

Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario

Ward 22 Heritage Properties

## **What does Heritage mean and which buildings are considered Heritage?**

<http://joshmatlow.ca/heritage.html>

*"the evidence of the past, such as historical sites, buildings, and the unspoilt natural environment, considered collectively as the inheritance of present-day society" Collins English dictionary*

**Intent to Designate, June 14, 2016: presenter – Carol Kleinfeldt**

# Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



Clockwise from left: The Capital Theatre block is being eyed for development, bird chimneys and clock on Connaught, Gas showroom on Yonge now home to Casullo, Bow's head chimneys as part of Capital Theatre block, the Lawrence Park heritage home at 12 Weybourne Cr., Lucinda heritage on Parkhurst Boulevard, Castlefield Avenue

## With condos claiming every street corner, we look at what's left of midtown's historic charms



Clockwise from top right: Davisville Junior Public School, wrought iron gate at De La Salle College, 45 Avenue Rd. in Yorkville, Castlefield Avenue, Parkhurst Boulevard, Yorkville's runaway development threatens rich history and 217 Sheppard Ave. E. 19

VILLAGE POST, MAY 2016

# Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



We are an independent group of Architectural Historians, Architects, Professors, Developers and concerned Ward constituents. We are asking for The opportunity to work with the Ward Councillor, TDSB Trustee and other area neighbors to consider alternatives to the current plans while maintaining the requirements outlined by the current plans. This includes a new school that can accommodate the current and future curriculum of the TDSB, a Community Hub that will enhance the program elements for the school while offering important Program space for the neighborhood, including a Swimming pool, drop-off areas and underground parking, a daycare center, school playground and Terraces and a public through-block park and Walkway. This is all possible and could offer a maintenance income to the TDSB and Community Centre. This is not a new idea, as indicated by the proposed 2011 plans for the Spectrum Alternative School.

## Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario

We are asking for a stay of demolition through designation for the existing Davisville Jr. Public School. The Heritage Value of this building is the exemplification of a collective memory of an architectural era that celebrated the new post-war New Paradigm of the Toronto District School Board. The ideal that education was intended to be as of right for all children in Toronto . It was innovative, open, light filled, and related to the exterior spaces and surrounding urban . Exercise and fresh air throughout the day enhanced the learning experience and the ability to move seamlessly between the indoor and outdoor spaces.

Peter Pennington and the TDSB followed these ideals in a number of unique public schools throughout Toronto and in aggregate, they form a true collection of architecture that is made all the stronger by the immediate identification of each one as part of the collective. There is no other example of Mid-Century Modern Architecture in Toronto that has this significance.



## Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario

In addition to the following blocking and stacking options, we understand the need for a Business Case for any Options presented to the TDSB and the public. While these scenarios are OM, each demonstrates that the existing building has significant economic value in addition to its heritage value. The proposed demolition makes little economic sense.

The following Order of Magnitude Models were provided by Lloyd Alter, a retired architect and former partner in Context Developments, a Toronto Real Estate Developer.

### **1 Hybrid model:**

Recognizing that the existing classrooms do not meet modern standards, the existing school building would be renovated to support other functions of offices, administration and the community hub. This would reduce the size of the new school building by approximately 2,000 square meters. The Altus Group Construction Cost Guide indicates that new construction of an elementary school in the GTA costs between 1600 and 1900 \$/m<sup>2</sup>; We estimate that the renovation of the existing school would cost about half that. The conversion would be less efficient than new construction designed for the specific need, which would eat up some of the savings from the renovation. The hybrid model would have the environmental benefit of retaining the embodied energy of the existing structure, reducing demolition and landfill, and of course, retaining the architectural heritage. At 80% efficiency compared to new construction, we estimate it will also save approximately \$ 1,520,000 in construction costs.

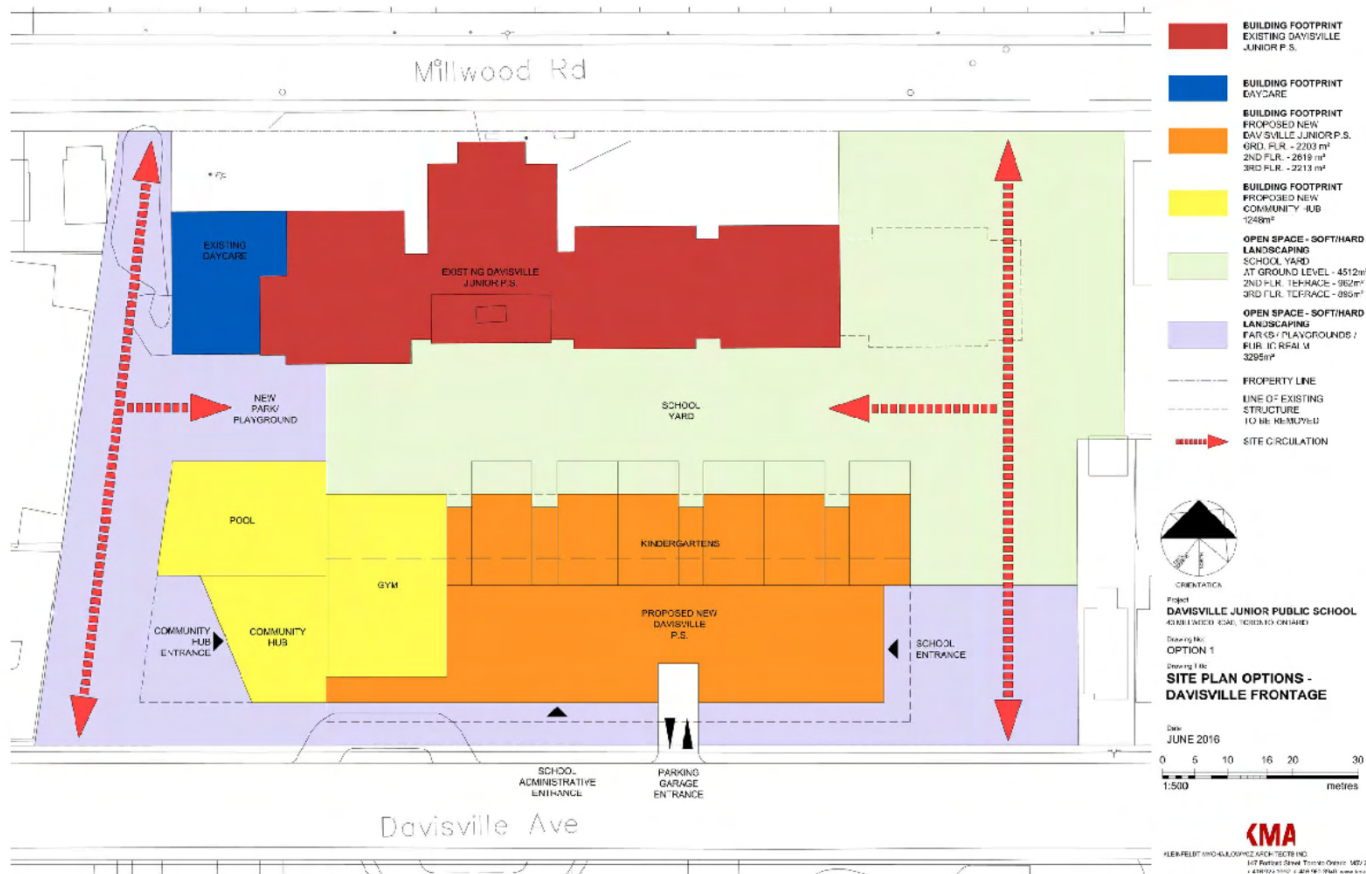
### **2. Lease Model:**

The existing building, with its small classrooms, may not be up to current standards for the TDSB but it would work well for specialty schools where class sizes are often smaller. We believe that there is a significant market for specialty or private school space and that the building could generate revenue for the TDSB on a rental basis. The TTC recently renewed a lease at 1920 Yonge Street at \$ 14 PSF for 5 years; “as is” space like that in the school would rent for significantly less, perhaps a third of that, let’s say 4.50 per foot. That would still yield approximately \$ 90,000 per annum income to TDSB. The current capitalization rate in Toronto for Class B space is around 5.75%, valuing the existing property at \$ 1,575,000 on the basis of the income stream.

### **3: Condominium conversion Model:**

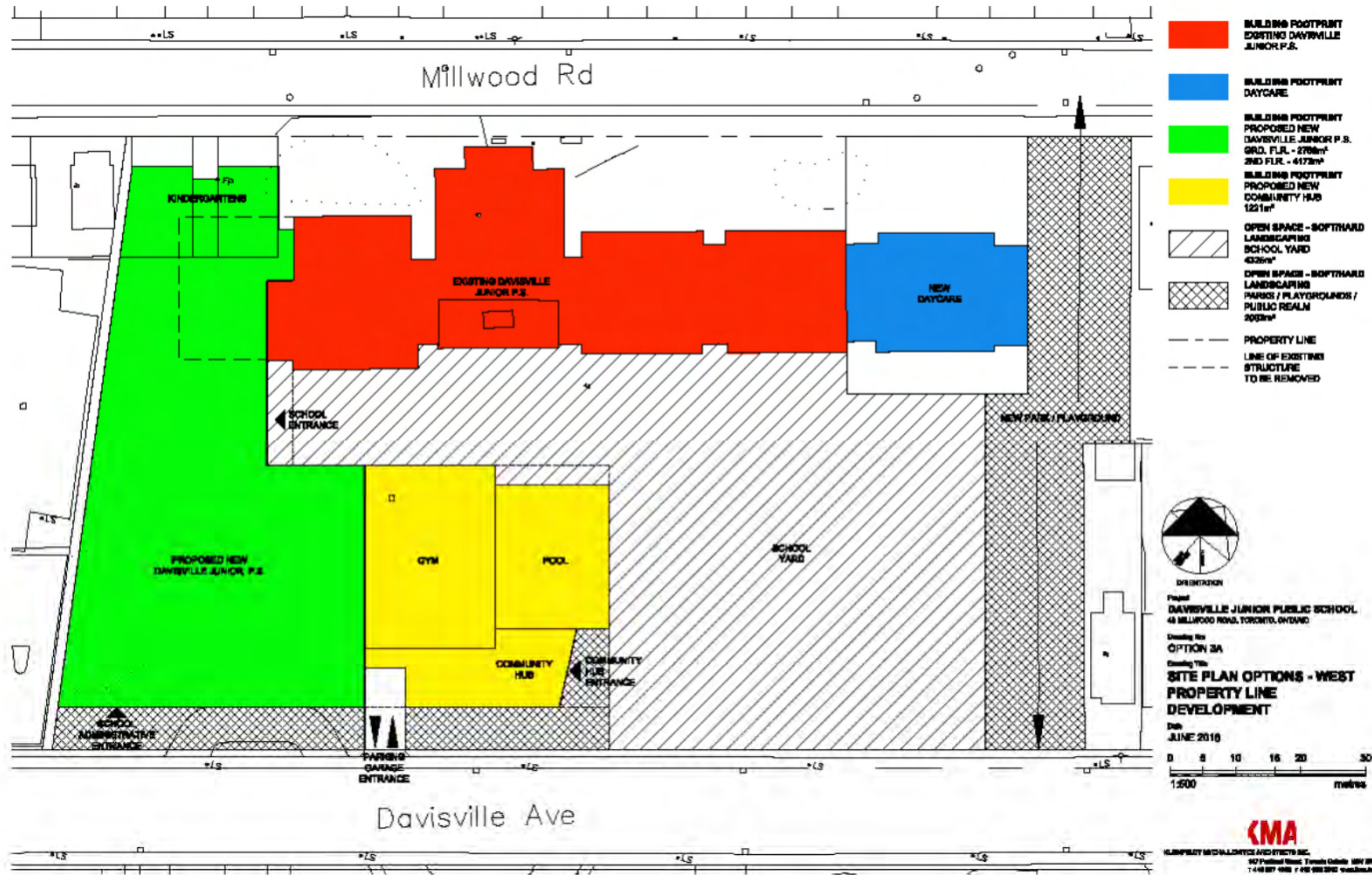
Midcentury Modern properties sell at a significant premium in the marketplace, and the existing school is a particularly fine example of the style. The school is also located in one of Toronto’s prime residential districts. Schools are well-suited to condominium conversion at reasonable costs, and have proven profitable for real estate developers; a good example is the conversion of the former George Brown College in Kensington Market, renovated by Context Developments. We estimate that the existing school converted to condominium would have a market value of between \$ 12 and \$ 15 million, and as is, has an estimated value of between \$3 and \$ 3.75 million to a real estate developer.

# Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario





# Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario

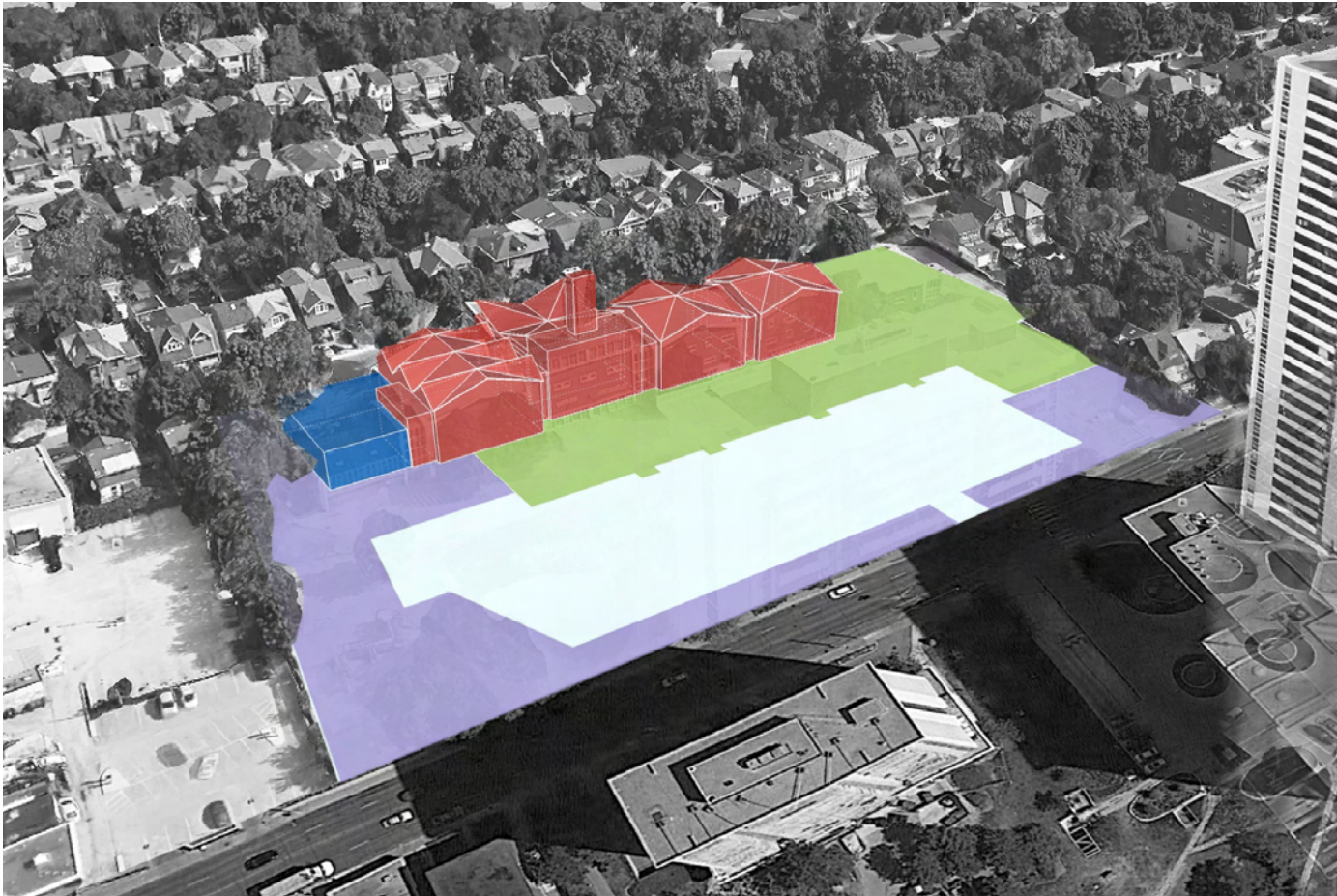




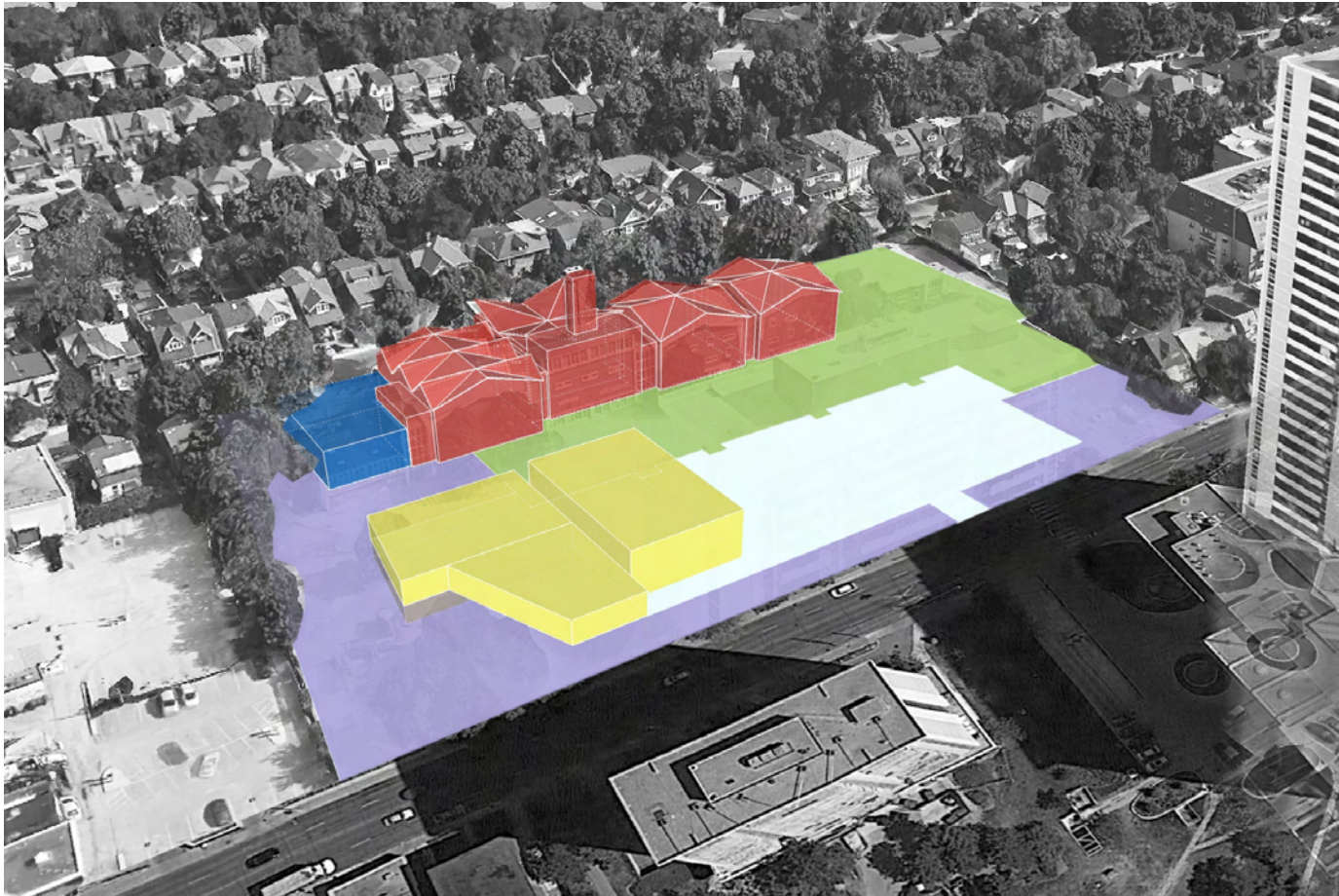
Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



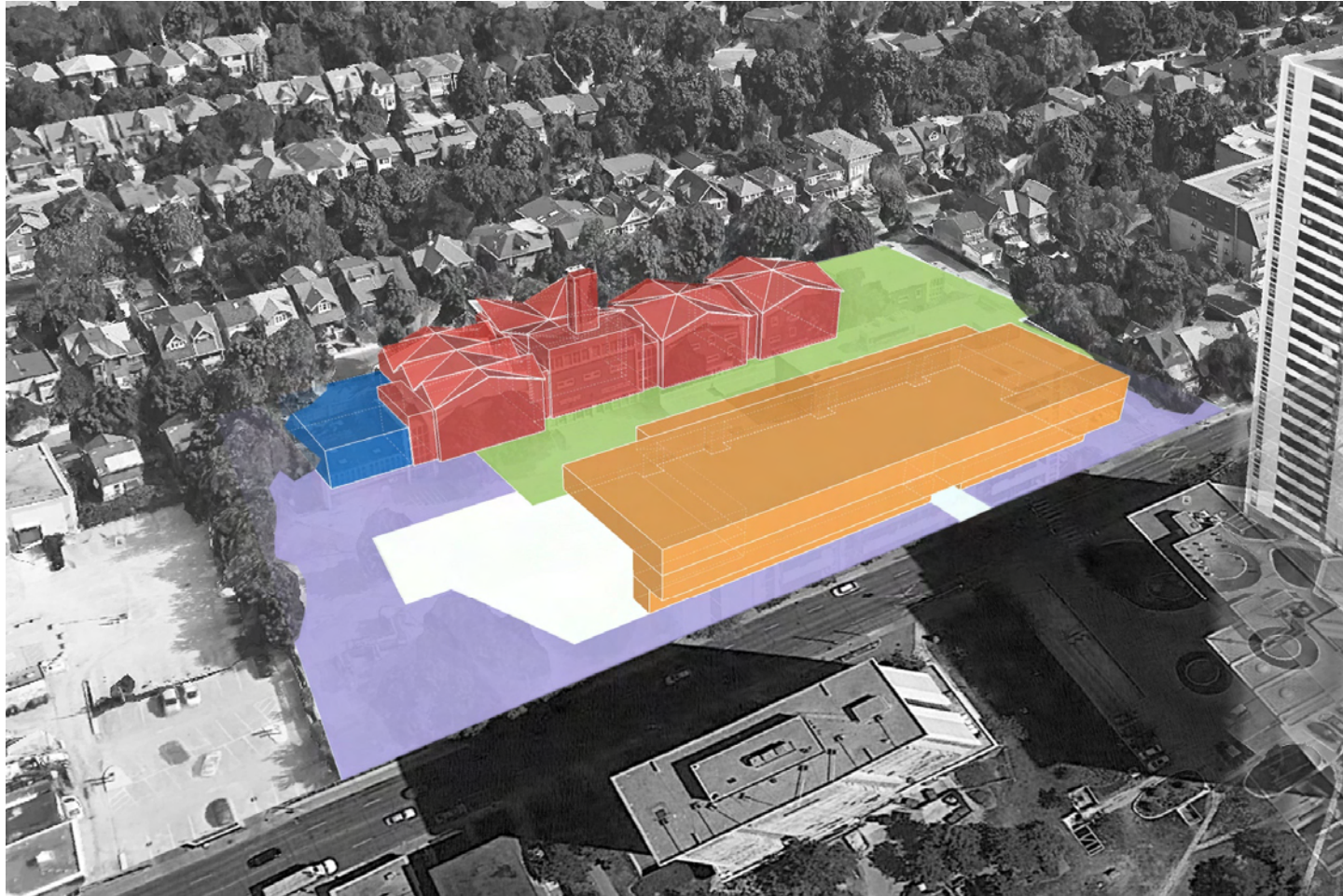
Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



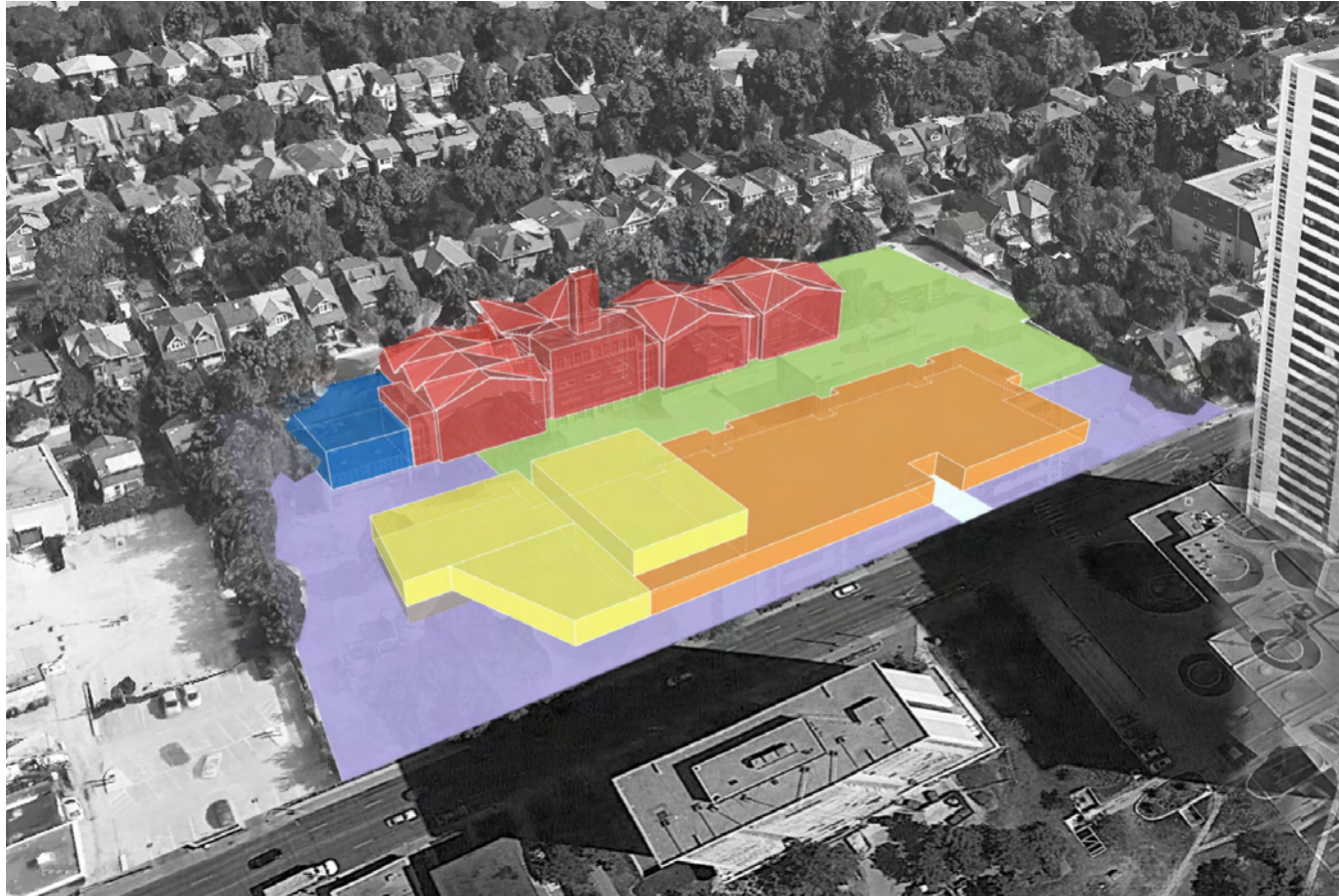
Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



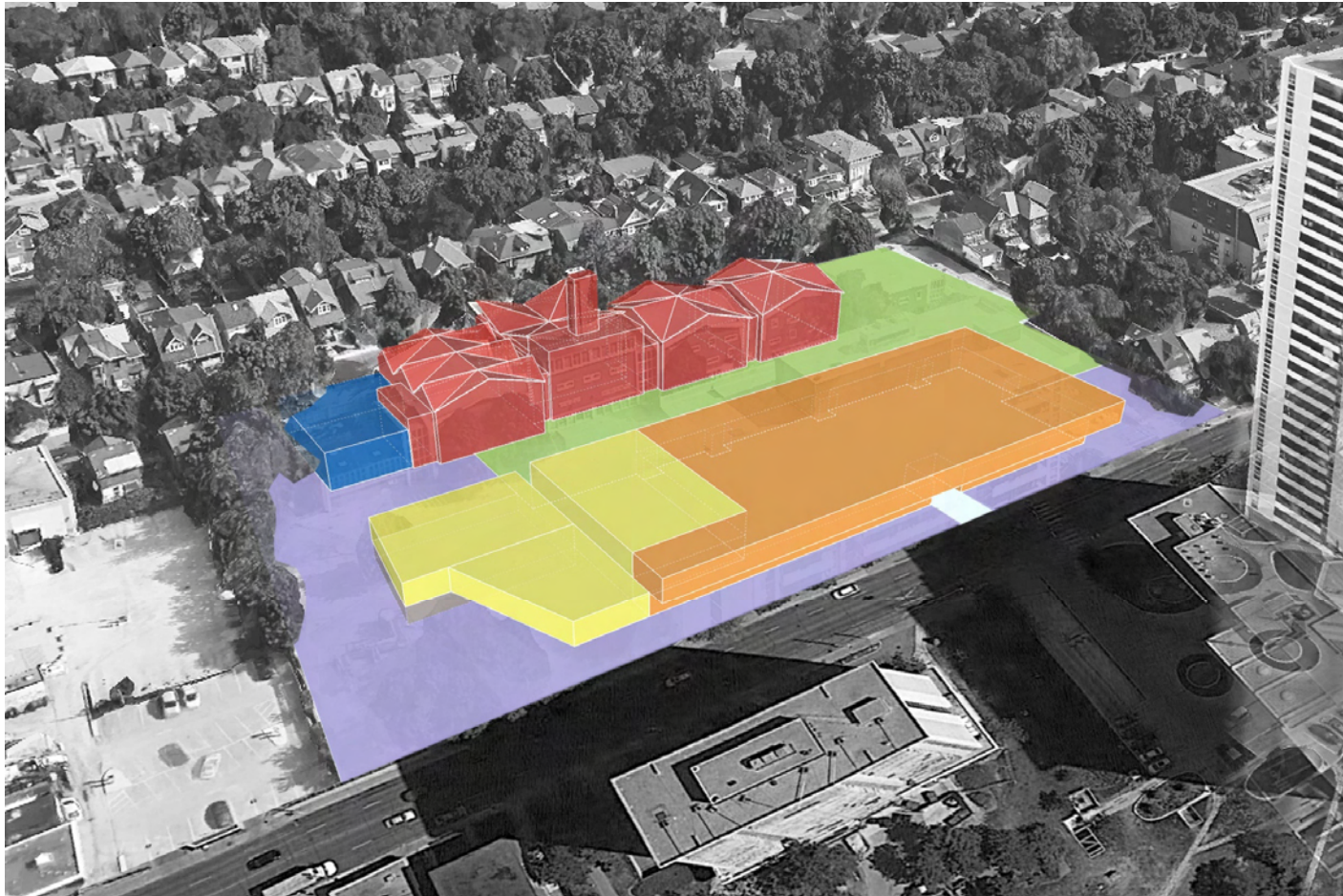
Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



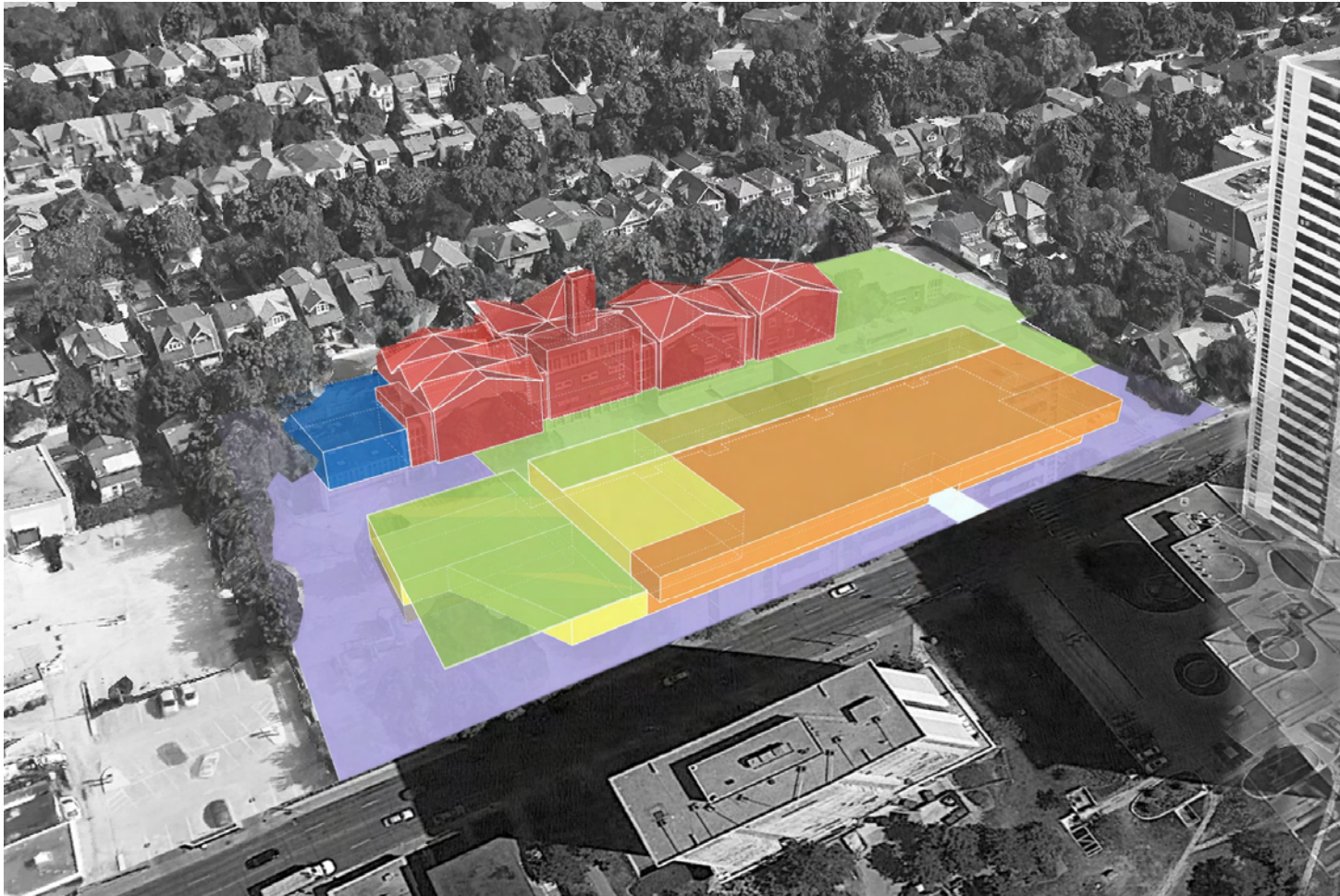
Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



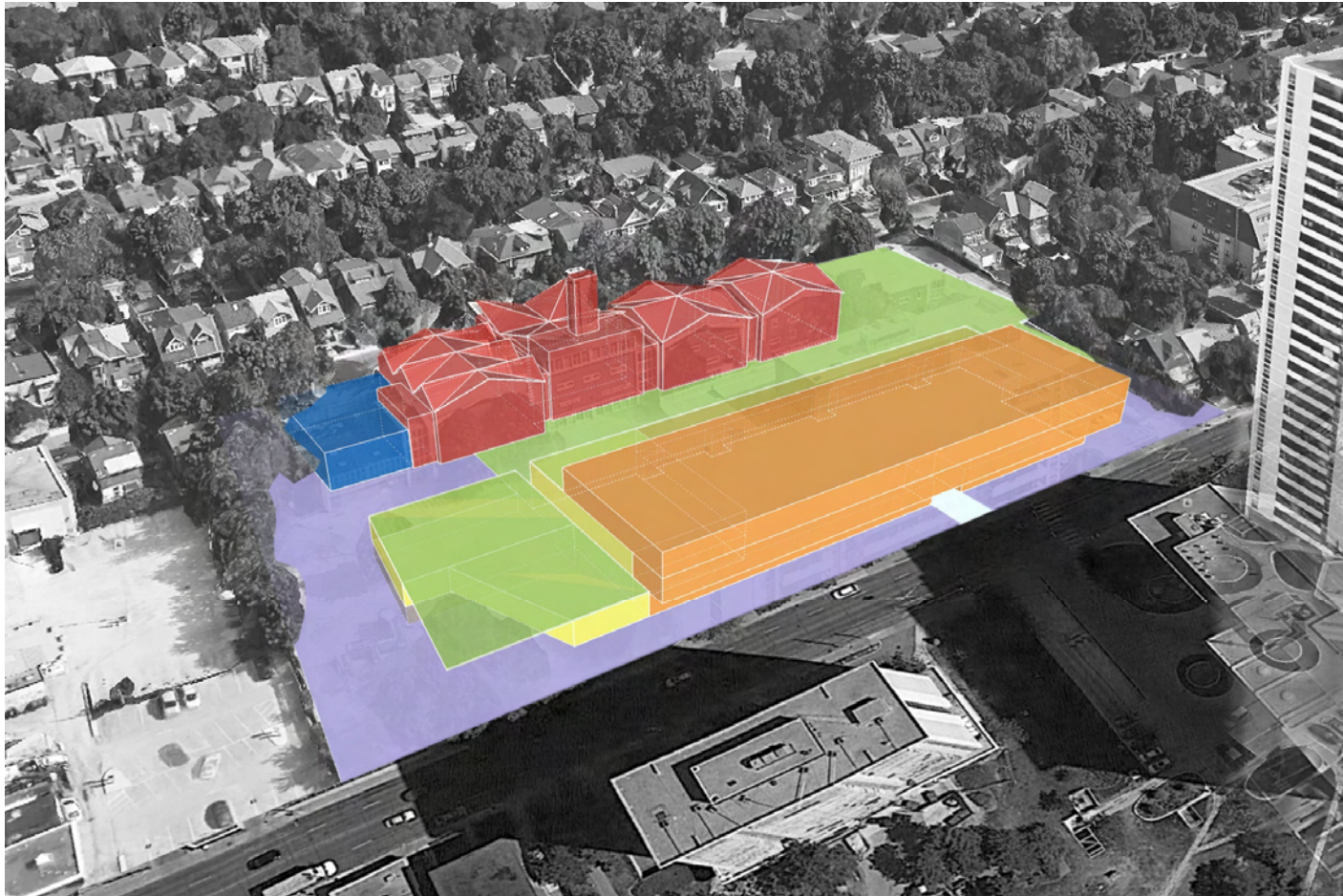
# Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario

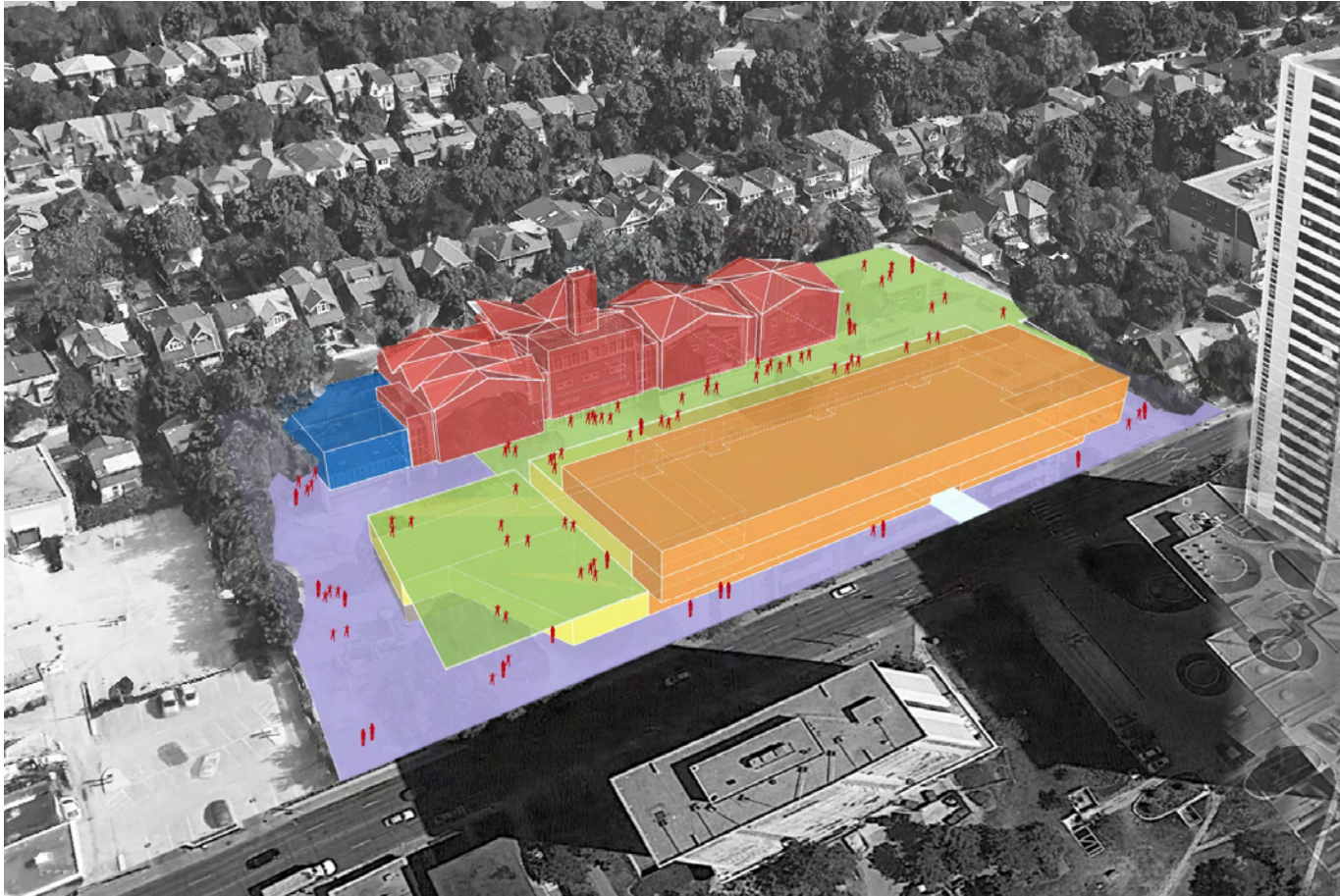


Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario





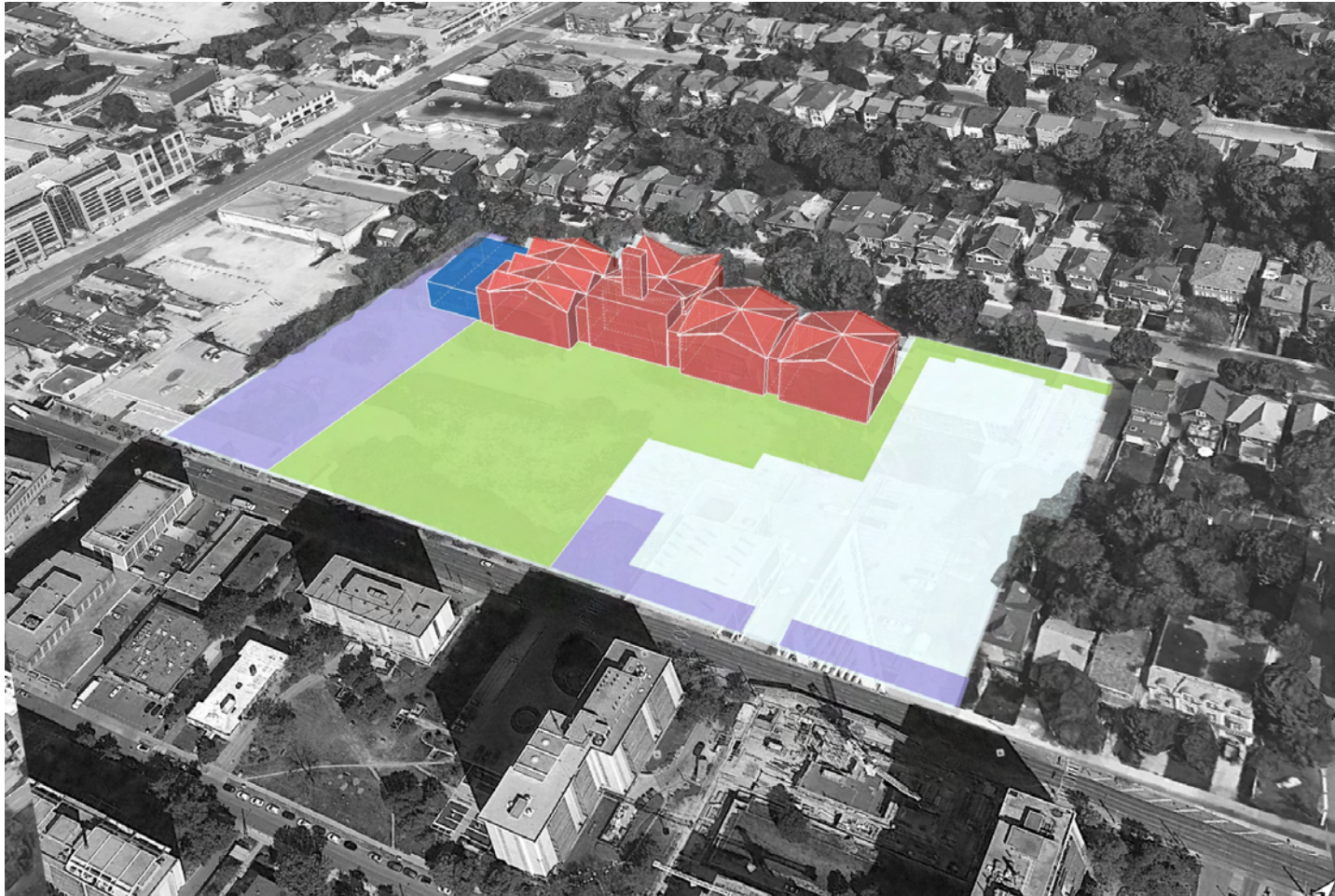
# Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



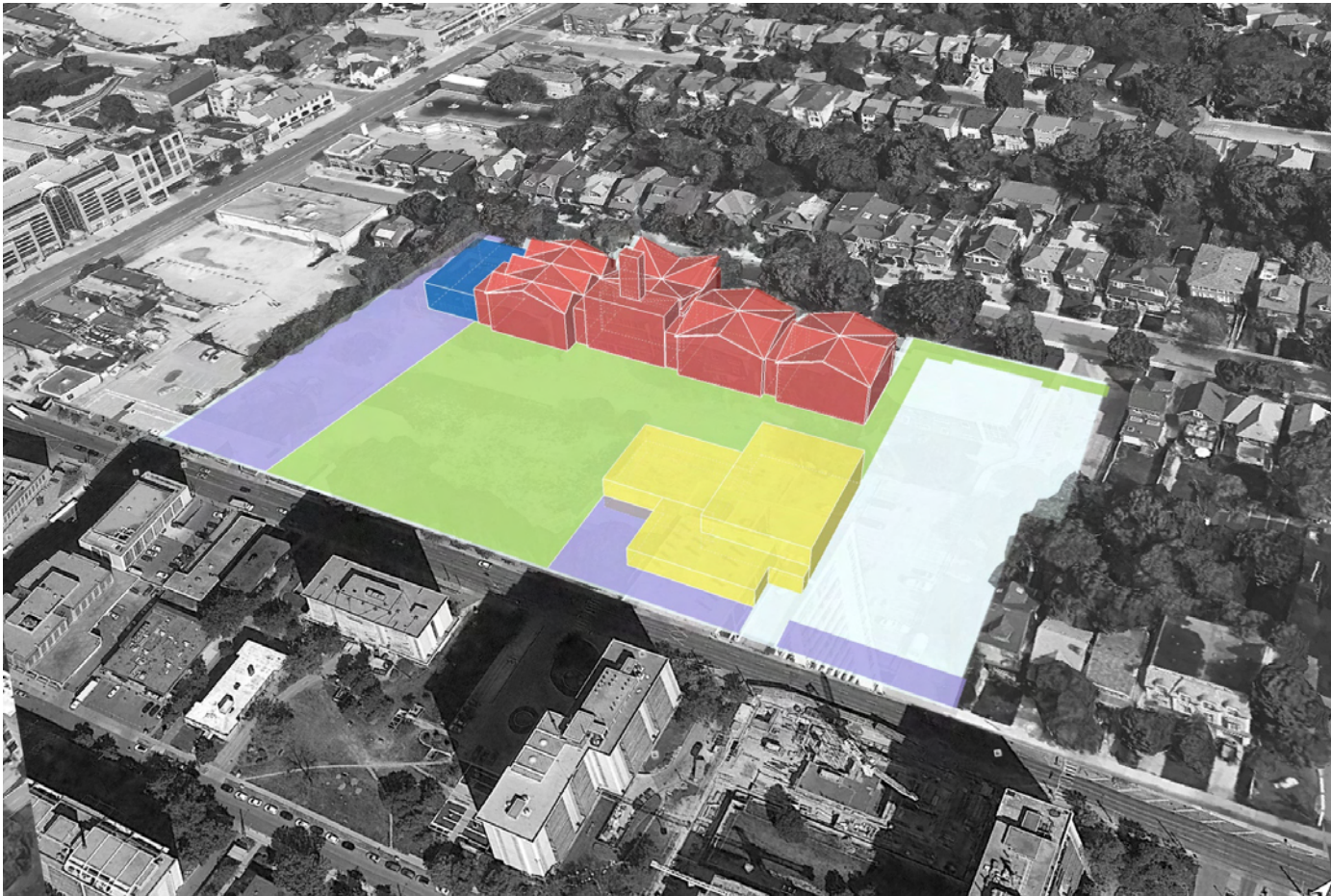
Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



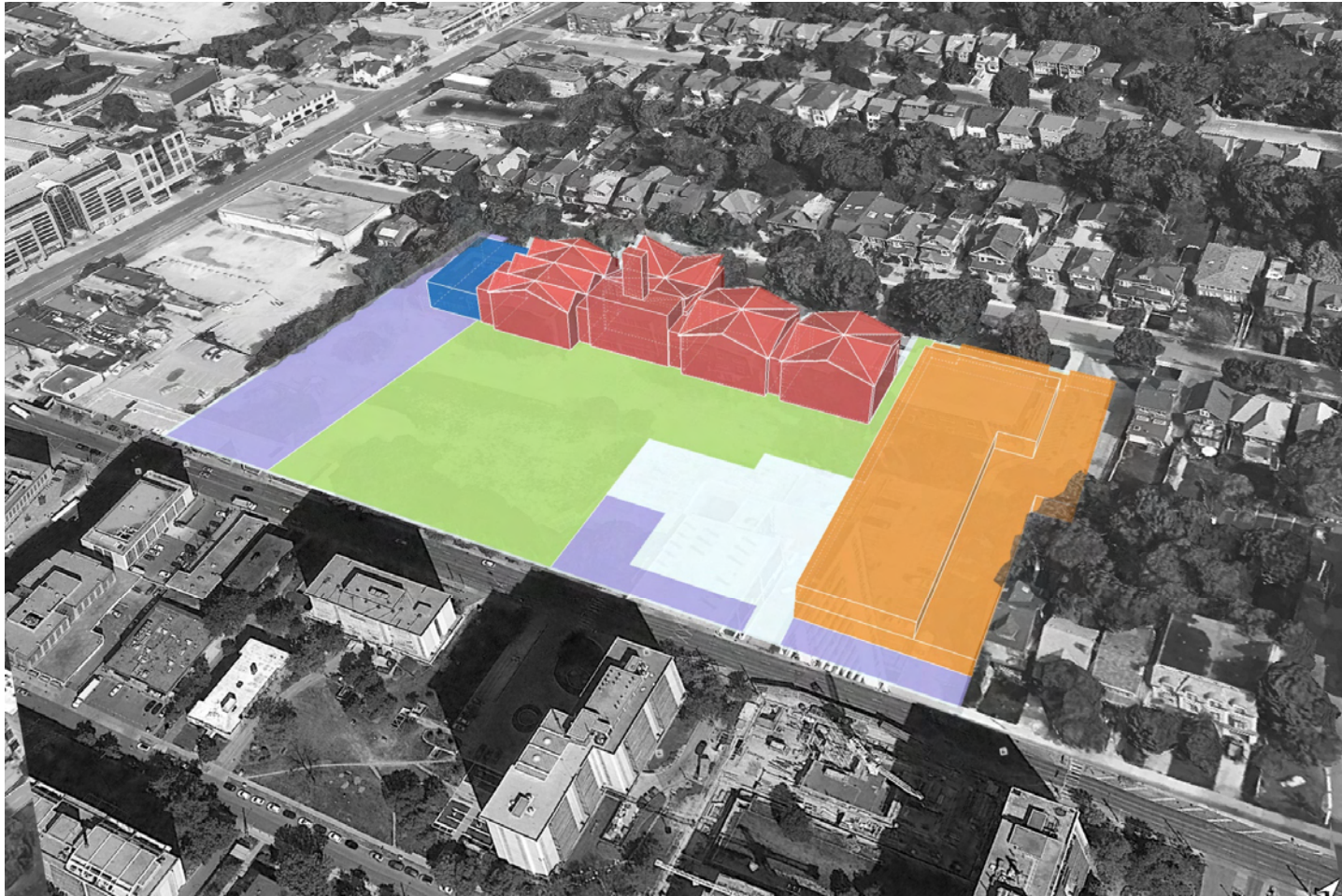
Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



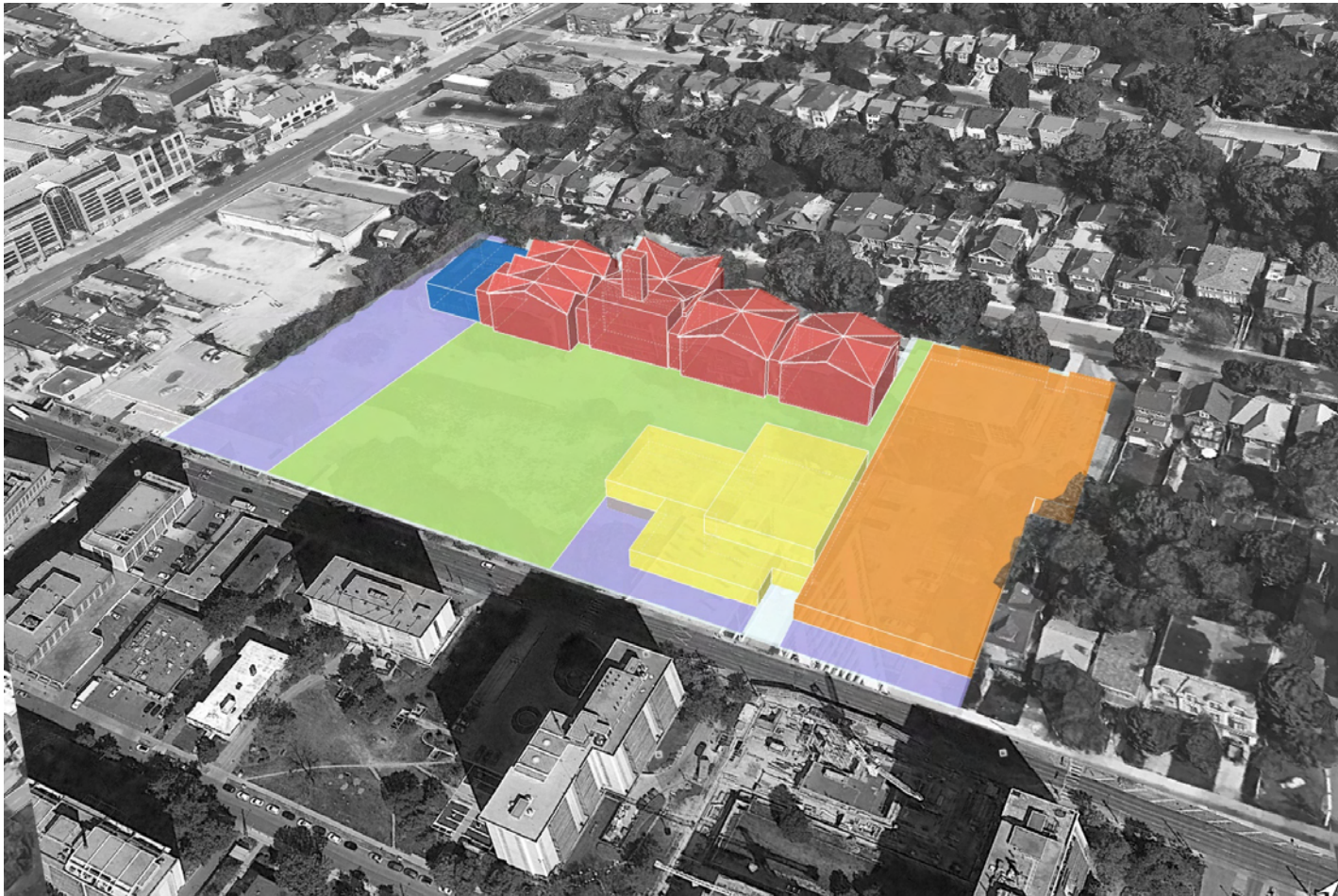
Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



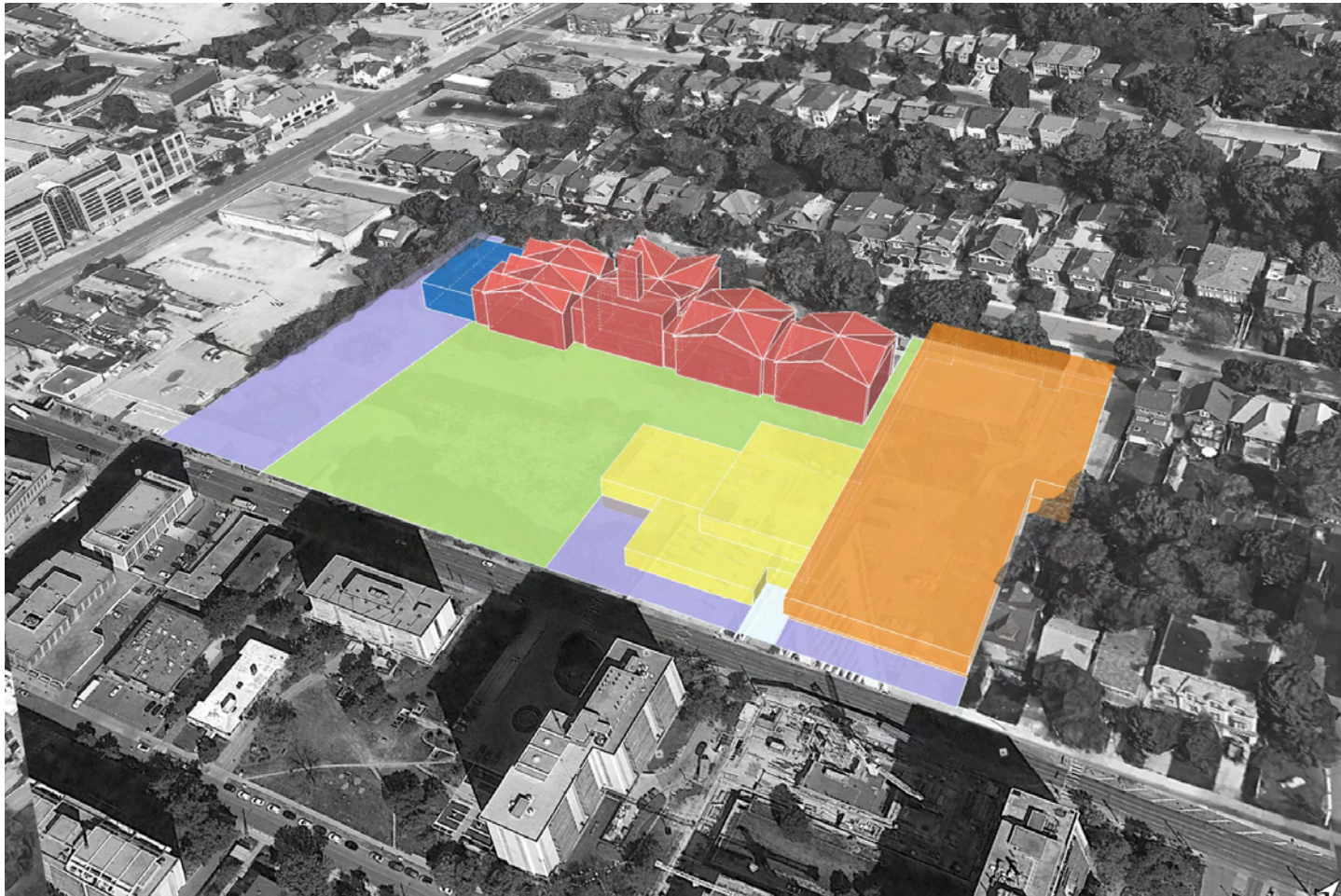
Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



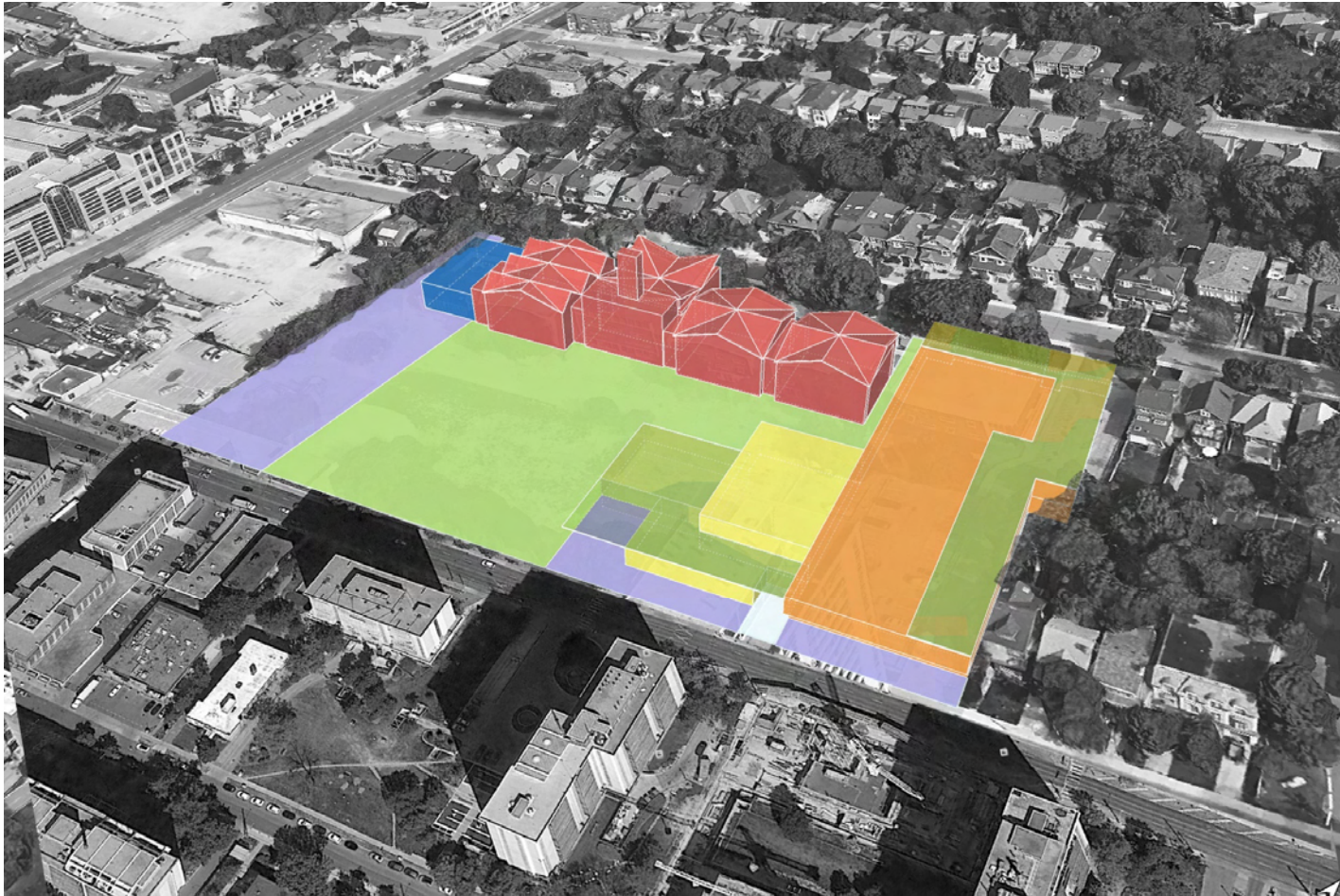
Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario

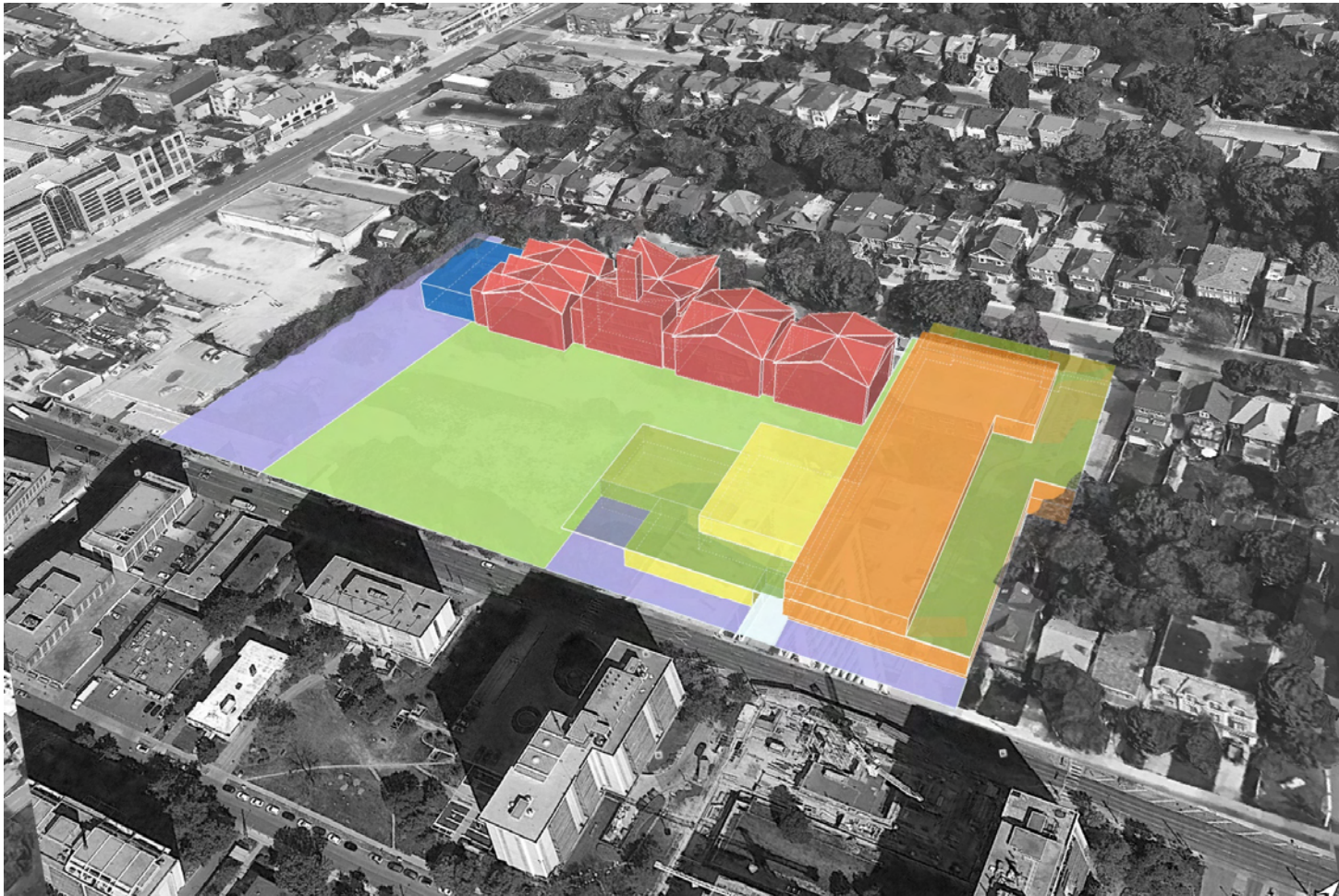


Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario

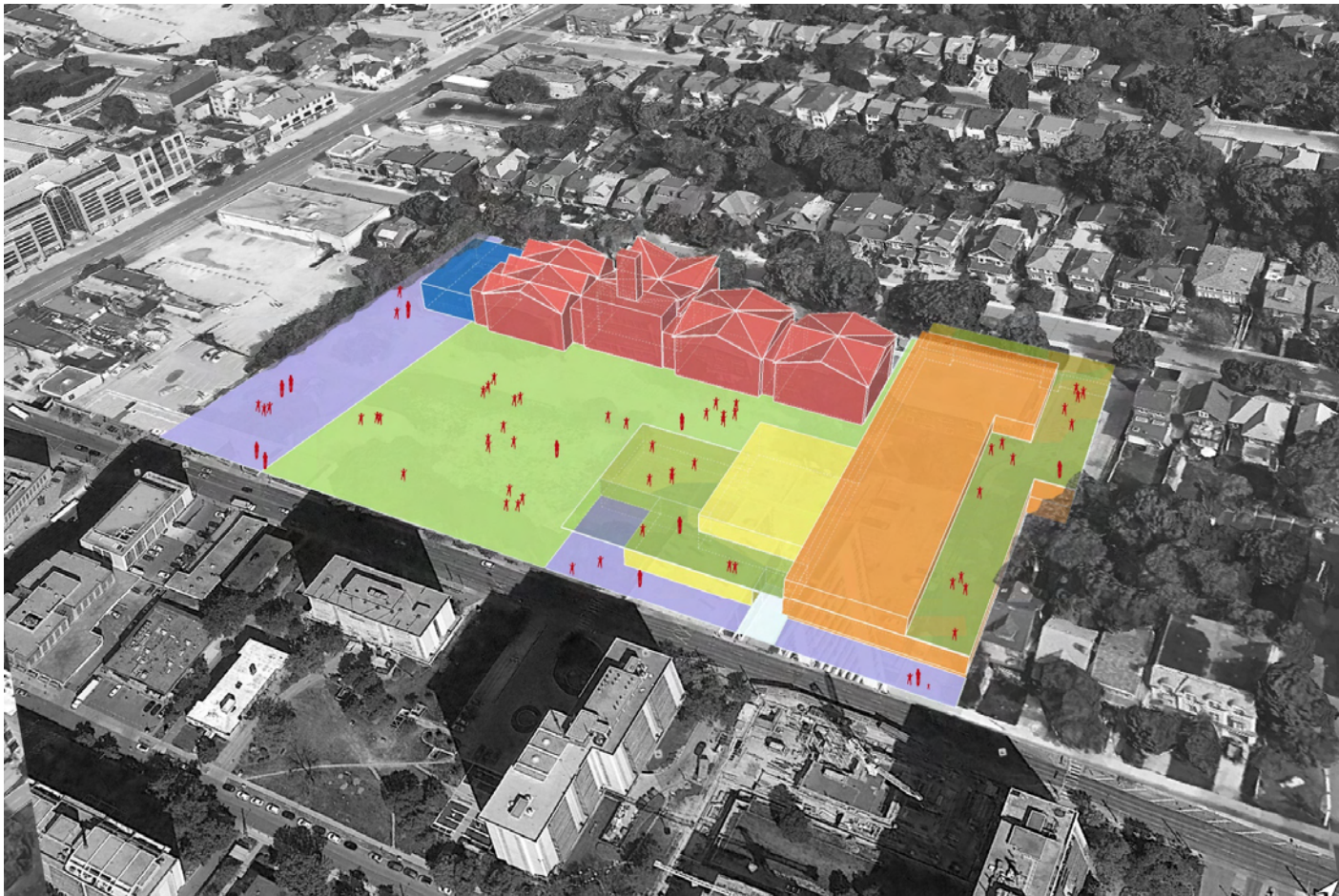




# Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



# Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario



## Davisville Jr. Public School, 43 Millwood Drive, Toronto, Ontario

We are a sincere group of concerned people with extensive experience in urban planning, development, architecture and community service. We appreciate the efforts of the local Community and their needs. We are convinced that all concerns can be accommodated in this instance to the benefit of the local and Toronto wide communities.



Thank you for your consideration.