



Oxford South Elementary Panel Attendance Area Review – 2024

Initial Attendance Area Review Report

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Executive Summary

This report provides an examination of the current and projected enrolment across English track elementary schools in the southern part of Oxford County and specifically in the Town of Tillsonburg. The recommendations presented in this report are based on an analysis of the Thames Valley District School Board's current and long-term needs. This report is not intended to be a stand-alone document and should be referenced in conjunction with other Board strategies, policies, and objectives.

The primary objective of this study is to analyze relevant demographic, enrolment, residential development, and facility data to identify schools that could be better utilized through attendance area changes. Select data, metrics, and on-the-ground capacities will highlight schools and boundaries that can accommodate both existing and projected enrolment.

The catalyst for this review is the residential development in Tillsonburg. Approximately 4,000 units are scheduled to be constructed in the next several years, with the majority of residential development located within the South Ridge PS and Westfield PS attendance areas.

Extensive residential development across various parts of the Town of Tillsonburg is projected to exacerbate an enrolment imbalance throughout the elementary panel. To ensure that optimal learning environments continue to be available to students and that capital funding for an addition or a new school is secured, boundary changes are needed to make certain that existing spaces and resources are used effectively.

The potential boundary changes presented in this report are intended to outline a strategic approach to address current accommodation challenges, while also providing the flexibility to address further pressures that will arise over the next five to ten years.

The potential attendance area changes would assist in resolving the projected accommodation pressure at Southridge PS and Westfield PS by designating some existing and future students to Annandale PS, which has space to support the continued growth of the community.

The potential boundary changes outlined in this report would assist in balancing enrolment throughout Tillsonburg and the surrounding area. Based on current projections, the student growth within Tillsonburg supports the need for an addition at Southridge PS. If student yields from new developments significantly exceed the projected enrolment, TVDSB will be prepared to submit a business case for a new school for the community to continue supporting this growth. TVDSB owns land in the north end of Tillsonburg that is being held in order to facilitate the construction of a new school when it becomes required.

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, enrolment was generally stable at approximately 75,000 students. Currently, there are more than 84,000 students across the Valley. Enrolment growth is expected to continue due to sustained migration and immigration to the area and the rapid pace of development activity. These changes in population and migration patterns have significantly impacted Board enrolments. Over the next ten years, it is anticipated that the growth and development within the Board's jurisdiction will continue to increase rapidly, which will cause further enrolment imbalances if not 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 an attendance area review is to balance enrolment and utilization of schools for both the short and long-term. The projected enrolments must support a sustained optimal utilization of schools' existing permanent capacities in order to maximize resources.

From a programming perspective, small grade cohorts can create challenges for organizing classes that meet Ministry class-size caps and can result in multi-grade classes. This can also result in other operational challenges such as having 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. Schools in rapidly developing areas can experience higher enrolment and student yields than older neighbourhoods. Changing demographics, socio-economic perceptions of certain locales, as well as housing density can result in over-capacity pressures at one school and empty pupil places at other schools nearby.

The tool available to the TVDSB to manage enrolment in this area is the modification of attendance boundaries.

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

- South Ridge PS
- Westfield PS
- Annandale PS
- Emily Stowe PS

1.2 Oxford South Elementary Panel Attendance Area Review

This report was developed to discuss the technical aspects of the current accommodation imbalances within southern Oxford County. The potential boundary changes provide options for how to best manage

enrolment in the short and long term. This will be achieved through the reconfiguration of school attendance areas.

As students continue to yield from housing developments, both Westfield PS and South Ridge PS are projected to become severely overutilized as most of these new projects are within these attendance areas. Based on current projections, capital funding in the form of an addition will be needed to accommodate future student enrolment. Should the number of projected students from new housing developments increase further, TVDSB may be in a position to seek Provincial funding for another school in the Town.

2. Current Situation

2.1 Oxford South Study Area

TVDSB operates four English track schools in the study area. The total English track elementary enrolment is under the collective On-the-Ground (OTG) capacity of schools in the area but there are imbalances throughout the panel. The enrolment imbalances are projected to worsen over the forecast term as most future housing developments are located within the Southridge PS and Westfield PS attendance areas.

In 2023-2024, the enrolment imbalance necessitated a total of 4 portables: 3 at Westfield PS and 1 at Southridge PS. Within the next 5 to 10 years, approximately 18 portables will be required to manage the number of projected students.

Enrolment at Emily Stowe PS was also reviewed as part of preparing this report. Based on its current utilization and projected enrolment, the school will remain near full capacity in the years ahead, and thus no boundary changes are recommended. Modifications to its attendance area will likely increase the reliance on school bus transportation.

2.2 Issues Under Review

Official 2023-2024 enrolment figures were used for this review. Enrolment in 2023-2024 remained under the collective OTG capacity of English track schools across the study area but the student population is not evenly distributed. In general, utilization is projected to be severely above capacity at both South Ridge PS and Westfield PS as both schools are located in areas of Tillsonburg where the majority of development is designated. Annandale PS is projected to remain underutilized. This trend is expected to intensify over the next several years as housing developments will continue to build-out in high growth areas.

Table 1 presents utilizations for the elementary panel in Oxford South. It illustrates the 2023-2024 enrolment data as well as projections for 2026 (proposed implementation year for potential boundary changes) and 2031. Substantial growth is projected beyond this planning horizon as students will continue to substantiate from expected housing developments. Existing imbalances are expected to worsen over the coming decade if boundary adjustments are not implemented.

Southridge PS will continue to experience growth-related pressure. The school is above capacity at 108% utilization; which is projected to grow to 137% by 2026 and 185% by 2031 without any interventions. There is an opportunity to relieve some of this pressure through the attendance area adjustments detailed in Section 4 of this report.

Westfield PS is also above capacity and will continue to grow in enrolment due to approximately 1500 units planned to be constructed within its boundary. The school is above capacity at 108% utilization and projected to grow to 113% in 2026 and reach 120% by 2031 without any intervention. To balance enrolment at this school, the potential attendance area changes would reassign a portion of its boundary to Annandale PS.

Annandale PS is projected to remain underutilized. The school is currently at 73% utilization and forecasted increase slightly to 76% in 2026 and reach 83% by 2031. There is an opportunity to increase the school's enrolment through potential attendance area adjustments and ensure the long-term viability of the school.

Emily Stowe PS is well utilized and is projected to remain so. The school is currently at 99% utilization and would remain close to 90% through to 2031. As such, no boundary changes are recommended to this school.

Figure 1 – Study Area Projected Utilization (2026)

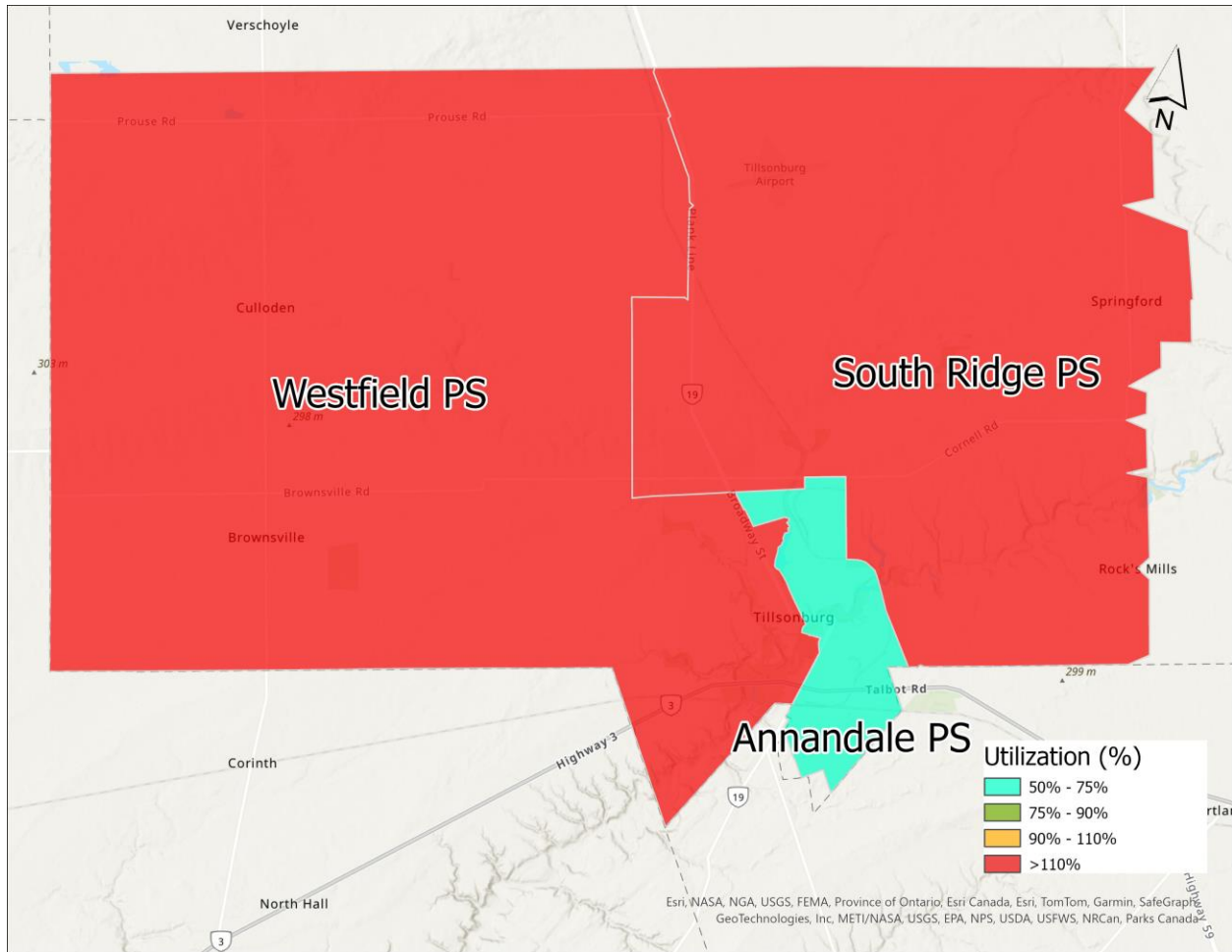


Table 1 – Study Area Enrolment and Utilization

Schools	Capacity	Portables			Enrolment			Projected Utilization		
		2023	2026	2031	2023	2026	2031	2023	2026	2031
South Ridge PS	400	1	6	15	431	546	740	108%	137%	185%
Westfield PS	602	3	3	3	655	682	725	109%	113%	120%
Annandale PS	580	0	0	0	421	440	490	73%	76%	84%

3. Current and Projected Residential Growth and Community Trends

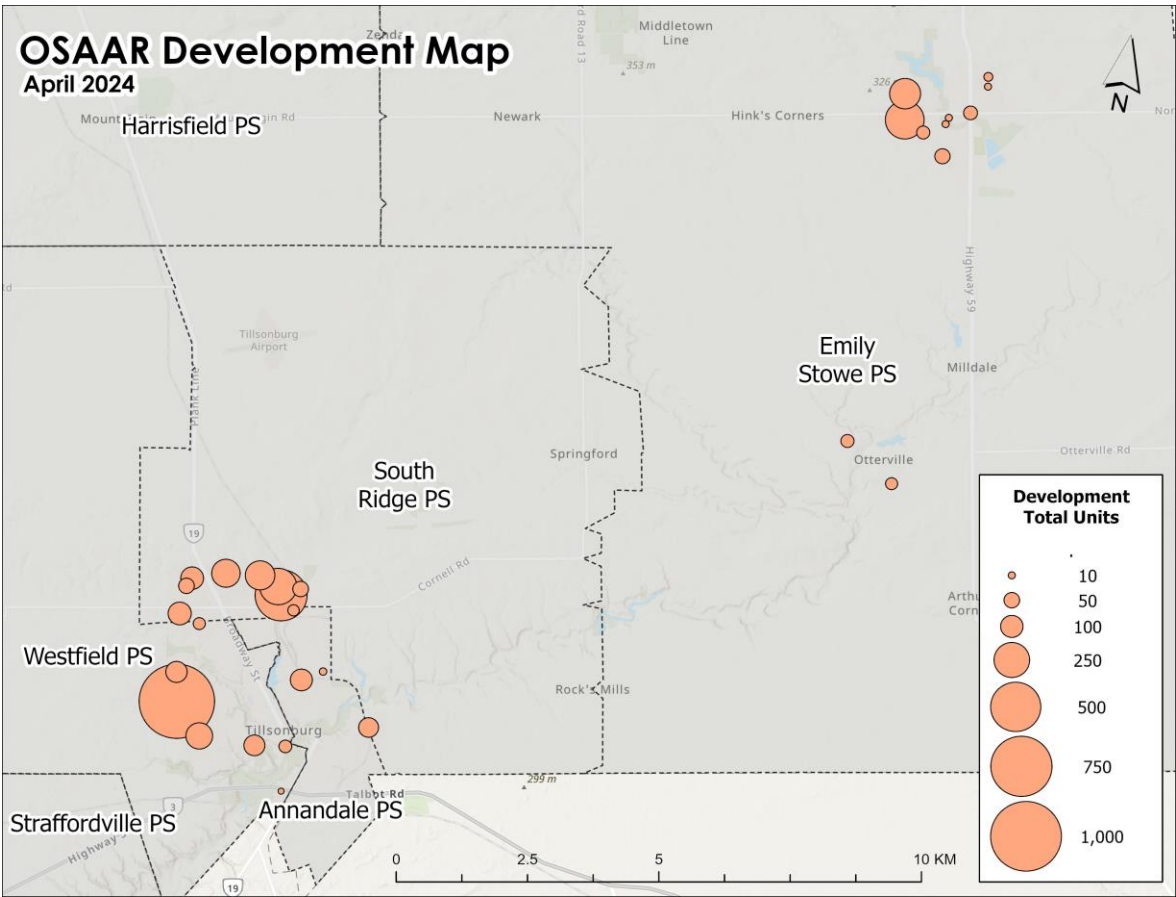
3.1 Current and Projected Housing Developments

TVDSB is experiencing increased enrolment from new developments across Oxford County. These changes in population and migration patterns have impacted school board enrolment and produced both accommodation pressures and surplus spaces at schools across Tillsonburg.

Oxford County initiated a Development Charge Background Study to provide up-to-date growth forecasts to inform County and local municipal growth management policies. The findings of the initial investigation by Watson and Associates indicated that the County is expected to grow in population by over 26,000 persons between the period of 2024-2034. Within this same time frame, approximately 6,800 units are forecasted to be constructed. This substantial growth is driven largely by migration from the Greater Golden Horseshoe and the neighbouring economic centres of Kitchener-Waterloo and the City of London.

In terms of specific development activity, the following map shows the distribution of residential development within the study area. As shown, most of the development is located within the Westfield PS and South Ridge PS attendance areas.

Figure 2 – Housing Developments



4. Potential Attendance Area Changes

The following section presents potential boundary adjustments for English track elementary schools within the Town of Tillsonburg. Boundary adjustments were developed to balance enrolment across schools. While these interventions are designed to balance facility utilizations in specific geographic areas, each proposed boundary adjustment considers the broader impacts on the community. For example, boundaries have been designed to follow major roads or topological features wherever possible and to avoid dividing neighbourhoods. Attention was also paid to modes of transportation, preferring boundary adjustments that reduce reliance on school bus transportation.

In both options, additional capital will be needed to support the growth of the community. TVDSB will be submitting a business case for an addition at South Ridge PS following the completion of this attendance area review given the anticipated growth in this attendance area. If student yields from new developments significantly exceed the projected enrolment, TVDSB will be prepared to submit a business case for a new school for the community to continue supporting this growth.

4.1 Option 1

South Ridge PS

South Ridge PS is above capacity and projections indicate it will continue to grow and experience significant enrolment pressure. If interventions are not taken, increasing enrolment will necessitate additional portables and may cause 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 of temporary classrooms required.

Annandale PS

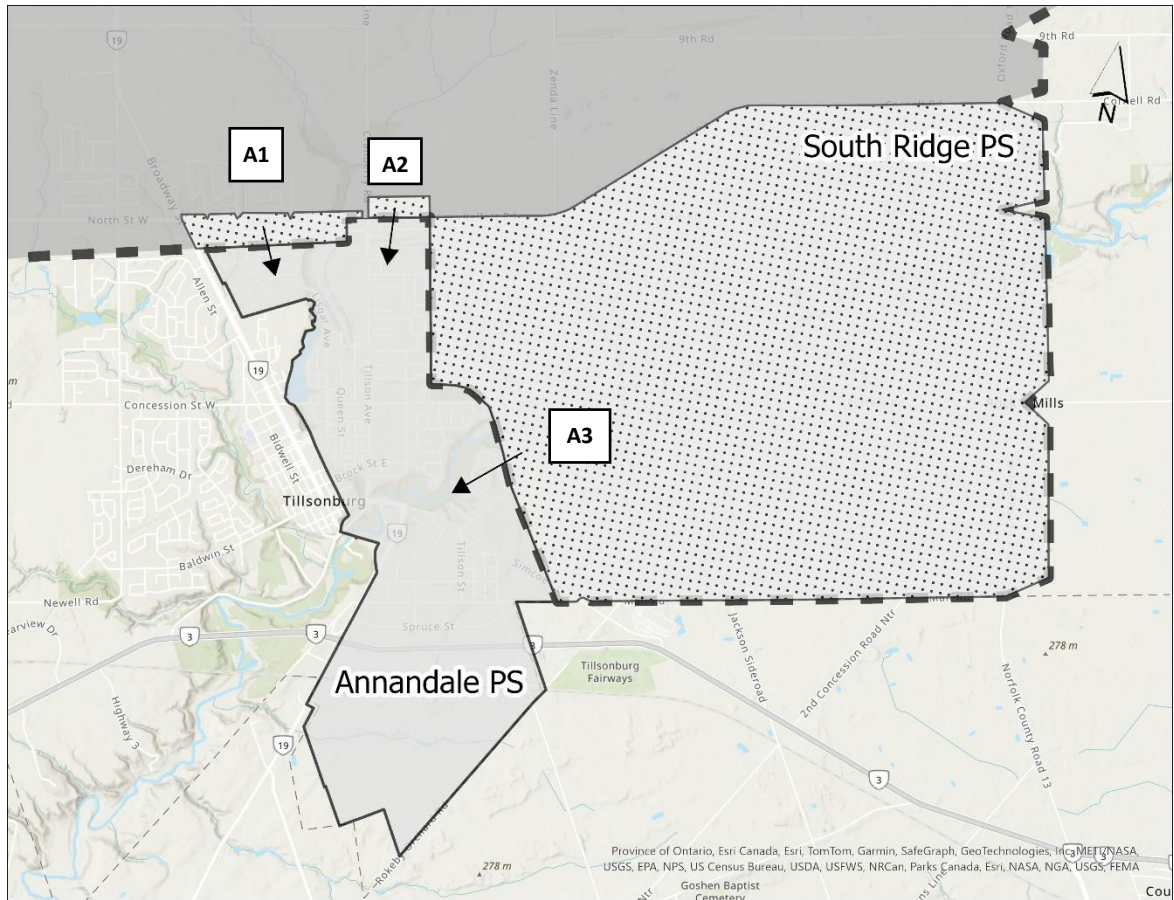
Annandale PS is underutilized and is projected to remain so. Without any intervention, enrolment is forecasted to remain under capacity with a utilization of 83% in 2030. The following measures would increase the school's utilization.

4.1.1 Potential Changes

To relieve the projected enrolment pressure at South Ridge PS, the following portions of its attendance area are proposed to be reassigned to Annandale PS:

- Area A1, located south of North Street (65 students)
- Area A2, located north of Kellett Road (17 students)
- Area A3, located between Cornell Road and Mail Road (29 students).

Figure 3 – Option 1: Potential Changes



Students Moving From	Area	# of Students	Receiving School
South Ridge PS	A1	65	Annandale PS
"	A2	17	"
"	A3	29	"

4.1.2 Expected Outcomes

As a result of the potential changes, South Ridge PS would decrease from 137% utilization in 2026 and 185% in 2031 to 106% and 153%, respectively. This would reduce projected portable needs from fifteen to nine. With respect to Annandale PS, the potential changes would increase utilization from 76% to 97% in 2026 and from 84% to 105% in 2031. The projected changes are illustrated below in Table 2.

Table 2 – Option 1: Enrolment and Utilization

Schools	Capacity	Portables			Enrolment			Projected Utilization		
Name	OTG	2023	2026	2031	2023	2026	2031	2023	2026	2031
South Ridge PS	400	1	0	9	431	427	618	108%	107%	155%
Westfield PS	602	3	3	5	655	682	725	109%	113%	120%
Annandale PS	580	0	0	1	421	561	610	73%	97%	105%

4.2 Option 2

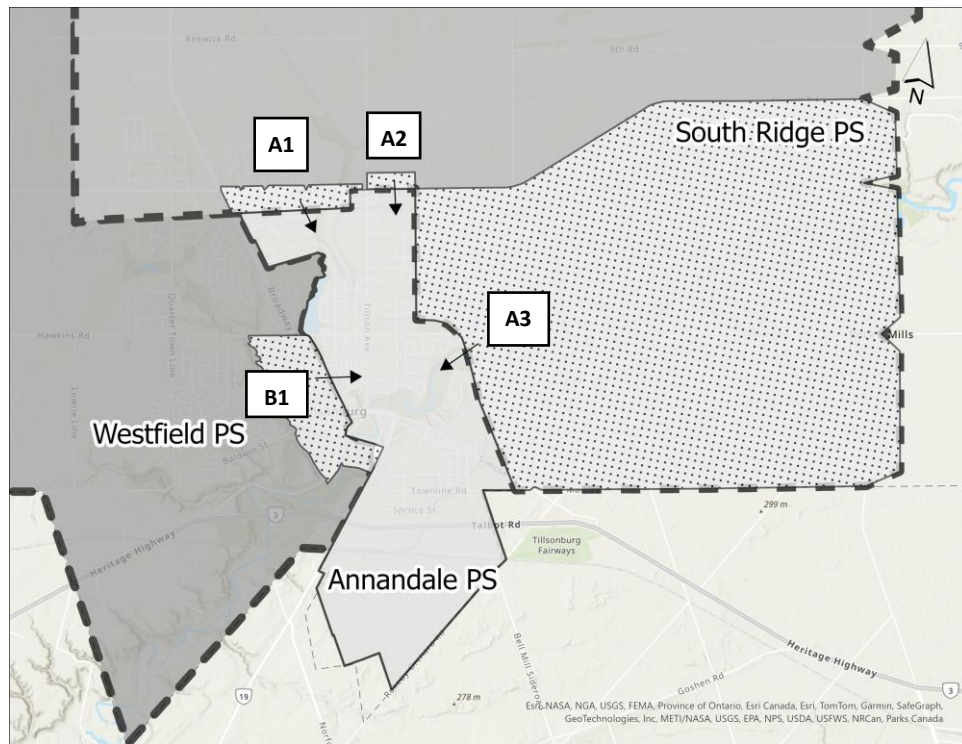
Westfield PS

Approximately 1500 units are proposed to be developed within the attendance area of Westfield PS. It is expected that this development will consist of low and medium density housing, with much of the student enrolment likely to substantiate beyond the current planning horizon. The potential boundary adjustment would help manage the anticipated accommodation pressures at Westfield PS.

4.2.1 Potential Changes

In addition to receiving portions of the South Ridge PS attendance area, Annandale PS would also receive a segment of the Westfield PS attendance area (B1).

Figure 4 – Option 2: Potential Changes



Students Moving From	Area	# of Students	Receiving School
South Ridge PS	A1	17	Annandale PS
"	A2	65	"
"	A3	29	"
Westfield PS	B1	88	

4.2.2 Expected Outcomes

As a result of the potential changes, Westfield PS would decrease from 113% utilization in 2026 and 120% in 2031 to 97% and 103%, respectively. This would reduce projected portable needs from six to five in 2026 and from fifteen to nine in 2031. With respect to Annandale PS, the potential changes would increase utilization from 76% to 114% in 2026 and from 84% to 122% in 2031. The potential enrolment and utilization changes are illustrated below in Table 3.

Table 3 – Option 2: Enrolment and Utilization

Schools	Capacity	Portables			Enrolment			Projected Utilization		
		2023	2026	2031	2023	2026	2031	2023	2026	2031
South Ridge PS	400	1	0	9	431	427	618	108%	107%	155%
Westfield PS	602	3	0	0	655	585	622	109%	97%	103%
Annandale PS	580	0	4	6	421	663	710	73%	114%	122%

5. Comparison Chart

Table 4 – Enrolment and Utilization Comparison Chart

Status Quo Table										
Schools	Capacity	Portables			Enrolment			Projected Utilization		
Name	OTG	2023	2026	2031	2023	2026	2031	2023	2026	2031
South Ridge PS	400	1	6	15	431	546	740	108%	137%	185%
Westfield PS	602	3	3	3	655	682	725	109%	113%	120%
Annandale PS	580	0	0	0	421	440	490	73%	76%	84%

Option 1										
Schools	Capacity	Portables			Enrolment			Projected Utilization		
Name	OTG	2023	2026	2031	2023	2026	2031	2023	2026	2031
South Ridge PS	400	1	0	9	431	427	618	108%	107%	155%
Westfield PS	602	3	3	5	655	682	725	109%	113%	120%
Annandale PS	580	0	0	1	421	561	610	73%	97%	105%

Option 2										
Schools	Capacity	Portables			Enrolment			Projected Utilization		
Name	OTG	2023	2026	2031	2023	2026	2031	2023	2026	2031
South Ridge PS	400	1	0	9	431	427	618	108%	107%	155%
Westfield PS	602	3	0	0	655	585	622	109%	97%	103%
Annandale PS	580	0	4	6	421	663	710	73%	114%	122%



Oxford South Elementary Panel Attendance Area Review

Initial Attendance Area Review Report

Planning and Priorities Advisory Committee

June 11, 2024



Background

South Ridge PS

- On-the-Ground capacity of 400 pupil places
- Accommodation pressure due to housing development
- Approximately 2,000 housing units are planned

Westfield PS

- On-the-Ground capacity of 602 pupil places
- Accommodation pressure due to housing development
- Approximately 1,500 housing units are planned

Annandale PS

- On-the-Ground capacity of 580 pupil places
- Underutilized and projected to remain so

Emily Stowe PS

- On-the-Ground capacity of 599 pupil places
- Currently near capacity and projected to remain well-utilized

Potential Boundary Change Option 1

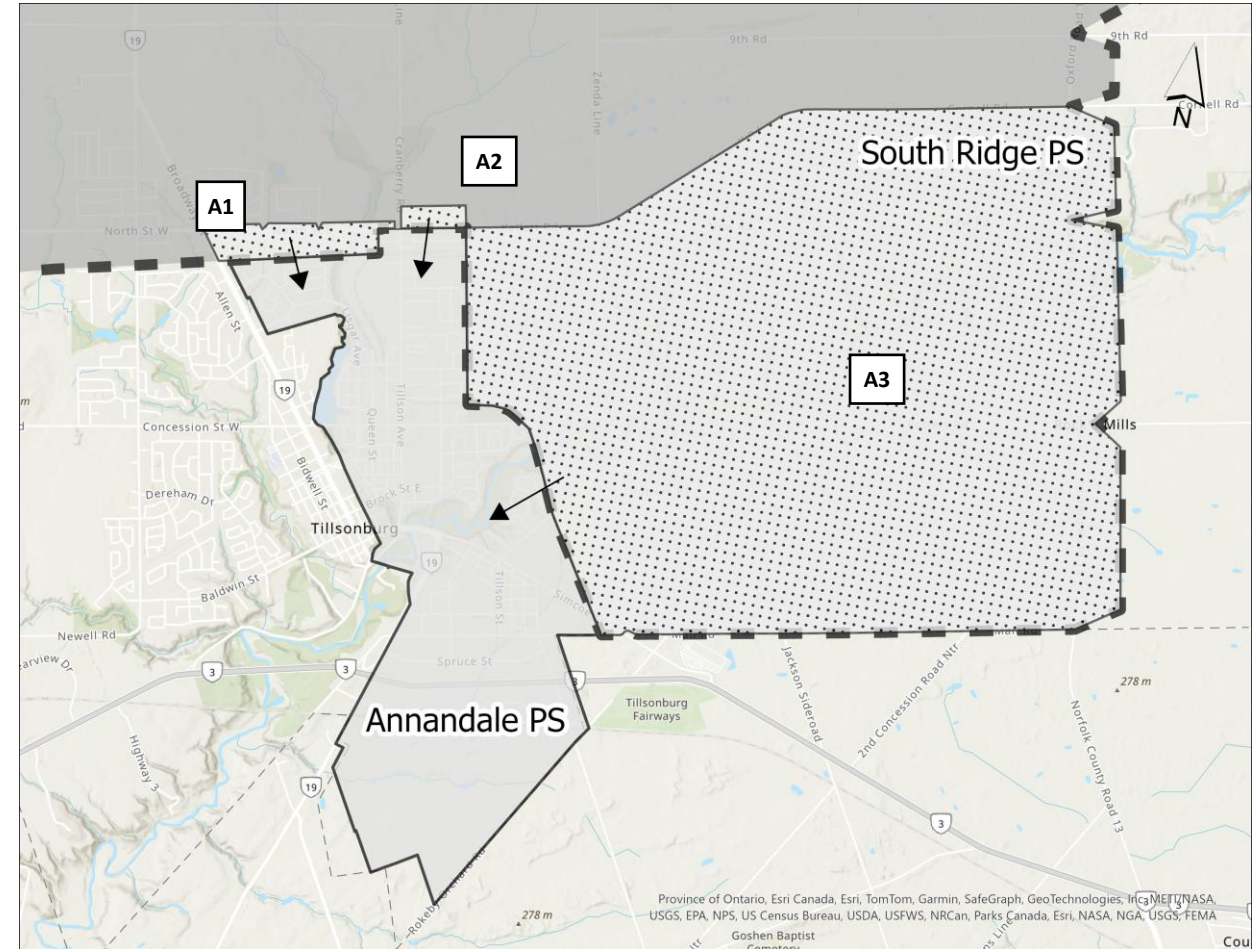
South Ridge PS

Enrolment pressure at South Ridge PS would be alleviated in the short term.

Approximately 111 students will be designated from South Ridge PS to Annandale PS.

Annandale PS

Utilization at Annandale PS would increase.



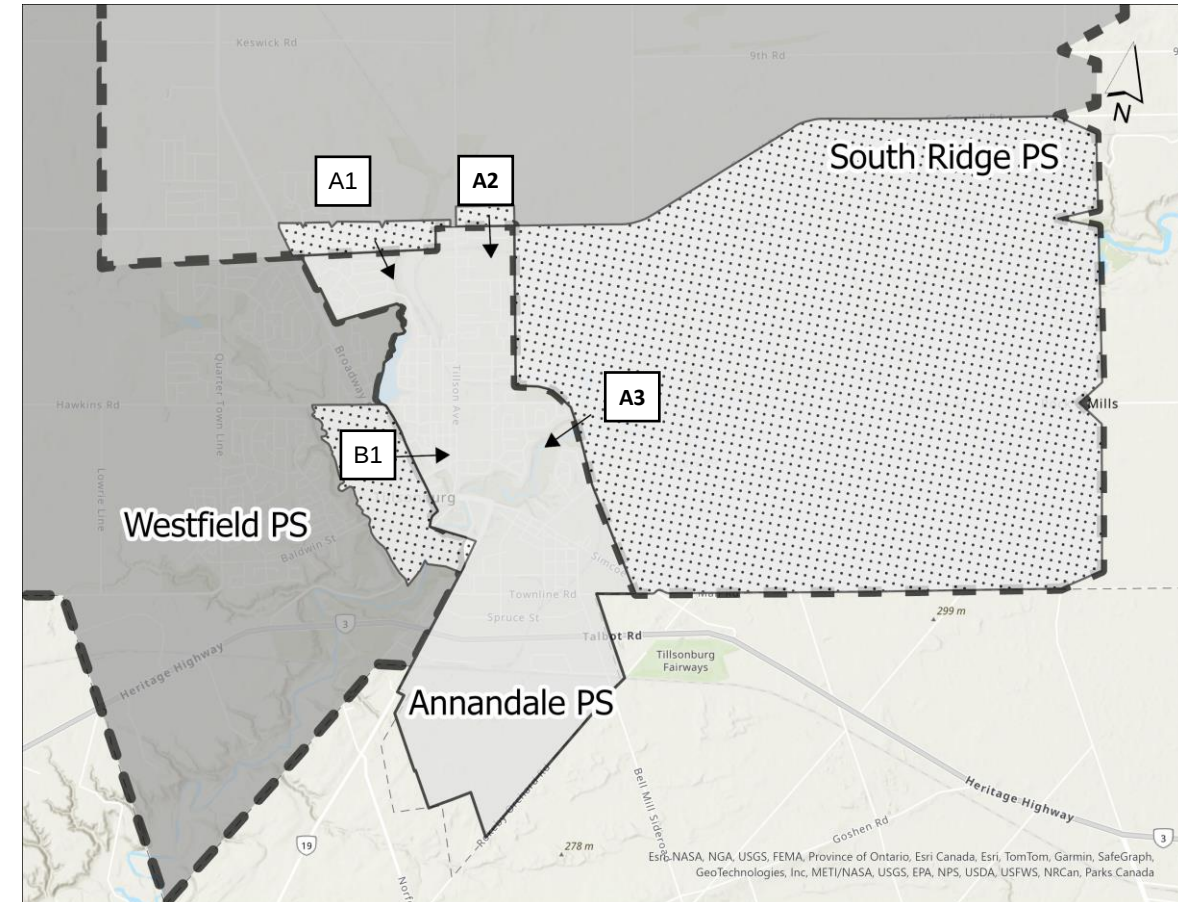
Potential Boundary Change Option 2

Westfield PS

Enrolment pressure at Westfield PS would be alleviated by designating a portion of its attendance area to Annandale PS.

Annandale PS

In addition to receiving students from South Ridge PS, Annandale PS would accommodate approximately 86 students from Westfield PS.





Recommendation

THAT Administration proceed with the Oxford South Elementary Panel Attendance Area Review and establish an Attendance Area Review Committee for the purpose of obtaining public feedback regarding the accommodation options included in the Initial Attendance Area Review Report.