

PUPIL ACCOMMODATION REVIEW FOR GEORGE HARVEY COLLEGIATE INSTITUTE AND YORK MEMORIAL COLLEGIATE INSTITUTE

INITIAL STAFF REPORT

TORONTO DISTRICT SCHOOL BOARD
JANUARY 29, 2020

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1. EXECUTIVE SUMMARY

Ministry of Education Statement

The purpose of a pupil accommodation review is to bring forward scenarios that enhance educational opportunities for students while optimizing board resources. It is to be expected that among the various scenarios, those proposed and those that have yet to be identified, there will be a combination of positive and negative impacts. It is for the Board of Trustees to weigh the pros and cons of each scenario and make the best decision for their students and the school board.

While the Initial Staff Report does identify a recommended scenario, this initial board staff recommendation is not to be construed as the preferred or already-approved scenario by the Board of Trustees. It is merely the scenario that staff, at this preliminary stage of the pupil accommodation review, feel is the best scenario upon which to initiate the review process. It is possible that during the pupil accommodation review process new scenarios could be brought forward for consideration. Should this occur, the Board of Trustees is expected to select the best scenario from all the scenarios generated – prior to or following the commencement of the pupil accommodation review.

For further guidance on the pupil accommodation review process please refer to the Pupil Accommodation Review Guideline and/or the Parent's Guide to Pupil Accommodation Reviews available on the Ministry of Education public website.

Purpose of the Report

The purpose of this Initial Staff Report is to provide the Board of Trustees with background information about George Harvey CI and York Memorial CI and to request approval to conduct a modified pupil accommodation review involving these two schools. The need to conduct the modified pupil accommodation review at this time is due to the fire that significantly damaged the York Memorial CI building. This review is consistent with the TDSB's Long-Term Program and Accommodation Strategy which identified a study of George Harvey CI and York Memorial CI to address under-utilization and the distribution of sites.

1A. WHY A PUPIL ACCOMMODATION REVIEW IS NEEDED AND DECISION SOUGHT

A pupil accommodation review is needed to develop a student accommodation plan for George Harvey CI and York Memorial CI. This study was included in the TDSB's Long-Term Program and Accommodation Strategy to address under-utilization and identify the best location for the schools. George Harvey CI is 37% utilized and the York Memorial CI site and the George Harvey CI site are in close proximity (700 metres apart). The fire that devastated the York Memorial building at 2690 Eglinton Avenue West has caused an urgent need for the review to be completed now in order to provide certainty for the students, parents and staff of York Memorial CI about the future of their school and to ensure that the building does not sit dormant in its current state for a prolonged period of time.

A modified pupil accommodation review is recommended to expedite the process and receive a decision on the future of the York Memorial CI site as quickly as possible. Another reason for the modified review is that the scope of the review will be minimal – it will focus on two schools, George Harvey CI and York Memorial CI.

As per the Ministry of Education's Pupil Accommodation Review Guideline and the TDSB's Accommodation and Program Review Policy P068, a modified review can be approved by the Board of Trustees when the affected schools satisfy at least one of four conditions specified in the policy. In this situation, the under-utilization condition is met – George Harvey CI is currently 37% utilized, well below the threshold of 65% identified in the policy, and is projected to remain at this level for the next five years.

The decision being sought at the end of the review process concerns the number of secondary schools that should serve this part of the city – two, as currently, or one new consolidated school.

1B. SCHOOLS UNDER REVIEW AND PROPOSED SCENARIOS

Two schools will be involved in this pupil accommodation review, George Harvey CI and York Memorial CI. As per the Ministry of Education's Pupil Accommodation Review Guideline and the TDSB's Accommodation and Program Review Policy P068, staff must present a minimum of one recommended scenario and two alternative scenarios, one of which could include a status quo scenario. The following three scenarios were developed for this review:

Scenario 1 – Status Quo: York Memorial CI and George Harvey CI remain open as separate schools. York Memorial CI moves into a new building on the York Memorial CI site at 2690 Eglinton Avenue West when the new building opens (expected to be in 2026). There are no changes to the attendance areas for the two schools.

Scenario 2 – York Memorial CI and George Harvey CI consolidate in 2021: York Memorial CI and George Harvey CI consolidate in the existing George Harvey CI building in 2021. Afterwards, both schools move into a new building on the York Memorial CI site at 2690 Eglinton Avenue West when the new building opens (expected to be in 2026). All attendance areas for George Harvey CI and York Memorial CI are assigned to the new consolidated school.

Scenario 3 – York Memorial CI and George Harvey CI consolidate in 2026: York Memorial CI and George Harvey CI remain open as separate schools in their current locations until a new building opens on the York Memorial CI site at 2690 Eglinton Avenue West. The two schools consolidate and move into the new building (expected to be in 2026). Similar to Scenario 2, all attendance areas for George Harvey CI and York Memorial CI are assigned to the new consolidated school.

The scenario recommended by staff as this time is Scenario 2. Analysis of the scenarios is presented in the rest of this report.

1. RECOMMENDED SCENARIO

Scenario 2 – George Harvey CI and York Memorial CI consolidate in 2021

School	Summary of Proposed Actions
York Memorial CI	York Memorial CI will consolidate with George Harvey CI at the George Harvey CI site in 2021. Afterwards, the new consolidated school will move into a new building on the York Memorial CI site in 2026. The new consolidated school will serve the current attendance areas of York Memorial CI and George Harvey CI. Once York Memorial CI is consolidated with George Harvey CI in 2021, the Scarlett Heights site will no longer be an operating school.
George Harvey CI	George Harvey CI will consolidate with York Memorial CI in 2021 at the George Harvey CI site. Afterwards, the new consolidated school will move into a new building on the York Memorial CI site in 2026. The new consolidated school will serve the current attendance areas of George Harvey CI and York Memorial CI. After the new consolidated school moves into the new building in 2026, the George Harvey CI site will no longer be an operating school.

Impact Summary:

Student programming

With approximately 1,300 students, the new consolidated school will have more students, staff, course offerings, and diversity in programming than George Harvey CI and York Memorial CI currently offer. Students will have access to more academic courses, technical courses, and electives. The special programming at both schools can be accommodated at the new consolidated school. By consolidating the two schools in 2021, the students of both George Harvey CI and York Memorial CI will benefit as soon as possible from the increased course offerings. The new building to be constructed on the York Memorial CI site will be designed to provide state-of-the-art spaces to support the course offerings of the consolidated school.

Student well-being

Because of the larger enrolment of the new consolidated school, all students will have access to increased opportunities and supports. These benefits to student well-being will begin in 2021. When the new building constructed on the York Memorial CI site opens in 2026, all students and staff will benefit from a fully-accessible building. The students will also benefit from the sports field on the York Memorial site which is

larger than that at George Harvey CI.

School board resources

The larger enrolment of the new consolidated school will allow for efficiencies in staffing models (no supplements required) and facility operations (good match of operating costs to enrolment-based grants). To receive the new consolidated school in 2021, the George Harvey CI building will require some fit-up to be paid for from School Condition Improvement funds. While the consolidated school is occupying the George Harvey CI building, it will be well utilized at approximately 90%. The new building to be constructed on the York Memorial CI site will be built to a larger capacity to accommodate the consolidated school. The insurance claim will pay for the majority of the construction but additional funds will be required for the increased capacity for which staff will submit a request to the Ministry of Education. Once the consolidation occurs in 2021, York Memorial CI students will no longer require TTC tickets. The York Memorial CI site has excellent access to public transit being situated at the intersection of two major arterials, Eglinton Avenue West and Keele Street, with direct access to the Keelesdale Crosstown LRT station (the Crosstown LRT is expected to open in September 2021).

Local community

Current user groups in the George Harvey CI building will be able to operate in the building during the consolidation. Some change to operations may be required to accommodate the increased enrolment when the two schools consolidate in 2021. The community surrounding the George Harvey CI site will not experience a change until the consolidated school moves into the new building on the York Memorial CI site in 2026. The change is anticipated to be minimal since the location of the new building is very close to the George Harvey CI building. The community will still have a local school within walking distance and access to a school site for permitting. The impact on the user groups of the George Harvey CI building of the consolidated school moving from the George Harvey CI building into the new building will not be known until staff have completed their review of the long-term need for the George Harvey CI property. It is anticipated that the review will be conducted just prior to the opening of the new building.

1C. NEXT STEPS

Task	Timeline
Submit Initial Staff Report to the Board of Trustees for approval to start the process	February 5, 2020
Send notice to Community Partners	February 12, 2020
Hold meeting with Community Partners	First week of March 2020
Meet with the following groups to inform and receive feedback: <ul style="list-style-type: none"> • George Harvey CI students, parents, and staff • York Memorial CI students, parents, and staff • School council chairs of feeder elementary schools 	Last week of February to first week of April 2020
Receive comments from Community Partners	First week of April, 2020
Hold Public Meeting	Middle of April 2020
Post Final Staff Report on TDSB's public website	May 20, 2020
Submit Final Staff Report to Special Committee of the Whole and receive delegations	June 3, 2020
Submit Final Staff Report to the Board of Trustees for final decision making	June 17, 2020

2. BACKGROUND

York Memorial CI

York Memorial CI was built in 1929 in memory of those killed in the First World War as an academic school to serve the former City of York. In 1959, an administration centre for the former York Board of Education was constructed on the east side of the site and later attached to the York Memorial building through an addition. In 1967, a community recreation centre was constructed on the west side of the site and attached to the York Memorial building.

The school has consistently maintained a high enrolment of 800 to 1,000 students. The building has been well utilized.

York Memorial CI has developed a specialized program called RUSH (Roadmap to University Success with Honours) that attracts students from outside of the school's attendance area. The school offers Advanced Placement and Pre-advanced Placement courses, as well as four Specialist High Skills Majors: Arts and Culture; Information and Communications Technology; Global Leadership and Citizenship; and Health and Wellness. In the early 2000s, a Developmental Disabilities Program was started in the school.

In 1985, York Memorial CI was designated a heritage building by the former City of York.

George Harvey CI

George Harvey CI was built in 1951 as a vocational school to serve the former City of York. It was located in close proximity to York Memorial CI (approximately 700 metres away) to serve the same general area as York Memorial CI. The school was assigned an attendance area for its commercial program and an attendance area for its technical program. Years later, as enrolment in vocational programming decreased, the school was renamed as a collegiate institute and broadened its programming to include academic courses.

Since the early 2000s, George Harvey CI has been an under-utilized building. A number of user groups have been accommodated in the surplus space: Essential Skills Upgrading (a non-credit program for adults that helps improve reading, writing, and math skills, as well as employability and workplace skills); Skylark Youth Services (a Section 23 program serving

young people with socio-emotional challenges); and George Harvey Child Care Centre (a licensed child care offering infant, toddler and preschool programs).

In the early 2000s, small pockets of residential development occurring in areas served by over-utilized secondary schools were assigned to George Harvey CI to control enrolment at the crowded schools.

George Harvey CI's English as a Second Language Program has grown over the years. Approximately 28% of the George Harvey students are currently enrolled in the program. The school has developed a strong technology program offering a wide breadth of courses such as communications technology, transportation technology, computer engineering, and technological design. It offers four Specialist High Skills Majors: Arts and Culture; Health and Wellness; Information and Communications Technology; and Non-Profit.

Fire at the York Memorial CI Site

On May 6 and 7, 2019, the York Memorial CI building was significantly damaged by fire. The devastation rendered the building unusable and forced the relocation of the York Memorial students and staff.

By May 13, 2019, the York Memorial CI students and staff were relocated to the nearby George Harvey CI building for the remainder of the 2018-19 school year.

On May 22, 2019, the Board of Trustees approved that the Director consult with students, parents, and staff of York Memorial CI about plans for the location of the school for the 2019-20 school year. The Board also approved that the Chair of the Board write to the Minister of Education requesting approval to commence a pupil accommodation review of George Harvey CI and York Memorial CI based on the urgent situation resulting from the fire.

Seeking the Minister's approval to conduct a pupil accommodation review was required because there is currently a provincial moratorium on school closures. As indicated in the TDSB's Long-Term Program and Accommodation Strategy, prior to the moratorium on school closures implemented in June 2017, it was the TDSB's intention to conduct a pupil accommodation review involving George Harvey CI and York Memorial CI to address under-utilization and identify the best location for the schools.

On June 8, 2019, the Chair of the Board sent a letter to the Minister of Education requesting permission to start a pupil accommodation review involving George Harvey CI and York Memorial CI.

On June 19, 2019, following consultation with students, parents and staff of George Harvey CI and York Memorial CI, the Board of Trustees approved the relocation of York Memorial CI to the vacant Scarlett Heights Entrepreneurial Academy building located at 15 Trehorne Drive for September 2019 until a long-term solution has been established for the school.

Since the fire, the York Memorial CI building has been undergoing assessment to determine the extent of the damage as well as significant remediation to make the site safe. The damage has been extensive. The auditorium and front section of the building are a total loss and will have to be rebuilt. The wings on either side of the auditorium are being assessed to determine if it is best to rehabilitate or completely rebuild. As required by the City of Toronto, the heritage features of the building are being preserved. The upper floor has been carefully disassembled and stored offsite for later use in a rebuild. A temporary roof has been installed to keep the elements out of the remaining structure. Once the building is structurally safe, work will stop until a decision is made on the future of the site.

In response to the letter from the Chair of the Board, staff of the Ministry of Education requested a written proposal from the TDSB outlining how the pupil accommodation review for George Harvey CI and York Memorial CI will be conducted.

On November 27, 2019, the Board of Trustees approved a written proposal to be submitted to the Ministry of Education.

On January 7, 2020, the Ministry of Education granted permission for the TDSB to move forward with a modified pupil accommodation review.

Current Status of the Schools

In 2018-19, the enrolment at York Memorial CI was 886 students, a 97% utilization rate. After the fire, York Memorial CI's enrolment for 2019-20 declined to 805 students. Due to the capacity of the Scarlett Heights building being smaller than the capacity of the former York Memorial CI building, the utilization rate remained the same, 97%. York Memorial CI's projected enrolment for 2020-21 is 784 students, a 95% utilization rate. With York Memorial CI being accommodated outside of its attendance area at the Scarlett Heights site, the commuting time and distance for in-area students has increased and is most likely a

contributing factor to the decline in the school's enrolment. TTC tickets are being provided to in-area students who meet distance or hardship criteria.

Prior to the relocation of York Memorial CI, the Scarlett Heights building was unoccupied – it closed as an operating secondary school in June 2018 with the local area being assigned to Kipling CI. Since York Memorial CI has begun operations in the building, local residents have expressed interest in attending York Memorial CI.

In 2018-19, the enrolment at George Harvey CI was 521 students, a 36% utilization rate. After the fire, George Harvey CI's enrolment for 2019-20 increased slightly to 539 students, a 37% utilization rate. Some of the increase was due to York Memorial students leaving York Memorial CI to attend a school closer to where they live. Projections suggest that enrolment at George Harvey CI will not increase in the foreseeable future.

Long-Term Program and Accommodation Strategy

As indicated in the TDSB's Long-Term Program and Accommodation Strategy, prior to the moratorium on school closures implemented in June 2017, it was the TDSB's intention to conduct a pupil accommodation review involving George Harvey CI and York Memorial CI. This review was identified because of the under-utilization of George Harvey CI and the close proximity of the two schools.

The guiding principles for long-term planning approved by the Board of Trustees in April 2019 were used to develop and assess the three scenarios. The following guiding principles are particularly relevant to this review:

Neighbourhood schools that meet the needs of all students – Focus on building strong neighbourhood schools that offer a wide range of programs including specialty programs that meet the needs and interests of all students and support all post-secondary destinations.

Optimal secondary school size of at least 1,000 students – Aim for enrolments of no less than 1,000 students in secondary schools where possible to ensure that a variety of pathways, opportunities and programs can be offered to all students – review secondary schools with enrolments of less than 700 students to address diminishing opportunities to offer viable programs that meet the needs of all students.

Consistent attendance boundaries – Establish consistent attendance boundaries across the TDSB – review instances of shared attendance boundaries where multiple schools are

offered based on home address and split attendance boundaries where graduating cohorts are divided among two or more schools.

School locations that support active transportation – Locate schools and plan attendance boundaries to support active, safe and sustainable transportation to and from school with consideration to the distances specified in the Transportation of Students Policy P020 – locate elementary schools within walking distance and secondary schools in close proximity to public transit

Optimal utilization rate of 90% – Ensure that school buildings are used efficiently by targeting utilization rates of 90% while recognizing the importance of child care – address issues of underutilization (schools operating at 65% utilization or less) and overutilization (schools operating at 110% utilization or greater) – use existing space in schools efficiently to balance enrolments.

3. CONSULTATION WITH COMMUNITY PARTNERS

Two teleconferences were held on January 17, 2020, with community partners to share information about the proposed pupil accommodation review and answer questions. The teleconferences were also an opportunity for the community partners to provide any information that may be relevant to the review.

The first teleconference was with Planning staff of the coterminous school boards: the Toronto Catholic District School Board; the Conseil scolaire Viamonde; and the Conseil scolaire catholique MonAvenir. The staff of the school boards did not have any thoughts to share at this time on how the proposed pupil accommodation review could intersect with their own student accommodation plans.

The second teleconference was with staff of the City of Toronto. The City's staff represented four departments: City Planning; Parks, Forestry and Recreation; Children's Services; and Social Development, Finance and Administration. The staff from Children's Services inquired about the future of the child care centre at George Harvey CI. They were informed that in all scenarios it is likely that the child care centre can remain in the George Harvey building for the foreseeable future. The long-term options for the child care centre will be considered as part of the review of the long-term need for the George Harvey property in Scenarios 2 and 3 – this review will occur closer to the opening of the new building in 2026. City staff from the four departments indicated that they will provide written comments once the pupil accommodation review has officially begun.

4. ACCOMMODATION SCENARIOS

Issues to be Addressed

The purpose of the pupil accommodation review is to develop a plan for accommodating students that provides the best learning opportunities as described by the TDSB's guiding principles for long-term planning. The major issues to be addressed in the student accommodation plan are:

Declining enrolment and under-utilization – Both George Harvey CI and York Memorial CI have declined in enrolment since 2010. George Harvey CI has a small enrolment of 530 students, well below the preferred school size of 1,000 students. George Harvey CI is 37% utilized, well below the preferred utilization rate of 90%.

Geographic redundancy – The George Harvey CI and York Memorial CI sites are located in close proximity within the same attendance area.

Attendance area anomalies – George Harvey CI does not have a local secondary attendance area. Four small, disconnected pockets of residential addresses have been assigned to George Harvey CI. Note: the commercial and technical attendance areas of George Harvey CI will be reviewed in a separate study looking at all the commercial and technical boundaries across the system as part of the Secondary Program Review. It is anticipated that this study will present a report to the Board of Trustees in the spring of 2020.

Future of the York Memorial site and how to use the proceeds from the insurance claim – The York Memorial CI site at 2690 Eglinton Avenue West has been fenced off and made safe but is in a holding state awaiting a decision on its future. The site cannot remain in its current condition indefinitely. The TDSB will receive insurance funds that can be used to provide local accommodation for the affected students.

Student Accommodation Scenarios

For each of the three scenarios, a table is provided that shows actual and projected enrolments, facility capacities, and utilization rates for the affected sites.

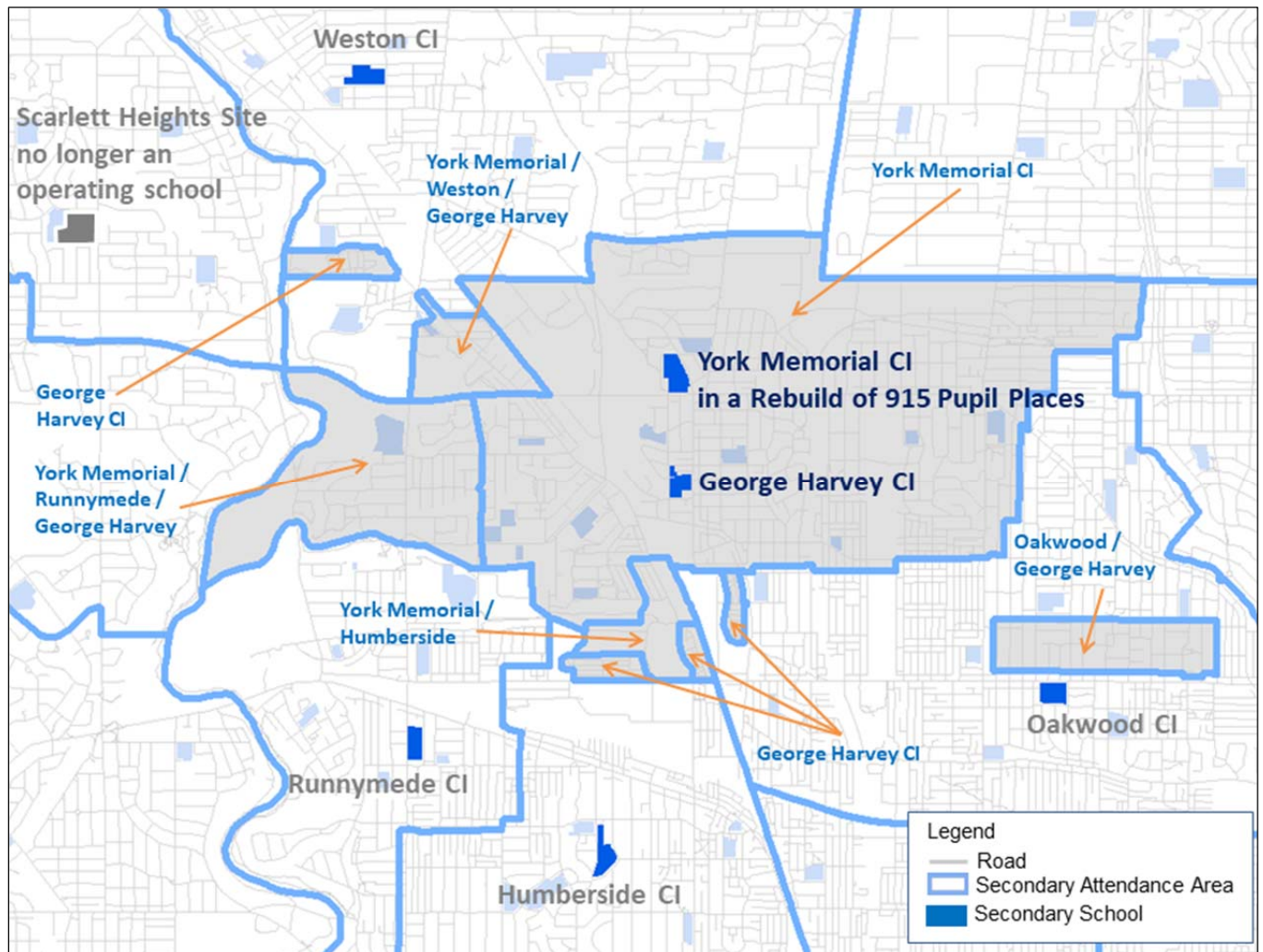
Scenario 1 – Status Quo – No Consolidation

In Scenario 1, York Memorial CI students and staff will continue to be accommodated at the Scarlett Heights site until the new rebuild of York Memorial CI is complete. George Harvey CI students will remain at their site. The new building on the York Memorial CI site will be rebuilt to the same capacity as the former building, 915 pupil places.

	School Year (Oct)	Scarlett Heights site (15 Trehorne Dr): York Memorial CI relocated in 2019			George Harvey site (1700 Keele St): no change			York Memorial site (2690 Eglinton Ave W): York Memorial CI relocated in 2026		
		Enrol-ment	Capa-city	Utili-zation	Enrol-ment	Capa-city	Utili-zation	Enrol-ment	Capa-city	Utili-zation
Actual	2010				914	1,452	63%	1,077	915	118%
	2011				901	1,452	62%	1,041	915	114%
	2012				880	1,452	61%	942	915	103%
	2013				793	1,452	55%	938	915	103%
	2014				705	1,452	49%	917	915	100%
	2015				602	1,452	41%	895	915	98%
	2016				532	1,452	37%	904	915	99%
	2017				535	1,452	37%	878	915	96%
	2018				521	1,452	36%	886	915	97%
	2019	805	828	97%	539	1,452	37%			
Projected	2020	784	828	95%	519	1,452	36%			
	2021	820	828	99%	511	1,452	35%			
	2022	807	828	97%	522	1,452	36%			
	2023	816	828	99%	518	1,452	36%			
	2024	822	828	99%	507	1,452	35%			
	2025	788	828	95%	490	1,452	34%			
	2026				465	1,452	32%	792	915	87%
	2027				445	1,452	31%	776	915	85%
	2028				434	1,452	30%	785	915	86%
	2029				428	1,452	29%	803	915	88%
	2030				429	1,452	30%	787	915	86%

Scenario 1 Map – Showing School Locations and Attendance Areas after Implementation

There will be no changes to the attendance areas for both schools.



Distances:

700 m between George Harvey CI and York Memorial CI.

5.8 km between York Memorial CI and Scarlett Heights.

6.1 km between George Harvey CI and Scarlett Heights.

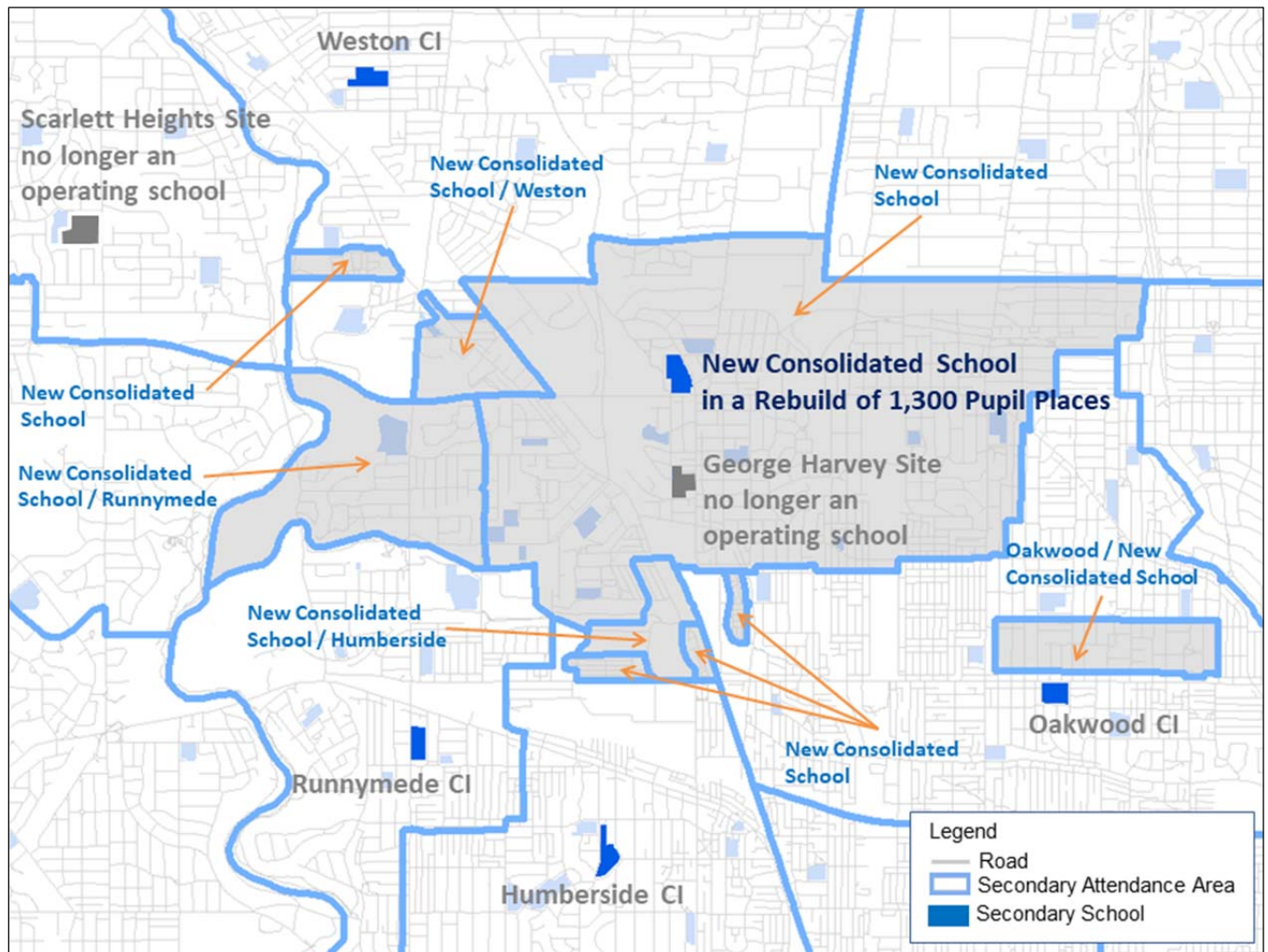
Scenario 2 – George Harvey and York Memorial Consolidate in 2021

In Scenario 2, York Memorial CI students and staff will remain at the Scarlett Heights site for one more year (2020-21 school year). In 2021, they will consolidate with the George Harvey students and staff and move into the George Harvey CI building. The consolidated school will move into the new rebuild on the York Memorial CI site in 2026. The new building on the York Memorial CI site will be built to accommodate 1,300 pupil places.

School Year (Oct)	Scarlett Heights site (15 Trehorne Dr): York Memorial CI relocated in 2019			George Harvey site (1700 Keele St): George Harvey CI and York Memorial CI consolidated in 2021			York Memorial site (2690 Eglinton Ave W): George Harvey CI and York Memorial CI relocated in 2026		
	Enrolment	Capacity	Utilization	Enrolment	Capacity	Utilization	Enrolment	Capacity	Utilization
Actual	2010			914	1,452	63%	1,077	915	118%
	2011			901	1,452	62%	1,041	915	114%
	2012			880	1,452	61%	942	915	103%
	2013			793	1,452	55%	938	915	103%
	2014			705	1,452	49%	917	915	100%
	2015			602	1,452	41%	895	915	98%
	2016			532	1,452	37%	904	915	99%
	2017			535	1,452	37%	878	915	96%
	2018			521	1,452	36%	886	915	97%
	2019	805	828	97%	539	1,452	37%		
Projected	2020	784	828	95%	519	1,452	36%		
	2021				1331	1,452	92%		
	2022				1,329	1,452	92%		
	2023				1,334	1,452	92%		
	2024				1,329	1,452	92%		
	2025				1,278	1,452	88%		
	2026						1,257	1,300	97%
	2027						1,221	1,300	94%
	2028						1,219	1,300	94%
	2029						1,231	1,300	95%
	2030						1,216	1,300	94%

Scenario 2 Map – Showing School Locations and Attendance Areas after Implementation

All attendance areas for George Harvey CI and York Memorial CI will be assigned to the new consolidated school.



Distances:

700 m between George Harvey CI and York Memorial CI.

5.8 km between York Memorial CI and Scarlett Heights.

6.1 km between George Harvey CI and Scarlett Heights.

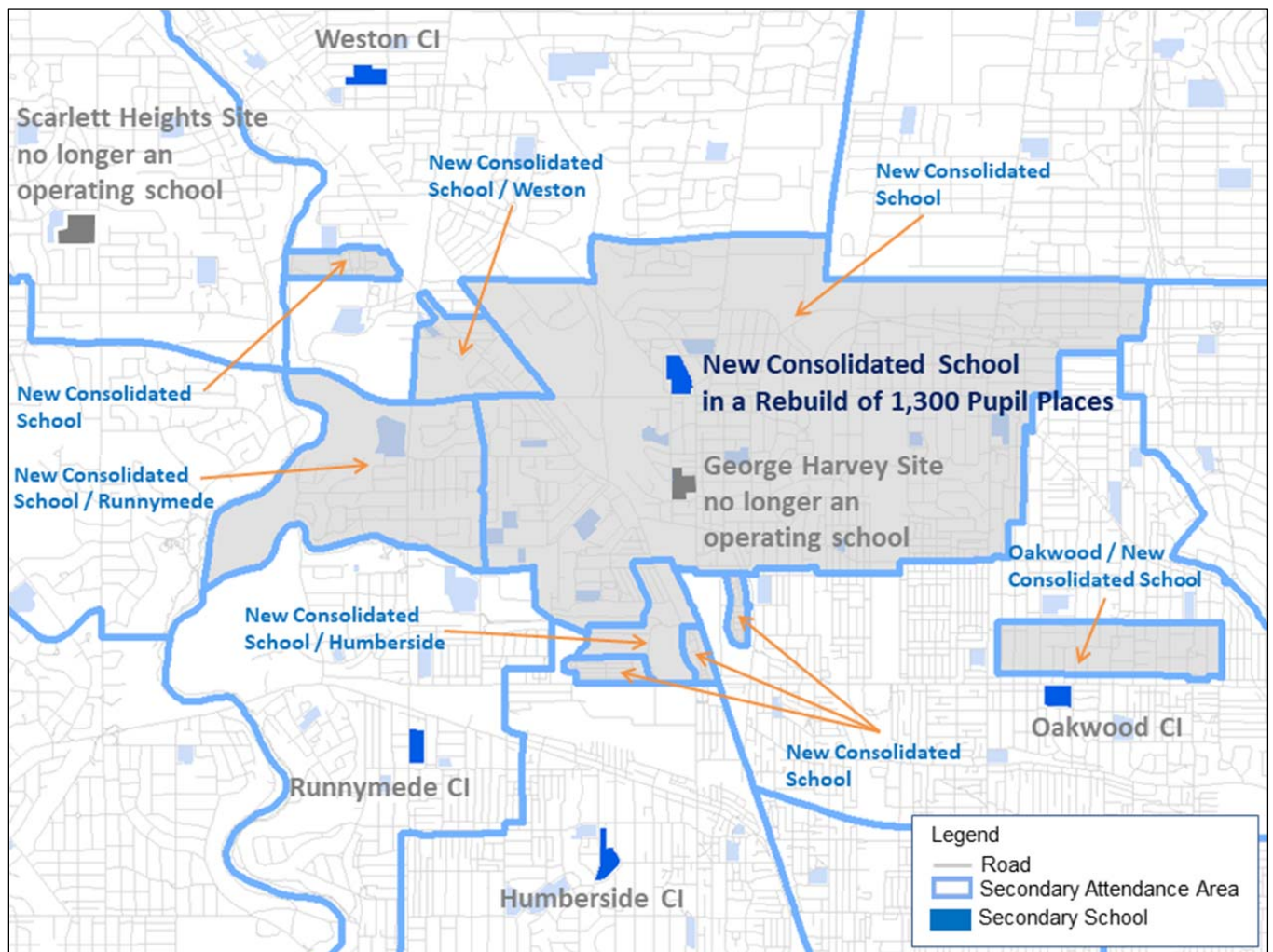
Scenario 3 – George Harvey and York Memorial Consolidate in 2026 at the New Rebuild on the York Memorial CI Site

In Scenario 3, George Harvey CI and York Memorial CI will operate on two separate sites and will consolidate as one school in the new rebuild on the York Memorial CI site in 2026. This means York Memorial CI will continue to operate on the Scarlett Heights site until the completion of the rebuild. The new building on the York Memorial CI site will accommodate 1,300 pupil places.

School Year (Oct)	Scarlett Heights site (15 Trehorne Dr): York Memorial CI relocated in 2019			George Harvey site (1700 Keele St): no change until 2026			York Memorial site (2690 Eglinton Ave W): George Harvey CI and York Memorial CI consolidated in 2026		
	Enrol-ment	Capa-city	Utili-zation	Enrol-ment	Capa-city	Utili-zation	Enrol-ment	Capa-city	Utili-zation
Actual	2010			914	1,452	63%	1,077	915	118%
	2011			901	1,452	62%	1,041	915	114%
	2012			880	1,452	61%	942	915	103%
	2013			793	1,452	55%	938	915	103%
	2014			705	1,452	49%	917	915	100%
	2015			602	1,452	41%	895	915	98%
	2016			532	1,452	37%	904	915	99%
	2017			535	1,452	37%	878	915	96%
	2018			521	1,452	36%	886	915	97%
	2019	805	828	97%	539	1,452	37%		
Projected	2020	784	828	95%	519	1,452	36%		
	2021	820	828	99%	511	1,452	35%		
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	2024	822	828	99%	507	1,452	35%		
	2025	788	828	95%	490	1,452	34%		
	2026						1,257	1,300	97%
	2027						1,221	1,300	94%
	2028						1,219	1,300	94%
	2029						1,231	1,300	95%
	2030						1,216	1,300	94%

Scenario 3 Map – Showing School Locations and Attendance Areas after Implementation

Similar to Scenario 2, all attendance areas for George Harvey CI and York Memorial CI will be assigned to the new consolidated school.



Distances:

700 m between George Harvey CI and York Memorial CI.

5.8 km between York Memorial CI and Scarlett Heights.

6.1 km between George Harvey CI and Scarlett Heights

5. IMPACT ASSESSMENTS

5A. STUDENT PROGRAMMING

Scenario 1 – Status Quo – No Consolidation

George Harvey CI will continue as a school with an enrolment well below the preferred minimum level of 1,000 students. The school will continue to offer its current courses: 15% of the total courses are Academic; 9% are Applied; 3% are Locally Developed; 10% are Technical; 37% are Open; 15% are University; 7% are College; 0.3% are Workplace; and 5% are University/College (Mixed). Other programs that will continue at the school are: English as a Second Language; and four Specialist High Skills Majors (Arts and Culture, Health and Wellness, Information and Communications Technology, and Non Profit).

York Memorial CI will continue as a school with an enrolment just below the preferred minimum level. The school will continue to offer its current courses: 29% of the total courses are Academic; 2% are Applied; 0.2% are Locally Developed; 3% are Technical; 26% are Open; 27% are University; 2% are College; 0.1% are Workplace; and 11% are University/College (Mixed). Other programs that will continue at the school are: Developmental Disabilities; RUSH (Roadmap to University Success with Honours); Advanced Placement; Pre-advanced Placement; and four Specialist High Skills Majors (Arts and Culture, Information and Communications Technology, Global Leadership and Citizenship, and Health and Wellness).

George Harvey CI offers more Applied, Technical, and College courses than York Memorial CI. York Memorial CI offers more Academic, University and University/College (Mixed) courses than George Harvey CI. York Memorial CI offers a greater number of elective courses.

York Memorial CI will be accommodated in a rebuilt facility on the York Memorial CI site at 2690 Eglinton Avenue West. The rebuilt facility will be designed to provide state-of-the-art spaces to support the course offerings of York Memorial CI. George Harvey CI will continue to use its current building.

Scenario 2 – George Harvey CI and York Memorial CI Consolidate in 2021

Through the consolidation of George Harvey CI and York Memorial CI, the new consolidated school will have approximately 1,300 students which will generate a greater

number of teachers than the two schools currently have as separate schools. The new consolidated school will be able to offer a greater number of courses. Students will have access to more academic courses, technical courses, and electives. The new consolidated school can continue to accommodate the Developmental Disabilities Program, the English as a Second Language Program, the Specialist High Skills Majors, and the specialized programs (RUSH, Advanced Placement).

By consolidating the two schools in 2021, the students of both George Harvey CI and York Memorial CI will benefit as soon as possible from the increased course offerings.

The new consolidated school will begin in the George Harvey CI building which has instructional spaces that support both academic and technical courses. The new consolidated school will then move into a rebuilt facility on the York Memorial CI site at 2690 Eglinton Avenue West. The rebuilt facility will be designed to provide state-of-the-art spaces to support the course offerings of the consolidated school.

Scenario 3 – George Harvey CI and York Memorial CI Consolidate in 2026

As in Scenario 2, the consolidated school will have more students, staff, course offerings, and diversity in programming than the two schools currently offer. Since the two schools will remain separate until the rebuilt facility on the York Memorial CI site at 2690 Eglinton Avenue West is completed, the students will not benefit from the increased course offerings for a number of years.

Similar to Scenario 2, the rebuilt facility will be designed to provide state-of-the-art spaces to support the course offerings of the consolidated school.

5B. STUDENT WELL-BEING

Scenario 1 – Status Quo – No Consolidation

The following table provides an overview of the current programs and offerings that support student well-being at George Harvey CI and York Memorial CI.

Area / Opportunity	George Harvey CI	York Memorial CI
Co-Curricular		
Arts	7	30
Athletics	14	31
Clubs	12	37
Competitions	2	8
Curricular Enhancement	6	11
Leadership	8	11
Total	49	128
Community, Culture and Caring		
Culture/Caring	9	15
Equity	4	27
Mentoring	0	4
Tutoring	5	7
Total	18	53
Student Success		
Pathways Programs	5	2
Remedial Activities	3	6
Transitions	4	8
Total	12	16
Specializations and Other Programs		
Other Programs	2	2
Special Education Programs	2	2
Specialized Program – Board Sanctioned	3	1
Total	7	5
Grand Total Opportunities	86	202

George Harvey CI offers 49 Co-curricular opportunities, 18 Community, Culture and Caring opportunities, 12 Student Success opportunities and 7 Specialization and Other Program

opportunities. The George Harvey CI building is considered somewhat accessible. Visitors can use the elevator to access all floors, however, there are changes in levels that render the basement floor inaccessible. The George Harvey CI site has a single full-sized, natural turf sports field (approximately 1.7 acres in area).

York Memorial CI offers 128 Co-curricular opportunities, 53 Community, Culture and Caring opportunities, 16 Student Success opportunities and 5 Specialization and Other Program opportunities. With regard to accessibility, York Memorial CI is currently accommodated in the Scarlett Heights building that does not have an elevator, and as such, the second floor is not accessible. However, the first floor is completely accessible. York Memorial CI at the Scarlett Heights site has access to a single full-sized, natural turf sports field with a track and a hard-surface basketball court with four nets (approximately 5.5 acres in area).

While the two schools continue in their current locations, the students will continue to have access to the existing levels of support. George Harvey CI students will have fewer opportunities available to them than York Memorial CI students.

When the new building is constructed and occupied on the York Memorial CI site in 2026, York Memorial CI students will benefit from a fully-accessible site. The rebuilt facility will be designed entirely compliant with the requirements of the Accessibility for Ontarians with Disabilities Act. York Memorial CI students will utilize the existing sports field at the York Memorial CI site which consists of a single full-sized, natural turf field with a track (approximately four acres in area).

Scenario 2 – George Harvey CI and York Memorial CI Consolidate in 2021

When George Harvey CI and York Memorial CI consolidate as a new school in the George Harvey CI building, all students will have access to increased opportunities and supports enabled by the increased enrolment. These benefits to student well-being will begin in 2021.

As a consolidated school, the students and staff of George Harvey CI and York Memorial CI will benefit from a fully-accessible building when the new building constructed on the York Memorial CI site opens in 2026. The students will also benefit from the sports field on the York Memorial CI site which is larger than that at George Harvey CI.

Scenario 3 – George Harvey CI and York Memorial CI Consolidate in 2026

When George Harvey CI and York Memorial CI consolidate as a new school in the York Memorial CI site at 2690 Eglinton Avenue West, all students will have access to increased opportunities and supports enabled by the increased enrolment. These benefits to student well-being will be experienced in 2026, later than in Scenario 2.

As in Scenario 2, when the new building is completed and occupied on the York Memorial CI site in 2026, all the students and staff of the consolidated George Harvey CI and York Memorial CI will benefit from a fully-accessible building. The students will also benefit from the sports field on the York Memorial CI site which is larger than that at George Harvey CI.

5C. SCHOOL BOARD RESOURCES

Scenario 1 – Status Quo – No Consolidation

The new building to be constructed on the York Memorial CI site at 2690 Eglinton Avenue West will be built to the same capacity as the previous building that was damaged by the fire – 915 pupil places. The construction of the new building will be paid for from the insurance claim. No additional capital funding should be required.

Until the new building opens, TTC tickets will continue to be provided to York Memorial CI students travelling to the Scarlett Heights site (provided they meet the eligibility requirements in the Transportation of Students Policy). The annual cost of providing TTC tickets to these students is estimated to be \$200,000. If the new building opens in 2026, transportation costs will be incurred for six years – a total of \$1.2M.

George Harvey CI will remain a school with a low enrolment in an under-utilized building. The inefficiencies associated with small enrolments (staffing supplements) and under-utilization (operating cost of the building exceeding the enrolment-based grant) will continue. The current user groups will be able to remain in the building.

After York Memorial CI has moved into the new building, staff will review the Scarlett Heights property to determine its future. The options include: continue to use the property for TDSB purposes (such as a holding site for construction projects or as a multi-purpose centre); retain ownership of the property to address future pressures but lease it out to generate revenue until it is required for TDSB purposes; or, sell the property to reduce costs and generate revenue because it is redundant to the needs of the TDSB.

Scenario 2 – George Harvey CI and York Memorial CI Consolidate in 2021

When York Memorial CI and George Harvey CI consolidate as a new school in the George Harvey CI building at 1700 Keele Street, the combined enrolment of approximately 1,300 students will increase the utilization of the George Harvey CI building to an optimal level (approximately 90%). The larger enrolment will allow for efficiencies in staffing models (no supplements required) and facility operations (good match of operating costs to enrolment-based grant).

Once the consolidation occurs, York Memorial CI students will not require TTC tickets. This will result in a cost saving of approximately \$200,000 per year.

To receive the York Memorial CI students, the George Harvey CI building will require some fit-up to be paid for from School Condition Improvement funds.

It is anticipated that the current user groups in the George Harvey CI building will be able to remain during the consolidation.

The consolidated school will move into a new building on the York Memorial CI site when the new building is completed. The new building will be built to a larger capacity than the previous building – 1,300 pupil places. The insurance claim will pay for the majority of the construction but additional funds will be required for the increased capacity. Staff will submit a request to the Ministry of Education for these capital funds.

With the relocation of the consolidated school into the new building on the York Memorial CI site, the students will benefit from excellent access to public transit. The York Memorial CI site is situated at the intersection of two major arterials, Eglinton Avenue West and Keele Street, with direct access to the Keelesdale Crosstown LRT station (the Crosstown LRT is expected to open in 2021).

Just prior to the consolidated school moving into the new building, staff will review the George Harvey CI property to determine its future. The options include: continue to use the property for TDSB purposes (such as a holding site for construction projects or as a multi-purpose centre); retain ownership of the property to address future pressures but lease it out to generate revenue until it is required for TDSB purposes; or, sell the property to reduce costs and generate revenue because it is redundant to the needs of the TDSB. These options have differing impacts on the user groups in the George Harvey CI building. If the decision is to keep ownership of the property, the user groups can likely remain in the building. If the decision is to sell the property, the user groups will require relocation or termination of agreements.

A similar review of the Scarlett Heights property will occur once the two schools are consolidated. As above, the options include: continue to use the property for TDSB purposes; retain ownership of the property but lease it out until it is required for TDSB purposes; or, sell the property to reduce costs and generate revenue.

Scenario 3 – George Harvey CI and York Memorial CI Consolidate in 2026

Since York Memorial CI and George Harvey CI will remain in their current, separate locations until they consolidate as a new school in the new building on the York Memorial CI site, they will incur all the costs associated with the status quo for approximately six years.

Until the consolidation occurs, TTC tickets will be provided to York Memorial CI students who are eligible for transportation at a cost of approximately \$200,000 per year. If the consolidation occurs in 2026, the total cost of transportation will be approximately \$1.2M.

Until the consolidation occurs, George Harvey CI will remain a school with a low enrolment in an under-utilized building. The associated inefficiencies will continue for a number of years, but come to an end when the consolidation is implemented.

The new building will be built to a larger capacity of 1,300 pupil places to accommodate the consolidated school. The insurance claim will pay for the majority of the construction. Additional funds will be required for the increased capacity. Staff will submit a request to the Ministry of Education for these capital funds.

With the relocation of the consolidated school into the new building on the York Memorial CI site, the students will benefit from excellent access to public transit. The York Memorial CI site is situated at the intersection of two major arterials with direct access to a Crosstown LRT station.

As in Scenario 2, just prior to the consolidated school moving into the new building, staff will review the George Harvey CI property to determine its future. The possible options have differing opportunities and costs for the TDSB, as well as differing impacts on the user groups in the George Harvey CI building.

Similarly, staff will review the Scarlett Heights property once the building has been vacated by York Memorial CI. As above, the possible options have differing opportunities and costs for the TDSB.

5D. LOCAL COMMUNITY

Scenario 1 – Status Quo – No Consolidation

Current user groups in the George Harvey CI building will be able to continue to operate in the building without disruption.

The community surrounding the George Harvey CI site will not be impacted because there will be no change to the school.

Once the new building is constructed and occupied, the community surrounding the York Memorial CI site at 2690 Eglinton Avenue West will be able to permit space and the playfield; local residents will be able to use the open space after school hours.

When York Memorial CI leaves the Scarlett Heights building, the change is anticipated to be minimal since the local community will still have access to a building for permitting and open space – Hilltop MS is immediately adjacent to the Scarlett Heights property and will remain operational.

Scenario 2 – George Harvey CI and York Memorial CI Consolidate in 2021

It is anticipated that the current user groups in the George Harvey CI building will be able to operate in the building during the consolidation. Some change to operations may be required to accommodate the increased enrolment when the two schools consolidate.

The community surrounding the George Harvey CI site will not experience a change until the consolidated school moves into the new building at 2690 Eglinton Avenue West. The change is anticipated to be minimal since the location of the new building is very close to the George Harvey CI building. The community will still have a local school within walking distance and access to a school site for permitting.

Once the new building is constructed and occupied, the community will have access to the building and playfield for permitting.

When York Memorial CI leaves the Scarlett Heights building, the community will still have access to a public school site for permitting and open space because the adjacent Hilltop MS will continue to operate.

The impact on the user groups of the George Harvey CI building of the consolidated school moving from the George Harvey CI building into the new building will not be known until staff has completed their review of the long-term need for the George Harvey CI property. It is anticipated that the review will be conducted just prior to the opening of the new building.

Scenario 3 – George Harvey CI and York Memorial CI Consolidate in 2026

Since York Memorial CI and George Harvey CI will remain in their current, separate locations until they consolidate as a new school in the new building on the York Memorial CI site, the user groups and surrounding communities of the George Harvey CI site and the Scarlett Heights site will be unaffected for a number of years.

When the two schools are consolidated into the new building, the surrounding community of the George Harvey CI site is unlikely to experience a major change since the new building is very close. The community will still have a local school within walking distance and access to a school site for permitting.

Once the new building is constructed and occupied, the community will have access to the building and playfield for permitting.

When York Memorial CI leaves the Scarlett Heights building, the community will still have access to a public school site for permitting and open space because the adjacent Hilltop MS will continue to operate.

The impact on the user groups of the George Harvey CI building of George Harvey CI being consolidated into the new building will be determined when staff completes their review of the long-term need for the George Harvey CI property. It is anticipated that the review will be conducted just prior to the opening of the new building.

6. SCHOOL INFORMATION PROFILES

Detailed information about the schools involved in the proposed pupil accommodation review can be found on the TDSB public website (www.tdsb.on.ca) in the Accommodation Reviews section. This section can be accessed from the TDSB home page by clicking on “Accommodation Reviews” in the column on the left-hand side.