



Date of Meeting: 2019 June 11

Item #: 6.0

REPORT TO:	<input type="checkbox"/> Administrative Council	<input type="checkbox"/> Program and School Services Advisory Committee
	<input type="checkbox"/> Policy Working Committee	<input checked="" type="checkbox"/> Planning and Priorities Advisory Committee
	<input type="checkbox"/> Board	<input type="checkbox"/> Other:
	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> IN-CAMERA
TITLE OF REPORT:	2019-2020 Accommodation Planning Priority Areas Background Report	
PRESENTED BY:	Susan Mark, Superintendent of Facility Services and Capital Planning Carlos Henriquez, Manager of Capital Projects, Facility Services Christie Kent, Planner	
PRESENTED FOR:	<input type="checkbox"/> Approval <input checked="" type="checkbox"/> Information <input checked="" type="checkbox"/> Advice	
Recommendation(s):		
Purpose:	To provide information and seek advice from the Planning and Priorities Advisory Committee on the 2019 – 2020 Accommodation Planning Priority Areas.	
Content:	<p>1.0 Background</p> <p>An integral component of long-term student accommodation planning is the development of a system-wide strategic plan that highlights priority and pressure areas across Thames Valley District School Board (TVDSB). Historically, Facility Services staff have published Draft Accommodation Plans for the elementary and secondary panels. These documents have highlighted areas with potential accommodation concerns where more detailed observation and examination were required and offered recommendations to address accommodation challenges.</p> <p>Since the last iteration of the Draft Accommodation Plans was published in 2017 (Secondary) and 2018 (Elementary), a number of proposed Ministry of Education (Ministry) changes have been announced. Due to the uncertainties surrounding the implications of these proposed changes, staff opted to utilize an alternative approach to identifying and presenting the 2019-2020 priority areas. The basis of the 2019-2020 priority areas is a number of key considerations that are centred on responding to a foundational question to be answered using an accommodation planning lens:</p> <p><i>What does TVDSB need, for what purpose(s), in which location(s) and in what timeframe?</i></p> <p>A systematic evaluation of each region and the associated utilization rates of school facilities highlighted a number of schools facing enrolment pressures, areas with unbalanced rates of utilization and an increased reliance on temporary accommodation measures to accommodate current and projected student yields.</p> <p>The intent of the presentation of the 2019-2020 Accommodation Planning Priority Areas Background Report to the Planning and Priorities Advisory Committee is to provide the Committee with an overview of the system-wide accommodation planning challenges identified by staff and to outline the limitations of the accommodation planning toolkit at this point in time. Additionally, staff hope to solicit feedback and input from the Committee regarding the identified priority areas. Staff advise that the Ministry has indicated that a call for submissions for Capital Priorities may be anticipated in the Summer of 2019 and some of the identified priority areas may be included or cited within business cases to be prepared by staff pending the evaluation criteria provided from the Ministry.</p>	

2.0 Key Considerations for the 2019 – 2020 Accommodation Planning Priority Areas

Staff recognized a need to establish baseline criteria to guide this strategic planning exercise and developed an evaluative framework. Staff identified a range of key considerations that contribute to pressure points and the need for strategic accommodation solutions. The outlined key considerations change based on the implications of Ministry direction, criteria for Capital Priorities submissions and / or updates resulting from audits of development data.

1. Available accommodation planning tools and the anticipated impact of changes to classroom loading and the on-the-ground (OTG) capacity of school facilities

At the time of writing this report, the Ministry had not yet provided direction on the moratorium on school closures or provided an indication of how proposed changes to classroom loading will affect the OTG capacity of schools over the proposed implementation timeframe. Utilization rates provided within the presentation are based on actualized student enrolment data as of 2018 October 31 and school capacity data for the 2018-2019 school year.

With this in consideration, staff have excluded areas where a Pupil Accommodation Review (PAR) has been identified as the primary planning tool required to address the accommodation challenge(s). Similarly, staff have not emphasized accommodation planning within the secondary panel as a system-wide review of secondary schools will be necessary once direction on PARs and revised classroom loading data is available.

2. Identified enrolment swings or pressure area, including the cause(s) of the shifts, the duration and the effect(s) on the school facility rate of utilization

There are a number of areas, particularly within the elementary panel of the London region, which have significant and sustained enrolment pressures. These enrolment swings are largely attributed to migration, immigration and new residential development. Enrolment pressures result in the overutilization of school facilities and the need for on-site temporary accommodation measures, which have the potential to result in staffing, programming and cost implications.

3. Clusters of residential growth and development yielding students within existing holding zones and utilization rates at holding schools / adjacent schools

Significant residential growth and development has continued to impact student yields in certain areas of the Board. In neighbourhoods experiencing rapid growth and / or where residential development is planned, TVDSB has routinely established holding zones and designated holding schools as interim accommodation measures until long-term accommodation solutions could be implemented. Long-term accommodation solutions may be achieved through an attendance area review, construction of a new school, or additions / renovations to increase facility capacity at an existing school. Funding requests for capital investments, such as new schools and additions, are submitted to the Ministry through business cases for Capital Priorities.

A number of holding zones and designated holding schools exist throughout the system within the elementary panel. In some areas of the system, designated holding schools are experiencing enrolment pressures, resulting in unbalanced facility utilization rates and the potential need for new school facilities. It is noted that in the past, the Ministry has recommended reviewing and balancing school utilization rates in advance of pursuing capital investment funding.

4. Socio-economic and demographic composition of attendance areas and associated sensitivities

Settlement patterns and neighbourhood maturity, as well as population characteristics, are contemplated collectively as a key consideration as potential changes to student accommodation may families and neighbourhood structure. Staff recognize the elements of vulnerability and accessibility associated with long-term accommodation planning solutions in certain attendance areas.

5. Implementation of approved motions from Pupil Accommodation Reviews

Included within the 2017 Capital Priorities submission to the Ministry was land and capital funding requests to support new schools in Belmont and south east St. Thomas, which were and continue to be necessary to facilitate the continued implementation of Elementary Pupil Accommodation Review-01 (EPAR – 01). The noted schools were intended to consolidate student populations from New Sarum PS, South Dorchester PS, Springfield PS and Westminster Central PS, which were approved for closure on 2017 May 23, as well as accommodate residential growth occurring in south east St. Thomas.

3.0 Summary of 2019 – 2020 Accommodation Planning Priority Areas and Accommodation Planning Tools

In recent years, areas across the TVDSB's four regions have experienced unprecedented and unpredicted growth and development while other areas of the Board have continued to experience population and enrolment decline. As the accommodation planning toolkit is presently limited by an inability to undertake new PARs, the 2019-2020 Accommodation Planning Priority Areas are centred on reviewing these areas to evaluate historic and forecasted enrolment trends, identifying potential opportunities and strategies to mitigate enrolment pressures, balancing utilization rates of TVDSB facilities and reducing the number of empty pupil places across the system.

Staff have identified eight (8) priority areas based on the key considerations, 2018 – 2019 System Facility Utilization Rate Maps (Appendix B) and discussions with Senior Administration:

- Eagle Heights PS
- Sir Arthur Currie PS / North London
- West London
- Southwest London
- St. Thomas
- Woodstock / Oxford County
- Implementation of EPAR-01
- Secondary Panel – All Schools

Additional details, including maps of holding zones, designated holding schools, enrolment and utilization data (where applicable) and key considerations are included within Appendix A. Student enrolment, enrolment projections and facility utilization rates are dynamic in nature and are affected by a number of variables on an on-going basis. Enrolment projections have been used to provide an indication of forecasted enrolment trends based on socio-economic, demographic and settlement data.

For background, holding zones and portables are used as interim measures to accommodate actual and projected enrolment shifts across the TVDSB.

Holding zones are used as a strategic accommodation planning tool where an area of growth and pending residential development within an existing attendance area is designated to attend a holding school due to facility capacity limitations at the local school. Holding zones allow for the evaluation of student yields and enrolment trends as an area develops and matures. Holding zones are generally established prior to the construction of dwellings in areas where there are no students presently, but significant yields are anticipated. As maturation of the neighbourhood comprising the holding zone occurs over several years, permanent accommodation plans are strategized and implemented, contingent on securing funding and Ministry approval.

Portables and porta-packs are temporary and semi-permanent instructional spaces added to an existing school site to supplement the facility's OTG capacity and accommodate additional teaching staff allocations resulting from enrolment pressures or other space constraints (e.g. during the construction of additional permanent space). Portable allocations are generally reactionary and the demonstrated need of these spaces may fluctuate on an annual basis or even throughout a single school year. Where reliance on portables and porta-paks is sustained or increased year-over-year, further evaluation is warranted and movement towards establishing a long-term accommodation solution in permanent instructional space is necessary.

	<p>4.0 Next Steps</p> <p>Following the presentation to the Planning and Priorities Advisory Committee, staff in Facility Services, in collaboration with Senior Administration, will review feedback and direction received and develop strategic plans for the identified priority areas.</p> <p>Staff will continue to await announcements from the Ministry regarding Capital Priorities submission criteria, guidelines and templates for PARs, and proposed changes to classroom loading.</p> <p>The Annual Accommodation Planning Report will be presented to the Board of Trustees in the late Fall of 2019.</p>
Cost/Savings:	N/A
Timeline:	<p>Summer / Fall 2019: Action Plan and Background Reports (where applicable)</p> <p>Late Fall 2019: Presentation of the Annual Accommodation Planning Report</p> <p>To be determined: Submission of Capital Priorities Business Cases (if applicable)</p>
Communications:	N/A
Appendices:	<p>Appendix A: 2019-2020 Accommodation Planning Priority Areas Presentation</p> <p>Appendix B: 2018-2019 System Facility Utilization Maps</p> <ul style="list-style-type: none"> • Elementary Panel – System Overview • Elementary Panel – By Region • Elementary Panel – French Immersion Only • Secondary Panel – System Overview

Strategic Priority Area(s):

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

Form Revised October 2018



2019 – 2020

Accommodation Planning Priority Areas

Planning and Priorities Advisory Committee

2019 June 11

2019 – 2020 Accommodation Planning Priority Areas

Background

Priority Areas contribute to development of Facility Services' Master Capital Plan by identifying annual and long-term capital initiatives and investment areas to be pursued by the Board in business cases and funding requests to the Ministry through Capital Priorities submissions

Identification and discussion of Accommodation Planning Priority Areas with Trustees assists Facility Services and Capital Projects staff to set summer projects and timelines

To facilitate sustainable and appropriate long-term student accommodation planning that aligns with the Board's Commitments, we ask:

What does TVDSB need, for what purposes(s), in which locations and in what timeframe?

2019 – 2020 Accommodation Planning Priority Areas

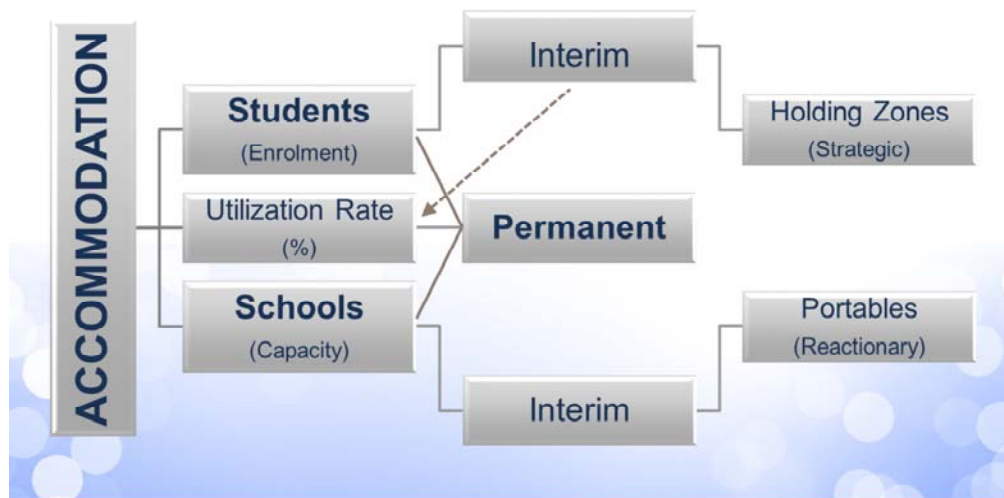
Background

Key Considerations for 2019 – 2020 Accommodation Planning Priority Areas

1. Available accommodation planning tools and the anticipated impact of changes to classroom loading and the OTG capacity of school facilities
2. Identified enrolment swings or pressure areas, including the cause(s) of the shifts, the duration and the effect(s) on the school facility rate of utilization
3. Clusters of residential growth and development yielding students within existing holding zones and utilization rates at holding schools / adjacent schools
4. Socio-economic and demographic composition of neighbourhoods and associated sensitivities
5. Implementation of approved motions from Pupil Accommodation Reviews

2019 – 2020 Accommodation Planning Priority Areas

Accommodation Planning Framework



2019 – 2020 Accommodation Planning Priority Areas

Accommodation Planning Framework

Accommodation Planning Tool Kit

Accommodation Planning Tools

- Attendance Area Reviews

Temporary Accommodation Measures

- Holding Zones
- Portables



Current Limitations

- Unable to initiate Pupil Accommodation Reviews
- No new Ministry direction on moratorium on school closures
- Awaiting call from the Ministry for submissions for Capital Priorities

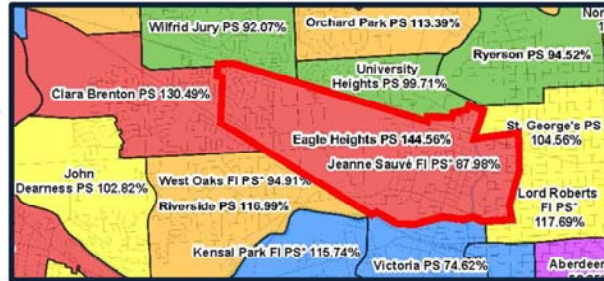
2019 – 2020 Accommodation Planning Priority Areas

Priority Area: Eagle Heights PS Attendance Area (Elementary)

284 Oxford Street
London

Considerations

Newcomer settlement area
Concentration of high density housing
Large attendance area
Students clustered in parts of attendance area



2018-2019 Enrolment (Actualized)

983 FTE (2018 Oct 31)
1006 FTE (2019 Mar 31)

2017/2018-2018/2019 Enrolment Change (2017 Oct 31 Actualized to 2019 March 31 Actualized)

+114.5

2018-2019 OTG Capacity

680
(+326 Pupils)

Number of Classrooms in Portables and Porta-Paks

7 + 6 (2018 Oct 31)
9 + 6 (2019 Mar 31)
11 + 6
(Projected 2019-2020)

Note: Eagle Heights PS Utilization as of 2019 March 31 – 147.9%

Thames Valley District School Board

We build each student's tomorrow, every day.

2019 – 2020 Accommodation Planning Priority Areas

Priority Area: North London (Elementary)

Sir Arthur Currie PS

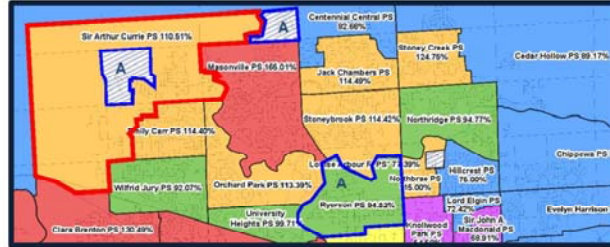
2435 Buroak Drive
London

Considerations

Area of significant residential development

Two large holding zones with growing student populations

Students in holding zones designated to attend Ryerson PS



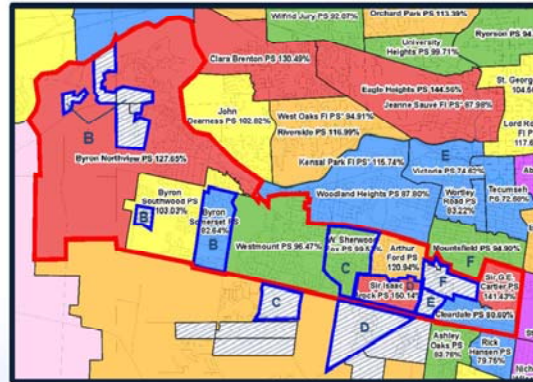
A – Holding Zones designated to attend Ryerson PS as Holding School

2018-2019 Enrolment (Actualized)	2017/2018-2018/2019 Enrolment Change (2017 Oct 31 Actualized to 2019 March 31 Actualized)	2018-2019 OTG Capacity	Number Classrooms in Portables	2018-2019 Number of Students in Holding at Ryerson PS (2018 Oct 31 Actualized)
589 FTE (2018 Oct 31) 599 FTE (2019 Mar 31)	+139 FTE	533 (+56 Pupils)	0 (2018 Oct 31) 2 (2019 Mar 31) 6 (Projected 2019-2020)	92

Priority Area: West London (Elementary)

Byron Northview PS
Byron Southwood PS
Byron Somerset PS
John Dearness PS
Riverside PS
Westmount PS
W. Sherwood Fox PS
Arthur Ford PS
Sir Isaac Brock PS
Sir G.E. Cartier PS

F – Holding Zone to Mountsfield PS



Balance utilization across this portion of the TVDSB system and determine if pursuing funding for a new elementary school is warranted

2019 – 2020 Accommodation Planning Priority Areas

Priority Area: South West London (Elementary)

Schools

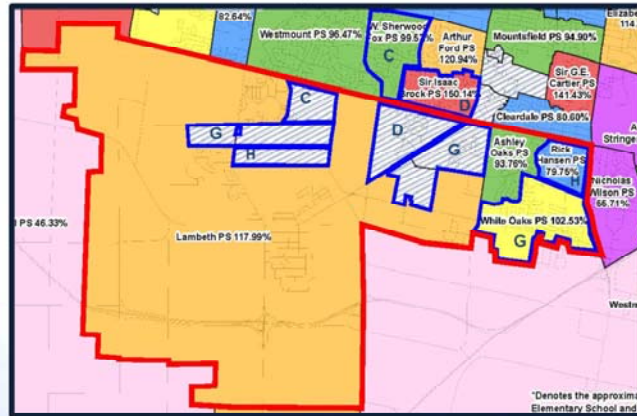
Lambeth PS
Ashley Oaks PS
Rick Hansen PS
White Oaks PS

C – Holding Zone to
W. Sherwood Fox PS

D – Holding Zone to
Sir Isaac Brock PS

G – Holding Zones to
White Oaks PS

H – Holding Zone to
Rick Hansen PS



Considerations

Number of holding zones in areas of rapid residential growth designated to attend various schools

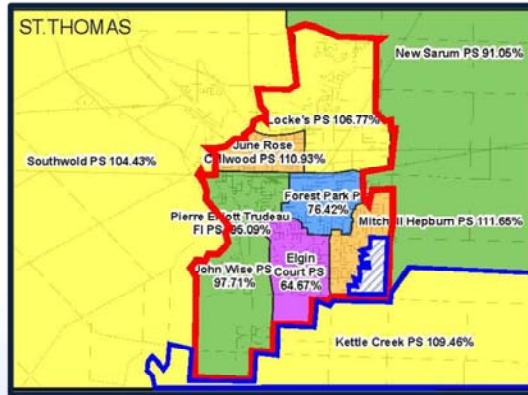
Balance utilization across this portion of the TVDSB system and determine if pursuing funding for a new elementary school is warranted

2019 – 2020 Accommodation Planning Priority Areas

Priority Area: St. Thomas (Elementary)

Schools

Forest Park PS
Mitchell Hepburn PS
Elgin Court PS
South East St. Thomas Holding Zone
(Holding at Kettle Creek PS)



Considerations

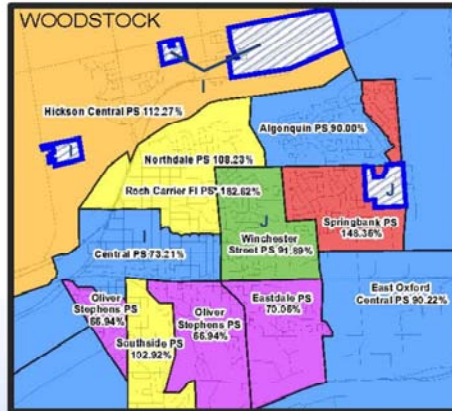
Balance utilization across this portion of the TVDSB system to support a business case for funding for a new elementary school (See EPAR-01)

2019 – 2020 Accommodation Planning Priority Areas

Priority Area: Woodstock / Oxford County (Elementary)

Schools

Hickson Central PS
Northdale PS
Algonquin PS
Springbank PS
Winchester Street PS
Eastdale PS
Oliver Stephens PS
Southside PS
Central PS
Roch Carrier FI PS



I – Holding Zones to Central PS

J – Holding Zone to Winchester Street PS



Considerations

Number of holding zones in areas of rapid residential growth designated to attend various schools

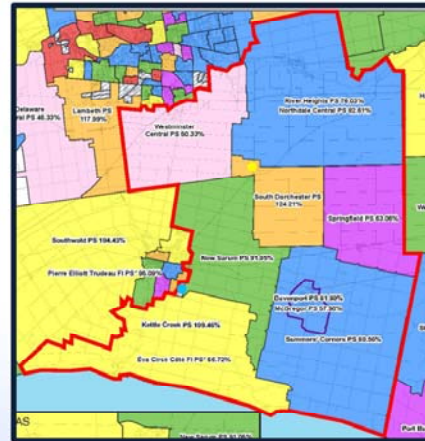
Balance utilization across this portion of the TVDSB system and determine if pursuing funding for a new elementary school is warranted

2019 – 2020 Accommodation Planning Priority Areas

Priority Area: Elementary Pupil Accommodation Review – 01

Schools

Davenport PS
McGregor PS
Mitchell Hepburn PS
New Sarum PS (Approved for closure)
Kettle Creek PS
River Heights PS
South Dorchester PS (Approved for closure)
Éva Circé Côté FI PS
Springfield PS (Approved for closure)
Summers' Corners PS
Westminster Central PS (Approved for closure)



Considerations

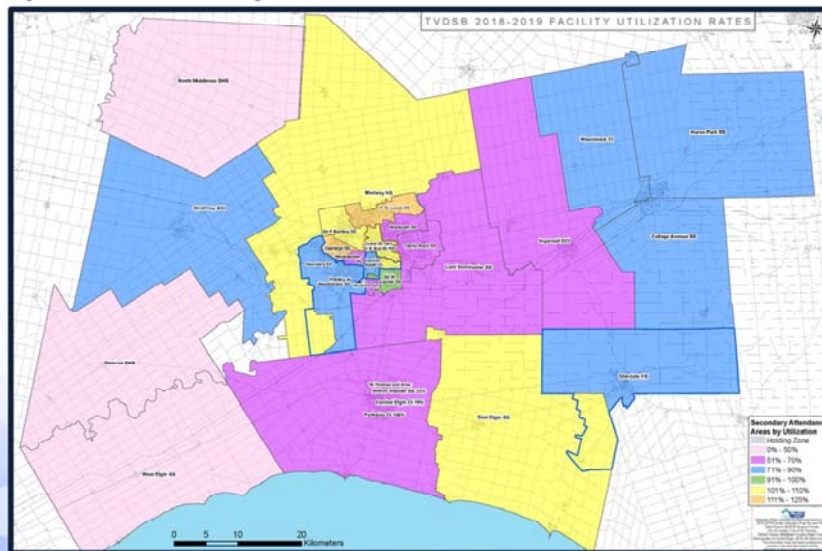
Two new elementary schools necessary to fully implement EPAR-01

New Belmont PS ●

New South East St. Thomas PS ●

2019 – 2020 Accommodation Planning Priority Areas

Priority Area: Secondary Panel – All Schools



Thames Valley District School Board

We build each student's tomorrow, every day.

2019 – 2020 Accommodation Planning Priority Areas

Next Steps

Receive feedback from Planning and Priorities Advisory Committee

Await announcements from the Ministry of Education regarding Capital Priorities submissions, guidelines and templates for Pupil Accommodation Reviews, and changes to school facility OTG capacities

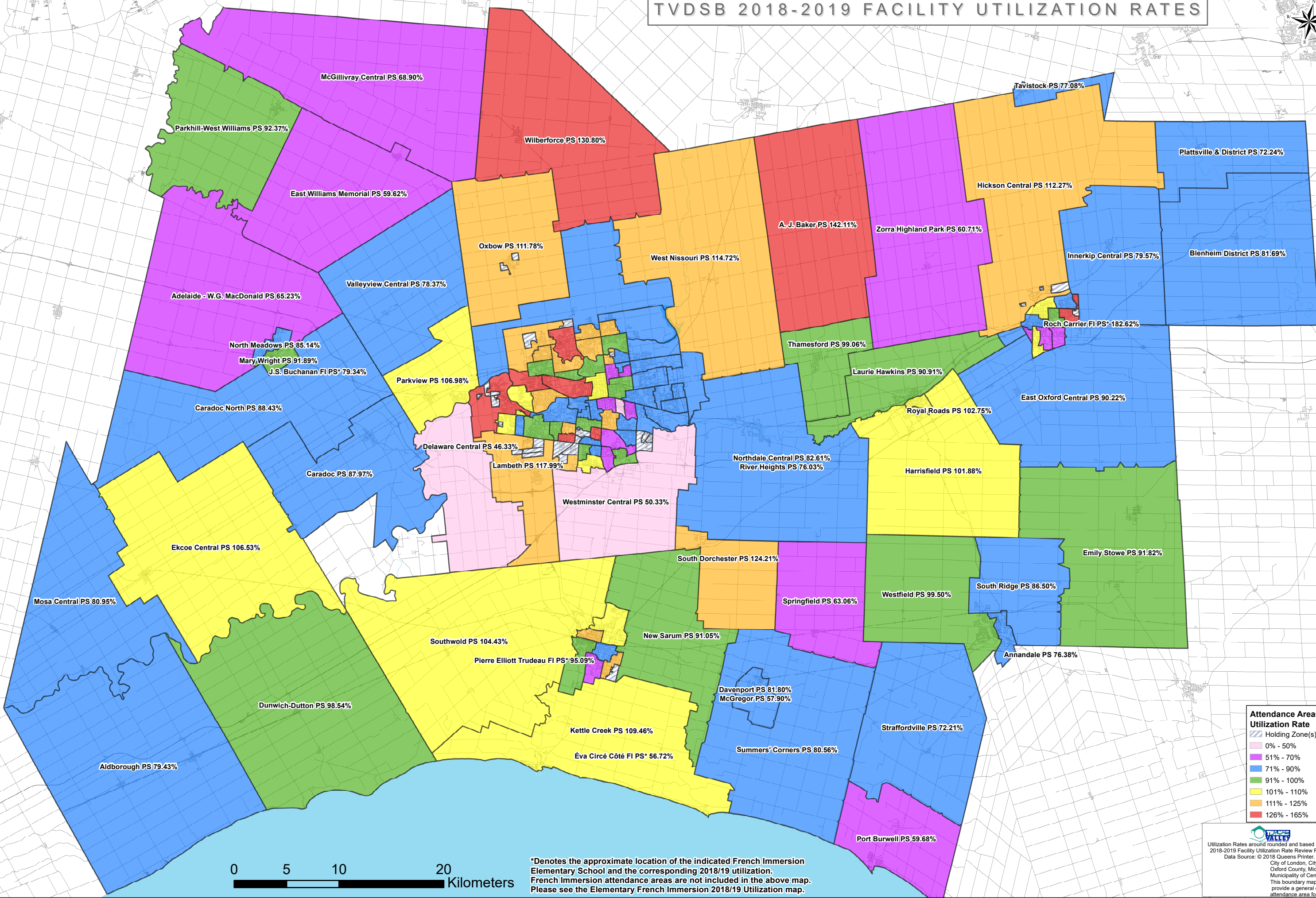
Continue to audit and review planned residential development and update phasing for residential projects under construction in priority areas

Through the Capital Planning Coordinating Committee:

- Determine priorities and build business cases for Capital Priorities submissions
- Identify Attendance Area Reviews to be initiated in 2019 – 2020
- Prepare Background Reports for consideration by the Trustees in Fall 2019

Annual Planning Report presented to the Trustees in early Winter 2019

TVDSB 2018-2019 FACILITY UTILIZATION RATES

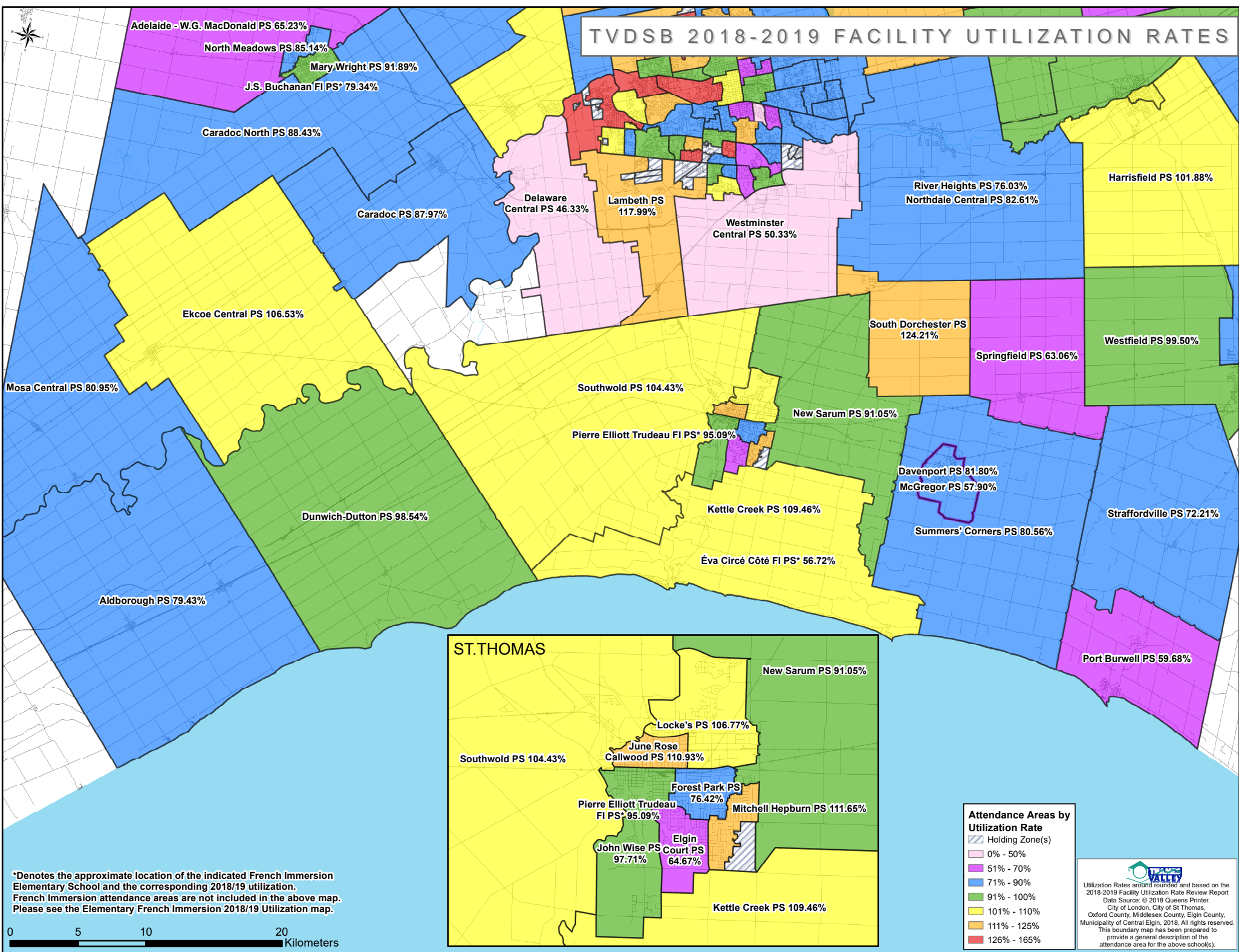


*Denotes the approximate location of the indicated French Immersion Elementary School and the corresponding 2018/19 utilization. French Immersion attendance areas are not included in the above map. Please see the Elementary French Immersion 2018/19 Utilization map.

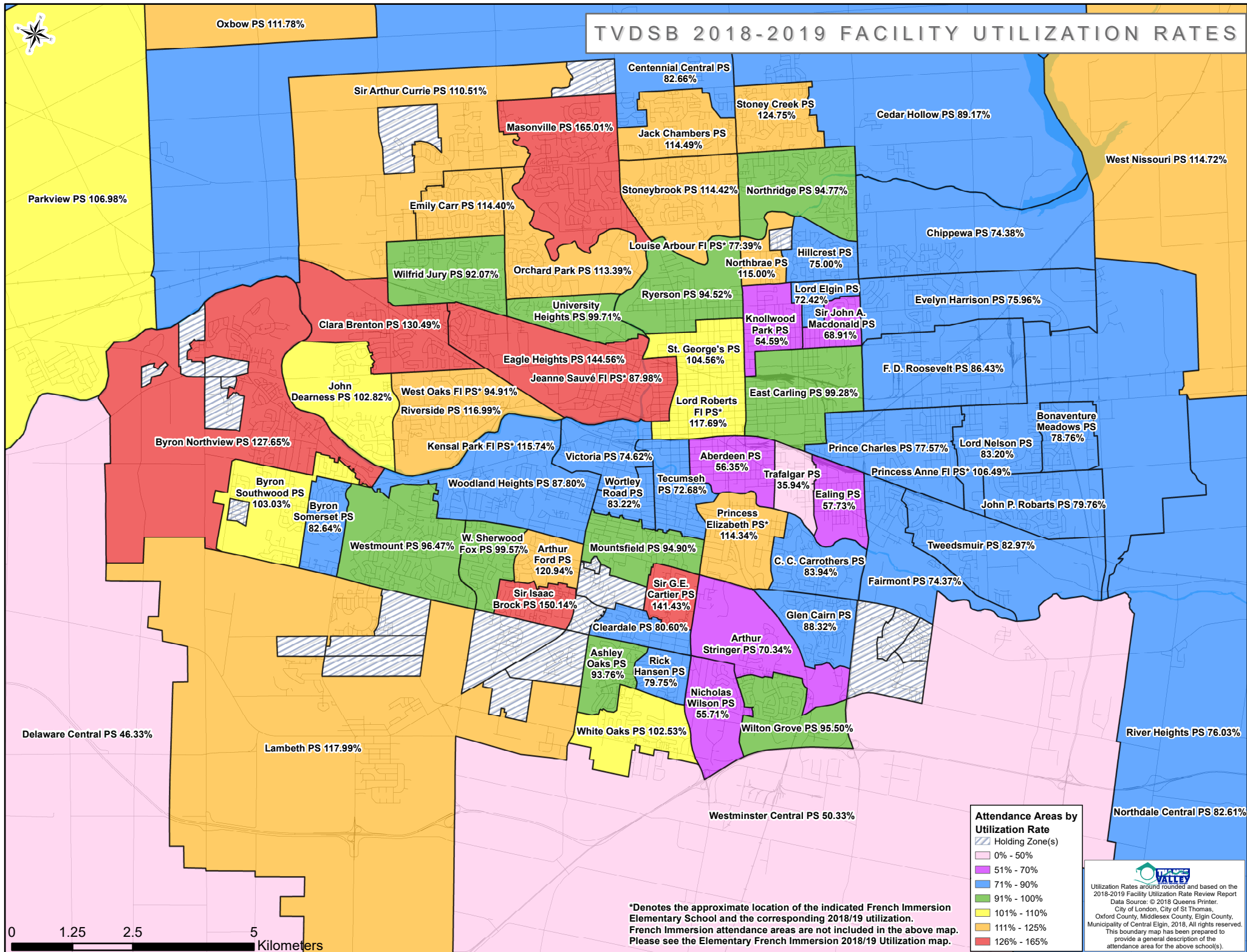
Attendance Areas by Utilization Rate

- Holding Zone(s)
- 0% - 50%
- 51% - 70%
- 71% - 90%
- 91% - 100%
- 101% - 110%
- 111% - 125%
- 126% - 165%

TVDSB 2018-2019 FACILITY UTILIZATION RATES



TVDSB 2018-2019 FACILITY UTILIZATION RATES



Oxbow PS 111.78%

Sir Arthur Currie PS 110.51%

Masonville PS 165.01%

Centennial Central PS 82.66%

Stoney Creek PS 124.75%

Cedar Hollow PS 89.17%

West Nissouri PS 114.72%

Parkview PS 106.98%

Emily Carr PS 114.40%

Jack Chambers PS 114.49%

Stoneybrook PS 114.42%

Northridge PS 94.77%

Chippewa PS 74.38%

Wilfrid Jury PS 92.07%

Orchard Park PS 113.39%

Louise Arbour FI PS* 77.39%

Northbrae PS 115.00%

Hillcrest PS 75.00%

Clara Brenton PS 130.49%

University Heights PS 99.71%

Ryerson PS 94.52%

Lord Elgin PS 72.42%

Sir John A. Macdonald PS 68.91%

Evelyn Harrison PS 75.96%

John Dearness PS 102.82%

West Oaks FI PS* 94.91%

Eagle Heights PS 144.56%

Jeanne Sauvé FI PS* 87.98%

St. George's PS 104.56%

Knollwood Park PS 54.59%

F. D. Roosevelt PS 86.43%

Byron Northview PS 127.65%

Kensal Park FI PS* 115.74%

Victoria PS 74.62%

Aberdeen PS 56.35%

Trafalgar PS 35.94%

Prince Charles PS 77.57%

Lord Nelson PS 83.20%

Bonaventure Meadows PS 78.76%

Byron Southwood PS 103.03%

Byron Somerset PS 82.64%

Riverside PS 116.99%

Wortley Road PS 83.22%

Tecumseh PS 72.68%

Princess Elizabeth PS* 114.34%

Ealing PS 57.73%

Princess Anne FI PS* 106.49%

John P. Robarts PS 79.76%

Westmount PS 96.47%

W. Sherwood Fox PS 99.57%

Arthur Ford PS 120.94%

Mountsfield PS 94.90%

C. C. Carrothers PS 83.94%

Tweedsmuir PS 82.97%

Sir Isaac Brock PS 150.14%

Sir G.E. Cartier PS 141.43%

Cleardale PS 80.60%

Arthur Stringer PS 70.34%

Glen Cairn PS 88.32%

Fairmont PS 74.37%

Delaware Central PS 46.33%

Lambeth PS 117.99%

Ashley Oaks PS 93.76%

Rick Hansen PS 79.75%

Nicholas Wilson PS 55.71%

Wilton Grove PS 95.50%

White Oaks PS 102.53%

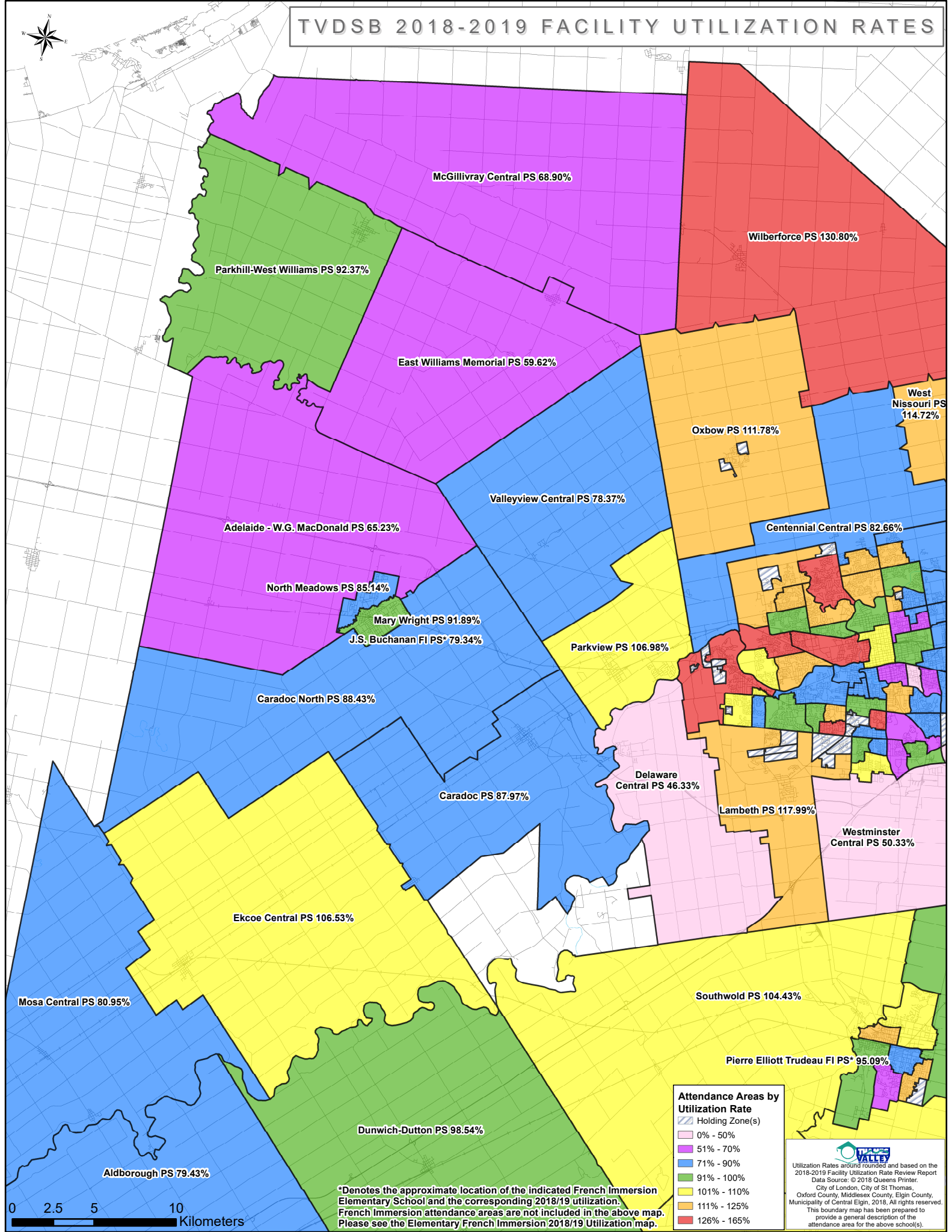
Westminster Central PS 50.33%

River Heights PS 76.03%

Northdale Central PS 82.61%

0 1.25 2.5 5 Kilometers

TVDSB 2018-2019 FACILITY UTILIZATION RATES



*Denotes the approximate location of the indicated French Immersion Elementary School and the corresponding 2018/19 utilization. French Immersion attendance areas are not included in the above map. Please see the Elementary French Immersion 2018/19 Utilization map.

Attendance Areas by Utilization Rate

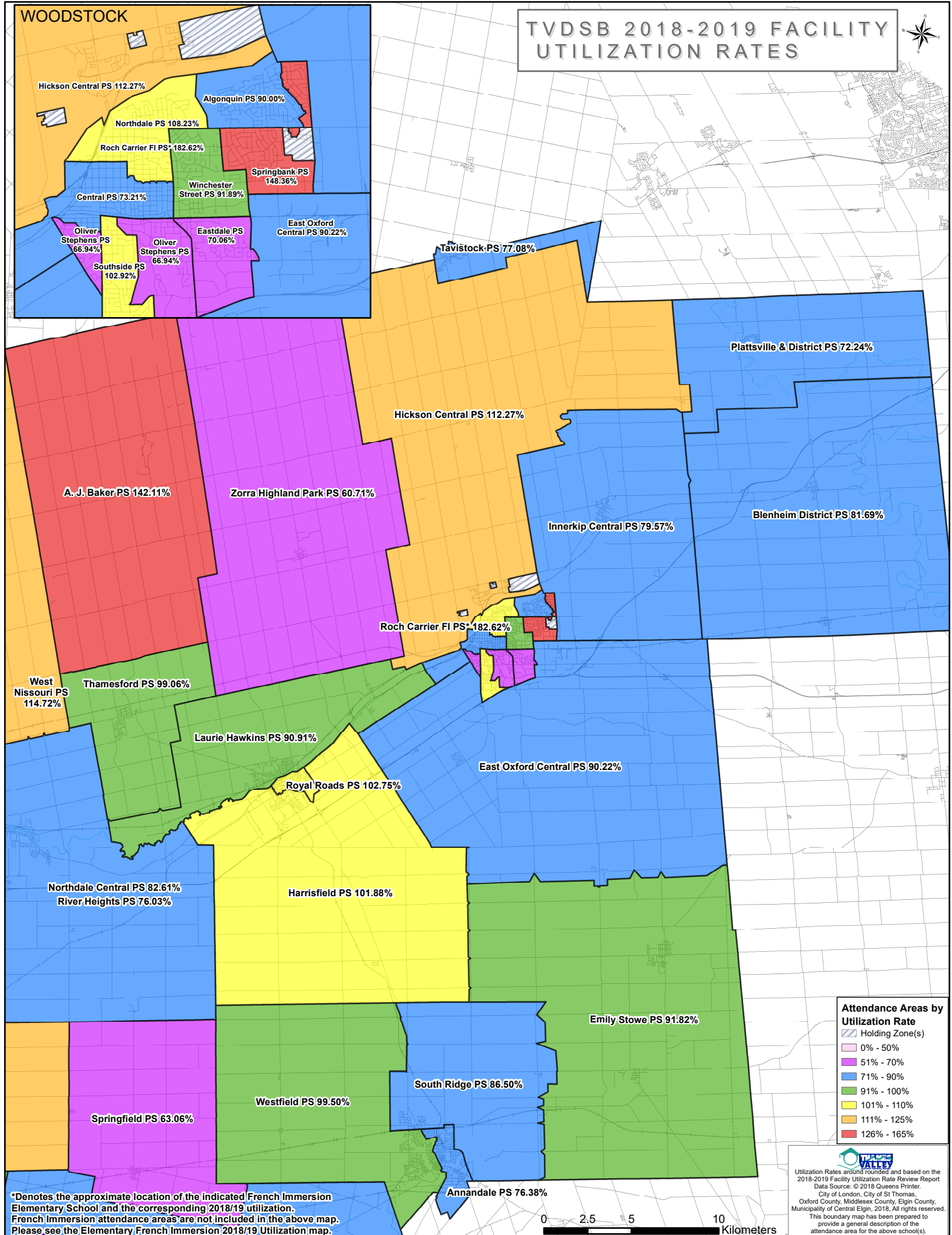
	Holding Zone(s)
	0% - 50%
	51% - 70%
	71% - 90%
	91% - 100%
	101% - 110%
	111% - 125%
	126% - 165%

TVDSB
 Utilization Rates are rounded and based on the 2018-2019 Facility Utilization Rate Review Report
 Data Source: © 2018 Queens Printer
 City of London, City of St Thomas, Oxford County, Middlesex County, Elgin County, Municipality of Central Elgin, 2018. All rights reserved.
 This boundary map has been prepared to provide a general description of the attendance area for the above school(s).



WOODSTOCK

TVDSB 2018-2019 FACILITY UTILIZATION RATES

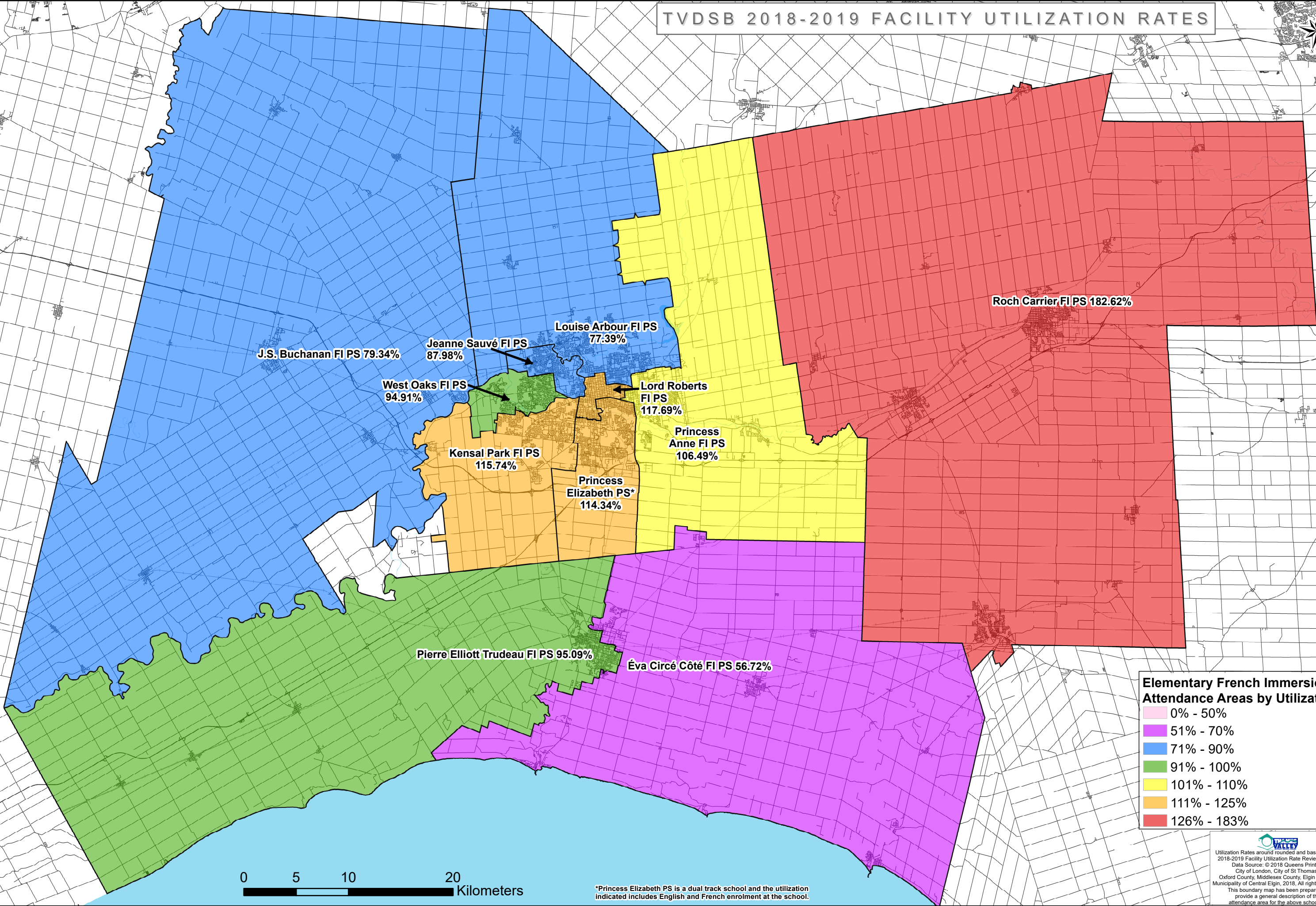


*Denotes the approximate location of the indicated French Immersion Elementary School and the corresponding 2018/19 utilization. French Immersion attendance areas are not included in the above map. Please see the Elementary French Immersion 2018/19 Utilization map.

0 2.5 5 10 Kilometers

UPPER VALLEY
Utilization Rates are rounded and based on the 2018-2019 Facility Utilization Rate Review Report
Data Source: © 2018 Queens Printer
City of London, City of St Thomas, Oxford County, Middlesex County, Elgin County, Municipality of Central Elgin, 2018. All rights reserved.
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TVDSB 2018-2019 FACILITY UTILIZATION RATES



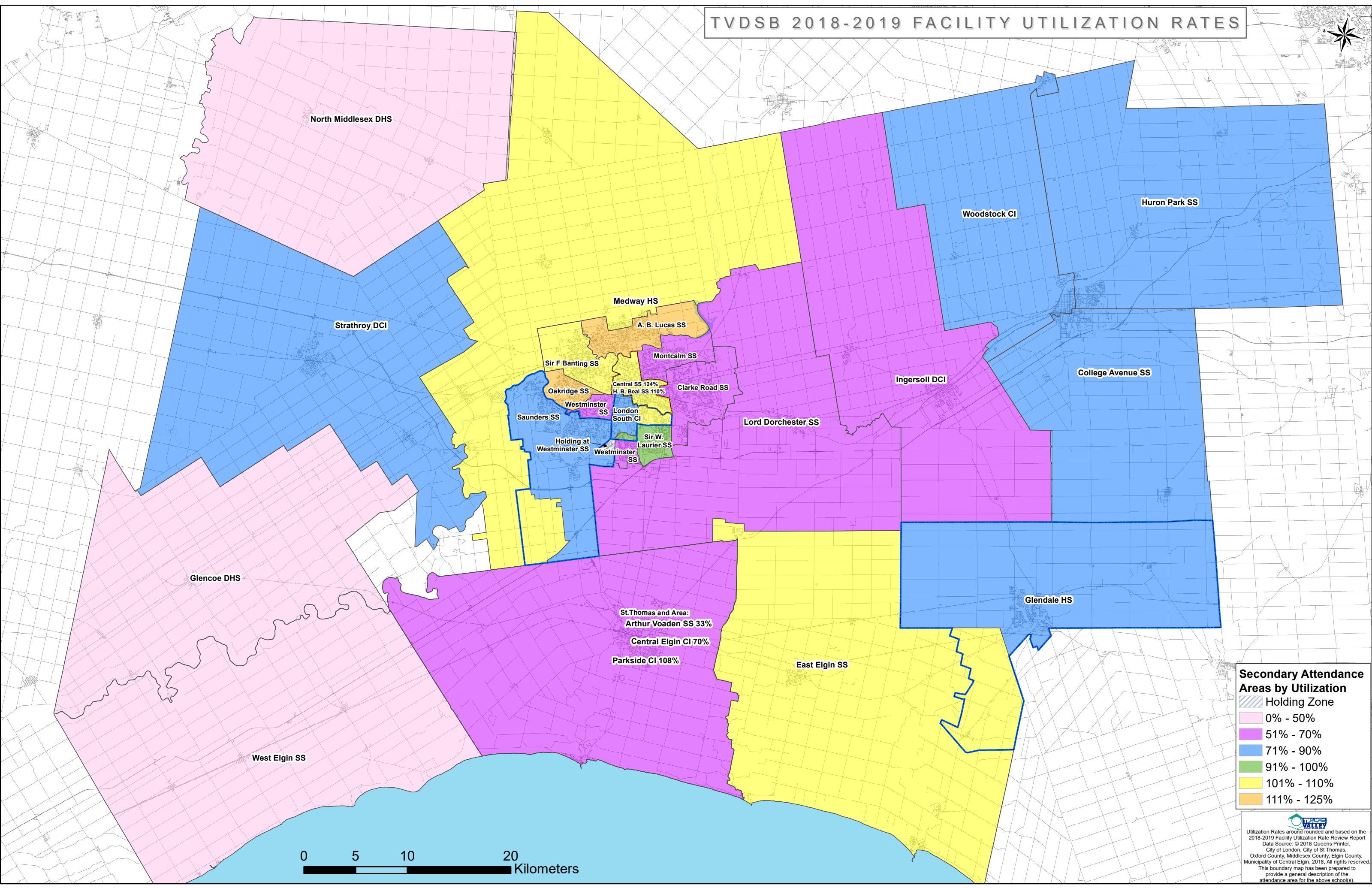
Elementary French Immersion Attendance Areas by Utilization

- 0% - 50%
- 51% - 70%
- 71% - 90%
- 91% - 100%
- 101% - 110%
- 111% - 125%
- 126% - 183%



*Princess Elizabeth PS is a dual track school and the utilization indicated includes English and French enrolment at the school.

TVDSB 2018-2019 FACILITY UTILIZATION RATES



Secondary Attendance Areas by Utilization

- Holding Zone
- 0% - 50%
- 51% - 70%
- 71% - 90%
- 91% - 100%
- 101% - 110%
- 111% - 125%



Utilization Rates around rounded and based on the 2018-2019 Facility Utilization Rate Review Report
Data Source: © 2018 Queens Printer, City of London, City of St. Thomas, Oxford County, Middlesex County, Elgin County, Municipality of Central Elgin, 2018. All rights reserved.
This boundary map has been prepared to provide a general description of the attendance area for the above school(s).