

Toronto District School Board

Update on Hodgson MS

June 11, 2018



Update on Hodgson Middle School – Agenda

1	Welcome and Introductions
2	Background on the Capital Project at Hodgson MS
3	What Has Changed?
4	Overview of Design Options for the School
5	Next Steps
6	Discussion / Questions
7	Conclusion

Update on Hodgson Middle School – Background

- In November 2016 the Ministry of Education provided a funding approval of **\$5.8M** to construct a 12-Classroom addition at Hodgson MS to address accommodation pressures.
- This project was required to support the implementation of an accommodation plan whereby grade 6 students from adjacent junior elementary schools were directed into Hodgson MS.
- The addition project was to begin construction in the spring of 2019, to be completed in the summer of 2020.
- Hodgson MS is situated within the Yonge-Eglinton area, a designated urban growth centre that is experiencing rapid and unprecedented intensification.
 - The provision of new school capacity in this area is critical to managing current and projected levels of growth.
- This is a dynamic part of the City that is significantly challenging in terms of projecting enrolment.
- TDSB Planning Staff have been working very closely with City of Toronto Planning staff to understand future urban structure changes, development potential and associated population growth.
- Since the addition was approved in November 2016, revised enrolment projections for Hodgson MS and surrounding junior elementary schools that suggest a much higher growth trajectory than had been anticipated.
- The approved 12-classroom addition will be insufficient to accommodate the long-term enrolment growth projected for the school.

Update on Hodgson Middle School – What’s Changed?

1

Residential Development Applications

Since the beginning of the Yonge-Eglinton PART in September 2015, a total of **8,300** new residential units have been proposed within the catchment area of Hodgson MS. These units were not included in the projections used to justify the 12-classroom addition at Hodgson MS.

2

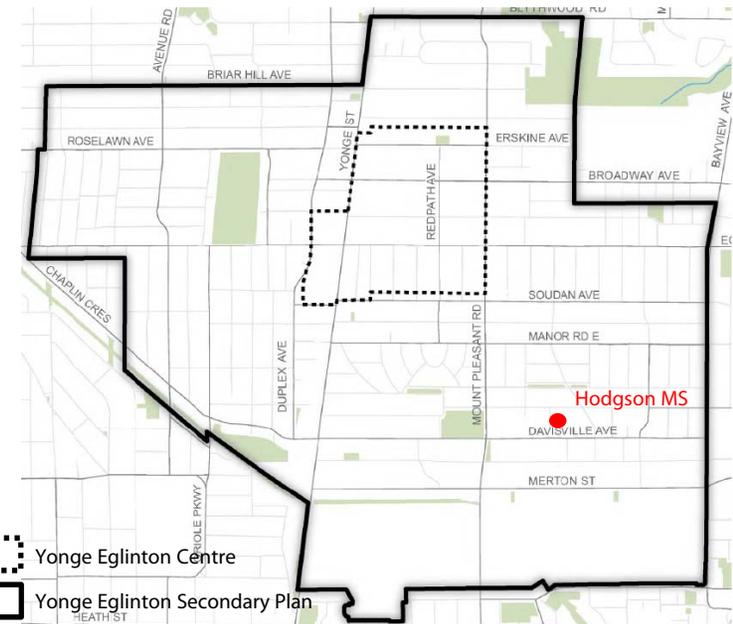
Pupil Yield Factors

TDSB Planning staff has completed an extensive study of all existing units within the Hodgson MS area, to understand the shift in pupil yields emanating from new development in the area. This study found that pupil yields had increased for new condominium developments.

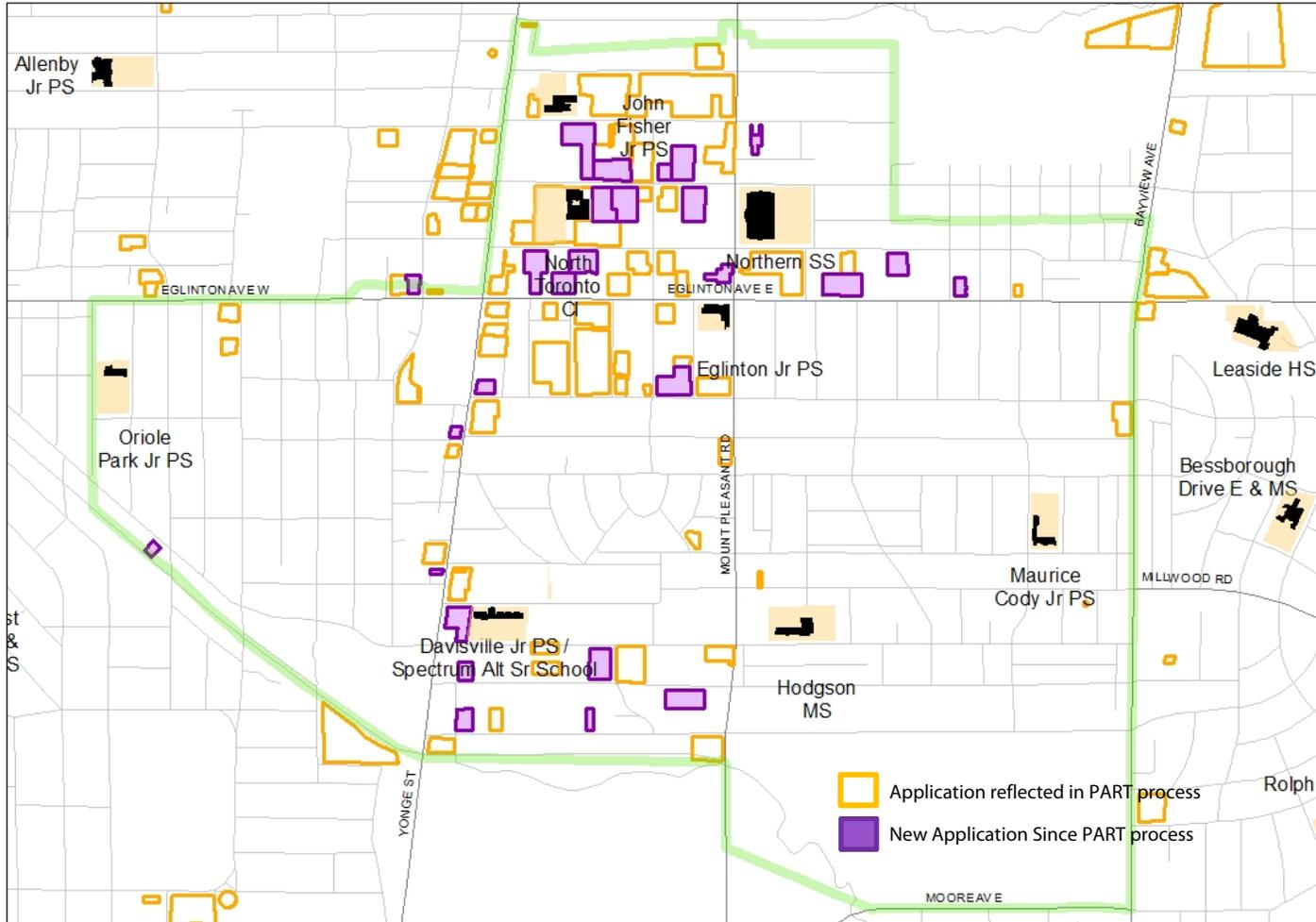
3

Midtown in Focus – City of Toronto Growth Projections

The City of Toronto is also struggling to meet the hard and soft infrastructure levels required to serve the rate of population growth in the Yonge-Eglinton Centre. The City is currently preparing a new secondary plan for the area that includes a robust growth analysis. The TDSB has been working closely with the City through this process to understand long-term accommodation needs.



1 Residential Development Applications



Approximately 8,300 units have been proposed within the Hodgson MS attendance area since the completion of the Yonge-Eglinton PART.

These units have been factored into the enrolment projections for their respective junior elementary schools, which feed into Hodgson MS at Grade 6. Additional capacity is required to accommodate these students.

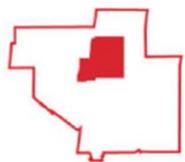
2 Pupil Yields

- TDSB Planning staff have undertaken a review of over 7,600 existing rental units and 3,400 condominium units within the area to evaluate pupil yield trends.
- As an example, since 2012, the elementary pupil yield per condominium unit in the Eglinton Jr. PS attendance area has doubled, increasing from **0.02 to 0.04**
- This yield is substantially higher than other parts of the City and is similar to a trend that has been experienced in the Yonge-Sheppard Corridor.
- The impact on enrolment of the new unit stock being added to the area is amplified due to the higher pupil yields emanating from new dwellings.
- This will place additional stress on local junior elementary schools over the mid to long-term, particularly at Eglinton Jr. PS, where the majority of new units are proposed.
- The Eglinton Jr. PS area is also home to a number of older rental stock, which continue to produce a strong pupil yield on a year to year basis.
- The factor is currently 0.055, slightly higher than that of a condominium. This has remained relatively stable since 2012.

3 Midtown in Focus: Yonge-Eglinton Secondary Plan

- The study associated with the proposed Yonge-Eglinton Secondary Plan identifies that the area’s population is anticipated to double by 2051.
- The ‘soft site’ potential of the area – meaning sites that have not yet been developed to their full potential – could result in an additional 10,700 - 13,700 new units beyond 2031 (pipeline). This is over and above the development activity accounted for in the most recent enrolment projection for area schools.

YE CENTRE



2016

19,000 res.
18,000 jobs

Pipeline (2031)

40,000 res.
20,000 jobs

Proposed Plan (2051)

50,000+ res.
23,000+ jobs

YESP AREA



2016

66,000 res.
34,000 jobs

Pipeline (2031)

94,000 res.
38,000 jobs

Proposed Plan (2051)

127,000+ res.
42,000+ jobs

Source: City of Toronto Midtown in Focus, Growth Estimates, February 10, 2018

Midtown in Focus

Yonge-Eglinton Secondary Plan

What could this look like?

Update on Hodgson Middle School – What's Changed?



- This graphic identifies the existing built form of the Yonge-Eglinton Centre as well as all approved development proposals as of June 2017
- Vast majority of growth is projected to occur within the Eglinton Jr. PS attendance area

Update on Hodgson Middle School – What's Changed?



- This graphic expands upon the previous slide by including all proposed residential development as of June 2017 (*note: not all developments will materialize as proposed*)

Update on Hodgson Middle School – What's Changed?

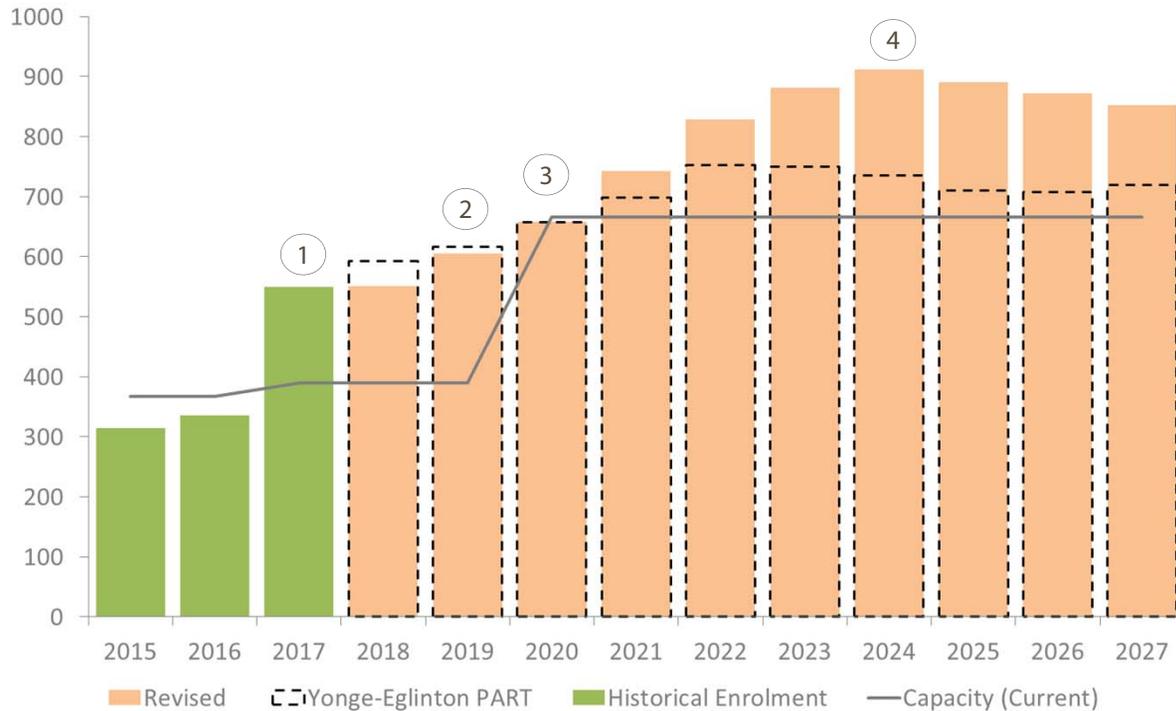


- This graphic reflects the long-term potential build out of the Yonge-Eglinton area as per the built form directions contained within the draft Yonge-Eglinton Secondary Plan (2051+)

Update on Hodgson Middle School – What’s Changed?

Enrolment Detail – Hodgson MS

Hodgson MS - Revised Enrolment Projection



- ① Historical enrolment increased by nearly 200 students as Grade 6 students were introduced into Hodgson MS for September 2017. The accommodation pressure is accommodated in 6 portables.
- ② Projections used during the Yonge-Eglinton PART, undertaken in 2015-16 projected continued growth over the next 5 years. These projections considered all known residential development and pupil yield information available at that time.
- ③ The 12-classroom addition was to be constructed at the school, increasing the capacity to address the accommodation pressure.
- ④ Revised enrolment projections undertaken in the Fall of 2017 suggest that growth over the mid to long-term will greatly surpass the projections presented to the Ministry in 2015. **One additional portable may be required in 2020.**

Scenario	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Hodgson MS - Yonge Eglinton PART	592	616	657	699	752	750	736	710	708	720
Hodgson MS - Revised Projection	551	605	658	742	828	882	912	891	872	852
Difference (+/-)	-41	-11	1	43	76	132	176	181	164	132

Update on Hodgson Middle School – What’s Changed?

Lastly,

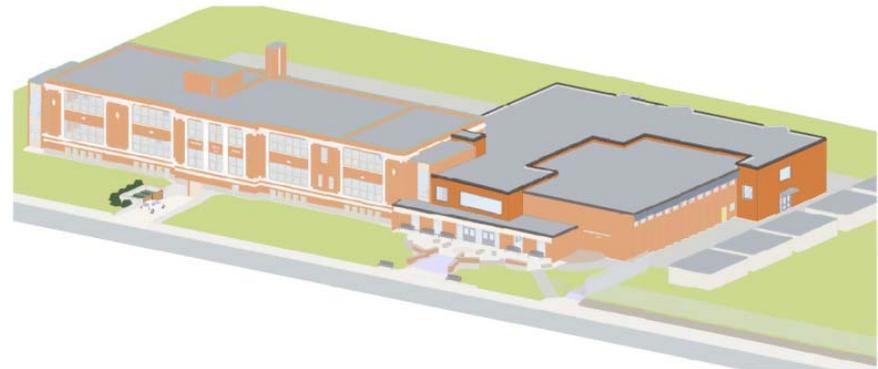
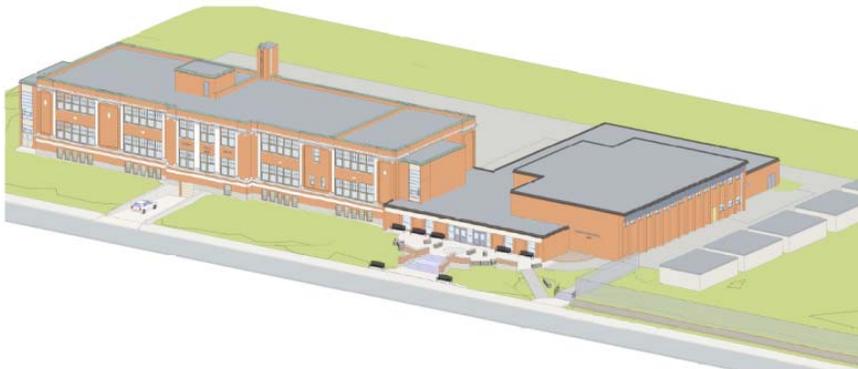
- The enrolment projection for Hodgson MS represents a ‘high’ scenario.
- The Board will undertake the Yonge-Eglinton PART Phase II, beginning in the fall of 2018, aiming to conclude in the spring of 2019.
- The outcome(s) of this process may reduce enrolment at Hodgson MS.
- This study will continue to explore a series of accommodation options for mitigating growth and balancing enrolment at local schools, particularly at Eglinton Jr PS.
- This could include boundary, grade and/or program changes, as well as a likely requirement for additional capital funding from the Ministry of Education to implement the outcome(s)
- This study will include area schools and will include the Bannockburn property, a former elementary school located northwest of the Yonge-Eglinton area that could accommodate up to 300 students. The building is currently leased to a private school.
- The TDSB is working closely with the City of Toronto on establishing a new JK-8 school within the Yonge-Eglinton area. This has been identified as a capital priority project for the Board, and an infrastructure priority for the City of Toronto.

Proposed Options for Hodgson MS

Update on Hodgson Middle School – Proposed Options for Hodgson MS

Preamble – Project Context:

- Original Design Parameters for the expansion of Hodgson MS – the Ministry of Education approved an initial 2-storey addition based on population and growth projections at the time.
- The need for additional capacity was identified during the design process.
- Initial studies conducted during the addition design indicated that there was capacity on the HODGSON site for greater expansion.
- Following initial discussions with the Ministry of Education in February 2018, the team was instructed to further study the condition of the existing school, and prepare Design Options – including the option of a Replacement School.
- We communicated this to the community with the plan to report back in the Spring.



Update on Hodgson Middle School – Proposed Options for Hodgson MS

Feasibility Study – Goals of Study:

The preparation of Design Options that would:

- Allow for expansion of population
- Provide an improved facility for the existing and growing school population
- Maintain community



Design Options:

The following three design approaches were identified. These were evaluated and initial project impacts assessed. Note that this is preliminary for comparison only. Both Cost & Schedule values will change as project directions & details evolve.

Each Option on the following pages has an associated **Risk Exposure Rating – R.E.R**

OPTION 1:

A Three-Storey Addition/ Renovation of Portions of the Existing School

OPTION 2:

A New Replacement School

OPTION 3:

A Hybrid Option – Demolition of the 1960 Wing; Construction of a Major Addition and Renovation of the 1914-1927 Wing of the Existing School

Update on Hodgson Middle School – Proposed Options for Hodgson MS

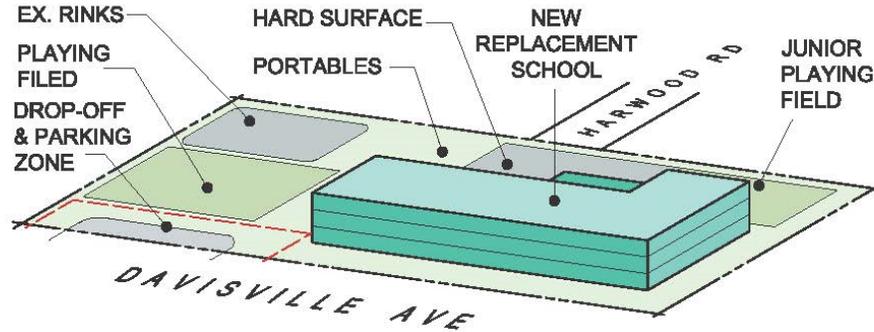
<p>DESCRIPTION</p> <ul style="list-style-type: none"> The basic design concept creates a string of classrooms wrapping around the existing gymnasium on the Ground, Second and third floors. This addition with an area of 35,160sqft provides 22 additional new classrooms in a relatively compact layout, which increases the 1960 wing's footprint by only 4,000sqft. Total area: <ul style="list-style-type: none"> 1A - Proposed layout Total area = 94,700sqft. [8,797m²] <i>*this scheme is short of meeting TDSB Building Program Summary by 2,300sqft.</i> 1B - Augmented layout <i>Meeting TDSB Building Program Summary</i> Total area = 97,000sqft. [9,011m²] 	
<p>CONSTRUCTION TIME</p> <ul style="list-style-type: none"> 16 to 18 months with school closed R.E.R. 9 22 to 24 months with school in operation R.E.R. 10 	

OPTION 1:

This Option is not recommended due to a high exposure to risk of unforeseen building conditions.

This Option is also limited in its ability to provide for future expansion beyond immediate population growth projections.

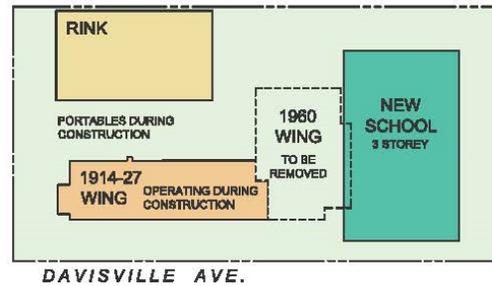
Update on Hodgson Middle School – Proposed Options for Hodgson MS



OPT. 2A - R.E.R. 5



OPT. 2B - R.E.R. 7



- A new three storey building consists of an Academy Wing which delineates an urban edge along Davisville Ave, and a Support Wing at the east corner that extends north creating a convenient connection to the outdoor activity areas.
- The balance of the site will provide a sports rink (new or existing), a parking/drop-off zone, playing fields and space for future portables.
- Total area: 84,000sqft [7,800m²]

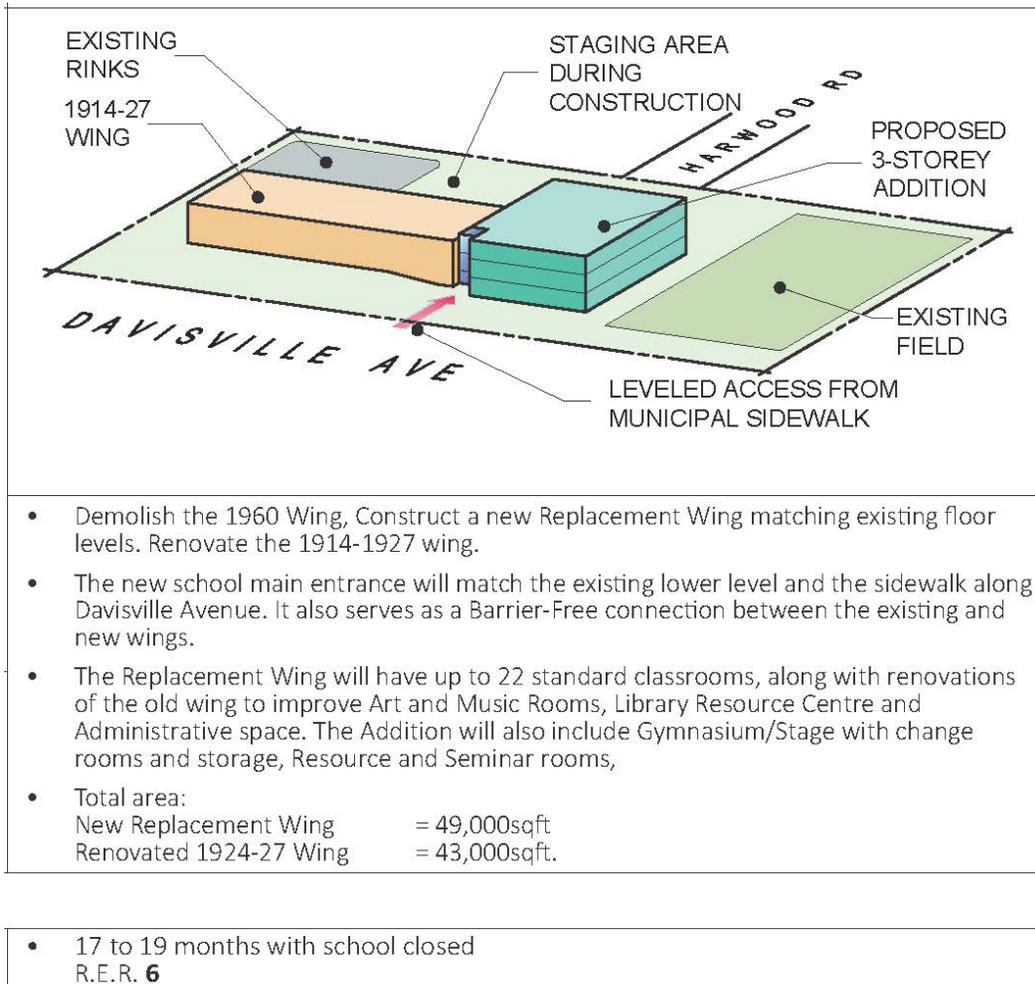
- **Option 2 and 2A** - 18 to 20 months

OPTION 2:

This Option provides the greatest flexibility in addressing future needs for growth and development.

However, this Option requires the demolition of the existing building – as part of the creation of a replacement school and will require the school to be relocated during construction.

Update on Hodgson Middle School – Proposed Options for Hodgson MS



OPTION 3:

This Option provides the greatest flexibility to accommodate growth, while retaining and improving a major component of the existing school.

However, this option will constrain use of the site due to a phased project implementation process – it will *not* be possible to remain on-site during construction. If we need to relocate, the project may not begin until 2021 and be completed in 2023.

Update on Hodgson Middle School – Proposed Options for Hodgson MS

NEXT STEPS:

- The Ministry has asked us to come back to them with a new Business Case – but before we do, it is important to hear from the community on the proposed options.
- Your input, along with additional input from staff, will be incorporated into the new Business case.
- This will define the direction for a new project direction for the Hodgson MS site.



Discussion / Questions