



Hodgson Community Meeting

June 11, 2018

7:00 – 9:00 p.m.

Hodgson Public School

Present:	Ian Allison (SOE – LN2), Shelley Laskin (Trustee – Ward 11), Dan Castaldo (Senior Manager – Planning), Joyce Kwong (Planning), Tom Schloessin (Architectural Coordinator), Principals and Vice Principals from Hodgson EMS, Maurice Cody PS, Davisville PS, Oriole Park PS and Eglinton JPS
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Item / Presenter	Discussion	Attachments / Actions / Results
Objective of Meeting	To provide information about what has happened with enrolment in the area, and to share why the TDSB proposes the scope of the original project (12 room addition) should change. We met with ministry representatives in January 2018 to discuss the concerns with the project and staff were directed to explore options for providing additional capacity – architects were engaged to conduct an assessment of the building and to develop options. We are here to share those options with you today and to get your feedback.	
Background on the Capital Project/What has Changed?	<p>In November 2016 the Ministry of Education approved a \$5.8M capital funding project to construct a 12 classroom addition. Construction was to begin in the Spring of 2019 and be completed by the Summer of 2020. Hodgson is situated within the Yonge-Eglinton corridor. This has been designated by the province as an urban growth centre. Since 2016 the Planning Department has produced a set of revised enrolment projections and it suggests that the 12-classroom addition will be insufficient to accommodate the long-term enrolment growth. Essentially updated enrolment projections suggest that we will be underbuilding the project, meaning that we would have been in a position of needing portables after the addition opened.</p> <p>There have been three areas of change in the Hodgson catchment (1) residential development applications since 2015 has brought a total of 8,300 new units into the catchment area. These were not included in the initial projections for the 12-classroom addition. (2) Pupil Yields of all existing units within the catchment area of Eglinton JPS, a feeder school of Hodgson found that they have increased for new condominium developments. This is very similar to a trend that has been happening in the Yonge-Sheppard corridor as well. (3) Midtown in Focus the study associated with the proposed Yonge-Eglinton Secondary Plan that identifies that the area's population is anticipated to double by 2051. Adding capacity to this area at every</p>	

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	opportunity is critical to being able to manage long-term growth.	
Design Options:	<p>The Ministry of Education approved an initial 2-storey addition based on population growth projections at the time – the need for additional capacity was identified during the design process – 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.</p> <p>Option 1: Three-Storey Addition/Renovation of Portions of the Existing School. This option is not recommended due to high exposure to risk of unforeseen building conditions. It is also limited in its ability to provide future expansion. It also won't address other space issues within the school.</p> <p>Option 2: A New Replacement School -- This would provide the greatest flexibility in addressing future needs for growth and development. However, it will require the demolition of the existing building and will require the school to be relocated during construction.</p> <p>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 –The Hybrid design provides the greatest flexibility to accommodate growth, while retaining and improving a major component of the existing school. However, this option will constrain the use of the site due to a phased project implementation process. The school would have to be relocated during construction and the project may not begin until 2021 with completion in 2023.</p>	
Questions/Comments:	<p>Q: Why can't we put portables on the rink? A: We currently have a 10 year lease with the City of Toronto and the rink itself is also considered a community resource.</p> <p>Q: Where would the students relocate to? A: We have the former Vaughan Road Academy building as a holding site. Davisville PS/Spectrum will be relocated there for the next two years as their school is rebuilt. We would use the same model.</p> <p>Q: Who owns the parking lot? A: The Toronto District School Board does. This is our property. It is anticipated</p>	

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	<p>that during construction this area will be used as staging and construction access to the site.</p> <p>Q: Does the field get bigger in either of the options? A: Not bigger, but we can be more efficient with what we have. We are still in the pre-design stage and school/community representatives will be involved in the actual design of the site through the New School Design Team.</p> <p>It was noted that this is an information meeting not a consultation meeting. The Ministry of Education must approve one of these options before we can move forward. Having said that, the purpose is to engage the community in an understanding of the options available to the Board and we want to be able to provide feedback to the Ministry as part of the new Business Case they requested.</p> <p>Q: How will it impact our children now? Will the options take the same amount time to complete? A: Both options 2 and 3 will take approximately 24 months to complete. We have had experience juggling active student populations at a construction build before, but at this point it is unclear whether or not students could be accommodated on site during construction. We advocate for relocation to ensure student safety.</p> <p>Q: What about busing? A: If we relocate the school, all students get bused regardless of their grade.</p> <p>Q: Regarding Option 2 have you considered private partnerships? A: We have and right now we do not want to bring residential development into this area. North Toronto C.I. had a large amount of land that we could work with.</p> <p>Q: Your expansion plan doesn't really work. Outdoor space will be less. There is no balance. How do you plan to address this? A: The TDSB struggled with this at Davisville as well. With good design we will have a more compact footprint than the current school to maximize outdoor space. Three stories will cover less space and there is the possibility of having outdoor activities on the rooftop.</p>	

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	<p>Q: What about lunchroom space? A: In Option 3, the cafeteria would remain the same but the gym would be bigger. The administration will work on scheduling.</p> <p>Q: What about redirection signs posted at new condos/apartment buildings noting there may not be space in local schools? Are they going up around here? A: They go up automatically. The Toronto District School Board reserves the right to redirect students.</p> <p>It was noted that The Toronto District School Board is implementing redirection measures already (Yonge-Sheppard and Avenue Road and Eglinton for example).The TDSB recently approved redirection of Eglinton students coming from 9 buildings to Whitney PS beginning September 2019 for Eglinton JPS. 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.</p> <p>Q: If students are relocated how will extra-curriculars work? A: We could have a variety of bus schedules. We would need to work that out with the community. VRA has great facilities for extracurricular (track, pool, several gyms). Keeping in mind that nothing has been approved yet. There are ways to work around this.</p> <p>Q: With regards to the ice rink what is the penalty of defaulting? A: Trustee Laskin previously spoke with Councilor Matlow regarding the existing agreement between the TDSB and the City and promised him that the TDSB would not unilaterally change the agreement. However, based on community questions, she indicated that she will follow up with Councilor Matlow to investigate if any potential exists within the agreement to change the terms.</p> <p>Q: What about moving Extended French? A: There is a study to relook at Extended French at Eglinton due to space constraints if that program is affected it will not move to Hodgson.</p> <p>Q: Why can't we fast track a build? Why can't we let our children stay and bus the new ones? A: We are attempting to get a decision as quickly as possible as If we don't move</p>	

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	<p>forward on a Business case portables will take up the field. We need to show long-term growth. We need an appropriate building here for the entire community and will plan construction with student safety in mind. We do not plan on splitting the community. The Business case won't be submitted until the Fall we will continue to share information with the community and receive feedback from the community.</p> <p>Q: What about underground parking? A: That is being looked at as part of the build.</p> <p>Q: When would our students leave? A: September 2021 if the schedule as we outline will be approved.</p> <p>Q: Where would the busses pick up students? A: A transition/transportation committee would be struck at the school to look at that. Routes will be defined through a consultation process based on the Davisville/Spectrum experience there will be multiple pick-up spots.</p> <p>Q: Will we lose our \$5.8M already approved? A: We don't want to put that \$5.8M at risk. There is an uncertainty of what the new government will do; however, we feel that the \$5.8M will proceed as it has already been approved. This build needs to happen.</p> <p>The community mentioned that they need Trustee Laskin and the Board to take a stronger stance on the ice rink contract and to lobby for the students to remain at the school. Some parents argued that the City needs to support the neighbourhood. And noted people bought into this area for their children to be able to walk to school. There were also comments from the residents that live in the apartments in the neighbourhood as well who noted that they want to ensure it is the best possible build for future generations even if it means bussing off-site for student safety. As noted previously, Trustee Laskin committed to speak with Councilor Matlow but reminded the audience that the rink is also strongly supported by the community and we have a legal agreement in place.</p> <p>Q: What about a boundary change for Oriole Park and Forest Hill JPS? A: We moved the French program from Eglinton PS to Forest Hill JPS. Forest Hill currently has approximately 800 students and is projected to grow to almost 900 students. While they are on a large site, there are no plans to make a larger school.</p>	

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	<p>Q: Is it possible that this could be an election issue? A: Trustee Laskin doesn't feel that this is an election issue we will work together in the best interest of the community and will know the outcome before October 22.</p> <p>Q: Is the intention to move forward with Option 3 and take Option 1 off the table? A: Staff supports Option 3 as the most flexible, but there is much work to be done. We are here to ensure the parents/community know our thought process to date and how we got there.</p> <p>Q: Could the TDSB build on Bannockburn? A: We could expand there but we don't know what we are using it for yet. That is part of the next study.</p>	
Next Steps:	<p>The Ministry of Education has asked the TDSB to come up with a new Business Case for expanding Hodgson Middle School.</p> <p>Thank you for your questions and initial feedback. We will provide another update in the fall.</p>	<p>The slide deck is on the TDSB website.</p> <p>Review Site http://www.tdsb.on.ca/about-us/strategy-planning/search-all-reviews?id=174</p> <p>Direct link to presentation http://www.tdsb.on.ca/portals/default/ARC_helpful_info_docs/P20190429-HodgsonCommunityMeeting-V3.pdf</p>
Adjournment:	9:15pm	

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