

REPORT TO:	☐ Administrative Council ☐ Program and School Services Advisory Committee ☐ Policy Working Committee ☐ Planning and Priorities Advisory Committee ☒ Board ☐ Other:
	For Board Meetings: ☒ PUBLIC ☐ IN-CAMERA
TITLE OF REPORT:	Initial Attendance Area Review Report City of St. Thomas Elementary Panel Attendance Area Review
PRESENTER(S): <i>(list ONLY those attending the meeting)</i>	Jeff Pratt, Associate Director Geoff Vogt, Superintendent of Facility Services and Capital Planning Ben Puzanov, Manager of Planning Christopher Harris, Planner
REPORT AUTHOR(S):	Ben Puzanov, Manager of Planning Christopher Harris, Planner
PRESENTED FOR:	☒ Approval ☐ Input/Advice ☒ Information
Recommendation(s): <i>(only required when presented for approval)</i>	THAT Administration proceed with the City of St. Thomas 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.
Purpose:	To provide an overview of the accommodation options for addressing the student distribution imbalances across English track elementary schools in the City of St. Thomas and surrounding areas and to seek approval to proceed with this attendance area review.
Content:	Background This report is a review of elementary attendance areas within the City of St. Thomas and surrounding area. The full Initial Attendance Area Review Report is included in Appendix A. Enrolment in the City of St. Thomas is not balanced across the elementary panel. The majority of new developments are concentrated in specific attendance areas and growth in general has not been evenly distributed across the City. As a result of this development distribution, TVDSB is experiencing an imbalance in enrolment across our schools, with facilities closer to the core of St. Thomas generally declining in enrolment while those on the periphery or located outside of the City experiencing enrolment pressure. The purpose of this review is to balance enrolment by addressing the following matters: • Permanently accommodating the Southeast St. Thomas Holding Zone at a proximal school for students; • Reducing overall empty pupil places; and • Managing enrolment growth from new residential developments expected in northwest St. Thomas.

This attendance area review is critical to planning for enrolment growth and positioning our Board favourably for future capital investment by the Ministry of Education in the form of a new school in the City's northwest.

This attendance area review considers boundary reconfigurations at several English track elementary schools with attendance areas in St. Thomas. Administration reviewed the potential of including French Immersion (FI) schools in the review and specifically examined converting Éva Circé-Côté FI PS to an English track school and moving its FI program into the City of St. Thomas in order to provide enrolment pressure relief for Kettle Creek PS. The findings concluded that FI students within the City of St. Thomas and Elgin County are well served by the current location of FI facilities and any modification to boundaries will require significant student movement and increase the reliance on school bus transportation. More specifically, converting Éva Circé-Côté FI PS back into an English track elementary school will necessitate the busing of students from the Southeast St. Thomas holding zone to the converted school in order to bolster its attendance and thereby not address a core objective of the review, being the return of holding zone students to a neighbourhood school that is located within walking distance of their residences.

The attendance areas for both Pierre Elliott Trudeau FI PS and Éva Circé-Côté FI PS work well, with ample enrolment at each school in order to provide high quality FI programming to students in the City and the County. Figures 1 and 2 of Appendix A illustrate the student distribution at both schools.

Administration undertook a comprehensive evaluation of the elementary panel across the City of St. Thomas and surrounding area in order to identify potential solutions to the enrolment challenges being experienced in this part of the district. The Initial Attendance Area Review Report includes proposed boundary changes for schools facing enrolment pressure, permanent accommodation of the Southeast St. Thomas holding zone, and proposed accommodation options for future students within pending developments.

Accommodation Options

Southeast St. Thomas Holding at Kettle Creek PS

Kettle Creek PS is projected to continue experiencing enrolment pressure with six portables currently on site. Administration recommends dissolving the southeast St. Thomas holding zone and returning students to their home school of Mitchell Hepburn PS. The proposed change would reduce utilization at Kettle Creek PS to 106% and facilitate the removal of portables from the property. Utilization at Mitchell Hepburn PS would be approximately 108% upon implementation of the proposed change.

Details regarding the dissolution of this holding zone, including enrolment projections and a map to illustrate the change, are included in Section 5.1 of Appendix A.

Southeast St. Thomas

Mitchell Hepburn PS is expected to remain overutilized with the return of the Southeast St. Thomas holding zone. To reduce enrolment at Mitchell Hepburn PS, a portion of its boundary is proposed to be designated to nearby underutilized Forest Park PS. Appendix A details two options to reduce enrolment at Mitchell Hepburn PS.

Additionally, a portion of the John Wise PS attendance area is proposed to be assigned to Elgin Court PS and Forest Park PS in order to allow for additional student movement in northwest St. Thomas.

The facility utilizations resulting from the proposed changes would be as follows:

- *Mitchell Hepburn PS*
 - The school will be close to full capacity with an expected utilization of 98% in 2024 and 93% in 2029. The implementation of this boundary change would allow for the removal of portables from the school site over time.
 - Designating a larger portion of the attendance area to Forest Park PS would result in a lower utilization rate, with 91% in 2024 and 86% in 2029.
- *Forest Park PS*
 - As this school would be receiving students from Mitchell Hepburn PS and John Wise PS, utilization will increase. In 2021-2022, utilization at Forest Park PS was 68%; in 2024, the proposed year of implementation of these boundary changes, utilization is expected to rise to 98% and decrease to 91% by 2029.
 - By receiving a larger portion of the Mitchell Hepburn PS attendance boundary, utilization at this school would increase to approximately 107% in 2024 and decrease to 97% by 2029.
- *Elgin Court PS*
 - Utilization would increase to 96% in 2024 and decrease slightly to 90% by 2029.
- *John Wise PS*
 - Utilization was 84% in 2021-2022. The proposed changes would decrease the utilization to 60% in 2024 and 67% by 2029. Lowering the utilization at this school is necessary to create room for future student movement, which will be discussed below.

Additional details of the proposed changes for Southeast St. Thomas are included in Section 5.2 of Appendix A.

Locke's PS

Locke's PS has been experiencing significant enrolment pressure. There are currently 7 portables on site. Two options have been developed to move a portion of its boundary to either June Rose Callwood PS or New Sarum PS.

As both schools do not have the space available to take in a portion of Locke's boundary without becoming overutilized, segments of both of their boundaries would be assigned to nearby schools: John Wise PS and Forest Park PS, respectively.

Option 1

The portion of the June Rose Callwood PS attendance area bordered by Hiawatha Street to the east, Talbot Street to the south, Athletic Park to the north, and St. Thomas Soccer Athletic Park (northwest) is proposed to be designated to John Wise PS.

The above measure will create space for a portion of the Locke's PS boundary located north of Ron McNeil Line and the neighbourhoods just east and west of Port Burwell Road to be reassigned to June Rose Callwood PS.

- *Locke's PS*
 - Utilization would decrease to 103% in 2024, compared to 123% in the status quo. By 2029, the utilization is projected to decrease to 92%.
- *John Wise PS*
 - In combination with the proposed change of designating portions of the John Wise PS attendance boundary to Forest Park PS and Elgin Court PS, the addition of a portion of the June Rose Callwood PS boundary would result in a utilization of approximately 74% in 2025. The additional space at John Wise PS would be used for future student movement involving pupils currently attending Southwold PS.
- *June Rose Callwood PS*
 - Utilization is projected to remain stable at 96% in 2024 and decrease to 89% in 2029.

Option 2

The westerly portion of the New Sarum PS attendance area that is bordered by Wellington Road to the south is proposed to be designated to Forest Park PS.

The above measure would create space for a portion of the Locke's PS boundary to attend New Sarum PS.

- *Locke's PS*
 - Utilization would decrease to 103% in 2024, compared to 123% in the status quo. By 2029, the utilization is projected to decrease to 92%.
- *New Sarum PS*
 - Following the implementation of the proposed boundary change, enrolment would increase to 99% and remain close to full capacity through the planning horizon.

- Forest Park PS

- The boundary change with New Sarum PS along with receiving portions of the John Wise PS and Mitchell Hepburn PS (2A) attendance boundaries would result in utilization increasing to approximately 111% in 2024 before decreasing to 101% in 2029.
- The above boundary changes along with receiving a larger portion of the Mitchell Hepburn PS boundary (2A + 2B) will result in utilization increasing to 121% in 2024 and gradually decreasing to 112% by 2029.

The changes are detailed in Section 5.3 of Appendix A.

Northwest St. Thomas

The City of St. Thomas has designated approximately 63 hectares of land within the Southwold PS attendance area for future residential uses. Based on the City of St. Thomas Positioned for Growth study, it was determined that this area has the potential to yield approximately 1,387 dwelling units. It is expected that this area will consist of low and medium density residential development, with much of the student enrolment likely to substantiate beyond the current planning horizon. The proposed boundary adjustments are recommended in order to resolve the anticipated accommodation pressures at Southwold PS and to strengthen TVDSB's future business case submission for a new school in Northwest St. Thomas.

Without any intervention, enrolment at Southwold PS is expected to reach 124% of the school's utilization by 2029. Beyond 2029, utilization is forecasted to continue increasing. Three options have been developed to manage the projected enrolment.

Option 1

The space created at John Wise PS by assigning portions of its attendance boundary to nearby underutilized schools, being Forest Park PS and Elgin Court PS, is proposed to be used to accommodate students from the Lynhurst neighbourhood currently attending Southwold PS. This would create space at Southwold PS to accommodate enrolment from the future residential development areas in northwest St. Thomas. John Wise PS would be close to full capacity by 2029 while Southwold PS would decrease in utilization to 77% in 2024 before increasing to approximately full capacity by 2029. Beyond the planning horizon, enrolment at Southwold PS is projected to increase above capacity.

Northwest St. Thomas: Alternative Options

To manage the expected enrolment growth within the Southwold PS boundary, two alternative options were developed that would designate the northwest St. Thomas residential expansion land as a new holding zone. The creation of a holding zone would be an alternative to reassigning the Lynhurst neighbourhood from Southwold PS to John Wise PS. As a holding zone is a temporary accommodation measure, the John Wise PS boundary would remain intact and portions would not be assigned to Forest Park PS and Elgin Court PS as in previous scenarios. The ultimate accommodation solution in this area would be new capital investment by the Ministry of Education.

	<i>Option 2</i> This option creates a holding zone for the northwest St. Thomas residential expansion land and designates Elgin Court PS as its holding school. The impacts on utilizations are as follows: • Elgin Court PS ○ By designating Elgin Court PS as a holding school, utilization will increase to 90% by 2029. Beyond 2029, enrolment is projected to increase above capacity and will need to be managed by portables. • Southwold PS ○ While the majority of students from new residential developments within the attendance area would be designated to Elgin Court PS, utilization will still increase above capacity to 109% in 2029 and will need to be managed by portables. While utilization would be above capacity, it represents an improvement over the status quo where it is projected to reach 124%. • John Wise PS ○ The attendance boundary would remain status quo in this scenario and utilization would be approximately 90% in 2029. <i>Option 3</i> The northwest St. Thomas residential expansion land would be divided into two holding zones. Elgin Court PS and John Wise PS would be the two designated holding schools. Once the development plans for the area become available, the holding zone split would be determined based on road locations and other geographic features. The resulting utilizations in this option are as follows: • Elgin Court PS ○ By splitting the proposed holding zone into two areas, utilization will increase moderately to 80% by 2029. • John Wise PS ○ Under this scenario, utilization is expected to reach full capacity by 2029. • Southwold PS ○ Utilization will increase above capacity to 109% in 2029 and will need to be managed by portables. The proposed changes in northwest St. Thomas, including enrolment projections and supporting maps, are included in Section 5.5 of Appendix A.
Financial Implications:	The costs to complete the subject Attendance Area Review will be accommodated within the 2022-2023 budget.

Timeline:	Expected timeline if the Board of Trustees approves proceeding with the attendance area review and initiates the formation of an Attendance Area Review Committee for the purposes of gathering public feedback: • <u>November 2022</u>: establish website to solicit feedback and answer questions regarding the boundary options under consideration. • <u>November/December 2022</u>: establish Attendance Area Review Committee (AARC) • <u>February 2, 2023</u>: Host virtual AARC meeting • <u>February 2023 – March 2023</u>: Coordinate school-level AARC Subcommittee meetings • <u>April 2023</u>: Review school community feedback and prepare Final Attendance Area Review Report • <u>May 2023</u>: Provide Final Attendance Area Review Report to the Board of Trustees • <u>May 2023</u>: Public Delegations meeting • <u>June 2023</u>: Decision of the Board of Trustees • <u>September 2024</u>: Implementation of the Decision of the Board of Trustees
Communications:	Administration is assembling a communications plan as part of the public consultation program for this attendance area review.
Appendices:	<u>Appendix A:</u> Initial Attendance Area Review Report for the City of St. Thomas Elementary Panel Attendance Area Review

Strategic Priority Area(s):

Relationships:	☒ Students, families and staff are welcomed, respected and valued as partners. ☐ Promote and build connections to foster mutually respectful communication among students, families, staff and the broader community. ☒ Create opportunities for collaboration and partnerships.
Equity and Diversity:	☒ Create opportunities for equitable access to programs and services for students. ☒ Students and all partners feel heard, valued and supported. ☐ Programs and services embrace the culture and diversity of students and all partners.
Achievement and Well-Being:	☐ More students demonstrate growth and achieve student learning outcomes with a specific focus on numeracy and literacy. ☐ Staff will demonstrate excellence in instructional practices. ☒ Enhance the safety and well-being of students and staff.

Form Revised JUNE 2021



City of St. Thomas Elementary Panel Attendance Area Review

Initial Attendance Area Review Report

November 29, 2022

Background Information

Kettle Creek PS

Ministry rated On-The-Ground (OTG) capacity of 363 pupil places

- Accommodation pressure due to :
 - The temporary accommodation of the Southeast St. Thomas Holding Zone
 - Residential development in Port Stanley

City of St. Thomas

Growing accommodation challenges across English Track Schools in St. Thomas

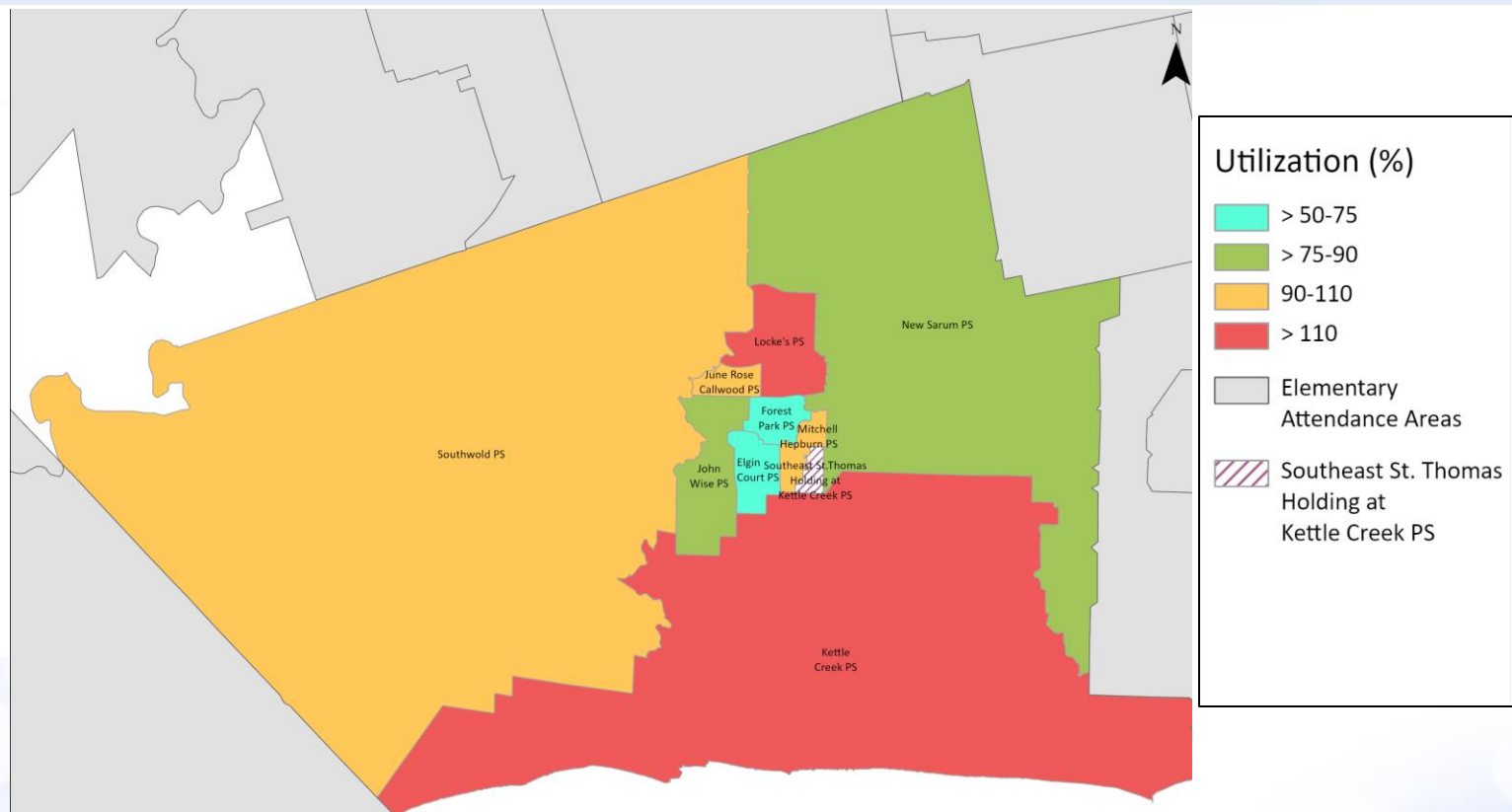
- Accommodation imbalance due to :
 - Growth in the peripheral areas of the City
 - Facility under-utilization due to lower enrolments within central areas of St. Thomas

Southwold PS

School is at full capacity, but expected to increase above OTG of 654 pupil places

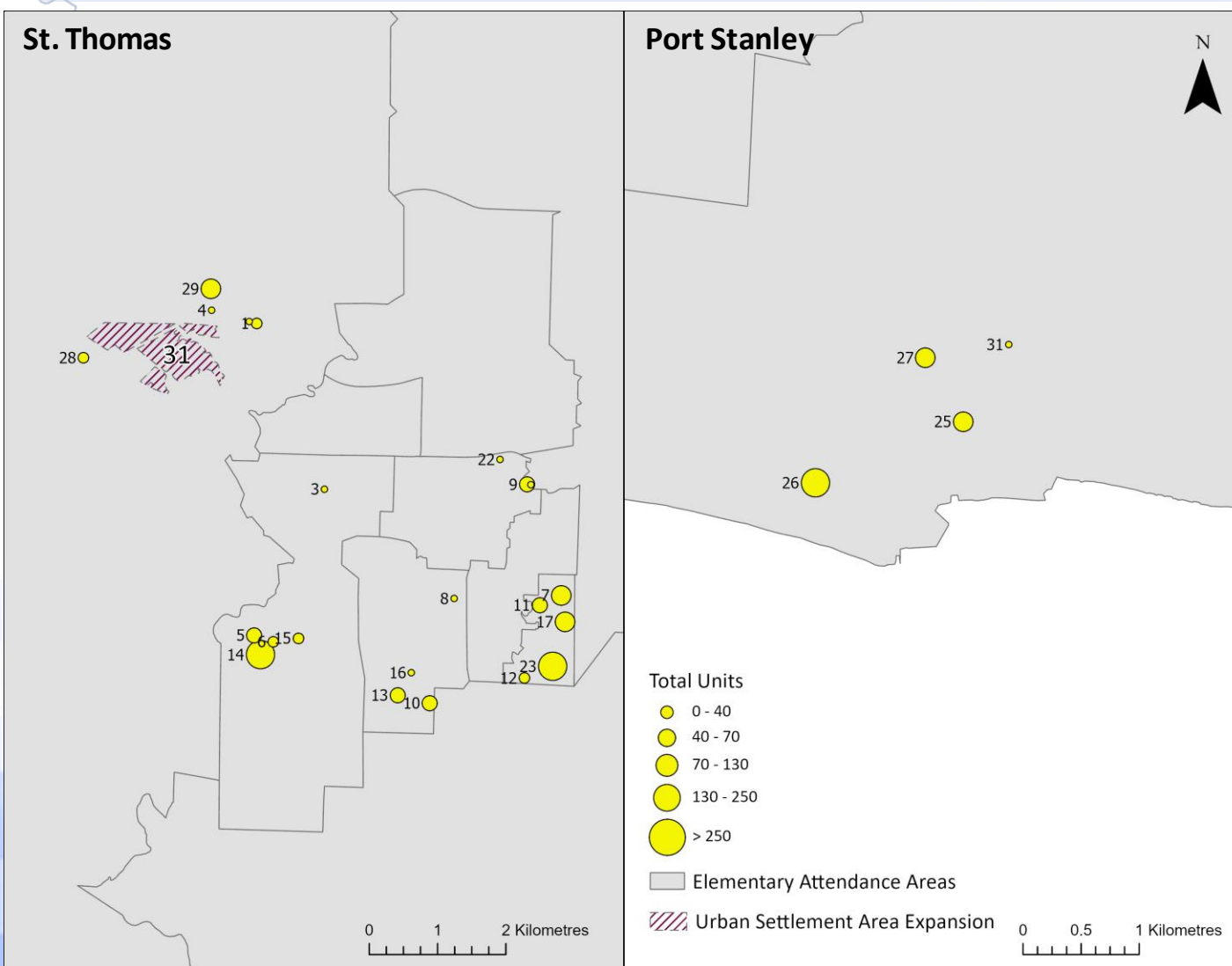
- Accommodation pressure due to :
 - Residential development in Talbotville
 - Additional land in St. Thomas designated for residential development

2021-2022 - Facility Utilization



School	Enrolment	OTG	Utilization	Portables
June Rose Callwood PS	380	375	101%	2
Elgin Court PS	323	467	69%	
Mitchell Hepburn PS	706	678	104%	3
John Wise PS	518	611	85%	
Southwold PS	647	654	99%	1
New Sarum PS	222	257	86%	
Kettle Creek PS	494	363	136%	5
Forest Park PS	392	530	74%	
Locke's PS	684	576	119%	7

Development Map



#	Development
1	Bridgeview Heights Phase 5
2	Diamond Luxury Villa
3	Ferndale
4	Harvest Run Phase 2A - Stage 1 and Stage 2
5	Harvest Run Phase 2B
6	Harvest Run Phase 3
7	Jacklin Farm Subdivision Phase 2
8	Jacklin Farm Subdivision Phase 2
9	Jacklin Farm Subdivision Phase 3
10	Kokomo Beach Club
11	Little Creek
12	Little Creek Phase 3
13	Little Creek Subdivision -Phase 4
14	Little Creek West
15	Margaret Lake Phase 12
16	McGregor Farm Phase 2 - Shaw Valley
17	McGregor Farms Phase 1B
18	McWhirter-Horvath Properties Inc.
19	Miller's Pond Phase 2B
20	Miller's Pond Phase 4
21	Millers Pond Phase 5
22	Orchard Park Meadows
23	Orchard Park South Phase 6
24	Shaw Valley Phase 6
25	Shaw Valley Phase 7/8
26	Sinclair Avenue Subdivision
27	Southside Construction Management
28	Talbotville Meadows
29	Talbotville Ridge
30	Yarmouth Heights Phase 4
31	Urban Settlement Expansion Lands
32	Demeyere Limited

City of St. Thomas and Elgin County French Immersion Analysis

- The attendance areas for both Pierre Elliott Trudeau FI PS and Éva Circé-Côté FI PS work well
 - Sufficient enrolment at each school in order to provide high quality FI programming
- Modification of the boundaries will require significant student movement within both FI and English track attendance areas
- Increased reliance on school bus transportation
 - Additional students would need to be bused from Elgin County into St. Thomas for FI programming
 - Students from the Southeast St. Thomas holding zone would need to be bused out of St. Thomas to fill an English track school at the site of Éva Circé-Côté FI PS FI instead of attending a proximal neighbourhood school.
- Key objective of returning Southeast St. Thomas holding zone students to a more proximal neighbourhood school would not be achieved should Éva Circé-Côté be converted back to an English track school

Status Quo Facility Utilization Table

Schools	Capacity		Portables			Enrolment			Utilization		
Name	OTG	Current Usage	2021	2024	2029	2021	2024	2029	2021	2024	2029
Kettle Creek PS	363	363	5	6	7	494	511	552	136%	141%	152%
Mitchell Hepburn PS	678	678	3	0	0	706	607	539	104%	90%	79%
Forest Park PS	530	* 516	0	0	0	392	405	372	74%	76%	70%
John Wise PS	611	611	0	0	0	518	512	549	85%	84%	90%
Elgin Court PS	467	* 411	0	0	0	323	330	323	69%	71%	69%
June Rose Callwood PS	375	380	2	0	0	380	343	317	101%	91%	85%
Locke's PS	576	576	7	9	4	684	708	633	119%	123%	110%
Southwold PS	654	654	1	1	7	647	679	813	99%	104%	124%
New Sarum PS	257	257	0	0	0	222	214	198	86%	83%	77%
Total	4511	4446	18	15	18	4366	4309	4296	97%	96%	** 95%

* Functional OTG capacities for both Forest Park PS and Elgin Court PS have changed due to non purpose -built classrooms being used for special education

** Enrolment is projected to increase beyond 95% as additional students from new development will begin to substantiate beyond 2029

Holding Zone Returned

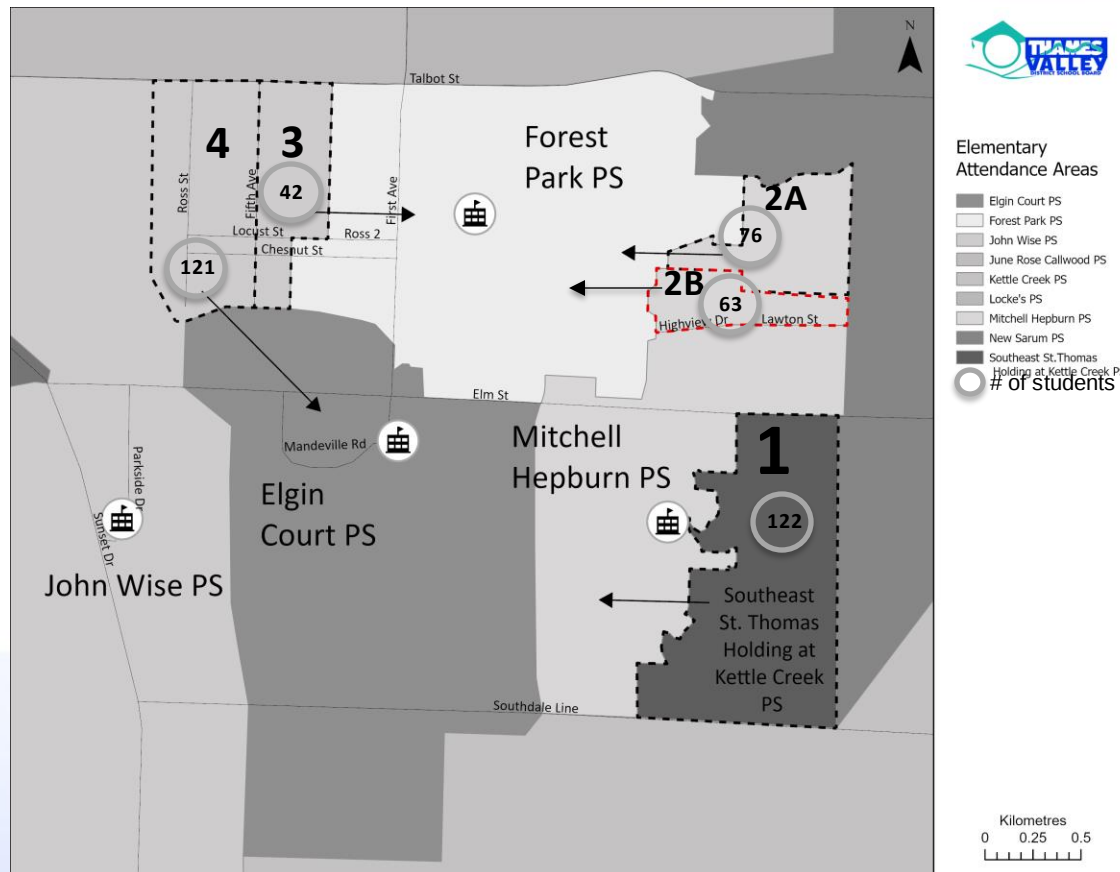


Students Moving From	# Students (2021)	Receiving School
1 Kettle Creek PS	122	Mitchell Hepburn PS

Holding Zone Returned – Utilization Table

Schools		Portables			Enrolment			Utilization		
Name	OTG Capacity	2021	2024	2029	2021	2024	2029	2021	2024	2029
Kettle Creek PS	363	5	1	2	494	385	407	136%	106%	112%
Mitchell Hepburn PS	678	3	3	0	706	734	681	104%	108%	100%

Southeast St. Thomas – Proposed Boundary Changes



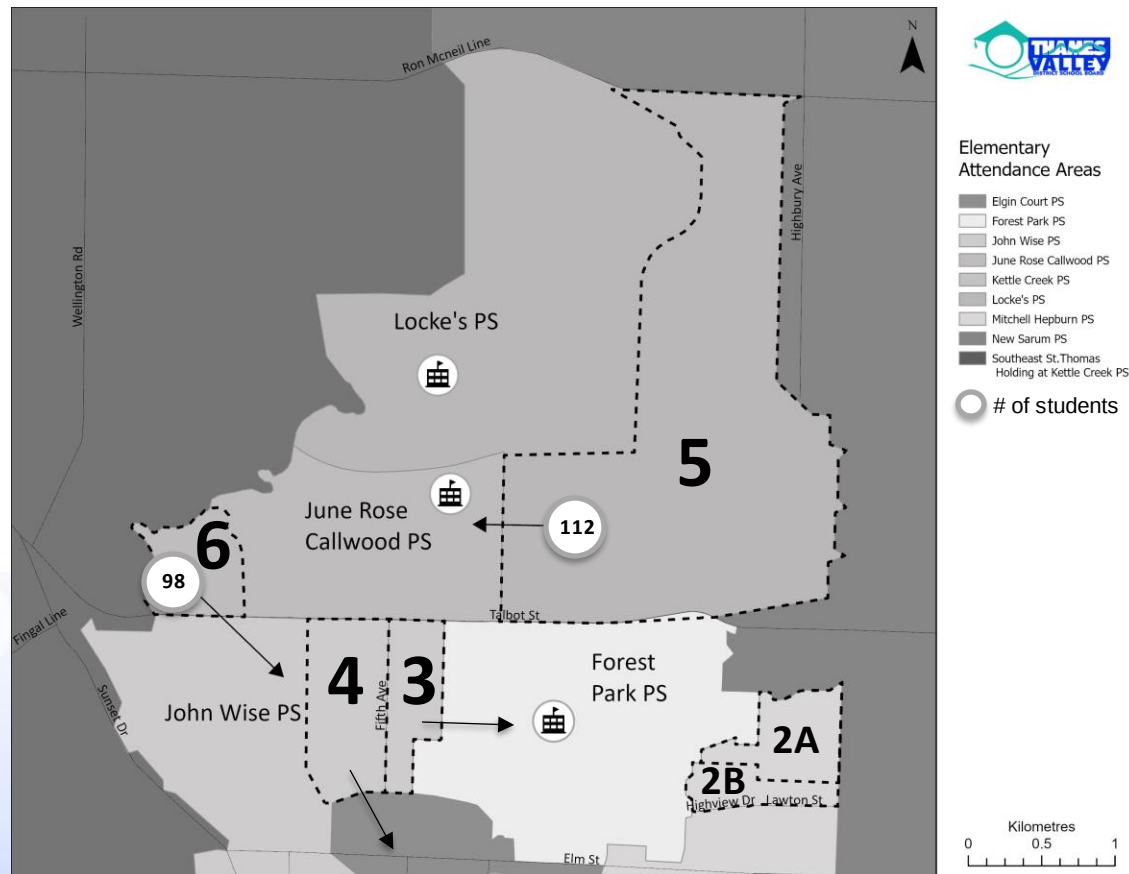
Students Moving From		# Students (2021)	Receiving School
1	Kettle Creek PS	122	Mitchell Hepburn PS
2A	Mitchell Hepburn PS	76	Forest Park PS
2A + 2B	Mitchell Hepburn PS	139	Forest Park PS
3	John Wise PS	42	Forest Park PS
4	John Wise PS	121	Elgin Court PS

Southeast St. Thomas - Utilization

Schools Name	OTG Capacity	Portables			Enrolment			Utilization		
		Existing	2024	2029	2021	2024	2029	2021	2024	2029
Kettle Creek PS	363	5	1	2	494	385	407	136%	106%	112%
(2A) Mitchell Hepburn PS	678	3	0	0	706	662	630	104%	98%	93%
(2A + 2B) Mitchell Hepburn PS	678	3	0	0	706	614	582	104%	91%	86%
(2A) Forest Park PS	530	0	0	0	392	519	482	74%	98%	91%
(2A + 2B) Forest Park PS	530	0	1	0	392	565	512	74%	107%	97%
John Wise PS	611	0	0	0	518	368	410	85%	60%	* 67%
Elgin Court PS	467	0	0	0	330	446	418	71%	96%	90%

* Additional space at John Wise PS will be used to accommodate students from the Southwold PS or June Rose Callwood PS attendance area

Locke's PS – Proposed Boundary Change Option 1

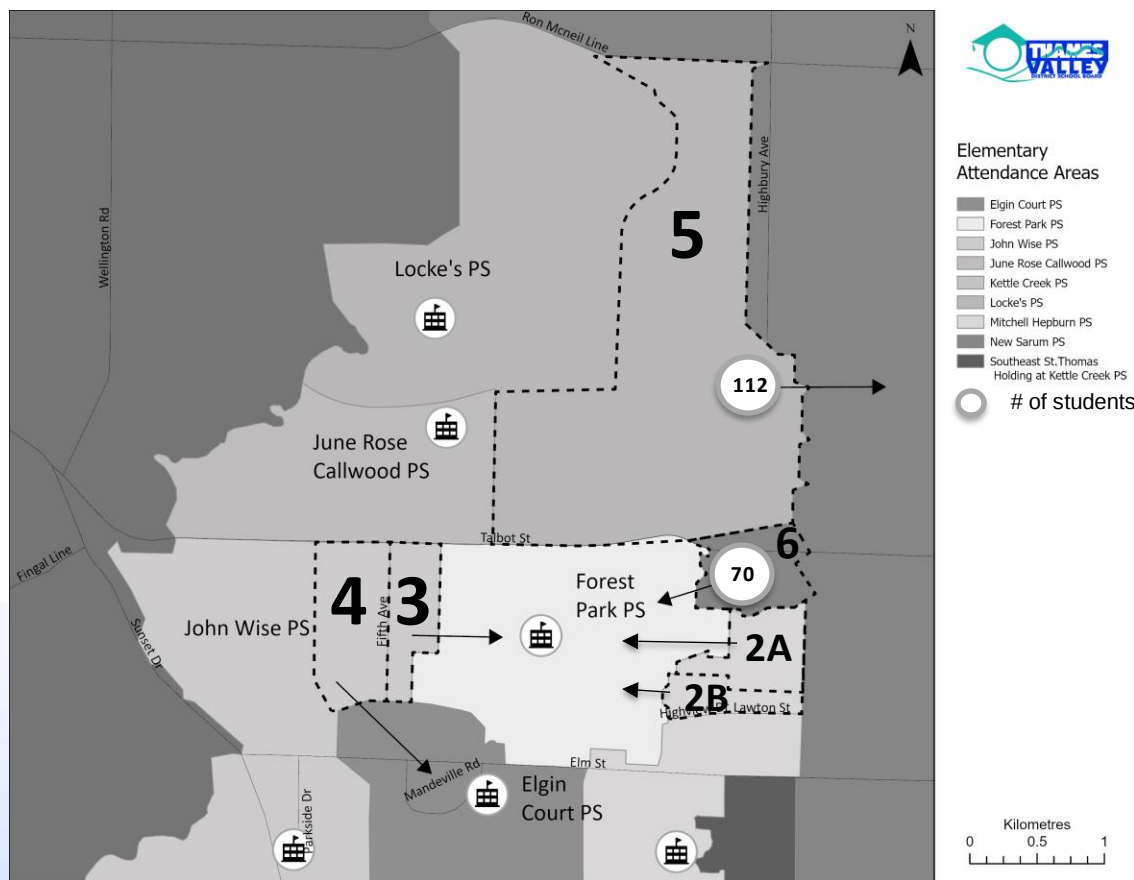


Students Moving From	# Students (2021)	Receiving School
5 Locke's PS	112	June Rose PS
6 June Rose Callwood PS	98	John Wise PS

Locke's PS Option 1 – Utilization Table

Schools		Portables			Enrolment			Utilization		
Name	OTG Capacity	2021	2024	2029	2021	2024	2029	2021	2024	2029
Kettle Creek PS	363	5	1	2	494	385	407	136%	106%	112%
(2A) Mitchell Hepburn PS	678	3	0	0	706	662	630	104%	98%	93%
(2A + 2B) Mitchell Hepburn PS	678	3	0	0	706	614	582	104%	91%	86%
(2A) Forest Park PS	530	0	0	0	392	519	482	74%	98%	91%
(2A + 2B) Forest Park PS	530	0	1	0	392	565	512	74%	107%	97%
John Wise PS	611	0	0	0	518	456	509	85%	75%	83%
Elgin Court PS	467	0	0	0	330	446	418	71%	96%	90%
June Rose Callwood PS	373	2	0	0	380	358	332	102%	96%	89%
Locke's PS	576	7	1	0	684	591	532	119%	103%	92%

Locke's PS – Proposed Boundary Change Option 2

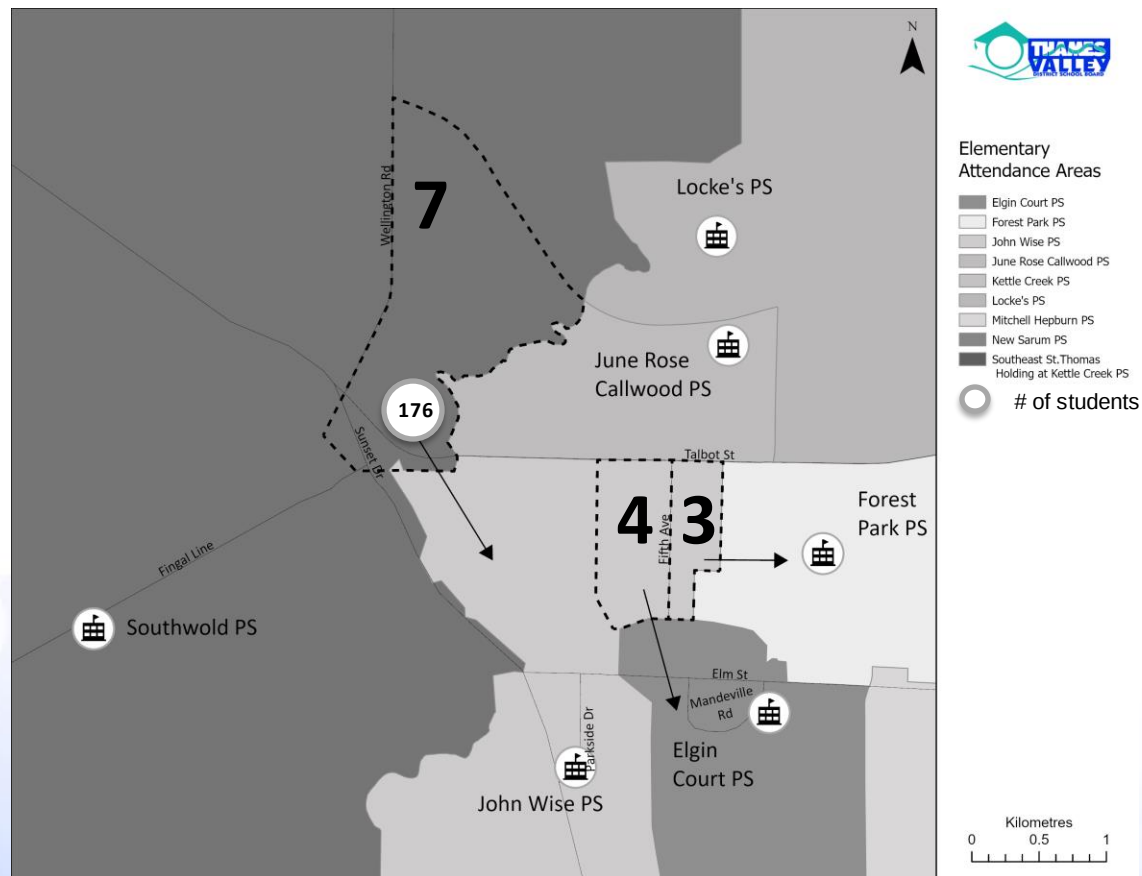


Students Moving From	# Students (2021)	Receiving School
5 Locke's PS	112	New Sarum PS
6 New Sarum PS	70	Forest Park PS

Locke's PS Option 2 – Utilization Table

Schools		Portables			Enrolment			Utilization		
Name	OTG Capacity	2021	2024	2029	2021	2024	2029	2021	2024	2029
Kettle Creek PS	363	5	1	2	494	385	407	136%	106%	112%
(2A) Mitchell Hepburn PS	678	3	0	0	706	668	622	104%	99%	92%
(2A + 2B) Mitchell Hepburn PS	678	3	0	0	706	614	582	104%	91%	86%
(2A) Forest Park PS	530	0	2	0	392	586	534	74%	111%	101%
(2A + 2B) Forest Park PS	530	0	5	3	392	639	592	74%	121%	112%
John Wise PS	611	0	0	0	518	368	410	85%	60%	67%
Elgin Court PS	467	0	0	0	330	446	418	71%	96%	90%
Locke's PS	576	7	1	0	684	593	531	119%	103%	92%
New Sarum PS	257	0	0	0	222	255	236	86%	99%	92%

Southwold PS – Proposed Boundary Change



Students Moving From	# Students (2021)	Receiving School
7 Southwold PS	176	John Wise PS

Lynhurst to	Average Distance (km)	Average Time (mins)
John Wise PS	6	8
Southwold PS	5	6

Southwold PS – Utilization Table

Schools		Portables			Enrolment			Utilization		
Name	OTG Capacity	2021	2024	2029	2021	2024	2029	2021	2024	2029
Kettle Creek PS	363	5	1	2	494	385	407	136%	106%	112%
(2A) Mitchell Hepburn PS	678	3	0	0	706	668	622	104%	99%	92%
(2A + 2B) Mitchell Hepburn PS	678	3	0	0	706	614	582	104%	91%	86%
(2A) Forest Park PS	530	0	2	0	392	586	534	74%	111%	101%
(2A + 2B) Forest Park PS	530	0	5	3	392	639	592	74%	121%	112%
Elgin Court PS	467	0	0	0	330	446	418	71%	96%	90%
John Wise PS	611	0	0	0	513	535	567	84%	88%	93%
Southwold PS	654	1	0	0	645	506	634	99%	77%	97%

Residential Expansion Lands – Holding at Elgin Court PS

Schools		Portables			Enrolment			Utilization		
Name	OTG Capacity	2021	2024	2029	2021	2024	2029	2021	2024	2029
Elgin Court PS	467	0	0	0	323	330	422	69%	71%	90%
John Wise PS	611	0	0	0	518	512	549	85%	84%	90%
Southwold PS	654	1	0	3	645	659	714	99%	101%	109%

Residential Expansion Lands – Holding at Elgin Court PS/John Wise PS

Schools		Portables			Enrolment			Utilization		
Name	OTG Capacity	2021	2024	2029	2021	2024	2029	2021	2024	2029
Elgin Court PS	467	0	0	0	323	330	373	69%	71%	80%
John Wise PS	611	0	0	0	518	512	608	85%	84%	100%
Southwold PS	654	1	0	3	645	659	714	99%	101%	109%

Timeline for Attendance Area Review

- November 2022: establish website to solicit feedback and answer questions regarding the boundary options under consideration.
- November/December 2022: establish Attendance Area Review Committee (AARC)
- **February 2, 2023**: Host virtual AARC meeting
- February 2023 – March 2023: Coordinate school-level AARC Subcommittee meetings
- April 2023: Review school community feedback and prepare Final Attendance Area Review Report
- May 2023: Provide Final Attendance Area Review Report to the Board of Trustees
- May 2023: Public Delegations meeting
- June 2023: Decision of the Board of Trustees
- September 2024: Implementation of the Decision of the Board of Trustees



Recommendation

THAT Administration proceed with the City of St. Thomas 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.



City of St. Thomas Elementary Panel Attendance Area Review Initial Attendance Area Review Report

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Executive Summary

This report provides an examination of current and projected enrolment across English track elementary schools in the City of St. Thomas and the surrounding area. The recommendations presented within this report are based on an analysis of 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 objectives of this study are to analyze relevant demographic, enrolment, residential development, and facility data to identify schools within the City of St. Thomas that could be better utilized through attendance area boundary changes. Select data, metrics, and on-the-ground capacities will highlight schools and boundaries that can accommodate both existing and projected enrolment. Extensive residential development across various parts of the city has resulted in an enrolment imbalance throughout the elementary panel. To ensure that capital funding for additional spaces is secured and to deal with the more immediate pressures, the TVDSB must first make certain that existing spaces and resources are used effectively.

The measures considered as part of this review address the enrolment imbalance across English track schools in the City of St. Thomas. Several proposed solutions are presented in this document, which features the dissolution of the Southeast St. Thomas Holding at Kettle Creek PS, and multiple scenarios for attendance area adjustments that propose to balance enrolment at both over and underutilized school facilities. The options presented are intended to outline a strategic approach to address immediate and future potential accommodation issues, while also providing the flexibility to address further pressures that will arise over the next five to ten years.

The catalyst for this review is the accommodation pressure at Kettle Creek PS, which has reached critical levels. Also important is the return of holding zone students from Southeast St. Thomas to a more proximal school within their neighbourhood.

To resolve the overutilization at Kettle Creek PS, the Southeast St. Thomas holding zone is proposed to be dissolved and returned to its home school of Mitchell Hepburn PS. By dissolving the Southeast St. Thomas holding zone, the utilization at Kettle Creek PS will decrease by approximately 35% in 2024 (to 106% in 2024; and 112% in 2029). While the utilization would remain above full capacity, it represents a significant improvement from the status quo (141% in 2024; 152% in 2029) and will allow for the removal of multiple portables. Dissolving the Southeast St. Thomas holding zone and reassigning students to Mitchell Hepburn PS will result in 108% utilization at Mitchell Hepburn PS in 2024. Utilization is projected to decrease to full capacity by 2029 as the area continues to mature.

To accommodate the return of holding zone students, options have been developed to assign portions of Mitchell Hepburn PS to Forest Park PS, which has available space (section 5.2).

The report includes additional boundary adjustment options that address underutilized schools (Elgin Court PS and Forest Park PS) and overutilized schools (Southwold PS and Locke's PS). Locke's PS faces enrolment pressure that can be addressed through boundary adjustments with either June Rose Callwood PS or New Sarum PS. The attendance area for John Wise PS is proposed to change by sending students to Elgin Court PS and Forest Park PS. The space made at John Wise PS by moving portions of its boundary to underutilized schools will be used to either resolve the accommodation pressures at Locke's PS or resolve pending enrolment pressures at Southwold PS. The proposed boundary adjustments outlined in this report would resolve the enrolment imbalance throughout the City and strengthen TVDSB's future business case submission to the Ministry of Education for a new school in northwest St. Thomas.

1. Background

TVDSB provides educational services to the cities of St. Thomas and London as well the Counties of Middlesex, Oxford, and Elgin. Prior to 2016, enrolment was generally stable at approximately 75,000 students. Currently, there are more than 82,000 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 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 tools available to the TVDSB to achieve long-term sustainability for this review include:

- The return of a temporary holding zone to its home school; and
- The modification of attendance areas

1.2 City of St. Thomas Elementary Panel Attendance Area Review

This report was developed to discuss the technical aspects of the current accommodation imbalances within the City of St. Thomas and schools in the surrounding communities that have portions of their attendance areas within the City. The potential boundary changes provide a solution on how to best manage the future enrolment that will yield from the new residential development in the short and long term. This will be achieved through dissolving a holding zone and the reconfiguration of school attendance boundaries.

Two areas of particular focus are the communities around Kettle Creek PS and Southwold PS. The enrolment pressure at Kettle Creek PS is due to residential development in Port Stanley and temporarily accommodating the Southeast St. Thomas holding zone.

The City of St. Thomas has expanded its urban growth boundary and added residential land within the Southwold PS attendance area; approximately 1,387 units are expected to be constructed within the next five to 10 years in this area. As students begin to yield from new development, Southwold PS is projected to become severely overutilized.

2. Current Situation

2.1 St. Thomas Study Area

Currently, TVDSB operates six English track schools and one French Immersion (FI) school in the City of St. Thomas. In addition to these, the attendance boundaries of New Sarum PS, Southwold PS, and Kettle Creek PS extend into St. Thomas. 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 because the majority of future residential development is located within the Southwold PS, John Wise PS, and Elgin Court PS attendance areas.

In 2021, the enrolment imbalance necessitated 18 portables at TVDSB's St. Thomas elementary school facilities: 7 at Locke's PS, 5 at Kettle Creek PS, 3 at Mitchell Hepburn PS, 2 at June Rose Callwood PS, and 1 at Southwold PS.

2.2 French Immersion Analysis

This attendance area review will consider boundary reconfigurations at English track elementary schools with attendance areas in St. Thomas. TVDSB reviewed the potential of including FI schools in the review. TVDSB examined converting Éva Circé-Côté FI PS to an English Track School and moving its FI program into the City of St. Thomas in order to provide enrolment pressure relief for Kettle Creek PS.

The findings concluded that FI students within the City of St. Thomas and Elgin County are well served by the current location of FI facilities and any modification to boundaries will require significant student movement and increase the reliance on school bus transportation. More specifically, converting Éva Circé-Côté FI PS back into an English track elementary school will necessitate the busing of students from the Southeast St. Thomas holding zone to the converted school in order to bolster its attendance and thereby not addressing a core objective of the review, being the return of holding zone students to a neighbourhood school that is located within walking distance of their residences.

The attendance areas for both Pierre Elliott Trudeau FI PS and Éva Circé-Côté FI PS work well, with ample enrolment at each school in order to provide high quality FI programming to students in the City and the County. Figures 1 and 2 below illustrate the student distribution at both schools.

Figure 1

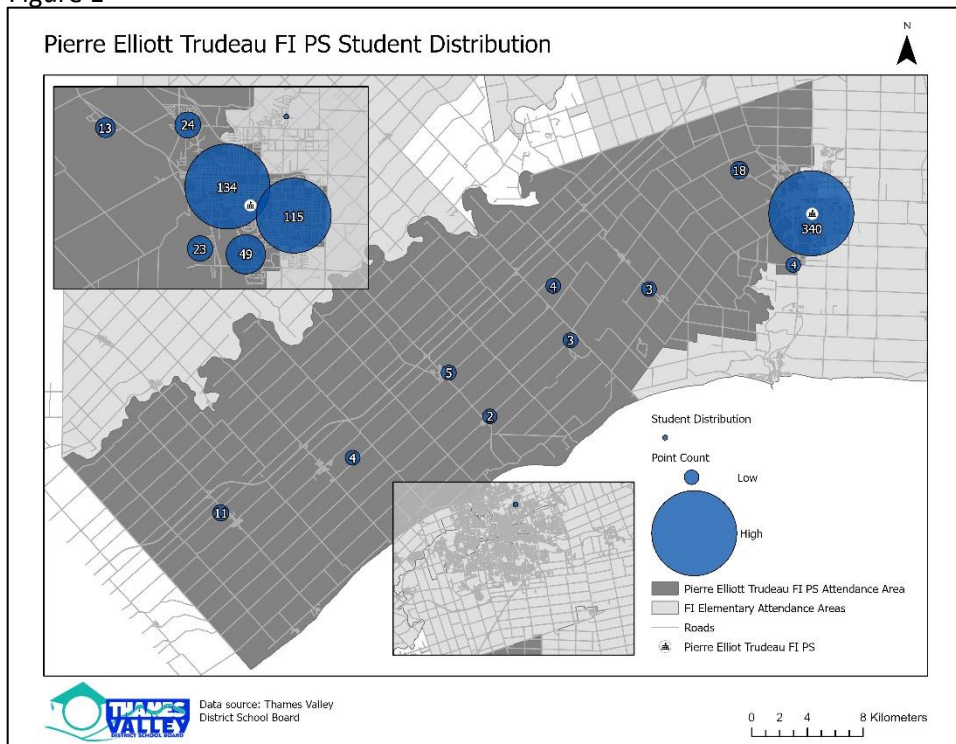
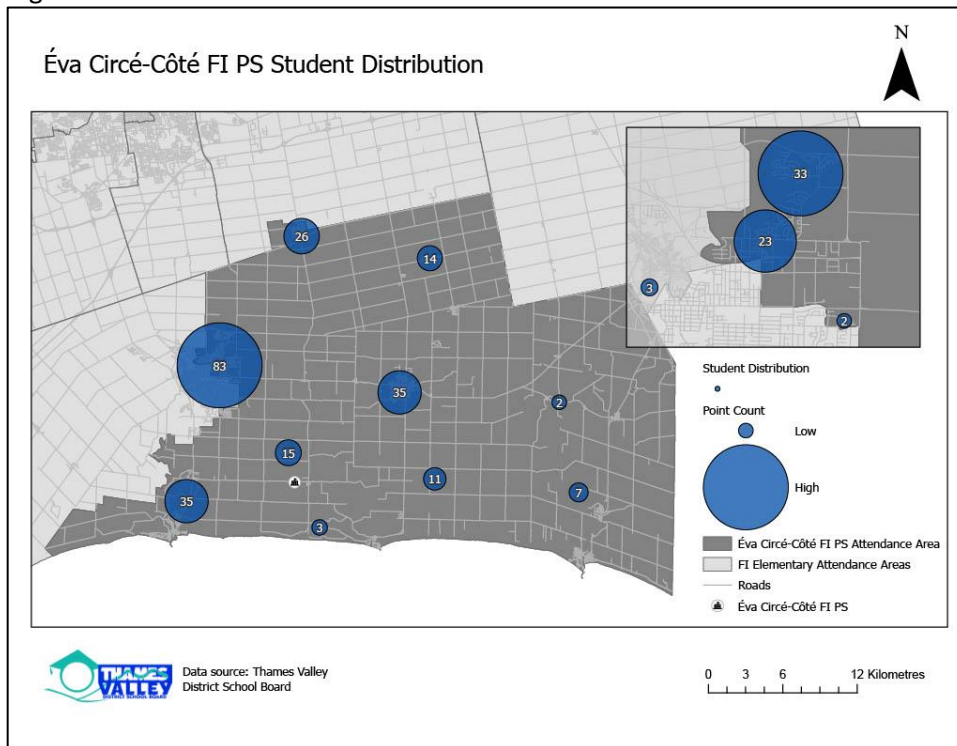


Figure 2



2.3 Issues Under Review

Official 2021-2022 enrolment figures were used for this review as this is the most recent school year for which official enrolment is available. Enrolment in 2021-2022 remained under the collective OTG capacity of English track schools across St. Thomas but the student population is not evenly distributed across the elementary panel. In general, utilization is higher for schools located on the periphery of St. Thomas, while facilities located within central St. Thomas are underutilized. This trend is expected to intensify over the next several years as residential developments will continue to build-out in high growth areas, specifically in northwest St. Thomas.

Table 1 presents utilizations for the elementary panel in St. Thomas and the surrounding area. It illustrates 2021-2022 enrolment data as well as projections for 2024 (proposed implementation year for potential boundary changes) and 2029. Substantial growth is projected beyond this planning horizon as students will begin to substantiate from expected residential developments. This growth will not be evenly distributed across elementary schools with the majority of residential development expected within the Southwold PS and John Wise PS attendance boundaries. Existing imbalances are expected to worsen over the coming decade if boundary adjustments are not implemented.

Three schools are notable for their comparatively lower utilizations. The current utilization at Forest Park PS is 74% and this expected to decline to 70% by 2029. Similarly, the utilization at Elgin Court PS is currently

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at 69%, and this is expected to remain stable through to 2029. New Sarum PS is currently at 86% and this figure is expected to decline to 77% by 2029.

In contrast, Kettle Creek PS and Locke's PS are overutilized. Enrolment pressure at Kettle Creek PS is expected to increase by approximately 11% between 2021 (136%) and 2029 (152%). Locke's PS is currently at 119% and is expected to reach its enrolment peak by 2024 (123%). Southwold PS is currently just under full capacity but is expected to reach 124% by 2029 as students will begin to substantiate from new developments in northwest St. Thomas.

Status Quo Enrolment and Utilization - Table 1

Schools Name	Capacity		Portables			Enrolment			Utilization		
	OTG	Current Usage	2021	2024	2029	2021	2024	2029	2021	2024	2029
Kettle Creek PS	363	363	5	6	7	494	511	552	136%	141%	152%
Mitchell Hepburn PS	678	678	3	0	0	706	607	539	104%	90%	79%
Forest Park PS	530	* 516	0	0	0	392	405	372	74%	76%	70%
John Wise PS	611	611	0	0	0	518	512	549	85%	84%	90%
Elgin Court PS	467	* 411	0	0	0	323	330	323	69%	71%	69%
June Rose Callwood PS	375	380	2	0	0	380	343	317	101%	91%	85%
Locke's PS	576	576	7	9	4	684	708	633	119%	123%	110%
Southwold PS	654	654	1	1	7	647	679	813	99%	104%	124%
New Sarum PS	257	257	0	0	0	222	214	198	86%	83%	77%
Total	4511	4446	18	15	18	4366	4309	4296	97%	96%	**95%

* Functional OTG capacities for both Forest Park PS and Elgin Court PS have changed due to non purpose-built classrooms being used for special education

** Enrolment is projected to increase beyond 95% as additional students from new development will begin to substantiate beyond 2029

Holding Zone and Holding School

This analysis incorporated the Southeast St. Thomas Holding Zone as part of the potential Attendance Area changes. 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 Trustees have approved that those students residing in this area are to attend a specified School (known as a "holding school") based on available capacity until such time as long-term accommodations can be established. Once a holding zone is established, long-term accommodation solutions from interim pupil accommodation arrangements can include:

- permanent accommodation in existing schools;
- construction of a new school; and/or
- additions or renovations to existing schools to add space for accommodation.

There is an existing holding zone in Southeast St. Thomas due to development activity in the Mitchell Hepburn PS attendance area. Students residing in this holding zone are currently accommodated at Kettle Creek PS in Port Stanley.

Within the last couple of years, the combination of residential development, population growth, housing turnover rates and the accommodation of the Southeast St. Thomas holding zone has resulted in accommodation pressures at Kettle Creek PS. As the Southeast St. Thomas holding zone accounts for a

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large portion of Kettle Creek PS's total enrolment, dissolving the holding area will reduce the school's enrolment close to more manageable levels.

3. Current and Projected Residential Growth and Community Trends

3.1 Current and Projected Residential Development

TVDSB is experiencing increased enrolment from new developments and changing settlement patterns across the City of St. Thomas. These changes in population and migration patterns have impacted school board enrolments and produced both enrolment pressures and surplus spaces at schools across the city.

From 2001 to 2021, the City of St. Thomas grew by approximately 29%. Within the same period, the total number of private dwellings has grown by 35%.

Table 2 – City of St. Thomas Population and Housing Trends

Period	Population	Total Private Dwellings
2001	33,271	13,792
2006	36,110	15,225
2011	37,905	16,398
2016	38,909	17,114
2021	42,840	18,596
2001-2021	9,569	4,804
2001-2021	29%	35%

Source: Statistics Canada Census Profile, 2001-2021

The City of St. Thomas has grown significantly in recent years. Historically growth has taken the form of low density units (Table 3), however in 2020 there was an influx of 364 high density units, which account for 5 apartment complexes. Townhouse developments accounted for 46 and 28 units in 2020 and 2021.

From 2020 to August 2022 there were a total of 247 building permits in the Township of Southwold, all in low density developments. The majority of building permits were issued for the construction of units in the Talbotville community.

Table 3 – City of St. Thomas Building Permits, January 2020 to August 2022

Period	Low Density	Medium Density	High Density	Total Dwellings
2020	269	46	364	679
2021	225	28	45	298
2022	99	14	30	143

Source: City of St. Thomas Building Permit Reports

Table 4 - Southwold Township Building Permits, January 2020 to August 2022

Period	Low Density
2020	43
2021	134
2022	70

Source: Southwold Township Building Permit Report

Figure 3.

St. Thomas Building Permits - 2020

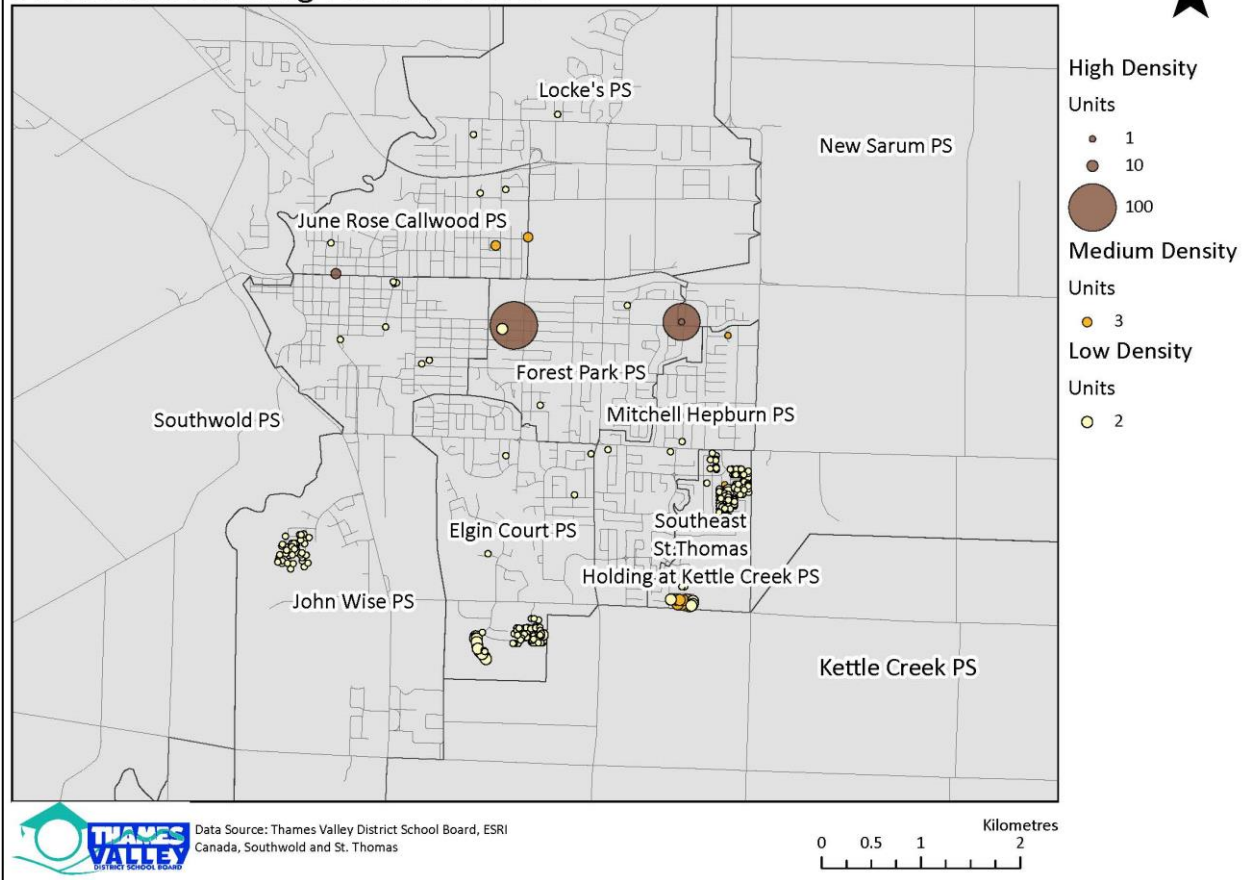


Figure 4.
St. Thomas Building Permits - 2021

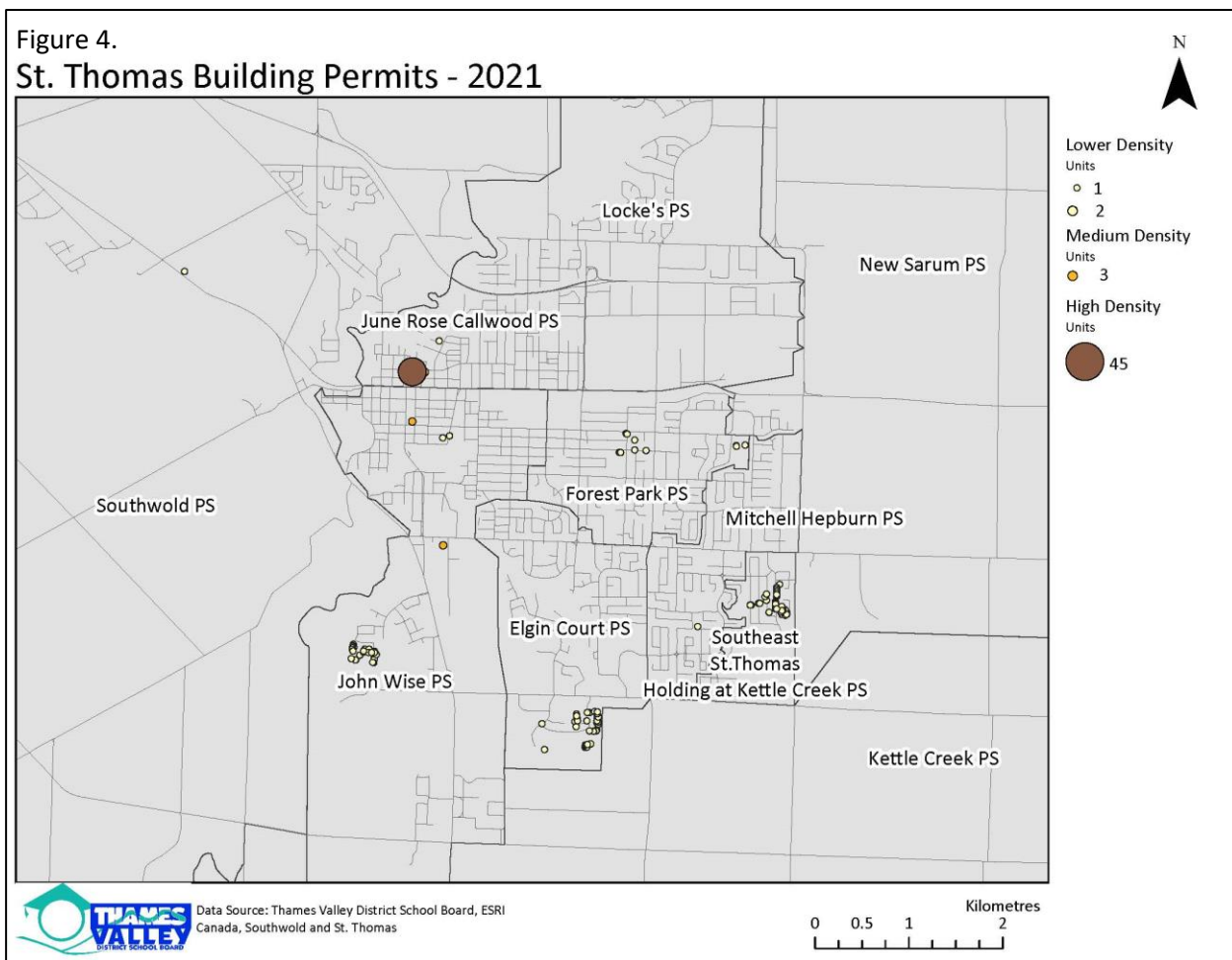


Figure 5.
St. Thomas Building Permits - 2022

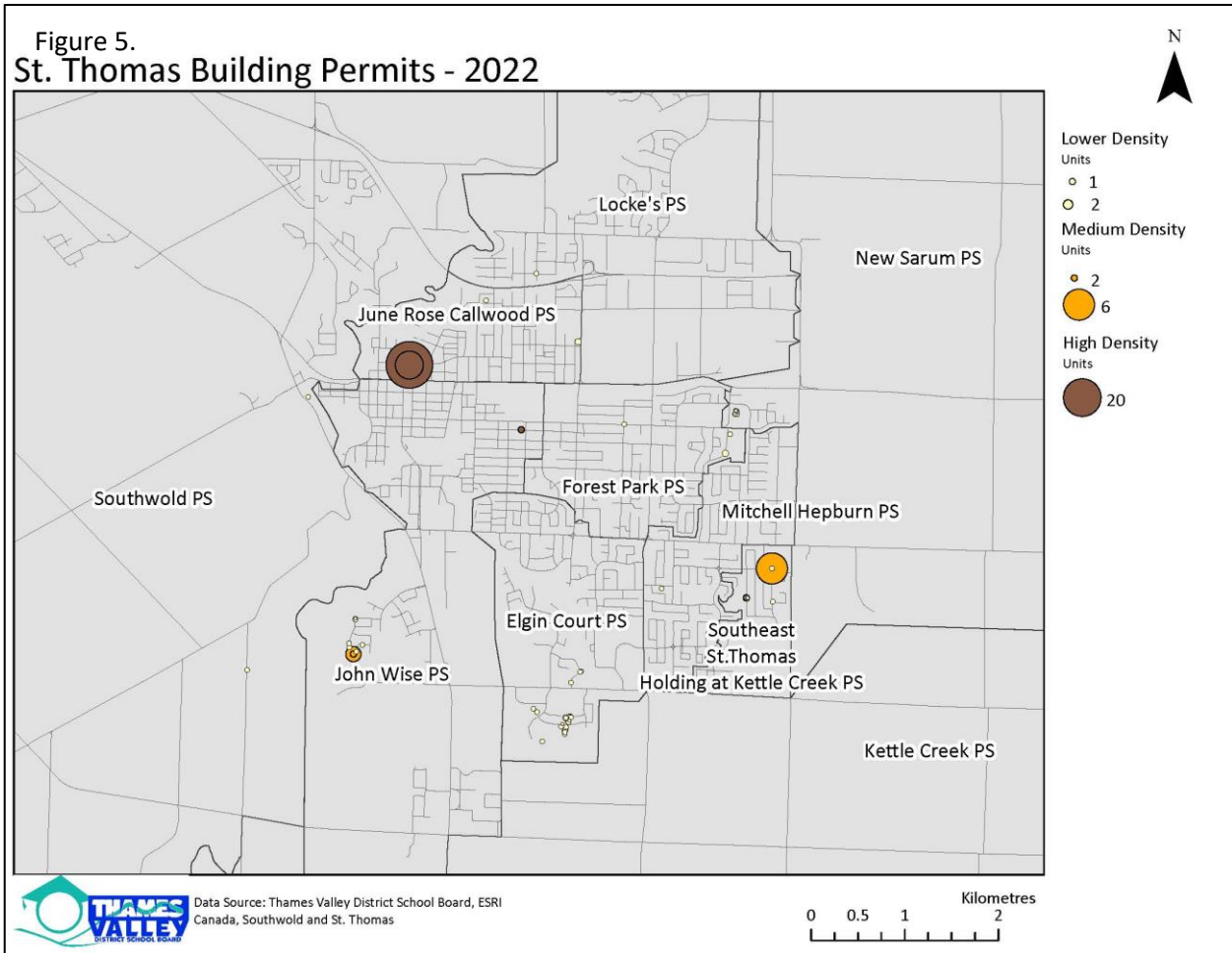


Figure 6.
Southwold Building Permits - 2020

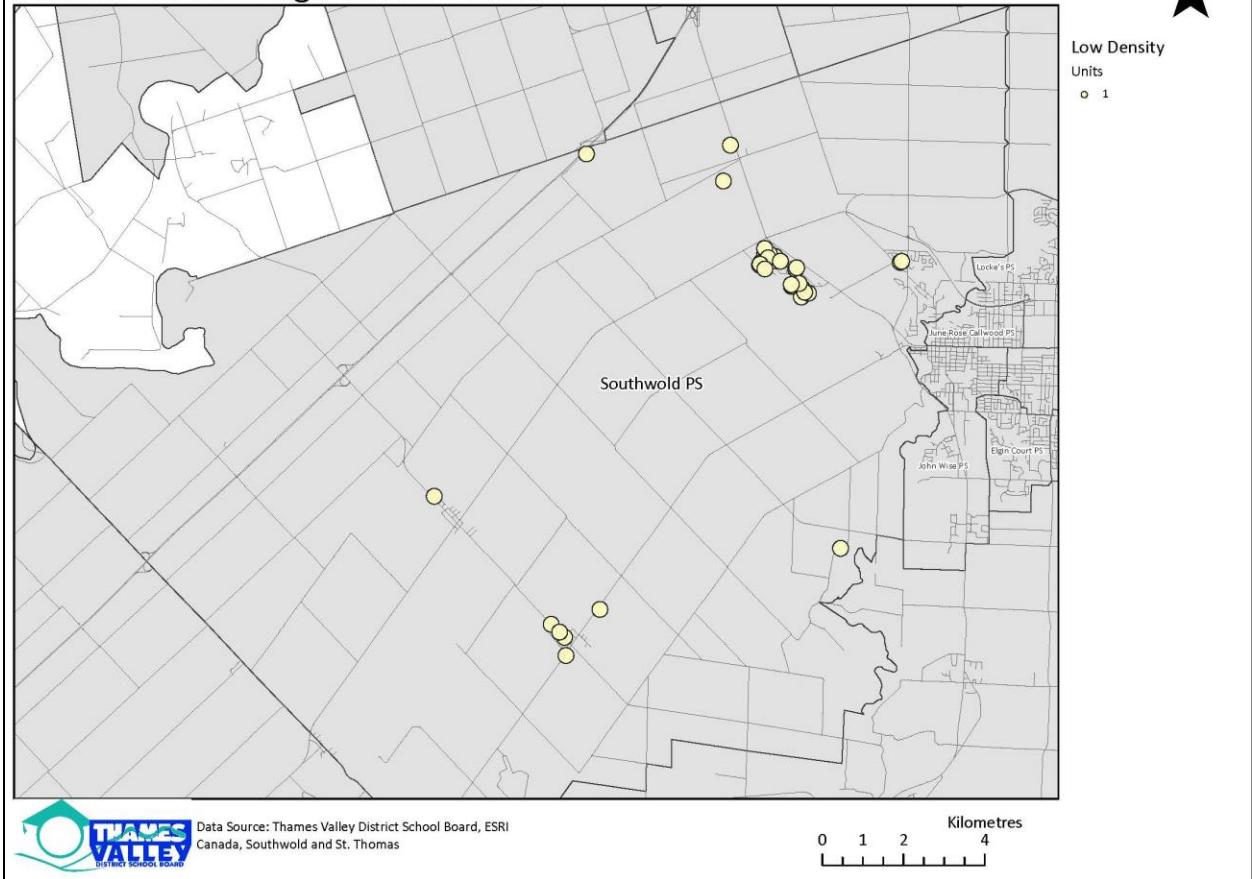


Figure 7.
Southwold Building Permits - 2021

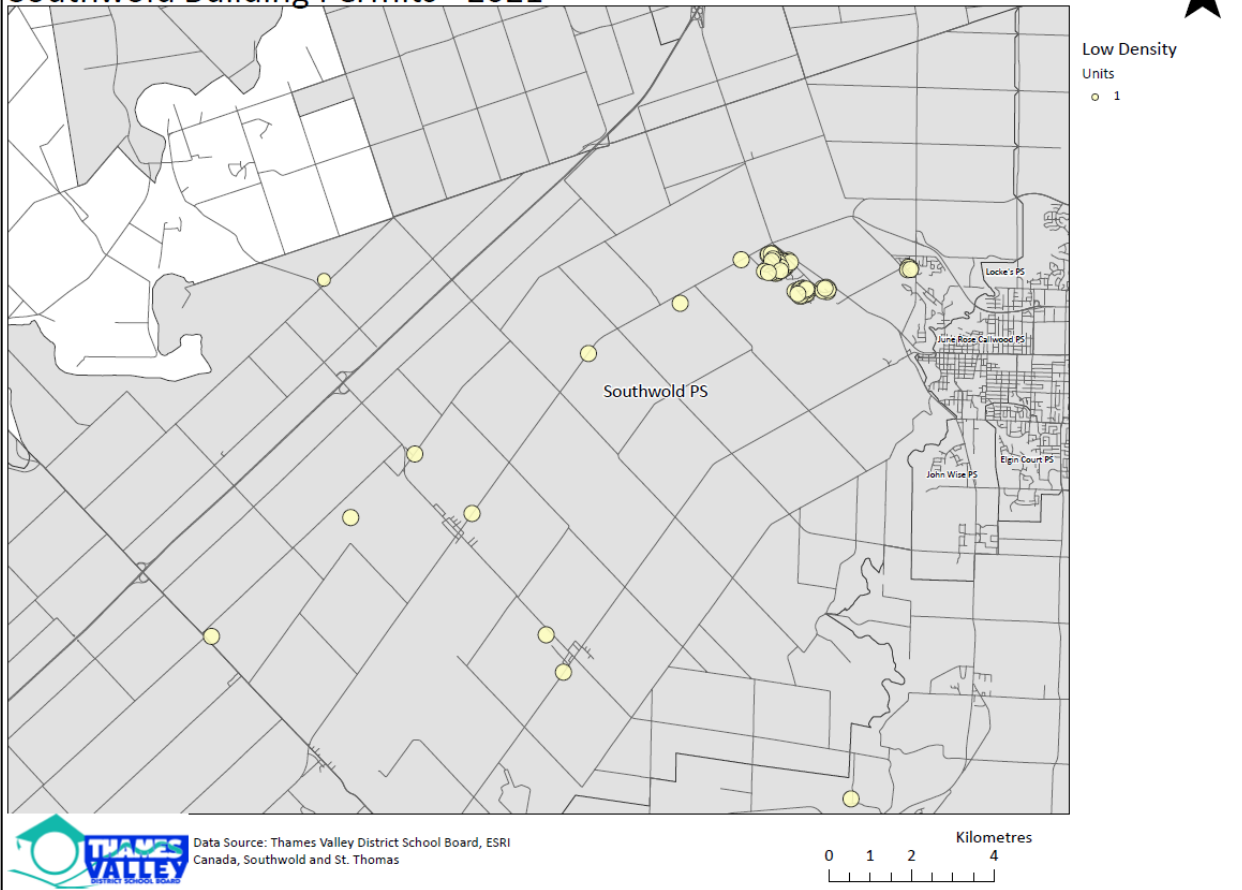
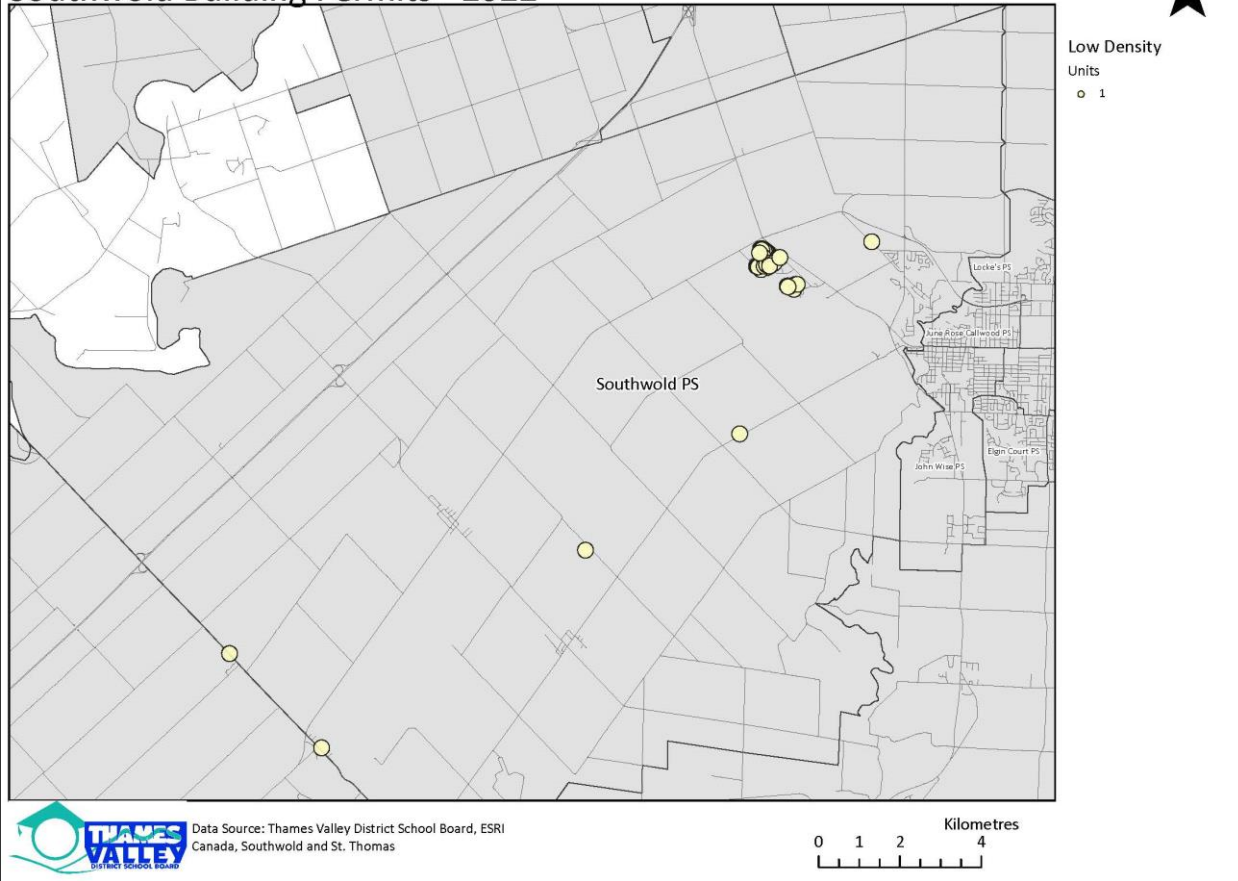


Figure 8.

Southwold Building Permits - 2022



4. St. Thomas Out of Boundary Student Analysis

An out-of-boundary (OB) analysis was completed as part of this attendance area review report (Table 5). It was determined that a majority of students are attending their designated school and that out-of-boundary attendance is not significantly contributing to the enrolment distribution imbalance across English track elementary schools in the City of St. Thomas and the surrounding area.

Table 5
Out of Boundary (OB) Analysis

School	# OB Students	% of total student population that is OB
Mitchell Hepburn PS	24	4%
Forest Park PS	12	2%
John Wise PS	4	1%
Elgin Court PS	15	2%
Locke's PS	21	3%
Southwold PS	20	3%
New Sarum PS	2	1%
June Rose Callwood PS	3	1%
Kettle Creek PS	0	0%

5. Proposed Attendance Area Changes

The following section presents recommended boundary adjustments for English track elementary schools within St. Thomas and the surrounding area. 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.

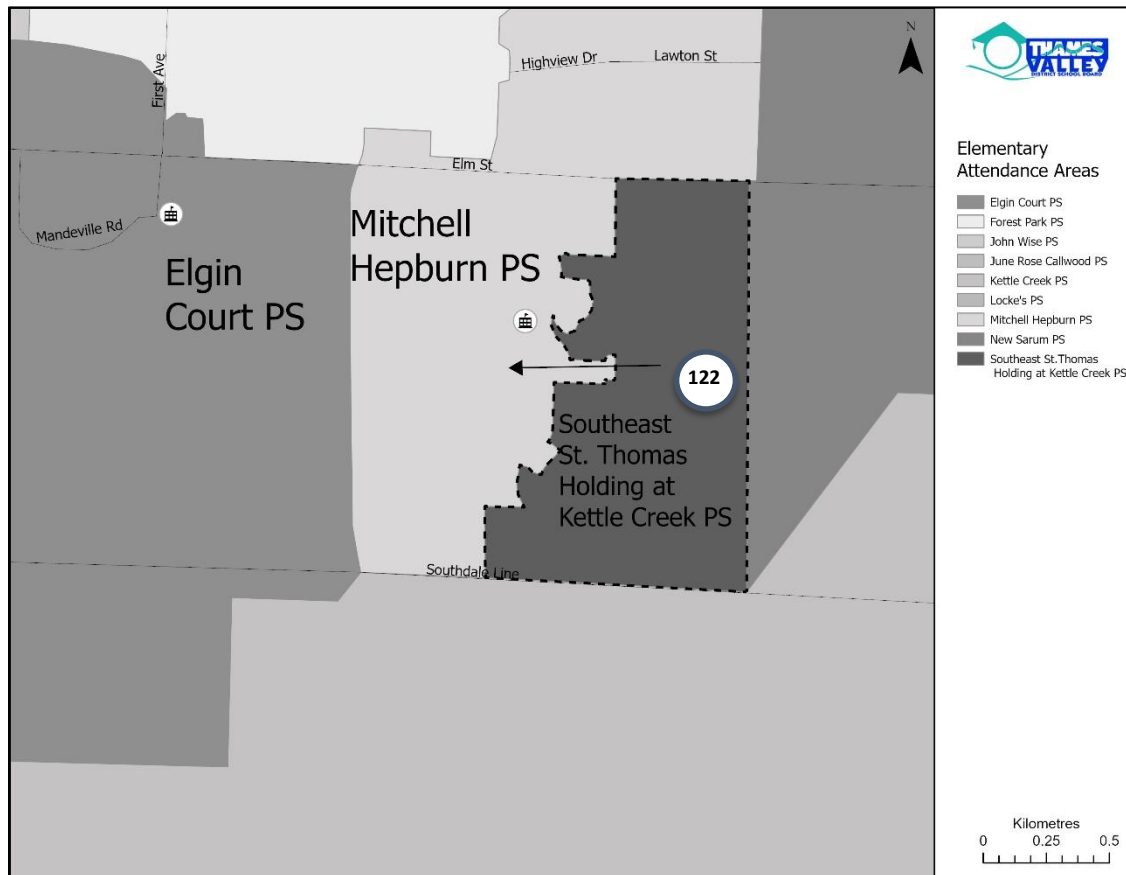
5.1 Southeast St. Thomas Holding at Kettle Creek PS

Kettle Creek PS is overutilized and projections indicate it will continue to face significant enrolment pressure over the next 10 years. There are six portables on site in the 2022-2023 school year. 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 of temporary classrooms required.

5.1.1 Proposed Changes

Dissolve the Southeast St. Thomas holding zone and assign students to Mitchell Hepburn PS, being the home school for the area.

Figure 9
Holding Zone Returned Map



Students Moving From	# Students (2021)	Receiving School
1 Kettle Creek PS	122	Mitchell Hepburn PS

5.1.2 Expected Outcomes

In the status quo, utilization at Kettle Creek is projected to increase to 141% by 2025. Dissolving the Southeast St. Thomas holding zone would decrease utilization to 106% in 2024, with a slight increase to approximately 112% as students will continue to substantiate from new developments within the Port Stanley area.

Utilization at Mitchell Hepburn PS will increase to 108% and gradually decrease to full capacity by 2029 as the attendance area continues to mature.

Table 6 – Return of Holding Zone Students to Mitchell Hepburn PS

Schools	OTG Capacity	Portables			Enrolment			Utilization		
		2021	2024	2029	2021	2024	2029	2021	2024	2029
Kettle Creek PS	363	5	1	2	494	385	407	136%	106%	112%
Mitchell Hepburn PS	678	3	3	0	706	734	681	104%	108%	100%

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5.2 Southeast St. Thomas Boundary Adjustments

Mitchell Hepburn PS is expected to remain overutilized with the return of the Southeast St. Thomas holding zone. To balance enrolment at Mitchell Hepburn PS, a portion of its boundary is proposed to be designated to nearby underutilized Forest Park PS. Additionally, a portion of the John Wise PS attendance area is proposed to be assigned to Elgin Court PS and Forest Park PS in order to allow for additional student movement in northwest St. Thomas.

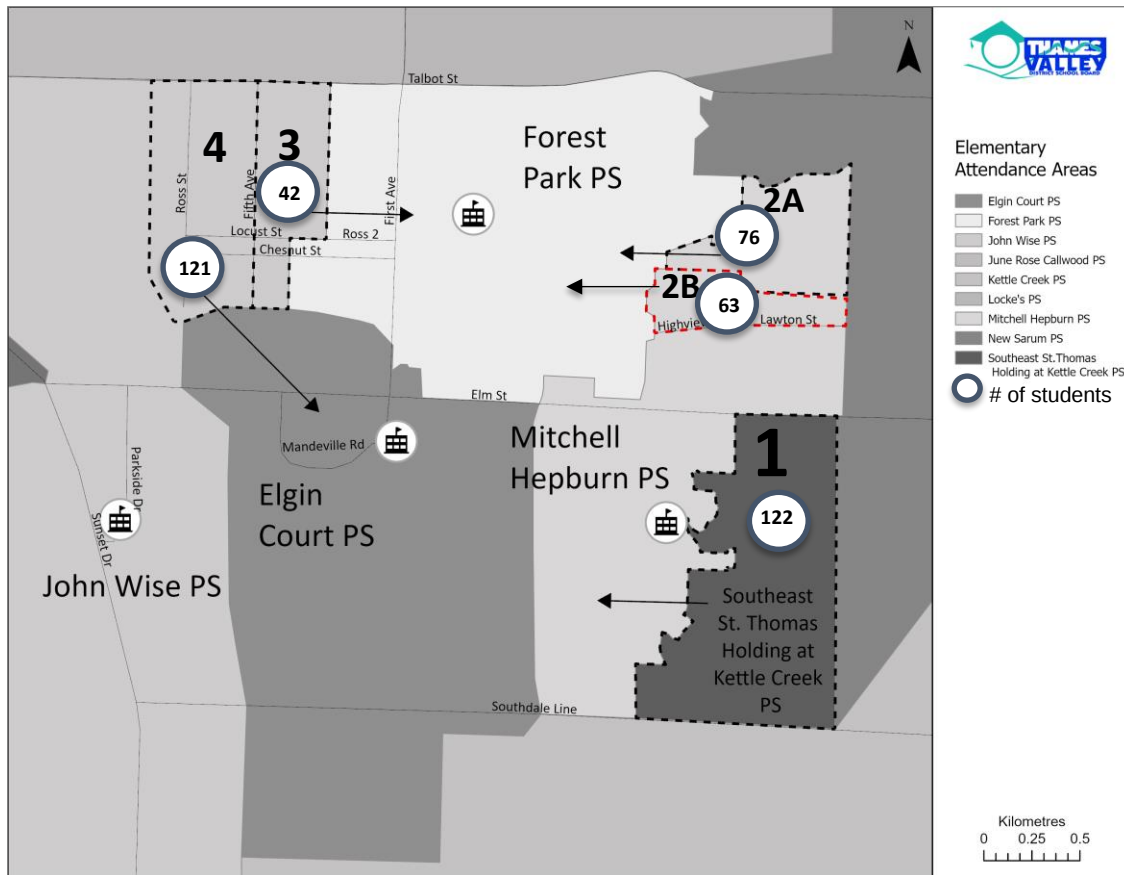
5.2.1 Proposed Changes

- To create space for the Southeast St. Thomas holding zone, two options have been developed to designate portions of the Mitchell Hepburn PS attendance area to Forest Park PS:
 - Option 1 - Area 2A (Figure 10), bordered by Chestnut Street and just south of Wellington Street, with a total of 76 students, is proposed to be reassigned to Forest Park PS
 - Option 2 - A combination of area 2A and area 2B, which extends to the Cooks Crescent and Carrie Crescent area and includes Lawton Street and Highview Drive, with a total of 139 students, is proposed to be designated to Forest Park PS.
- Along with receiving a portion of Mitchell Hepburn PS's attendance area, the northeast portion of the current John Wise PS boundary is proposed to be designated to Forest Park PS.
- An additional portion of the current John Wise PS attendance area, west of Fifth Street, is proposed to be relocated to Elgin Court PS in order to create space for additional students in Northwest St. Thomas while utilizing existing empty pupil places at Elgin Court PS.

5.2.2 Expected Outcomes

- Mitchell Hepburn PS
 - The school will be close to full capacity with an expected utilization of 98% in 2024 and 93% in 2029. The implementation of this boundary change would allow for the removal of portables from the school site over time.
 - Designating a larger portion of the attendance area to Forest Park PS would result in a lower utilization rate, with 91% in 2024 and 86% in 2029.
- Forest Park PS
 - As this school would be receiving students from Mitchell Hepburn PS and John Wise PS, utilization will increase. Currently, utilization at Forest Park PS is 68%; in 2024, the proposed year of implementation, utilization is expected to rise to 98% and decrease to 91% by 2029.
 - By receiving a larger portion of the Mitchell Hepburn PS attendance boundary, utilization at this school would increase to approximately 107% in 2024 and decrease to 97% in 2029.
- Elgin Court PS
 - Utilization would increase to 96% in 2024 and decrease slightly to 90% in 2029.
- John Wise PS
 - Utilization was 84% in 2021-2022. The proposed changes would decrease the utilization to 60% in 2024 and 67% by 2029. Lowering the utilization at this school is necessary to create room for future student movement, which will be discussed in subsequent sections of this report.

Figure 10
Southeast St. Thomas Proposed Boundary Changes Map



Students Moving From	# Students (2021)	Receiving School
1 Kettle Creek PS	122	Mitchell Hepburn PS
2A Mitchell Hepburn PS	71	Forest Park PS
2A + 2B Mitchell Hepburn PS	139	Forest Park PS
3 Locke's PS	112	New Sarum PS
4 New Sarum PS	70	Forest Park PS

Table 7 – Boundary Changes in Southeast St. Thomas

Schools	OTG Capacity	Portables			Enrolment			Utilization		
Name		Existing	2024	2029	2021	2024	2029	2021	2024	2029
Kettle Creek PS	363	5	1	2	494	385	407	136%	106%	112%
(2A) Mitchell Hepburn PS	678	3	0	0	706	662	630	104%	98%	93%
(2A + 2B) Mitchell Hepburn PS	678	3	0	0	706	614	582	104%	91%	86%
(2A) Forest Park PS	530	0	0	0	392	519	482	74%	98%	91%
(2A + 2B) Forest Park PS	530	0	1	0	392	565	512	74%	107%	97%
John Wise PS	611	0	0	0	518	368	410	85%	60%	67%
Elgin Court PS	467	0	0	0	330	446	418	71%	96%	90%

5.3 Locke's PS Boundary Adjustments

Locke's PS is overutilized and is projected to remain so through to 2029. There are currently 7 portables on site. If interventions are not undertaken, increasing enrolment will necessitate additional portables in the coming school years. The boundary changes outlined below propose to reassign a portion of the Locke's PS attendance area to one of two schools: June Rose Callwood PS or New Sarum PS.

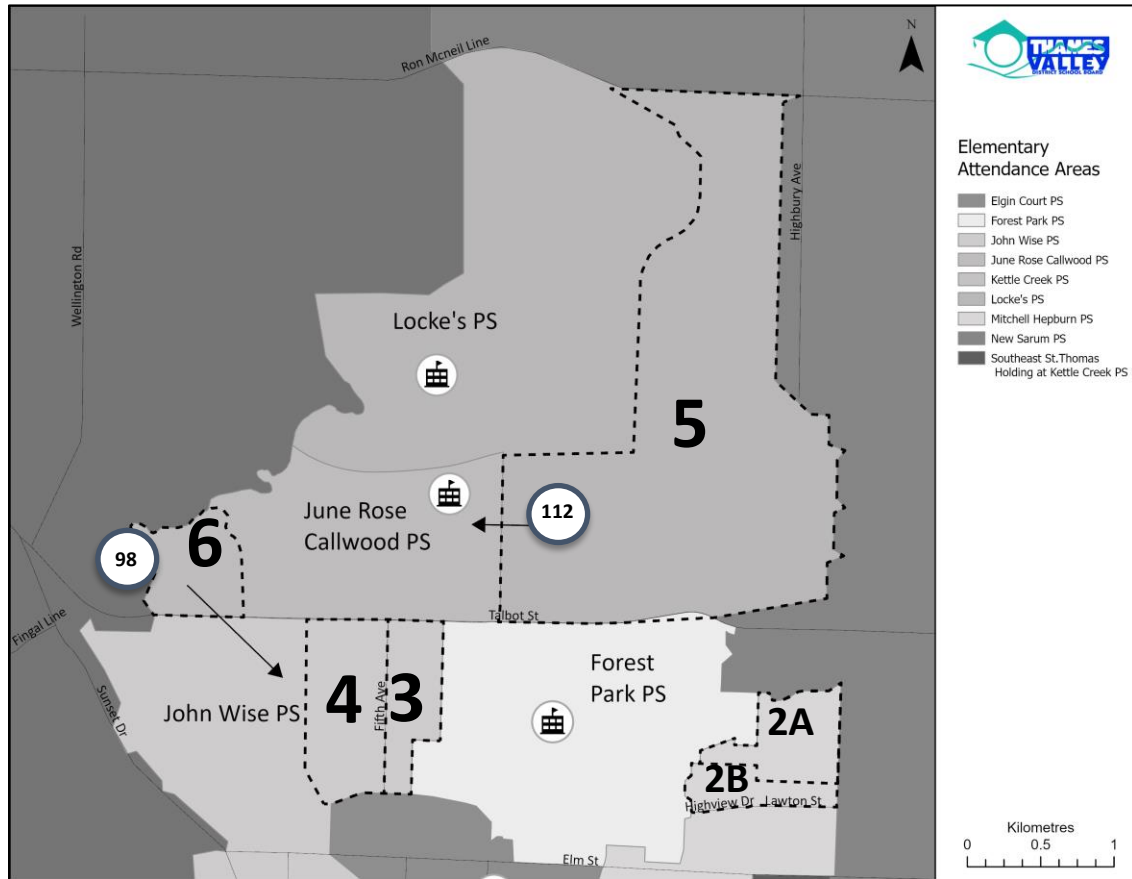
5.3.1 Locke's PS Option 1 Proposed Changes

- The portion of the June Rose Callwood PS attendance area bordered by Hiawatha Street to the east, Talbot Street to the south, Athletic Park to the north, and St. Thomas Soccer Athletic Park (northwest) is proposed to be designated to John Wise PS.
- The above measure will create space for a portion of the Locke's PS boundary located north of Ron McNeil Line and the neighbourhoods just east and west of Port Burwell Road (116 students) to be reassigned to June Rose Callwood PS.

5.3.2 Expected Outcomes

- Locke's PS
 - Utilization would decrease to 103% in 2024, compared to 123% in the status quo. By 2029, the utilization is projected to decrease to 92%.
- John Wise PS
 - In combination with the proposed change of designating portions of the John Wise PS attendance boundary to Forest Park PS and Elgin Court PS (section 5.2), the addition of a portion of the June Rose Callwood PS boundary would result in a utilization of approximately 74% in 2025. The additional space at John Wise PS would be used for future student movement involving pupils currently attending Southwold PS.
- June Rose Callwood PS
 - Utilization is projected to remain stable at 96% in 2024 and decrease to 89% in 2029.

Figure 11
Locke's PS Option 1 Proposed Boundary Changes



Students Moving From	# Students (2021)	Receiving School
5 Locke's PS	112	June Rose PS
6 June Rose Callwood PS	98	John Wise PS

Table 8 – Locke's PS Option 1

Schools	OTG Capacity	Portables			Enrolment			Utilization		
		2021	2024	2029	2021	2024	2029	2021	2024	2029
Kettle Creek PS	363	5	1	2	494	385	407	136%	106%	112%
(2A) Mitchell Hepburn PS	678	3	0	0	706	662	630	104%	98%	93%
(2A + 2B) Mitchell Hepburn PS	678	3	0	0	706	614	582	104%	91%	86%
(2A) Forest Park PS	530	0	0	0	392	519	482	74%	98%	91%
(2A + 2B) Forest Park PS	530	0	1	0	392	565	512	74%	107%	97%
John Wise PS	611	0	0	0	518	456	509	85%	75%	83%
Elgin Court PS	467	0	0	0	330	446	418	71%	96%	90%
June Rose Callwood PS	373	2	0	0	380	358	332	102%	96%	89%
Locke's PS	576	7	1	0	684	591	532	119%	103%	92%

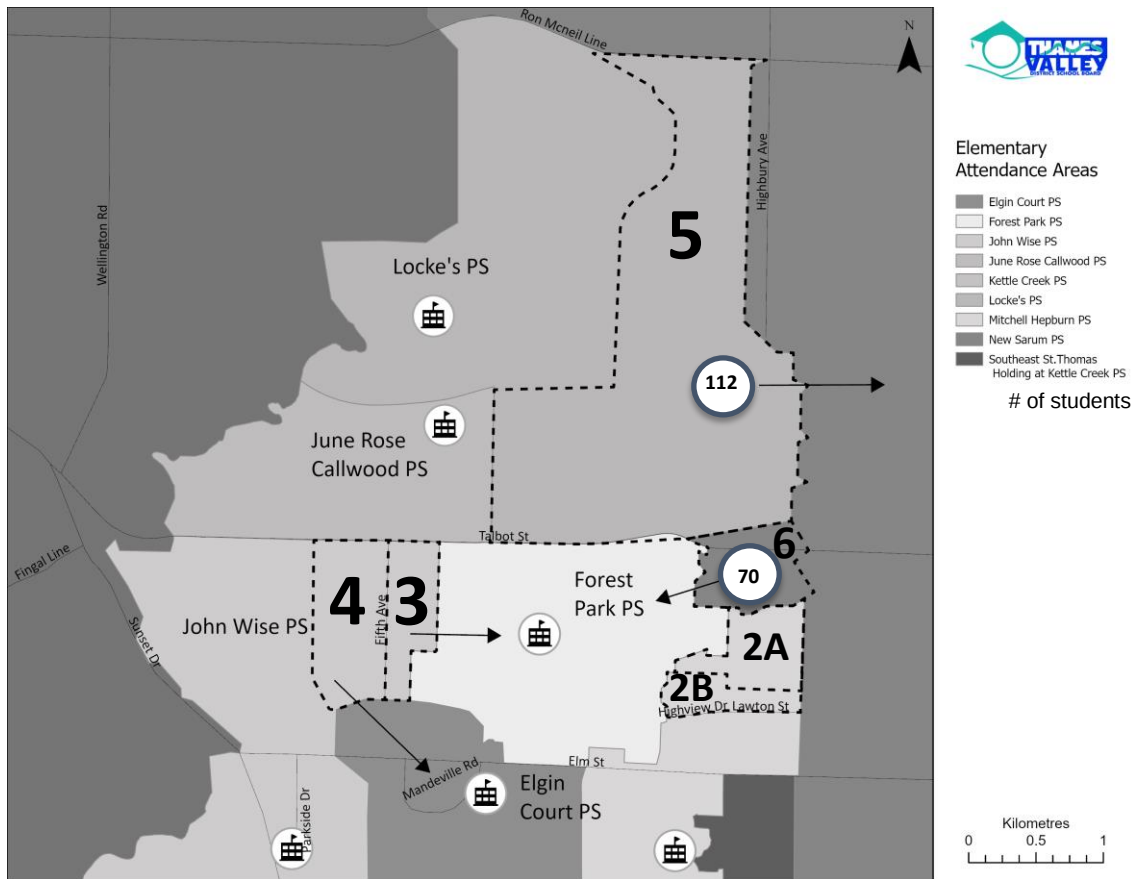
5.3.3 Locke's PS Option 2 Proposed Changes

- The westerly portion of the New Sarum PS attendance area that is bordered by Wellington Road to the South is proposed to be designated to Forest Park PS (Area 6 in Figure 12).
- The above measure would create space for a portion of the Locke's PS boundary to attend New Sarum PS (Area 5 in Figure 12)

5.3.4 Expected Outcomes

- Locke's PS
 - Utilization would decrease to 103% in 2024, compared to 123% in the status quo. By 2029, the utilization is projected to decrease to 92%.
- New Sarum PS
 - Following the implementation of the proposed boundary change, enrolment would increase to 99% and remain close to full capacity through the planning horizon.
- Forest Park PS
 - The boundary change with New Sarum PS along with receiving portions of the John Wise PS and Mitchell Hepburn PS (2A) attendance boundaries would result in utilization increasing to approximately 111% in 2024 before decreasing to 101% in 2029.
 - The above boundary changes along with receiving a larger portion of the Mitchell Hepburn PS boundary (2A + 2B) will result in utilization increasing to 121% in 2024 and gradually decreasing to 112% by 2029.

Figure 12
Locke's PS Option 2 Proposed Boundary Changes



Students Moving From		# Students (2021)	Receiving School
5	Locke's PS	112	New Sarum PS
6	New Sarum PS	70	Forest Park PS

Table 9 – Locke's PS Option 2

Schools	Name	OTG Capacity	Portables			Enrolment			Utilization		
			2021	2024	2029	2021	2024	2029	2021	2024	2029
Kettle Creek PS		363	5	1	2	494	385	407	136%	106%	112%
(2A) Mitchell Hepburn PS		678	3	0	0	706	668	622	104%	99%	92%
(2A + 2B) Mitchell Hepburn PS		678	3	0	0	706	614	582	104%	91%	86%
(2A) Forest Park PS		530	0	2	0	392	586	534	74%	111%	101%
(2A + 2B) Forest Park PS		530	0	5	3	392	639	592	74%	121%	112%
John Wise PS		611	0	0	0	518	368	410	85%	60%	67%
Elgin Court PS		467	0	0	0	330	446	418	71%	96%	90%
Locke's PS		576	7	1	0	684	593	531	119%	103%	92%
New Sarum PS		257	0	0	0	222	255	236	86%	99%	92%

5.4 Southwold PS Boundary Adjustments

The City of St. Thomas has designated approximately 63 hectares of land within the Southwold PS attendance area for future residential uses. Based on the City of St. Thomas Positioned for Growth study, it was determined that this area has the potential to yield approximately 1,387 dwelling units. It is expected that this area will consist of low and medium density residential development, with much of the student enrolment likely to substantiate beyond the current planning horizon. The proposed boundary adjustments below are recommended in order to resolve the anticipated accommodation pressures at Southwold PS and to strengthen TVDSB's future business case submission for a new school in Northwest St. Thomas.

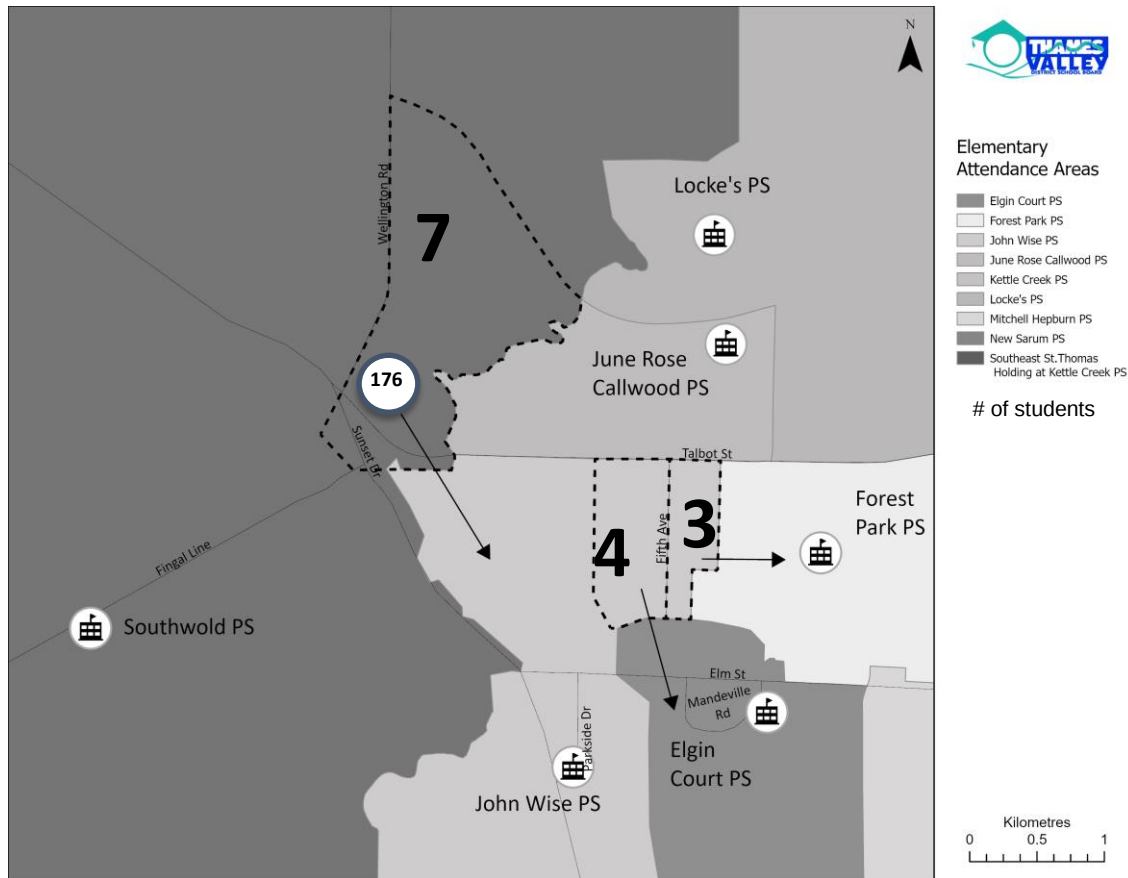
5.4.1 Proposed Changes

The space created at John Wise PS by assigning portions of its attendance boundary to nearby underutilized schools, being Forest Park PS and Elgin Court PS (section 5.2), is proposed to be used to accommodate students from the Lynhurst neighbourhood currently attending Southwold PS.

5.4.2 Expected Outcomes

- John Wise PS
 - Under the status quo scenario, utilization is projected to be 85% in 2024 and increase to 91% by 2029.
 - If the proposed changes are implemented, the utilization will reach 88% in 2024 and 93% in 2029.
- Southwold PS
 - In the status quo, enrolment is projected to increase to 104% utilization in 2024 and 124% in 2029.
 - If the proposed boundary changes are implemented, utilization will decrease to 77% in 2024 and as students begin to substantiate from residential development utilization will increase to 97% by 2029. Beyond the planning horizon, enrolment is projected to increase above capacity.

Figure 13
Southwold PS Proposed Boundary Change



Students Moving From	# Students (2021)	Receiving School
7 Southwold PS	176	John Wise PS

Table 10 – Southwold PS Proposed Boundary Change

Schools	OTG Capacity	Portables			Enrolment			Utilization		
		2021	2024	2029	2021	2024	2029	2021	2024	2029
Kettle Creek PS	363	5	1	2	494	385	407	136%	106%	112%
(2A) Mitchell Hepburn PS	678	3	0	0	706	668	622	104%	99%	92%
(2A + 2B) Mitchell Hepburn PS	678	3	0	0	706	614	582	104%	91%	86%
(2A) Forest Park PS	530	0	2	0	392	586	534	74%	111%	101%
(2A + 2B) Forest Park PS	530	0	5	3	392	639	592	74%	121%	112%
Elgin Court PS	467	0	0	0	330	446	418	71%	96%	90%
John Wise PS	611	0	0	0	513	535	567	84%	88%	93%
Southwold PS	654	1	0	0	645	506	634	99%	77%	97%

5.5 Southwold PS Alternative Options

To manage the expected enrolment growth within the Southwold PS boundary, alternative options were developed that would designate the northwest St. Thomas residential expansion land as a new holding zone. The creation of a holding zone would be an alternative to reassigning the Lynhurst neighbourhood from Southwold PS to John Wise PS. As a holding zone is a temporary accommodation measure, the John Wise PS boundary will remain intact and portions will not be assigned to Forest Park PS and Elgin Court PS as in previous scenarios. The ultimate accommodation solution in this area would be new capital investment by the Ministry of Education.

5.5.1 Northwest St. Thomas Holding Option 1 - Proposed Changes

This option creates a holding zone for the northwest St. Thomas residential expansion land and designates Elgin Court PS as its holding school.

5.5.2 Expected Outcomes

- Elgin Court PS
 - By designating Elgin Court PS as a holding school, utilization will increase to 90% by 2029. Beyond 2029, enrolment is projected to increase above capacity and will need to be managed by portables.
- Southwold PS
 - While the bulk of students from new residential developments within the attendance area would be directed to Elgin Court PS, utilization will still increase above capacity to 109% in 2029 and will need to be managed by portables. While utilization would be above capacity, it represents an improvement over the status quo where it is projected to reach 124%.
- John Wise PS
 - The attendance boundary would remain status quo in this scenario and utilization would be approximately 90% in 2029.

Table 11 – Northwest St. Thomas Holding Option 1

Schools		Portables			Enrolment			Utilization		
Name	OTG Capacity	2021	2024	2029	2021	2024	2029	2021	2024	2029
Elgin Court PS	467	0	0	0	323	330	422	69%	71%	90%
John Wise PS	611	0	0	0	518	512	549	85%	84%	90%
Southwold PS	654	1	0	3	645	659	714	99%	101%	109%

5.5.3 Northwest St. Thomas Holding Option 2 – Proposed Changes

The northwest St. Thomas residential expansion land would be divided into two holding zones. Elgin Court PS and John Wise PS would be the two designated holding schools. Once the development plans for the area become available, the holding zone split would be determined based on road locations and other potential boundary features.

5.5.4 Expected Outcomes

- Elgin Court PS
 - By splitting the proposed holding zone into two areas, utilization will increase moderately to 80% by 2029.
- John Wise PS
 - Under this scenario, utilization is expected to reach full capacity by 2029.
- Southwold PS
 - Please refer to section 5.5.2

Table 12 – Northwest St. Thomas Holding Option 2

Schools		Portables			Enrolment			Utilization		
Name	OTG Capacity	2021	2024	2029	2021	2024	2029	2021	2024	2029
Elgin Court PS	467	0	0	0	323	330	373	69%	71%	80%
John Wise PS	611	0	0	0	518	512	608	85%	84%	100%
Southwold PS	654	1	0	3	645	659	714	99%	101%	109%