

# **Toronto District School Board**

## **Update on Hodgson MS Addition**

**May 3, 2021**





# Land Acknowledgement

We acknowledge we are hosted on the lands of the Mississaugas of the Anishinaabe, the Haudenosaunee Confederacy and the Wendat. We also recognise the enduring presence of all First Nations, Métis and Inuit peoples.

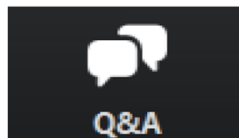
# How to Participate



## For computer and smart device users

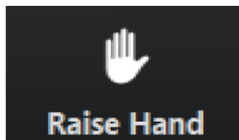
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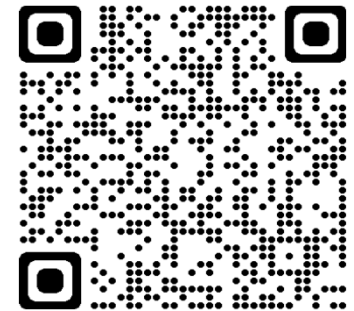
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When the Moderator announces your turn,

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# Agenda

1.	Welcome and Introductions	Andrew Howard Superintendent
2.	Opening Remarks	Rachel Chernos Lin Trustee, Ward 11 Shelley Laskin Trustee, Ward 8
3.	Purpose of the Meeting	Maia Puccetti Executive Officer
4.	Brief History	Dan Castaldo Senior Manager, Planning
5.	Overview of the Hybrid Option	Leo Makrimichalos MC Architects
6.	Accommodation of Students During Construction	Maia Puccetti Executive Officer Leo Makrimichalos MC Architects Dan Castaldo Senior Manager, Planning
7.	Next Steps	Andrew Howard Superintendent
8.	Questions and Answers	All
9.	Wrap-up and Adjournment	Andrew Howard Superintendent





# Purpose of the Meeting

Maia Puccetti

# Purpose of the Meeting

- This is the beginning of a process to discuss the Hodgson MS capital project and the interim accommodation of students.
- The last community meeting was held in June 2018. Since that time, we are pleased to confirm that the Ministry of Education has allocated the additional funds necessary to support a larger addition.
- This is the first of multiple community meetings that are opportunities to share information and seek feedback that informs our decision making.
- The presentation today begins with an overview of the history of the project, including an overview of the factors that led us to pursue a larger capital project.
- We will take you through the design and site investigations for Hodgson MS, led by MC Architects.
- We will begin the discussion about how to accommodate students safely during construction to continue their learning. We will share our best thinking with you tonight and respond to your questions.
- Our next meeting is planned for May 17, 2021.



# Brief History

Dan Castaldo

# Brief History

- In November 2016 the Ministry of Education approved funding of \$5.8M to construct a 12-classroom addition at Hodgson MS.
- This project was required to support the implementation of a Grade 6-8 model as a result of the Yonge-Eglinton PART that was completed in 2015-16 to respond to accommodation pressures at the four junior schools that feed into Hodgson MS.
- Revised enrolment projections for Hodgson MS and surrounding junior schools in the fall of 2017 revealed a much higher growth trajectory than anticipated in 2015-16 when the project was initially submitted for approval.
  - Additional 8,300 new residential units that were part of new development projects proposed after the original business case was submitted in 2016
  - Higher pupil yields (more students residing in new condominiums and rental apartment buildings)
  - City of Toronto long-term growth projections through the Midtown in Focus process

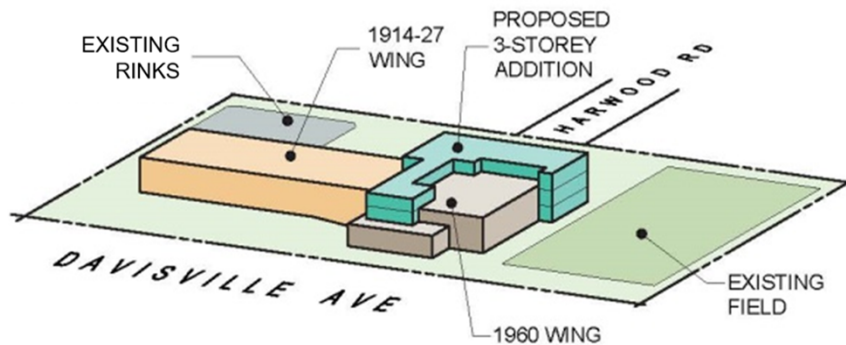
## Brief History Continued

- It was determined that the 12-classroom addition would not be sufficient to accommodate the long-term enrolment growth projected for the school.
- Meetings with Ministry of Education staff were held in early 2018 to discuss how to proceed with the project; the TDSB was directed to compare the cost/benefit of different options – a third storey addition or a new replacement school.
- A feasibility study evaluating these options was undertaken in the spring of 2018. This study also considered a third option, referred to as the ‘hybrid’ option. These options were shared with the community in June 2018.
- The hybrid option was selected as the best approach for this project, which entails demolishing the 1960’s portion of the building and constructing a new three-storey addition inclusive of a new gymnasium, library and necessary classroom spaces.
- An ‘interim’ business case was submitted for consideration in November 2018.
- The TDSB was directed to hold and to re-submit the business case for this project during the next Capital Priorities funding window, which opened in September 2019.
- Approximately one year later, in August 2020, the Ministry announced an additional \$12.45M to support the additional capacity required at Hodgson MS.

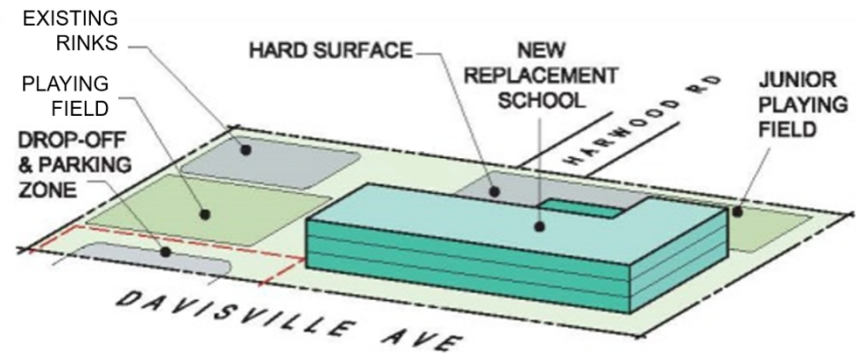
# Brief History Continued

- The three design options explored are identified below.
- The Ministry approved and funded Option 3, the hybrid option.

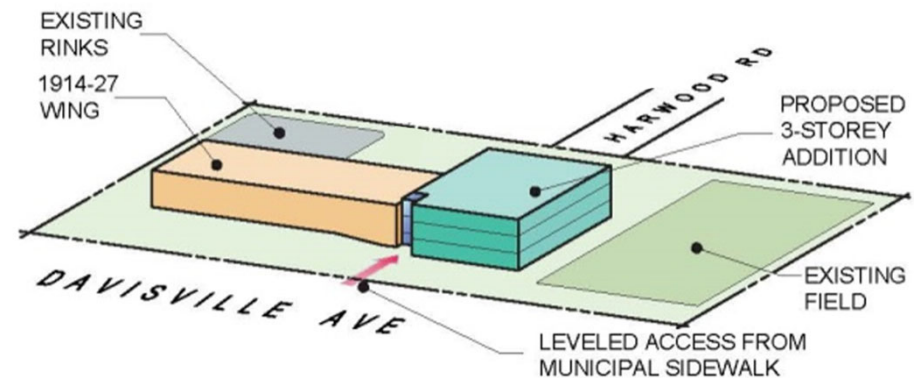
## Option 1: Three-storey addition and renovation



## Option 2: New replacement school



## Option 3: Hybrid option - demolition of 1960s wing, new replacement wing, and renovation of 1914-27 wing



## Brief History Continued

- The expanded and renovated school will have a capacity of 838 pupil places.
- Enrolment is projected to grow each year as larger cohorts of Grade 6 students enter the school and new developments in the area are constructed and occupied.
- Additional portables will be required to accommodate this growth.
- There are currently 9 portables on-site. The additional portables required each year are identified below:

School Year	Portables Required	Comments on Portables
2021-22	9	-
2022-23	15	+3 for growth, +2 to replace demolished classrooms, +1 washroom portable
2023-24	15	-
2024-25	17	+2 for growth
2025-26	19	+2 for growth



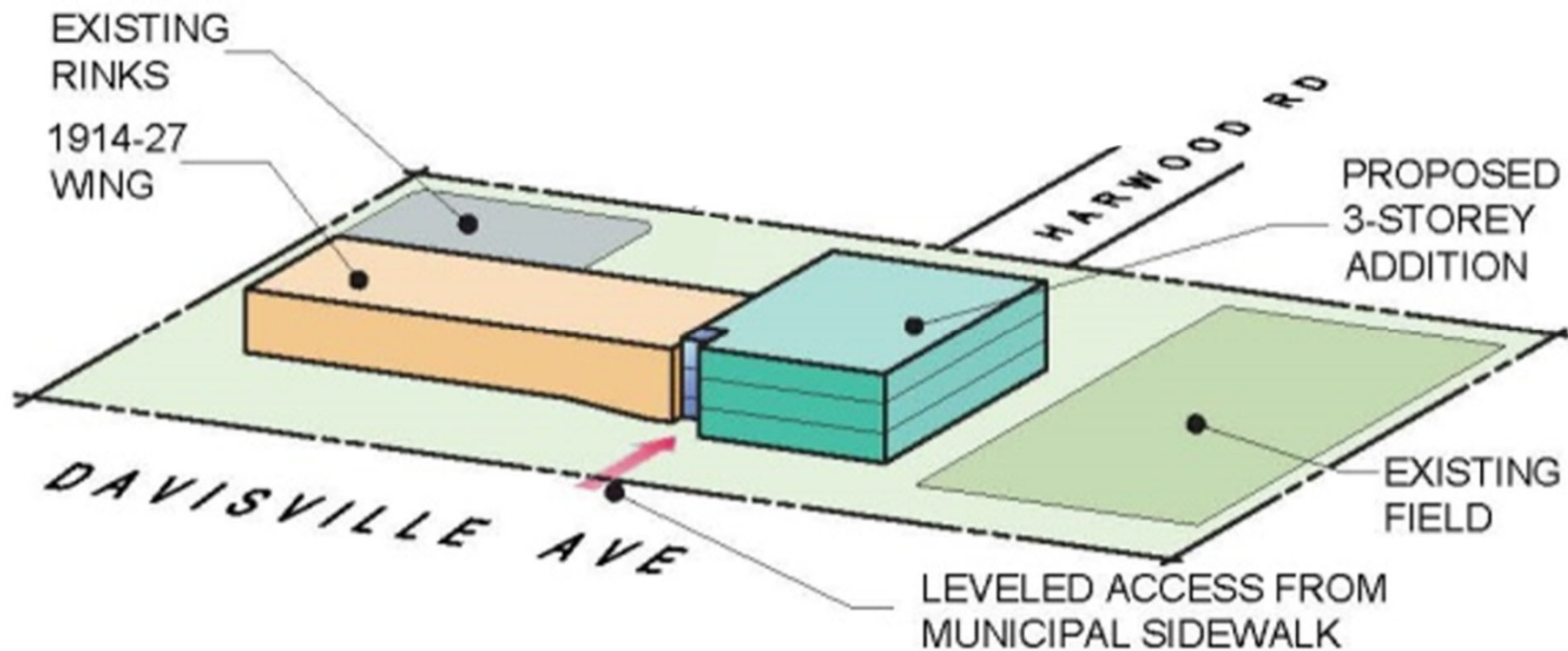
# Overview of the Hybrid Option

Leo Makrimichalos



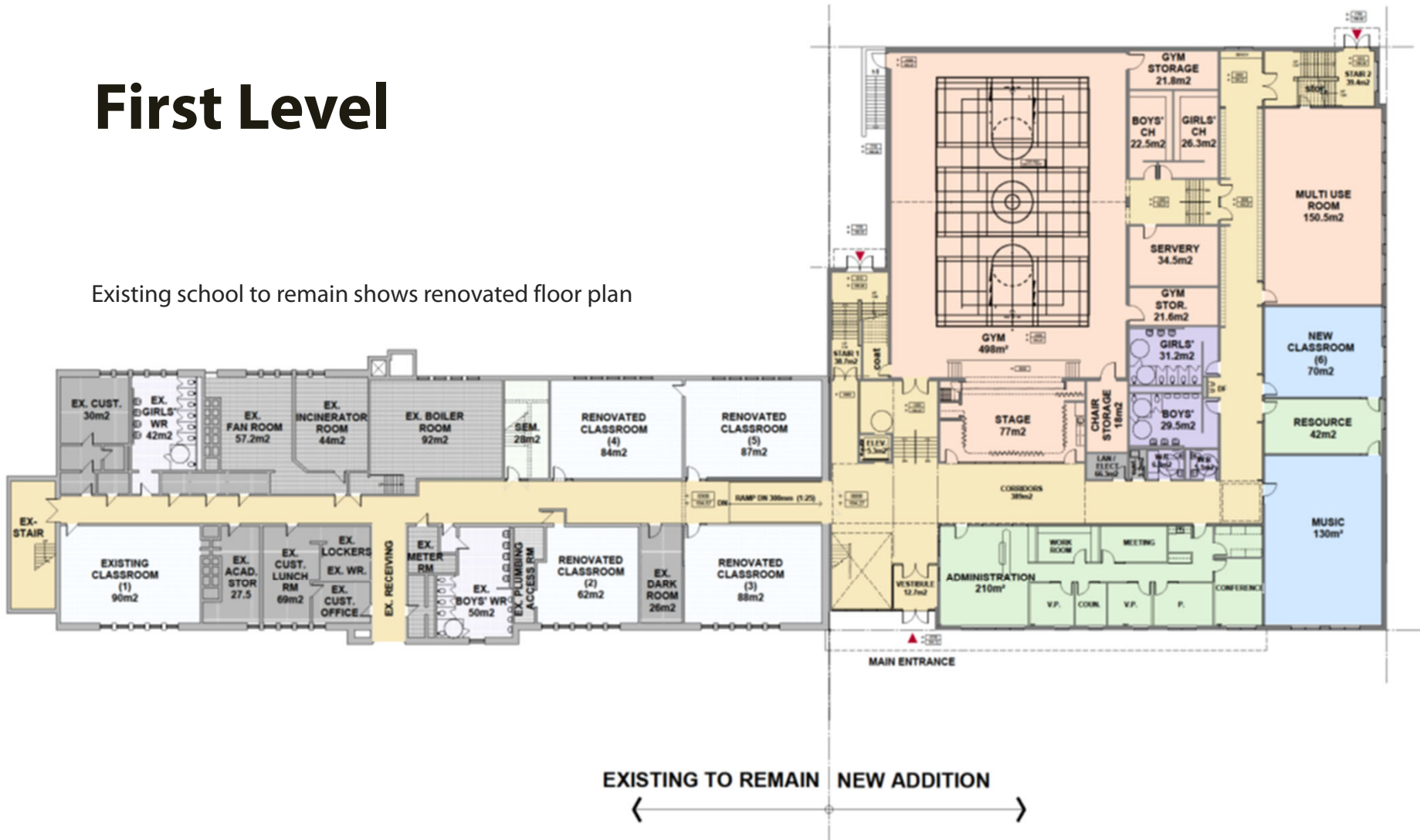
# Approved Hybrid Option

- Demolish existing one storey 1960's addition and replace it with a new three storey addition the aligned floors with the 1920's building.
- Renovate the 1920's building.



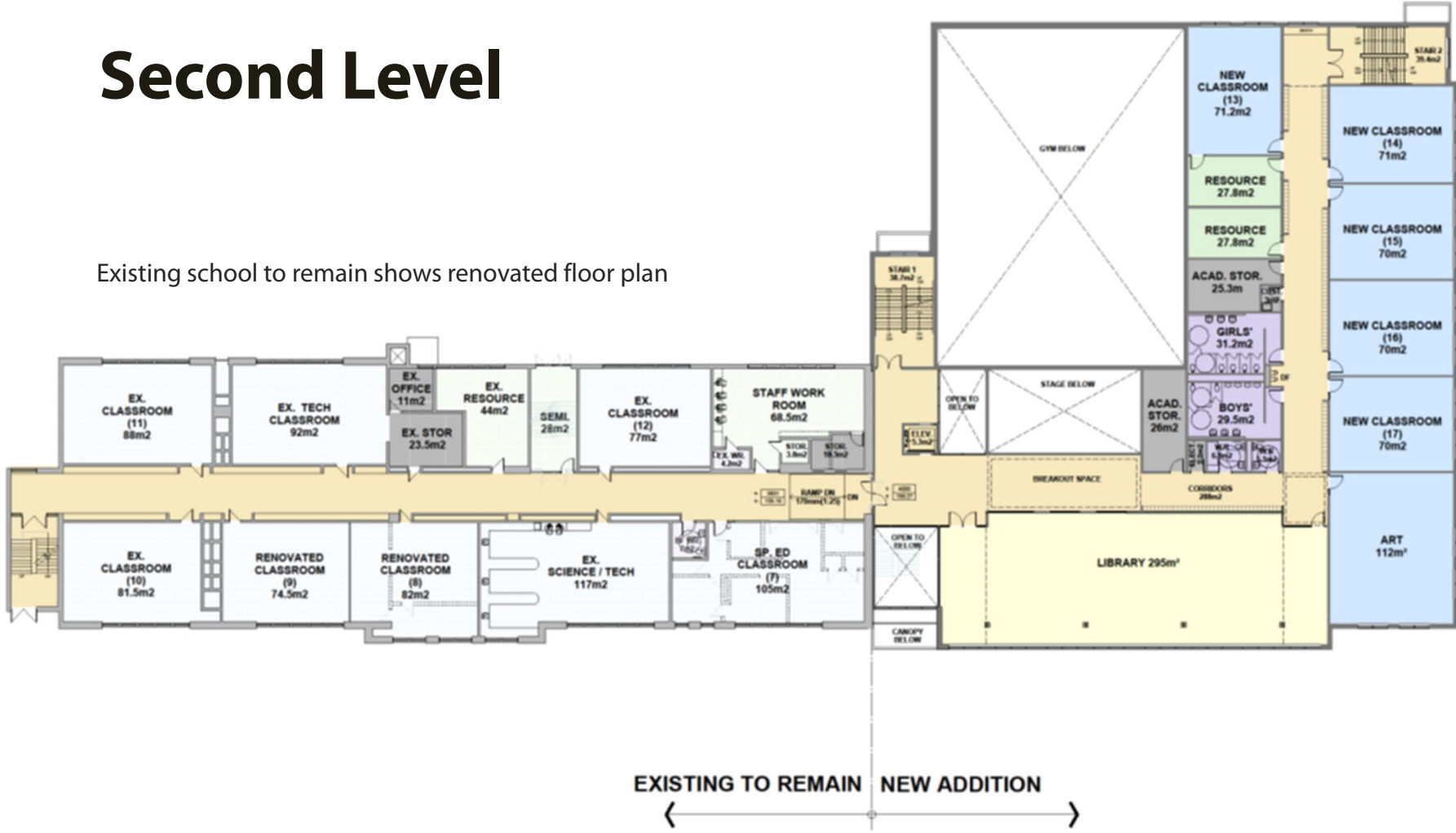
# First Level

Existing school to remain shows renovated floor plan



# Second Level

Existing school to remain shows renovated floor plan





# Elevations



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



# 3D Rendering – Front





# 3D Rendering – Southeast





# 3D Rendering – Southwest







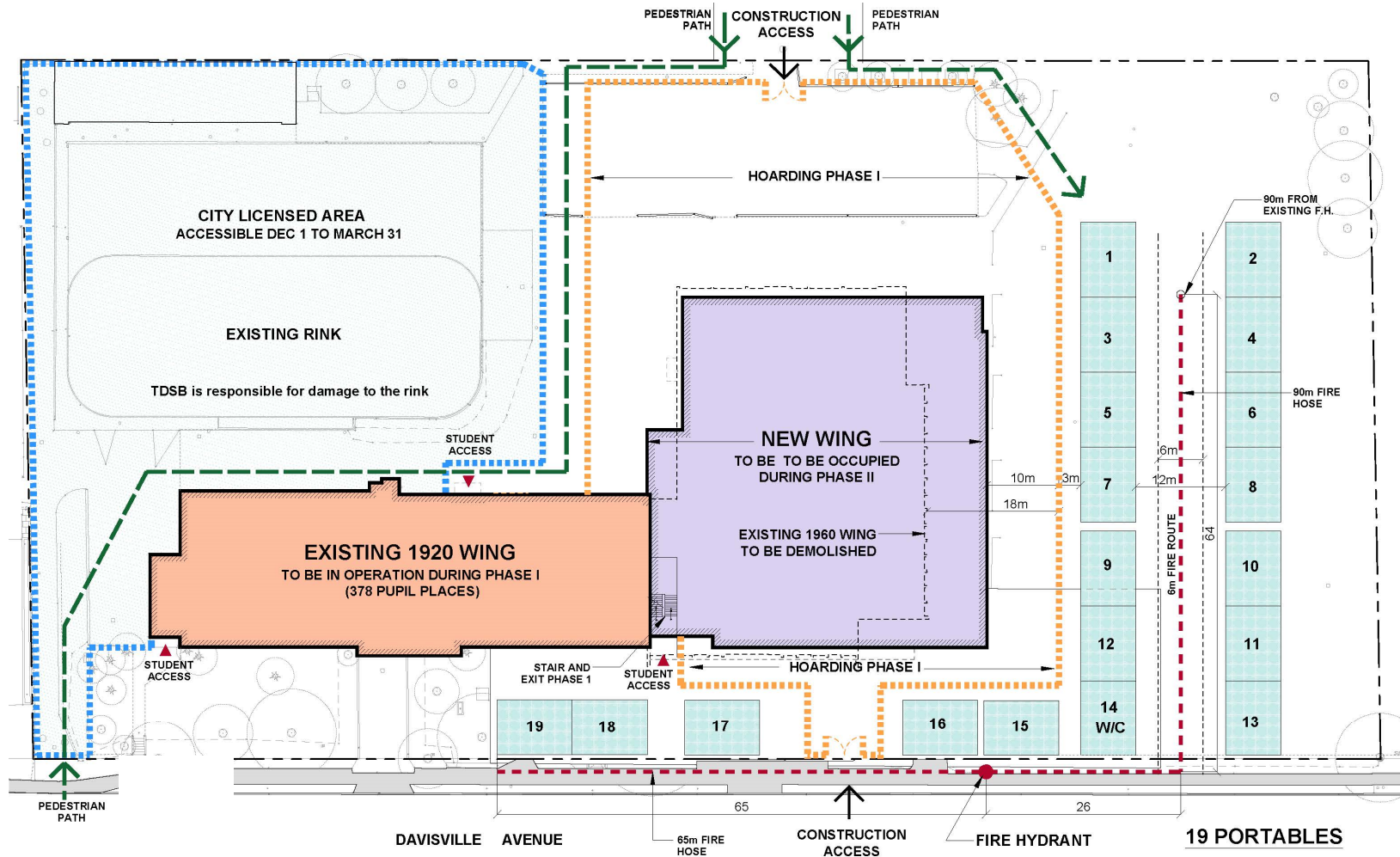
# Accommodation of Students During Construction

Maia Puccetti and Leo Makrimichalos

# Accommodation of Students During Construction

- We heard in 2018 that there was a preference from the community for the students to remain on-site during construction.
- We looked at what it would mean to have students remain on-site:
  - site configuration to accommodate construction area and portables
  - impact on health and safety
  - impact on program for students
  - impact on timelines for the project
- The next slide shows the site and how it would be configured to accommodate a construction area and portables if students stay on-site, starting in the fall of 2022 when construction starts, to the fall of 2025 when the addition and renovations are anticipated to be completed.

# Site Configuration to Accommodate Construction Area and Portables



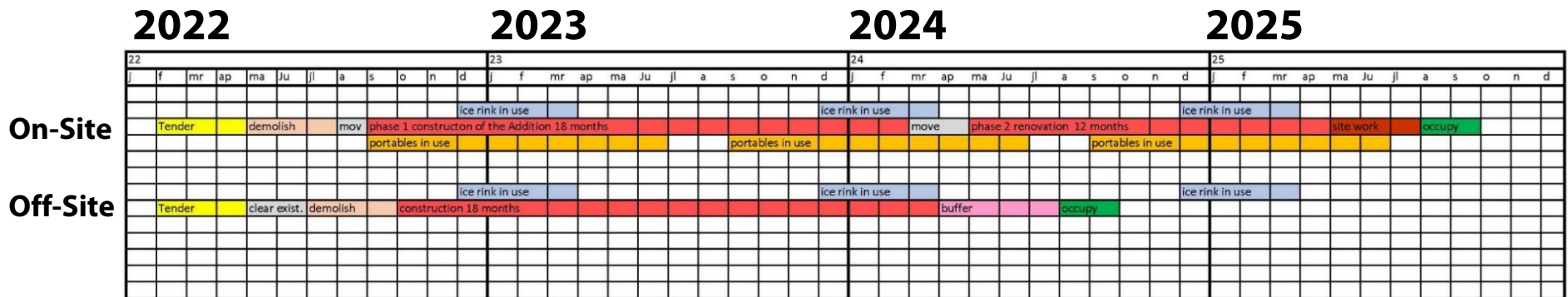
# Impact on Health and Safety

- TDSB engaged a Safety Consultant to review the site during construction, with students remaining on the site accommodated in 19 portables.
- His preliminary report is available on the Accommodation Reviews website for this project.
- His findings highlight the following:
  - The proximity of an active school and construction site presents a risk of construction-related incidents that could impact the safety of students and staff.
  - An active construction site also presents other significant health and safety risks including noise and air quality, and personal injury.
  - Requires the involvement of the Fire Department, Ministry of Labour, and Ministry of the Environment.
- For the school administration and staff, student supervision would be very challenging with students traveling from portables to the building, or to the washrooms, throughout the day. There would be no central space to gather in the event of an emergency.

# Impact on Program for Students

- The existing gymnasium, along with an art room and instrumental music room, are situated within the portion of the building to be demolished and replaced.
- The building would be without a gymnasium or any on-site greenspace for a 2 to 3 year period.
  - No gymnasium or greenspace on-site means that any physical activity or instruction must be held off-site.
  - No gymnasium on-site means that assemblies, team sports etc. are not possible during construction.
- Off-site opportunities for a gymnasium and greenspace would need to be identified and leased, if available.
  - A preliminary scan of the area suggests that these opportunities are limited.
- Music and art rooms would need to be accommodated elsewhere in the 1920's section of the building, or in a portable.

# Impact on Timelines for the Project



- **If Students Remain On-Site During Construction:**
  - 39 months of construction in two phases
  - Occupancy September 2025
- **If Students are Off-Site During Construction:**
  - 25 months of construction in a single phase
  - Occupancy September 2024

# In Summary

- Given the reasons discussed, keeping students on-site during construction is not possible.
- Relocating students beginning in September 2022 is the safest option and has the following advantages:
  - Eliminates risk to student safety due to construction
  - All students will be accommodated within a physical building
  - All students will have access to a full program in a range of specialized classrooms and other amenities like a large gymnasium, cafetorium, pool, etc.
  - All students will have opportunities for a wide range of extra-curricular activities
  - Allows the project to be completed in a shorter time period and minimizes disruption to neighbours
  - Allows for the existing building to be fully integrated with the new systems of the addition.



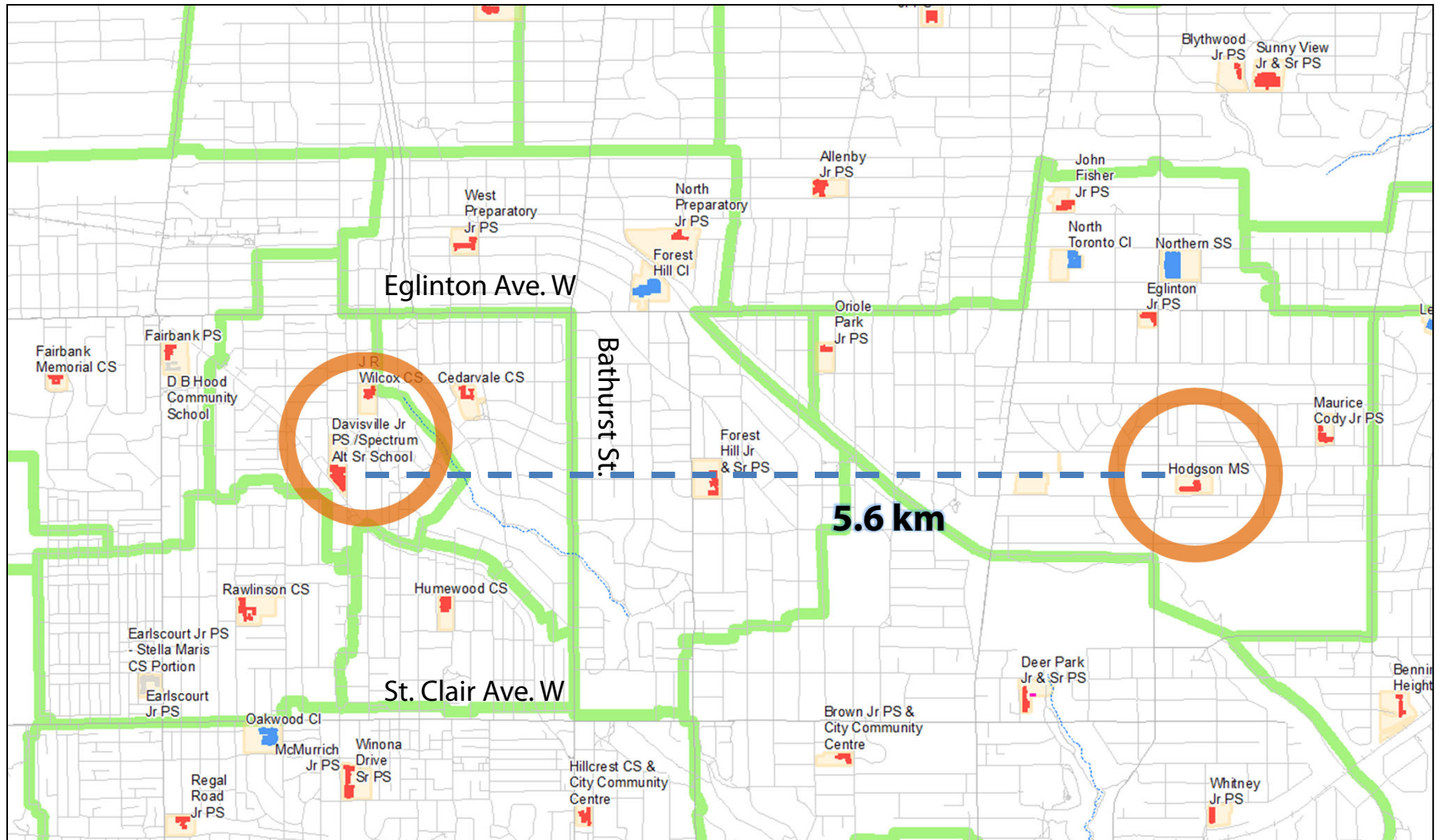
# Off-Site Accommodation

## 529 Vaughan Road

Dan Castaldo



# 529 Vaughan Road – Location



## 529 Vaughan Road – Site



- **Site size:** 5.36 acres
- **Capacity:** 1,221 pupil places
- **Facility size:** 183,211 square feet
- **Rooms:** 53 instructional rooms, 2 gyms, auditorium, cafetorium, pool
- **Accessibility:** good – has accessible entrance and washroom, all floors are accessible by elevator

## Amenities of 529 Vaughan Road

- There is space to accommodate all students and to continue their program.
- In addition to classrooms, the Vaughan Road Academy building offers a full range of facilities such as a swimming pool, two full-size gymnasiums, an auditorium for assemblies and concerts, as well as a large library.
- The building offers specialized program spaces like science labs.
- A series of facility improvements were undertaken prior to the relocation of Davisville Jr. PS / Spectrum Alt. Sr. PS in 2018,
  - These included interior renovations to ensure classrooms were in a state of good repair, and exterior renovations to the field, track and upgraded hard-surface play area.
- Opportunities for a full range of after school and/or extra-curricular activities.
- No health and safety risks to students or staff due to an active construction site.













# Next Steps

- Going forward, there is much more to plan for the move off-site during construction as of September 2022.
- Committees will be established involving Hodgson MS parents/caregivers and staff to ensure a smooth transition offsite during construction.
- We don't have all the answers yet as many will be informed with community involvement.
- A follow-up virtual community meeting will be on Monday, May 17, 2021, 6:30 PM to 8:00 PM.
- Questions and comments can be emailed to TDSB staff and/or Trustees:
  - Staff email: [accommodationreviews@tdsb.on.ca](mailto:accommodationreviews@tdsb.on.ca)
  - Trustees' email: [Rachel.ChernosLin@tdsb.on.ca](mailto:Rachel.ChernosLin@tdsb.on.ca)  
[Shelley.Laskin@tdsb.on.ca](mailto:Shelley.Laskin@tdsb.on.ca)



# Questions and Answers



# Questions and Answers

- We will try to get to as many questions as possible during this time.
- To maximize the opportunity for questions, please be concise and respectful with your questions and feedback.
- If we don't get to your question, we will provide an answer through a Q&A document that will be posted on the website along with any other questions we receive after this meeting.

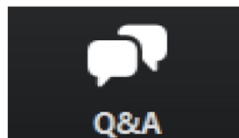
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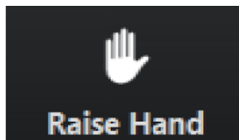
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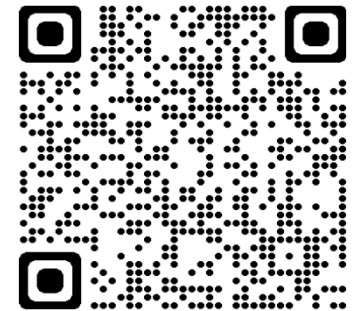
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# Wrap-Up

- This presentation is available on the TDSB public website at [www.tdsb.on.ca](http://www.tdsb.on.ca):
  - Click on **Accommodation Reviews** at the left side of the page
  - Scroll down to **Other Studies**
  - Select **Hodgson Middle School – New Addition**
- A Q&A document will be posted on the **Accommodations Reviews** website noted above.

# Wrap-Up

- Please mark your calendars – the follow-up virtual community meeting is scheduled for **Monday, May 17, 2021**, 6:30 PM to 8:00 PM.
- A notice will be sent out shortly containing the registration link to this meeting.
- Questions and comments can be emailed to TDSB staff and/or Trustees:
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**Adjournment**  
**Thank you!**