



Temporary Relocation of Pape Avenue Junior Public School and Childcare to 540 Jones Avenue

To: Planning and Priorities Committee

Date: 16 January, 2025

Report No.: 01-25-4824

Strategic Directions

- Revitalize - All students and staff learn and work in inclusive, safe, and modern environments.

Equity as a guiding principle: Equity is foundational to all TDSB work and will be embedded throughout the strategic directions.

Recommendation

It is recommended:

- That Pape Avenue Junior Public School and Pape Children's House childcare be temporarily relocated to the 540 Jones Avenue building, effective 1 September 2025, be approved, to allow for Metrolinx to proceed with the construction of the Ontario Line and
- That Pape Avenue Junior Public School and Pape Children's House childcare be relocated to the Jones Avenue building for a period of two years, returning to the Pape Avenue Junior Public School site at 220 Langley Avenue for 1 September 2027 be approved; and
- That the timing of the above recommendations be adjusted, with adequate community notice, in the case of unexpected delays in the construction process be approved.

Context

The purpose of this report is to seek approval for relocating Pape Avenue Junior Public School and childcare to 540 Jones Avenue due to Metrolinx' construction of the Ontario Line, based on the rationale provided below.

Pape Avenue Junior Public School is a JK to Grade 6 school with approximately 280 students, managed by a single administrator. The school is located at 220 Langley Avenue, near the intersection of Pape Avenue and Gerrard Street in the Riverdale neighbourhood. Pape Children's House is the childcare that operates in the building with a licensed capacity of 15 toddler and 32 preschooler children. Pape Avenue Junior Public School also has a Before and After School Program (BASP) and operates a full-day summer program for 112 children aged 4 to 12.

Metrolinx is constructing a portion of the Ontario Line, a new 15km subway, under Pape Avenue. Pape Avenue Junior Public School has frontage on Pape Avenue and will be impacted by the construction activity. The construction activity will change over time and involve micro-tunneling beneath the school's playground, excavation of the existing sewer pipe under Pape Avenue and subway tunneling beneath Pape Avenue directly in front of the school. Appendix A provides a series of site plans showing the extent of the Metrolinx construction both on and adjacent to the Pape Avenue Junior Public School property.

The school will experience disruptions such as noise, dust, vibrations, road closures and traffic congestion throughout the various stages of this work. During the major tunnel work, anticipated to start in early 2026, one third of the Pape Avenue Junior Public School school yard will be off limits to students and the childcare. TDSB staff have been working with Metrolinx to understand the nature of the work that will be undertaken, the anticipated timing of the work, as well as the impacts to the school.

Metrolinx has provided technical reports to TDSB staff that suggest that the school site would be safe during the construction, however, TDSB staff have concerns about the impact that construction will have on the school.

The information provided by Metrolinx to date does not fully allay the concerns of TDSB staff related to the:

- Increased noise, dust and debris during demolition and construction periods
- Perceptible vibration due to micro-tunnelling and Tunnel Boring Machine (TBM) tunnelling
- Disruption to the learning environment within the building
- Sense of safety for students and families arriving/departing school each day

- Loss of outdoor play areas and the quality of outdoor play experience
- Volume and frequency of heavy machinery and trucks in/out of the neighbourhood
- Changes to designated pick-up and drop-off areas, traffic patterns in the vicinity of the school
- Unforeseen issues that could arise after the project begins that may extend the timeline(s) that could prolong impacts to the school building / site.

Staff are recommending that the school and childcare be relocated to remove any risk(s) to the health and safety of students/staff, to mitigate against any unforeseen impacts or delays, and to eliminate any operational issues that may arise during construction.

540 Jones Avenue

The Jones Avenue building is located approximately 1.2 km north of the Pape Avenue site. A map can be found in Appendix B that shows the location of the two sites. The Jones Avenue building is a recently renovated multi-purpose centre, designed to accommodate an Adult ESL program (currently operating on the 3rd floor exclusively), and function as a temporary holding site to receive schools during major construction projects or emerging issues that require schools to be relocated offsite.

There is sufficient space in the Jones Avenue building to receive Pape Avenue Junior Public School and the childcare centre, as well as continue to accommodate the Adult ESL program. A floor plan of the Jones Avenue building can be found in Appendix C.

The Jones Avenue building requires some additional modification to be able to support the school and a childcare (interior and exterior work). Interior work has been tendered and was approved at the November 6, 2024, Board meeting. It is anticipated that this work will be completed by August 2025.

The Jones Avenue site will also be improved to create dedicated outdoor play areas for the childcare, Kindergarten and Grade 1-6 students. The Adult ESL program will continue to operate in the building during the relocation period.

If work on the Ontario Line is delayed, the school and childcare would continue to be accommodated at the Jones Avenue building beyond the two-year period. The school and childcare would be returned to their original location when the work is complete, and the risk of ongoing disruption(s) is fully addressed.

Shared Use with Earl Grey Sr. PS

The Jones Avenue building shares a site with Earl Grey Sr. PS, a Grade 7-8 school. An aerial photograph of the site can be found in Appendix D. The Jones Avenue building does not have a full-sized gymnasium, and as a result will need to share spaces with Earl Grey Sr. PS to support active play. The principals of the two schools will work with their Superintendent to develop a strategy on how space would be shared during the relocation period.

Staff will ensure that there is timely communication and consultation with the Earl Grey Sr PS community about the relocation timeline and sharing of spaces such as the field as well as possibly the Earl Grey cafeteria, gym and swimming pool. Staff will also explore potential student mentorship and learning opportunities between the two schools.

Improvements to Pape Avenue Junior Public School

While the site is vacant, a series of improvements will be made to address the facility condition of the Pape building. These renovations will significantly reduce the renewal backlog of the Pape building, which is a goal for all TDSB school buildings as per the Capital Revitalization Strategy.

Renovations will include the replacement of mechanical system, electrical and building envelope upgrades, site improvements, and interior work. The cost of these renovations will be funded through existing revenue streams such as School Condition Improvement (SCI) and the annual School Renewal Allocation (SRA).

Action Plan and Associated Timeline

The school and childcare would be moved over the summer of 2025 for a September 2025 start. Prior to the move, there are a series of improvements to the Jones Avenue site and building that are expected to be completed in August 2025.

If there are delays with this work, the next opportunity to move into the Jones Avenue building would be over the winter break of 2025 for a January 2026 start. Staff will monitor the progress of the work and provide timely notice to impacted families if the relocation is delayed for any reason.

The anticipated move back to the permanent Pape Avenue Junior Public School building is September 2027.

Resource Implications

There is a small portion of the Pape Avenue Junior Public School attendance area that falls outside of 1.6km from the Jones Avenue building; students in JK-5 that reside in

this area will require transportation. It can be expected that one bus would be required at a cost of approximately \$66,500 annually. Staff are exploring the possibility of extending transportation to Grade 6 students residing in this area if sufficient capacity exists.

Improvements to the Jones Avenue building and the Pape Avenue building will be funded through existing grants such as School Condition Improvement and the Annual Grant for School Renewal. The ministry has given approval to use Proceeds of Disposition if required to fund the renovations as Jones. This would be included in the Capital Budget report, which is presented in Private at the Finance Enrolment and Budget Committee (FBEC) meeting, tracking to May 2025.

Toronto Lands Corporation (TLC), on behalf of TDSB, are currently in negotiations with Metrolinx to seek compensation for both the permanent property takings and the temporary disturbances to the Pape Avenue Junior Public School school site. Partial use of this funding will be applied towards the costs associated with the relocation to the Jones building (and returning to the Pape building) for both the school and childcare, as well as any ancillary costs such as transportation. A report regarding the status of the settlement with Metrolinx will be provided to the Board in the spring of 2025.

Communications Considerations

Metrolinx held a community meeting on November 19, 2024, to update the Pape community on their construction plans and to explain their recent decision to expropriate 25 houses located directly across the street from Pape Avenue Junior Public School.

While Metrolinx did not explicitly state that the school building would be unsafe, the information shared at the meeting indicated that disruptions because of construction would be significant.

The TDSB held a public meeting with Pape Avenue Junior Public School families and the childcare centre on November 28, 2024. At this meeting staff shared the recommendation to relocate and provided a rationale for that recommendation. Approximately 90 members of the public registered to attend the meeting. A copy of the slide presentation and a video recording have been posted to the TDSB website, under the webpage, *Accommodation - Reviews*, [Current Other Studies](#), 2024 – Pape Junior Public School. Staff are developing a survey for families at Pape Avenue Junior Public School to seek input and feedback on the move to the Jones Avenue building, specifically on areas of concern and how to best engage with the community as the process unfolds.

Upon approval of this report, further information and updates on the relocation will be provided through the public website, direct school communication(s), and community meetings as required.

Board Policy and Procedure Reference(s)

There are no specific Board Policies or Procedures that apply to this temporary school relocation – however, as per the examples noted below, the temporary relocation of the Pape students to the Jones building is considered an exemption to the Ministry guidelines and Board’s Pupil Accommodation policy (Section 6C.2, PO68, Accommodation and Review).

The Board of Trustees has made the final decision on school relocations in the past. Recent examples include:

- The relocation of Davisville Jr PS and Spectrum Alternative Sr School to the 529 Vaughan Road building due to the construction of a replacement facility – the schools were relocated for three years;
- The relocation of Hodgson MS to the 529 Vaughan Road building due to the construction of a major addition and deep retrofit – currently in progress, it is anticipated that the school will be relocated for four years;
- The relocation of York Memorial CI to the Scarlett Heights building due to accommodation pressures at their temporary holding location (George Harvey CI) – the school was relocated for three years; and
- The relocation of the consolidated York Memorial CI to the George Harvey building while the York Memorial building is under construction – currently in progress.

Appendices

Appendix A: Plans showing the extent of Metrolinx’ work

Appendix B: Location Map of Pape Avenue Junior Public School and 540 Jones Avenue

Appendix C: Floor Plan of the Jones Avenue building

Appendix D: Aerial photograph of the Earl Grey Sr. PS / Jones Avenue site

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