



Hodgson MS New Addition Community Meeting

May 3, 2021

7:00 PM to 8:30 PM

Panelists:	Andrew Howard (Superintendent), Rachel Chernos Lin (Trustee), Shelley Laskin (Trustee), Maia Puccetti (Executive Officer), Lori Campbell (Principal), Andrew Gowdy (System Planning Officer), Dan Castaldo (Senior Manager), Anthony Cesta (Project Supervisor), Leo Makrimichalos (Architect), Bill Glover (Safety Consultant)
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Item	Discussion	Attachments / Actions / Results
Objective of Meeting	<p>To begin a process to discuss the Hodgson MS capital project and the interim accommodation of students.</p> <p>To share the design and site investigations for Hodgson MS by MC Architects.</p> <p>To discuss how to accommodate students safely during construction to continue their learning.</p>	
Presentation	<p>Andrew Howard welcomed attendees and introduced the panelists.</p> <p>Dan Castaldo provided a brief history of the Hodgson MS capital project.</p> <p>Leo Makrimichalos provided an overview of the approved hybrid option.</p> <p>Maia Puccetti and Leo Makrimichalos presented a plan for accommodating students during construction.</p> <p>Dan Castaldo provided an overview of the off-site accommodation option, 529 Vaughan Road.</p>	
Questions and Answers	<p>Q1. Does the pandemic impact the construction timelines?</p> <p>We are anticipating that the impact of the pandemic will be significantly lessened by Summer 2022 when construction is planned to begin. School construction projects are still occurring during the pandemic and there has been little impact on timelines.</p> <p>Q2. What is the plan for the community rinks?</p> <p>There will be hoarding around the rinks to separate them from the construction zone. Parking will not be available during construction; however, there will be access to the rinks from Davisville Road. It should be possible to keep the access open for the four months that is required for community use.</p>	

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	<p>Q3. Given the complexity and the effect on the students, why is the rink being preserved? Wouldn't it make more sense to demolish the rink, use that for construction (allowing the students to stay in the school), and then construct a new rink when everything is done?</p> <p>If the students stay on-site we would still require the 19 portables. The impacts on safety, health and program would still exist. Portables must be placed within a specific distance of fire hydrants. This limits where portables can be moved to on the site. The rink area does not create a significant advantage to allow the students to remain on-site.</p> <p>Q4. What are the chances that another school will end up at 529 Vaughan Road while Hodgson is there?</p> <p>Hodgson is currently an active capital project. With Davisville and Spectrum leaving 529 Vaughan Road by September 2021, the building will be available to support the Hodgson project for September 2022. We are working on other capital projects, but they are still in preliminary planning stages and will not have need of a holding site while Hodgson is at 529 Vaughan Road.</p> <p>Q5. Will the green space remain on the Hodgson site?</p> <p>Yes, there will be green space. A plan has not been created yet, but a fulsome plan for the green space will be part of this construction project. The green space will be designed to support a middle school program. The TDSB will connect with a landscape architect in the coming months.</p> <p>Q6. How does the two-year construction schedule for Hodgson compare to the schedule for the new Davisville (which appears to have taken three years)?</p> <p>The demolition of the previous Davisville building took approximately six months (November 2018 – April 2019). The construction of the new Davisville building took approximately 24 months (May 2019 – June 2021). There was a delay in getting Site Plan Approval. The current anticipated construction duration, including demolition, for Hodgson is 25 months assuming a single phased project.</p> <p>Q7. Is Bannockburn an option for accommodating Hodgson students during the construction?</p> <p>No, Bannockburn located at Avenue Road and Wilson Avenue is not an option for Hodgson MS. It is currently leased to a Montessori school. It is being proposed as a solution to the JK-5 enrolment growth impacting Eglinton Jr PS. Additionally, the Bannockburn building is not large enough to accommodate all the Hodgson students. Hodgson is projected to have 700-800 students at the time of the construction – the Bannockburn building can accommodate just over 300 students.</p>	

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	<p>Q8. Can Grade 6 students be kept at the junior feeder schools? No, there is insufficient space at the JK-5 feeder schools for them to accommodate their Grade 6 students during the construction period. The feeder schools have small constrained sites that can accommodate very few portables or no portables at all.</p> <p>Q9. Can Grade 6 students be kept on-site in the old wing of Hodgson during the construction and relocate the Grade 7 and 8 students off-site? We think it is better for the students and staff for all grades to be together in the same building. There are more program opportunities and supports for students by having them together in one location. Staff can work together and support each other by being in one location. If the Grade 6 students stayed in the old wing they would still be near construction; safety concerns would remain.</p> <p>Q10. Will families have options if they don't want to move to 529 Vaughan Road? Families will have the same options that exist in any school year. That is, families will be able to apply to other schools that have space available through the TDSB's optional attendance process. Admission is not guaranteed – it is based upon space availability in the appropriate grade and program, and lottery if there are more applicants than spots available.</p> <p>Q11. To decrease the number of portables on-site during construction, could a timetable be implemented where a portion of the students are learning virtually while a portion are learning in-person? If we were to keep a portion of the students on-site during construction, the health, safety, and program concerns would still exist. Virtual learning is not part of the Ministry of Education's delivery model for elementary students. It was introduced as a solution just for the pandemic. For 2022-23 we are anticipating that there will be a full return to in-person learning for elementary students</p> <p>Q12. Has there been any consideration for expanding the Hodgson site size by expropriating adjacent properties? We have not considered expropriating adjacent properties to increase the size of the Hodgson site. Expropriation is highly disruptive to the neighbours, requires additional funds, and adds time to the construction process.</p>	

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	<p>Q13. Will the new developments along Bayview Avenue impact enrolment at Hodgson? Developments located on the west side of Bayview Avenue and south of Eglinton Avenue East are in the Hodgson MS catchment area. These developments have been factored into Hodgson’s long-term enrolment projection.</p> <p>Q14. At this point, is leaving the Hodgson site a foregone conclusion and there is no further consulting on that part of the project? Our primary concern is the safety of children on the site during construction. We do not feel secure in having children on-site crossing the construction area to move between the building and the portables. We believe accommodating the children off-site at 529 Vaughan Road is the safest option and best for student learning.</p> <p>Q15. In the interest of continuity, would the administration team (principal, vice-principal) at Hodgson remain the same during the construction project? We would love to see consistency and stability. However, staff have the option to apply to other positions and seek out new experiences.</p> <p>Q16. Will there be late busses to support extra-curricular activities? We will explore options with Transportation. The Hodgson students are older and have a little more independence. Davisville had additional bussing for child care; it may be possible to use this bussing for after-school activities. The lunch period could be expanded to accommodate extra-curricular activities.</p> <p>Q17. Can parents of the feeder schools become involved in the transition work and committees? Yes.</p> <p>Q18. The presentation jumped to the conclusion that students would not be safe on-site during construction. Why show 19 portables right away on the site? We showed the 19 portables because this number of portables would be required at some point in the construction time period. We needed to determine the feasibility and safety of having this number of portables on site. Even with fewer portables, the students would be in close proximity to construction. The health, safety and program concerns would still exist.</p>	

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	<p>Q19. If it takes less time to build a new school than to complete an addition and deep retrofit, why isn't this being explored for Hodgson? The addition and deep retrofit for Hodgson is estimated to take 25 months. Building a new school can take less time, 12 to 14 months, when it is a greenfield development. The Hodgson site is not a greenfield development and will take longer. The 1914-27 wing has many positive attributes. It is built to a standard that exceeds today's standard for gross floor area. The building has heritage value. Renovating the building for reuse is a sustainable solution.</p> <p>Q20. In the past, there was a tragedy at Maurice Cody Jr PS when a child was hit by a snowplow. It is a good decision to not have heavy equipment operating near students. We agree. Relocating the students to 529 Vaughan Road eliminates safety concerns related to heavy equipment and construction.</p> <p>Q21. Balls sometimes fly over the fence around the playfield. The TDSB should meet with the City to ensure that the sports field is configured to prevent this from happening. We have made note of this and will share the concerns with the City at the appropriate time.</p>	
Next Steps:	<p>A follow-up virtual community meeting will be on Monday, May 17, 2021, 6:30 PM to 8:00 PM. Committees will be established involving Hodgson MS parents/caregivers and staff to ensure a smooth transition off-site during construction.</p> <p>Questions and comments can be emailed to TDSB staff and/or Trustees: Staff email: accommodationreviews@tdsb.on.ca Trustees' email: Rachel.ChernosLin@tdsb.on.ca; Shelley.Laskin@tdsb.on.ca</p>	
Adjournment:	8:30 PM	