

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 for the City of London Elementary Panel
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
REPORT AUTHOR(S):	Ben Puzanov, Manager of Planning Cassandra Harms, Junior Planner Ritika Nair, Junior Planning Analyst
PRESENTED FOR:	☒ Approval ☐ Input/Advice ☐ Information
Recommendation(s): <i>(only required when presented for approval)</i>	That Administration be directed to proceed with public consultation and the preparation of a Final Attendance Area Review Report for the <u>Northwest London Focus Area</u> of the London Elementary Panel Attendance Area Review; That Administration be directed to proceed with public consultation and the preparation of a Final Attendance Area Review Report for the <u>Eagle Heights Focus Area</u> of the London Elementary Panel Attendance Area Review; That Administration be directed to proceed with public consultation and the preparation of a Final Attendance Area Review Report for the <u>West London Focus Area</u> of the London Elementary Panel Attendance Area Review; That Administration be directed to proceed with public consultation and the preparation of a Final Attendance Area Review Report for the <u>Southwest London Focus Area</u> of the London Elementary Panel Attendance Area Review; That Administration be directed to proceed with public consultation and the preparation of a Final Attendance Area Review Report for the <u>Downtown London Focus Area</u> of the London Elementary Panel Attendance Area Review; and That Administration be directed to solicit public feedback regarding the new Uplands North, Northeast London, East London, and Kilbourne Holding Zones as well as the Bostwick Holding Zone Amendment and include recommendations regarding these in the Final 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 London and to seek approval to proceed with this attendance area review.

Content:	Background At the June 23, 2020 Board meeting, Trustees directed administration to undertake a comprehensive review of attendance areas within the City of London in order to address persistent accommodation pressure and enrolment imbalances across the elementary panel. These imbalances have become more pronounced with the rapid pace of low-density residential development in various areas of the city and the inability of various school sites to continue accommodating this unprecedented growth. This review is intended to address numerous matters, including permanently accommodating longstanding holding zones, reducing overall empty pupil places, and reducing reliance on portable classrooms in various areas of the City of London. Accommodation pressure in London is not uniform across all elementary schools; the majority of the residential growth that the City continues to experience is concentrated in the northwest, southwest, southeast and northeast quadrants of the city as migration from the Greater Toronto Area remains steady. Increased immigration of international students and refugee families to neighbourhoods with established language support programs is also contributing to the enrolment pressure being experienced by TVDSB. Through feedback from previous Capital Priorities Program submissions, the Ministry of Education has advised TVDSB to utilize existing empty pupil places more efficiently prior to requesting funds for new schools and additions in various parts of the district, including London. Administration first presented the Initial Attendance Area Review Report to the Planning and Priorities Advisory Committee on November 9, 2021. Prior to the presentation of the same report to the Board of Trustees at its November 23, 2021 meeting, the Province announced that it would soon be releasing submission results for its latest round of the Capital Priorities Program. The Board decided to wait to make a decision regarding the Initial Attendance Area Review Report until those results were available as they had the potential to affect the review. At the November 23, 2021 Board meeting, the following motion was passed: To defer the London Area Attendance Report to the 2022 January 25, Board meeting in order to reflect any new potential capital investments that TVDSB may receive. Additionally, to request that Administration include the following three French Immersion schools, including but not limited to enrolment data, school boundaries, and other pertinent information in the scope of the London review: Louise Arbour FI PS, Lord Roberts FI PS and Jeanne Sauvé FI PS. The Province has since announced that TVDSB was successful in obtaining funding for a 300 pupil place addition at Eagle Heights PS. As a result, Administration is altering its initial recommendations for the Eagle Heights and Downtown focus areas of the attendance area review.
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The purpose of this report is to update the recommendation to Trustees and to include additional information regarding French Immersion, as requested by the Board on November 23, 2021.

Attendance Area Review Focus Areas

The project team undertook a comprehensive evaluation of the elementary panel across the City of London in order to identify potential solutions to the enrolment pressures being faced in this part of the district. The resulting recommendations are summarized in this report and include the establishment of attendance areas for new schools, boundary changes for schools facing enrolment pressure, permanent accommodation for most existing holding zones across the City as well as the creation of new holding zones and a holding zone amendment in order to provide interim accommodation for future students within pending developments.

The full Initial Attendance Area Review Report is included in Appendix A. An update to that document resulting from the addition approved by the Ministry of Education at Eagle Heights PS is included in Appendix B.

Attendance Areas for New Schools

Northwest London PS

TVDSB received approval from the Ministry of Education for a new 802 pupil place elementary school in northwest London. Administration is in the process of securing a site for the new Northwest London PS, to be located on the south side of Sunningdale Road West and west of Sir Arthur Currie PS.

The attendance area being proposed for the new school would encompass the Fox Hollow West holding zone as well as land extending south of Fanshawe Park Road West and west of the Emily Carr PS and Wilfrid Jury PS attendance areas. The adjusted Sir Arthur Currie PS attendance area would include land on the north side of Sunningdale Road West, including the Sunningdale North holding zone, as well as land south of Sunningdale Road West and to the immediate west and east of the Fox Hollow West holding zone.

The proposed attendance area for the new Northwest London PS as well as the adjusted Sir Arthur Currie PS attendance area are shown in Figure 4-3 of Appendix A.

West London PS

TVDSB submitted a business case for a new 507 pupil place elementary school in West London through the 2021-22 Capital Priorities Program. The attendance area being proposed for the school would accommodate 5 holding zones currently designated to attend Byron Somerset PS as well as a portion of the current Byron Northview PS attendance area. The proposed attendance area, whose establishment would be contingent on the approval of the new school, is comprised of the land south of the Thames River and North of Oxford Street West and the land between Oxford Street West, Gideon Drive, and Woodhull Road. It also includes the land located south of Oxford Street West, east of Westdel Bourne and west of Warbler Woods.

The 5 holding zones that would be accommodated at the new school would free up capacity at Byron Somersert PS, which is currently the designated holding school in Byron. The creation of space at Byron Somerset allows the extension of its attendance area to the north beyond Byron Baseline Road and a boundary adjustment between that school and Byron Southwood, which creates more natural boundaries for both schools. The added space then created at Byron Southwood would allow the return of holding zone students who are currently attending Byron Somerset back to Byron Southwood.

The proposed attendance areas for the new West London PS as well as the associated changes to the attendance areas to existing schools in this part of the district are illustrated in Figure 4-4 of Appendix A.

Southwest London PS

In May 2021, the TVDSB submitted a business case for a new school in Southwest London. This school would be located within the Talbot neighbourhood, situated north of Pack Road and west of Bostwick Road. The new school is intended to provide enrolment pressure relief at Lambeth PS and to permanently accommodate 5 out of the 7 holding zones in the area.

As part of the City of London Elementary Panel Attendance Area Review, Administration is recommending the establishment of a new attendance area for the proposed school, contingent on its approval by the Ministry of Education. The proposed attendance area is comprised of the land south of Southdale Road between Colonel Talbot Road and Wharncliffe Road South. It also includes the current holding zone west of Colonel Talbot Road and south of Pack Road, and the land immediately to the south located north of Kilbourne Road and east of Dingman Creek. This proposed attendance area will incorporate several current holding zones, including Talbot Village Phase 2 holding at W. Sherwood Fox PS, Southwest London holding at White Oaks PS, Colonel Talbot holding at Rick Hansen PS, and Bostwick holding at Sir Isaac Brock PS.

The proposed attendance area for the new Southwest London PS as well as the adjusted Lambeth PS attendance area are shown in Figure 4-5 of Appendix A.

Eagle Heights PS & Accommodation of Highlands and Southdale Holding Zones

Eagle Heights PS has been experiencing significant enrolment pressure due to migration to the area and established language and transitional support programs at the school. There are currently 18 portables on site, including a 6-classroom portapak. With the recently approved addition at Eagle Heights PS, the OTG capacity of the school will be increasing from 680 to 980 pupil places.

As in the previous report, it is recommended that the Highlands and Southdale Holding Zones currently holding at Victoria PS form part of the permanent attendance boundaries at Mountsfield PS and Cleardale PS, being their proximal neighbourhood schools. The removal of the holding students from Victoria PS has an impact on that school's enrolment and utilization, particularly because grade structure changes that would have accommodated grade 7 and 8 students from Eagle Heights PS at Victoria PS are no longer

necessary. Utilization at Victoria PS thus drops from approximately 70% to approximately 40% and enrolment declines from approximately 230 to approximately 130 students, as shown in Table 6 of Appendix B.

In order to improve the facility utilization of Victoria PS, it is recommended that the portion of the Eagle Heights PS attendance area located east of the Thames River be accommodated at Victoria PS. This area was previously intended to be accommodated at St. George's PS following the opening of the new Northwest London elementary school. In addition, Victoria PS is proposed to be designated as a new holding school for new families in the Bostwick Holding Zone in south London. The new holding school for the area was previously recommended to be Woodland Heights PS but Victoria PS is proximal and would have a considerably lower enrolment following the accommodation of current holding students at Mountsfield PS and Cleardale PS. Under this revised scenario, Victoria PS would achieve a utilization of approximately 79% by 2028.

In the interest of regularizing boundaries, it is recommended that the Eagle Heights PS and University Heights PS boundary be moved to the railway tracks as it is a more natural separation between the two schools. In addition, the boundary between Victoria PS and Wortley Road PS is proposed to be adjusted in order to accommodate approximately 12 additional students at Wortley Road PS, creating a more natural boundary as shown in Figure 5 of Appendix B.

The boundary changes for the Eagle Heights Focus Area, including enrolment projections and attendance area maps, are included in Appendix B. Permanent accommodations for students within the Highlands and Southdale holding zones are also detailed in Appendix B.

Downtown

St. George's PS is expected to experience significant growth due to the development occurring in downtown London. Without any intervention, enrolment is expected to grow to approximately 147% of the school's utilization by 2025. To deal with enrolment pressure, a two-phase approach is recommended.

In the short term, it is recommended that vacant space at Aberdeen PS be used to accommodate growth in the southerly portion of the St. George's PS attendance area. In the long term, a northern portion of the St. George's PS attendance area is recommended to be designated to Ryerson PS. Ryerson PS will have available space after the Fox Hollow West and Sunningdale North holding zones, currently designated to this school, are returned to north London to attend the new Northwest London PS and Sir Arthur Currie PS, respectively.

The Downtown boundary changes, including enrolment projections and the resulting attendance area maps, are included in Appendix B.

New Holding Zones and Holding Zone Amendment

The City of London Elementary Panel Attendance Area Review has identified future development areas that will need to be accommodated as enrolment

substantiates. The following new holding zones and holding zone amendment do not require the formation of Attendance Area Review Committees and instead follow a separate procedure for implementation. However, Administration is proposing these changes as part of the City of London Elementary Panel Attendance Area Review process in the interest of presenting Trustees with a fulsome analysis.

New East London Holding at Sir John A. Macdonald PS

The first holding zone that is proposed to be established is for the site of the former London Psychiatric Hospital, whose redevelopment is expected to result in approximately 6,700 units. This property is located on the east side of Highbury Avenue North and south of Oxford Street East. Depending on the total number of units that are constructed and the density of the development, this project could yield upwards of 400 students once built out. The holding zone would be an interim measure until a new school could be built within this significant redevelopment project.

Section 6.2 of Appendix A includes a map illustrating the proposed holding zone.

New Uplands North Holding at Evelyn Harrison PS and New Northeast London Holding at Bonaventure Meadows PS

The proposed Uplands North holding zone is located within the attendance area of Centennial Central PS. There are approximately 2,700 units expected in this area. The proposed Northeast London holding zone is located within the Cedar Hollow PS attendance area, with over 1,000 housing units expected to be developed. A map of the two proposed holding zones is included in Figure 6-3 of Appendix A.

Both Centennial Central PS and Cedar Hollow PS are projected to experience sustained enrolment pressure. There are no proximal schools with available pupil spaces that could assist with practical boundary changes in order to help manage enrolment at these schools. As a result, two potential holding schools have been identified in order to assist with the growth expected in these areas. Both Evelyn Harrison and Bonaventure Meadows public schools have available space in order to accommodate students; the schools are projected to have declines in enrolment over the next 7 years.

It is recommended that Evelyn Harrison PS provide interim accommodation for the new Uplands North holding zone. Bonaventure Meadows PS is the recommended holding school for the new Northeast London holding zone. The proposed holding zones are intended to be temporary accommodation measures. It is expected that the ultimate solution for students within these proposed holding zones is new capital investment.

New Kilbourne Holding Zone

A new holding zone is recommended within the Lambeth PS attendance area, which is also part of the attendance area being proposed for the new Southwest London PS that is under review by the Ministry of Education.

	Administration has recently received notice of a potential development on the east side of Bostwick Road and south of Southdale Road, with a potential for 4,000 residential units. The new elementary school proposed in Southwest London is not sized to accommodate students from this additional development and thus a holding zone is recommended here in order to provide interim accommodation for students until another school can be built in order to accommodate the anticipated enrolment. The student yields from this development are recommended to be accommodated at Nicholas Wilson PS and Glen Cairn PS on an interim basis, with the holding areas split along a drain that bisects the property. Section 6.5 of Appendix A includes a map illustrating the proposed holding zone. <u>Bostwick Holding at Sir Isaac Brock PS – Holding Zone Amendment</u> Sir Isaac Brock PS is currently providing interim accommodation for holding zone students residing in the Bostwick neighbourhood in Southwest London. The school is over capacity and the growing neighbourhood has the potential for more than 1,000 additional residential units. As a result of the development activity expected in this area, it is recommended that Victoria PS replace Sir Isaac Brock for the purpose of providing interim accommodation for the Bostwick neighbourhood until such a time that the new Southwest London PS is constructed. Siblings of existing holding zone students would attend Sir Isaac Brock PS while all new holding zone families would attend Victoria PS until permanent accommodations are available in the form of a new school. Section 6.4 of Appendix A includes enrolment projections for Sir Isaac Brock PS. Section 4 of Appendix B includes a map illustrating the proposed holding zone amendment and the resulting enrolment for Victoria PS. French Immersion The project team undertook an analysis of the three above-noted schools. Section 5 of Appendix B includes the additional information requested by Trustees, including an evaluation of the viability of the existing school boundaries. There are no changes recommended to the subject French Immersion boundaries at this time.
Financial Implications:	The costs to complete the subject Attendance Area Review are expected to be accommodated within the 2021-2022 budget.
Timeline:	Expected timeline if the Board of Trustees approves proceeding with the attendance area review and directs the formation of Attendance Area Review Committees for the purposes of gathering public feedback regarding each of the 5 focus areas: • <u>November 2021</u>: established website to solicit feedback and answer questions regarding the potential boundary changes and new holding zones / holding zone amendment • <u>February 2022</u>: establish Attendance Area Review Committees (AARCs) • <u>February/March 2022</u>: Host introductory AARC meetings (one for each focus area)

	• <u>March 2022 – May 2022</u>: Coordinate school-level AARC Subcommittee meetings • <u>May 2022 - June 2022</u>: Review school community feedback and prepare Final Attendance Area Review Report • <u>June 2022</u>: Provide Final Attendance Area Review Report to the Board of Trustees • <u>June 2022</u>: Public Delegations meetings • <u>June 2022</u>: Decision of the Board of Trustees • <u>September 2023</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 London Elementary Panel Accommodation Review <u>Appendix B:</u> London Elementary Panel Accommodation Review – Initial Attendance Area Review Report Addendum: Ministry Approved Capital for Addition at Eagle Heights PS

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



London Elementary Panel Accommodation Review

Initial Attendance Area Review Report

Thames Valley District School Board

November, 2021

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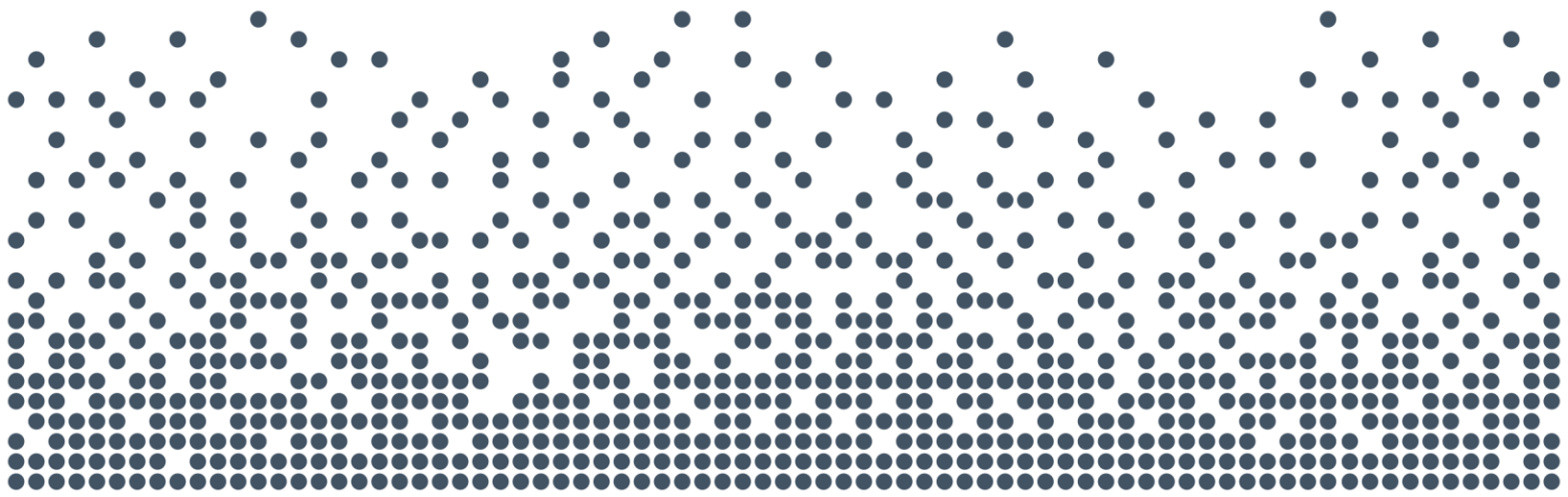
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List of Acronyms, Abbreviations, and Terms

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



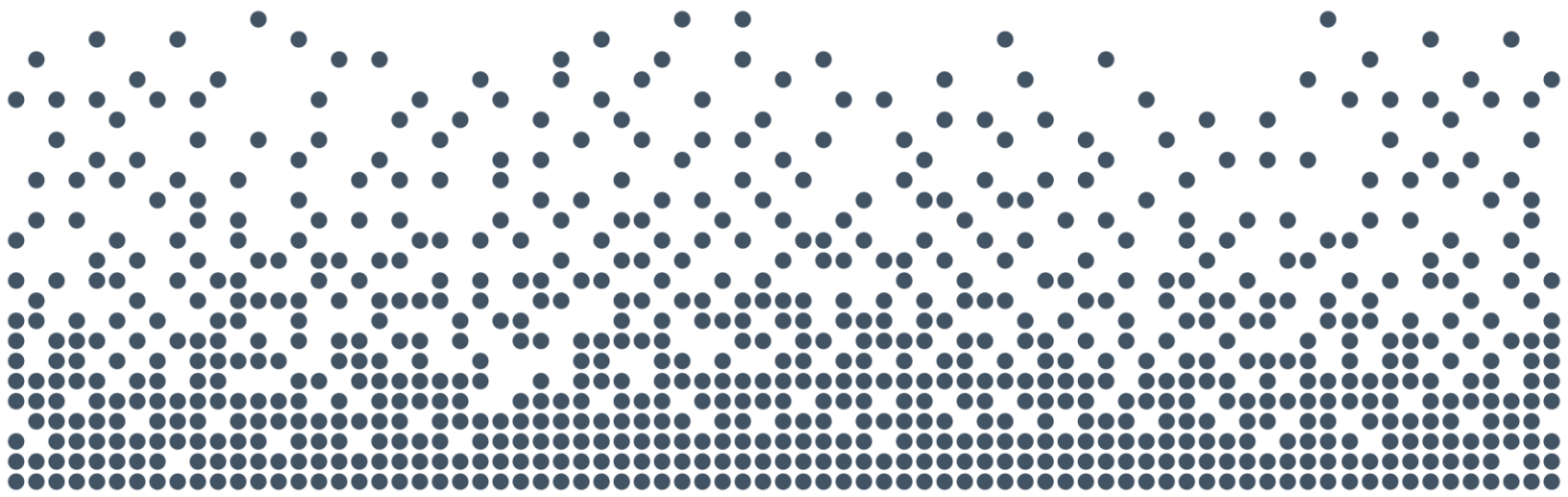
utilization rate at Eagle Heights PS of 129%, which is then projected to increase to 132% by 2028. Note that this refers to utilization of permanent OTG capacity and so, while it remains above 100%, it represents a significant improvement from the status quo (160% in 2023; 168% in 2028) and will allow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

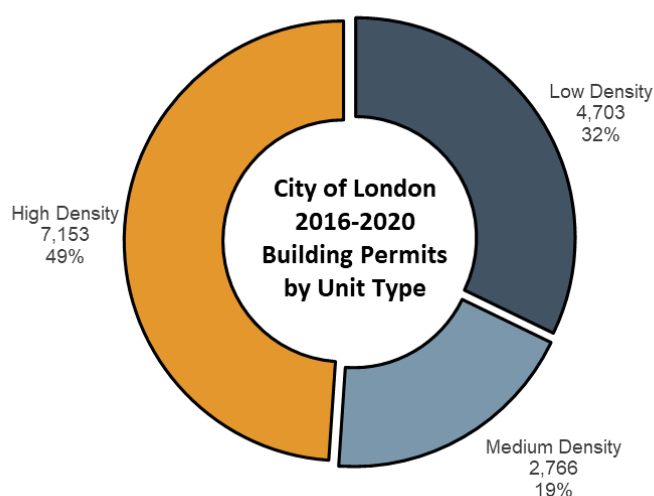




Figure 3-2
Historical Residential Building Permits, City of London, 2019 and 2020

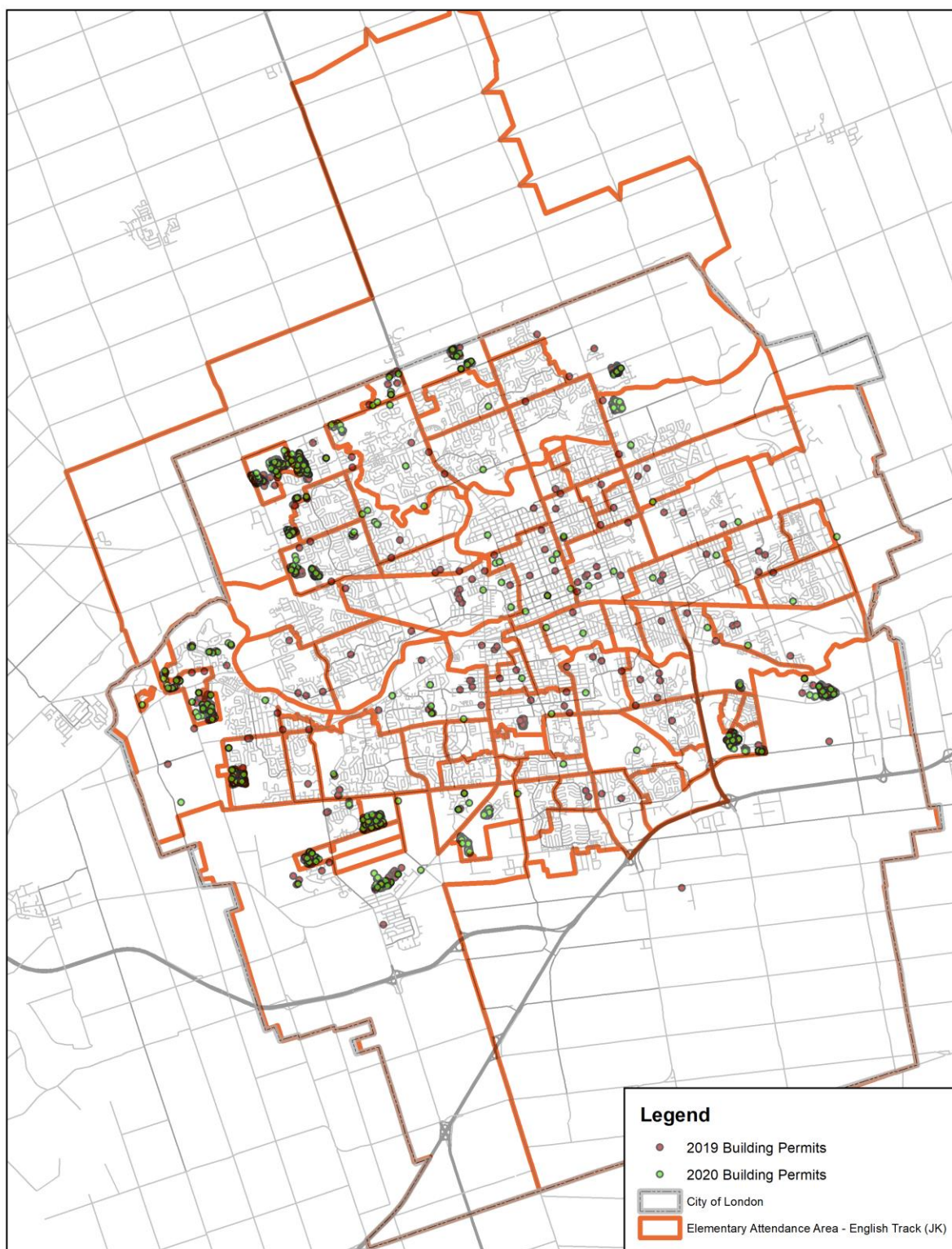




Figure 3-3
New Low-Density Residential Units by School Attendance Area

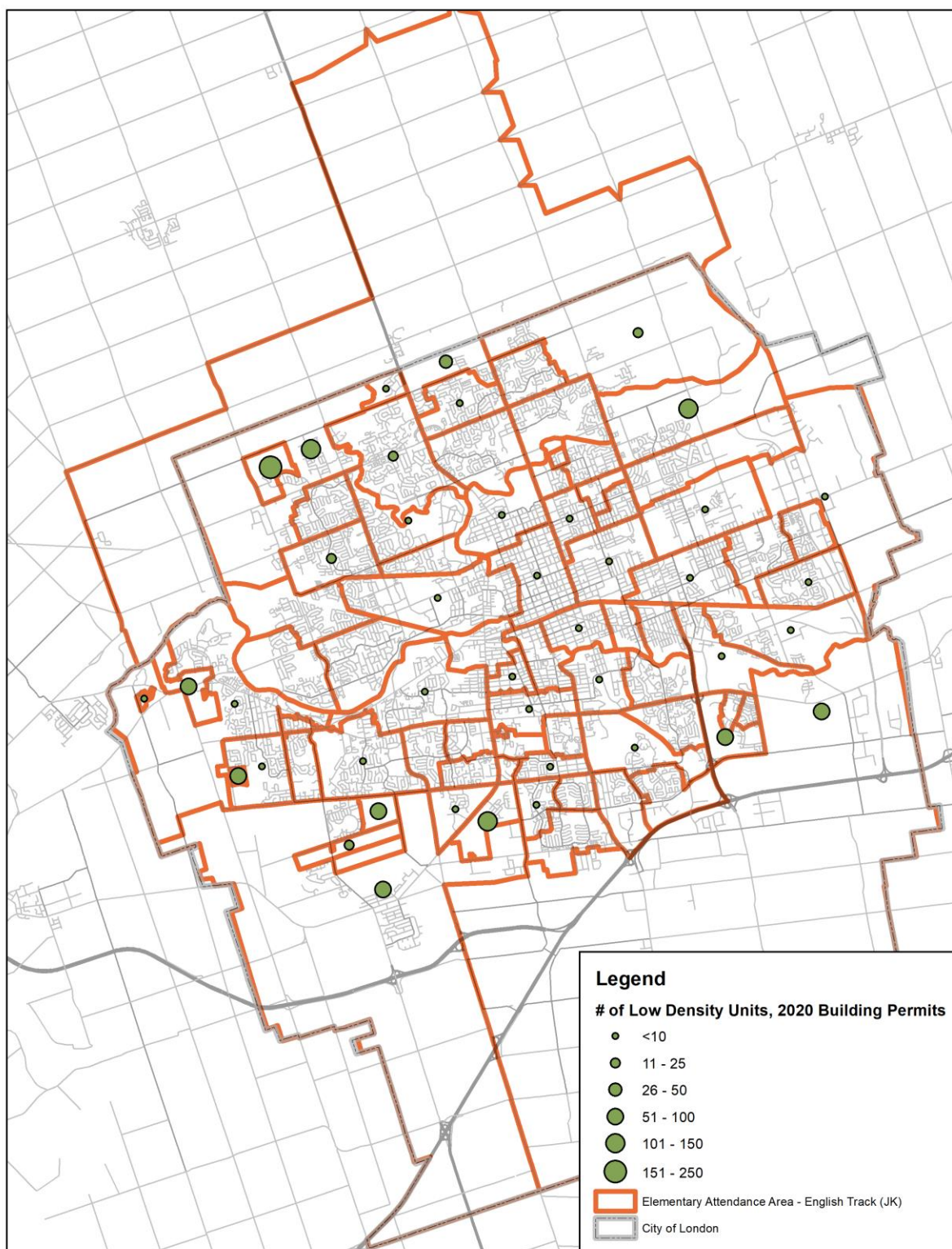




Figure 3-4
New Medium-Density Residential Units by School Attendance Area

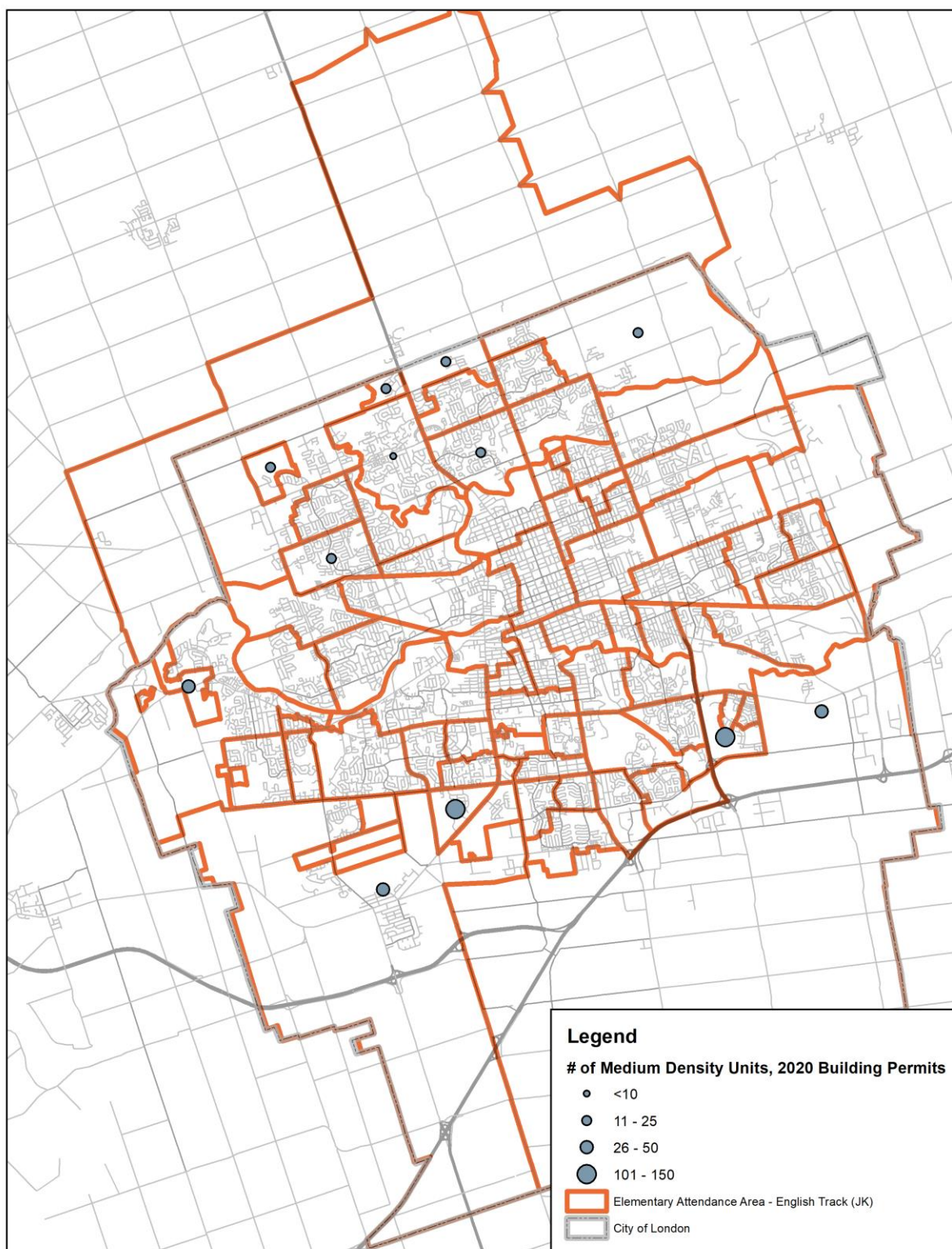




Figure 3-5
New High-Density Residential Units by School Attendance Area

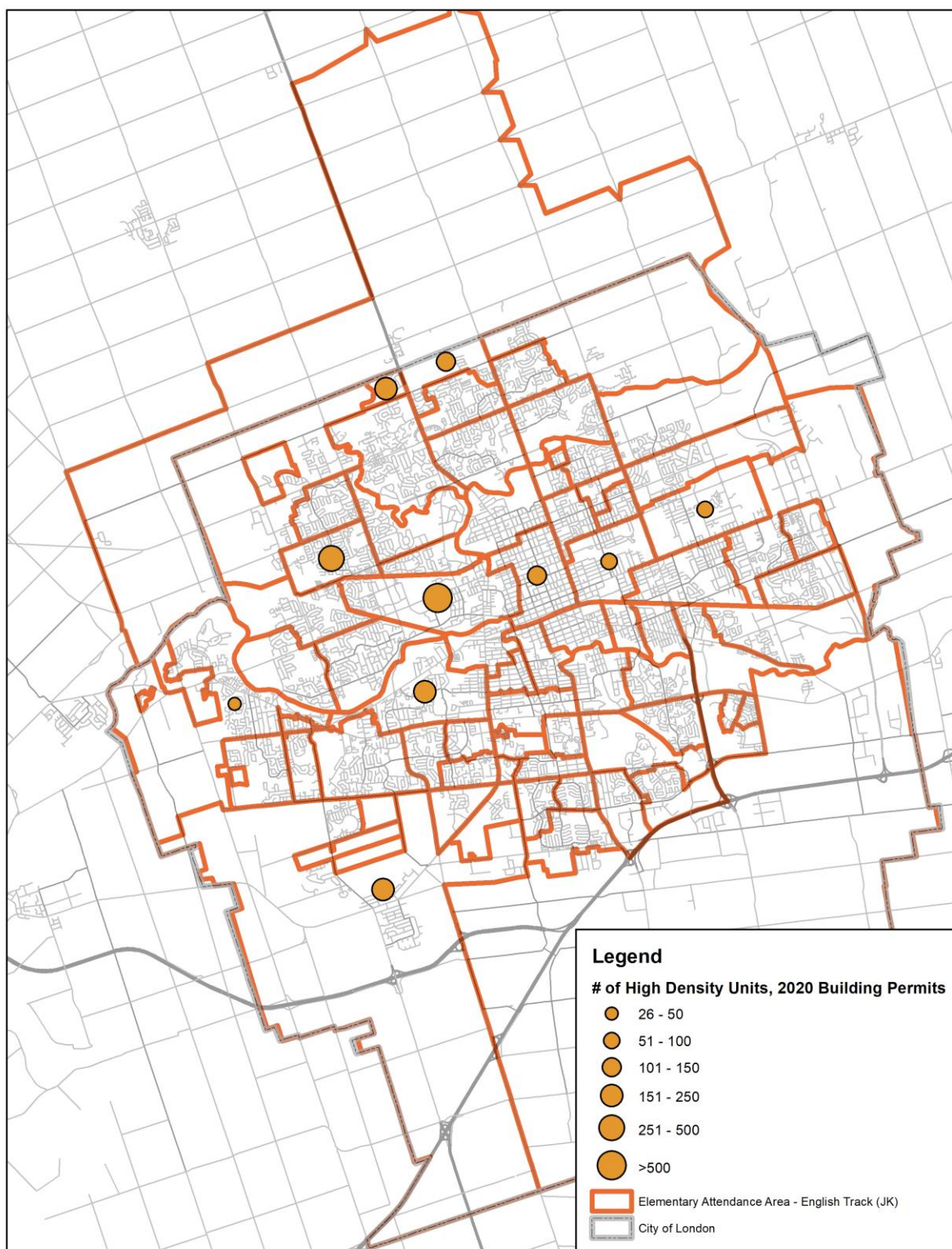
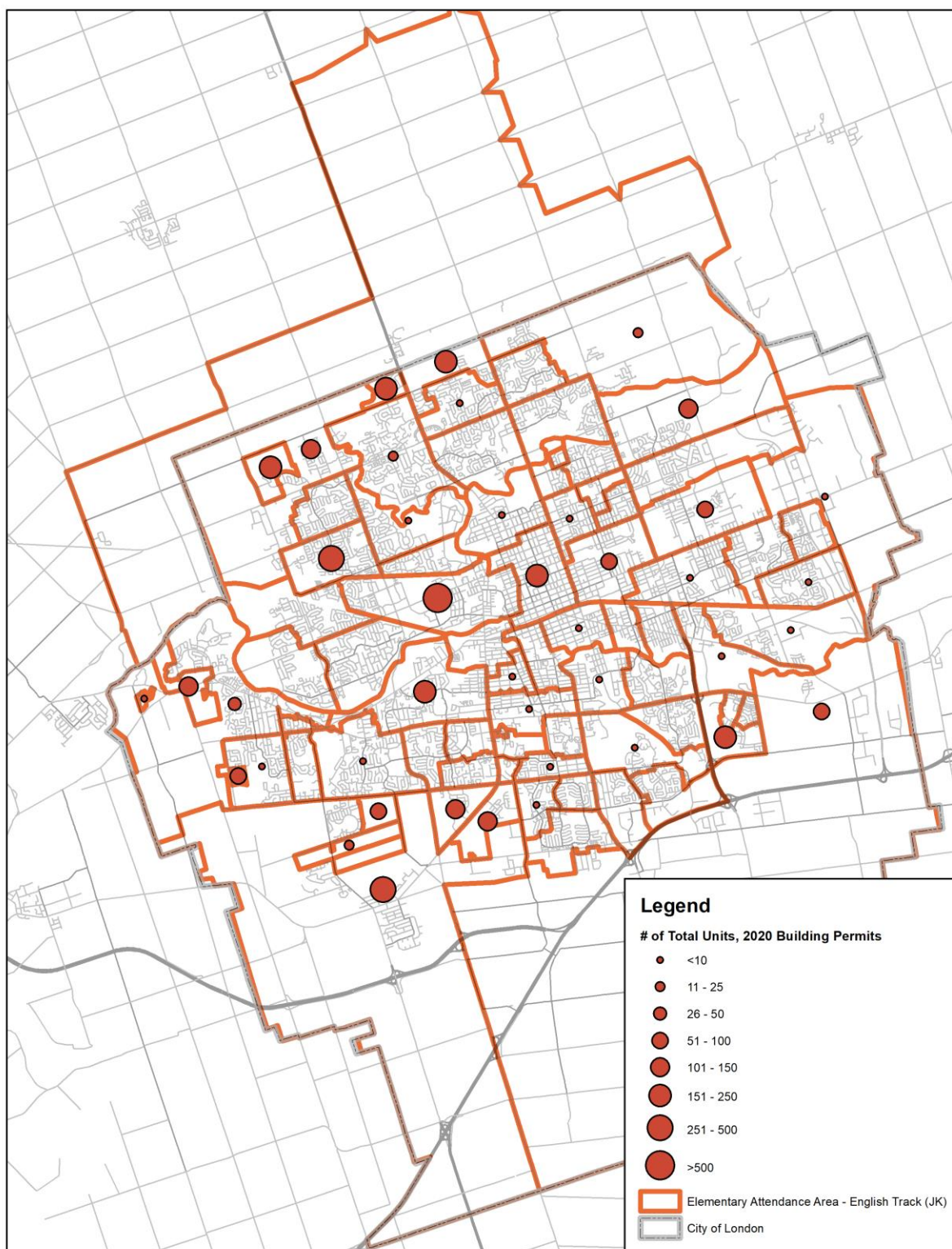




Figure 3-6
New Residential Units by School Attendance Area





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

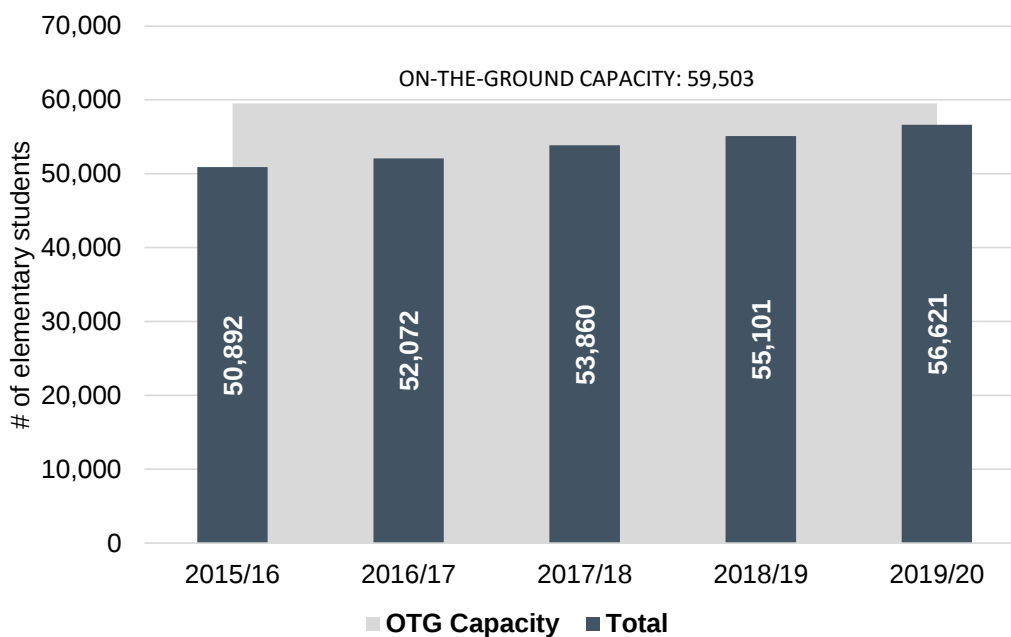
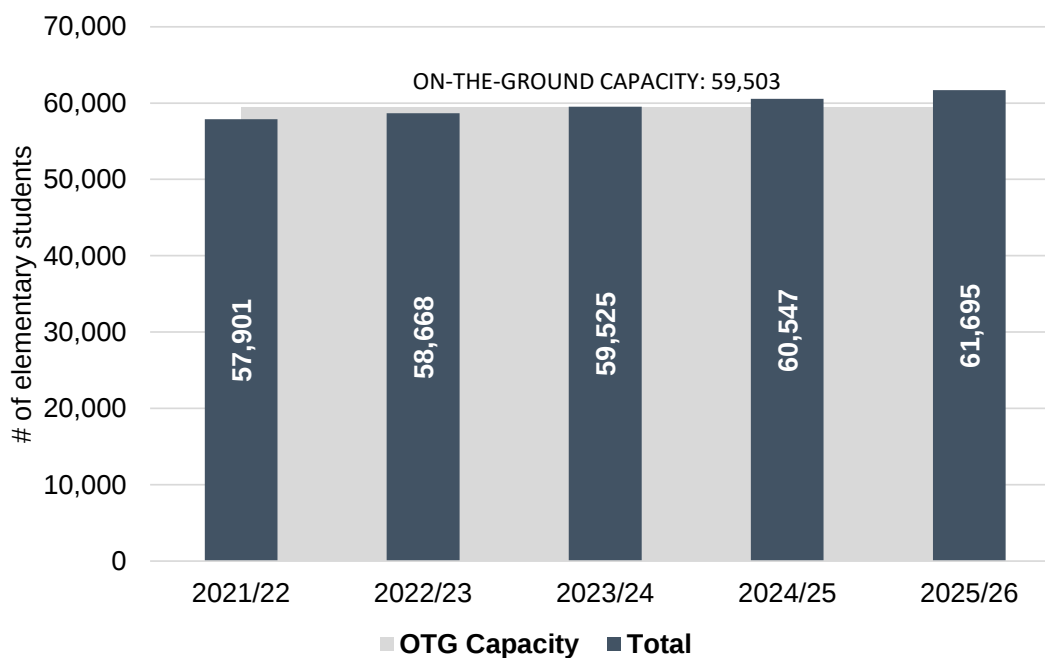


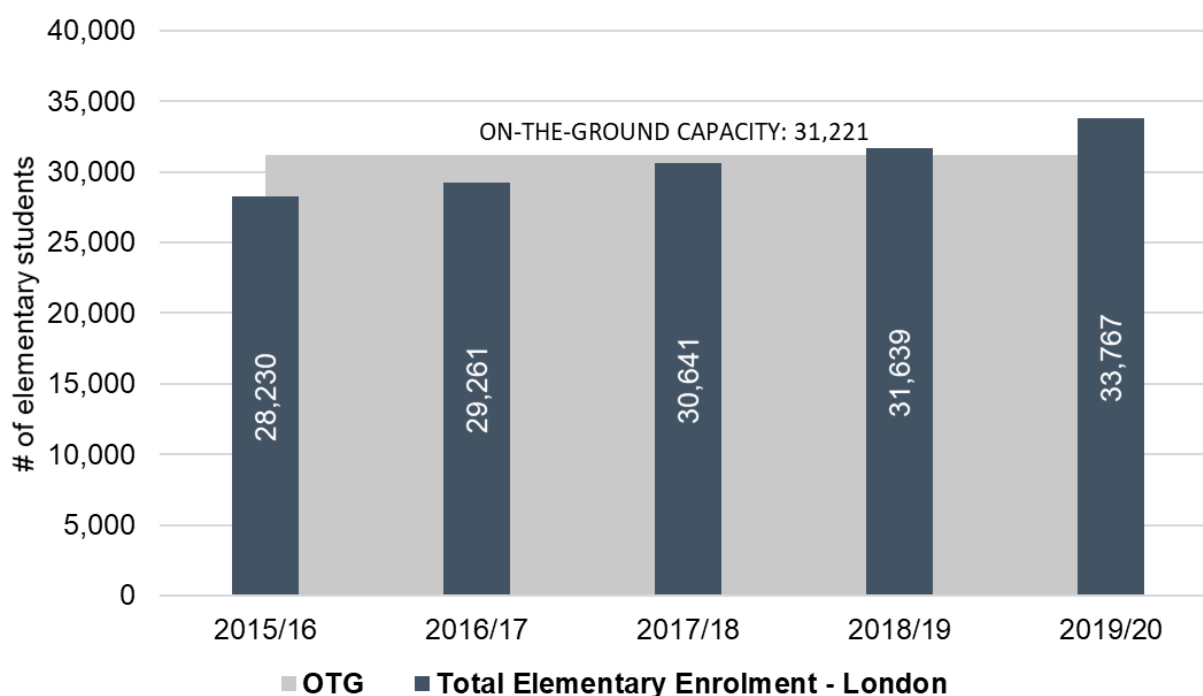
Figure 3-8
TVDSB Elementary – Projected Enrolment, 2021 to 2025





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

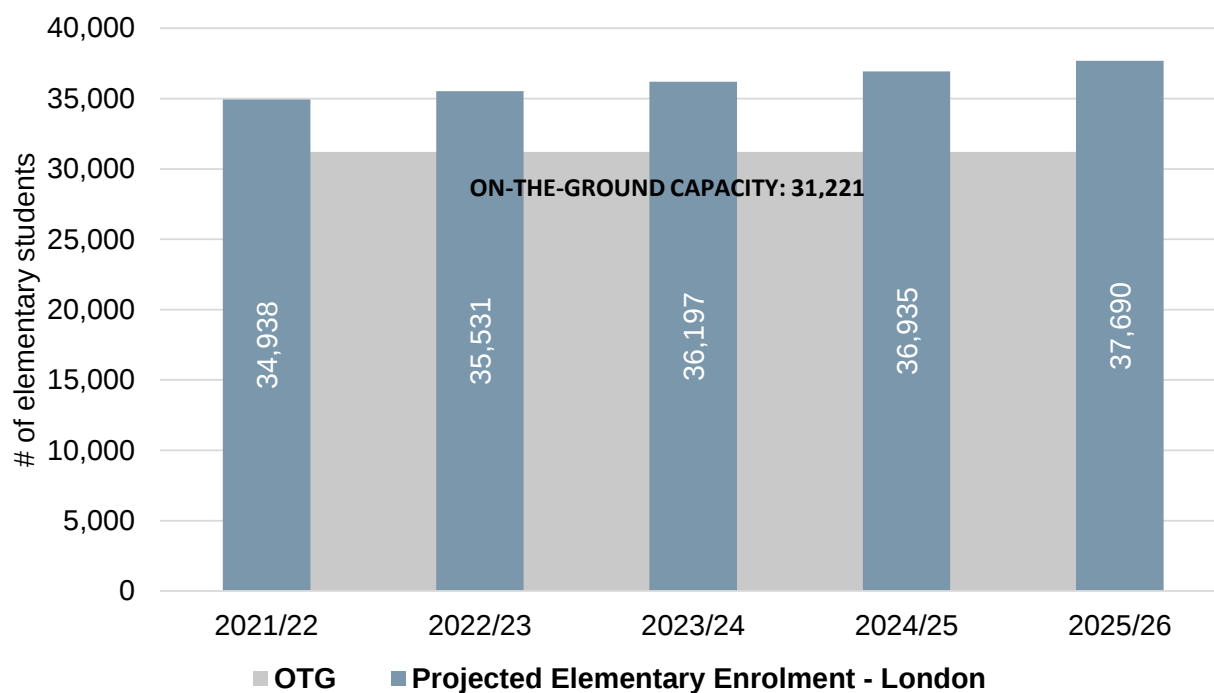




Figure 3-11
City of London 2020/21 Utilization

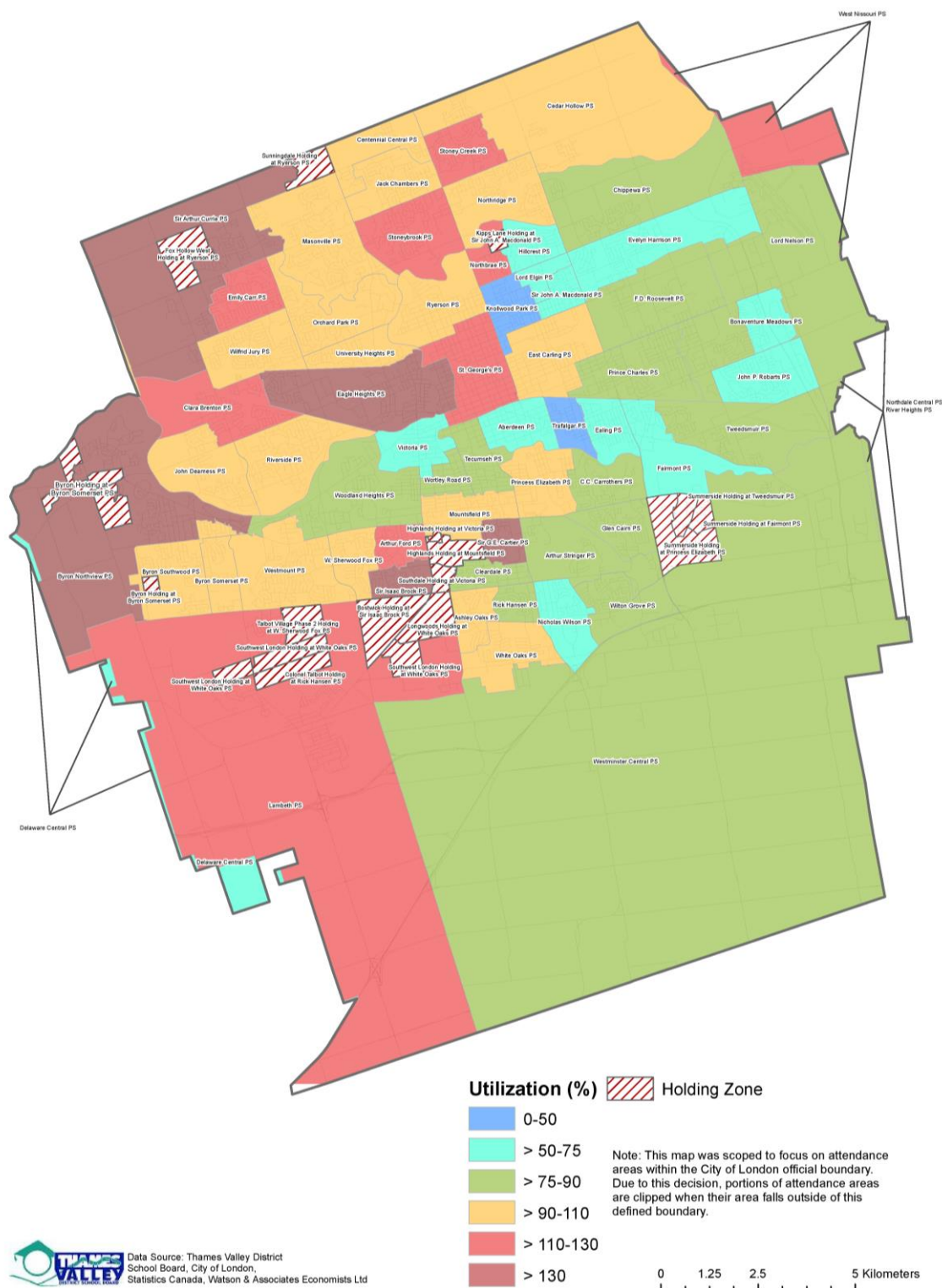
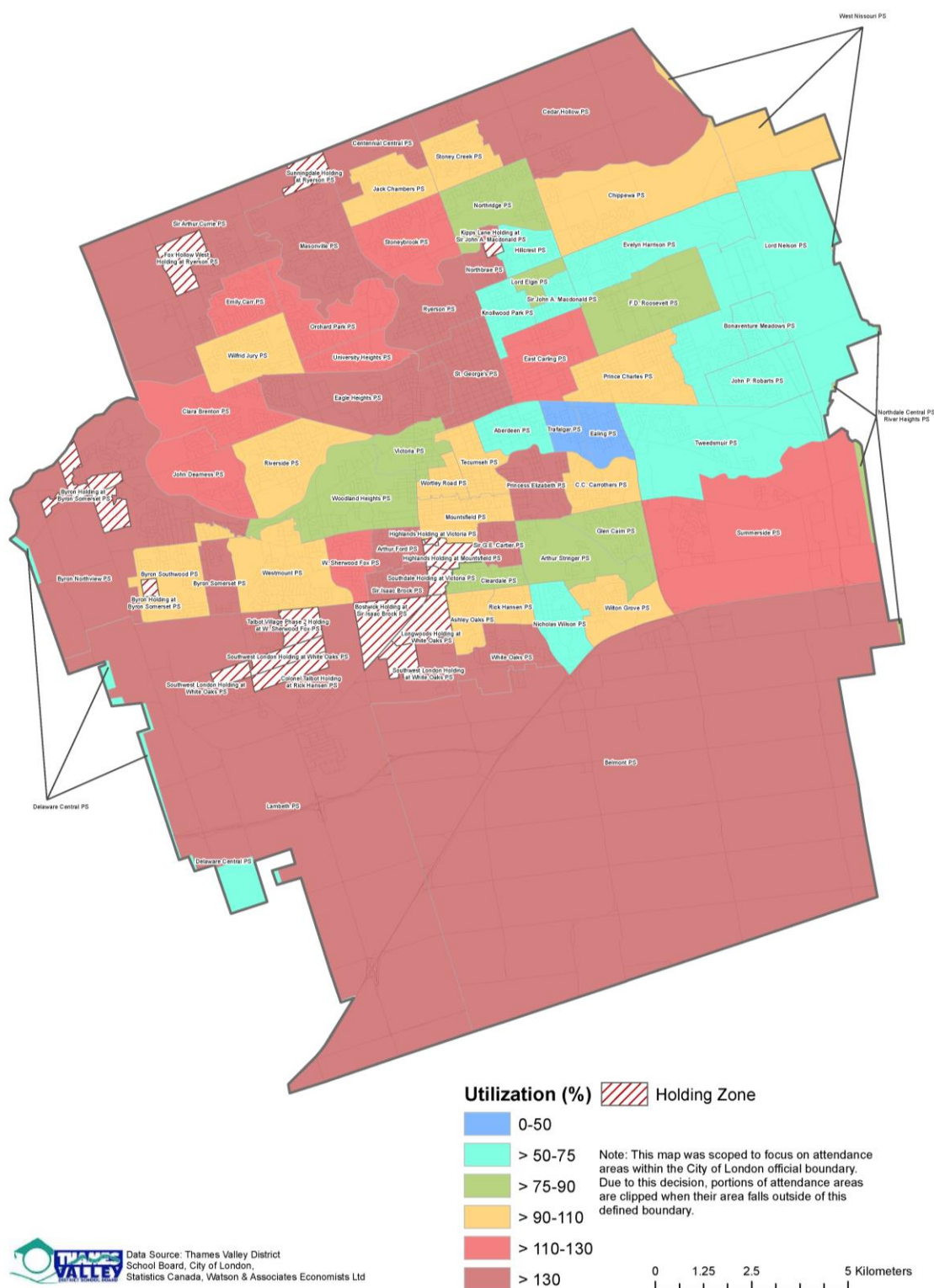




Figure 3-12
City of London 2025/26 OTG Utilization



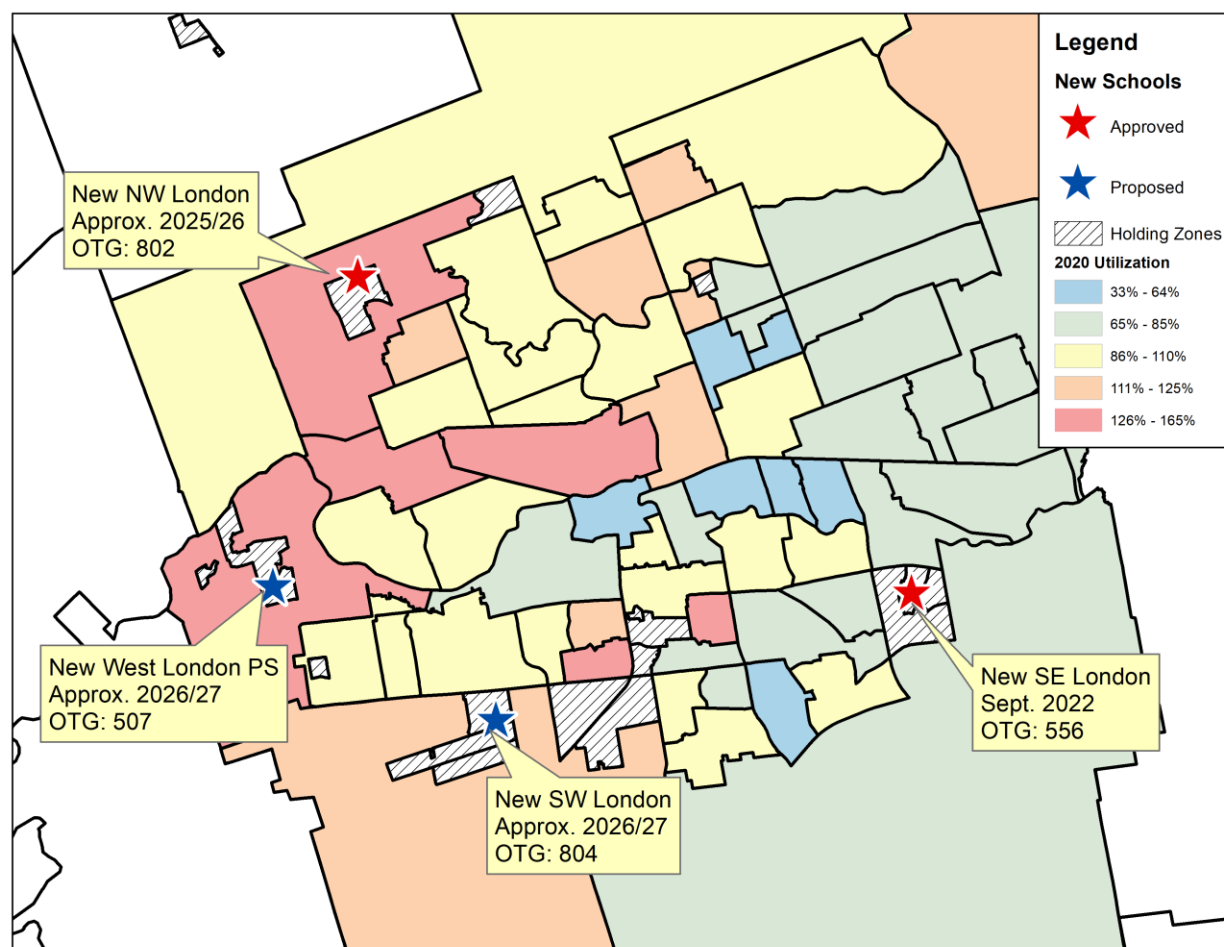


4. Capital Projects

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

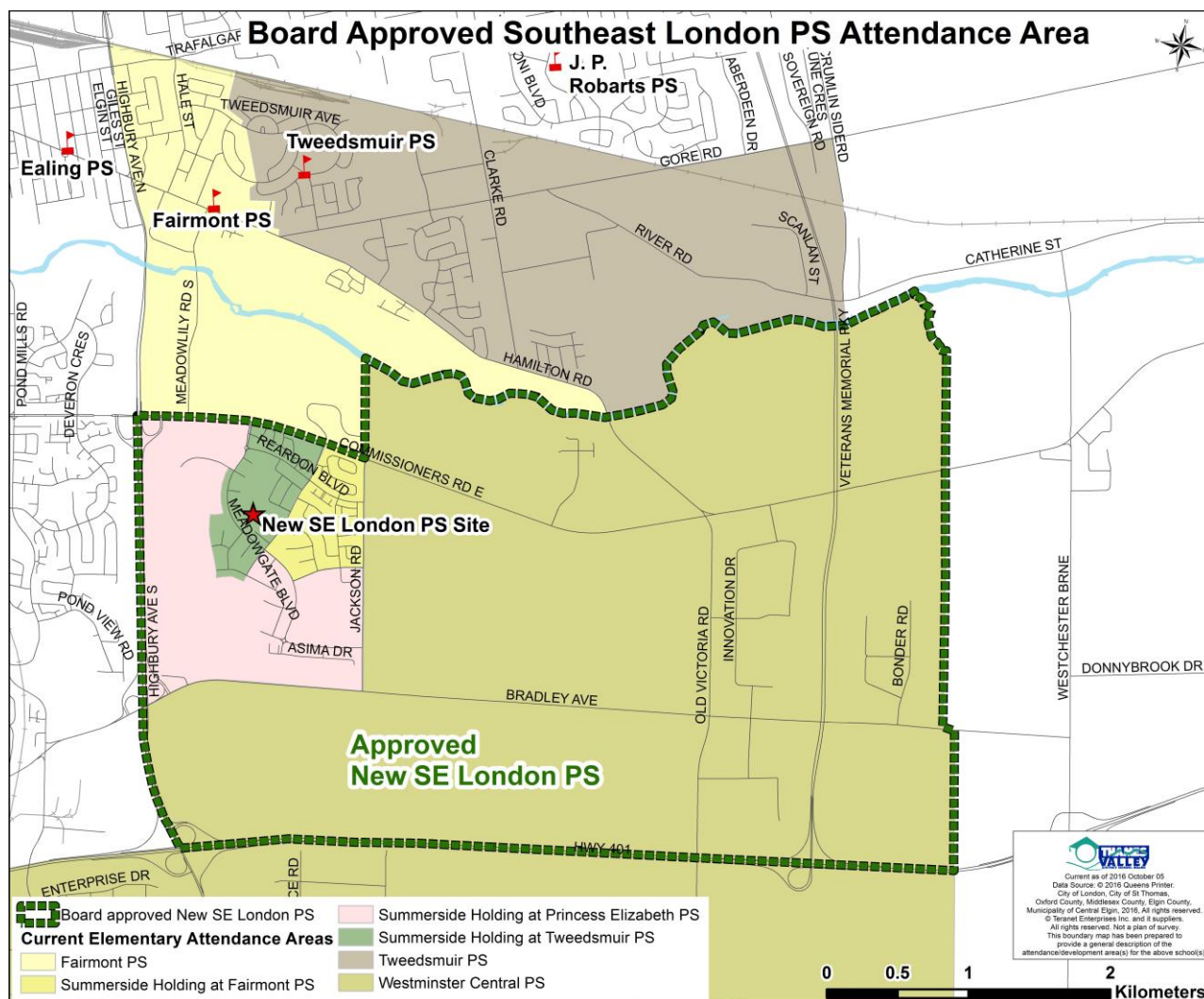


4.1 New Southeast London PS – Under Construction

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**

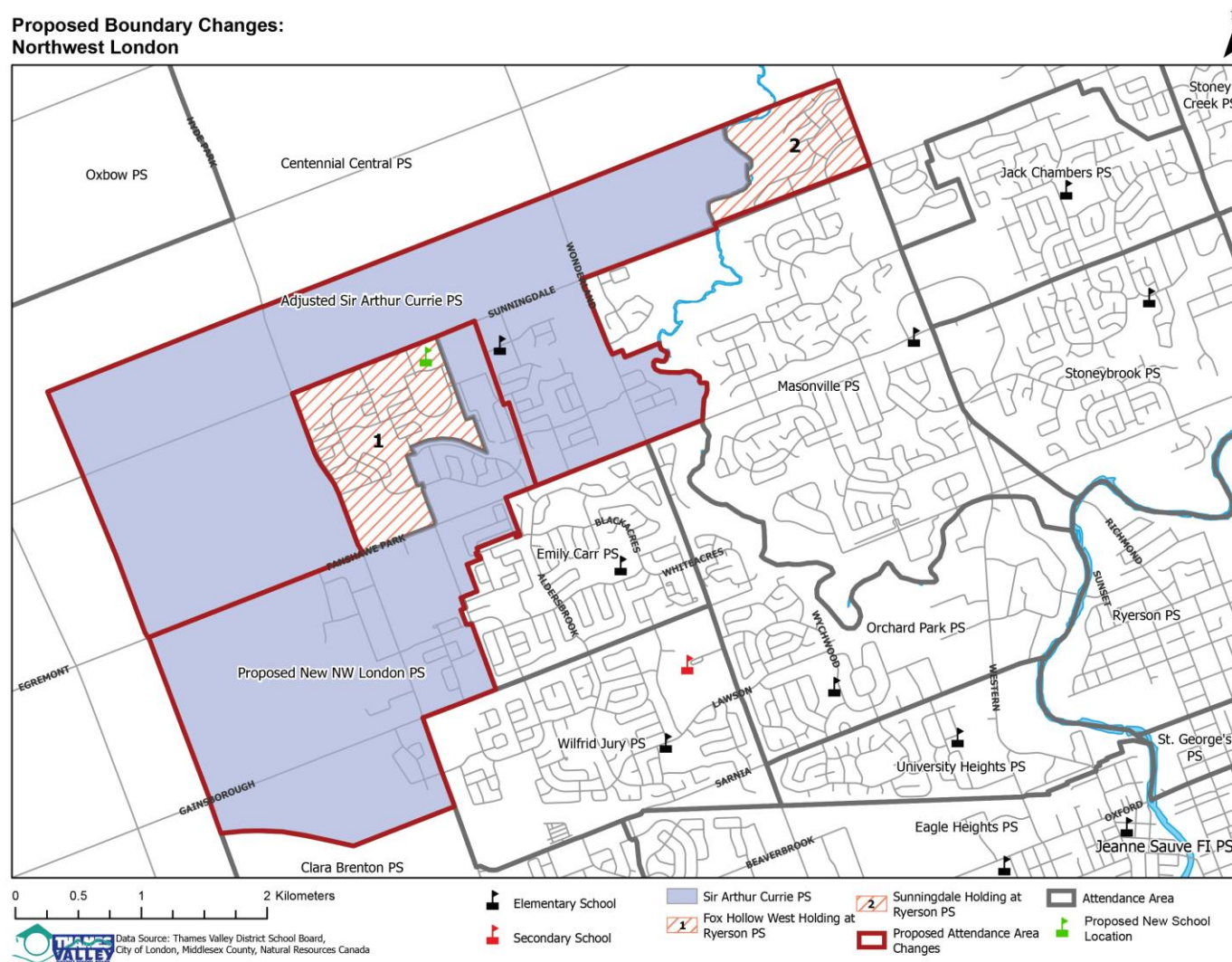




Table 4-1
Projected Enrolment for Approved Northwest London PS

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

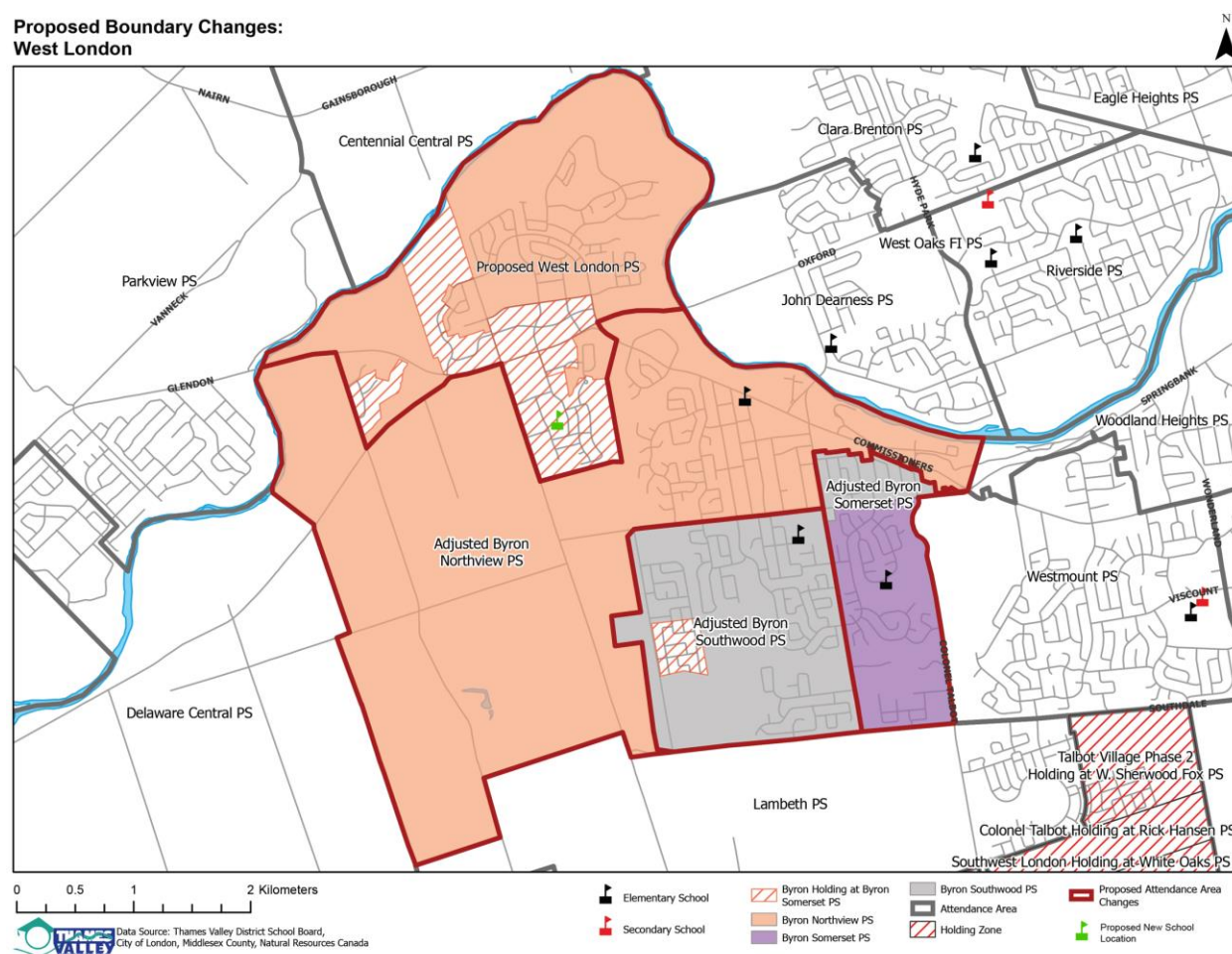




Table 4-2
Projected Enrolment for Proposed West London PS

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**

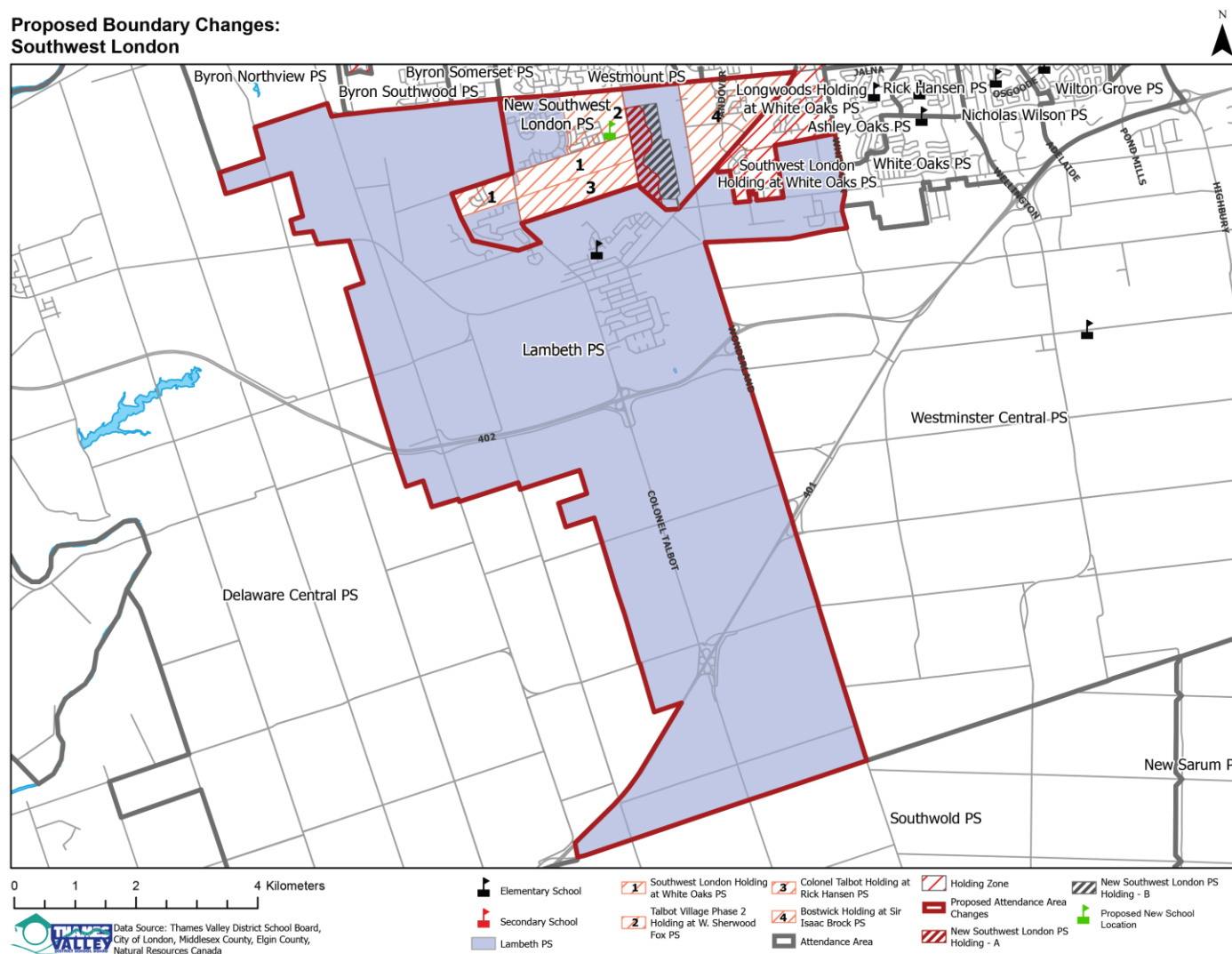




Table 4-3
Projected Enrolment for Proposed Southwest London PS

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

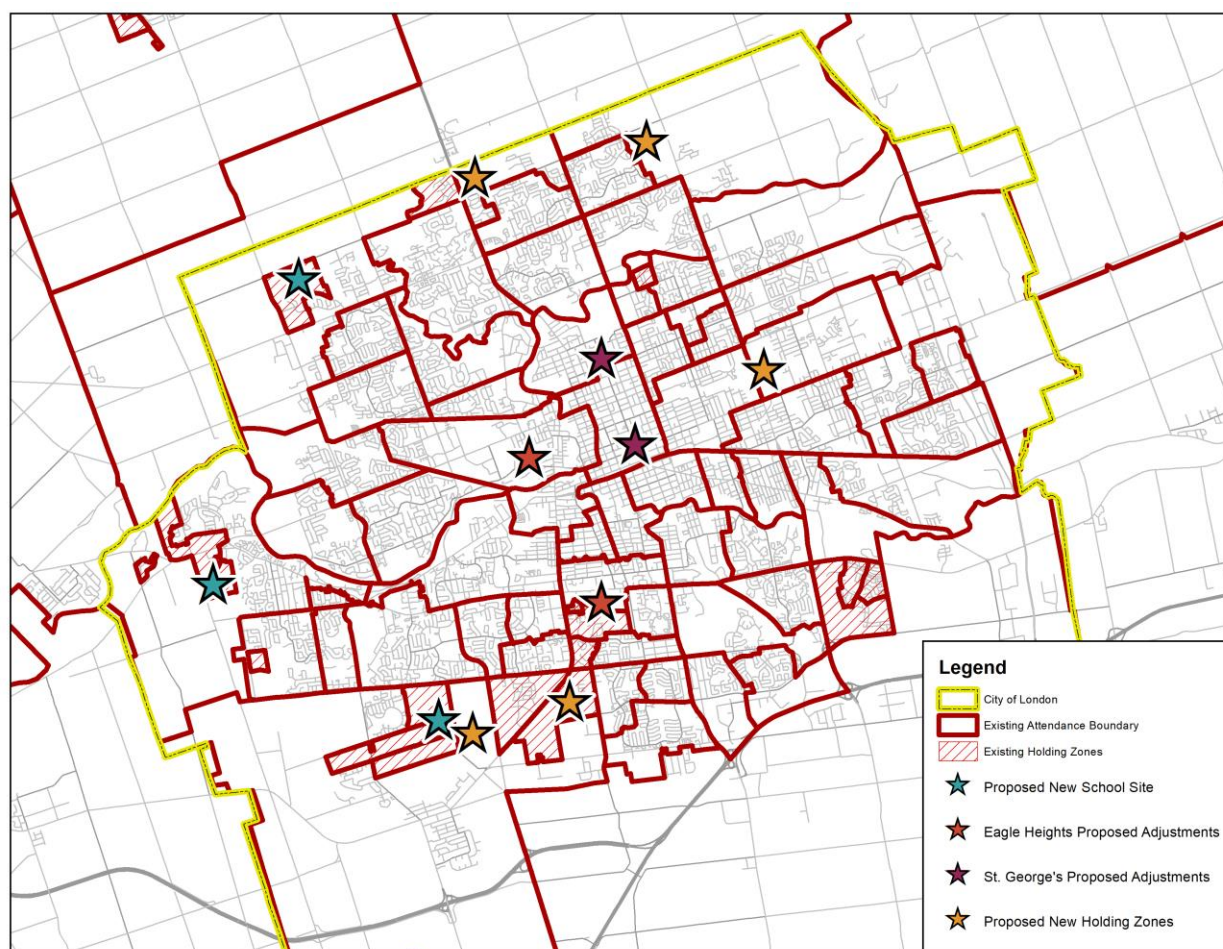
Schools		Portables			Enrolment			Projected Utilization	
Name	OTG Capacity	Existing (2021)	Projected 2023	Projected 2028	Historical (2019/20)	Implementation Year (2023/24)	5 Years After Implementation (2028/29)	2023	2028
Lambeth PS	628	10	3	20	775	676	1,086	108%	173%
New Southwest London PS	804	0	0	10	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

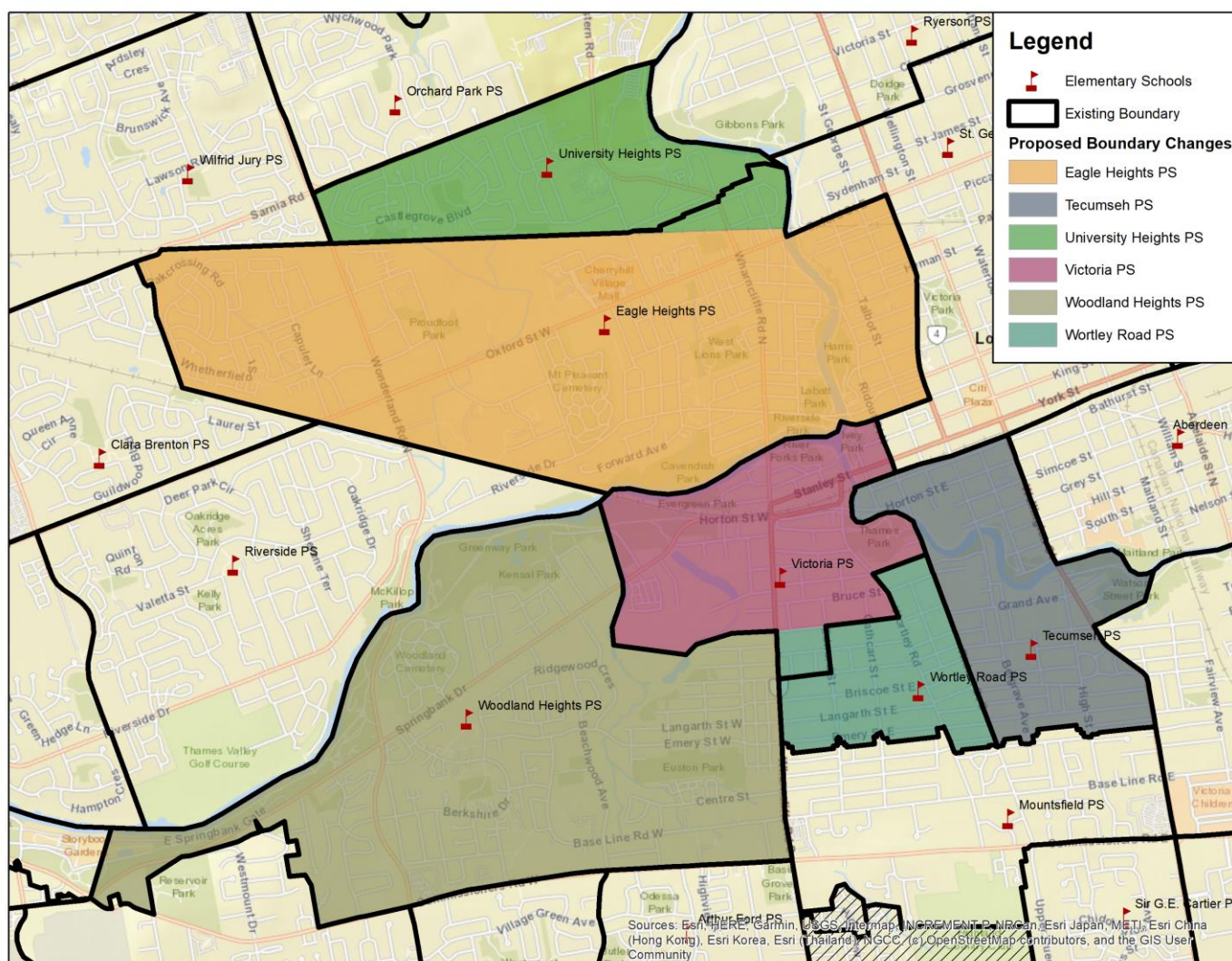




Table 5-1
Enrolment and Utilization Under Proposed Eagle Heights PS Boundary Changes

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

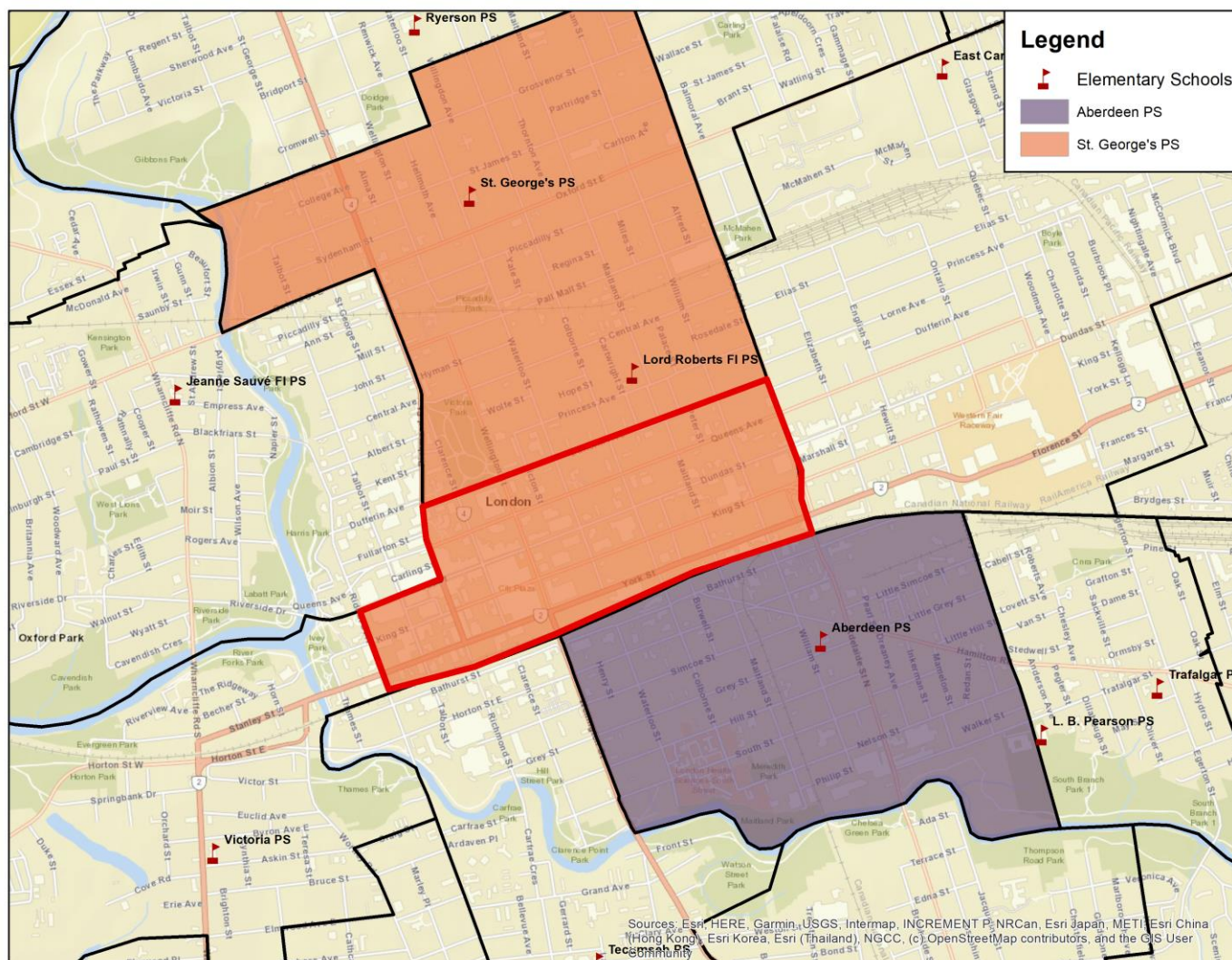




Figure 5-4
St. George's PS Longer-Term Boundary Change

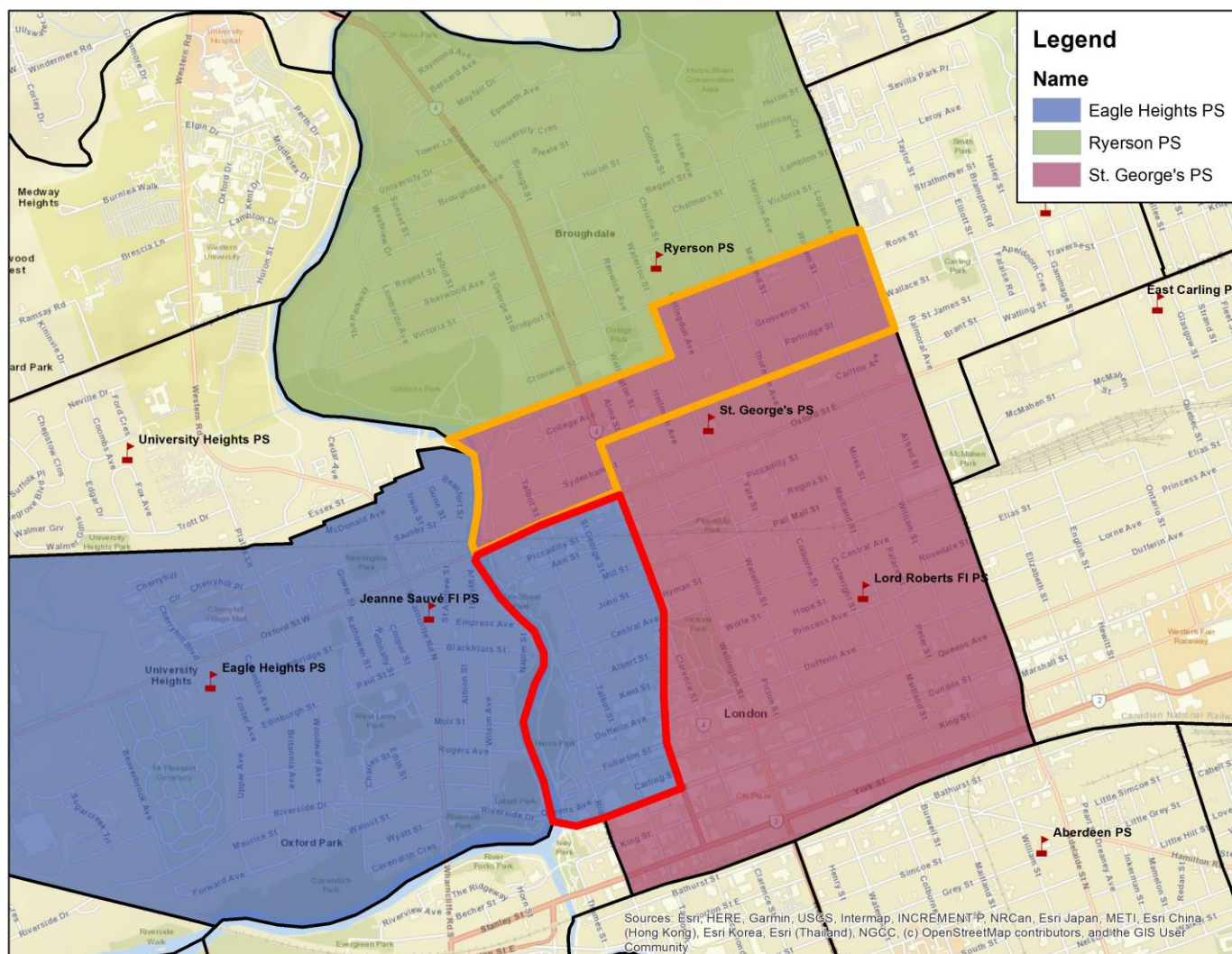




Table 5-2
St. George's PS Short-Term Utilization Change

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

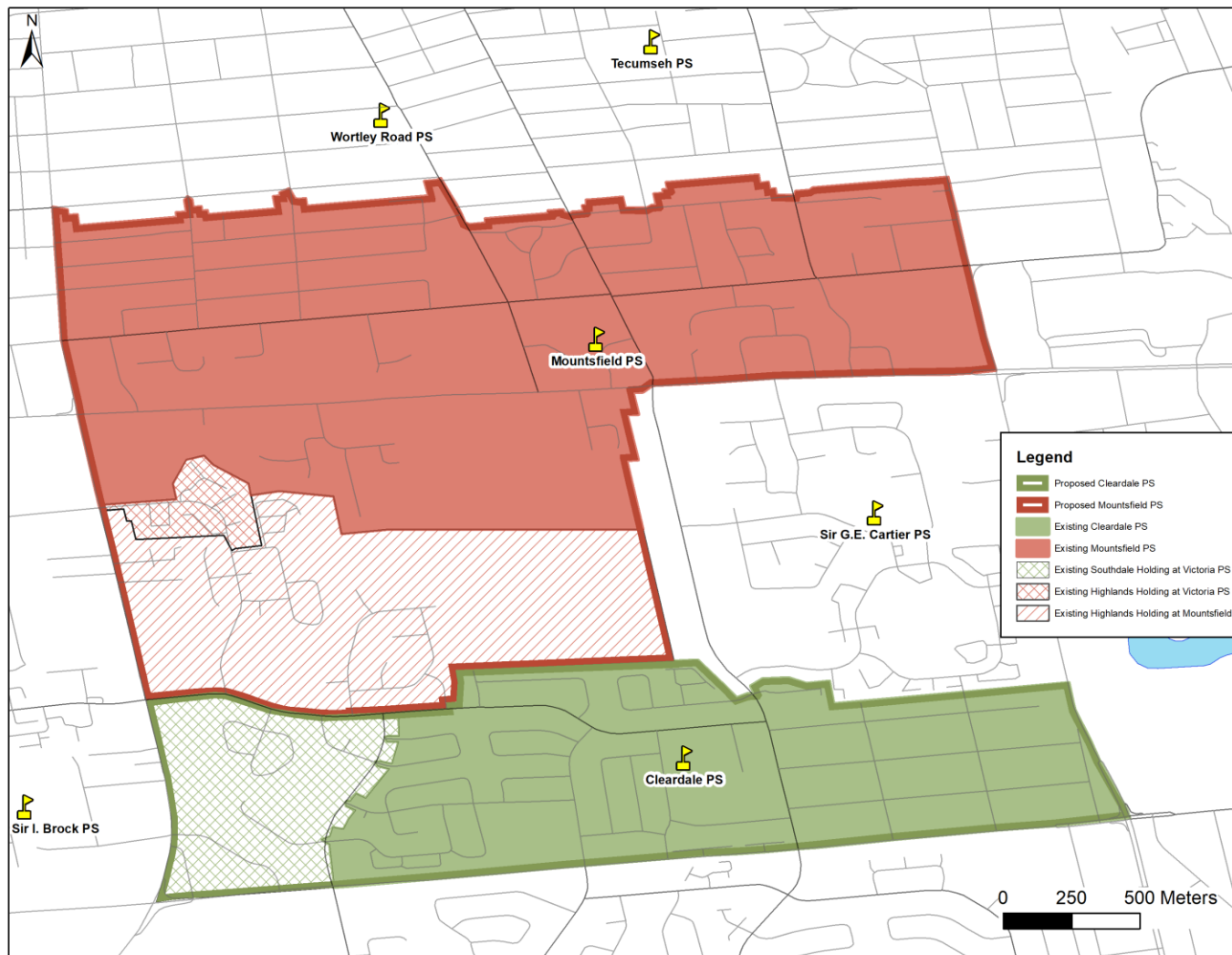




Table 6-2
Enrolment and Utilization Under Proposed Dissolution of Holding Zones at Victoria PS and Mountsfield PS

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*

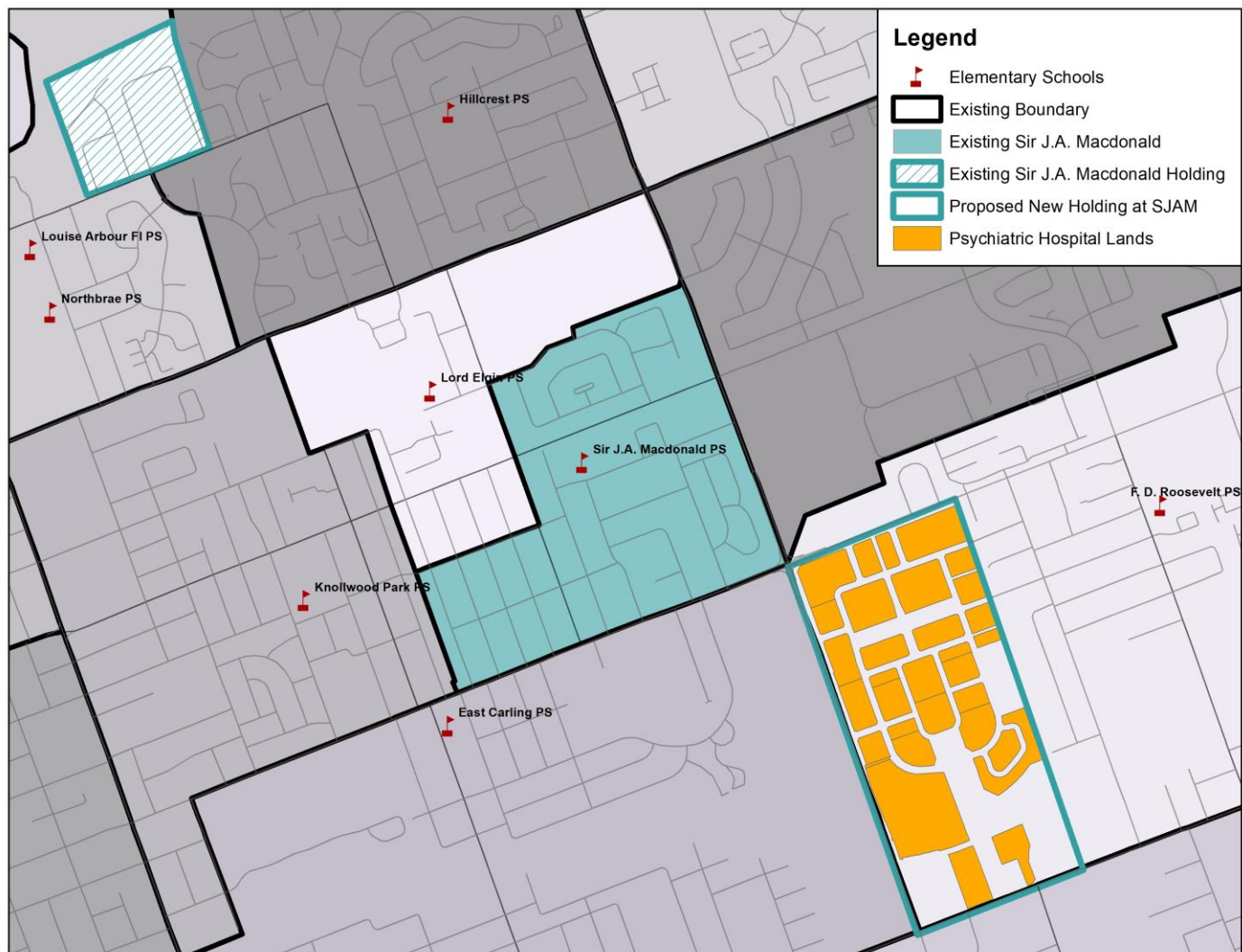
- There will be an estimated 6,700 new residential units added within the former psychiatric hospital lands over the next 10 to 15 years.
- A new Holding Zone is proposed to be created for this area, sending students to Sir John A. Macdonald PS, which is currently underutilized.

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.



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

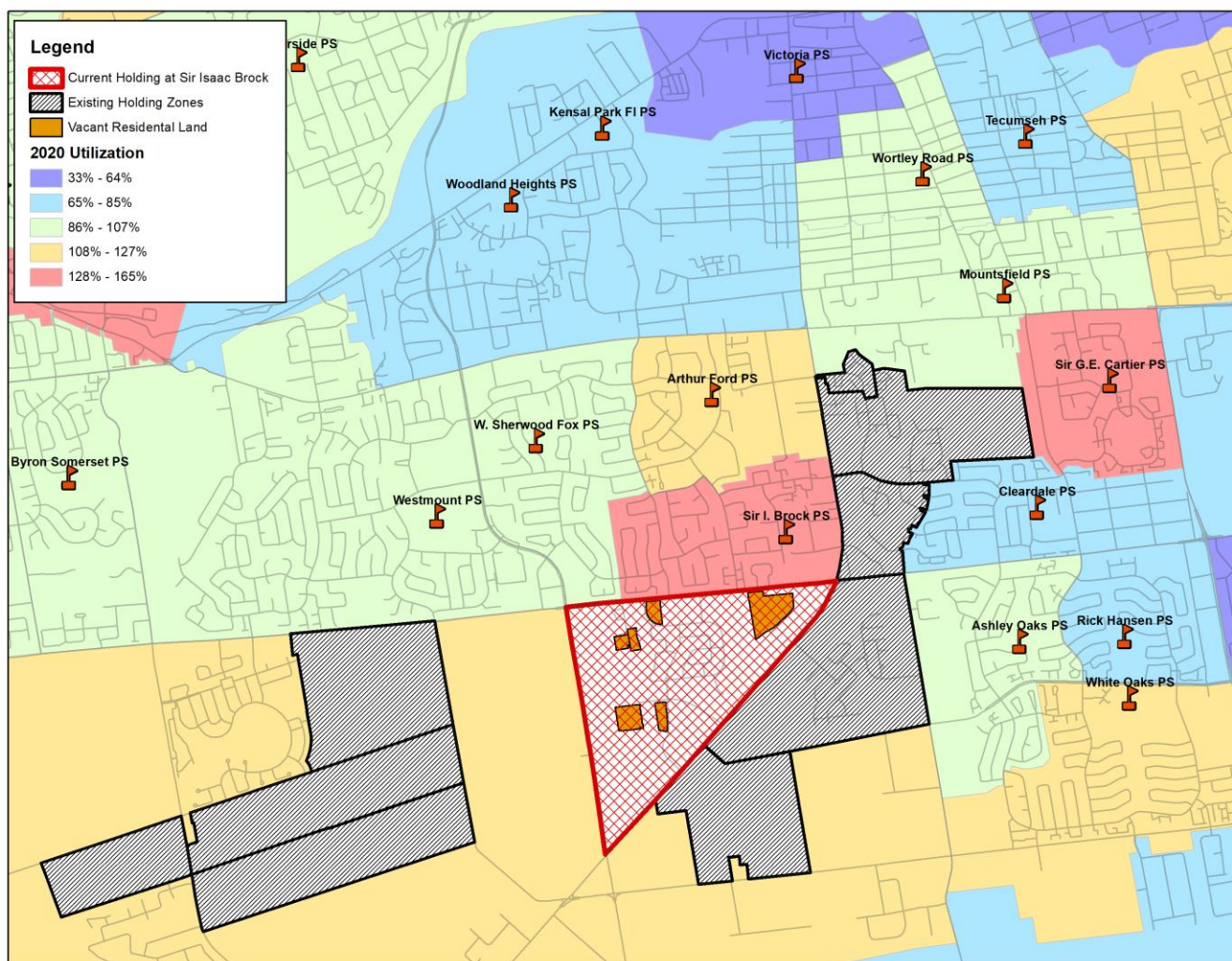




Table 6-4
Enrolment and Utilization Changes Due to an Enrolment Cap at Sir Isaac Brock PS

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.

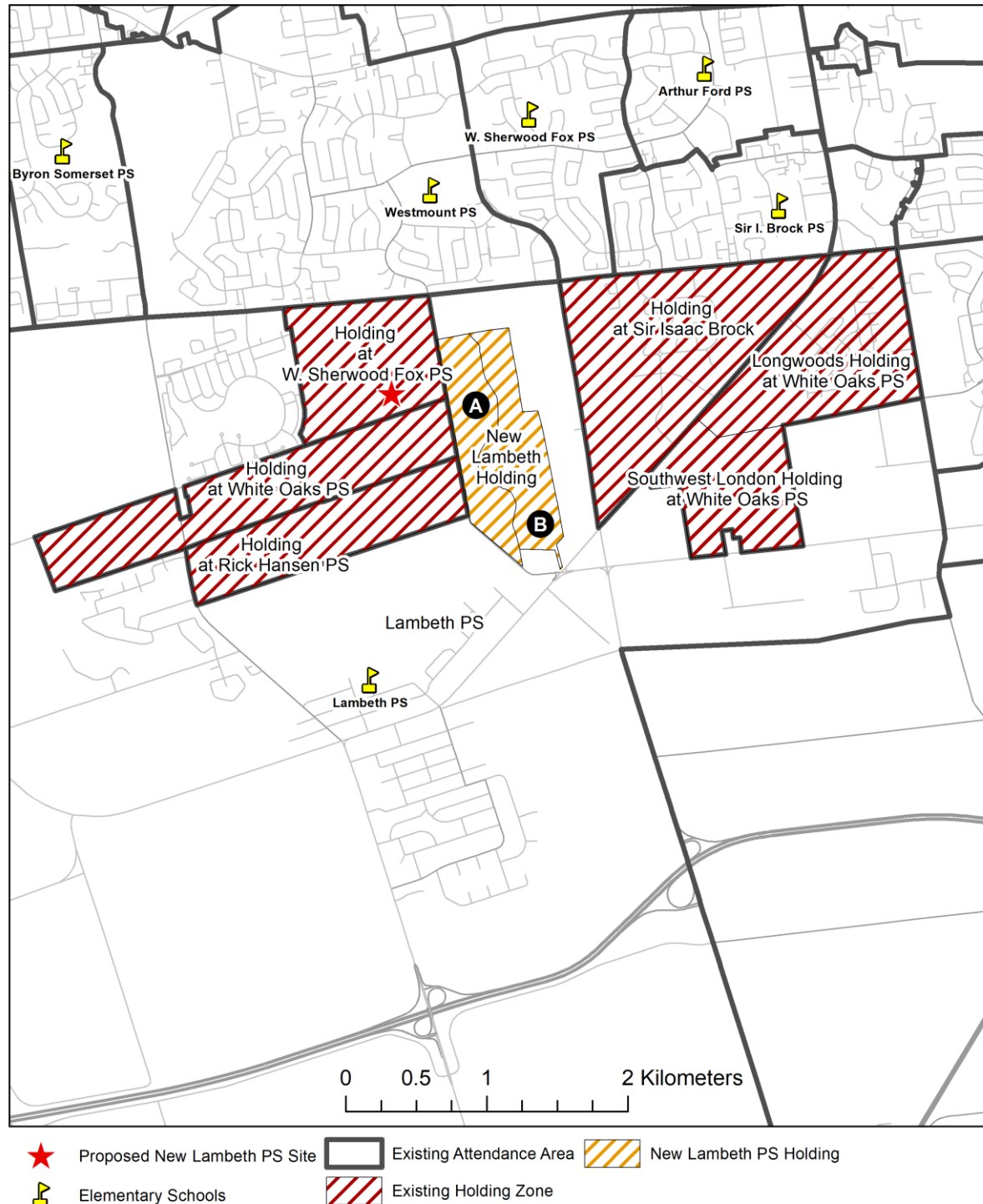
Table 6-5
Travel Time and Distance for New Kilbourne Holding Zone

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.

Memorandum

To	Thames Valley District School Board
From	Jack Ammendolia, Watson & Associates Economists Ltd.
Date	January 18, 2021
Re:	London Elementary Panel Accommodation Review – Initial Attendance Area Review Report Addendum: Ministry Approved Capital for Addition at Eagle Heights PS

Fax ☐ Courier ☐ Mail ☐ Email ☒

1. Introduction

In 2021 Watson & Associates Economists Ltd (Watson) undertook a review of the elementary school attendance areas within the City of London on behalf of the Thames Valley District School Board (TVDSB). The focus of the review was to provide scenarios for consideration that could deal with various school enrolment or boundary concerns throughout the city. The study was completed in the fall of 2021 and options and scenarios were reviewed with senior staff and then presented to Trustees and the public. A final report was prepared in November 2021 and includes recommendations to the Board.

The aforementioned report provides an overview of approved and proposed capital projects for new schools within the City of London. In addition to these new schools, the Board has also been applying for additional capital funding for the accommodation of enrolment through an addition at Eagle Heights PS

Prior to presenting the report to the Board, TVDSB was made aware by the Ministry that announcements were forthcoming regarding its most recent Capital Priorities Program submissions. As such, the following motion was passed at the November 23, 2021 Board meeting:

To defer the London Area Attendance Report to the 2022 January 25, Board meeting in order to reflect any new potential capital investments that TVDSB may receive. Additionally, to request that Administration include the following three French Immersion schools, including but not limited to enrolment data, school boundaries, and other pertinent information in the scope of the London review: Louise Arbour FI PS, Lord Roberts FI PS and Jeanne Sauvé FI PS.



The intention of this motion was to give Board staff and their consultants additional time to study the impacts of any additional capacity created by the Province through the approval of new capital as well as an opportunity to consider additional recommendations for the schools involved in this part of the boundary review. Additional information was also requested regarding three specific FI schools.

The Ministry has since approved a 300-pupil place addition at Eagle Heights PS, which resulted in changes to some of the initial recommendations. This memo outlines the original recommendations presented that have been or will be impacted by the proposed changes, updated tables reflecting the new approved capacity at Eagle Heights PS and a summary of new recommendations and associated enrolments and utilization of space.

2. Eagle Heights PS Original Scenario

As outlined in the final report, the Board, prior to the approval of the addition, originally recommended for Eagle Heights PS to become a K-6 elementary site, with the existing grade 7 and 8 students that reside within its attendance area be assigned to Victoria PS (outlined as #1 in Figure 1). In addition, the attendance area for Eagle Heights PS that is north of the railroad tracks was to be assigned to University Heights for grade K-8 (outlined as #2 in Figure 1). These changes collectively would alleviate enrolment pressures at Eagle Heights PS while utilizing some existing surplus space at neighbouring sites.

Victoria PS, which is to be assigned the grade 7 and 8 students from Eagle PS, has two holding areas that currently attend Victoria PS (Highlands and Southdale). Both holding areas are south of Victoria PS's home attendance area and require students to be bussed to Victoria. The two schools that surround these holding areas (Mountsfield PS and Cleardale PS) have sufficient space to accommodate these areas permanently. The existing Highlands Holding at Victoria and Highlands Holding at Mountsfield areas are to be accommodated at Mountsfield PS, while Southdale Holding at Victoria PS is to be accommodated at Cleardale PS.

The original recommended scenario to Eagle Heights PS and surrounding schools would provide enrolments and utilizations as shown in Table 1 below and outlined in Figure 1 and Figure 2.

Table 1: Original Scenario - Eagle Heights PS Scenario Enrolments and Utilizations

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%

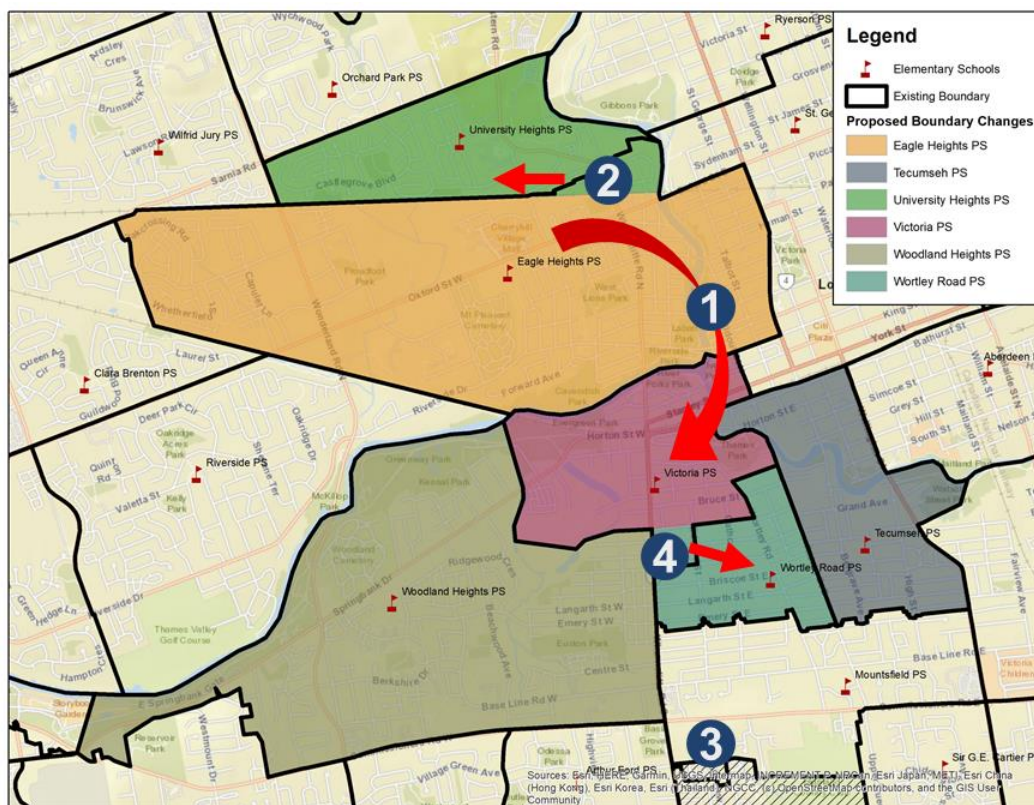
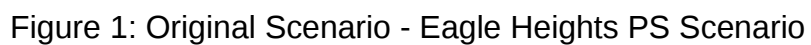
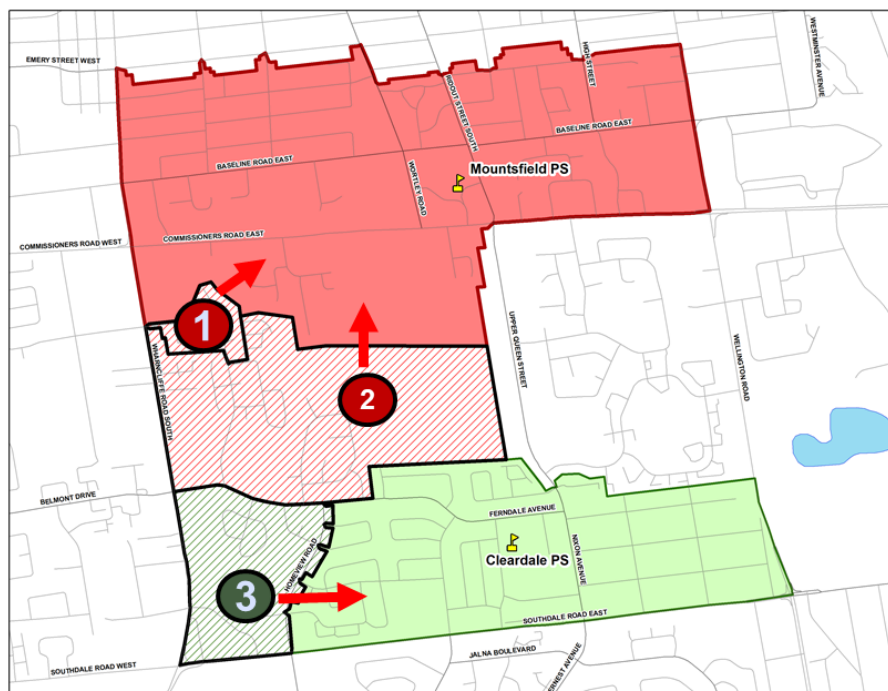




Figure 2: Original Scenario - Highlands and Southdale Holding Zones



3. St. George's PS Original Scenario

St. George's PS is a school site that has sustainable enrolment projected that resides between sites that have either a projected number of significant surplus spaces or severe enrolment pressures. Aberdeen PS and Ryerson PS, once the new northwest London elementary school is built and holding students are returned to their home school, both have a number of significant spaces available. Eagle Heights PS is located to the west and has severe enrolment pressures.

The original scenario for St. George's PS outlined in the final report was developed in two phases. Phase 1, shown in Figure 3, was recommended to be put in place first as an adjustment between St. George's PS attendance area and Aberdeen PS to the south (2023). Phase 2, shown in Figure 4, was recommended to follow the opening of the new northwest London elementary school. With the opening of the new northwest London elementary school, enrolment pressures at Ryerson PS would be alleviated by returning the holding students at Ryerson PS to their home school (Sir Arthur Currie PS or the new school). Once the holding students at Ryerson PS are returned, Ryerson PS will have significant surplus space and an adjustment of the boundary line between Ryerson PS and St. George's PS is recommended (outlined as #2 in Figure 4) in order to help balance out enrolments at both schools. In addition, Eagle Heights PS's attendance area currently extends east beyond the Thames River. This area was recommended to be assigned to St. George's PS to help balance out enrolment at Eagle Heights PS while also offering students the ability to attend a closer elementary school.



The original recommended changes to Eagle Heights and surrounding schools would provide enrolments and utilizations as shown in Table 2.

Table 2: Original Scenario – St. George's PS Scenario Enrolments and Utilizations

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%



Figure 3: St. George's PS - Phase 1 original scenario

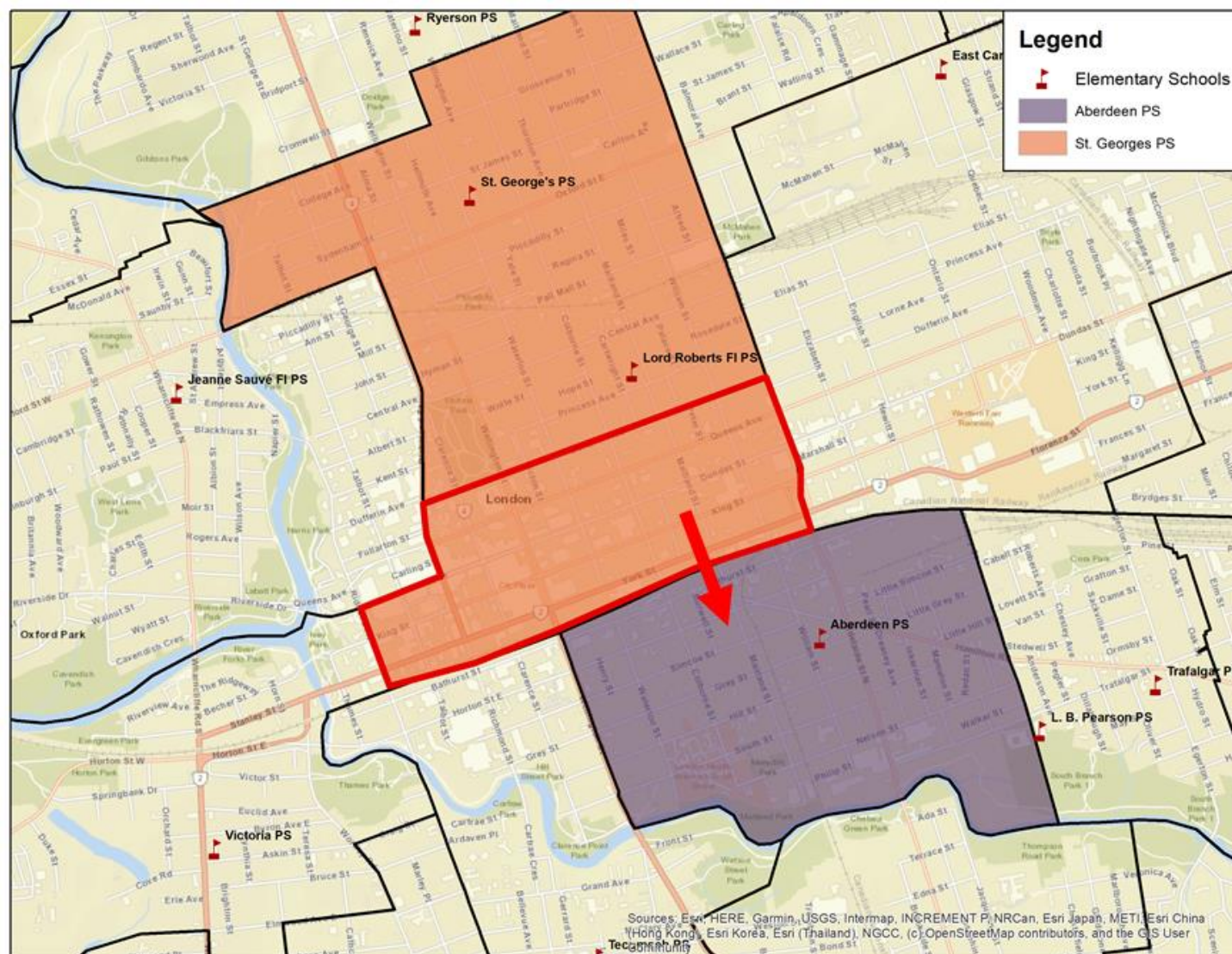
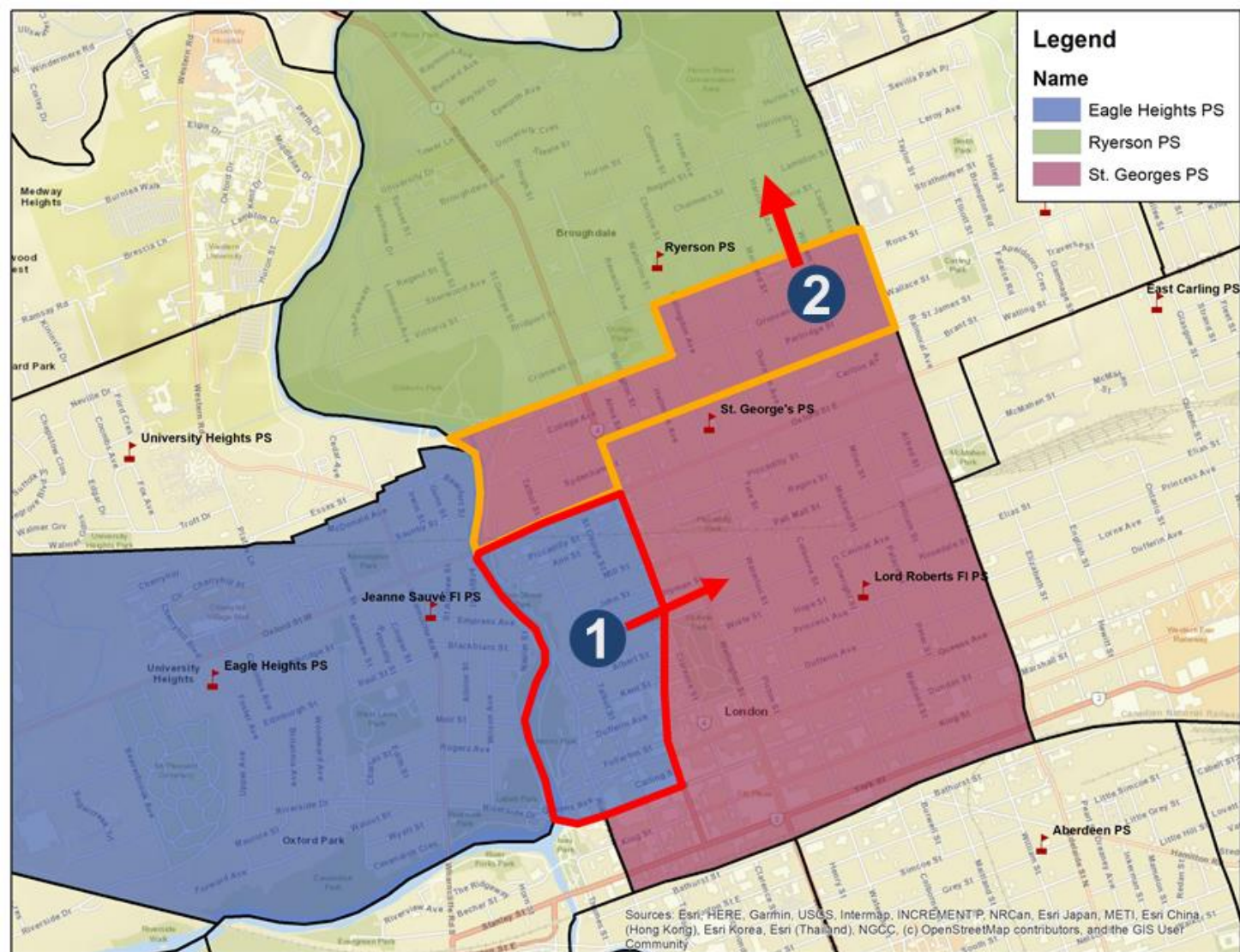




Figure 4: St. George's PS - Phase 2 original scenario





4. Revised Recommendation

With the recently approved Eagle Heights PS addition, OTG capacity at the school will be increasing from 680 spaces which required 18 portables on site to accommodate enrolment (Table 3), to 980 spaces and will now require 8 temporary classrooms (Table 4). With this new addition, existing and future enrolments at the school should be well accommodated and there is no longer a necessity to involve Eagle Heights PS in the original grade structure change scenario presented above.

However, there are still elements of the recommended scenarios that are still viable and are recommended for the Board's consideration. In particular, the recommendation to make the holding zones holding at Victoria PS part of permanent attendance boundaries at Mountsfield PS and Cleardale PS. This recommendation would accommodate these holding areas at schools that are located in close proximity to where the students reside. Under this revised scenario, most of the schools in the study area continue to be well utilized. However, the removal of the holding students from Victoria PS (as well as the removal of the Eagle Heights grade structure scenario) has a significant impact on the school's enrolment and utilization. Utilization at the school drops from approximately 70% to 40% and enrolment declines from approximately 230 to approximately 130 student (see Table 6).

In light of the changes, approved additions and resulting utilization of space at Victoria PS, there have been some adjustments made to the original recommendations, as listed on the following page. Items 4 and 5 deal specifically with the utilization issues and surplus space highlighted at Victoria PS.

The first change revises the original Eagle Heights/St. George's scenario discussed in section 3. The area that was originally recommended to change from Eagle Heights PS to St. George's PS is now recommended to attend Victoria PS. This would increase enrolment at the school and improve utilization of the facility, but the school would still have surplus space.

The second change further utilizes the surplus spaces and increases enrolment at Victoria PS. It is related to the a holding zone amendment for the Bostwick neighbourhood, as presented in the original report. The original recommendation called for new holding zone families to be accommodated at Woodland Heights PS. While Woodland Heights has surplus space, it also has an enrolment of approximately 550 students, whereas Victoria PS will have just over 160 students even with additional students attending the school from that portion of the Eagle Heights PS attendance area east of the river. Having new families within this holding zone attend Victoria PS could increase enrolment at the school by more than 100 students by 2028/29 (Table 8) and result in an enrolment of over 260 students and utilization rates approaching 80%.



Revised Board Recommendations

1. Adjust Victoria PS boundary with Wortley Road PS (12 existing students) [Figure 5];
2. Relocate Victoria PS Holding Zones to Mountsfield PS and Cleardale PS (95 students) [Figure 5];
3. Adjust Eagle Heights PS boundary with University Heights PS (5 students) [Figure 5];
4. Relocate students east of Thames River to Victoria PS (30 students) [Figure 5];
5. New students from Bostwick Holding to attend Victoria PS [Figure 6].

Table 3: Status Quo Projections

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%

Table 4: Revised 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	980	18	5	8	1,015	1,087	1,146	111%	117%
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%

Includes revised Eagle Heights PS OTG of 980.



Figure 5: Revised Recommended Options – 1-4

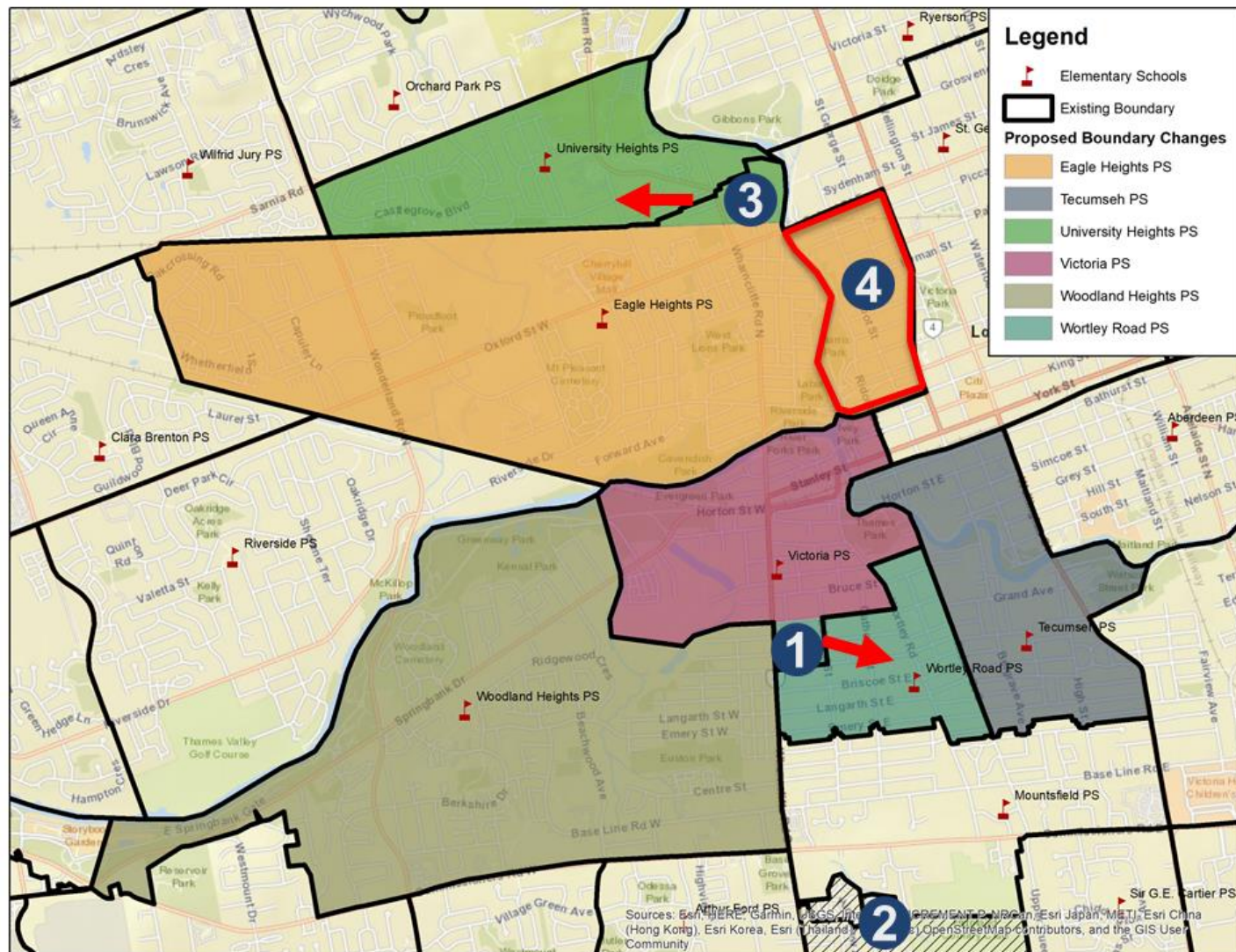




Figure 6: Revised Recommended Options – 5

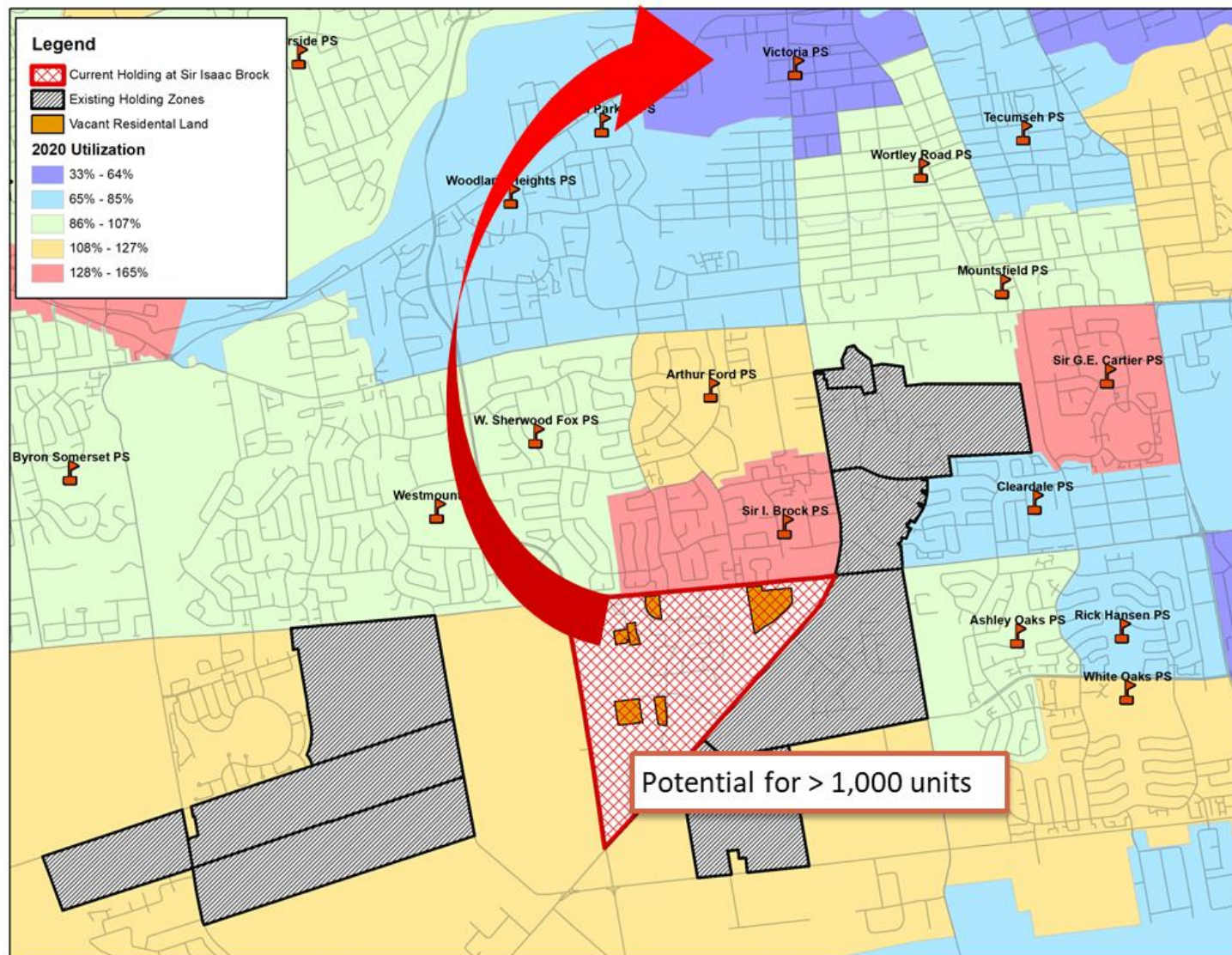




Table 5: Status Quo Projections

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%

Table 6: New Eagle Heights PS Capacity/Revised Recommendations (excludes additional students to Victoria 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
Cleardale PS	536	0	0	1	435	507	538	95%	100%
Eagle Heights PS	980	18	5	8	1,015	1,087	1,146	111%	117%
Mountsfield PS	490	0	2	5	483	530	590	108%	121%
University Heights PS	346	1	1	0	364	360	339	104%	98%
Victoria PS	331	0	0	0	235	131	131	40%	40%
Wortley Road PS	292	1	0	0	253	280	278	96%	95%

Includes revised Eagle Heights PS OTG of 980, and Highlands and Southdale holding zones at Victoria PS returned to Cleardale PS and Mountsfield PS.

Table 7: New Eagle Heights PS Capacity/Revised Recommendations (includes additional students to Victoria 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
Cleardale PS	536	0	0	1	435	507	538	95%	100%
Eagle Heights PS	980	18	3	6	1,015	1,046	1,101	107%	112%
Mountsfield PS	490	0	2	5	483	530	590	108%	121%
University Heights PS	346	1	1	0	364	364	344	105%	100%
Victoria PS	331	0	0	0	235	183	262	55%	79%
Wortley Road PS	292	1	0	0	253	289	286	99%	98%

Includes revised Eagle Heights PS OTG of 980, Highlands and Southdale holding zones at Victoria PS returned to Cleardale PS and Mountsfield PS, the relocation of students east of the Thames River from St. George's PS to Victoria PS and new students within the Bostwick holding directed to Victoria PS.

Table 8: Revised St. George's Long Term

Schools		Portables	Enrolment	Projected Utilization
Name	OTG Capacity	Projected 2028	5 Years After Implementation (2028/29)	2028
Eagle Heights PS	980	6	1,101	112%
Ryerson PS	438	0	420	96%
St. George's PS	307	1	324	105%

Includes revised Eagle Heights PS OTG of 980, and the area east of the Thames River attending Victoria PS.



5. London French Immersion Analysis

The Board of Trustees requested that Administration include a review of three French Immersion (FI) schools as part of the Initial Attendance Area Review Report Louise Arbour FI PS, Lord Roberts FI PS and Jeanne Sauvé FI PS. The Board asked that these schools be reviewed in the context of their existing FI boundaries, existing and projected enrolments and other pertinent information. The consultant's review focused primarily on school enrolments relative to school capacity (school utilization), the size of the existing boundaries, the distribution of students throughout the boundary and their proximity to the school they attend. Observations are provided for each of the 3 schools below.

In summary, the consultant is of the opinion that the 3 FI schools that were studied have enrolments that are both viable and sustainable for the mid to longer term and that the existing boundaries are mostly right-sized with schools located in close proximity to students who attend them.

5.1 Jeanne Sauvé FI PS

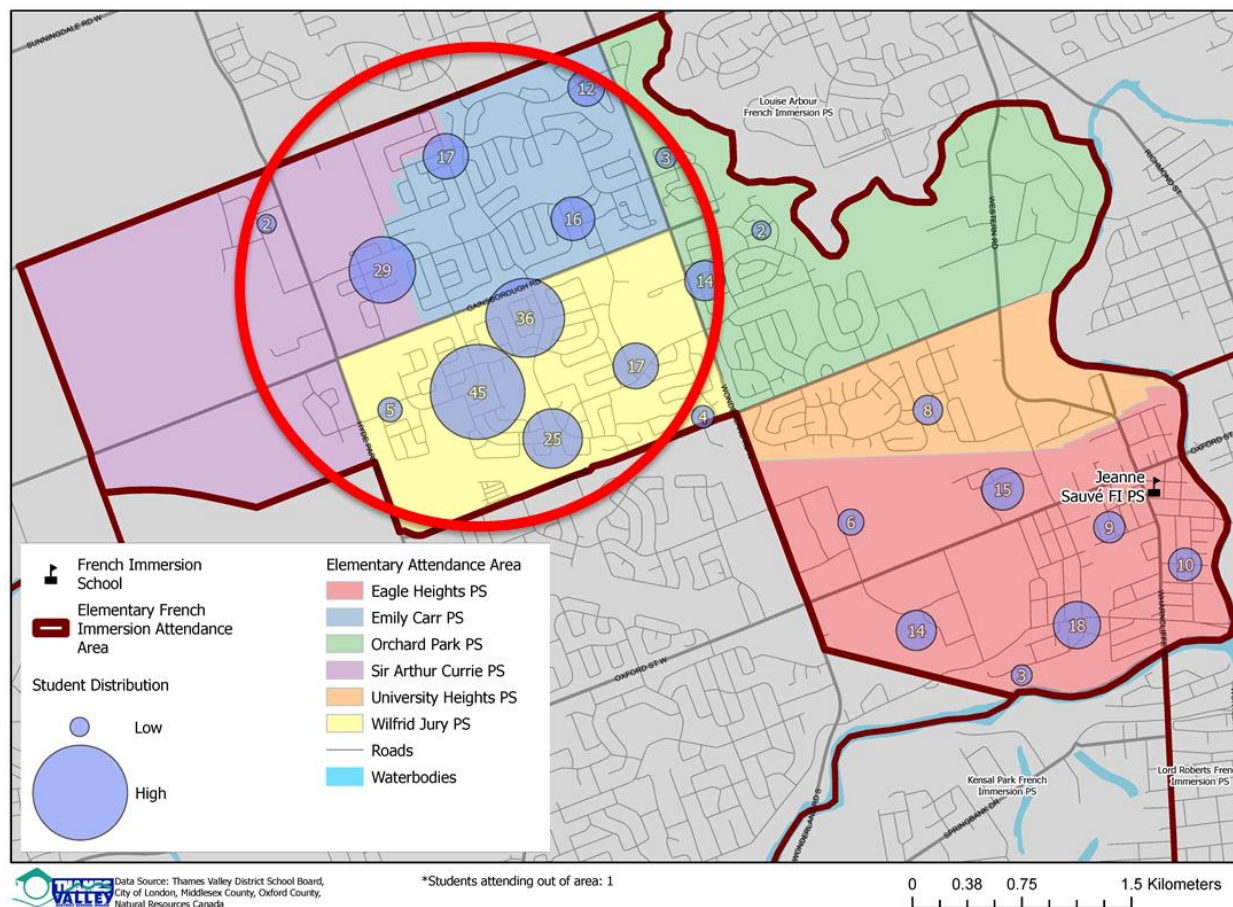
Jeanne Sauvé FI PS has an OTG capacity of 466 and is located just east of Eagle Heights PS in central London. Currently, approximately 250 students that attend the school are located, on average, 4.5km from the school (highlighted within the red circle in Figure 7). This student cluster is located in an area where most of the existing schools are at or over capacity and Jeanne Sauvé FI PS is still the closest FI option to this area.

Jeanne Sauvé FI PS is projected to be utilized at close to 70% which means the school will have some surplus spaces. This space could offer potential relief to FI schools in the south that are or are expected to have enrolment pressures (i.e., West Oaks FI PS and/or Kensal Park FI PS).

While there is projected surplus space at the school, it is expected to be less than 150 spaces and would be insufficient to host an English program if there was consideration to convert Jeanne Sauvé FI PS to a dual track facility. In addition, the location of this site would make it difficult and complex to create a viable and sustainable English program boundary without disrupting the Eagle Height PS attendance boundary.



Figure 7: Jeanne Sauvé FI PS - student distribution

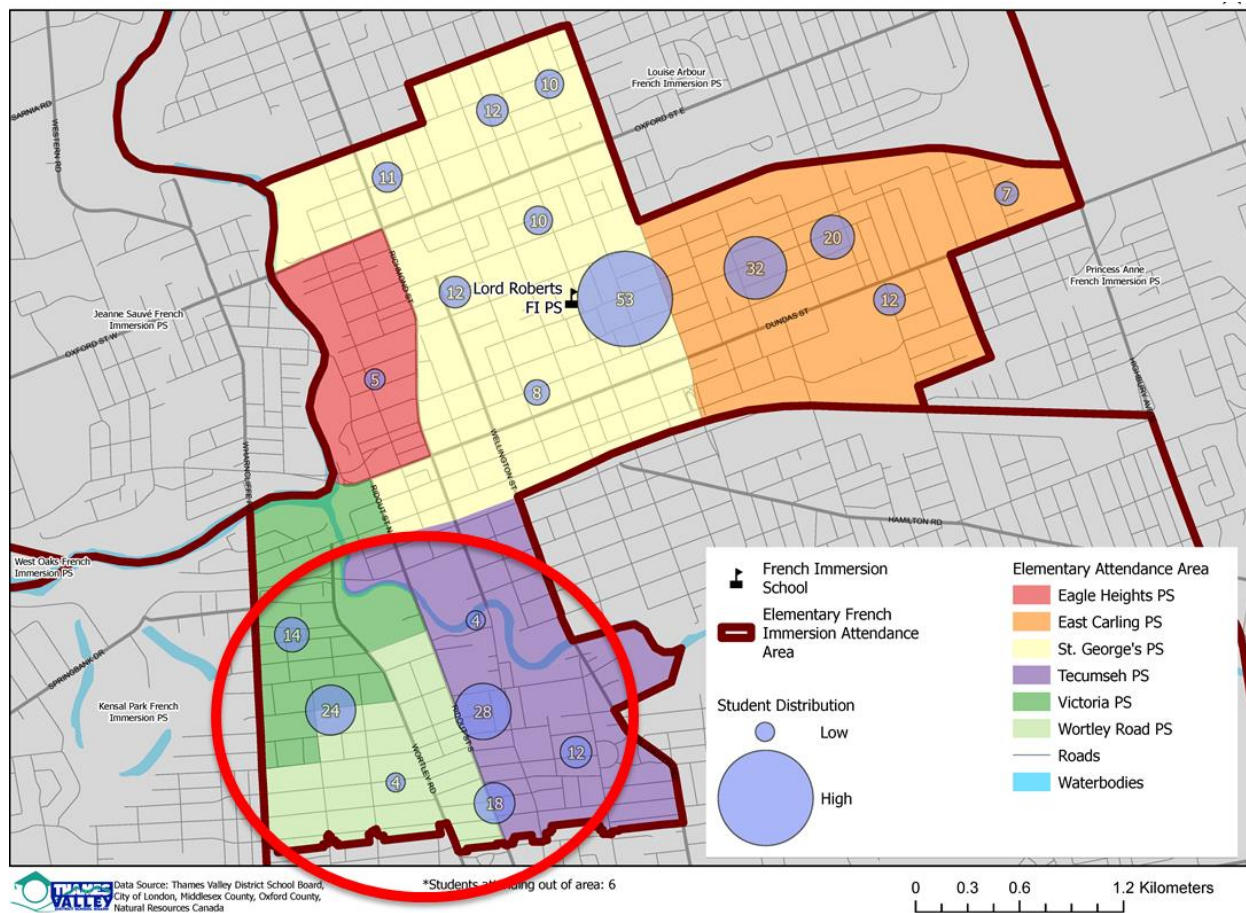




5.2 Lord Roberts FI PS

Lord Roberts FI PS is the smallest of the three FI sites analyzed with an OTG capacity of 294 and is located to the east of Jeanne Sauvé FI PS across the Thames River in central London. The school has an equitable spread of students throughout its boundary. There are approximately 100 students located in the southwestern portion of the boundary (highlighted in red) but they are still fairly close to the school, being only an average of 2.5km from the site. Lord Roberts FI PS enrolments and utilizations are projected to remain stable with utilization rates close to 100%. Any consideration of a dual track program at this school would result in two small programs because of the school's lower capacity of 294.

Figure 8: Lord Roberts FI PS - student distribution





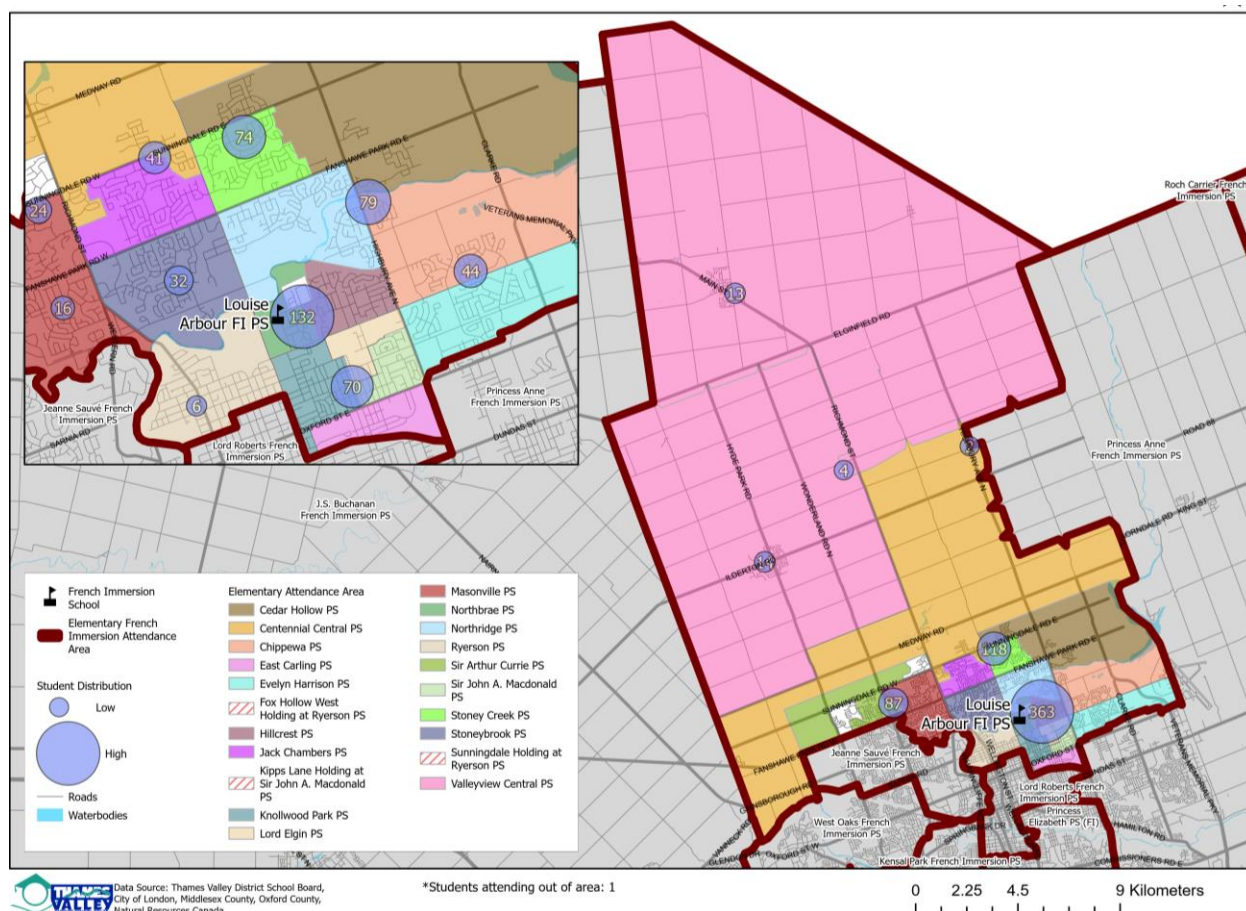
5.3 Louise Arbour FI PS

Louise Arbour FI PS is the largest of the three sites with an OTG capacity of 783 and is located in northeast London. In addition to the school's large capacity, the school's boundary covers a large geographic area, covering north London and expanding out to the northern edge of Middlesex County.

Enrolment is expected to remain stable at the school and utilization rates are forecast to remain at approximately 80% for the long-term.

Any consideration of a dual track program at this facility would have to displace a significant number of existing FI students to be able to offer enrolment pressure relief of any magnitude to English schools in the area. In addition, similar to what was discussed in the context of Jeanne Sauvé FI PS, creating an English program at Louise Arbour FI PS would be difficult because of its geographical proximity to existing English program schools.

Figure 9: Louise Arbour FI PS - student distribution





6. Summary of Recommendations

Table 7: Summary comparing the original recommended measures prior to the approval of the addition at Eagle Heights PS to the revised board recommendations.

Initial Recommended Measures	Updated Recommended Measures
<i>Eagle Heights PS Grade Restructure (2023)</i> • Victoria PS boundary adjustment with Wortley Road PS. • Dissolution of Holding Zones at Victoria PS. • Relocation of grade 7 and 8 students from Eagle Heights PS to Victoria PS. • Eagle Heights boundary adjustment with University Heights PS.	<i>Eagle Heights PS Grade Restructure (2023)</i> • Victoria PS boundary adjustment with Wortley Road PS. • Dissolution of Holding Zones at Victoria PS. • Eagle Heights boundary adjustment with University Heights PS. • Relocate Eagle Heights PS students east of Thames River to Victoria PS. • New families from Bostwick Holding to attend Victoria PS.
<i>St. George's PS Boundary Adjustment (2023 & 2028)</i> • 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).	<i>St. George's PS Boundary Adjustment (2023 & 2028)</i> • St. George's PS boundary adjustment with Aberdeen PS (2023). • St. George's PS boundary adjustment with Ryerson PS (2028).
<i>Dissolution of Holding Zones at Victoria PS and Mountsfield PS (2023)</i> • Permanent consolidation of Highlands Holding at Victoria PS with Mountsfield PS. • Permanent consolidation of Highlands Holding at Mountsfield PS with Mountsfield PS. • Permanent consolidation of Southdale Holding at Victoria PS with Cleardale PS.	<i>Dissolution of Holding Zones at Victoria PS and Mountsfield PS (2023)</i> • Permanent consolidation of Highlands Holding at Victoria PS with Mountsfield PS. • Permanent consolidation of Highlands Holding at Mountsfield PS with Mountsfield PS. • Permanent consolidation of Southdale Holding at Victoria PS with Cleardale PS.



Initial Recommended Measures	Updated Recommended Measures
<i>New East London Holding at Sir John A. Macdonald</i> • Creation of a new Holding Zone around the former London psychiatric hospital lands.	<i>New East London Holding at Sir John A. Macdonald</i> • Creation of a new Holding Zone around the former London psychiatric hospital lands.
<i>New Holding Zones for Uplands North and Northeast London</i> • 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.	<i>New Holding Zones for Uplands North and Northeast London</i> • 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.
<i>Holding Zone Amendment of Bostwick Holding at Sir Isaac Brock PS</i> • Send new families from the Bostwick Holding Zone to Woodland Heights PS.	<i>Holding Zone Amendment of Bostwick Holding at Sir Isaac Brock PS</i> • Sending new families from the Bostwick Holding Zone to Victoria PS.
<i>New Kilbourne Holding Zone</i> • 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.	<i>New Kilbourne Holding Zone</i> • 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.