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Public Meeting

Pape Avenue Junior Public School Update Meeting

November 28, 2024

This presentation is available on the TDSB public website at www.tdsb.on.ca – click on **Accommodation Reviews** on the bottom of the page – scroll down to **Other Reviews** – select **Pape Avenue JPS – Metrolinx Construction of the Ontario Line**.

Land Acknowledgement

We acknowledge we are hosted on the lands of the Mississaugas of the Anishinaabe, the Haudenosaunee Confederacy and the Wendat. We also recognize the enduring presence of all First Nations, Métis and Inuit peoples.

Virtual Meeting Norms

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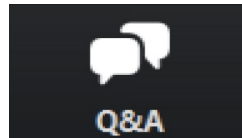
How to Participate



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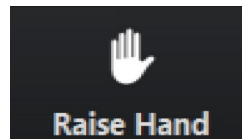
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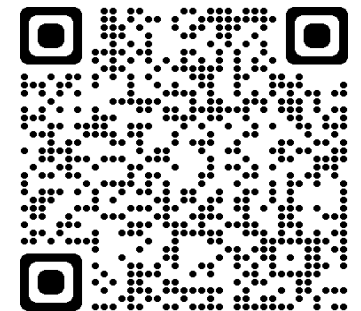
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Welcome and Introductions

Elizabeth Addo	Executive Superintendent, Learning Centre 2
Sara Ehrhardt	Trustee, Ward 15
Anastasia Poulis	Superintendent, FOS15
Carol Shea	Principal, Pape Avenue Jr PS
Maia Puccetti	Executive Officer, Facilities and Planning
Vladimir Tarakanov	Senior Manager, Design and Renewal
Daniel Castaldo	Senior Manager, Strategy & Planning
Nechama Hirschberg	Manager, Accommodation Planning
Hafsa Hasan	Planner
Zoya McGroarty	Communications Advisor

Agenda

6:30 p.m. – 8:00 p.m.

1.	Welcome and Introductions	Daniel Castaldo, Senior Manager, Strategy & Planning
2.	Metrolinx Activities	Vladimir Tarakanov, Senior Manager, Design and Renewal
3.	How are TDSB staff working with Metrolinx?	Maia Puccetti, Executive Officer, Facilities and Planning
4.	Staff Recommendation and Rationale	Maia Puccetti, Executive Officer Facilities and Planning
5.	Opportunities	Daniel Castaldo, Senior Manager, Strategy & Planning Vladimir Tarakanov, Senior Manager, Design and Renewal
6.	Next Steps	Daniel Castaldo, Senior Manager, Strategy & Planning
7.	Feedback: Comments, Questions, and Answers	All
8.	Closing Remarks	Sara Ehrhardt, Trustee, Ward 15
9.	Adjournment	Daniel Castaldo, Senior Manager, Strategy & Planning

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Metrolinx Activities

**Vladimir Tarakanov, Senior Manager,
Design and Renewal**

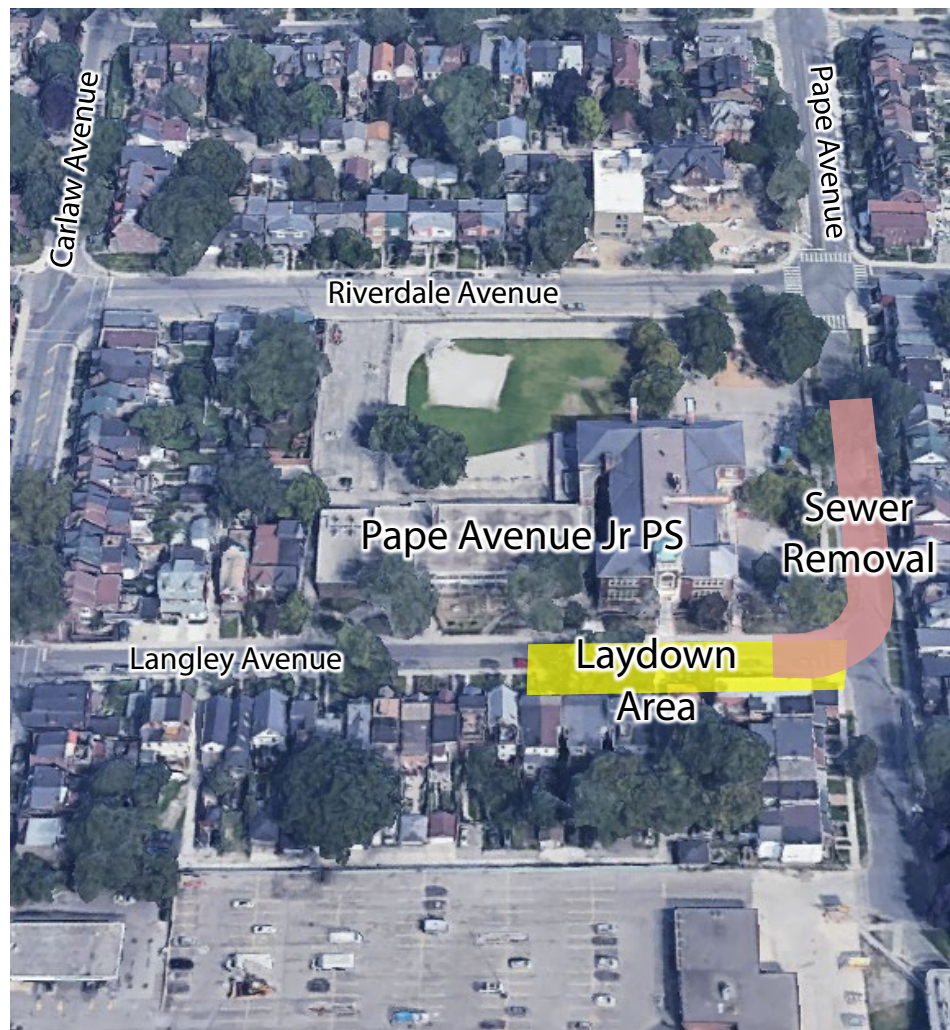
Metrolinx Activities

- Jan-Mar 2025 start date (9-month duration): Storm Sewer Preparation and Micro-tunnelling
 - Micro-tunnelling (anticipated to start in summer)
- Early 2025 start date (duration until mid-2026): 388-402 Pape Ave and 449 Carlaw Demolition and Portal Construction
- Late 2025 start date (5-month duration): Combined Sewer and water main installation



Metrolinx Activities

- Jan-Mar 2026 start date (5-month duration): Removal of existing storm sewer
- Mid-2026 start date: Preparing for tunnel boring machines and tunnelling (duration until end-2027)





How are TDSB staff working with Metrolinx?

**Maia Puccetti, Executive Officer,
Facilities and Planning**

How are TDSB staff working with Metrolinx?

- TDSB staff attend the Community Liaison Committee meetings with Metrolinx staff, local elected officials, school representatives and community members that occur every month.
- TDSB staff attend a regular meeting with Metrolinx staff that occurs every two weeks.
- TDSB staff attend meetings as required to review and discuss technical issues.
- Toronto Lands Corporation staff attend meetings as required to review and discuss agreements for the use of land.
- TDSB staff regularly request information and updates from Metrolinx on the ongoing construction activities.
- TDSB hires consultants to review the proposed work of Metrolinx (e.g., safety consultant, structural consultant).



Staff Recommendation and Rationale

**Maia Puccetti, Executive Officer,
Facilities and Planning**

Staff Recommendation and Rationale


- Significant infrastructure projects like the Ontario Line can create disturbances and disruptions that may lead to operational challenges for adjacent properties.
- Information provided by Metrolinx does not fully allay concerns about how the Pape Avenue Jr. PS students, building and site could be impacted during construction.
- Out of an abundance of caution and based on the information, staff is recommending that Pape Avenue Jr PS and Pape Children's House relocate to the Jones Avenue building for September 2025.
- Relocating the school removes any risk(s) to the health and safety of students/staff, mitigates against any unforeseen impacts or delays, and eliminates any operational issues that may arise during construction.

Staff Recommendation and Rationale

- In particular, staff have concerns with the following:
 - Increased noise during demolition and construction periods
 - Increased dust and debris during demolition and construction periods
 - Perceptible vibration due to micro-tunnelling and TBM tunnelling
 - Disruption to the learning environment within the building
 - Impact on, and loss of outdoor play areas
 - Quality of outdoor play areas / student experience
 - Volume and frequency of heavy machinery and trucks in/out of the neighbourhood
 - Changes to designated pick-up and drop-off areas
 - Changing traffic patterns in the vicinity of the school to accommodate construction activity
 - Sense of safety for students and families arriving/departing school each day
 - Unforeseen issues that could arise after the project begins
 - Timeline(s) and risk of delays that could prolong impacts to the school building / site

Relocation Timeline

- Staff are recommending that the school and childcare be relocated for September 2025. The move would take place over the summer.
- The school would be relocated for two year period, returning to the Pape Avenue Jr. PS site for September 2027. This will require ongoing evaluation as Metrolinx proceeds.
- The Jones Avenue building will undergo further improvements to receive the school and childcare in September 2025.
- During the relocation period the Pape Avenue building will be renovated to address the renewal needs of the building.

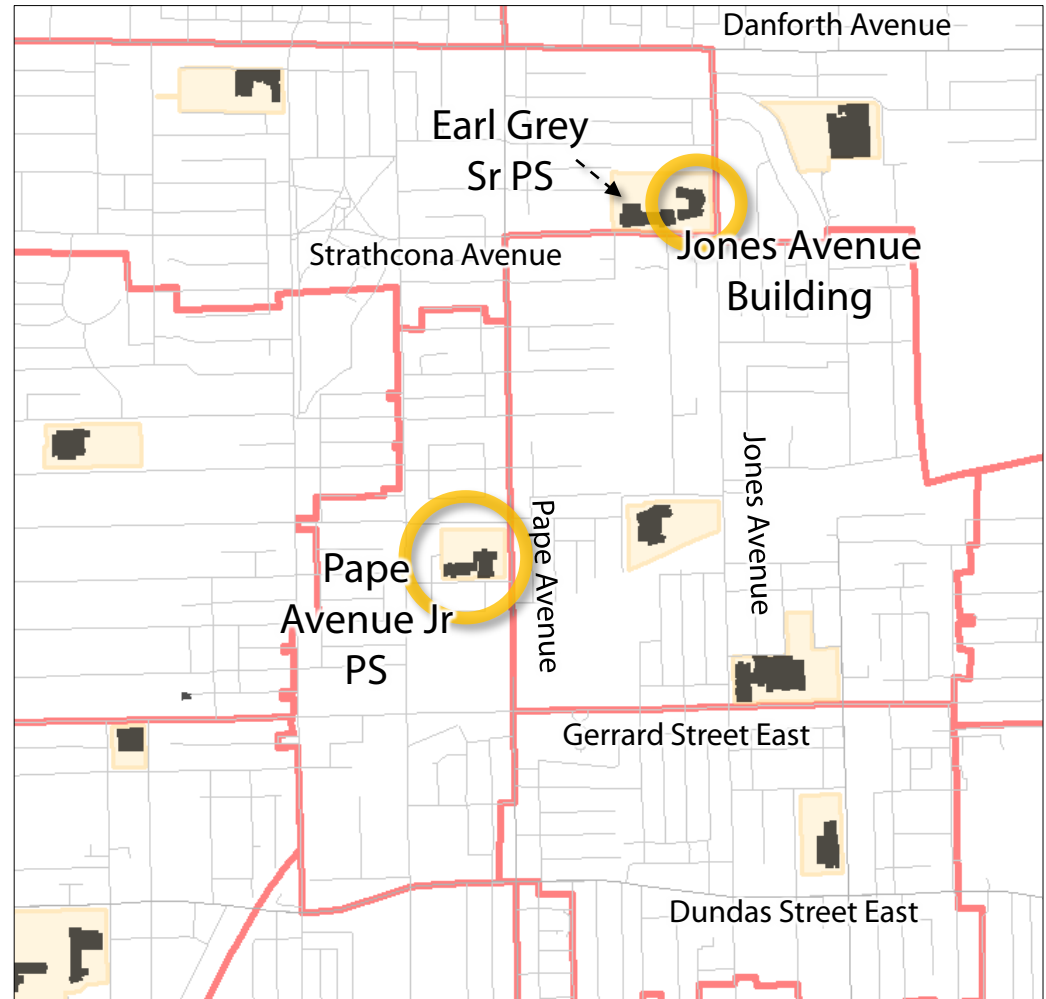


Overview of the Jones Avenue Building

**Daniel Castaldo, Senior Manager, Strategy &
Planning**

Jones Avenue Building Background

- Located at 540 Jones Avenue
- Immediately adjacent to Earl Grey Sr PS
- Located 1.2 km from Pape Avenue Jr PS
- Has been used as a multi-purpose centre since 1965
- Severely damaged by fire in 2019
- Has undergone a deep retrofit and reopened in February 2024



Jones Avenue Building Background




- Three-storey building
- Intended to be used as a multi-purpose centre and holding site for schools undergoing major construction or other emerging issues that require a school to be relocated.
- Current occupant in the building is Adult ESL on the third floor
- Basement, First Floor, and Second Floor are empty – there is enough space for Pape Avenue Jr PS and Pape Children’s House.



Jones Avenue Building Floorplan

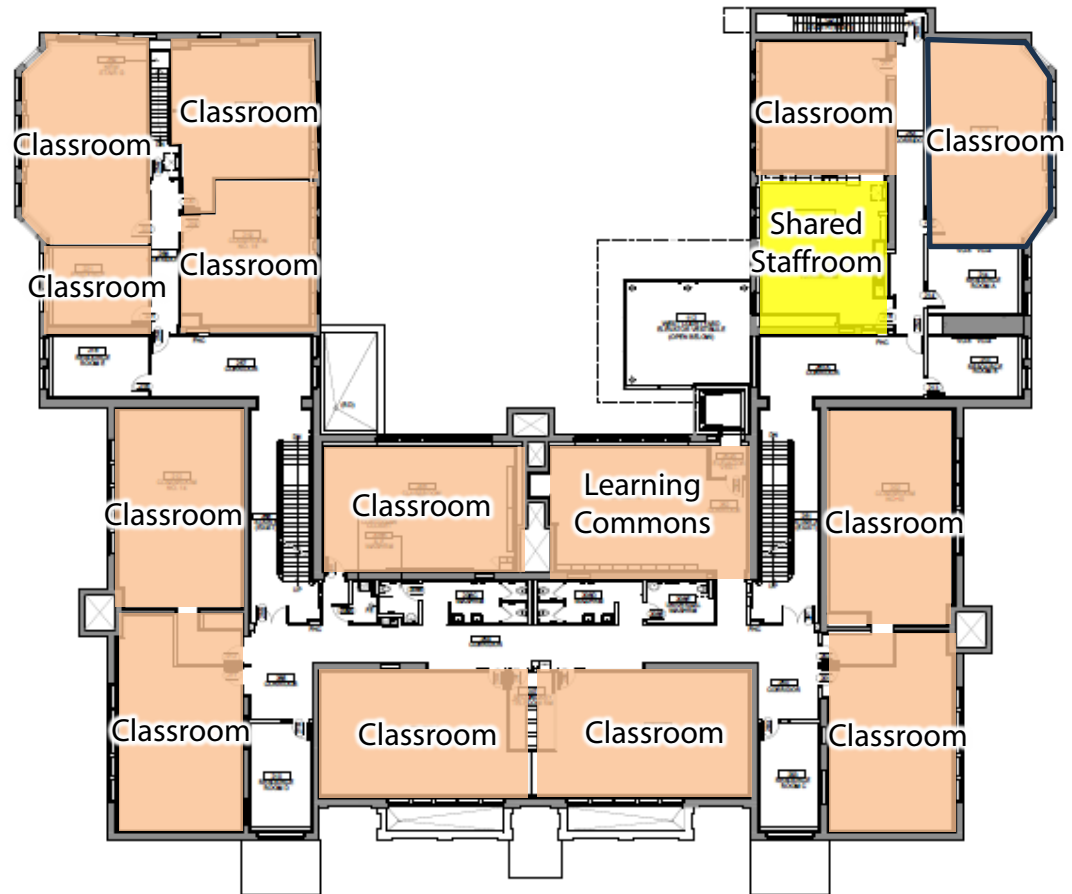
First Floor






-  Pape Avenue Jr PS space
-  Pape Children's House space
-  Adult ESL space

Jones Avenue Building Floorplan

Second Floor






-  Pape Avenue Jr PS space
-  Pape Children's House space
-  Adult ESL space

Jones Avenue Building Floorplan

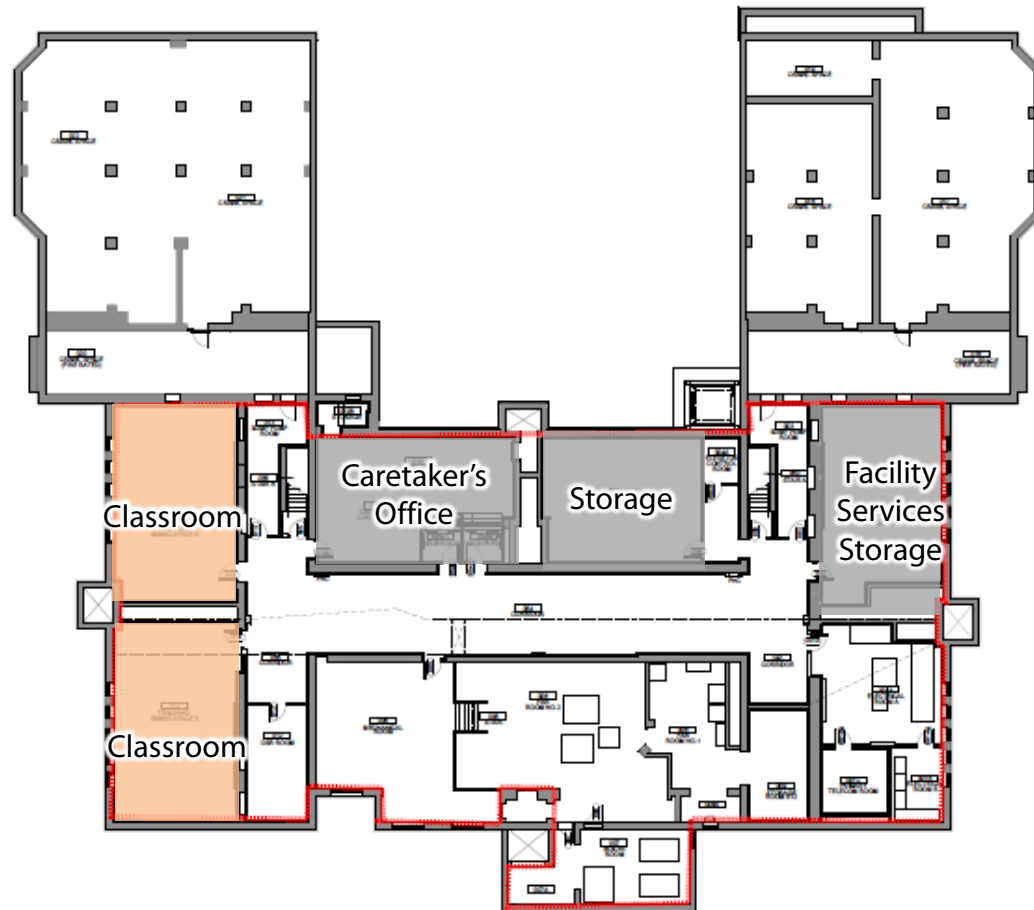
Third Floor






-  Pape Avenue Jr PS space
-  Pape Children's House space
-  Adult ESL space

Jones Avenue Building Floorplan

Basement

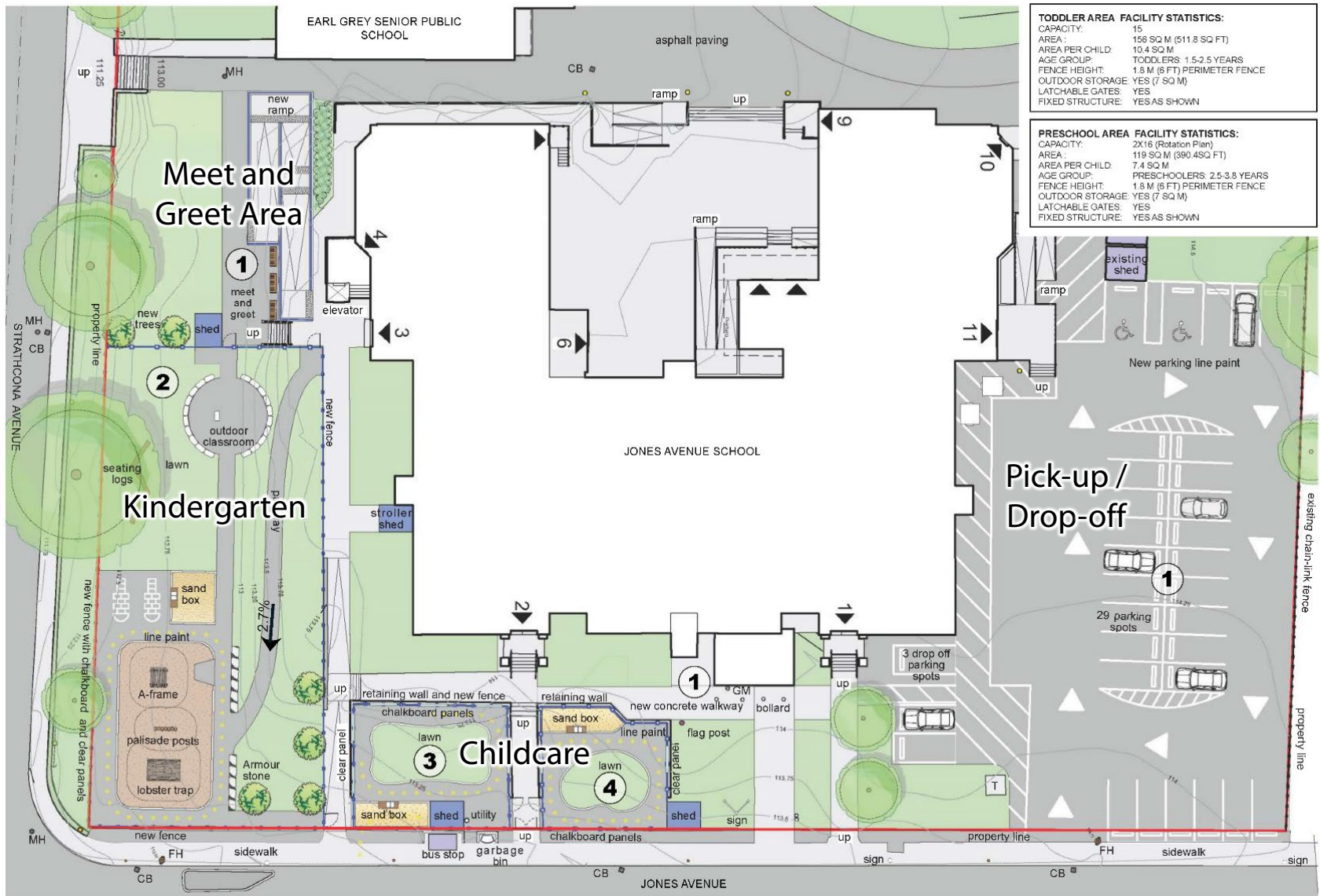


-  Pape Avenue Jr PS space
-  Pape Children's House space
-  Adult ESL space

Jones Avenue Building – Further Improvements

- The Jones Avenue building will undergo further improvements to receive the school and childcare.
- The first floor will be retrofitted into licensed childcare space.
- The site will be improved to create:
 - Separate outdoor play areas for the childcare on the east side of the building.
 - A kindergarten play area on the south side of the building.
- Card readers will be added to external and internal doors.
 - Security cameras are already in place
- The elevator in the building will be reprogrammed to access the third floor only.

Jones Avenue Master Plan

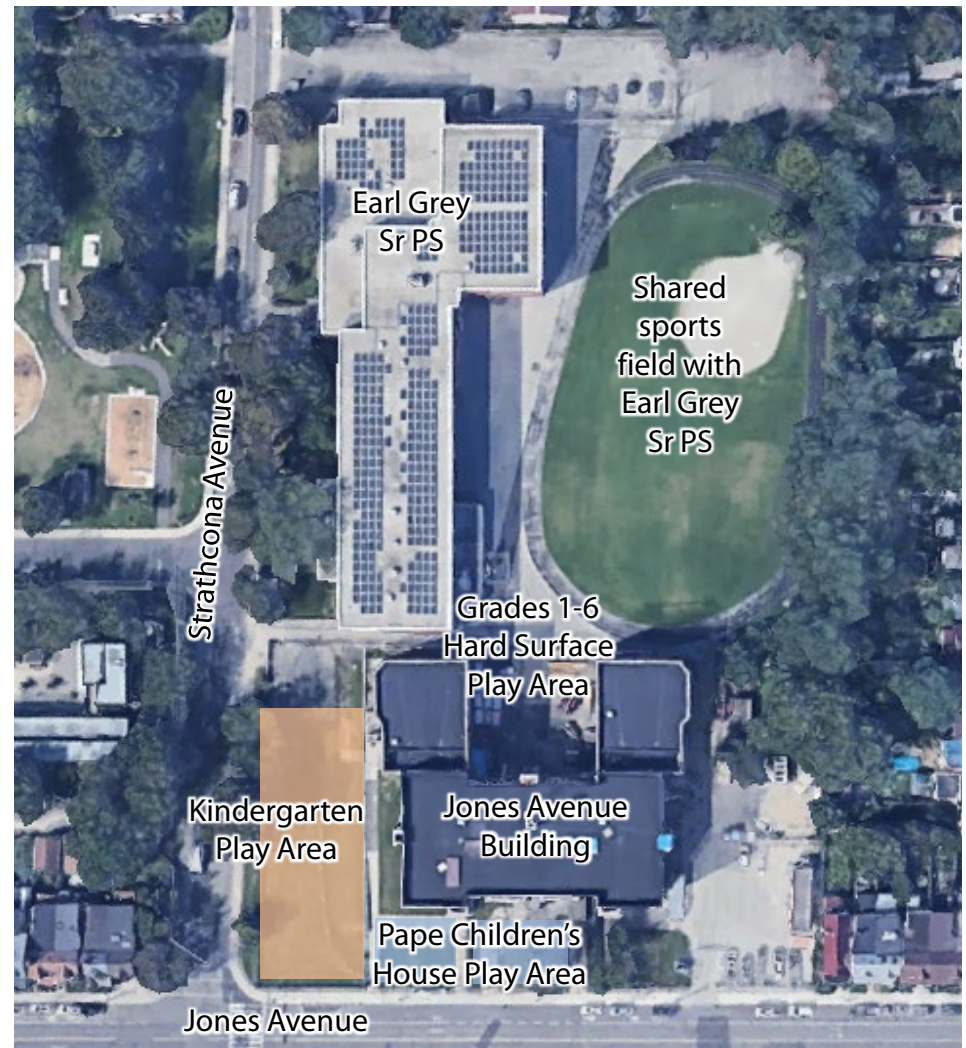


TODDLER AREA FACILITY STATISTICS:	
CAPACITY:	15
AREA:	156 SQ M (511.8 SQ FT)
AREA PER CHILD:	10.4 SQ M
AGE GROUP:	TODDLERS: 1-5.2, 5 YEARS
FENCE HEIGHT:	1.8 M (6 FT) PERIMETER FENCE
OUTDOOR STORAGE:	YES (7 SQ M)
LATCHABLE GATES:	YES
FIXED STRUCTURE:	YES/AS SHOWN

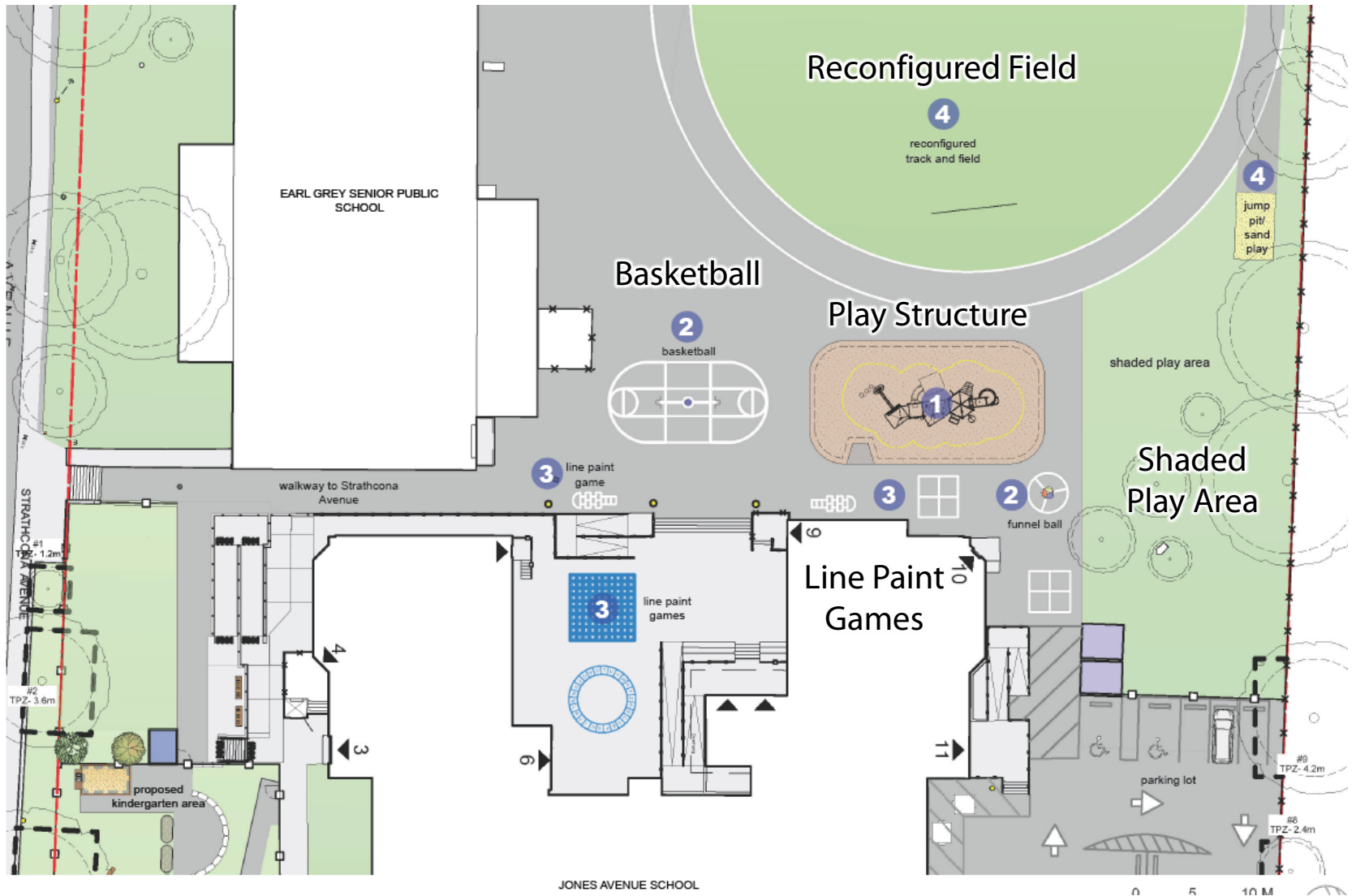
PRESCHOOL AREA FACILITY STATISTICS:	
CAPACITY:	2X16 (Rotation Plan)
AREA:	119 SQ M (390.4 SQ FT)
AREA PER CHILD:	7.4 SQ M
AGE GROUP:	PRESCHOOLERS: 2.5-3.8 YEARS
FENCE HEIGHT:	1.8 M (6 FT) PERIMETER FENCE
OUTDOOR STORAGE:	YES (7 SQ M)
LATCHABLE GATES:	YES
FIXED STRUCTURE:	YES/AS SHOWN

Jones Avenue Building Outdoor Play Areas

- Kindergarten play area can be built on the south side of the building
- Childcare play area can be built at the front of the building
- Grades 1 to 6 would use the hard surface play areas in the courtyard and at the back of the building
- Pape Avenue Jr PS would share the sports field with Earl Grey Sr PS
- The pool at Earl Grey Sr PS could be used by Pape Avenue Jr PS
- The gym at Earl Grey Sr PS could be shared with Pape Avenue Jr PS



Jones Avenue Master Plan – Playscape Improvements





Renovations at Pape Avenue Jr. PS

Vladimir Tarakanov

Renovations at Pape Avenue Jr. PS

- The temporary relocation of Pape Ave JPS presents an opportunity to undertake extensive renovations in the building.
- Recent facility condition assessment of the building identified 40 building systems and components in urgent or high need of replacement.
- Renovations would include replacement of mechanical and electrical systems, building envelope upgrades, site improvements, and interior work.
- The high-level cost for the work would be approximately \$10M.

Renovations at Pape Avenue Jr. PS

Mechanical:

- Replace heating plant from steam to hot water system, complete with new hot water supply and return piping, convectors, and hot water pumps.
- Replace air handling units in the 1958 building and refurbish ventilation system in the 1907 building. Deep clean all existing ductwork and grilles
- Provide new domestic hot water system to service both buildings.
- Miscellaneous replacement of plumbing fixtures throughout.
- Upgrade domestic cold-water connection and review fire safety systems.

Renovations at Pape Avenue Jr. PS

Electrical:

- Replace electrical distribution services in both the 1907 and 1958 buildings.
- Upgrade lighting fixtures throughout (interior and exterior) to LED.
- Upgrade security system.

Site Improvements:

- Replace asphalt in the parking and play areas and replace play equipment.
- The final exterior scope of work will be determined through a master planning exercise involving all stakeholders, including the school community.

Renovations at Pape Avenue Jr. PS

Building Envelope:

- TDSB recently replaced all windows in the original 1908 building with careful consideration of heritage features.
- Windows in the 1957 addition to be replaced with high performance aluminum frames, including insulated glazing units and increased operable vents for improved natural ventilation.

Interior:

- Minor restoration work of building components as required.
- New millwork in classrooms to facilitate heating plant upgrade.
- Review of possible barrier free upgrades throughout.



Next Steps

Daniel Castaldo, Senior Manager, Strategy & Planning

Next Steps

Decision Making

- Staff will make the decision on relocating of Pape Avenue Jr. PS / Pape Childrens House to the Jones Avenue building.
- A letter will be sent to the school community and childcare in December that outlines the decision and provides information on the planned relocation.

Timing of the Move

- Staff are planning for the move to occur over the Summer of 2025 for a September 2025 school start.
- A move cannot occur sooner; the Jones Avenue building is not ready.
- If there are delays at Jones Avenue, then the next opportunity for a move would be during the Winter Break in December 2025.

Duration of the Move

- Staff are planning to relocate the school and childcare for approximately two years to allow Metrolinx to complete their work.
- The Pape Avenue Jr. PS building is planned to reopen in September 2027, contingent upon progress of Metrolinx activities.

Next Steps

Transportation to Jones Avenue

- There are a small number of addresses that qualify for Transportation to the Jones Avenue building as per Board policy. These students will be provided with transportation.
- If space is available, the Empty Seat policy may provide an opportunity for more students to be bussed.

Information Sharing

- The team will develop a communications plan to keep the school community informed during the relocation process, as well as to ensure widespread access to frequently asked questions. This may include school website updates, regular newsletter updates, and FAQ documents.
- A website has been set up for the relocation of Pape Avenue Jr. PS and the childcare to Jones Avenue.
- Updates and information will be posted to this webpage as we proceed.

Next Steps

Sharing the Building with Adult ESL

- The Adult ESL program will continue to operate on the third floor of the Jones Avenue building.
- There are 10 elementary schools in the TDSB that accommodate Adult ESL programs.
- Card readers will be installed and the elevators reprogrammed to allow access to the third floor only. Security cameras have already been installed.
- Staff will examine opportunities for staggered start/end times for the Adult ESL program and the school.

Preparation for the Childcare

- TDSB Design Staff are moving forward with retrofits to accommodate childcare at the Jones Avenue building. Work is expected to begin within the next few weeks.
- TDSB Early Years staff have started to work with Pape Children's House on the licensing process.
- Dedicated follow-up meeting with childcare administrators regarding the move will be arranged.

Next Steps

Other Options in the Neighbourhood

- Families who wish to withdraw from Pape Avenue Jr. PS can apply to other nearby schools through the Out-of-Area Admissions process.
- Acceptance is subject to space availability.

Sharing Indoor / Outdoor Play Areas with Earl Grey Sr. PS

- Principals of both schools will begin working on a strategy that meets the needs of all students.



Feedback

Comments, Questions and Answers

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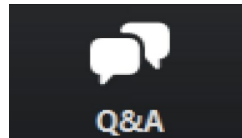
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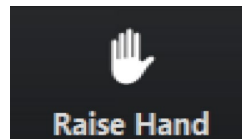
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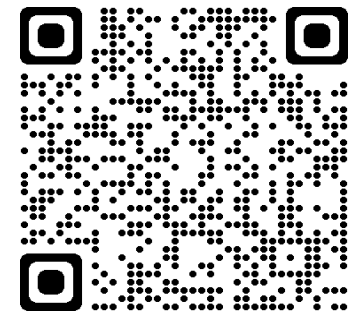
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Closing Remarks

Sara Ehrhardt, Trustee, Ward 15

Wrap-up

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 - Select **Pape Avenue JPS – Metrolinx Construction of the Ontario Line**
- Questions and comments can be emailed to TDSB staff and/or Trustee:
 - Staff's email: accommodationreviews@tdsb.on.ca
 - Trustee's email: Sara.Ehrhardt@tdsb.on.ca



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