



East Oxford Attendance Area Review – 2026

Initial Attendance Area Review Report



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Executive Summary

This report provides an examination of the on the ground capacity (OTG) and accommodation pressure at East Oxford Central PS. The solutions proposed to alleviate the accommodation pressure in this report are based on an analysis of the Thames Valley District School Board's current and projected enrolment. This document is not intended to be a stand-alone document and should be referenced in conjunction with other Board strategies, policies, and objectives.

The catalyst for this review is a combination of the growing enrolment and the limitation of the size of the existing septic system at East Oxford Central PS. Septic systems are designed to handle a specific volume of wastewater. The option of expanding or adding to the existing septic system was thoroughly evaluated. Based on professional assessments, regulatory requirements, and cost analysis, expanding the septic system is not a feasible solution. An attendance area review is thus necessary in order to manage enrolment at the school.

This document proposes two attendance area adjustment options. Each option aims to redistribute student enrolment by reassigning portions of East Oxford Central PS's attendance area to either Central PS or Emily Stowe PS. These options are informed by a comprehensive analysis that takes into consideration the following factors:

- Demographic trends
- Enrolment projections
- Anticipated residential development
- School and site capacities

The options presented are intended to outline a strategic approach to address immediate and future potential accommodation issues. If approved, the attendance area adjustments will be implemented no earlier than the 2027-2028 school year. As part of the preparation of the Final Attendance Area Review Report, preliminary Fall 2026 enrolment will be reviewed. This review may lead to changes in the proposed implementation timeline.

1. Background

TVDSB provides educational services to the Counties of Oxford, Middlesex, and Elgin as well as the cities of St. Thomas and London. Prior to 2016, enrollment was generally stable at approximately 75,000 students. Currently, there are more than 83,000 students across the Valley.

Due to recent changes in immigration policy and a slowdown in residential construction, enrolment is no longer growing at the pace observed between 2017 and 2023.

The changes in population and migration patterns have impacted Board enrolment. When residential development eventually returns, growth within the Board's jurisdiction is expected to accelerate once again, which may exacerbate existing enrolment imbalances if not proactively addressed. Any future decisions must be made in the context of both Board and Ministry of Education initiatives and policies regarding boundary changes and requests for capital funding.

1.1 Analysis Parameters

The objective of this attendance area review is to alleviate the enrolment pressure at East Oxford Central PS by making use of building and site capacity available at adjacent schools. The projected enrolments must support a sustained optimal utilization of schools' permanent capacities in order to make efficient use of resources.

Shifts in demographics can lead to uneven distributions of students across schools. Changes in population age profiles, household composition, socio-economic trends, and the evolving perception of neighbourhoods can all influence where families choose to live and where students enroll. These factors, along with varying housing densities, may result in some schools experiencing over-capacity pressures while nearby schools have surplus space.

The tools available to the TVDSB to achieve long-term sustainability for this review include:

- The modification of attendance areas to reduce enrolment at East Oxford Central PS

The schools reviewed as part of the preparation of this report are as follows:

- East Oxford Central PS
- Emily Stowe PS
- Central PS

1.2 East Oxford Attendance Area Review

This report outlines potential boundary adjustments to the East Oxford Central PS Attendance Area in response to the school's accommodation challenges. As the school community continues to grow, the school's capacity is increasingly constrained by the size of its existing septic system. The option of expanding or adding to the existing septic system was thoroughly evaluated. Based on professional assessments, regulatory requirements, and cost analysis, expanding the septic system is not a feasible solution. An attendance area review is thus necessary in order to manage enrolment at the school. The potential boundary adjustments explore reassigning portions of the East Oxford Central PS attendance area to either Emily Stowe PS or Central PS.

2. Current Situation

2.1 School Overview

Below is an overview of each school involved in this review:

East Oxford Central PS - with a capacity of 317 students and a utilization rate of 110% for the 2025–2026 school year, this facility is forecasted to increase in enrolment due to changing demographics in the area. Due to the limitations of the existing septic system, the school is not able to accommodate further growth. As a result, alternative accommodation options are required.

Emily Stowe PS - with a capacity of 599 students and a utilization rate of 99% for the 2025-2026 school year, the school is projected to remain well utilized through the planned horizon. This school is located on a site that is capable of accommodating portables and a potential future building addition, subject to approval by the Ministry of Education.

Central PS - with a capacity of 377 students and a utilization rate of 82% for the 2025–2026 school year, this school is projected to decline due to a number of students from this school transitioning to Turtle Island PS in February 2026. Central PS is capable of accommodating a limited number of portables should it become necessary.

Below is the historical and current enrolment at all three schools. The 2025-2026 enrolment at Central PS accounts for students transitioning to Turtle Island PS.

Table 1 – Historical Enrolment

School Year	East Oxford Central PS			Emily Stowe PS			Central PS		
	Total	Capacity	Utilization	Total	Capacity	Utilization	Total	Capacity	Utilization
2017-2018	270	317	85%	502	599	84%	248	377	66%
2018-2019	286		90%	547		91%	272		72%
2019-2020	305		96%	554		92%	340		90%
2020-2021	310		98%	495		83%	374		99%
2021-2022	327		103%	535		89%	491		130%
2022-2023	339		107%	588		98%	527		140%
2023-2024	354		112%	571		95%	483		128%
2024-2025	351		111%	582		97%	480		127%
2025-2026	350		110%	596		99%	311		82%

2.2 Issues Under Review

The primary objective of this review is to alleviate enrollment pressure at East Oxford Central PS, as the school’s septic system cannot support growth beyond its existing on-the-ground capacity and two portables that are on site.

Official 2025-2026 enrolment figures were used as the basis for this review, which examines the potential to accommodate future growth by utilizing either Emily Stowe PS or Central PS to alleviate accommodation pressures at East Oxford Central PS. Both schools border the East Oxford Central PS attendance area and possess the building or site capacity to support additional students.

Table 2 presents the current and projected enrolment and portable counts for each school involved in this review. It includes 2025-2026 data, projections for 2027-2028 (earliest year of implementation), and 2032-2033 (five years post-implementation).

Table 2 – Study Area Enrollment and Utilization

Schools	Capacity	Portables			Enrolment			Projected Utilization			
		Name	OTG	2025	2027	2032	2025	2027	2032	2025	2027
East Oxford Central PS	317		2	3	4	350	375	415	110%	118%	131%
Central PS	377		7	0	0	311	291	246	82%	77%	65%
Emily Stowe PS	599		0	0	0	596	595	571	99%	99%	95%
Total	1293		9	3	4	1257	1261	1232	97%	98%	95%

3. Current and Projected Residential Growth and Community Trends

3.1 Current and Projected Housing Developments

Enrolment at East Oxford Central PS has been steadily increasing. This growth is largely driven by demographic shifts, as families have moved into the area and occupied existing dwellings. Housing turnover has led to an influx of school-aged children, contributing to the increase in enrolment.

Table 3 summarizes the development activity that is occurring within the study area.

Table 3 – Residential Developments

School Boundary	Unit Type			
	Single Family	High Density	Townhouses	Total
East Oxford Central PS				-
Central PS		905		905
Emily Stowe PS	288	138	26	452

4. Out of Boundary Analysis

An out-of-boundary analysis was completed as part of this attendance area review report. It was determined that most students are attending their designated school and that out-of-boundary attendance is not significantly contributing to enrolment at the three schools.

Table 4 – Out of Boundary Analysis

SCHOOL	Number of Out of Boundary Students	%
East Oxford Central PS	4	1%
Emily Stowe PS	6	1%
Central PS	6	2%

5. Community Feedback

Community feedback is an integral component of the Attendance Area Review process and is considered alongside enrolment data, utilization analysis, and Ministry and Board policies to inform the formulation of recommended options.

As part of the preparation of the Initial Attendance Area Review Report, Administration met with school councils at Emily Stowe PS (January 7, 2026), Central PS (January 7, 2026), and East Oxford Central PS (January 19, 2026).

Key themes from meetings with school councils are summarised below:

- **Enrolment Growth and Projections**
Community members asked questions regarding the reliability of enrolment projections, informed by outcomes of previous accommodation reviews, and sought clarity on how sustained enrolment growth will be managed to support long-term balance across schools. Participants questioned whether recent historical enrolment trends, local demographic factors, and patterns of families choosing other school boards were sufficiently reflected in the projections.
- **School Utilization and Capacity Management**
Concerns were expressed regarding the consideration of additional enrolment at schools already operating near capacity, particularly Emily Stowe PS, and how overcapacity would be addressed. Questions were also raised regarding future capacity at Central PS in the context of growth in Woodstock and existing pressures at nearby schools, including Turtle Island PS.
- **Rationale for Schools and Attendance Area Options**
Requests for greater transparency regarding the rationale for selecting receiving schools, whether other schools with available capacity were considered, and whether multiple boundary adjustments could be implemented to distribute enrolment more broadly. Community members also noted that proximity and travel distance may not be equitably applied, particularly for rural families, and that potential options could result in families leaving the Board altogether.
- **Facilities, Infrastructure, and Site Constraints**
Feedback related to an addition to Emily Stowe PS being preferred to portables, availability of outdoor amenity space, suitability of receiving schools to accommodate additional students, and site-specific constraints related to septic system capacity.
- **Transportation and Operational Impacts**
Concerns were raised related to traffic congestion, parking, student drop-off and pick-up operations, busing logistics, travel times, and the timing of potential student transitions to new schools. Families also noted the potential impact on before- and after-care availability and daily routines should students be required to attend schools farther from their place of residence.
- **Process, Timelines, and Ongoing Engagement**
Interest in decision-making authority, anticipated timelines for the review and potential implementation, opportunities for continued engagement, and how community feedback will be considered in developing recommended options.

A comprehensive record of community questions, comments, and feedback received during the consultation process is provided in **Appendix C**.

A number of schools were evaluated as potential options to relieve enrolment pressure at East Oxford Central PS. However, many of these schools are already operating above capacity or have limited space to accommodate additional portables and/or building additions. Central PS and Emily Stowe PS were identified as the most viable options as both schools are adjacent to the East Oxford Central PS attendance area and have sufficient capacity to accommodate additional students either through existing space at the school or through a building addition via a future business case to the Ministry of Education.

When formulating enrolment projections, Administration analyzes numerous factors to ensure accuracy and long-term reliability. Key considerations include the number of births within each school attendance area, broader demographic and population trends, historical student progression patterns, and anticipated residential development activity based on discussions with municipal partners. Administration also considers board share, which is the proportion of all school-age children who attend TVDSB schools and informs understanding of shifts in family preferences and enrolment patterns over time. This has been on the decline in recent years and is reflected in TVDSB's enrolment projections.

The initial boundary adjustment options were reviewed with Student Transportation Services (STS) to assess any potential impacts on busing. STS confirmed that there is no net change in buses expected in either option.

6. Potential Attendance Area Changes

The following section outlines two potential attendance area adjustments created to alleviate enrolment pressure at East Oxford Central PS. While aimed at reducing accommodation pressure, each adjustment was created to avoid dividing neighbourhoods by aligning boundaries with major roads and natural features. If approved, the attendance area adjustments will be implemented not earlier than the 2027-2028 school year. The implementation date will be subject to refinement as part of the preparation of the Final Attendance Area Review Report and preliminary Fall 2026 enrolment numbers at East Oxford Central PS.

6.1 Option 1

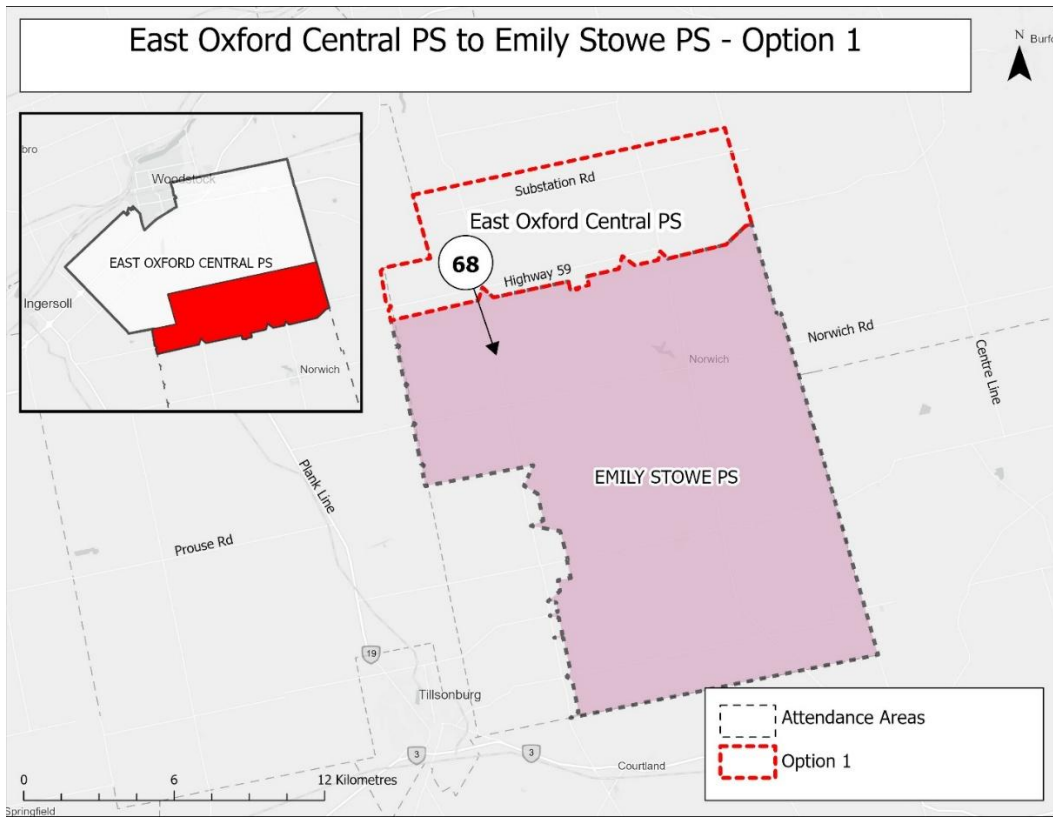
Emily Stowe PS

Emily Stowe PS is operating just below capacity but also has sufficient space on site to accommodate portables in the short term and if approved, a future building addition in order to manage enrolment from East Oxford Central PS.

6.1.1 Potential Change

To relieve the enrolment pressure at East Oxford Central PS, a portion of its attendance area would be reassigned to Emily Stowe PS. This option proposes to designate 68 students within the southern portion of the East Oxford Central PS attendance area located between just above Substation Road and Highway 59 to Emily Stowe PS.

Figure 2 – Option 1: Potential Changes



6.1.2 Expected Outcomes

As a result of this proposed boundary adjustment, East Oxford Central PS is projected to decrease to 96% utilization by 2027 and increase to 104% by 2032. Beyond 2032 enrolment is projected remain above capacity between 104% and 106% . For Emily Stowe PS, the proposed expansion of its attendance area would increase utilization to 111% in 2027, before decreasing to 108% by 2032. The projected enrolment and utilization changes are summarized in Table 4 below.

Table 5 – Option 1: Enrolment and Utilization

Status Quo										
Schools	Capacity	Portables			Enrolment			Projected Utilization		
Name	OTG	2025	2027	2032	2025	2027	2032	2025	2027	2032
East Oxford Central PS	317	2	3	4	350	375	415	110%	118%	131%
Emily Stowe PS	599	0	0	0	596	595	571	99%	99%	95%

Option 1 - East Oxford Central PS to Emily Stowe PS										
Schools	Capacity	Portables			Enrolment			Projected Utilization		
Name	OTG	2025	2027	2032	2025	2027	2032	2025	2027	2032
East Oxford Central PS	317	2	2	2	350	303	330	110%	96%	104%
Emily Stowe PS	599	0	2	2	596	664	647	99%	111%	108%

6.2 Option 2

Central PS

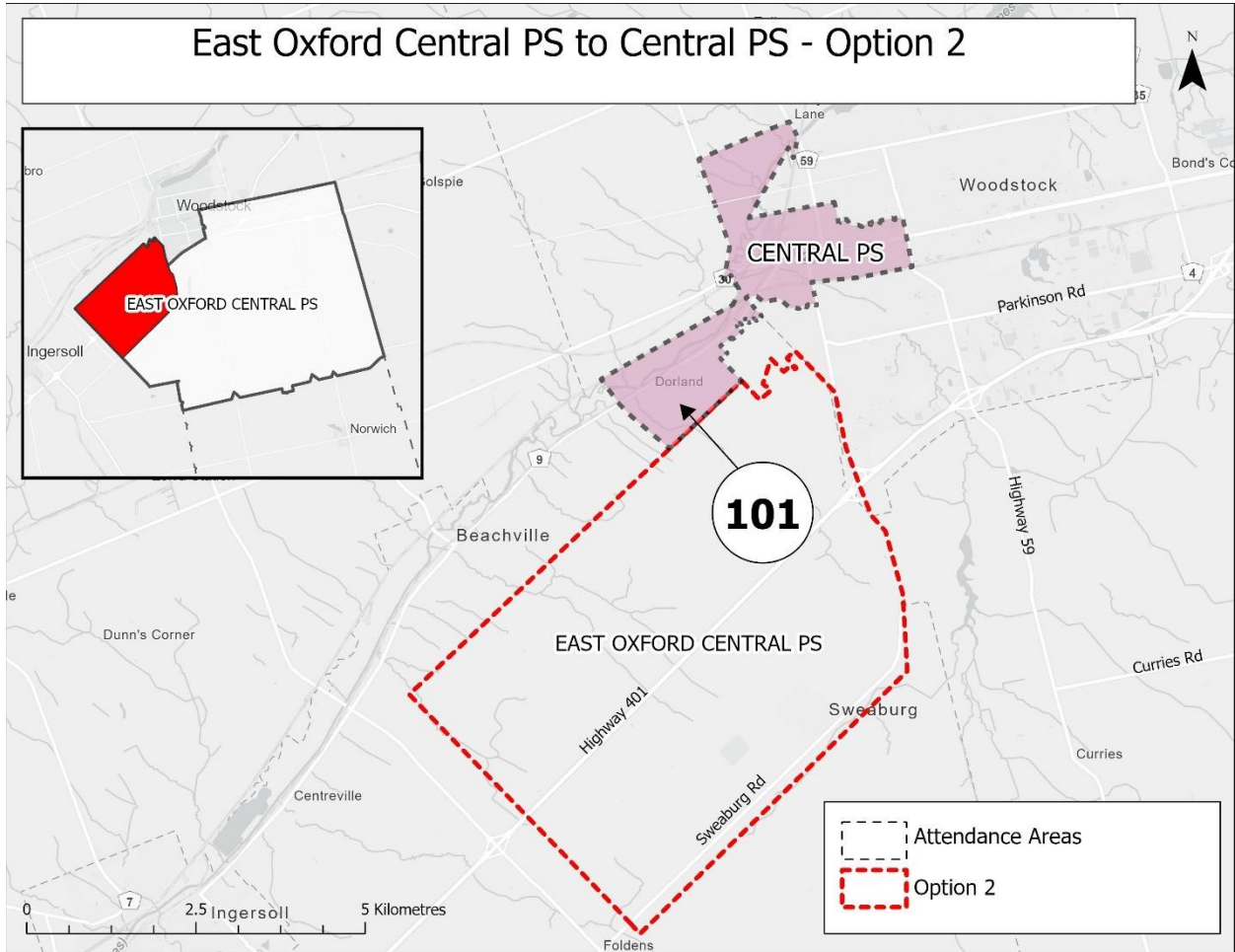
With the opening of Turtle Island PS in north Woodstock in February 2026, a number of Central PS students have moved to the new school. As a result, there is space at Central PS to assist in alleviating the enrolment pressure at East Oxford Central PS.

6.2.1 Potential Change

To relieve the enrollment pressure at East Oxford Central PS, a portion of its attendance area would be reassigned to Central PS. This area is located between of Karn Road and Sweaburg Road and includes 101 students.

The area subject to the potential attendance area change includes 33 more students than Option 1. The Sweaburg area is relatively dense, and an analysis did not identify a practical way to divide it to reduce the number of students proposed for reassignment. As a result, the entire area is proposed to be designated to Central PS.

Figure 3 – Option 2: Potential Change



6.2.2 Expected Outcomes

As a result of the potential boundary change, East Oxford Central PS would decrease to 87% in 2027 and increase to 97% by 2032. With respect to Central PS, the potential change would increase utilization to 106% in 2027 before decreasing to 94% by 2032. The projected changes are illustrated below in Table 5.

Table 6 – Option 2: Enrolment and Utilization

Status Quo										
Schools	Capacity	Portables			Enrolment			Projected Utilization		
Name	OTG	2025	2027	2032	2025	2027	2032	2025	2027	2032
East Oxford Central PS	317	2	3	4	350	375	415	110%	118%	131%
Central PS	377	7	0	0	311	291	246	82%	77%	65%

Option 1 - East Oxford Central PS to Central PS										
Schools	Capacity	Portables			Enrolment			Projected Utilization		
Name	OTG	2025	2027	2032	2025	2027	2032	2025	2027	2032
East Oxford Central PS	317	2	2	2	350	276	309	110%	87%	97%
Central PS	377	7	2	2	311	399	354	82%	106%	94%

7. Comparison of Options

A comparison of the status quo and the two attendance area options discussed in this report is included below.

Table 7 – Enrolment and Utilization Comparison

Status Quo										
Schools	Capacity	Portables			Enrolment			Projected Utilization		
Name	OTG	2025	2027	2032	2025	2027	2032	2025	2027	2032
East Oxford Central PS	317	2	3	4	350	375	415	110%	118%	131%
Emily Stowe PS	599	0	0	0	596	595	571	99%	99%	95%
Central PS	377	7	0	0	311	291	246	82%	77%	65%

Option 1 - East Oxford Central PS to Emily Stowe PS										
Schools	Capacity	Portables			Enrolment			Projected Utilization		
Name	OTG	2025	2027	2032	2025	2027	2032	2025	2027	2032
East Oxford Central PS	317	2	2	2	350	303	330	110%	96%	104%
Emily Stowe PS	599	0	2	2	596	664	647	99%	111%	108%

Option 2 - East Oxford Central PS to Central PS										
Schools	Capacity	Portables			Enrolment			Projected Utilization		
Name	OTG	2025	2027	2032	2025	2027	2032	2025	2027	2032
East Oxford Central PS	317	2	2	2	350	276	309	110%	87%	97%
Central PS	377	7	2	2	311	399	354	82%	106%	94%