



Update on York Memorial Collegiate Institute

To: Committee of the Whole

Date: 12 June, 2019

Report No.: 06-19-3687

Strategic Directions

- Provide Equity of Access to Learning Opportunities for All Students

Recommendation

It is recommended that York Memorial Collegiate Institute be relocated to the Scarlett Heights building located at 15 Trehorne Drive, effective 1 September 2019, and remain there until a long-term solution has been established for the school.

Context

On May 6 and 7, 2019, the York Memorial CI building located at 2690 Eglinton Avenue West (Ward 6, Trustee Tonks) received significant damage due to fire. The devastation rendered the building unusable and forced the relocation of the York Memorial students and staff. The fire also impacted the Centennial building and the Trethewey administrative building requiring the relocation of staff.

Student Accommodation

By 13 May 2019, the York Memorial students and staff were relocated to the nearby George Harvey CI building for the remainder of the 2018-19 school year. The relocation of students to the George Harvey building was not without challenge and there were several impacts to existing programs. This required adjustments to programming and space utilization. Staff would like to thank the administrations, teaching staff and support staff of both George Harvey CI and York Memorial CI for their cooperation during this very difficult time. The required changes at George Harvey CI were as follows:

- The York Memorial classes were placed into shared rooms with George Harvey classes as well as in unused rooms.

- To make more rooms available, an adult program occupying four classrooms (Essential Skills Upgrading) was relocated to Oakwood CI and the Bickford Centre.
- A Section 23 program (Skylark Youth Services, a program providing counselling and support to young people with socio-emotional challenges) reorganized their use of space and made two classrooms available.
- The students and staff of York Memorial's developmental disability program were relocated to the nearby York Humber HS.
- Finally, two portables were added to the George Harvey site.

On 22 May 2019, the Board of Trustees approved that the Director ensure that parents, students and staff are consulted in respect of the plans for the location and delivery of curriculum and programs to York Memorial CI students 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 an accommodation review of York Memorial CI and George Harvey CI, if necessary, based on the exigent circumstances caused by the fire.

Options

Staff identified two options for the accommodation of York Memorial CI for the 2019-20 school year based on two main factors: (1) availability of sufficient surplus space that could accommodate all of the York Memorial students and allow the school to stay together and keep its identity; and (2) proximity to the York Memorial CI attendance area. The two options are:

- Option 1: Accommodate York Memorial CI and George Harvey CI in the George Harvey building as two separate schools. Reorganize the use of space in the building to provide each school with their own space as much as possible. Sharing of specialized spaces will still be required (e.g. science rooms/labs, gyms, art rooms). Separate lunch periods for each school will increase access to the specialized spaces.
- Option 2: Accommodate York Memorial CI in the Scarlett Heights building (George Harvey CI remains in its building). The Scarlett Heights building closed as an operating school at the end of June 2018. All the furniture and equipment was redistributed to operating schools. The building is currently vacant.

Appendix A contains a map that shows the location of the York Memorial CI building, the George Harvey CI building and the Scarlett Heights building as well as the York Memorial CI attendance area and the home addresses of York Memorial CI students.

Appendix B contains a table that presents key facts on the George Harvey CI building and the Scarlett Heights building.

Appendix C contains aerial photos of the George Harvey CI site and the Scarlett Heights site.

Appendix D shows the enrolment, instructional spaces required, capacity, and utilization rates for the two options.

Appendix E presents the estimated costs for the two options.

Appendix F lists the advantages and disadvantages for the two options.

Consultation

In accordance with the Board resolution, staff held a community information meeting, two open houses (one at the Scarlett Heights building and one at the George Harvey building), a meeting with students, and a meeting with staff. Staff also presented at a York Memorial school council meeting and a George Harvey school council meeting. Students completed a hard copy survey. An online survey was also made available to parents, current students and incoming students.

Overwhelmingly, students, parents and school staff expressed support for Option 2, relocating York Memorial CI to the Scarlett Heights building. They considered this option as the best solution for providing the York Memorial and George Harvey students with the appropriate instructional spaces to support their programming. They also thought this was the best option to allow the two schools to keep their identities and continue to deliver the specific programs that the students chose.

Recommended Option and Rationale

Staff is recommending that York Memorial CI be relocated to the Scarlett Heights building, starting September 2019. Under this option, the Scarlett Heights building will serve as a holding site until the accommodation review is complete and a long-term solution is developed for York Memorial CI. The admission rules to York Memorial CI will not change – that is, York Memorial's boundaries will stay as they are and the admission requirements and procedure for York Memorial's specialized program, RUSH, will stay as they are.

By using the Scarlett Heights building, both York Memorial CI and George Harvey CI students will have access to the specialized instructional spaces they need to support their programming. While the George Harvey building has the physical capacity to

accommodate the enrolments of both schools, there are not enough gyms, science rooms/labs, art rooms, and drama rooms for the two schools. George Harvey CI was designed as a technical school and has several underutilized shops. These spaces are not well suited for accommodating other uses such as science and regular classes without costly retrofits that take time to implement.

York Memorial Damage Assessment Update

The York Memorial CI building sustained severe structural damage to several of its components. The City of Toronto has issued an order to comply, that requires the TDSB to take steps to make the building safe. This order includes requirements to stabilize the building, including limited demolition required to make the site safe. Staff is also working with heritage preservation staff from the City of Toronto to ensure that architectural components of the building are preserved. Appendix G contains an aerial photo of the building showing the damaged areas. The following is a summary of the known damage:

Auditorium

- The roof and floor framing of the auditorium are gone.
- The large span girders that support the roof framing of the auditorium were buckled and twisted, and have been removed.
- The east and west auditorium walls are in severe distress; the upper level of the east wall has been removed and the west wall will be removed shortly.
- The stained-glass windows in the auditorium were shattered and damaged beyond repair and the few remaining fragments have been recovered but may not be salvageable.
- The north perimeter walls and windows behind the auditorium stage were demolished during the firefighting activities, leaving a large opening at that location.

Front Hallway

- The roof framing of the main/front section of the building collapsed on the top floor causing a risk due to the increased weight of building components.
- The south walls of the west and east court yards are out of plumb with severe cracks at the top and middle elevations, resulting in an unstable condition. These walls form the north of the side classrooms in the original wing.
- At four areas of the building, the second and third levels collapsed into the basement. These areas are located south of the west wing, south of the east wing, the southeast corner, and southwest corner of the building.

Front Exterior Walls

- At the main entrance of the building, two castle towers extended beyond the roof level. These two towers were supported by a masonry brick enclosure on steel beams. The walls of the enclosure suffered extensive damage from the fire and are in danger of collapse; there are concerns that any collapse will impact the towers. Work will be undertaken to remove these walls and independently support the towers.
- The front wall of the top floor and the parapet wall above the roof are not supported and will likely be removed down to the floor level of the top floor. These elements will be preserved for future re-installation. The front entrance, and the south west and south east corners will remain.
- At the west wall of the main building, a portion of the wall has cracks and is not supported. This area of the wall, the window bay and the parapet are being removed and preserved for future re-installation.

Miscellaneous areas

- The basement level suffered severe flooding and resultant damage.
- The boiler room is covered by debris from the two floors above and is not operable.

In large part, the contents in the York Memorial building are considered a total loss and not salvageable. Most items in the hardest hit areas were consumed by the fire, however many items in the remainder of the building were contaminated as a result of exposure to smoke, soot and asbestos and cannot be returned. In spite of this, staff is working with the insurer to determine if any hard surface items such as cell phones or laptops can be salvaged and returned to their owners.

Next Steps

A team of experts with experience working on heritage buildings has been engaged to work with heritage preservation staff from the City of Toronto to develop a plan to save any historical features. In addition, staff has developed a plan to remove as many of the historical components/artwork/memorabilia as possible. This work is already underway as many of the items had suffered smoke and/or water damage and needed immediate attention. These items are being stored offsite in appropriate environments.

Staff will take necessary steps to brace or remove building components to prevent accidental collapse including the front parapet wall, the third floor wall, and the front entrance. Once the building is stable, the final steps of this process will be to complete

an in depth review of the damage to determine the viability of the building and/or extent of repairs needed.

Centennial Building

The Centennial Building is an addition to the York Memorial building, located at the west end of the site and it contains a gym, meeting space and swimming pool. The meeting rooms and the pool are owned by the City of Toronto, and a 99-year, shared-use agreement is in place. This particular area of the school did not incur any significant structural damage. However, there was extensive smoke and water damage and the areas are not currently usable. The TDSB's insurers are working with the City of Toronto to get these facilities back into operation to provide much needed recreational facilities in the neighbourhood.

One roadblock to this will be the lack of services including electricity, water and heat, as all of these services were previously provided from the York Memorial building. This will require the installation of separate services, including the installation of a separate boiler to provide heat and to operate a heat exchanger for both pool and domestic hot water systems. This boiler will also be used to provide heat to the footings/foundation of the south façade to prevent frost heaving. Staff are working to identify the best way to get this heating plant into operation.

Trethewey Administrative Building

The Trethewey administrative building is located at the east end of the York Memorial building, and is the location for a number of TDSB programs including Continuing Education, Early Years, Student Transportation, and Student Nutrition. It also houses the Toronto Foundation for Student Success. These groups have been relocated to temporary work locations until the building can be reoccupied. Similar to the Centennial Building, this building did not incur any significant structural damage. However, smoke and soot covered the majority of interior finish surfaces and contents, and there was water damage in the basement and the areas are not currently usable. There is currently electricity and water but there is no source of heat. Staff is reviewing the best approach to provide heat and hot water to this site. At the present time, specialized crews have begun the task of remediation, including cleaning of hard surfaces such as furniture, walls and flooring. It is anticipated that any fibrous materials (ceiling tiles, carpets, clothing etc.) will not be salvageable and will have to be disposed of. This work is expected to take several months to complete and staff is expecting that the building will not be operational until the end of the calendar year.

Action Plan and Associated Timeline

Staff will work with the insurer to review the site condition and determine a plan of action for the York Memorial building for the long term.

Staff is expecting to present a report to the Board of Trustees in September 2019 on the cause of the fire in the York Memorial building and the options for rebuilding or repair.

As per the direction of the Board of Trustees, staff will seek the permission of the Minister of Education to conduct an accommodation review of York Memorial CI and George Harvey CI given the Ministry's moratorium on accommodation reviews. If approved, this review would occur over the 2019-20 school year.

With the above information staff will be able develop a long-term student accommodation plan for the area.

In the interim, until the accommodation review is completed, York Memorial CI will be relocated to the former Scarlett Heights building for September 2019.

Resource Implications

It is anticipated that the costs for the relocation of York Memorial CI will be covered by proceeds from the TDSB's insurance policy including possible student transportation costs. If any costs are not covered by insurance, renewal and transportation funds will be used.

Communications Considerations

Information and notice of the Board decision will be posted on the York Memorial CI website and the school's profile page on the TDSB website. It will also be communicated through hardcopy to students and email to parents.

Board Policy and Procedure Reference(s)

NA

Appendices

- Appendix A: Map Showing the Locations of the York Memorial, George Harvey and Scarlett Heights Buildings and the Home Addresses of York Memorial Students
- Appendix B: Key Facts on the George Harvey and Scarlett Heights Buildings
- Appendix C: Aerial Photos of the George Harvey and York Memorial Sites
- Appendix D: Enrolment, Instructional Spaces Required, Capacity and Utilization Rate for the Two Options

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- Appendix E: Estimated Costs of the Two Options
- Appendix F: Advantages and Disadvantages of the Two Options
- Appendix G: York Memorial CI Damage Map

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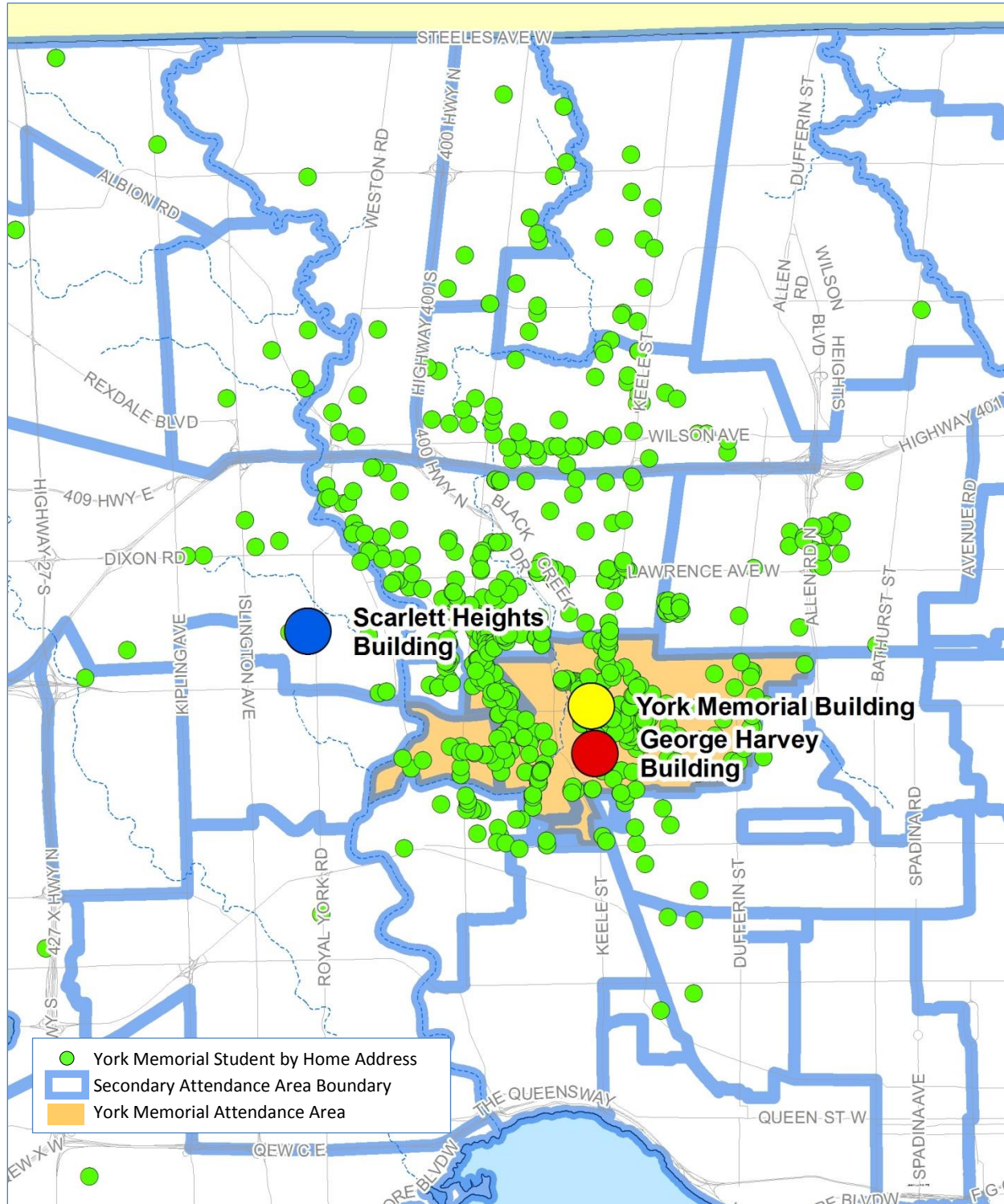
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Appendix A

Map Showing the Locations of the York Memorial, George Harvey and Scarlett Heights Buildings and the Home Addresses of York Memorial Students



Appendix B

Key Facts on the George Harvey and Scarlett Heights Buildings

George Harvey Building	Scarlett Heights Building
Location	Location
1700 Keele Street – 700 metres south of York Memorial building	15 Trehorne Drive – 5.3 kms west of York Memorial building
Located within the York Memorial attendance area	Located outside of the York Memorial attendance area in the Kipling attendance area
All addresses in the York Memorial attendance area are within 4.8 kms distance of George Harvey	Only the western portion of the York Memorial attendance area is within 4.8 kms distance of Scarlett Heights – 522 York Memorial students live more than 4.8 kms from Scarlett Heights (59% of total students)
Average distance of York Memorial students to George Harvey is 3.3 kms	Average distance of York Memorial students to Scarlett Heights is 5.5 kms
Building	Building
Built 1951	Built 1964
6.2 acres	18.6 acres shared with Hilltop MS (operating school, Grades 6-8, 562 students)
269,365 square feet	124,087 square feet
3 storeys and a basement	2 storeys
85 instructional spaces	44 instructional spaces
Capacity of 1,536 pupil places	Capacity of 840 pupil places
102 parking spots	109 parking spots
Somewhat accessible: no accessible washrooms; no entrances with power-operated doors – only one level entrance (the main entrance); elevator to all floors but there are changes in level in the basement making it inaccessible)	Not accessible: 2 student washrooms have an accessible stall; no entrances with power-operated doors – main entrance is inaccessible – entrances #6 and #7 are level but are at the back of the building; no elevator so 2nd floor is inaccessible but all specialized rooms are on 1st floor

George Harvey Building	
Instructional Spaces in the Building	
Space Type	Count
Classroom	63
Science room/lab	5
Music/drama room	3
Art room	2
Gym	3
Weight room	1
Library	1
Auditorium	1
Pool	1
Shop	5
Total	85
Current Use	
George Harvey CI – Grade 9-12 school – enrolment of 534 students (April 2019)	
As of May 13, 2019, York Memorial CI – Grade 9-12 school – enrolment of 874 students (April 2019)	
George Harvey Child Care Centre – occupies 2 classrooms and 2 office areas – offers infant, toddler and preschool programs with a licensed capacity of 41	
Skylark Youth Services – Section 23 program serving young people with socio-emotional challenges – occupied 4 classrooms and 3 smaller rooms but gave up 2 classrooms to make room for York Memorial CI	

Scarlett Heights Building	
Instructional Spaces in the Building	
Space Type	Count
Classroom	30
Science room/lab	5
Music/drama room	3
Art room	1
Gym	2
Weight room	1
Library	1
Auditorium	1
Total	44
Current Use	
Vacant – building closed as an operating school at the end of June 2018 – closed due to declining enrolment (enrolment was 137 students in last year of operation) – all furniture and equipment has been redistributed to operating schools	

George Harvey Building	Scarlett Heights Building
<p>Essential Skills Upgrading – a non-credit, adult program that helps clients improve their reading, writing, and math skills, as well as their employability and workplace skills – occupied 4 classrooms, but was relocated to Oakwood CI (3 classes) and the Bickford Centre (1 class) to make room for York Memorial CI</p>	

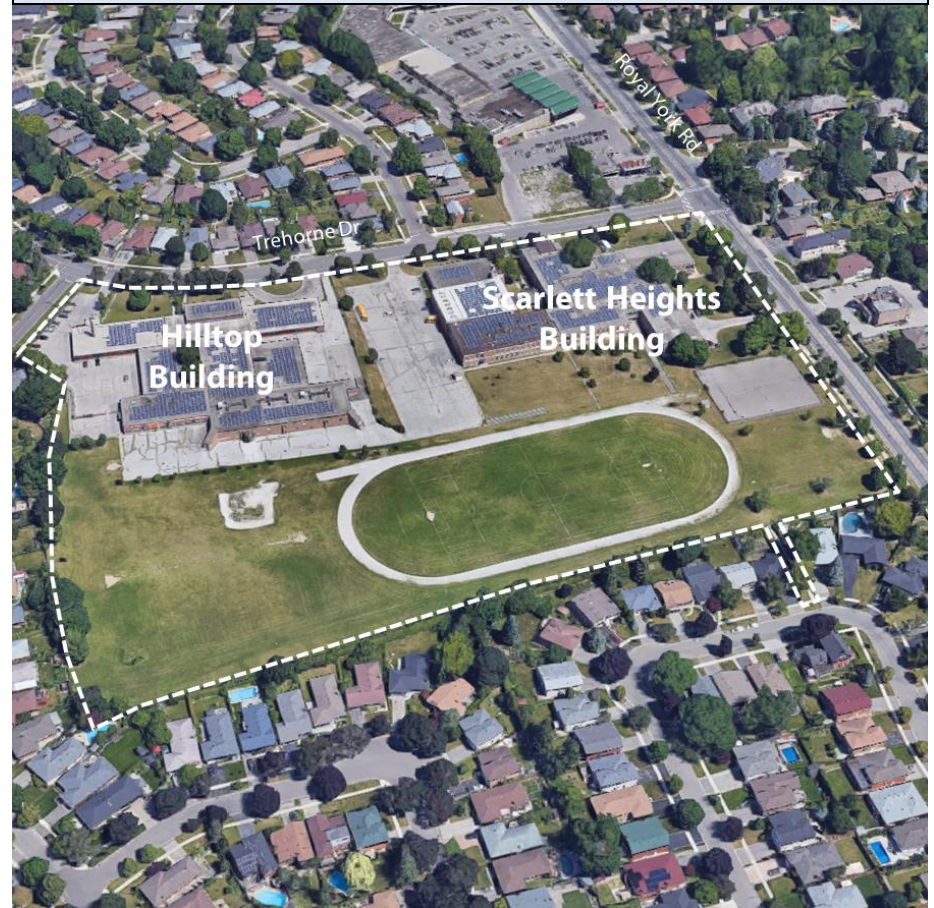
Aerial Photos of the George Harvey and York Memorial Sites

George Harvey Site
6.2 acres



Scarlett Heights Site

18.6 acres shared with Hilltop MS, a grade 6-8 school with 562 students



Appendix D

Enrolment, Instructional Spaces Required, Capacity and Utilization Rate for the Two Options

Option 1 – Accommodate York Memorial CI and George Harvey CI in the George Harvey building as two separate schools		Option 2 – Accommodate York Memorial CI in the Scarlett Heights building (George Harvey CI remains in its building)	
Projected enrolment September 2019 George Harvey + York Memorial (Regular and Developmental Disabilities Programs)	495 + 894 = 1,389	Projected enrolment September 2019 (Regular and Developmental Disabilities Programs)	894
Estimated minimum instructional spaces required ¹ George Harvey + York Memorial	29 + 39 = 68	Estimated minimum instructional spaces required ¹	39
Total instructional spaces in the George Harvey building ²	85	Total instructional spaces in the Scarlett Heights building	44
Building capacity (pupil places)	1,536	Building capacity	840
Utilization rate (projected enrolment / building capacity)	90%	Utilization rate (projected enrolment / building capacity)	106%

¹ Estimated minimum instructional spaces required is based on teaching staff allocation and assuming every room is used for 4 periods a day:

George Harvey calculation = 38.50 teachers x 3 periods taught per day / 4 periods per room) = 29

York Memorial calculation = 52 teachers x 3 periods taught per day / 4 periods per room) = 39

² Room count excludes space occupied by the child care centre (2 classrooms and 2 office areas) and Skylark Youth Services program (2 classrooms and 3 smaller rooms)

Note: In Option 2, George Harvey CI will have a projected enrolment of 495 students, a building capacity of 1,452 pupil places and a utilization rate of 34%. The capacity for the George Harvey building will decrease due to the adult program returning to the building.

Appendix E

Estimated Costs of the Two Options

Option 1 – Accommodate York Memorial CI and George Harvey CI in the George Harvey building as two separate schools	Option 2 – Accommodate York Memorial CI in the Scarlett Heights building (George Harvey CI remains in its building)
<p>Facility fit-up costs</p> <ul style="list-style-type: none"> • Fit-up 2 rooms with sinks and eyewash stations to deliver science • Build a partition to subdivide a large room into 2 classrooms • Convert 2 classrooms into administration space for York Memorial CI • Provide separate PA systems for the 2 schools • Total estimated cost = \$765,000 	<p>Facility fit-up costs</p> <ul style="list-style-type: none"> • Repair to leak in roof • Repair to unit ventilators • Repair five classrooms and gym that have experienced water damage from leaking roof • Conduct minor maintenance due to the building being closed since the end of June 2018 (e.g. peeling paint, sagging ceiling tiles, lifting floor tiles) • Total estimated cost = \$1,800,000
<p>Transportation costs</p> <p>Nil</p>	<p>Transportation costs</p> <ul style="list-style-type: none"> • Provide TTC tickets to approximately 250 York Memorial students who live in the York Memorial attendance area and live more than 4.8 kilometers from the Scarlett Heights building as per the TDSB Transportation of Students Policy P020 • Annual estimated cost = \$200,000

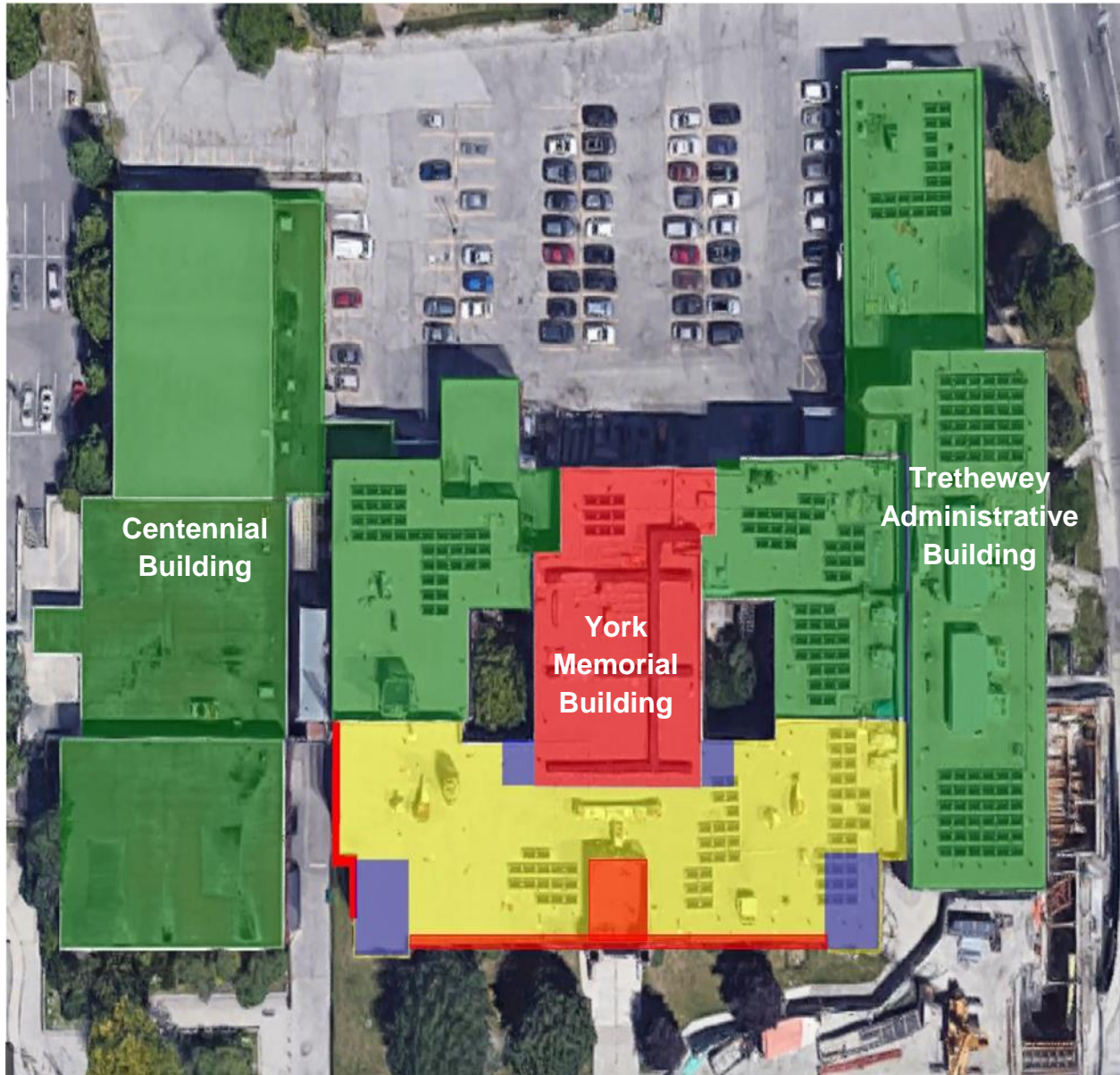
It is anticipated that the costs will be covered by proceeds from the TDSB's insurance policy.

In Option 2, the repairs to the roof and the unit ventilators at the Scarlett Heights building are required to maintain the value of the building for potential future disposition.

Advantages and Disadvantages of the Two Options

Option 1 – Accommodate York Memorial CI and George Harvey CI in the George Harvey building as two separate schools		Option 2 – Accommodate York Memorial CI in the Scarlett Heights building (George Harvey CI remains in its building)	
Advantages	Disadvantages	Advantages	Disadvantages
George Harvey building is located within the York Memorial attendance area in close proximity to the York Memorial building – no transportation of York Memorial students is required	York Memorial and George Harvey will need to share spaces such as science labs, art rooms, music/drama rooms, gyms, library, auditorium, cafeteria and pool	Provides sufficient classrooms and specialized spaces (e.g. science rooms/labs, gyms) for York Memorial and George Harvey	Scarlett Heights is not located within the York Memorial attendance area – 522 York Memorial students live beyond 4.8 kms
George Harvey building is already an operating school with furniture, equipment and surplus space	George Harvey site has one sports field – when a second sports field is required, a school will have to go to Keelesdale Park (located 1.5 kms away from the George Harvey building) or possibly York Memorial sports field (to be explored)	Provides sufficient sports fields for York Memorial and George Harvey – no need for a school to travel a distance to get to a sports field	Because of the distance from the York Memorial area, it will be challenging for York Memorial students to pick up younger siblings from elementary schools
York Memorial and George Harvey can maintain their own identities but sharing of space will be required	Requires George Harvey to reorganize its use of space to free up rooms for York Memorial	York Memorial and George Harvey can maintain their own identities in their own exclusive space	Scarlett Heights is currently empty – will require furniture, equipment and maintenance to make Scarlett Heights appropriate for school use
George Harvey building has a pool	Adult program (Essential Skills Upgrading) will need to continue to be accommodated in another building	Adult program (Essential Skills Upgrading) can return to the George Harvey building	Scarlett Heights building does not have a pool
No need to reopen another building and acquire more furniture and equipment	Skylark Youth Services program will need to continue to operate with two fewer classrooms	Skylark Youth Services program can regain their two classrooms	George Harvey will be an underutilized building
York Memorial students who pick up younger siblings from nearby elementary schools will be able to continue doing so	By having separate lunch periods, some of the gyms will not be available at lunch to support intramural activities	Repair of the roof and unit ventilators at Scarlett Heights will maintain the value of the building for potential future disposition	
George Harvey building will be well utilized	Some space modifications will be required		

York Memorial CI Damage Map



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