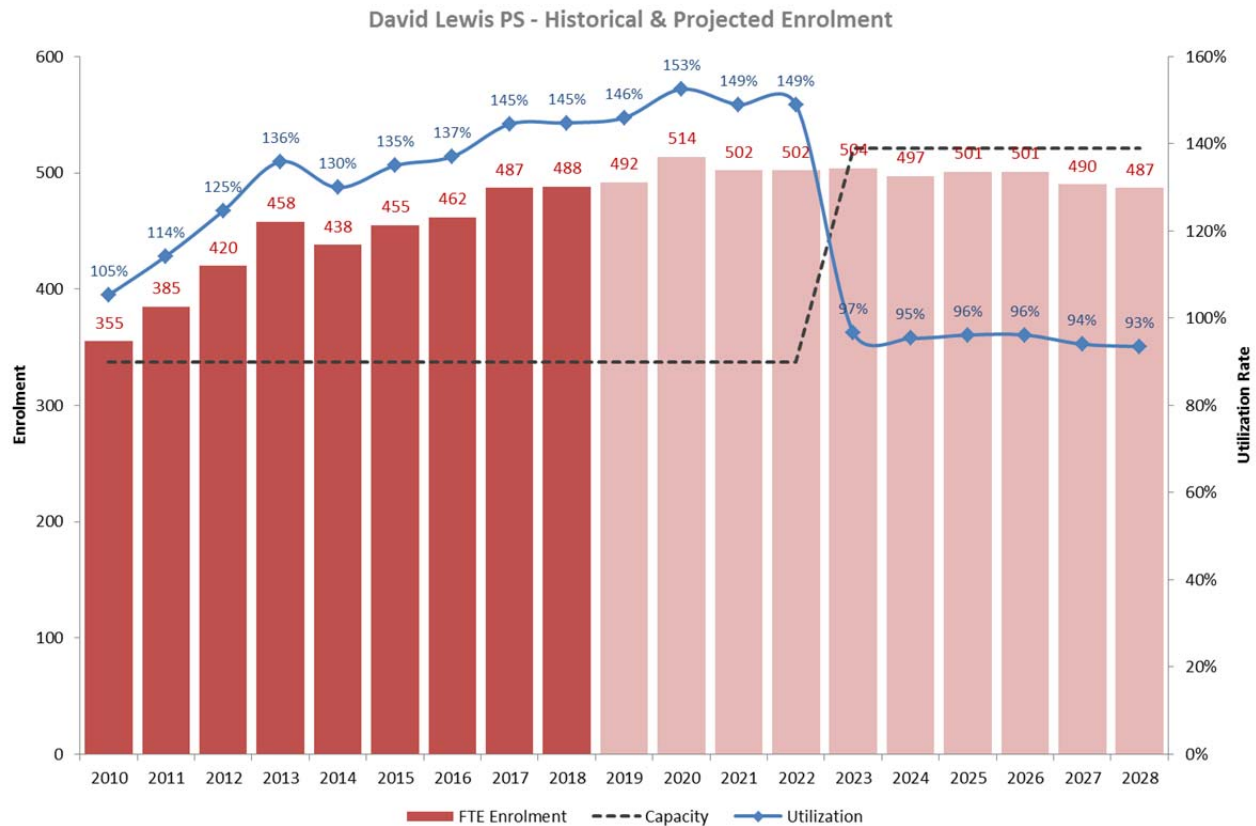
Further, no new residential development is currently proposed within the David Lewis PS catchment area, nor have any new developments become occupied over the past 10 years. The demographic profiles of the David Lewis PS and Terry Fox PS' catchment areas are very similar given their close proximity to one another. The enrolment trends within each of these respective areas are also quite similar.

The graph below illustrates the projected growth trend at David Lewis PS through to 2028-29. Enrolment is projected to remain relatively stable over the long term, meaning that the overutilization currently being experienced at the school will continue over the long term if no action is taken.



The graph below illustrates the impact of the proposed eight-classroom addition on the capacity and utilization rate at David Lewis PS through to 2028-29. The proposed addition, if completed and occupied in the 2022-23 school year, would increase the school's capacity from 337 pupil places to 521 pupil places.

This additional capacity would result in an immediate reduction in the school's utilization rate, from 149% in 2021-22 to 96% in 2022-23. Moving forward, the school's stable enrolment projection would result in a utilization rate of between 93% and 97% over the long term.



### Part B: Alternative Accommodation Strategies

Prior to identifying this school as a capital priority, TDSB staff explored a number of alternatives to mitigate the enrolment growth and reduce the size of the future addition required on the site.

Alternative accommodation options that have been explored, implemented or exhausted include:

- Close the school to optional attendance: The school has been closed to optional attendance since 2007. No students residing outside of the school's attendance area are admitted.
- 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: There are currently six portables on-site to manage enrolment pressures. At five acres, the site is able to accommodate additional portables if required, although this is highly undesirable.
- 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.
- **Change boundaries:** As will be described in the section below, adjacent/surrounding elementary schools are either operating near, at or above their respective capacities and do not offer opportunities to address the accommodation pressure at David Lewis PS.
- **Relocate non-TDSB user groups:** A child care exists within the building and occupies two classrooms exclusively. Removing or evicting this centre would be counter to the Ministry's direction to encourage the seamless integration of Early Childhood Education and services into elementary schools across the province. Further, adjacent schools do not contain child care centres, which would mean a great loss to the broader community. If reclaimed, the number of rooms occupied by the child care centre would not meet the needs of the accommodation pressure that exists at the site. There are no other partners such as Continuing Education, Adult ESL or administrative groups to relocate.
- **Use of adjacent Toronto Catholic District School Board (TCDSB) site:** The TCDSB owns a building directly adjacent to David Lewis PS, a former Catholic elementary school named St. Maximillian Kolbe CS. TDSB staff engaged staff at the TCDSB to discuss opportunities to occupy space in the building as a means of addressing the pressure that exists at David Lewis PS. TCDSB staff communicated that this facility is a core holding, and that it currently accommodates a variety of administrative functions that cannot be relocated at this time. The building is fully occupied by these user groups.

## 2.0 SCHOOL ENROLMENT AND CAPACITY OVERVIEW

Elementary schools surrounding David Lewis PS are either operating near, at or above their respective capacities and do not provide opportunities to address the accommodation pressure at the site.

Further, the existing attendance areas of David Lewis PS are small, compact and do not lend themselves well to changes. The current attendance boundaries follow major arterial corridors like Steeles Avenue, Birchmount Road, Kennedy Road, Warden Avenue, Finch Avenue and Pharmacy Road. The area is also bisected by a hydro corridor, a physical barrier to which the east-west boundaries follow.

<b>School Name</b>	<b>Current Utilization</b>	<b>Distance to Nearest School</b>	<b>School Summary</b>
David Lewis PS	145%	-	David Lewis PS is a JK-8 elementary school located in northwest Scarborough. The facility was operating at 145% utilization during the 2018-19 school year with 488 students in a building with a capacity of 337 pupil places. The school currently has six portables on-site to address the accommodation pressure.

			<p>Projections indicate that enrolment will remain stable over the long term, rising to 504 students by 2023-24 (150% utilization), then marginally declining to 487 students by 2028-29. These projections indicate that the six portables currently on-site will be required over the long term.</p> <p>An eight-classroom addition has been requested at this site to address the accommodation pressure.</p>
Terry Fox PS	121%	1.24km	<p>Terry Fox PS is a JK-8 elementary school located north of David Lewis PS. The school received approval for a 12-classroom addition and five-room child care under the 2015-16 round of Capital Priorities. This project is in the later stages of the design process and will be submitted for Approval to Proceed in the coming weeks.</p> <p>In 2018-19, the school was operating at 121% utilization with 426 students in a building with a current capacity of 312 pupil places. Projections suggest that enrolment will remain stable over the long term.</p> <p>Upon completion of the 12-classroom addition, the revised capacity of the school will be 588 pupil places. The school is projected to be operating at an optimal utilization rate over the long term.</p> <p>There is an existing 'shared' attendance area with Sir Samuel Steele Jr. PS / Sir Ernest MacMillan Sr. PS, which is a JK-8 campus located to the southwest of Terry Fox PS. Upon completion of the addition, this area will be studied to determine a single home school rather than the current situation where residents can choose either one.</p> <p>If updated enrolment projections suggest that space is available at Terry Fox PS to accommodate these students, then a boundary change process may be initiated that would effectively utilize any of the space available at the school.</p>
Kennedy PS	111%	2km	<p>Kennedy PS is a JK-8 elementary school located to the east of David Lewis PS. In 2018-19, this school was operating at 111% utilization with 620 students in a building with a capacity of 559 pupil places. A large addition was constructed at the school in 2010 to address historical accommodation pressures and multiple portables at the site.</p> <p>Projections suggest that enrolment at the school will remain relatively stable over the long term, declining marginally to 572 students by 2023-24 (102% utilization) and 570 students in 2028-29 (102% utilization). Although the school is projected to experience marginal declines, it will remain overutilized through the long term.</p>
Sir Samuel Steele Jr. PS	80%	1.1km	<p>Sir Samuel Steele Jr. PS is a JK-6 elementary school located west of David Lewis PS. In 2018-19, the school was operating at 80% utilization with 376 students in a building with a capacity of 476 pupil places.</p> <p>Projections suggest that enrolment at the school will increase over the mid term, reaching 398 students in 2023-24 (84% utilization), and then decline marginally over the long term to 377 students (80% utilization).</p> <p>The school is situated on the same site as the intermediate school serving the area, Sir Ernest MacMillan Sr. PS.</p>



			<p>As described above, there is a shared attendance area with Terry Fox PS whereby residents have the ability to choose between either school. Upon completion of the addition at Terry Fox PS, this area will be studied to determine an appropriate single home school.</p> <p>If implemented this change would impact the projected enrolment at Sir Samuel Steele Jr. PS.</p>
Sir Ernest MacMillan Sr. PS	121%	1.2km	<p>Sir Ernest MacMillan Sr. PS is a Grade 7-8 school located west of David Lewis PS on the same site as Sir Samuel Steele Jr. PS, described above.</p> <p>In 2018-19, the school was operating at 121% utilization with 373 students in a building with a capacity of 308 pupil places. Projections suggest that enrolment will fluctuate over the mid to long term, arriving at 337 students in 2023-24 (109% utilization), and 330 students in 2028-29 (107% utilization).</p> <p>The school accommodates pathways for Extended French and French Immersion programs from surrounding programs at junior elementary schools.</p> <p>The potential boundary review involving the shared attendance area described above could impact the long-term enrolment projection for Sir Ernest MacMillan Sr. PS.</p>
Silver Springs PS	90%	2km	<p>Silver Springs PS is a JK-8 elementary school located southeast of David Lewis PS. In 2018-19, the school was operating at 90% utilization with 380 students in a building with a capacity of 424 pupil places.</p> <p>Projections suggest that enrolment will remain relatively stable over the long term with some marginal declines. By 2023-24, enrolment is projected to be 370 students (87% utilization), and by 2028-29, 332 students (78% utilization).</p> <p>Silver Springs PS is located on the east side of Birchmount Road, a major north-south arterial road.</p>
Brookmill Boulevard Jr. PS	90%	1.1km	<p>Brookmill Boulevard Jr. PS is a JK-6 elementary school located south of David Lewis PS. In 2018-19, the school was operating at 90% utilization with 274 students in a building with a capacity of 318 pupil places.</p> <p>Projections indicate that enrolment will remain relatively stable over the long term. By 2023-24, enrolment is projected to be 269 students (88% utilization), and 244 students by 2028-29 (80% utilization).</p> <p>Brookmill Boulevard Jr. PS is a small facility that does not have sufficient capacity available to address accommodation pressures at David Lewis PS.</p>

## 3.0 PROPOSED SCOPE OF WORK

### Part A: School Project Scope

#### Project Scope Description

The proposed eight-classroom addition at David Lewis PS would consist of 184 pupil places in regular instructional classrooms. The intention of the proposed addition is to address the accommodation pressure that exists on-site, and allow for the removal of the six portables. Other instructional and operational areas such as the gymnasium and learning commons are sufficient to support the projected student population and will not need to be expanded or enhanced through this project.

The addition would be constructed on the northwest side of the building running off of the existing two-storey wing. The addition would be connected to the existing school by way of a corridor extension.

The addition would consist of two stories with four classrooms on each level. A preliminary schematic diagram of the proposed addition can be found in Appendix B.

The estimated cost of this project is \$5M, which includes allowances for building system connections between the proposed addition and existing building, as well as site preparation costs.

Preliminary site investigations have not identified any extraordinary risks with this project. However, 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.

The TDSB and City of Toronto continue to work together to address these issues in a collaborative and holistic way.

## **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**

Toronto's 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 for child care fall within the City's medium to highest priority areas.

The City of Toronto has indicated that this is an area of the City where additional subsidized child care spaces are required, and has indicated support for expanding the current pre-school aged program at David Lewis PS to include infants (one room) and toddlers (two rooms).

## **4.0 PILOT FOR MODULAR CONSTRUCTION BUILD**

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

The addition proposed at David Lewis PS consists only of instructional classrooms and does not require expansions to larger instructional areas such as the gymnasium or learning commons. This scope could be more conducive to modular construction techniques than other Capital Priority projects identified by the TDSB.

## **5.0 Joint-Use School Project Considerations**

Opportunities for joint ventures have been discussed with all coterminous school boards and no interest has been identified for exploring David Lewis PS as a joint venture.

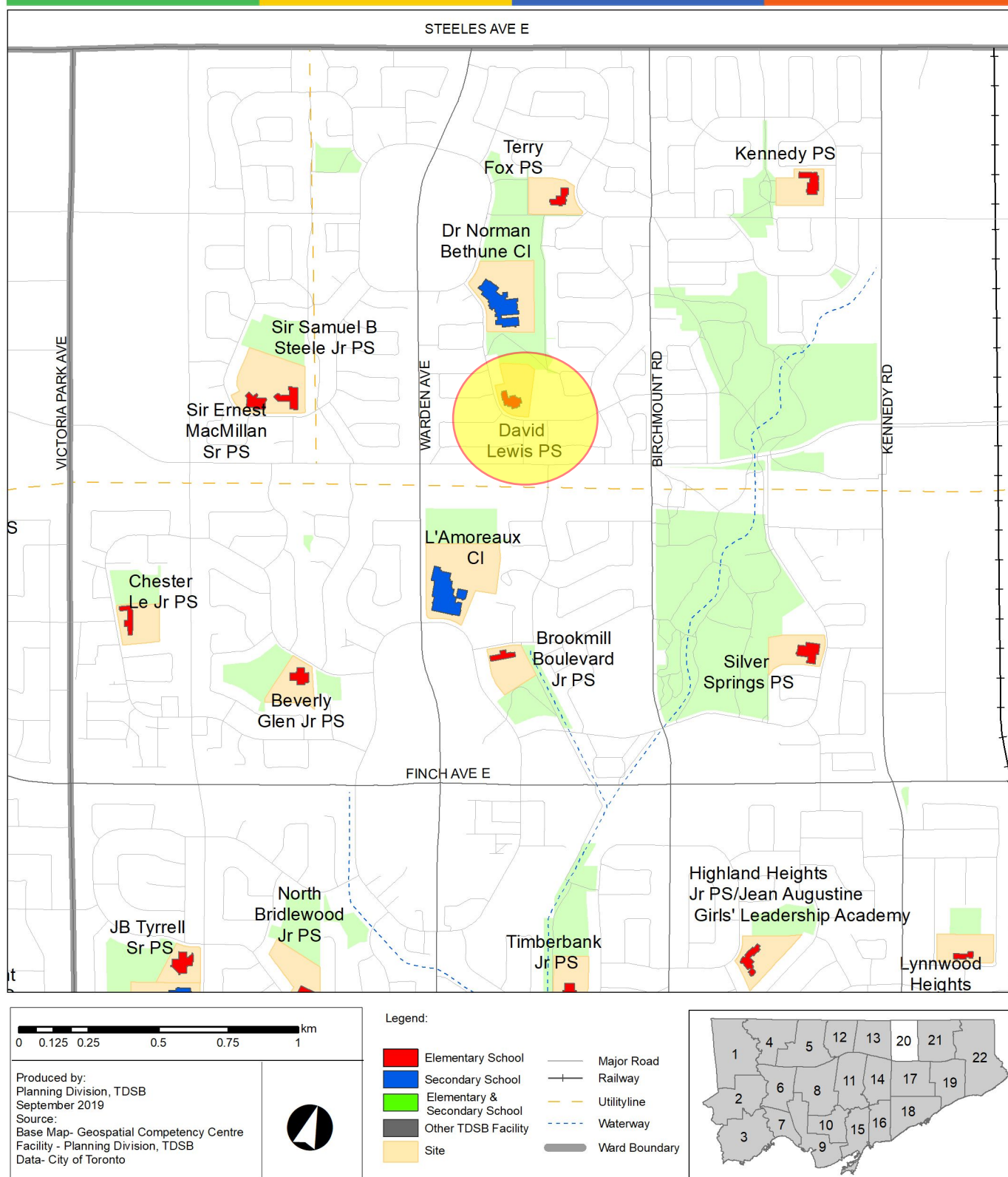
Appendix A: Location Map

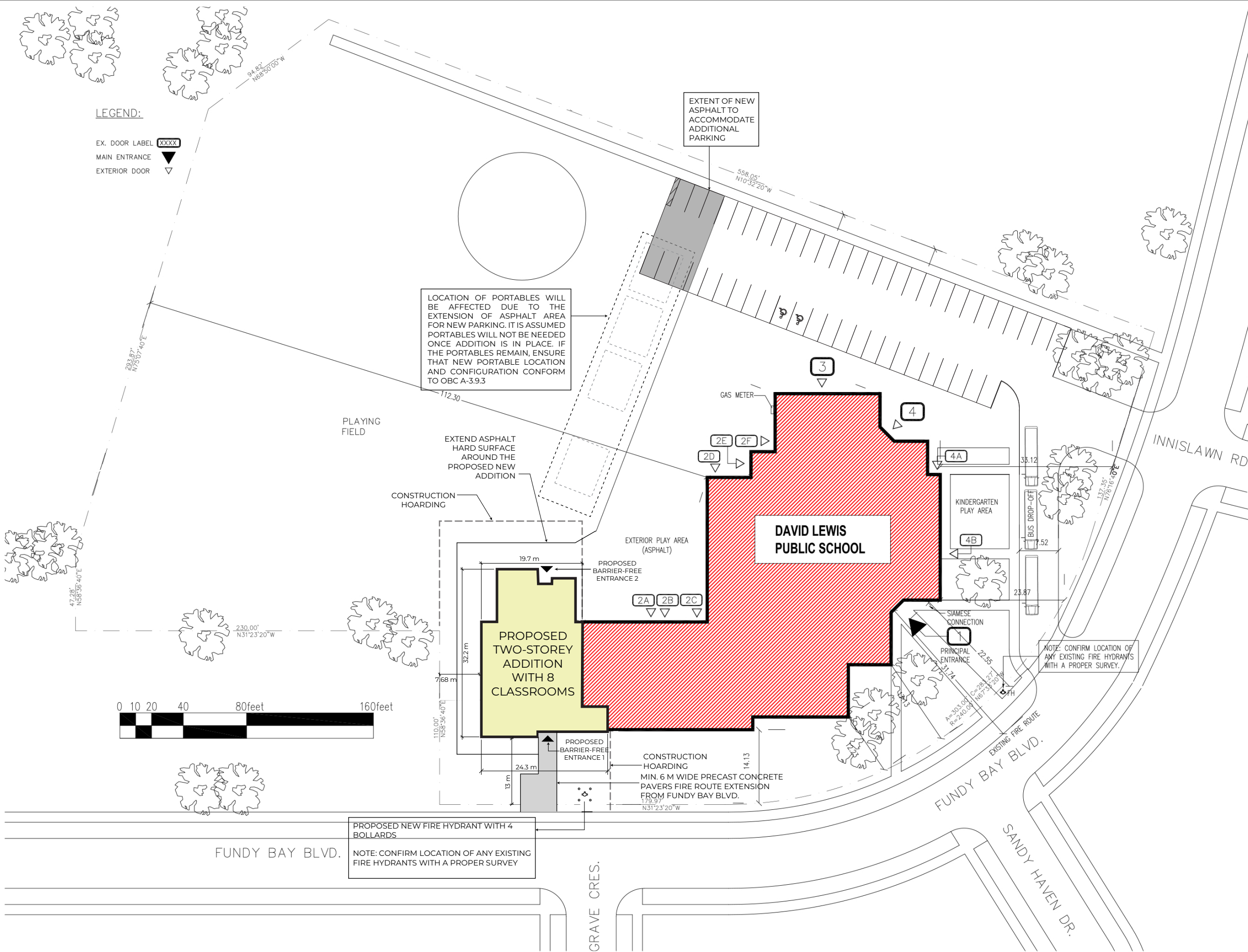
Appendix B: Schematic Diagram



Toronto District School Board

# Location of David Lewis PS 130 Fundy Bay Boulevard





**DAVID LEWIS  
PUBLIC SCHOOL**  
130 FUNDY BAY BLVD SCARBOROUGH, ONTARIO

Toronto District School Board

DRAWING

**SITE PLAN WITH  
PROPOSED ADDITION**

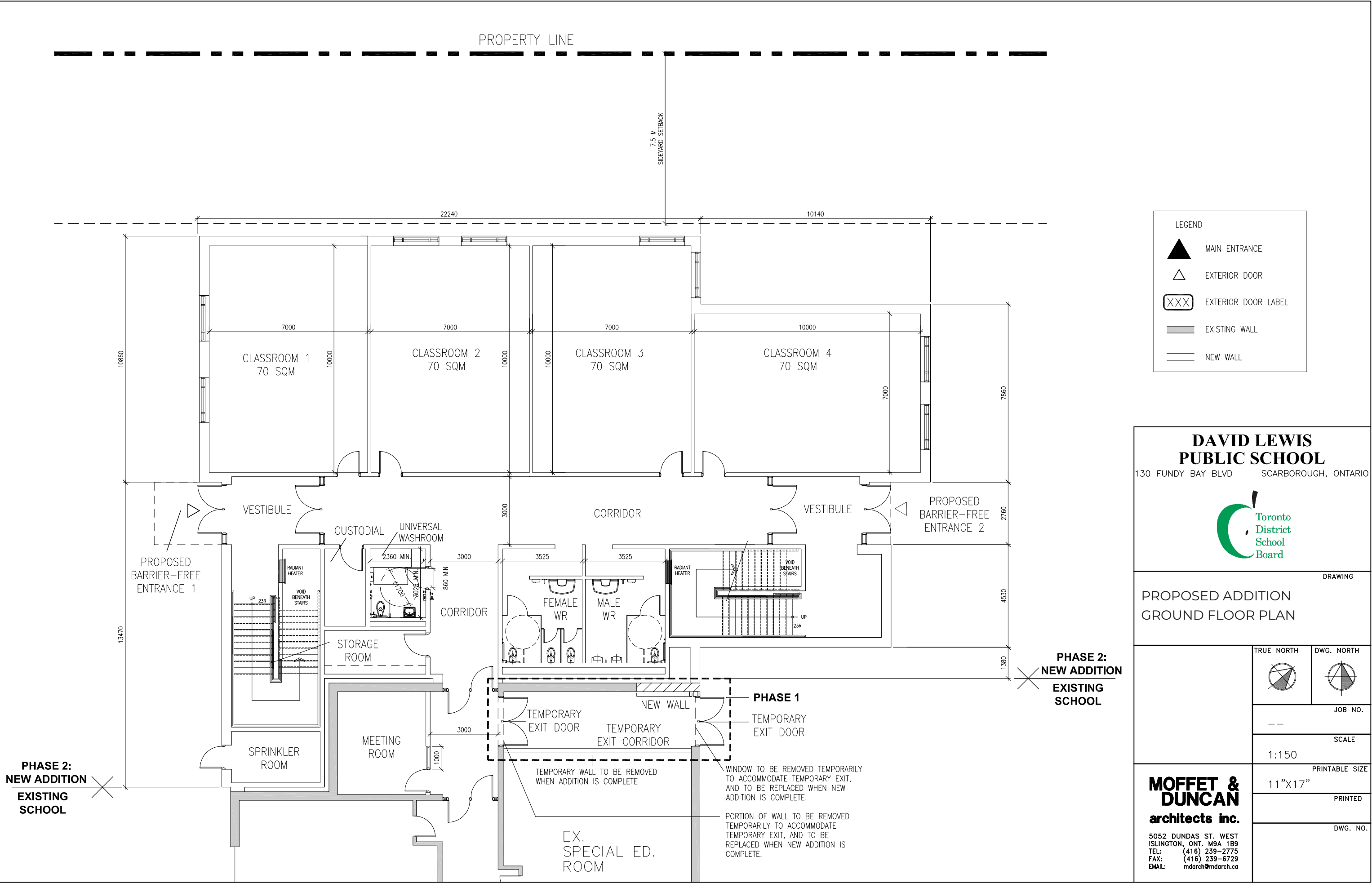
 TRUE NORTH	 DWG. NORTH
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	SCALE 1:700
	PRINTABLE SIZE 11"X17"
PRINTED	
DWG. NO.	

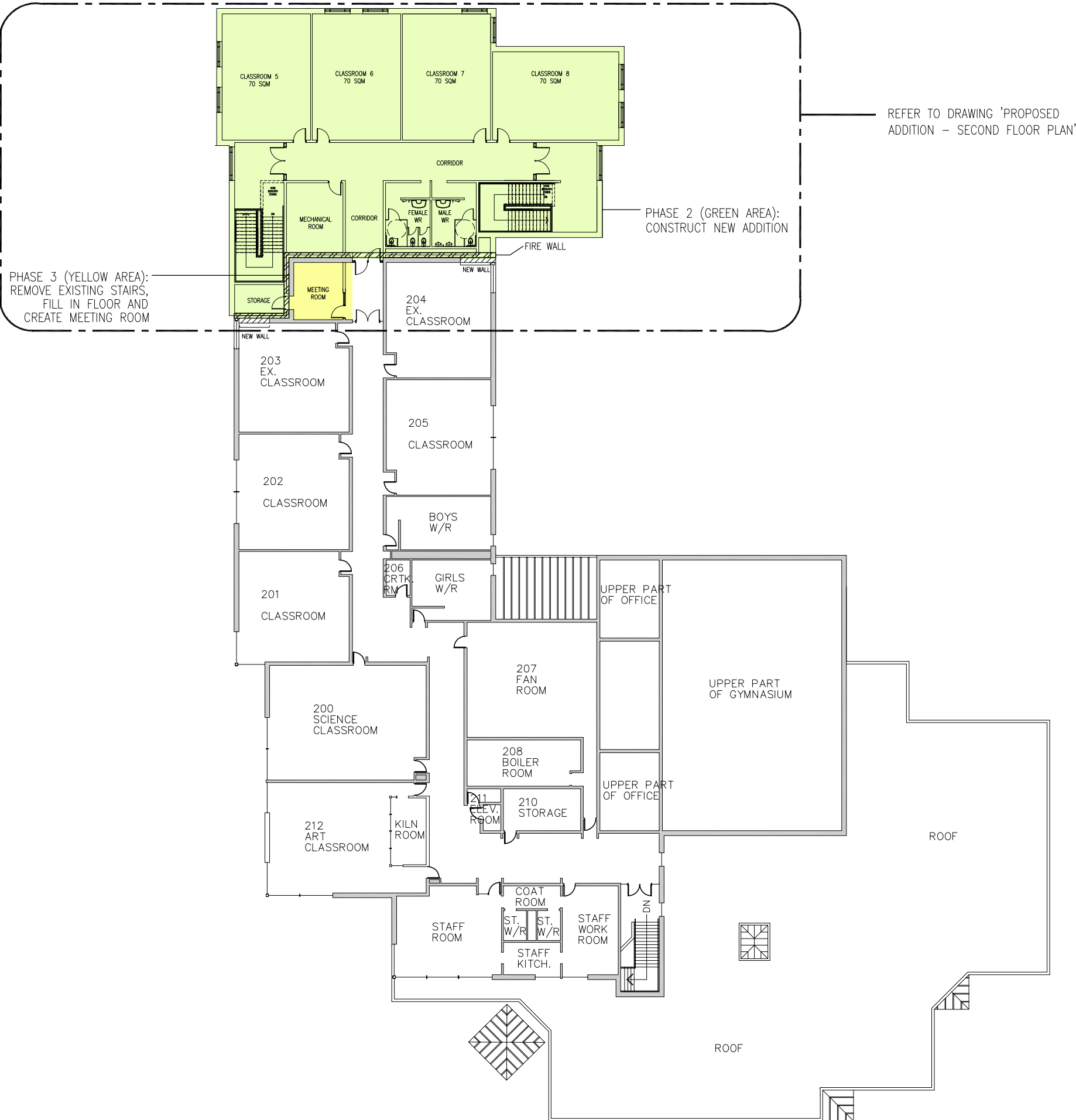
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LEGEND

- ▲ MAIN ENTRANCE
- △ EXTERIOR DOOR
- XXX EXTERIOR DOOR LABEL
- EXISTING WALL
- NEW WALL

**DAVID LEWIS  
PUBLIC SCHOOL**  
130 FUNDY BAY BLVD SCARBOROUGH, ONTARIO

Toronto District School Board

DRAWING

PROPOSED ADDITION  
OVERALL SECOND FLOOR PLAN  
AND PHASING

TRUE NORTH	DWG. NORTH
JOB NO.	
SCALE	
1:350	
PRINTABLE SIZE	
11"X17"	
PRINTED	
DWG. NO.	

**MOFFET & DUNCAN**  
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