



Redirected Residential Developments and Potential for Satellite Sites

To: Planning and Priorities Committee

Date: 1 December, 2022

Report No.: 12-22-4442

Strategic Directions

- Provide Equity of Access to Learning Opportunities for All Students
- Allocate Human and Financial Resources Strategically to Support Student Needs

Recommendation

It is recommended that the report on redirected residential developments and the potential for satellite sites be received.

Context

The purpose of this report is to respond to a request from the Board of Trustees at the meeting on April 21, 2021. At this meeting, Trustees considered a report from staff on a review of a commercial building near Eglinton Junior Public School to determine if it was appropriate to use as a satellite of the school to address enrolment pressures. The conclusion of the review was that the commercial building was not a suitable solution and the enrolment pressure at Eglinton Jr PS should continue to be addressed by redirecting residential development to holding schools. The Board of Trustees requested a summary of all existing redirected developments and comments on the feasibility of using satellite sites as solutions in these areas.

What is a satellite site?

A satellite site is space used by a school in a nearby building. It is a way of providing more space to a school to address enrolment pressures. In using a satellite, a school would place a number of classes in the satellite space. The classes would still be a part of the school: they would fall under the responsibility of the principal; they would access the main school building to use specialized spaces such as the gym, library and

playfield; and they would participate in school events like assemblies. Satellite sites function similar to portables: portables provide additional space for a school that is separate from the main school building; satellite sites accomplish the same thing, but they use space in a permanent building rather than a relocatable unit.

What makes a good satellite site?

Not all buildings close to schools have space that is appropriate for use by students. Some of the attributes of a building that make it a consideration for use as a satellite are:

- Has rooms that are the size and configuration of classrooms (approximately 800 square feet in area) with access to natural light;
- Sufficient space to accommodate a number of classes and alleviate the enrolment pressure;
- Self-contained, exclusive, secure space with dedicated entrances and washrooms that separates student activities from other uses in close proximity;
- Adjacent uses that are compatible with student activities;
- Close to the main school building so that students in the satellite site can easily access the main building to use specialized spaces not in the satellite site such as the gym, library and playfield; and
- Close to the main building so that teachers can easily access the satellite site to provide prep coverage and administrative staff can provide support.

What are some recent experiences that the TDSB has had with satellite sites?

A satellite site was used for George Webster ES from 2014 to 2018 to accommodate students during the construction of the larger replacement building. A nearby vacant TCDSB school, St Bernadette CS, was leased during the construction period. The JK-5 students remained in the George Webster building while the replacement building was constructed on the playfield, and the Grades 6-8 students were accommodated in the satellite site. The use of the satellite site allowed 12 portables to be removed from the playfield which provided the necessary space for constructing the replacement building. After the replacement building opened, the lease was terminated, and the Grades 6-8 students returned to the new building.

A satellite site was used for Norseman JMS from 2017 to 2019 to accommodate students during the construction of the addition. An adjacent closed TDSB school, Castlebar ES, was re-opened to facilitate construction. The JK-3 and Grades 6-8 students remained in the Norseman building while the addition was constructed. The

Grades 4-5 students were accommodated in the satellite site. The use of the satellite site allowed five of the ten portables to be removed from the hard surface play area which made room for the construction of the addition. After the addition opened, the Grades 4-5 students returned to the Norseman building. The Castlebar building was approved to remain open as a new JK-5 school with its own catchment area to address further enrolment growth occurring in the area, starting in 2019.

In 2019, a satellite site was explored for David Lewis PS. The school had six portables on site and was a high priority for an addition. As an alternative to the addition, staff explored the use of the immediately adjacent TCDSB school, St Maximilian Kolbe CS, as a satellite for David Lewis PS. TCDSB staff communicated that the St Maximilian Kolbe building was a core holding site for the TCDSB and was fully utilized accommodating several administrative groups. This information became part of the business case submitted to the Ministry of Education for capital priority funding. In 2020, the Ministry approved funds to build an eight-room addition at David Lewis PS.

In 2020, reduced class sizes were approved for high-risk elementary schools in response to the COVID-19 pandemic. Several of these elementary schools did not have sufficient space to accommodate the additional teachers required to reduce the class sizes. Staff explored solutions for providing more space such as satellite sites. For those elementary schools next to other TDSB facilities such as secondary schools, multipurpose centres, and administration centres, staff identified space in these buildings for the elementary classes to use. A number of elementary schools were close to public facilities like community centres, libraries, universities, colleges, and the Ontario Science Centre. Discussions took place with these organizations to gain access to space that could be used by elementary classes. These satellites were not implemented because the large number of students choosing to attend the virtual school eliminated the need for more space.

Redirected Residential Developments and Satellite Sites

Satellite sites are just one of the solutions that can be considered for addressing accommodation pressures. Other solutions include controlling out-of-area admission, reorganizing the use of space in schools, renovating the interior of schools, adding portables to sites, relocating programs, changing boundaries, changing grades, applying for capital priority funding, and redirecting residential development to schools that have space available.

In 2021, a commercial building across the street from Eglinton Jr PS was explored as a satellite site for Eglinton Jr PS. Eglinton Jr PS is located in a high-density area that has experienced tremendous growth and will continue growing for the next couple of decades. Approximately 1,000 additional elementary pupil places are required in the area. As a holding solution until those additional spaces are created, residential

developments have been redirected to receiving schools outside of the area, Whitney Jr PS and Rippleton PS. The commercial building was explored as a way to decrease the number of students who will be bussed to the receiving schools and decrease the number of portables required at the receiving schools. It was determined that the commercial building was not a suitable satellite site for Eglinton Jr PS because the students would have to cross a major street (Eglinton Avenue East) to access the main school building, the commercial building did not have sufficient space to provide a gym or outdoor play area, and the educational experience for the students would be less than that provided at a receiving school.

Appendix A contains a map that shows the redirected residential developments and the receiving schools. Appendix B contains a list of the redirected residential developments. For each development, comments have been provided on the feasibility of a satellite as an alternate accommodation solution to redirecting the development. For the majority of the schools for which redirections have been implemented, satellite sites are not a practical solution because the surrounding buildings are not appropriate to accommodate classes (such as single family detached homes). Comments have also been provided on the long-term plans for addressing the redirected developments. Boundary changes and capital projects will be the solution for many of the redirections.

Action Plan and Associated Timeline

Not applicable.

Resource Implications

Not applicable.

Communications Considerations

Not applicable.

Board Policy and Procedure Reference(s)

Not applicable.

Appendices

- Appendix A: Locations of Redirected Residential Developments and Receiving Schools
- Appendix B: Redirected Residential Developments with Comments on Potential for Satellite Sites

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