



London Elementary Panel Accommodation Review

Initial Attendance Area Review Report

Thames Valley District School Board

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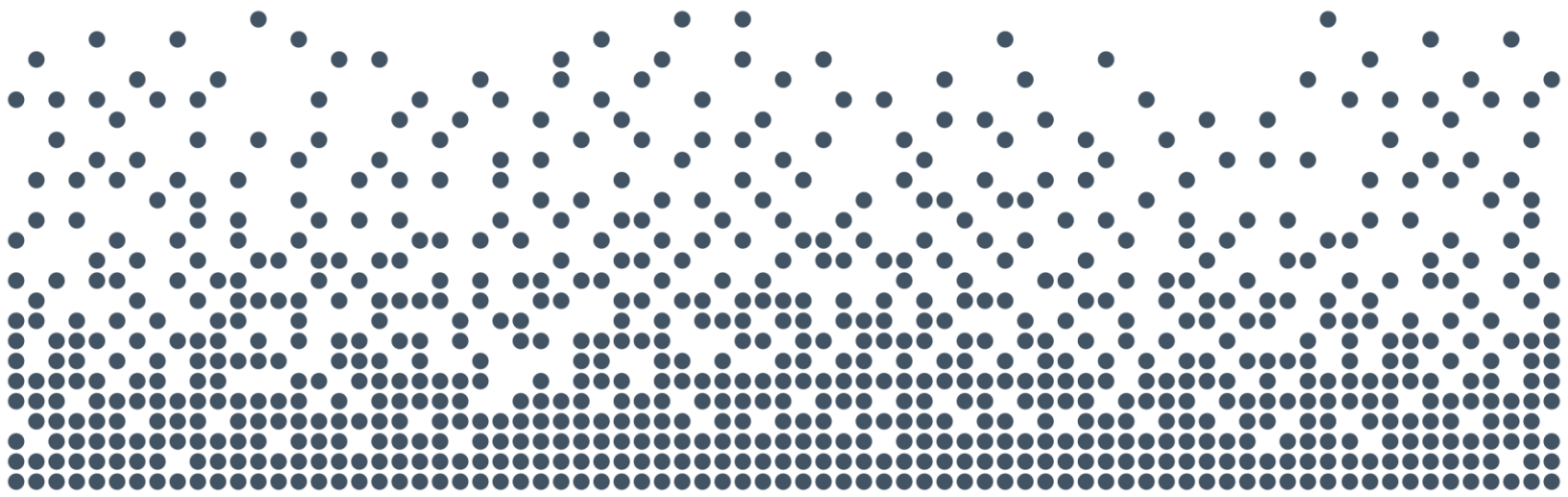
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List of Acronyms, Abbreviations, and Terms

Acronym	Full Description of Acronym
AAR	Attendance area review
COVID-19	Coronavirus
JK	Junior Kindergarten
MOE	Ministry of Education
OTG Capacity	On-the-ground permanent school capacity
PS	Public school
TVDSB	Thames Valley District School Board



Executive Summary



Executive Summary

This report provides an examination of the Thames Valley District School Board's schools within the City of London and the accommodation pressures currently observed in the elementary panel. The recommendations presented within this report are based on an analysis of both the Board's current and short- to mid-term needs over the next five to ten years. This report is not intended as a stand-alone document and should be consistent with other Board strategies, policies, and objectives.

The primary objectives of this study are to analyze relevant demographic, enrolment, and facility data and trends to identify schools within the City of London that could be better utilized through Attendance Area boundary changes. Select data, metrics and on-the-ground (OTG) realities will highlight viable schools and boundaries that can accommodate both existing and projected enrolments. The City of London's population has been increasing and this growth is expected to be sustained. This increase in population is causing enrolment pressures at many of the Board's elementary schools which will necessitate additional elementary spaces over the coming years. To ensure that capital funding for additional spaces is secured and to deal with the more immediate pressures, however, the Board must first ensure that existing spaces and resources are used efficiently.

The measures considered as part of this review attempt to address the enrolment and utilization imbalance faced by English track elementary schools within the City of London. Several accommodation solutions are presented in this document, two of which feature Attendance Area changes for severely overutilized schools, while the remainder involve the dissolution, modification, or creation of new Holding Zones. These measures offer a strategic approach to addressing immediate and urgent accommodation issues, while also providing the flexibility to address further pressures that will arise over the next five to 10 years.

The initial catalyst for this review was the overutilization at Eagle Heights PS, which has reached critical levels and should be relieved to provide an optimal learning environment for the students of that community. There are several changes involved in this solution (see section 5.1) but it essentially involves clearing sufficient space in Victoria PS for it to receive additional students, and the conversion of Eagle Heights PS into a junior elementary school (grades JK to 6), with grade 7 and 8 students directed to Victoria PS. The metrics for each school involved will improve significantly, with a 2023



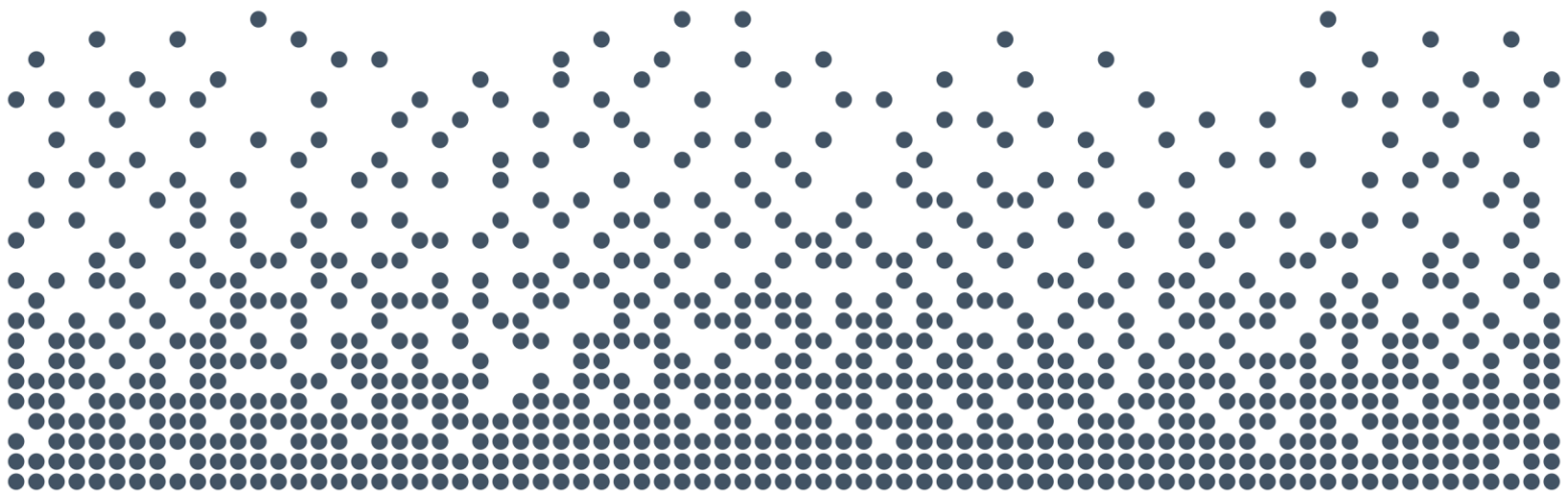
utilization rate at Eagle Heights PS of 129%, which is then projected to increase to 132% by 2028. Note that this refers to utilization of permanent OTG capacity and so, while it remains above 100%, it represents a significant improvement from the status quo (160% in 2023; 168% in 2028) and will allow the removal of over 10 portables from the site.

The situation is similar for St. George's PS, which also faces significant enrolment pressure that can be addressed through boundary adjustments (see section 5.2). In this case, there are immediate measures that can relieve enrolment pressure in the short term, and then longer-term options become available upon completion of the new school in northwest London (see section 4.2), which will help accommodate some of the area's projected growth. In the short term, a boundary adjustment with Aberdeen PS helps both schools and brings the 2023 utilization rate at St. George's PS from 133% down to 114%. In the longer term, students residing in the current holding at Ryerson PS will be redirected to either the new northwest London school or to Sir Arthur Currie PS, creating sufficient space in Ryerson PS for an adjustment with St. George's PS. This change will also allow St. George's PS to take a small section of the Eagle Heights PS boundary in 2028, further reducing utilization at that school (126% utilization rate in 2028). With these measures in place, the utilization rate at St. George's PS falls to 119%, down from 156% under the status quo.

This document also presents a series of adjustments to Holding Zones in the City of London (section 6). First is the dissolution of the existing Highlands Holding at Mountsfield PS and the Highlands Holding at Victoria PS, which is a necessary component of the Eagle Heights PS solution described above, and improves the utilization rates at all affected schools. An amendment must also be made to the existing Bostwick Holding at Sir Isaac Brock PS, as that school is severely overutilized. Instead, newly registered students within Bostwick Holding at Sir Isaac Brock can be redirected to nearby Woodland Heights PS, and allowances can be made so that siblings of students already attending Sir Isaac Brock will can be given the option to attend that school. Finally, we propose the creation of four new Holding Zones in high-growth areas of the City – namely, around the former London psychiatric hospital lands in east-central London, around two residential subdivisions in the current Attendance Areas of Cedar Hollow PS and Centennial Central PS, as well as a fourth around the newly proposed residential development in southwest London. The establishment of



these Holding Zones will ensure that local schools do not become over-crowded and will allow for more flexible long-term accommodation solutions for these communities.



Report



1. Background

The Thames Valley District School Board (TVDSB) provides educational services to the Cities of London and St. Thomas, and the Counties of Middlesex, Oxford, and Elgin. As with much of Canada, the Board's jurisdiction grew in population post World War II with what is known as the Baby Boom. The population increases required infrastructure and construction development throughout the 1950s to the 1970s to respond to the needs of growing communities and cities. Consequently, most schools in the Province and the Board's jurisdiction were constructed during this time. Over the past few decades, the Baby Boom population has aged while the pre-school and school-aged population (0-18 years of age) has declined. The Canadian total population grew by approximately 11% between 2001 and 2011 – one of the highest rates of growth within any of the G8 countries, globally. From 2011 to 2016, the Canadian population grew by about 5%, with an additional estimated growth of 5% from 2016 to 2020. School-aged children growth rates were largely declining during the 2001 to 2011 period, but they stabilized between 2011 and 2016 and have started to increase, as Canada incurred a 1% growth of 5- to 19-year-olds over the 2011 to 2016 period and a 4% increase from 2016 to 2020.¹

The TVDSB is dealing with similar growth rates and changing settlement patterns across its jurisdiction. These changes in population and employment/migration patterns have impacted Board enrolments and resulted in the need for continued accommodation planning to properly evaluate the Board's facilities. Over the next 10 years, it is anticipated that the growth and development within the Board's jurisdiction will continue to increase rapidly, which will exacerbate enrolment pressures if not dealt with adequately. Any future decisions must be made in the context of both Board and Ministry of Education initiatives and policies regarding possible consolidations, boundary changes and/or requests for capital funding.

¹ Statistics Canada. Table 17-10-0005-01. Population estimates on July 1st, by age and sex. <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1710000501>



1.1 Analysis Parameter

Sustainability with respect to enrolment projections and school utilization

School enrolment should be balanced between schools – enrolment should not be low at one school and high at another school. The projected enrolment must support a sustained optimal utilization of the proposed school's existing permanent capacity in order to maximize both staff and student resources. A better distribution of students and the higher utilization of schools would be the goal of any AAR. Resolution of residential growth accommodation will allow the Board to properly plan for and provide long-term stability for schools in the area.

From a program perspective, small grade cohorts can create challenges for organizing classes that meet Ministry class-size caps or targets and averages, and can result in multi-grade classes. This can also result in other operational challenges such as teachers having fewer opportunities for team teaching and collaboration, fewer teachers being available for supervision, and reduced offerings of extra-curricular activities.

Residential development and municipal Official Plan direction can cause a disproportionate arrangement of students at schools. Residential growth area schools can incur higher enrolment and yields than older neighbourhoods. Changing demographics, socio-economic perception of certain locales as well as housing density within smaller rural towns/villages can result in over-capacity pressures at one school and empty pupil place issues at other schools nearby.

The tools available to the TVDSB to achieve long-term sustainability are:

- The creation of (temporary) Holding Zones;
- The modification of Attendance Areas; and,
- The request for capital priorities funding for the construction of additional pupil accommodation (such as additions, renovations, or new schools).

1.2 City of London Attendance Area Review

In order to address the accommodation challenges in London, the TVDSB is undertaking an AAR. Watson & Associates Economists Ltd. (Watson) has produced this report to detail the technical aspects of that review and presents a series of



accommodation options that, if adopted, would help alleviate enrolment pressures in overutilized schools in London while increasing enrolments at underutilized schools. The aim of this analysis is to identify possible options using only existing facilities, without requiring the construction of new schools or additions. This will be primarily achieved through the reconfiguration of school attendance boundaries and holding areas.

Two areas of particular focus are the communities around Eagle Heights PS and Sir Arthur Currie PS, which have incurred significant growth that has resulted in critical enrolment pressure at both schools. In the case of Sir Arthur Currie PS, a new school has already been approved for the community in northwest London, but its expected completion is for the 2025/26 school year, so interim measures are necessary.



2. Current Situation

2.1 London Study Area

Currently, the Board operates 59 English track schools in the City of London, with English programming also offered at Princess Elizabeth PS – a dual track school with both English and French Immersion education. In addition to these, the attendance boundaries of Centennial Central PS, Delaware Central PS, and West Nissouri PS extend into London, but only Centennial Central PS includes heavily developed residential areas and receives a significant number of students from within London. The TVDSB also offers French Immersion programming in six single-track French Immersion schools and an enriched Arts program at Lester B. Pearson School for the Arts.

Looking at London as a whole, elementary enrolment exceeded the OTG capacity in 2019 and this situation is expected to worsen over the forecast term (see section 3.2 for details). In 2019, this necessitated 137 portables on sites in London, with 10 or more at each of the following schools: Eagle Heights PS, Lambeth PS, Masonville PS, Sir Arthur Currie PS, and Sir Isaac Brock PS.

2.2 Issues Under Review

This study will consider boundary reconfigurations at all English track schools receiving students from within London. The analysis presented in this report does not include French Immersion schools or the Lester B. Pearson School for the Arts, as these schools comprise independent sets of attendance boundaries that overlap with those in the English track and are not candidates for boundary adjustments with English track schools. Moreover, the Board recently undertook a review of the elementary French Immersion program and schools.

Throughout this study, enrolment figures from 2019 were used instead of 2020 to avoid any potential distortions that may have arisen due to the coronavirus disease (COVID-19) pandemic. Enrolment in 2019 exceeded the OTG capacity, but the student population was not evenly distributed across the City of London so some areas faced enrolment pressure that was far more severe than would be expected based on city-wide trends alone. In general, utilization was higher in the western areas of the City,



particularly in the northwest, while facilities located in the eastern areas of London tended to be underutilized. This trend is expected to intensify over the next several years as residential developments continue to build-out in high growth areas. Figure 3-12 depicts the 2025 utilization of London's elementary schools if appropriate action is not taken. In the longer term, utilization will balance somewhat, as large residential developments are planned in several areas of the City, such as the former psychiatric hospital grounds east of London's downtown core; this is discussed in greater detail in section 3.

2.3 Holding Zones and Holding Schools

In circumstances where there is an area of pending residential development within an existing Attendance Area, it may be advisable for the TVDSB to consider interim alternative pupil accommodation arrangements for that area, until such time as long-term pupil accommodation arrangements are in place. Interim pupil accommodation for areas of pending residential development or other enrolment pressures may be accomplished through the establishment of Holding Zones and Holding Schools. The Board's procedure (Procedure No. 4015d) sets out the process for the establishment of Holding Zones and Holding Schools.

This analysis incorporated Board-approved Holding Zones when completing enrolment projections and these zones were considered as part of the Attendance Area options presented. The TVDSB defines a Holding Zone as:

A Holding Zone is an area defined by a geographic boundary, within an Attendance Area (usually with high concentrations of new or imminent development), for which the Trustees have approved that students residing in it are to attend a specified School based on available capacity, until such time as long-term accommodation and related revised Attendance Areas can be established.

Where the Holding School is defined as:

A Holding School is a School designated by the Trustees to accommodate students from one (1) or more Holding Zones.

Once a Holding Zone or Holding School is established, long-term accommodation solutions from interim pupil accommodation arrangements can include:



- permanent accommodation in existing schools; or
- construction of a new school; or
- additions or renovations to existing schools to add additional accommodations.

Table 2-1 lists the Holding Zones and associated Holding School that currently exist in the London study area. Students from these Holding Zones are assigned temporary accommodation at Holding Schools that have space available. Temporary school assignments should be reconsidered from time to time. In some cases, students from these Holding Zones could continue to be assigned temporary accommodation until a new school is built in the community. In other cases, all or a portion of a Holding Zone could be incorporated into an existing school's Attendance Area.

Table 2-1
Holding Zone School Assignment

Holding Zone	Assigned Elementary School
Byron Northview A + B Holding at Byron Somerset PS	Byron Northview PS
Southwood Holding at Byron Somerset PS	Byron Southwood PS
Highlands Holding at Mountsfield PS Highlands Holding at Victoria PS	Mountsfield PS
Colonel Talbot Holding at Rick Hansen PS	Lambeth PS
Fox Hollow West Holding at Ryerson PS Sunningdale North Holding at Ryerson PS	Sir Arthur Currie PS
Bostwick Holding at Sir Isaac Brock PS	Lambeth PS
Kipps Lane Holding at Sir John A. Macdonald PS	Northbrae PS
Southdale Holding at Victoria PS	Cleardale PS
Talbot Village Phase 2 Holding at W. Sherwood Fox PS	Lambeth PS
Southwest London A+B Holding at White Oaks PS Longwoods Holding at White Oaks PS	Lambeth PS



3. Current and Projected Residential Growth and Community Trends

3.1 Current and Projected Residential Development

As mentioned earlier in this report, the TVDSB is dealing with increased population and household growth as well as changing settlement patterns across the City of London. These changes in population and employment/migration patterns have impacted school board enrolments and produced both enrolment pressures and surplus spaces at schools across the city, particularly those schools located in north London. From 2001 to 2016, the City of London grew by approximately 14%, from 336,540 to 383,820; this is 3% higher than Ontario's growth during the same period. The annual growth rate over the 2001 to 2016 period was 0.9%, slightly below the provincial growth rate of 1.1% as shown in Table 3-1.

Table 3-1
City of London
Population and Housing Trends, 2001 to 2016

Period	Population	Occupied Household*
2001	336,540	4,219,415
2006	352,400	4,554,251
2011	366,150	4,887,508
2016	383,820	5,169,174
2001-2016	47,283	949,759
2001-2016	14%	23%

*Occupied households refers to a private dwelling in which a person or a group of persons is permanently residing. Also included are private dwellings whose usual residents are temporarily absent at the time of the Census enumeration.

Source: Statistics Canada Census Profile, 2001-2016

More recently, the City of London has grown significantly within residential developments in the Board's north London schools, especially for those that have Holding Zones in place (Byron Northview PS, Fairmont PS, Lambeth PS and Sir Arthur Currie PS). Table 3-2 presents historical units developed through building permits from 2016 to 2020. On average, there have been 2,924 new units developed per year over



the previous five years. Historically growth has been directed to low-density units (single and semi-detached houses); however, recently only 32% of new units were of the low-density type, while medium-density (townhouses) and high-density (apartments) units accounted for 19% and 49%, respectively, as shown in Figure 3-1. The changing landscape of developing housing structures across the City has produced greater pupil yields (pupils per unit) than historically incurred in smaller, more dense geographical areas, which has not been spread evenly across the City, as presented in Figure 3-2 to Figure 3-6.

Table 3-2
City of London
Historical Building Permits, 2016 to 2020

Period	Low Density	Medium Density	High Density	Total Dwellings
2016	970	464	1,671	3,105
2017	1168	620	694	2,482
2018	768	562	1,177	2,507
2019	761	641	1,224	2,626
2020	1,036	479	2,387	3,902
2016-2020	4,703	2,766	7,153	14,622
Annual Average	941	553	1,431	2,924

Source: City of London annual building permit reports.

Figure 3-1
City of London
Historical Building Permits by Type, 2016 to 2020

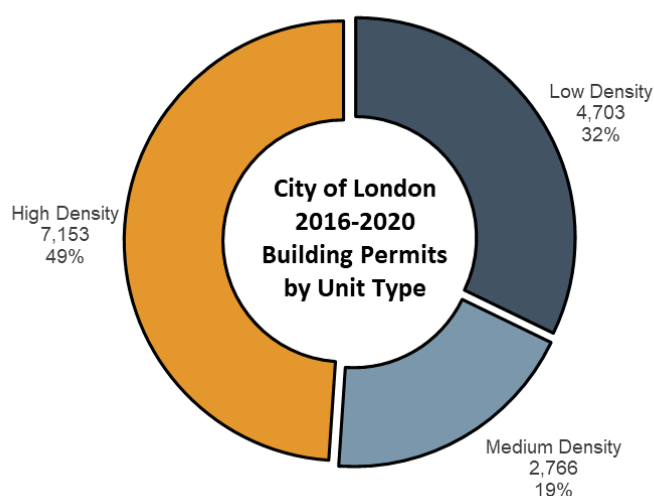




Figure 3-2
Historical Residential Building Permits, City of London, 2019 and 2020

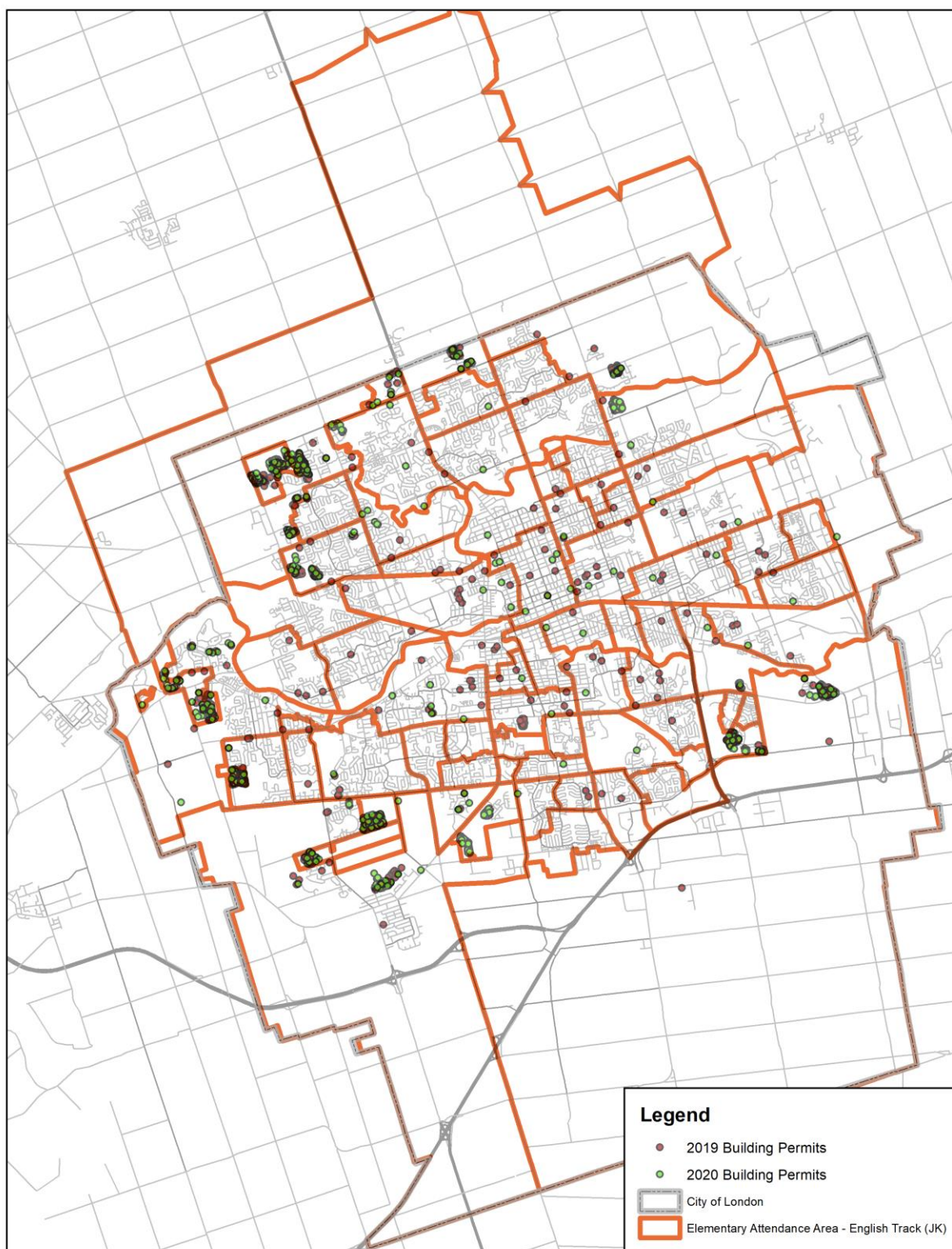




Figure 3-3
New Low-Density Residential Units by School Attendance Area

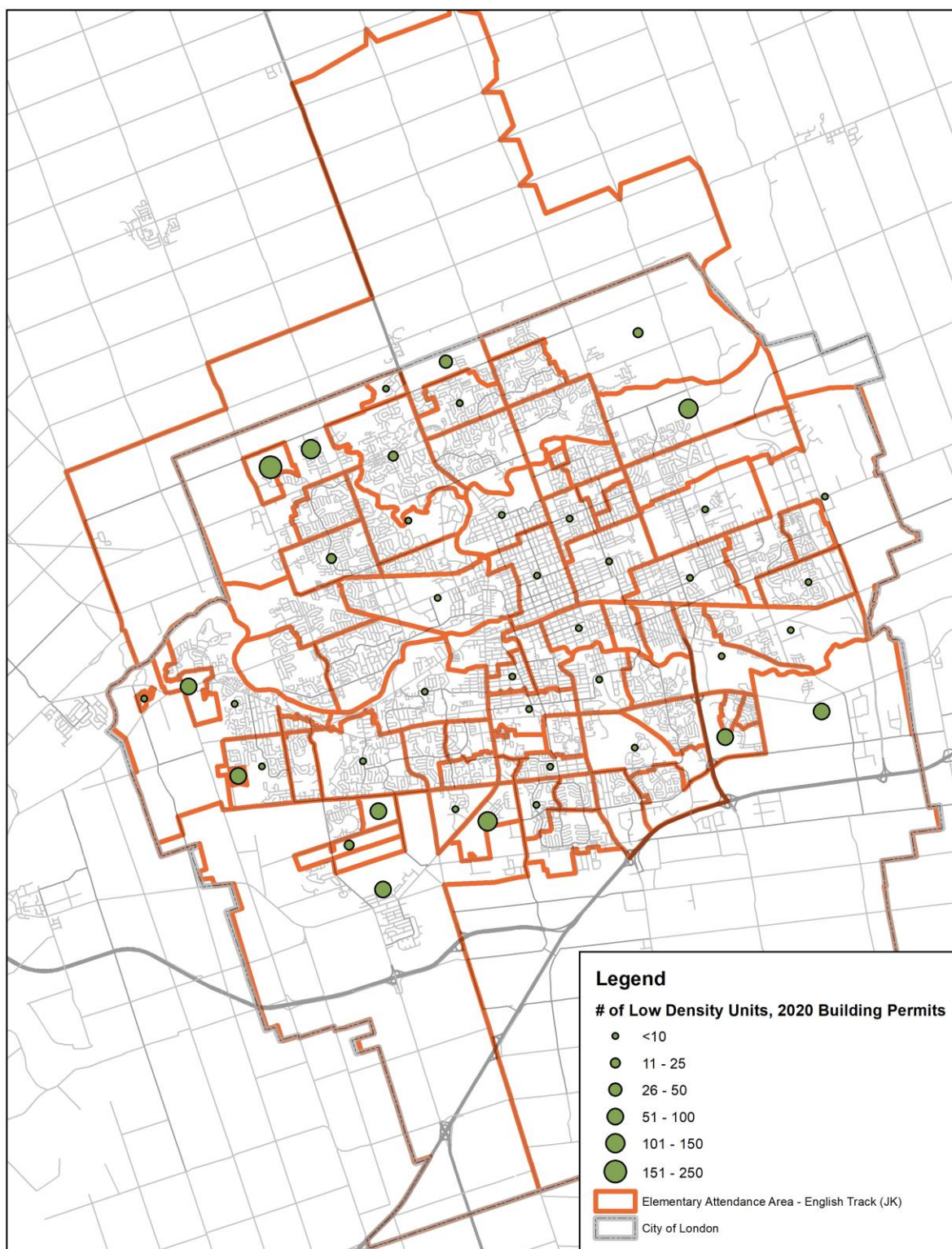




Figure 3-4
New Medium-Density Residential Units by School Attendance Area

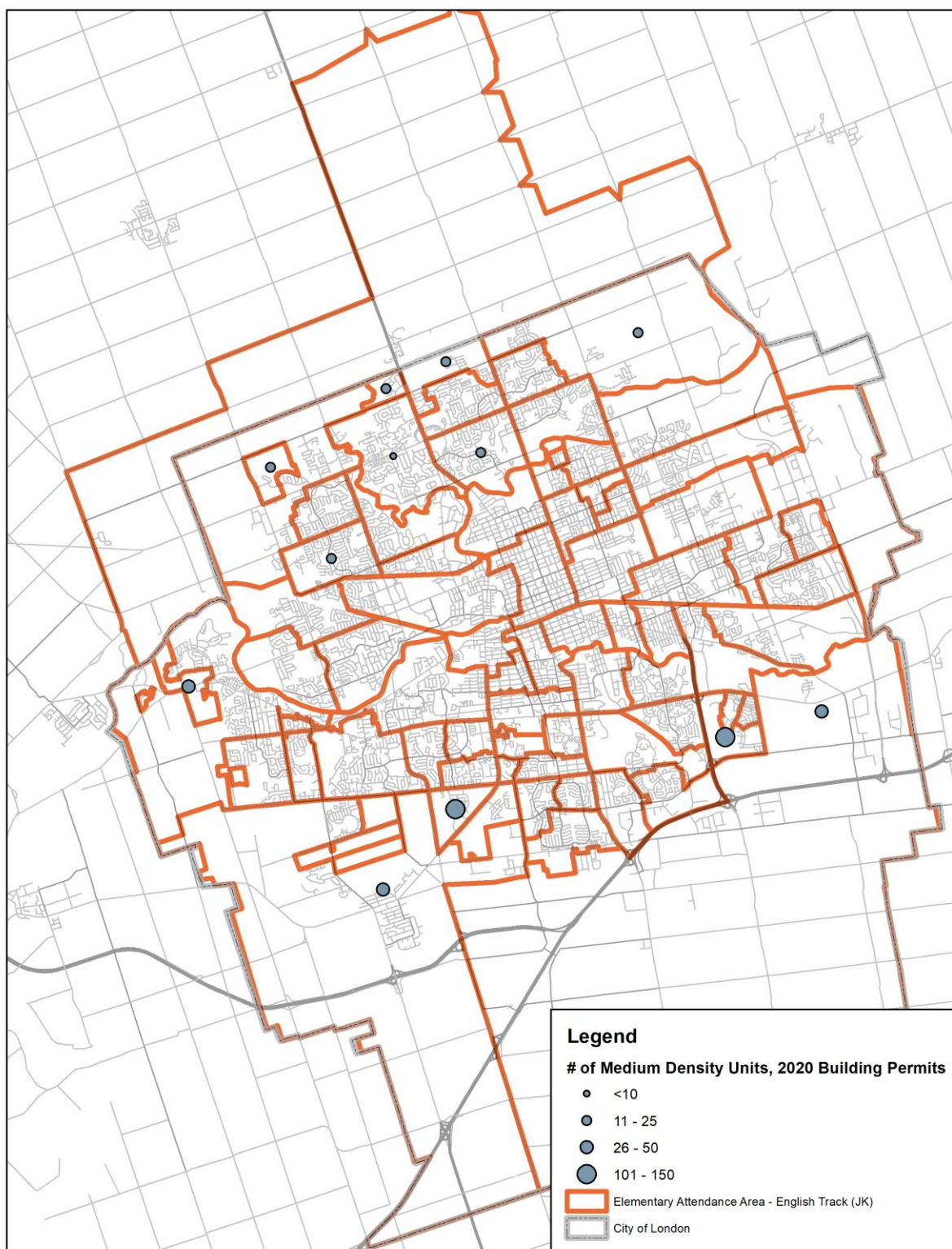




Figure 3-5
New High-Density Residential Units by School Attendance Area

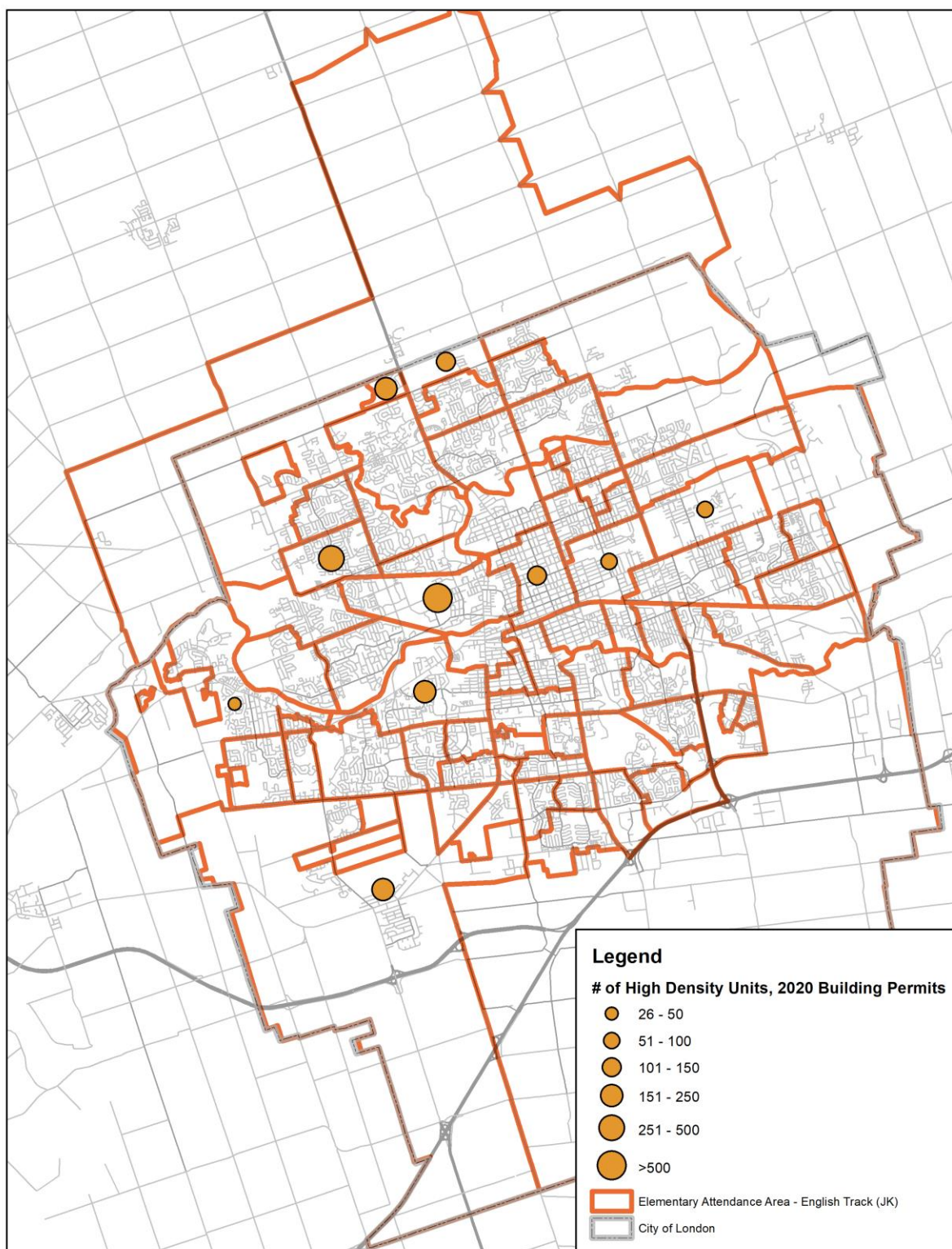
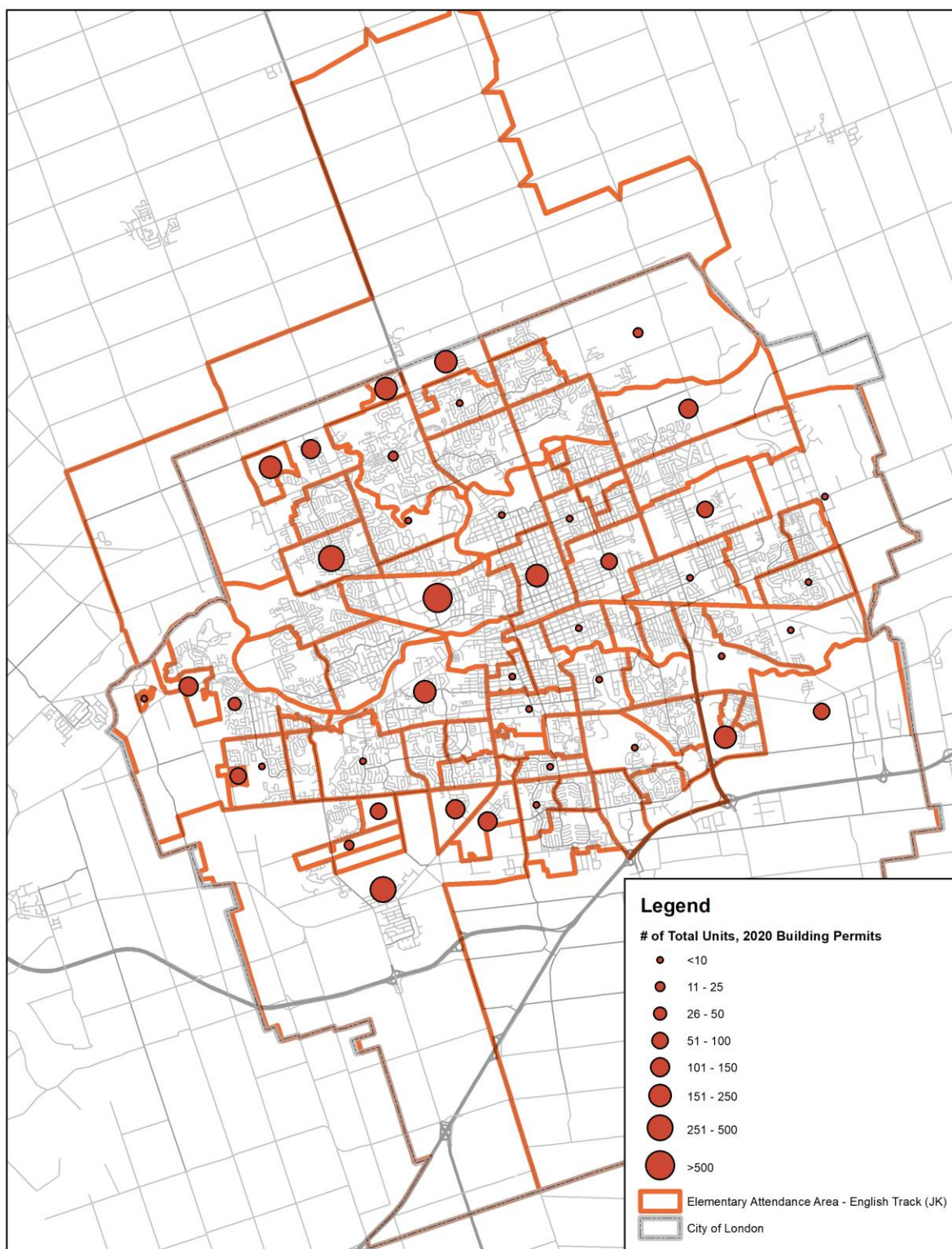




Figure 3-6
New Residential Units by School Attendance Area





Over the next 10 years, it is anticipated that development within the City of London will continue at a rapid pace which will cause severe enrolment pressures and continue to add pressures where they are already occurring. The City of London is forecast to incur more than 2,000 new units per year over the 2021 to 2031 period, with 46% of those units expected in the form of low density, 23% medium density and 31% high density. Most of this growth is expected to develop in north London and other holding areas across the City, but the City will also incur infill development of higher-density units within the downtown core. Over the longer term, the City is anticipating the redevelopment of non-residential lands, which will continue to add to the high rate of growth already expected.

3.2 Current and Projected Enrolment

In 2019, the TVDSB had 56,621 elementary students enrolled across the Board's jurisdiction and has experienced continued growth. Over the past five years, the Board's enrolment on the elementary panel has increased by approximately 11% from 50,892 to 56,621 students, as shown in Figure 3-7. By 2025/26, elementary enrolment is projected to reach 61,695, a growth of 9%, and will exceed the OTG capacity by 2023/24, as shown in Figure 3-8.



Figure 3-7
TVDSB Elementary – Historical Enrolment, 2015 to 2019

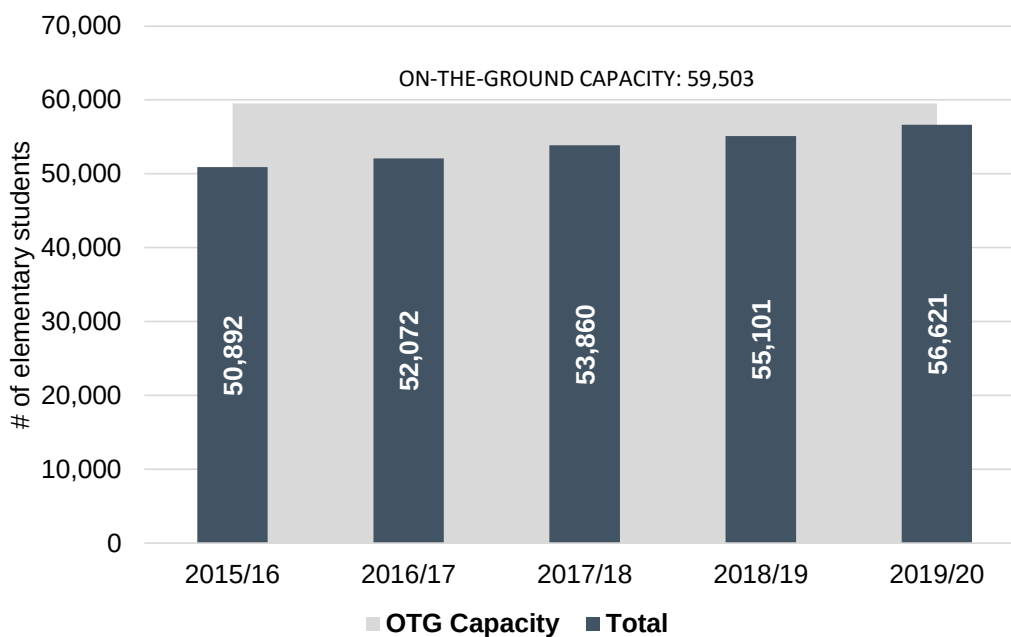
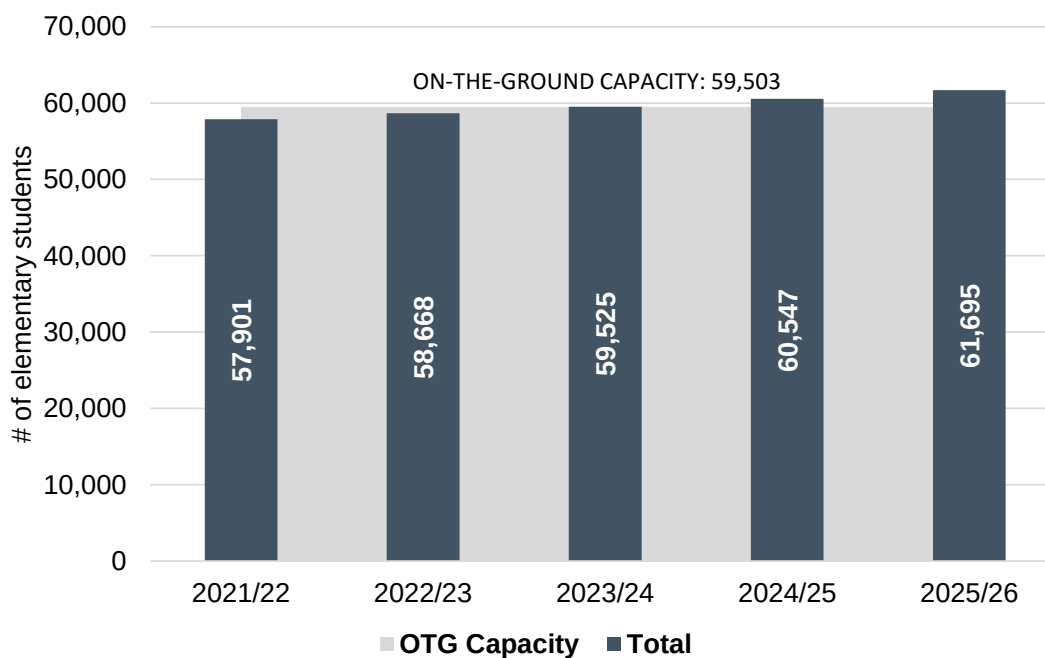


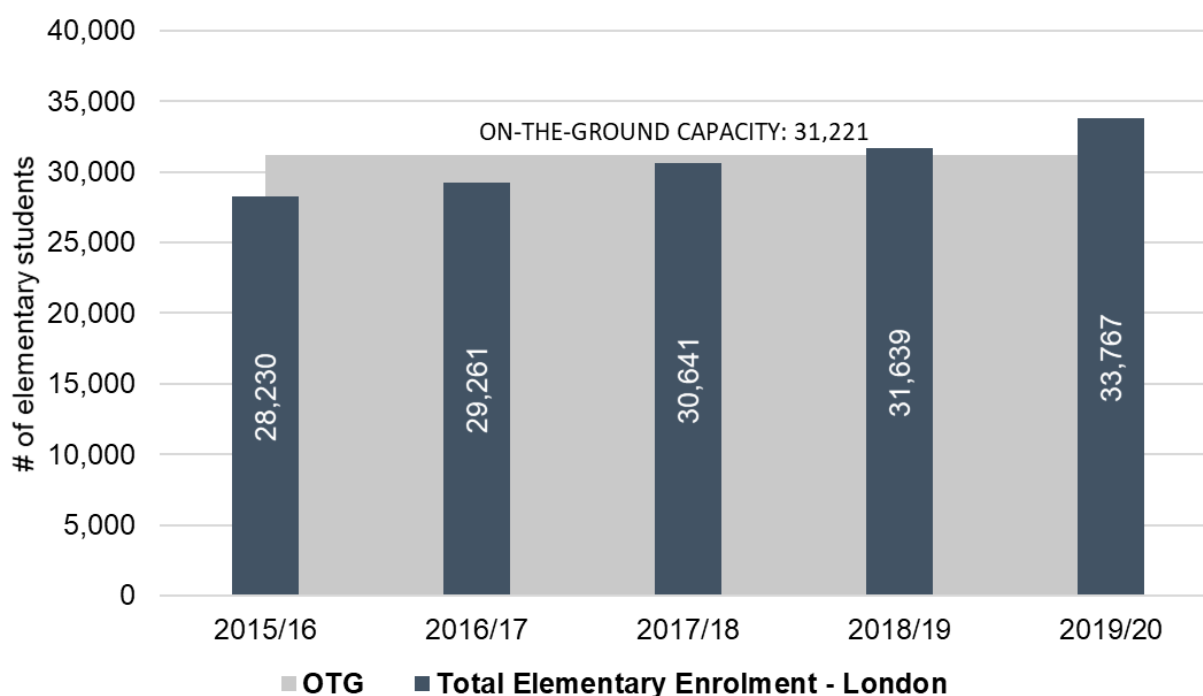
Figure 3-8
TVDSB Elementary – Projected Enrolment, 2021 to 2025





These historical growth trends across the Board are also reflective of what is occurring in the elementary schools within the City of London. Over the 2015 to 2019 period, the Board's enrolment increased by 5,537 students within London, to a 2019 total enrolment of 33,767. The existing facilities within London have an OTG capacity of 31,221, as shown in Figure 3-9. Enrolment growth has resulted in enrolment exceeding the OTG capacity and consequently 34 portables have been necessary across various schools to accommodate existing enrolment pressures. Most notably, Eagle Heights PS is currently housing 18 portables (12 + 1 PortaPak) and Sir Arthur Currie PS is housing 17 portables (12 + 1 PortaPak with one unit utilized as a washroom).

Figure 3-9
London Elementary Schools – Historical Enrolment, 2015 to 2019



As highlighted in Figure 3-10, enrolment will continue to grow within the city at a rapid rate. By 2022, enrolment is expected to reach 33,531, and 37,690 students are anticipated by 2025/26 – growth of nearly 12%. As housing developments start to build out, enrolments will remain above the OTG capacity and are presented geographically in Figure 3-11 and Figure 3-12.



Figure 3-10
London Elementary Schools – Projected Enrolment, 2021 to 2025

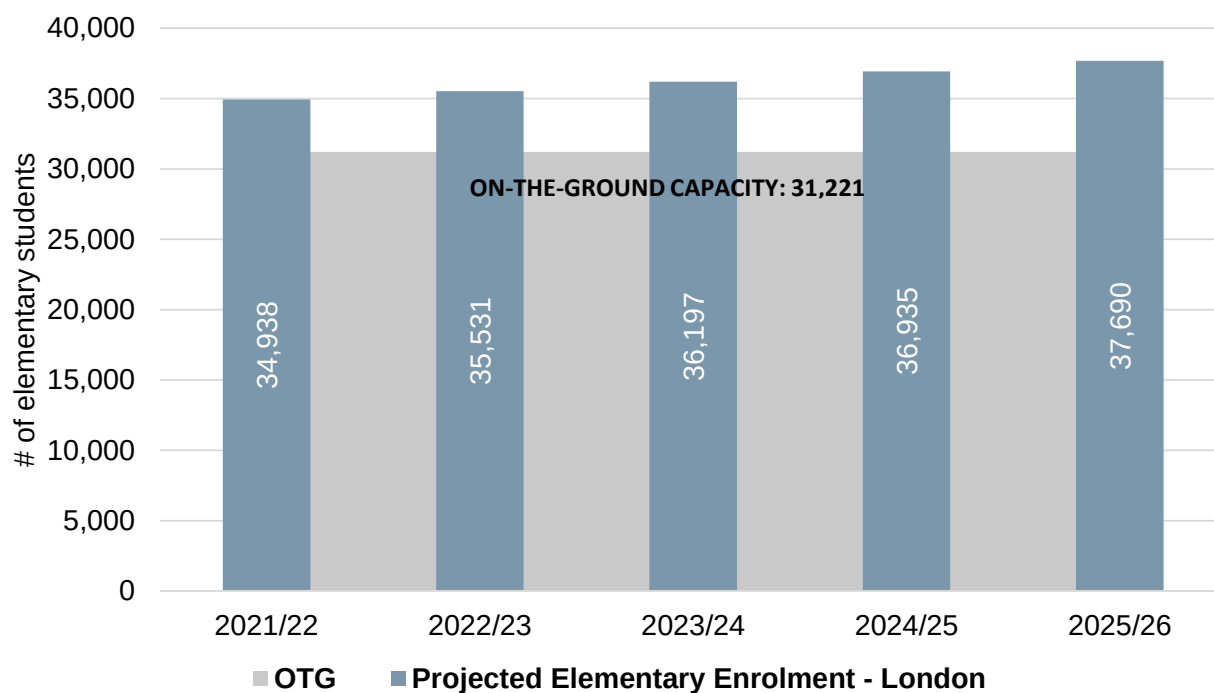




Figure 3-11
City of London 2020/21 Utilization

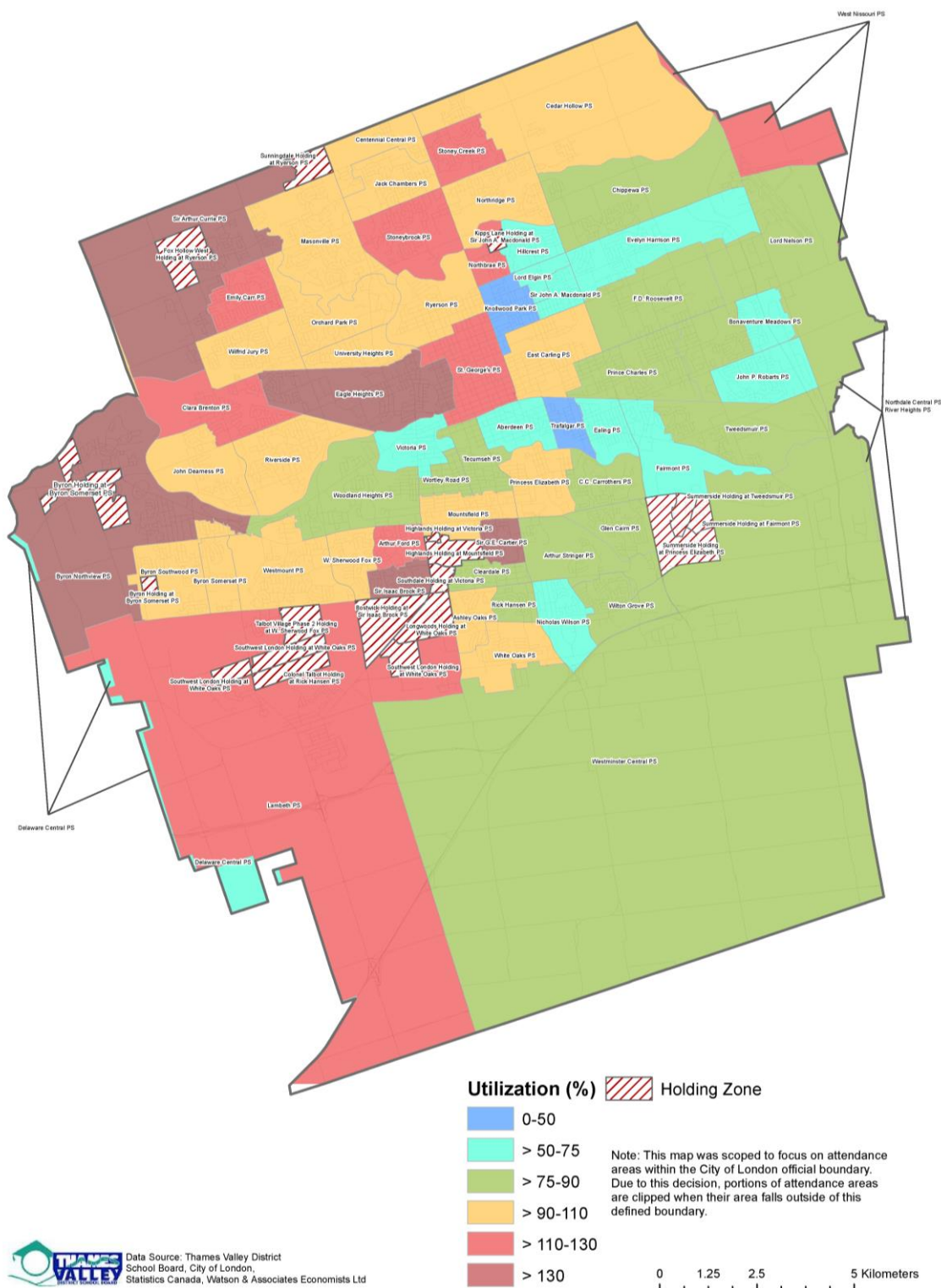
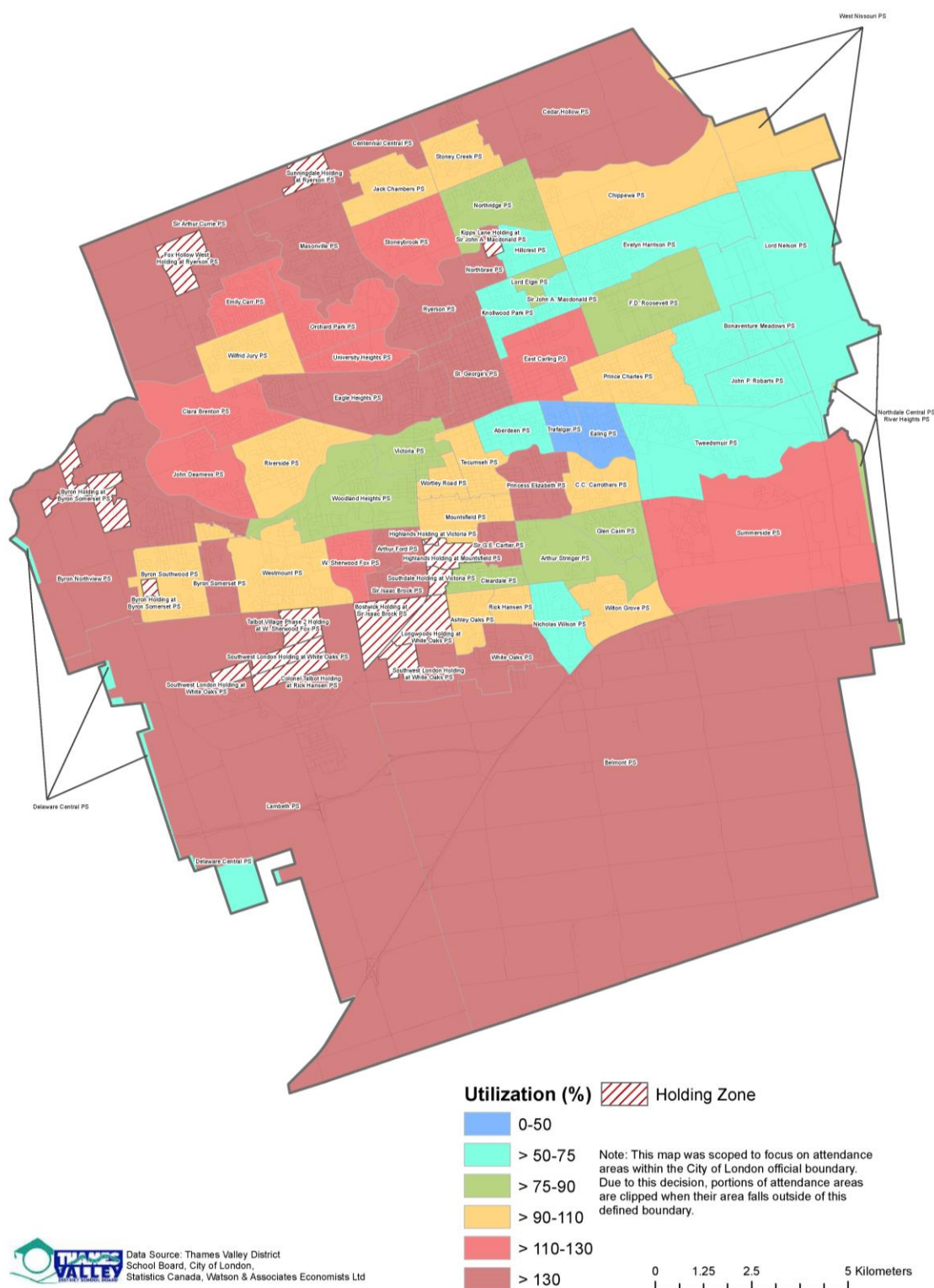




Figure 3-12
City of London 2025/26 OTG Utilization



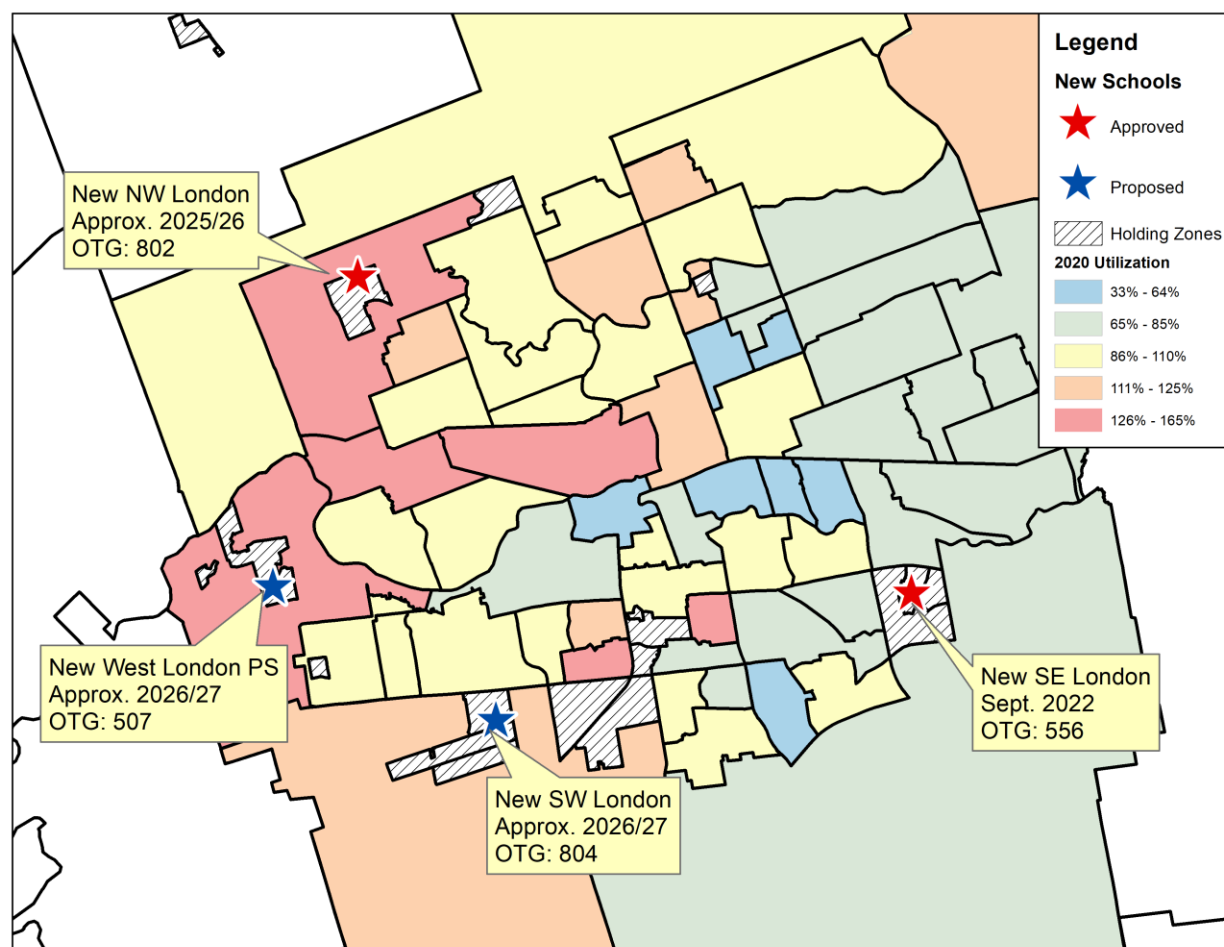


4. Capital Projects

The recommendations provided in this report are consistent with the TVDSB's ongoing capital accommodation planning and so incorporate two planned schools and two proposed schools, which are expected to be built within the City of London over approximately the next five years (Figure 4-1). The addition of these schools will offer significant relief to the communities in London; however, the proposed boundaries for several of these schools are still preliminary as some of the new builds are still being evaluated and await final approval. TVDSB has been approved for the new southeast London School (which is currently under construction) and the new northwest London PS, with two additional proposals recently submitted for a new west London PS and a new southwest London PS. The new southeast London PS has an established attendance area and will be opening in September 2022. The Board has also been given approval for the new school in northwest London and is in the process of securing land for the school. Similarly, the remaining schools (west London PS and southwest London PS) are awaiting capital approval and their proposed attendance boundaries are presented below.



Figure 4-1
Board Approved and Proposed Elementary Sites

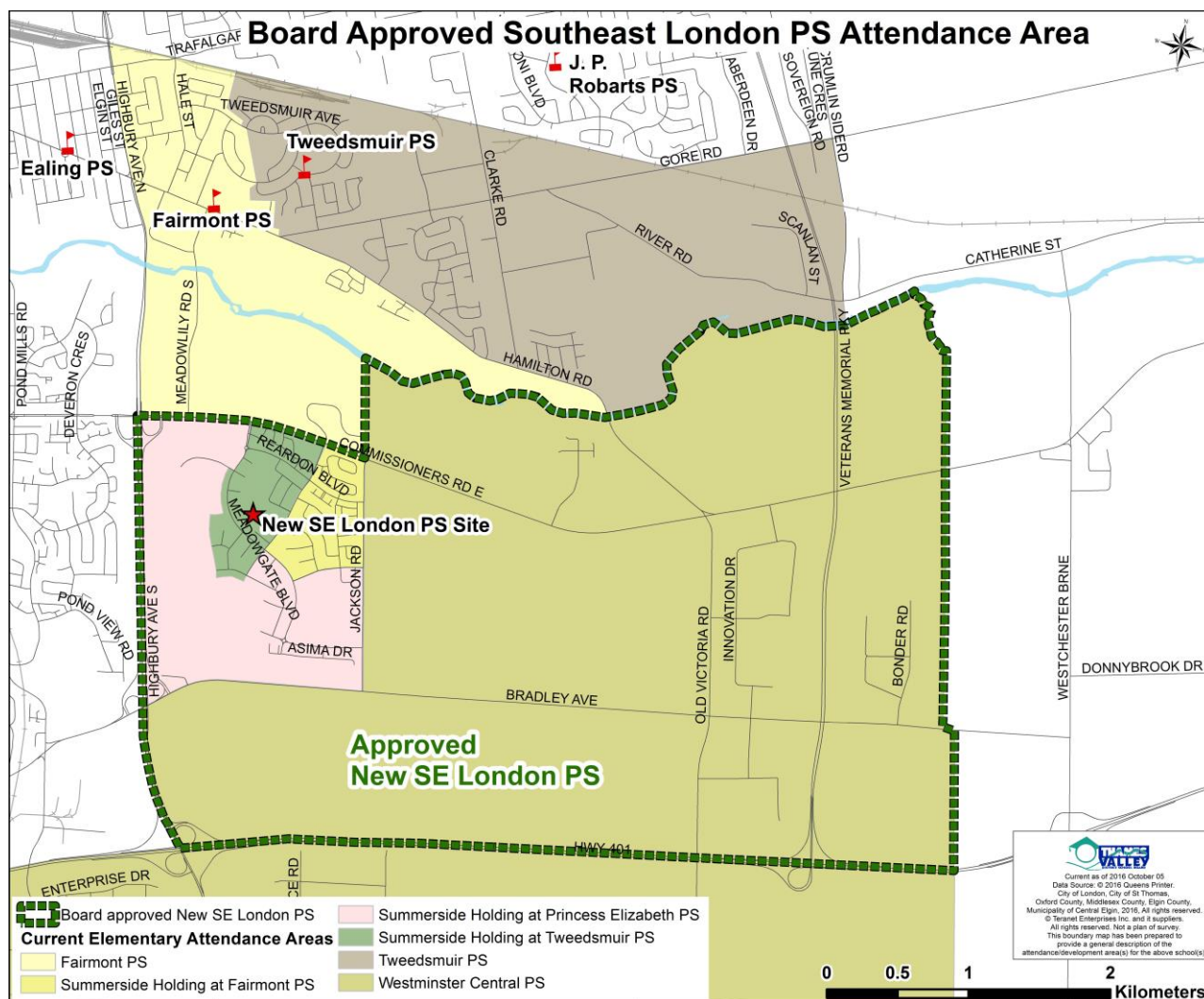


4.1 New Southeast London PS – Under Construction

The new school in southeast London will be located just south of the new Tweedsmuir PS Attendance Area, which will absorb the Fairmont PS Attendance Area following the latter's closure. The southeast London PS Attendance Area is partially formed out of the three Summerside Holding Zones that send students to Fairmont PS, Tweedsmuir PS, and Princess Elizabeth PS. While a majority of southeast London PS's students will come from these Holding Zones, a significant number also reside in what is currently the northern portion of the Westminster Central PS Attendance Area, which will be made a permanent part of the southeast London PS boundary; see Figure 4-2, below.



Figure 4-2
Approved Southeast London PS Boundary



4.2 New Northwest London PS – Approved

The new school in northwest London will be situated close to Sir Arthur Currie PS and will bring significant relief to the enrolment pressure present in that community. The new boundary will include the current Fox Hollow West area, which is currently holding students at Ryerson PS. In addition, the proposed Attendance Area will also include southern areas of the current Sir Arthur Currie PS Attendance Area, as is depicted in Figure 4-3.



Figure 4-3
Proposed Boundary Adjustment for the New Northwest London Site

**Proposed Boundary Changes:
Northwest London**

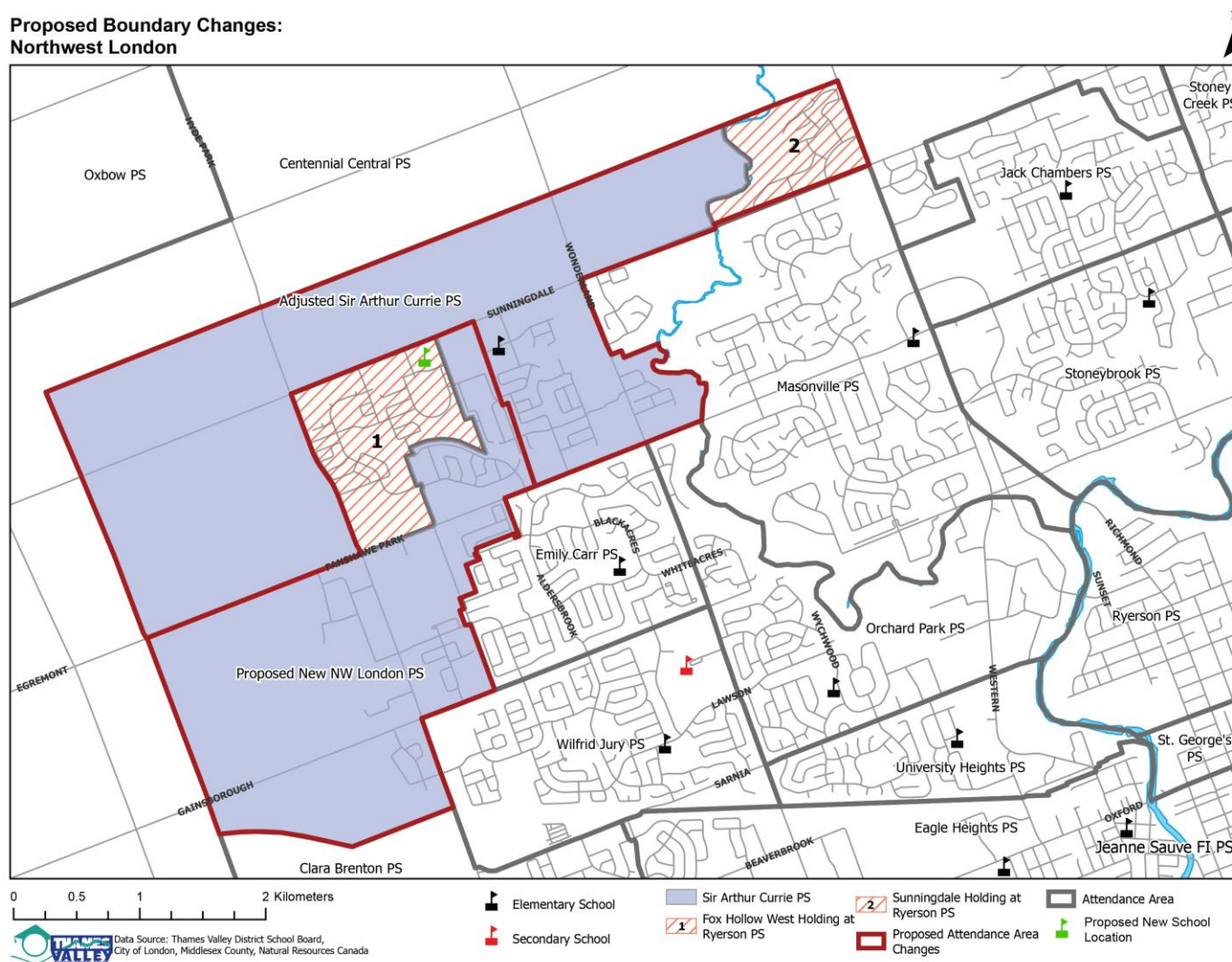




Table 4-1
Projected Enrolment for Approved Northwest London PS

Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Ryerson PS	438	4	0	0	472	332	301	76%	69%
Sir Arthur Currie PS	533	12	5	8	726	639	696	120%	131%
New Northwest London PS	802	0	1	20	0	824	1,253	103%	156%
Total	1,773	16	6	28	1,198	1,795	2,251	101%	127%



4.3 New West London PS – Proposed

The proposed new west London PS will be situated in what is now the northern portion of the Byron Northview PS Attendance Area. It will include the areas that are currently holding at Byron Somerset PS, and will also take the northern part of the Byron Northview PS boundary, south of the Thames River and roughly south of Oxford St. W.; see Figure 4-4, below.

Figure 4-4
Proposed Boundary Adjustment for the New West London PS Site

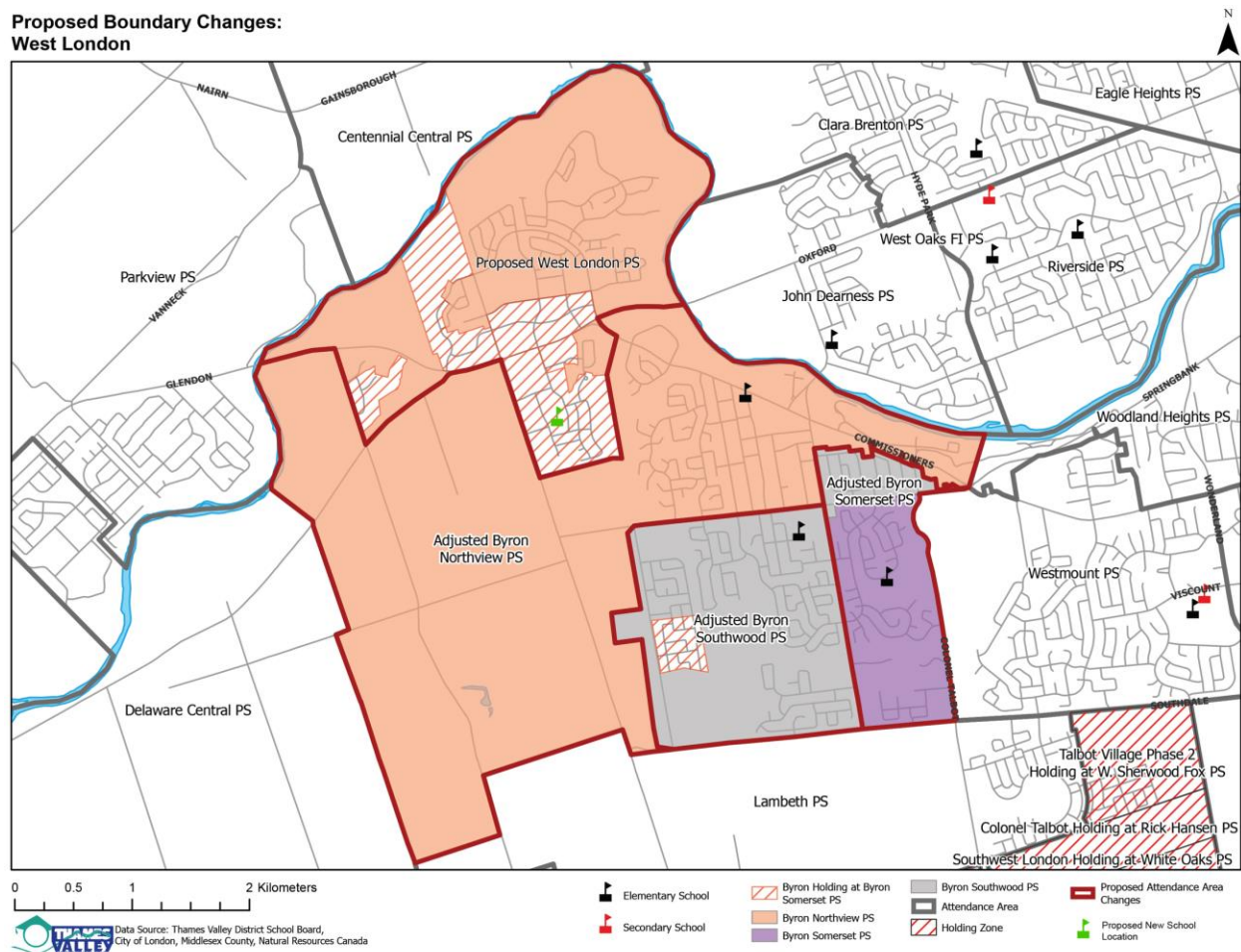




Table 4-2
Projected Enrolment for Proposed West London PS

Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Byron Northview PS	452	7	7	5	625	602	561	133%	124%
Byron Somerset PS	409	2	8	15	396	571	739	140%	181%
Byron Southwood PS	547	1	1	0	581	569	510	104%	93%
Total	1,408	10	16	20	1,602	1,742	1,810	124%	129%

Proposed Solution

Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Byron Northview PS	452	7	0	0	625	374	353	83%	78%
Byron Somerset PS	409	2	0	1	396	333	410	81%	100%
Byron Southwood PS	547	1	2	0	581	588	546	107%	100%
New West London PS	507	0	0	0	0	447	501	88%	99%
Total	1,915	10	2	1	1,602	1,742	1,810	91%	95%



4.4 New Southwest London PS – Proposed

The proposed school in southwest London would be located in the Talbot neighbourhood and its attendance boundary would be primarily comprised of the Holding Zones in the area, namely, the Bostwick Holding at Sir Isaac Brock PS, the Colonel Talbot Holding at Rick Hansen PS, the Southwest London Holdings at White Oaks PS and the Longwoods Holding at White Oaks PS, as well as the Talbot Village Phase 2 Holding at W. Sherwood Fox PS. The proposed Attendance Area would also include a portion of what is now the Lambeth PS boundary, located south of Southdale Rd. W., east of Colonel Talbot Rd., and north of Pack Rd. In addition to these areas, a new development has recently been proposed within the Bostwick neighbourhood, which would also fall within the proposed Attendance Area for the new school in southwest London; this is expounded upon in section 6.5. Also see, below, for the proposed Attendance Area of the new southwest London school.



Figure 4-5
Proposed Boundary Adjustment for the New Southwest London PS Site

**Proposed Boundary Changes:
Southwest London**

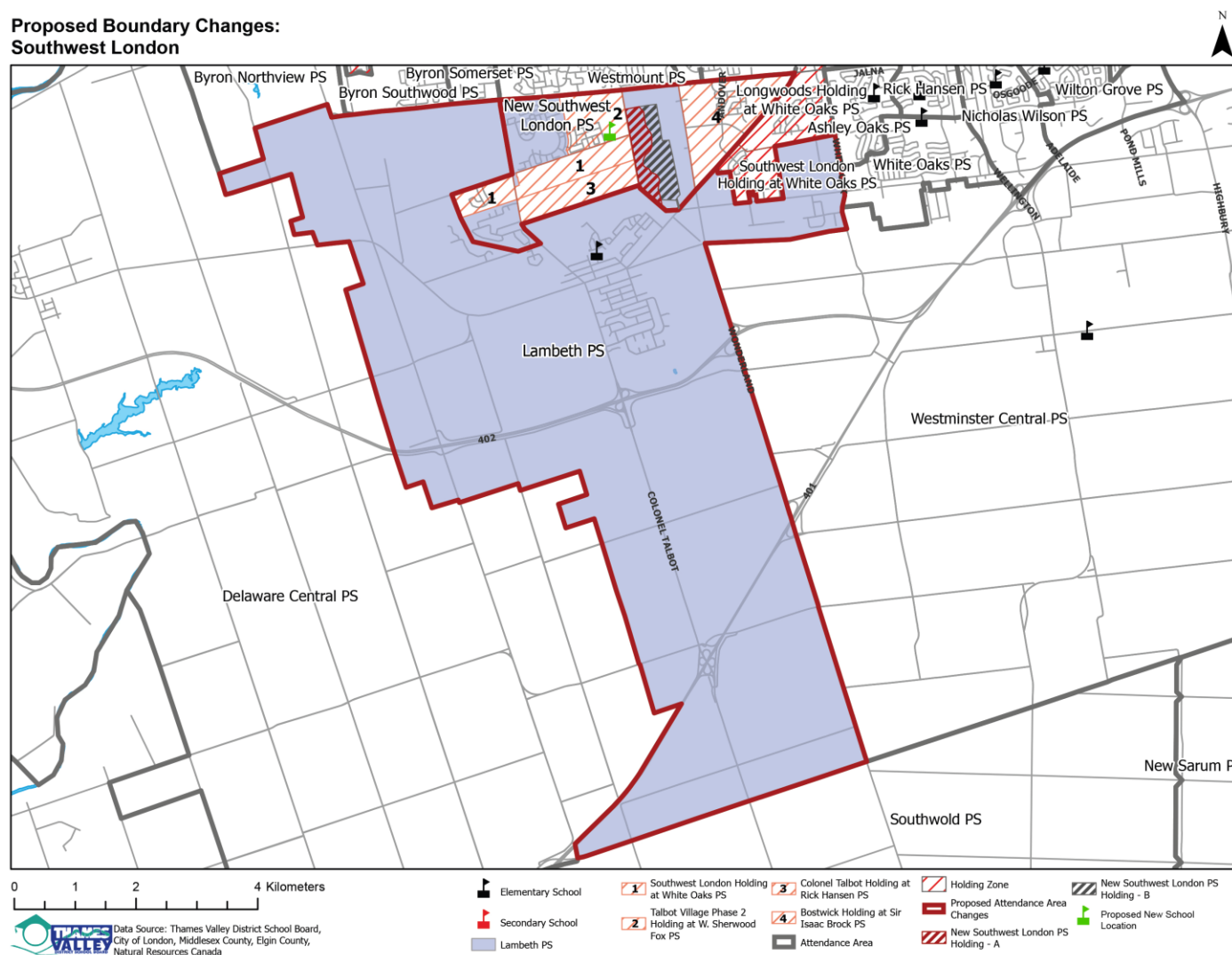




Table 4-3
Projected Enrolment for Proposed Southwest London PS

Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Lambeth PS	628	10	16	29	775	979	1,278	156%	203%
Bostwick Holding at Sir Isaac Brock PS					208	248	244		
Talbot Village Phase 2 Holding at W. Sherwood Fox PS					22	66	122		
Southwest London Holding at White Oaks PS (A+B)					0	96	337		
Colonel Talbot Holding at Rick Hansen PS					0	39	124		
Total	628	10	16	29	1,005	1,429	2,106	228%	335%

Proposed Solution

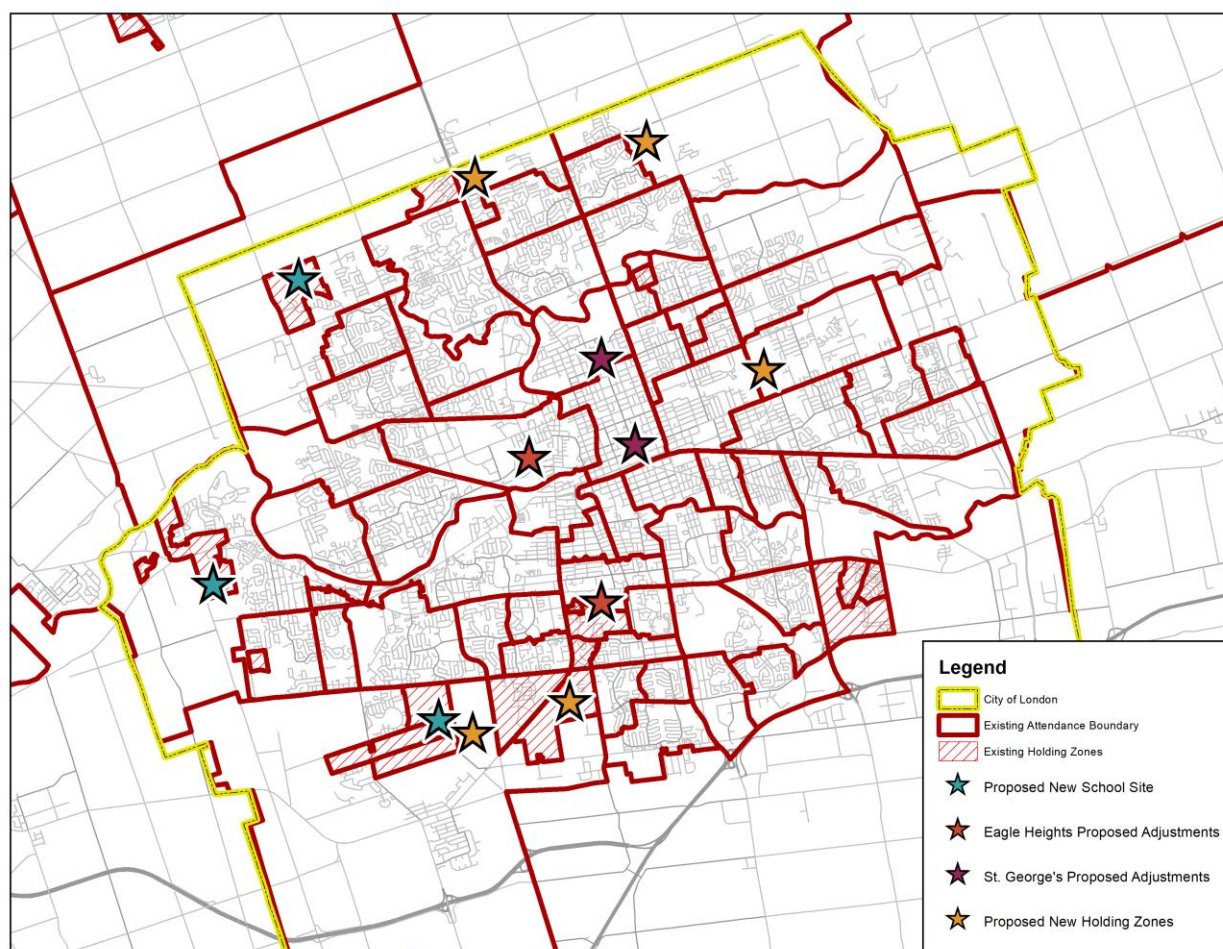
Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Lambeth PS	628	10	3	20	775	676	1,086	108%	173%
New Southwest London PS	804	0	0	10	0	753	1,020	94%	127%
Bostwick Holding at Sir Isaac Brock PS					208				
Talbot Village Phase 2 Holding at W. Sherwood Fox PS					22				
Southwest London Holding at White Oaks PS (A+B)					0				
Colonel Talbot Holding at Rick Hansen PS					0				
Total	1,432	10	3	30	1,005	1,429	2,106	100%	147%



5. Proposed Attendance Area Changes

The following section presents recommended accommodation measures for English Track elementary schools within London. Boundary adjustments were developed for those schools with the most severe current and projected overutilization, with an attempt to redirect students to nearby underutilized schools. While these interventions were primarily aimed at balancing utilization across the City, each proposed boundary adjustment also considers broader impacts on the community. For example, boundaries have been designed to follow major roads or topological features wherever possible and avoid dividing neighbourhoods. Attention was also paid to modes of transportation, preferring boundary adjustments that attempt to minimize the amount of busing required and instead promote walking.

Figure 5-1
Proposed Areas of Change Key Map





5.1 Eagle Heights PS Grade Restructure

Eagle Heights PS is overutilized and projections indicate it will continue to face significant enrolment pressure over the next 10 years. The 18 portables that already exist on site cover a large area and inhibit space for play and extracurricular activities. If interventions are not taken, increasing enrolment will necessitate additional portables and will exacerbate operational challenges at the school. While the following measures do not eliminate the need for portables altogether, they allow for a significant reduction in the number required.

5.1.1 *Proposed Changes*

Figure 5-2 depicts the following proposed boundary changes:

- As a starting point, space needs to be cleared from Victoria PS to create sufficient capacity for it to receive students from Eagle Heights PS. This can be accomplished through a boundary adjustment with Wortley Road PS, moving the neighbourhood bordered by Elmwood Ave. E. (northern edge of boundary), Tecumseh Ave. E. (south), Wharncliffe Rd. S. (west), and Edward St. (east). This measure will also improve utilization at Wortley Road PS.
- Additional space can be created in Victoria PS by returning those students currently holding at Victoria PS to their local schools, Cleardale PS and Mountsfield PS; see Table 5-1 for further details.
- The above measures allow Eagle Heights PS to be converted to a JK-6 school, with the grade 7 and 8 students residing in its boundary to be sent to Victoria PS.
- One final recommendation is to relocate a small section of Eagle Heights PS's boundary to University Heights PS, just north of the rail line. This area contains less than five students and will have minimal impact on facility utilization; however, it rationalizes the existing Eagle Heights Attendance Area by using a permanent feature as the area boundary.

5.1.2 *Expected Outcomes*

- Wortley Road PS – This school is already well-utilized and is expected to remain so; however, the boundary change with Victoria Heights PS will nevertheless improve its utilization to nearly 100%.



- Victoria PS – following the boundary change with Wortley Road PS and the absorption of the Highlands and Southdale Holding Zones into Cleardale PS and Mountsfield PS, Victoria PS will have sufficient capacity to accommodate grade 7 and 8 students from within the Attendance Area of Eagle Heights PS. This will bring it close to full utilization upon implementation in 2023; however, enrolment will slightly increase beyond that point, bringing it to 111% utilization by 2028. Enrolment at Cleardale PS and Mountsfield PS will slightly increase as well; see section 6.1 for further details.
- Eagle Heights PS – Following the implementation of the proposed boundary changes, utilization of OTG capacity will remain high. As a result, the school will continue to require portables; however, the proposed measures would significantly relieve enrolment pressure and allow for many to be removed. In this scenario, the utilization rate projected upon implementation (September 2023) is 129%, down from 160% under the status quo. These changes will bring greater relief to Eagle Heights PS in the long term, resulting in 132% utilization by 2028, compared to the 168% that would arise without interventions (note also that long-term numbers are affected by the boundary change connected with the St. George's PS scenario; see section 5.2, below). Eagle Heights PS currently has 18 portables on site and additional portables would be required by 2028 under the status quo. Under the proposed solution, only 10 portables would be required by 2028.
- University Heights PS – The boundary change with Eagle Heights PS will affect a small number of students and will not have a significant impact on the enrolment at either school. No change in enrolment or utilization is expected.
- Table 5-1 outlines the proposed changes to enrolments and utilization rates for the proposed Eagle Heights grade restructure and related boundary changes.



Figure 5-2
Proposed Eagle Heights Boundary PS Changes

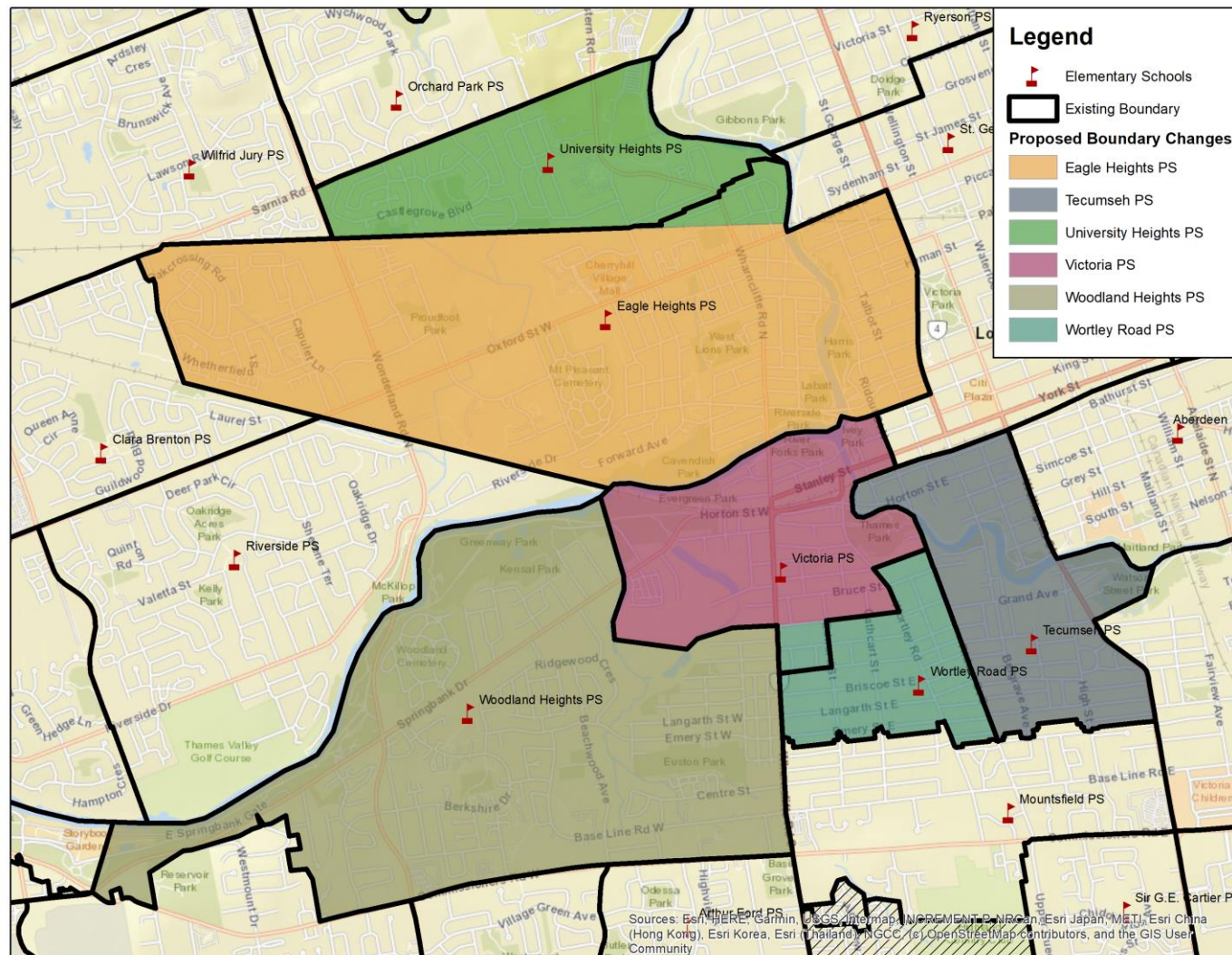




Table 5-1
Enrolment and Utilization Under Proposed Eagle Heights PS Boundary Changes

Status Quo

Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Cleardale PS	536	0	0	0	435	442	465	82%	87%
Eagle Heights PS	680	18	18	21	1,015	1,087	1,146	160%	168%
Mountsfield PS	490	0	1	3	483	495	548	101%	112%
University Heights PS	346	1	1	0	364	360	339	104%	98%
Victoria PS	331	0	0	0	235	231	247	70%	75%
Wortley Road PS	292	1	0	0	253	280	278	96%	95%

Proposed Solution

Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Cleardale PS	536	0	0	1	435	507	538	95%	100%
Eagle Heights PS	680	0	9	10	1,015	874	897	129%	132%
Mountsfield PS	490	0	2	5	483	530	590	108%	121%
Victoria PS	331	0	1	2	235	335	368	101%	111%
Wortley Road PS	292	0	0	0	253	289	286	99%	98%



5.2 St. George's PS Boundary Adjustments

The community surrounding St. George's PS is expected to incur significant residential growth resulting from the ongoing intensification of downtown London. If no interventions are taken, enrolment is projected to grow to 450 students by 2025 and, with an OTG capacity of 307, this results in a utilization rate of 147%. A two-phased boundary adjustment can help improve utilization at St. George's PS by mitigating enrolment pressure as it increases over the next several years.

5.2.1 *Proposed Changes*

Short term

- Relocate the southern portion of the St. George's PS Attendance Area to Aberdeen PS; see Figure 5-3.

Longer term

- When the new school in northwest London opens, Ryerson PS will no longer hold students from Sir Arthur Currie PS and will have excess capacity for a further boundary change with Ryerson PS. This allows the northern portion of St. George's boundary to be moved to Ryerson PS.
- The boundary adjustments with Aberdeen PS and Ryerson PS will remove sufficient students to allow the eastern portion of Eagle Heights PS's Attendance Area, which currently extends across the Thames River, to be absorbed into St. George's PS's boundary. At present, this area contains few students (approximately 30 in 2019) but is slated for residential intensification in the coming years, which is expected to increase the number of students in the area; see Figure 5-4.

5.2.2 *Expected Outcomes*

- Aberdeen PS – In 2019, utilization was very low at 61%; however, there is an upwards enrolment trend which, under the status quo, is projected to reach 251 in 2023, and 305 in 2028, resulting in utilization rates of 66% and 81%, respectively. The boundary change with St. George's PS will speed this improvement, bringing utilization to 82% upon implementation in 2023, and as enrolment rises it will reach 91% for the 2028/29 school year.



- Ryerson PS – Enrolment will increase significantly when implemented in 2028, from about 300 under the status quo to approximately 420 after taking students from St. George's PS. This results in full utilization of the school, going from 69% to 96% when the changes come into effect.
- Eagle Heights PS – Under the scenario described above in section 5.1, the utilization rate at Eagle Heights PS would be 132% in 2028. This additional change builds upon that scenario, further relieving enrolment pressure at Eagle Heights PS by redirecting pupils to St. George's PS. This results in a final utilization rate of 126% in 2028 and would require fewer portables than under the initial scenario.
- St. George's PS
 - Short term – implementation in 2023 would result in an enrolment of 349 at St. George's PS, down from the 408 that would exist without interventions. This results in an improved utilization of 114%, compared to 133% under the status quo.
 - Longer term – with only the short-term changes in place, St. George's PS would have an enrolment of 440 in 2028, with a utilization 143%. The longer-term changes help to relieve enrolment, bringing it to 367 (119%).
- Table 5-2 presents the proposed changes to enrolments and utilization rates for St. George's PS and other affected schools in the short term, and the longer-term changes are presented in Table 5-3.



Figure 5-3
St. George's PS Short-Term Boundary Change

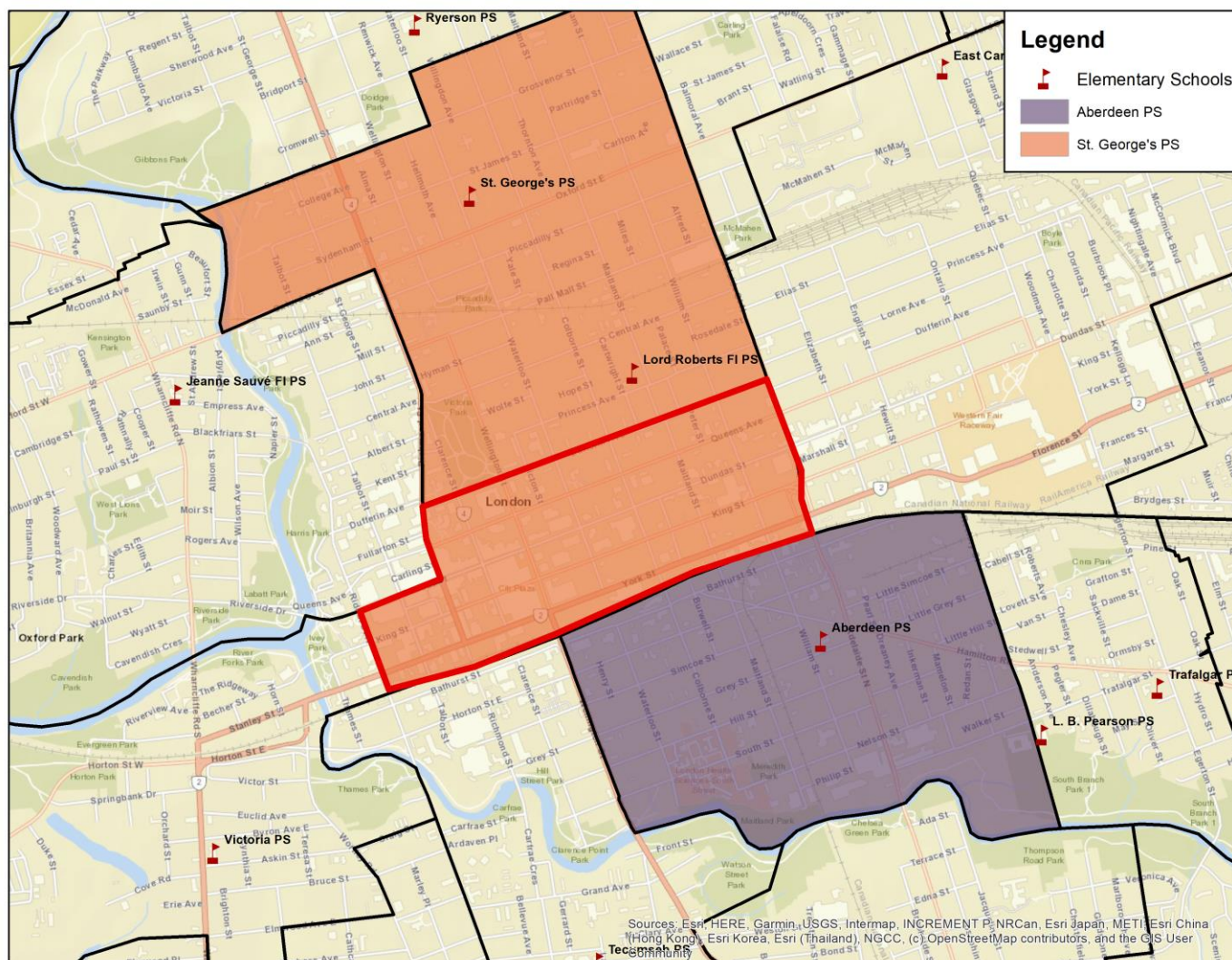




Figure 5-4
St. George's PS Longer-Term Boundary Change

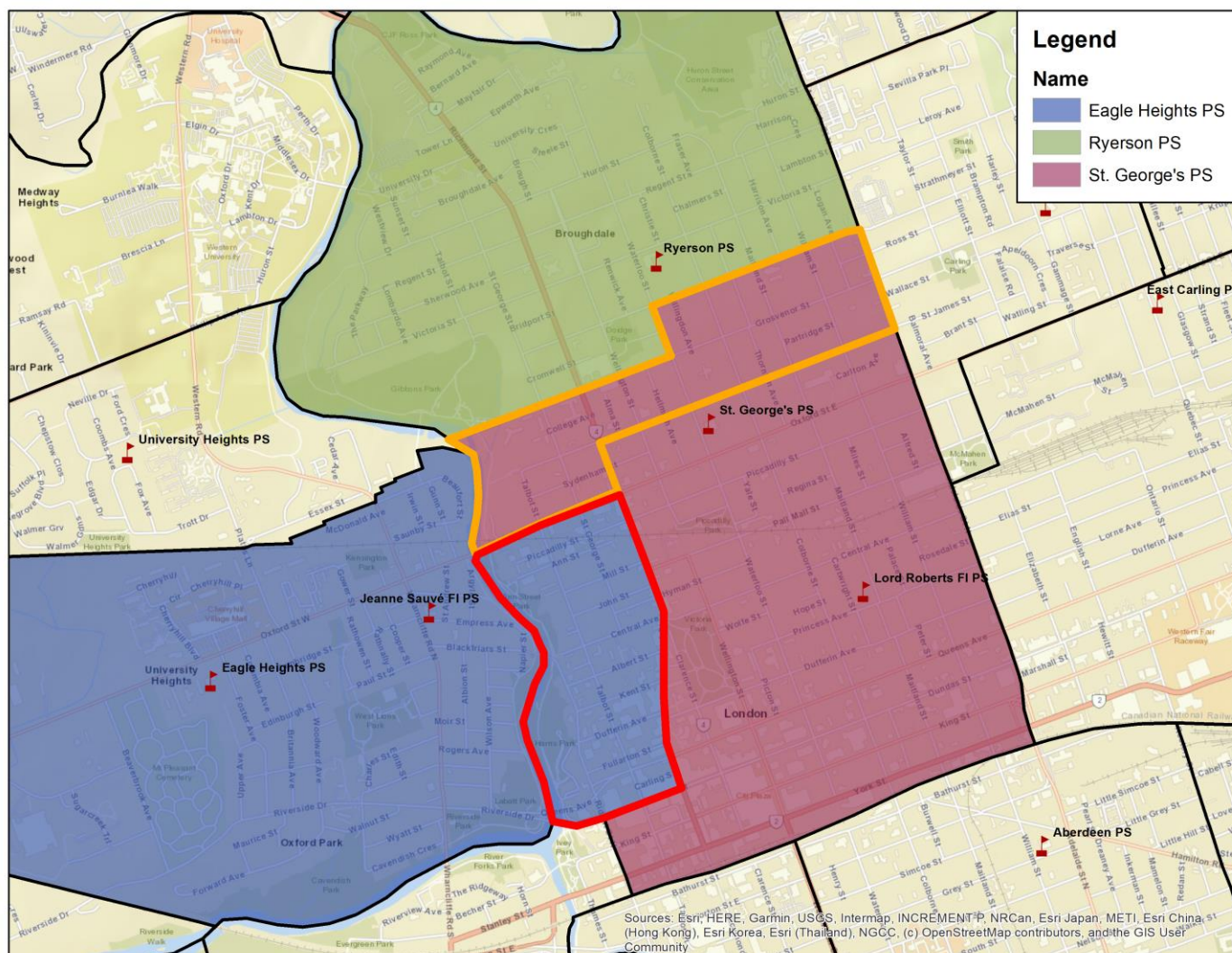




Table 5-2
St. George's PS Short-Term Utilization Change

Status Quo

Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Aberdeen PS	378	0	0	0	230	251	305	66%	81%
St. George's PS	307	3	5	8	321	408	480	133%	156%

Proposed Solution

Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Aberdeen PS	378	0	0	0	230	310	345	82%	91%
St. George's PS	307	3	2	6	321	349	440	114%	143%



Table 5-3
St. George's PS Longer-Term Utilization Change

Status Quo

Schools		Portables	Enrolment	Projected Utilization
Name	OTG Capacity	Projected 2028	5 Years After Implementation (2028/29)	2028
Eagle Heights PS	680	10	897	132%
Ryerson PS	438	0	301	69%
St. George's PS	307	6	440	143%

Proposed Solution

Schools		Portables	Enrolment	Projected Utilization
Name	OTG Capacity	Projected 2028	5 Years After Implementation (2028/29)	2028
Eagle Heights PS	680	8	854	126%
Ryerson PS	438	0	420	96%
St. George's PS	307	3	367	119%

Note: This proposed solution assumes all Holding Zone students are returned to NW London from Ryerson PS (to be accommodated at Sir Arthur Currie PS or the new NW London PS).



6. Holding Zones

A key element of this AAR was to evaluate each of the existing Holding Zones to identify opportunities to dissolve them and return students to their local schools. Table 6-1 shows each of the Holding Zones associated with new London schools, which will be dissolved as they are completed.

Table 6-1
Holding Zones Associated with New Schools

Existing Holding Zones	Accommodation Solution
Colonel Talbot Holding at Rick Hansen PS	New Lambeth PS
Bostwick Holding at Sir Isaac Brock PS	
Talbot Village Phase 2 Holding at W. Sherwood Fox PS	
Southwest London A Holding at White Oaks PS	
Fox Hollow West Holding at Ryerson PS	New NW London PS
Byron Northview A Holding at Byron Somerset PS	New West London PS
Byron Northview B Holding at Byron Somerset PS	
Summerside Holding at Fairmont PS	New SE London PS
Summerside Holding at Princess Elizabeth PS	
Summerside Holding at Tweedsmuir PS	
Southwest London B Holding at White Oaks PS	Addition at Lambeth PS
Longwoods Holding at White Oaks PS	
Southwood Holding at Byron Somerset	Byron Southwood PS*
Sunningdale North Holding at Ryerson PS	Sir Arthur Currie PS**

* Contingent on new West London school

**Contingent on new NW London school

Several other Holding Zones – Highlands Holding at Mountsfield PS, Highlands Holding at Victoria PS, and Southdale Holding at Victoria PS – can be removed through the boundary changes that are presented below in section 6.1. In addition, projected growth throughout London will necessitate the creation of several new Holding Zones in the City, or in one instance the amendment of an existing Holding Zone. These changes are described below.



6.1 Holdings at Victoria PS and Mountsfield PS

This measure was described above in section 5.1, and it is necessary to create enough space in Victoria PS for it to accommodate the additional grade 7 and 8 students that currently attend Eagle Heights PS. Furthermore, these changes reduce travel times for affected students by allowing them to attend their local schools, and they also improve underutilization at Cleardale PS and Mountsfield PS.

6.1.1 *Proposed Changes*

- There are currently two holding areas wherein students attend Victoria PS, one in the Highlands neighbourhood on Highview Ave. W. just east of Wharncliffe Rd. S., and another larger area in Southdale, which includes the community around Earl Nichols arena, between Ferndale Ave. and Southdale Rd. E., east of Wharncliffe Rd. S.
- The Highlands Holding at Victoria PS contained approximately 35 students in 2019 and can be permanently consolidated with Mountsfield PS, while the Southdale Holding at Victoria PS (approximately 60 students) can be merged with Cleardale PS.
- Highlands Holding at Mountsfield PS is located between the two holding zones described above. This area can be made a permanent part of Mountsfield PS (approximately 105 students).

6.1.2 *Expected Outcomes*

- Cleardale PS – There will be a moderate improvement in utilization in both the short and longer term. In 2023, the school will be fully utilized at 95% (compared to 82% status quo), which will increase to 100% utilization in 2028 (87% status quo).
- Mountsfield PS – Utilization will increase slightly, in the short term is anticipated to be around 108% as compared with 101% in the status quo in 2023. In the long run, enrolment ends up slightly higher, landing at 121% utilization in 2028, compared with 112% in the status quo.
- Victoria Heights PS – Enrolment will decrease significantly as a result of these changes, which will allow the school to house grade 7 and 8 students from Eagle Heights PS; see section 5.1.
- Table 6-2 outlines the expected outcomes of these Holding Zone dissolutions.



Figure 6-1
Dissolution of Holding Zones at Victoria PS and Mountsfield PS

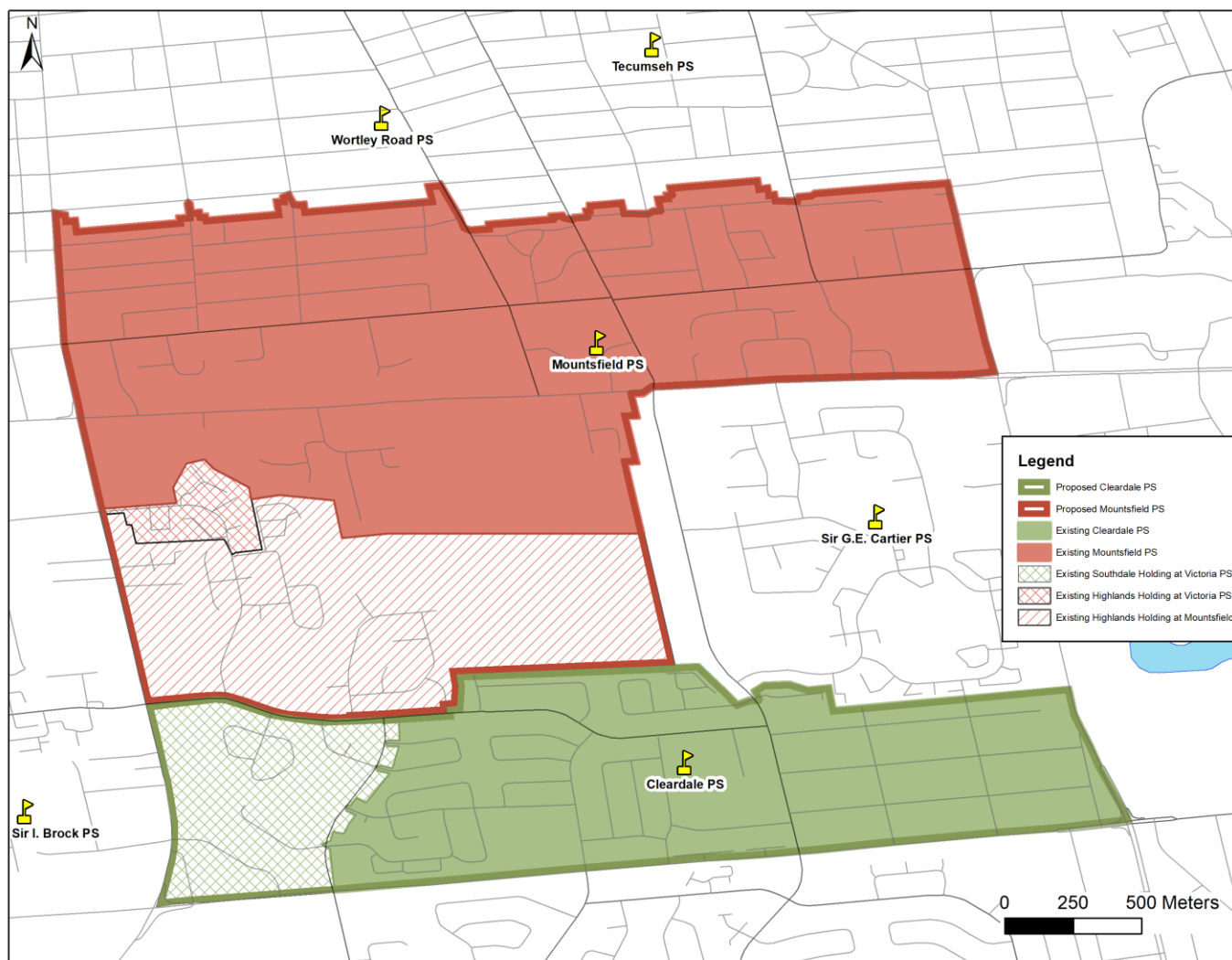




Table 6-2
Enrolment and Utilization Under Proposed Dissolution of Holding Zones at Victoria PS and Mountsfield PS

Status Quo

Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Cleardale PS	536	0	0	0	435	442	465	82%	87%
Mountsfield PS	490	0	1	3	483	495	548	101%	112%

Proposed Solution

Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Cleardale PS	536	0	0	1	435	507	538	95%	100%
Mountsfield PS	490	0	2	5	483	530	590	108%	121%



6.2 New East London Holding at Sir John A. Macdonald

6.2.1 *Proposed Changes*

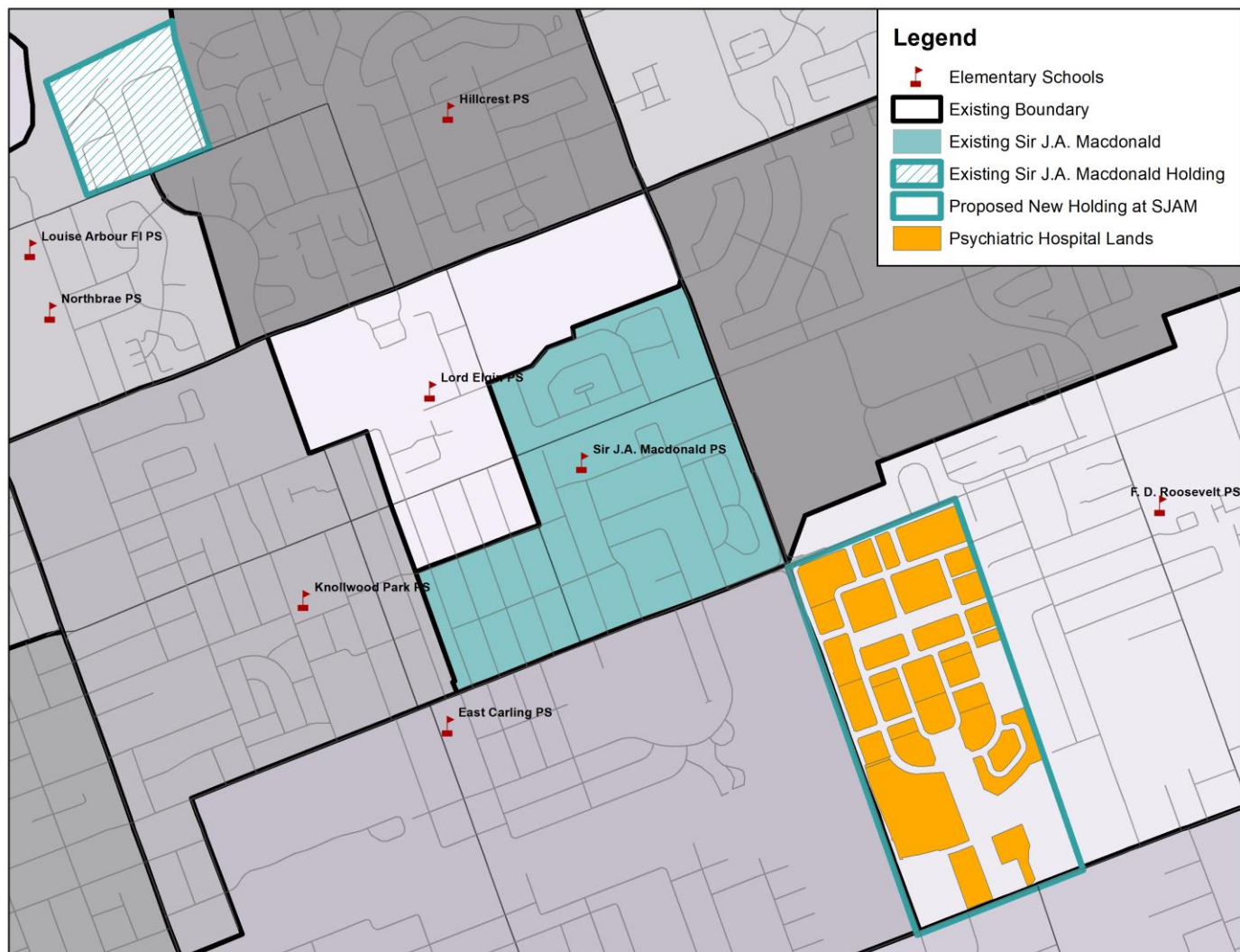
- There will be an estimated 6,700 new residential units added within the former psychiatric hospital lands over the next 10 to 15 years.
- A new Holding Zone is proposed to be created for this area, sending students to Sir John A. Macdonald PS, which is currently underutilized.

6.2.2 *Expected Outcomes*

- Sir John A. Macdonald PS – While the former psychiatric hospital lands do not share a border edge with the Sir John A. Macdonald PS Attendance Area, they nevertheless are in very close proximity, being located on opposite sides of the intersection of Oxford St. E. and Highbury Ave. N. As such, the students that emerge from the new development in the future will not face significant travel distances, and utilization at Sir John A. Macdonald PS will improve.



Figure 6-2
Proposed East London Holding at Sir John A. Macdonald





6.3 New Uplands North and Northeast London Holding Zones

Large scale developments are expected within the attendance areas of both Cedar Hollow PS and Centennial Central PS and capital funding may be required to accommodate future enrolments.

6.3.1 *Proposed Changes*

- Approximately 2,700 new units are planned within the current Attendance Area for Centennial Central PS, just north of Sunningdale Rd. E. and east of Richmond St. The new Uplands North Holding Zone can be created around the new developments, in which students will attend Evelyn Harrison PS, about 7 km away. No students currently attending Centennial Central PS will be affected.
- Approximately 1,025 new units are planned within the current Attendance Area for Cedar Hollow PS, just south of Sunningdale Rd. E. and west of Highbury Ave. N. The new Northeast London Holding Zone is proposed to be created around the new developments, in which students will attend Bonaventure Meadows PS, about 8 km away. No students currently attending Cedar Hollow PS will be affected.

6.3.2 *Expected Outcomes*

- Cedar Hollow PS – Utilization was close to 100% in 2019 but with the ongoing residential development it is expected to increase significantly as enrolment swells to 900 students by 2023, resulting in a utilization rate of 143%. This trend will continue through the next five years, resulting in an enrolment of 1,271 in 2028 (202% utilization). The creation of the Northeast London Holding at Bonaventure Meadows PS will relieve some of this pressure; however, it does not fully address the overutilization. Projected enrolment with the Holding Zone in place will be 870 in 2023 (139% utilization) and 1,168 in 2028 (186% utilization). Note that, while there is room in Bonaventure Meadows PS to receive more students from Cedar Hollow PS, which would further reduce enrolment pressure, this would require moving students that already attend Cedar Hollow PS. Students within the Holding Zone, in contrast, would be new to the area and would attend Bonaventure Meadows PS as soon as they take up residence in the area.



- Bonaventure Meadows PS – The current underutilization will be improved through these measures. Under the status quo, 2023 enrolment is 348 (67% utilization) which will decline to 297 (57%) by 2028. Under the proposed solution, enrolment increases to 374 in 2023 (72% utilization) and 391 in 2028 (75%).
- Centennial Central PS – If implemented, the proposed changes will bring Centennial Central PS to close to full utilization in both the short and longer term, while it would otherwise have faced significant enrolment pressure under the status quo. In 2023, enrolment improves to 320 with a utilization of 99%, down from 392 in the status quo, with 122% utilization. The improvement is more pronounced in the longer term, projected at 349 in 2028 (108% utilization), down from 535 in the status quo (166%).
- Evelyn Harrison PS – Under the status quo, 2023 enrolment is 302 (73% utilization) which will decline to 273 (66%) by 2028. Under the proposed solution, enrolment increases to 374 in 2023 (90% utilization) and 458 in 2028 (110%).
- Table 6-3 outlines the proposed changes to enrolments and utilization rates associated with these new Holding Zones.



Figure 6-3
Proposed Uplands North Holding Zone at Evelyn Harrison PS and Northeast London Holding Zone
at Bonaventure Meadows PS

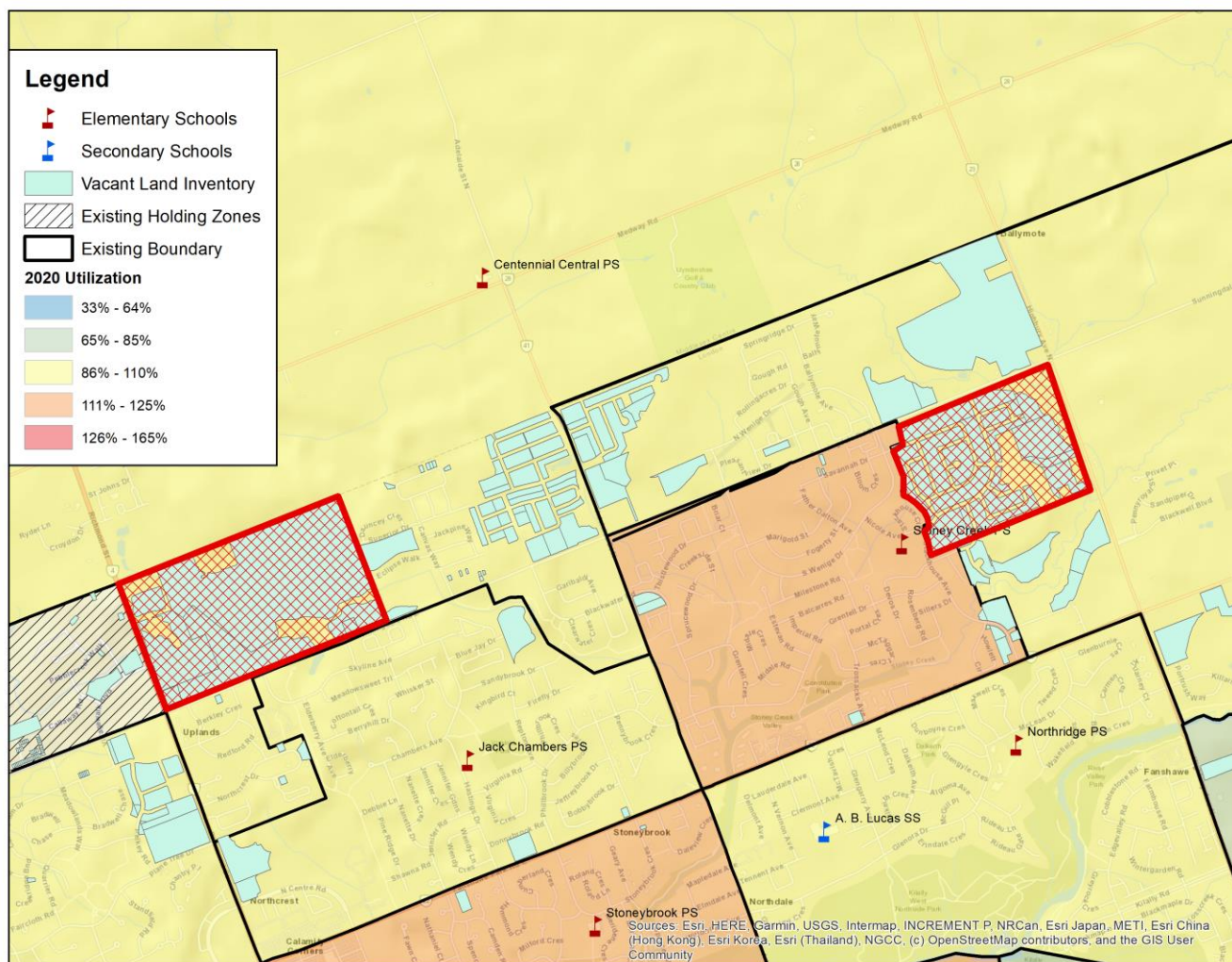




Table 6-3
Enrolment and Utilization Changes Due to Proposed Uplands North Holding Zone at Evelyn Harrison PS and Northeast London Holding Zone at Bonaventure Meadows PS

Status Quo

Schools				Portables			Enrolment			Projected Utilization	
Name	Distance to Holding (Cedar Hollow)	Distance to Holding (Centennial)	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Centennial Central PS	2.6 km	2.0 km	323	1	4	10	294	392	535	122%	166%
Cedar Hollow PS	2.0 km	5.8 km	628	3	12	28	620	900	1,271	143%	202%
Bonaventure Meadows PS	8.2 km	11.0 km	518	0	0	0	405	348	297	67%	57%
Evelyn Harrison PS	4.3 km	7.3 km	416	0	0	0	322	302	273	73%	66%

New Uplands North Holding Zone at Evelyn Harrison

Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Centennial Central PS	323	1	0	2	294	320	349	99%	108%
Evelyn Harrison PS	416	0	0	2	322	374	458	90%	110%

New Northeast London Holding Zone at Bonaventure Meadows

Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Cedar Hollow PS	628	3	11	24	620	870	1,168	139%	186%
Bonaventure Meadows PS	518	0	0	0	405	374	391	72%	75%



6.4 Bostwick Holding at Sir Isaac Brock PS

Students within the Bostwick neighbourhood are currently sent to Sir Isaac Brock PS, which is overutilized.

6.4.1 *Proposed Changes*

- Enrolment from the Holding Zone is proposed to be redirected to another school, with new students sent to Woodland Heights PS located approximately 3 km to the north, which is underutilized.
- There is also potential for the development of over 1,000 new residential units in the area – the new students this generates would attend Woodland Heights PS.

6.4.2 *Expected Outcomes*

- Sir Isaac Brock PS – The overutilization at Sir Isaac Brock PS would be slightly mitigated by directing new Holding Zone students to another school. Under the status quo, its projected 2023 enrolment is 603, which given the school's OTG capacity of 349 results in a utilization of 173%. Enrolment increases to 678 in the 2028/29 school year, with a corresponding utilization rate of 194% – nearly double its capacity. An added benefit of this approach is that it would not require any students to change schools, as only newly registered students would attend Woodland Heights PS. Provisions will also be made so that new students with siblings attending Sir Isaac Brock PS will also be able to attend that school.
- Woodland Heights PS – As the development of approved residential units continues within the Holding Zone, new students can be sent to Woodland Heights PS, improving its utilization. Under this scenario, enrolment in 2023 will be 573 (87% utilization), rising to 605 in 2028 (92%). Without this intervention, utilization at Woodland Heights PS will be 83% in 2023, and by 2028 it would have 100 fewer students than under the proposed solution, with a utilization rate of 77%.
- Table 6-4 presents the proposed changes to enrolment and utilization that would result in this scenario.



Figure 6-4
Bostwick Holding at Sir Isaac Brock PS

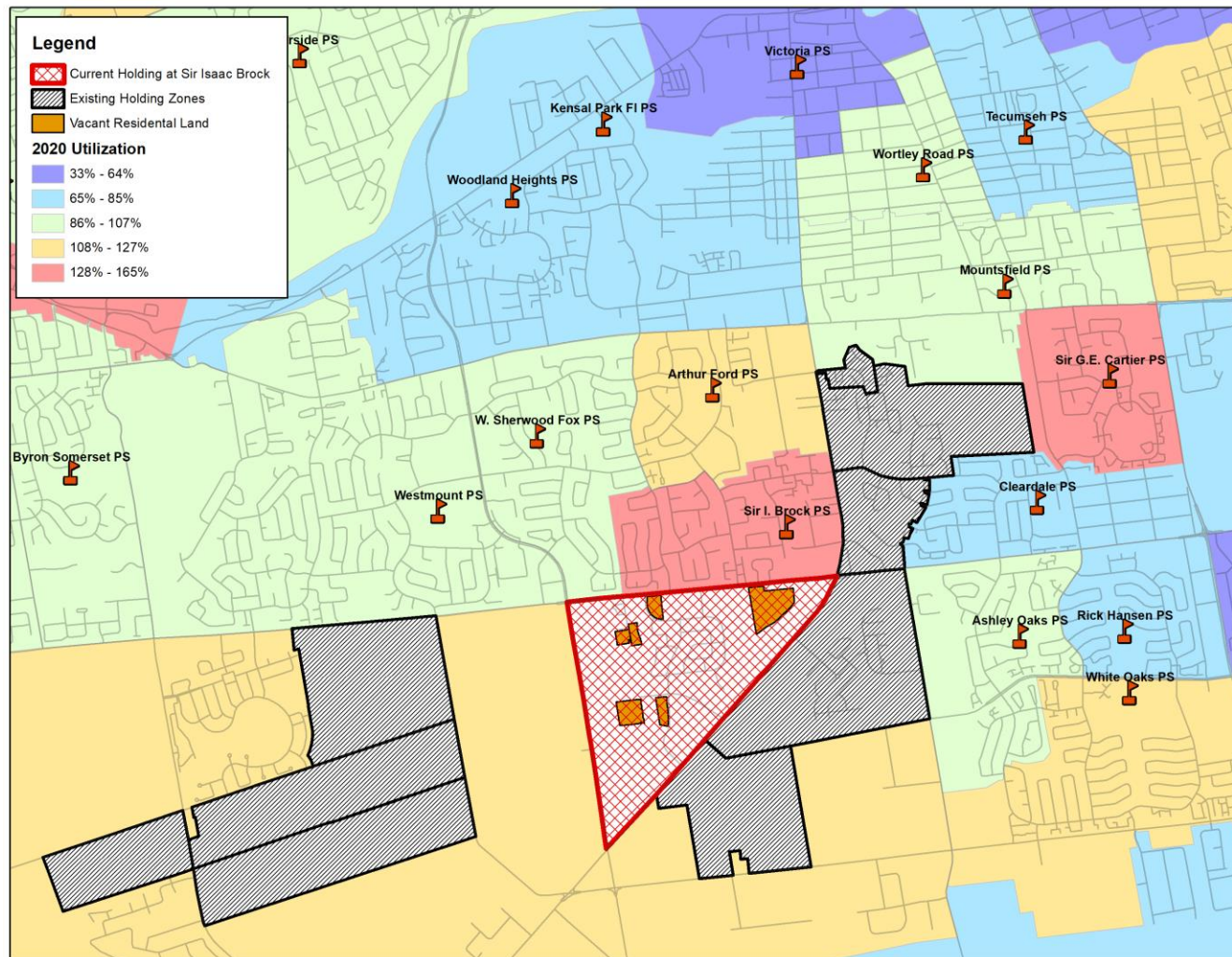




Table 6-4
Enrolment and Utilization Changes Due to an Enrolment Cap at Sir Isaac Brock PS

Status Quo

Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Sir Isaac Brock PS	349	11	12	15	567	603	678	173%	194%
Woodland Heights PS	658	0	0	0	572	548	505	83%	77%

Proposed Solution

Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Sir Isaac Brock PS	349	11	10	10	567	579	579	166%	166%
Woodland Heights PS	658	0	0	0	572	573	605	87%	92%



6.5 New Kilbourne Holding Zone

A proposal for a large residential development has been submitted in southwest London and is in the pre-consultation process. The subject area is between Bostwick Rd. and Bradley Ave., predominantly south of Pack Rd. but extending slightly north as well. The future development could create as many as 4,000 new residential units, which would fall within the Attendance Area of the new southwest London PS (see section 2.3). As this potential development is still in an early phase, it is unclear precisely when new units may start to become occupied, producing new enrolment. It is consequently unknown how this development will phase against the proposed new school. The New Kilbourne Holding Zone will ensure that any new enrolment arising as a result of new development will be well accommodated at both Nicholas Wilson PS and Glen Cairn PS until the new school is built, without crowding out existing nearby schools.

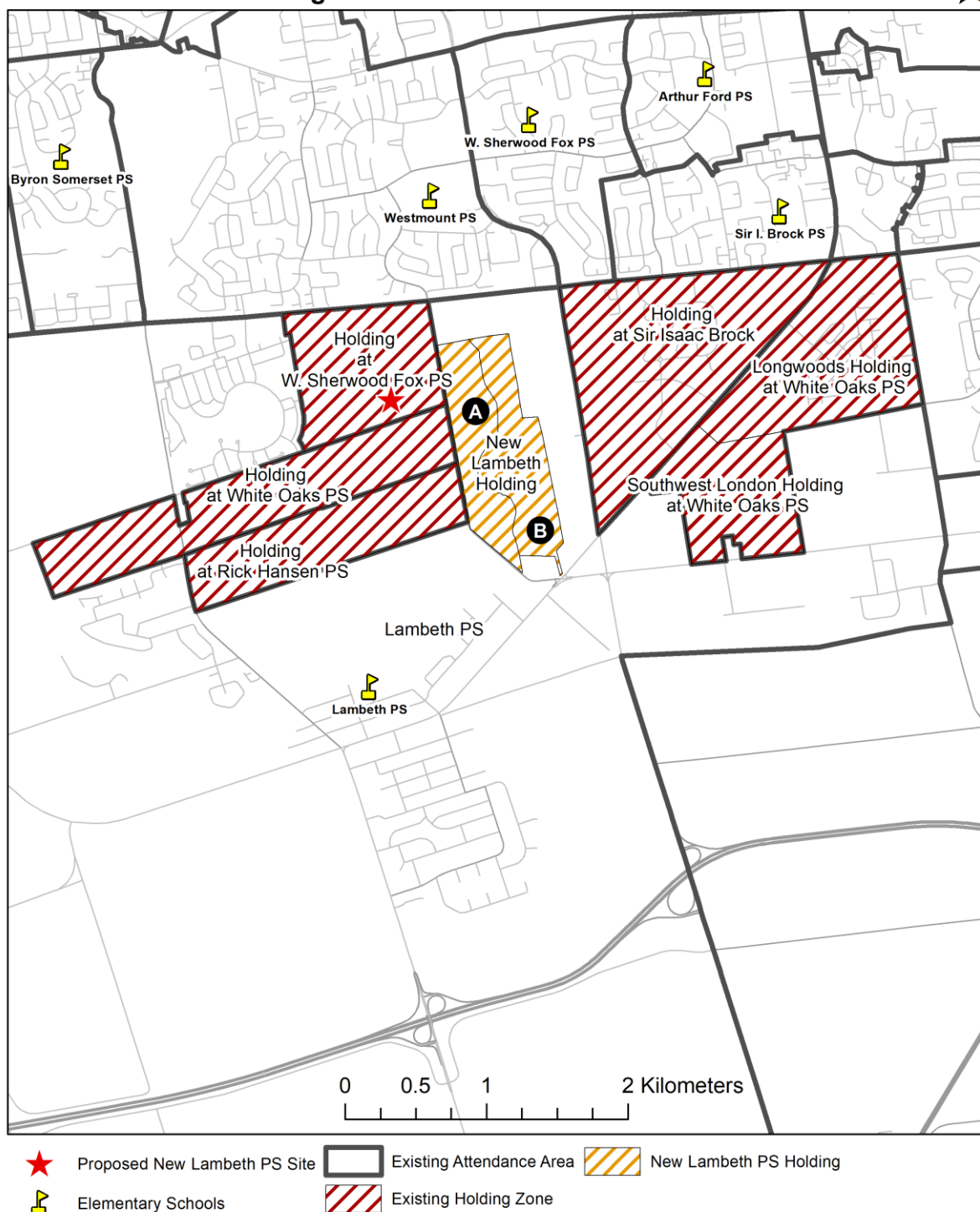
Table 6-5
Travel Time and Distance for New Kilbourne Holding Zone

Transportation	New Lambeth PS Holding (A) at Nicholas Wilson PS	New Lambeth PS Holding (B) at Glen Cairn PS
Estimated Travel Distance	8.0 km	10.5 km
Estimated Drive Time	12 Minutes	15 Minutes



Figure 6-5
New Kilbourne Holding Zone for the Proposed School in Southwest London

**Southwest London Attendance Area
New Lambeth PS Holding Zone**





7. Remaining Overutilization and Surplus Space

The measures described above in sections 5 and 6 offer a significant improvement to the enrolment and utilization imbalance in the City of London; however, there are several instances where schools remain overutilized or underutilized for which no viable boundary changes exist at this time. The four schools presented in Table 7-1, below, are expected to incur continued growth over the next decade, resulting in utilization rates ranging from 130% to over 220%. All surrounding schools are also overutilized or involved in other solutions outlined in this report. Any potential boundary adjustments that were explored for the schools listed in Table 7-1 presented complications. Scenarios examined resulted in aggressive changes that would divide communities or result in convoluted school commutes for students or the potential of multiple future student moves.

Table 7-1
Remaining Overutilized Schools

School		Utilization		
Name	OTG	2019	2025	2030
Cedar Hollow	628	99%	167%	221%
Emily Carr	639	118%	127%	145%
Masonville	614	106%	137%	140%
Stoneybrook	423	117%	129%	130%

Rather than relying on attendance boundary changes to relieve these schools, solutions could instead come through capital investments, enrolment capping, or the creation of satellite boundaries.



8. Overview of Recommended Measures

The following list contains each of the solutions proposed in this report and their composite measures:

1. Eagle Heights PS Grade Restructure (2023) – section 5.1:

- Victoria PS boundary adjustment with Wortley Road PS.
- Dissolution of Holding Zones at Victoria PS (section 6.1).
- Relocation of grade 7 and 8 students from Eagle Heights PS to Victoria PS.
- Eagle Heights boundary adjustment with University Heights PS.

2. St. George's PS Boundary Adjustment (2023 & 2028) – section 5.2:

- St. George's PS boundary adjustment with Aberdeen PS (2023).
- St. George's PS boundary adjustment with Eagle Heights PS (2028).
- St. George's PS boundary adjustment with Ryerson PS (2028).

3. Dissolution of Holding Zones at Victoria PS and Mountsfield PS (2023) – section 6.1:

- Permanent consolidation of the Highlands Holding at Victoria PS with Mountsfield PS.
- Permanent consolidation of the Highlands Holding at Mountsfield PS with Mountsfield PS.
- Permanent consolidation of the Southdale Holding at Victoria PS with Cleardale PS.

4. New East London Holding at Sir John A. Macdonald – section 6.2:

- Creation of a new Holding Zone around the former London psychiatric hospital lands.



5. *New Holding Zones for Uplands North and Northeast London – section 6.3:*

- Creation of a new Uplands North Holding Zone within the existing attendance boundary of Centennial Central PS, sending newly registered students to Evelyn Harrison PS.
- Creation of a new Northeast London Holding Zone within the existing attendance boundary of Cedar Hollow PS, sending newly registered students to Bonaventure Meadows PS.

6. *Holding Zone Amendment of Bostwick Holding at Sir Isaac Brock PS – section 6.4:*

- Send new families from the Bostwick Holding Zone to Woodland Heights PS.

7. *New Kilbourne Holding Zone – section 6.5:*

- Creation of two new Kilbourne Holding Zones within the proposed Attendance Area for the new southwest London school. The Holding Zones will span the large, proposed development, in the Bostwick neighbourhood divided east/west between both Nicholas Wilson PS and Glen Cairn PS.