



# Oxford County French Immersion and City of Woodstock Elementary Panel Accommodation Review

Initial Attendance Area Review Report

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Thames Valley District School Board

February 23, 2021

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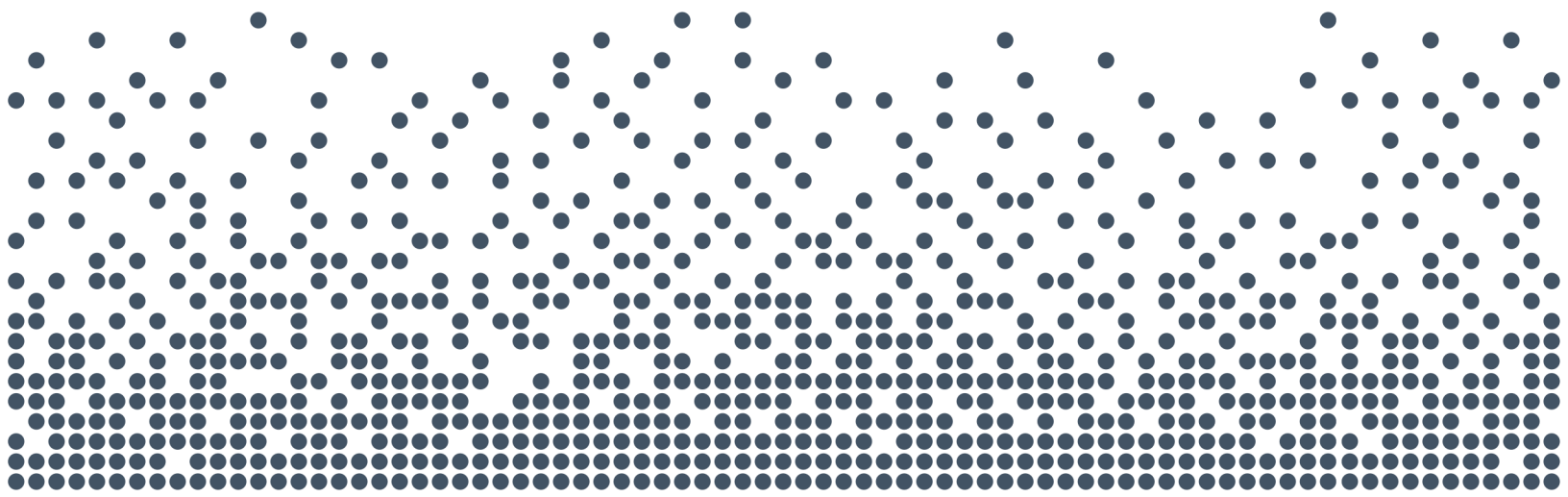
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## List of Acronyms, Abbreviations, and Terms

<b>Acronym</b>	<b>Full Description of Acronym</b>
MOE	Ministry of Education
OTG Capacity	On-the-Ground Permanent School Capacity
PS	Public School
TVDSB	Thames Valley District School Board
FI	French Immersion
ET	English Track
Functional Capacity	OTG Permanent Capacity Plus Portable Spaces



# Executive Summary



# Executive Summary

This report examines the schools within the City of Woodstock, and the enrolment pressures currently seen in both English Track and French Immersion programs. The recommendations presented within this report are based on an analysis of both the Board's current and short to mid-term needs. 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 Woodstock that could be better utilized through attendance area boundary changes. Select data, metrics and on-the-ground realities will highlight viable schools and boundaries that can accommodate both existing and projected enrolments. The City of Woodstock'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. However, to ensure that capital funding for additional spaces is secured and to deal with the more immediate pressures, the Board must first ensure that existing spaces and resources are used efficiently.

The options considered as part of this review attempt to deal with both the enrolment pressures at certain English Track English schools as well as the pressures at the Board's only French Immersion school in Woodstock. Two French Immersion and one English Track options have been provided that will help the Board identify opportunities to use its facilities more efficiently and to improve resource allocation. The options are intended to outline a strategic approach to address accommodation issues that will arise over the next five to ten years, while also providing the flexibility to address the immediate pressures.

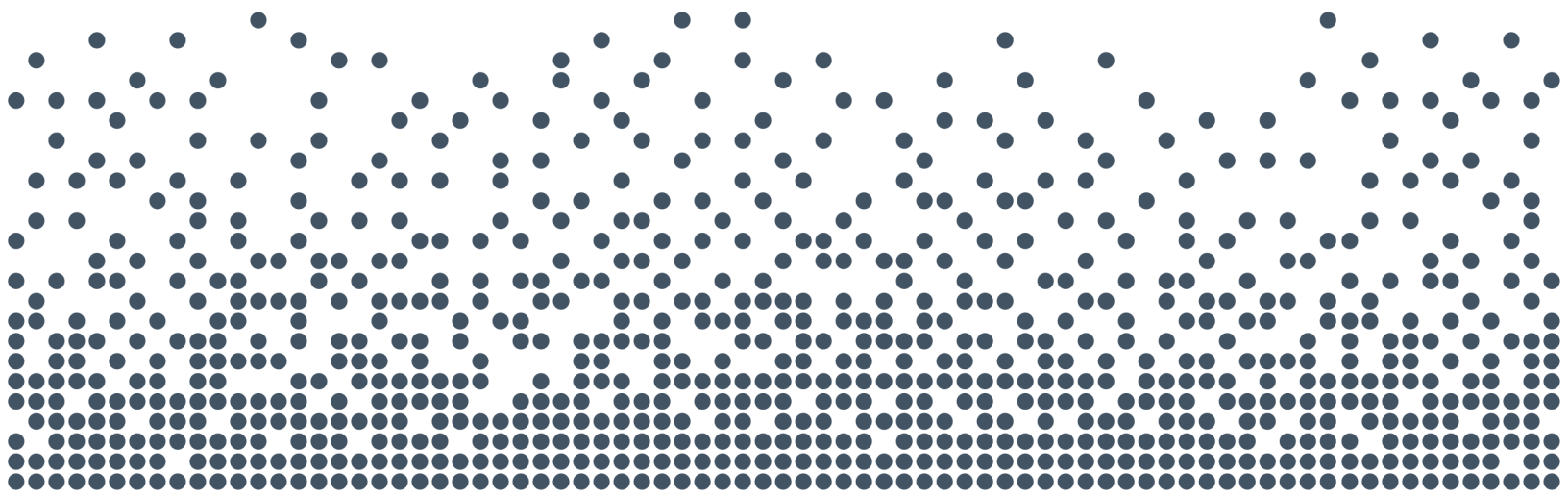
The proposed measures target the three most underutilized schools (Algonquin PS, Eastdale PS, and Oliver Stephens PS), as well as two critically overutilized schools (Roch Carrier FI PS and Springbank PS). No changes are proposed for Northdale PS as it is currently well utilized and does not face significant enrolment pressure. Similarly, enrolment at Winchester PS is stable and within its capacity, however this is evident only after redirecting students currently holding at Winchester PS back to their home school, Springbank PS. Likewise, Southside PS is not subject to proposed



changes although it, in contrast, is currently overutilized and is expected to remain so – this situation will be addressed at a future date, as the planned opening of a new school in north Woodstock will create additional student spaces in Central PS, allowing for more additional accommodation solutions at that time.

Meanwhile, the utilization metrics for each of the schools targeted by the proposed changes will improve significantly. Algonquin PS will see an increase in its utilization rate of about 20%. This school will likely require some portables in the short-term but will eventually be able to accommodate students within its permanent space. Similarly, Eastdale PS and Oliver Stephens PS will see significant increases in utilization, bringing them both to approximately 100% utilization.

Most importantly, enrolment pressures at Roch Carrier FI PS and Springbank PS will be alleviated, which will allow the removal of six portables from Roch Carrier FI PS and four from Springbank PS. This will result in both schools being well utilized in 2022 but, as new residential developments in Woodstock build out, both schools will have a functional utilization of around 115% by 2027 and may require further measures or additional temporary spaces.



# Report



# 1. Background

The Thames Valley District School Board (TVDSB) provides educational services to the Cities of London, 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 has come to be 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 both 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- and school-aged population has declined (0-18 years). 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. Since 2011, the Canadian population has continued to grow by an additional 5% (2011 to 2016), and by an additional estimated growth of 5% from 2016 to 2020. School-aged children growth rates were largely declining during the 2001 to 2011 period and by 2011 to 2016 started to stabilize and are now starting to increase as Canada saw a 1% growth of 5- to 19-year-olds over the 2011-2016 period and a 4% increase from 2016 to 2020<sup>1</sup>.

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 cause enrolment pressures if not dealt with accordingly. 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.

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<sup>1</sup> [Statistics Canada. Table 17-10-0005-01 Population estimates on July 1st, by age and sex](#)





## 1.1 Analysis Parameter

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In past reviews, the TVDSB has defined the following parameters or principles to help guide the analysis of possible attendance area review options:

### ***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 the other 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 healthy utilization for any elementary school would range from 80%-90%. A better distribution of students and the higher utilization of schools would be the goal of any attendance area review.

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 experience 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 to attendance areas (Attendance Area Reviews); 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 Woodstock Attendance Area Review

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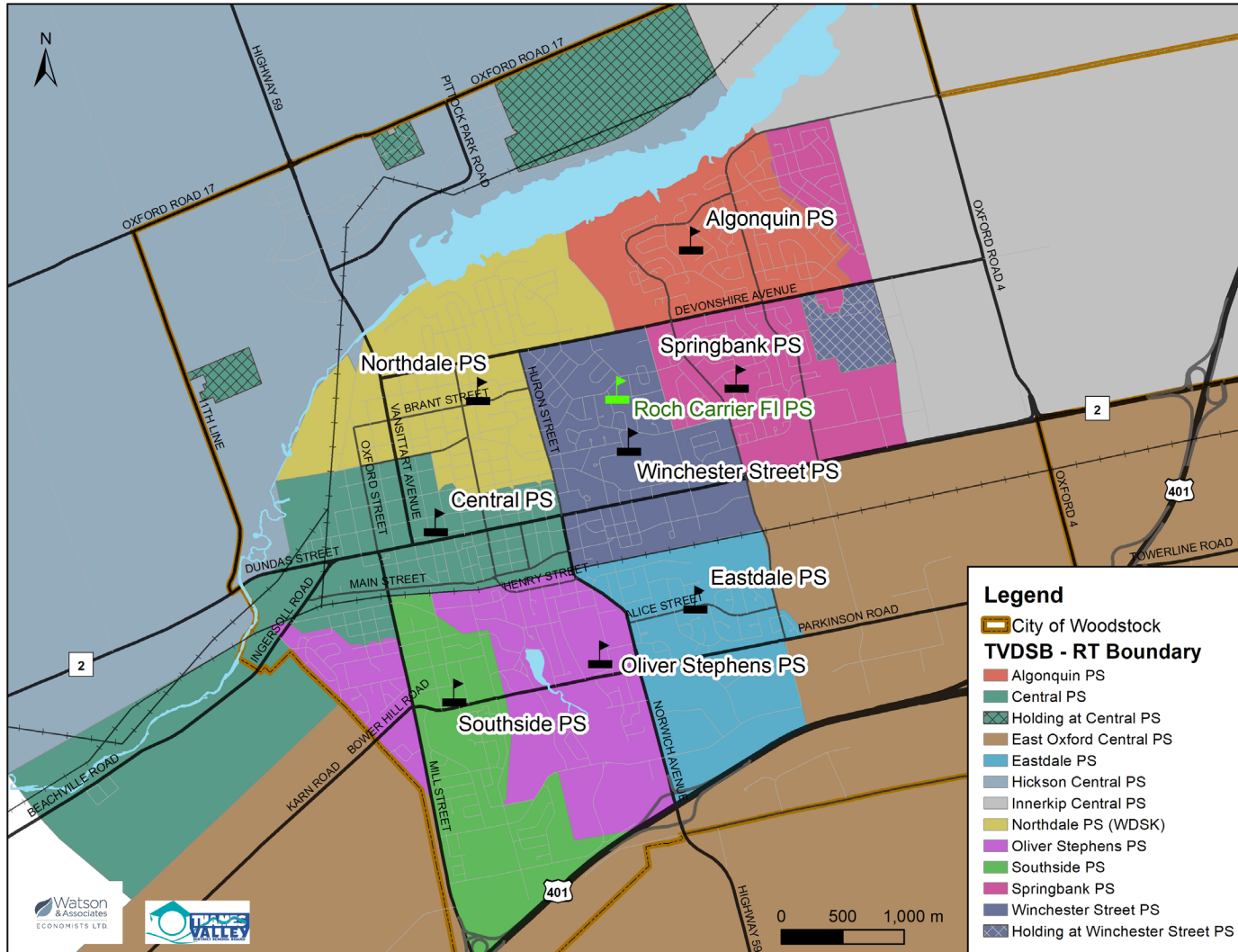
In order to address the accommodation challenges in Woodstock, the TVDSB is proposing to undertake an Attendance Area Review. This report details the technical aspects of that review and presents two accommodation options that, if adopted, would help alleviate enrolment pressures in overutilized schools in Woodstock, 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.

One area of particular focus is the accommodation of French Immersion students, not only within the City of Woodstock, but throughout Oxford County as well. At present, all French Immersion students within the County of Oxford (including the City of Woodstock), attend the single-track French Immersion program at Roch Carrier FI PS, which is currently overutilized, and this situation is projected to worsen over the next several years. It is therefore necessary to consider the creation of an additional French Immersion school.

The locations of all existing schools within the City of Woodstock and their current attendance boundaries are presented in Figure 1-1 on the following page.



Figure 1-1: Current English Track Attendance Boundaries





## 2. Current Situation

### 2.1 Woodstock Study Area

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Currently, the Board operates the following nine elementary schools in Woodstock:

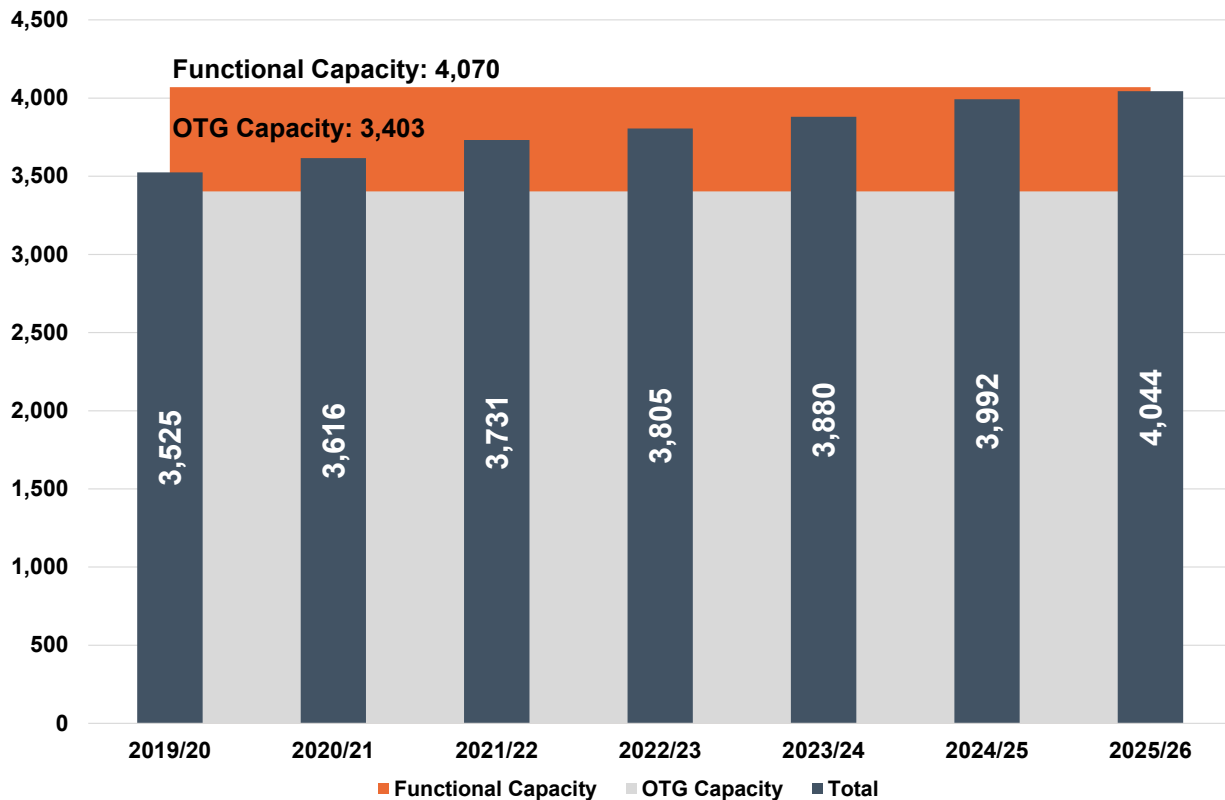
- Algonquin PS
- Central PS
- Eastdale PS
- Northdale PS
- Oliver Stephens PS
- Roch Carrier FI PS (Single Track FI)
- Southside PS
- Springbank PS
- Winchester Street PS

In addition to these nine, the attendance boundaries of East Oxford Central PS, Innerkip Central PS, and Hickson Central PS each extend into Woodstock, but only Hickson Central PS includes developed residential areas and, at present, receives a significant number of students from north Woodstock. TVDSB also offers French Immersion programming to students outside of the City, who are eligible for busing into Woodstock.

Figure 2-1 presents the total enrolment vs. the total on-the-ground (OTG) capacity and the functional capacity (defined as OTG capacity plus the number of spaces in portables, assuming 23 student spaces per portable) available within the nine schools. In 2019 there were 28 portables on sites in Woodstock, including Roch Carrier FI PS, which currently has twelve portables in total, six free-standing plus a six-room portapak. Looking at Woodstock as a whole, elementary enrolment exceeded the OTG capacity in 2019, and this enrolment pressure is expected to worsen over the forecast term, exceeding even the existing functional capacity by 2027/28.



Figure 2-1: Utilization of Woodstock Elementary Schools



## 2.2 Issues Under Review

This study will consider boundary reconfigurations at all schools receiving students from Woodstock, with the exception of Central PS and Hickson Central PS. These schools do face some enrolment pressures, but it is assumed that this will be relieved by a new elementary school that will be required in northern Woodstock as large new residential developments build-out. At present, students residing in northern Woodstock (north of the Thames River) are bused to Hickson Central PS, while Central PS also receives holding students from three major growth areas. A new school in north Woodstock would be expected to receive both groups, and it is therefore impractical to consider Central PS or Hickson Central PS for attendance area adjustments at this time.

Table 2-1 presents school utilizations in Woodstock, which are based on 2019 actual enrolment data, as well as projections for 2022 (assumed implementation year) and 2027 (5 years after implementation). 2019 enrolments were used instead of 2020 data to avoid any potential distortions that may have arisen due to the Covid-19 pandemic.



While total elementary enrolment in the study area is expected to increase by approximately 16% over the study term, this growth will not be evenly felt by all schools in Woodstock, and existing imbalances are expected to worsen over the coming decade. Looking first at permanent, OTG capacity, three schools are notable for low utilizations – utilization at Algonquin PS is expected to be 81% in 2022, which will worsen as enrolment in the community decreases, falling to 68% by 2027. Similarly, utilization at Eastdale PS and Oliver Stephens PS will respectively be 64% and 66% by 2022, which will improve slightly to 70% and 69% by 2027.

In contrast, four schools are significantly overutilized – Roch Carrier FI PS, Southside PS, Springbank PS, and Winchester PS. Enrolment pressures at Roch Carrier FI PS and Springbank are particularly noteworthy and are expected to nearly double each school's utilization rates by 2022 (199% and 167%, respectively), and to remain severe in 2027 (243% and 161%, respectively). These two schools are currently accommodating students using portables (12 at Roch Carrier FI PS and 10 at Springbank PS). While this temporary space is able to accommodate students in the immediate short-term, it is not a sustainable solution (at Roch Carrier FI PS, functional utilization, which includes spaces available in portables, will be 100% in 2022 and 123% in 2027).

Furthermore, the overutilization at Springbank is actually worse than it initially appears due to the holding zone located within the Springbank boundary, which currently sends existing students and future enrolment to Winchester PS. Table 2-2 presents similar figures as in Table 2-1, but assumes that all holding students are returned to their home schools, and also assumes the existence of a new elementary school in north Woodstock (the enrolments of Central PS and Hickson PS are accordingly adjusted). Under these assumptions, students holding at Winchester PS are redirected to Springbank PS, which will also apply to new students who will enter the system as the residential development builds out. This reveals worsening overutilization of Springbank PS, with 188% of its OTG capacity utilized in 2022, growing to 208% in 2027. Moreover, this situation remains critical even when factoring in temporary student spaces provided by portables – 115% of functional capacity is expected to be utilized by 2022, and 128% in 2027. Alternatively, the enrolment pressures at Winchester PS are eliminated once holding students are redirected back to Springbank PS.



Table 2-1: Status Quo Utilization

Schools				Enrolment			Utilization			
Name	Portables	OTG Capacity	Functional Capacity	Existing 2019/20	Implementation Year 2022/23	5 Years After Implementation 2027/28	OTG Cap. 2022	OTG Cap. 2027	Functional Cap. 2022	Functional Cap. 2027
Algonquin PS	0	620	620	537	504	425	81%	68%	81%	68%
Eastdale PS	0	314	314	209	200	219	64%	70%	64%	70%
Northdale PS	3	328	397	364	378	405	115%	123%	95%	102%
Oliver Stephens PS	0	366	366	236	243	253	66%	69%	66%	69%
Roch Carrier FI PS	12	282	558	478	561	686	199%	243%	100%	123%
Southside PS	1	343	366	385	409	490	119%	143%	112%	134%
Springbank PS	10	366	596	580	611	590	167%	161%	103%	99%
Winchester Street PS	2	407	453	396	490	582	120%	143%	108%	128%
Central PS	1	377	400	340	409	456	109%	121%	102%	114%
Hickson Central PS	6	481	619	565	683	646	142%	134%	110%	104%

1) The functional capacity is assumed to be the school's OTG capacity plus capacity associated with portables/portapakas.

2) OTG Capacity = Ministry rated permanent On-The-Ground school capacity.



Table 2-2: Status Quo Utilization with Holding Students Returned to Home Schools

Schools				Enrolment			Utilization			
Name	Portables	OTG Capacity	Functional Capacity	Existing 2019/20	Implementation Year 2022/23	5 Years After Implementation 2027/28	OTG Cap. 2022	OTG Cap. 2027	Functional Cap. 2022	Functional Cap. 2027
Algonquin PS	0	620	620	537	504	425	81%	68%	81%	68%
Eastdale PS	0	314	314	209	200	219	64%	70%	64%	70%
Northdale PS	3	328	397	364	378	405	115%	123%	95%	102%
Oliver Stephens PS	0	366	366	236	243	253	66%	69%	66%	69%
Roch Carrier FI PS	12	282	558	478	561	686	199%	243%	100%	123%
Southside PS	1	343	366	385	409	471	119%	137%	112%	129%
Springbank PS	10	366	596	620	688	761	188%	208%	115%	128%
Winchester Street PS	2	407	453	356	413	411	102%	101%	91%	91%
Central PS	1	377	400	269	283	226	75%	60%	71%	56%
Hickson Central PS	6	481	619	287	357	382	74%	79%	58%	62%
New School North Woodstock				349	453	659				

- 1) The functional capacity is assumed to be the school's OTG capacity plus capacity associated with portables/portapaks.
- 2) OTG Capacity = Ministry rated permanent On-The-Ground school capacity.
- 3) New School assumed to receive students from holding zones and Hickson Central PS.





### 3. Current and Projected Residential Growth and Community Trends

#### 3.1 Holding Zone Designation

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The analysis incorporated Board approved holding zones when completing enrolment projections and considered these zones as part of the attendance area options presented. A definition of a holding zone is provided below as well as a table outlining the holding zones in this study area.

A holding zone is a geographically distinct area designated by the Board which is not part of a school attendance area. Each holding zone is designated to a specific school and therefore factors into the overall enrolment of that assigned facility. Table 3-1 lists the current holding zones and associated Holding School that currently exist in the Woodstock 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 3-1: Holding Zone School Assignment

Holding Zone	Assigned Elementary School
Holding at Winchester Street PS (x1)	Springbank PS
Holding at Central PS (x3)	Hickson Central PS

#### 3.2 Current and Projected Residential Development

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As mentioned earlier in this report, the TVDSB is dealing with increased population and household growth as well as changing settlement patterns across in the City of Woodstock and across Oxford County. These changes in population and employment/migration patterns, have impacted school Board enrolments and produced both enrolment pressures as well as surplus spaces at schools across the City. From

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2006 to 2016 the City of Woodstock has grown by approximately 15%, 4% higher than Ontario's growth from 35,500 in 2006 to 40,900 in 2016. The annual growth rate over the 2006-2016 period was 1.4%, slightly above the provincial growth rate of 1.0% as seen in Table 3-2.

Table 3-2: City of Woodstock  
Population and Housing Trends, 2001-2016

Period	Population	Household
2001	33,061	13,195
2006	35,480	14,383
2011	37,754	15,694
2016	40,902	17,151
<b>2006-2016</b>	<b>5,422</b>	<b>2,768</b>
<b>2006-2016</b>	<b>15%</b>	<b>19%</b>

Source: Statistics Canada Census Profile, 2001-2016

More recently, the City of Woodstock has experienced significant growth within residential developments in the Board's holding zones (Winchester Street PS and Central PS). Table 3-3 represents historical units developed through building permits from 2016-2020. On average, there have been 437 units developed per year over the previous 5-years, with 51% low density (single and semi-detached homes), 23% medium density (townhomes), and 26% high density (apartments) units.

Table 3-3: City of Woodstock  
Historical Building Permits, 2016-2020

Period	Low Density	Medium Density	High Density	Total Dwellings
2016	239	85	19	<b>343</b>
2017	238	62	7	<b>307</b>
2018	141	79	414	<b>634</b>
2019	183	172	25	<b>380</b>
2020	318	95	109	<b>522</b>
<b>2016-2020</b>	<b>1,119</b>	<b>493</b>	<b>574</b>	<b>2,186</b>
Annual Average	224	99	115	437

Source: City of Woodstock annual building permit reports.



Over the next 10-years, it is anticipated that the growth and development within the City of Woodstock will continue to increase at rapid rates and will cause severe enrolment pressures. It is anticipated that the City of Woodstock is expected to grow by 3,574 new units over the 2021-2031 period, 59% low density, 20% medium density and 21% high density. Over 66% of development is expected to occur within north Woodstock and the Springbank PS holding boundaries. More recently, the City of Woodstock had gained additional lands in the southwest through an annexation. These lands are located west of the current Oliver Stephens boundary and into the Central PS attendance area. The annex lands are still early in the development process but estimates show that these lands can accommodate approximately 750-1,000 new units and will most likely require an additional elementary school site when development starts to build-out.

### **3.3 Current and Projected Enrolment**

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The TVDSB currently has 55,101 elementary students enrolled (2019) across the Board's jurisdiction and has been and is expected to continue growing. Over the past 5-years, the Board's enrolment on the elementary panel has increased by approximately 8% from 50,991 to 55,101 students, as shown in Figure 3-1. By 2025/26 elementary enrolment is projected to reach 61,695, a growth of 9% and will exceed the on-the-ground capacity by 2023/24, as shown in Figure 3-2.



Figure 3-1: TVDSB Elementary - Historical Enrolment, 2015-2019

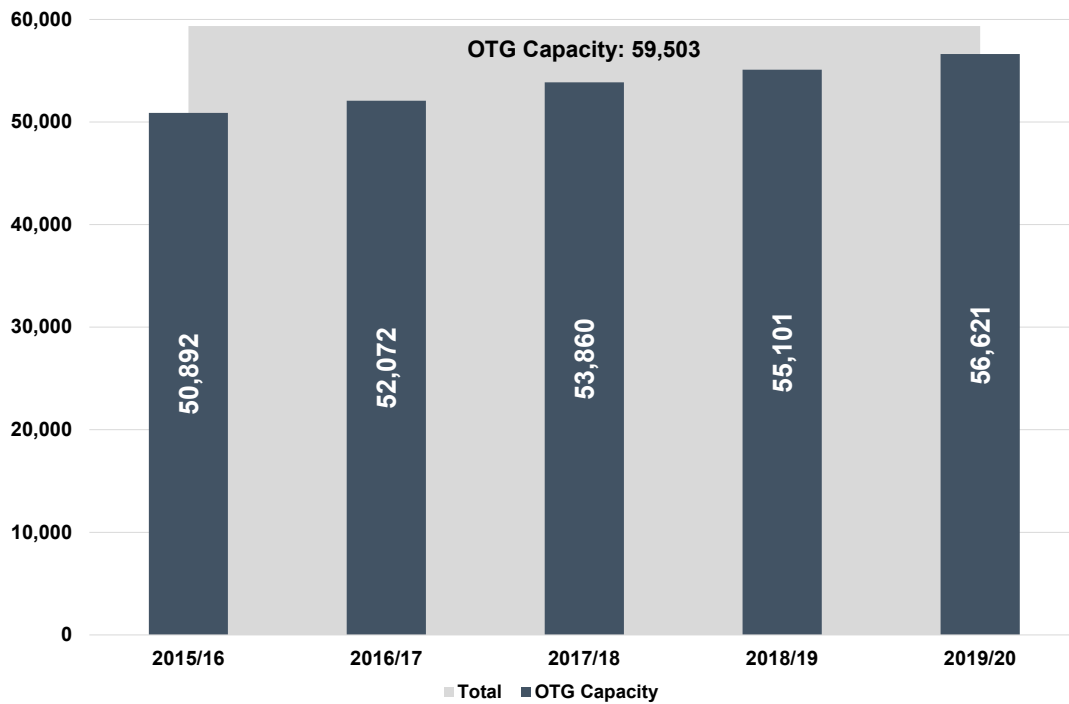
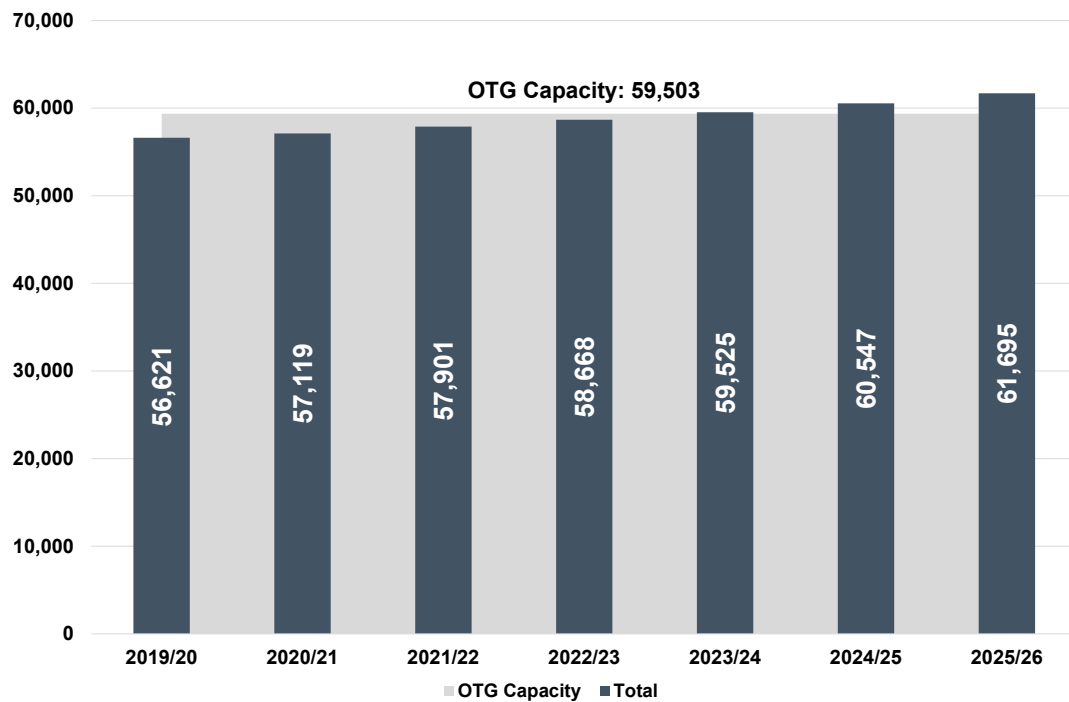


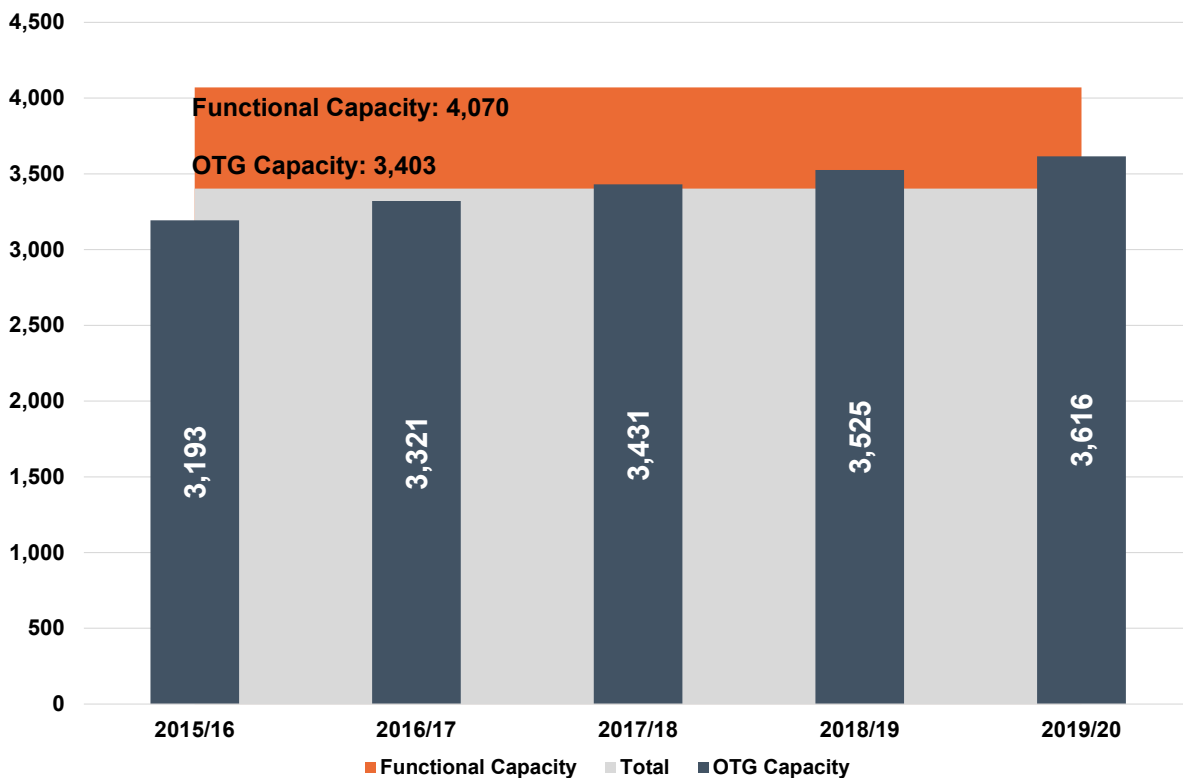
Figure 3-2: TVDSB Elementary - Projected Enrolment, 2020-2025





These historical growth trends across the Board are also reflective of what is occurring within the City of Woodstock elementary schools. Over the past 5 years the Board has seen a growth of 463 students, to a 2019 total enrolment of 3,525. The existing facilities within Woodstock have an on-the-ground capacity of 3,403, as shown in Figure 3-3. Enrolment growth has resulted in enrolment exceeding the OTG capacity and the need for portables has been necessary at multiple schools, most notably at Roch Carrier FI PS (12 portables) and Springbank PS (10 portables).

Figure 3-3: Woodstock Elementary Schools - Historical Enrolment, 2015-2019



As highlighted in Figure 3-4, enrolment will continue to grow within the City at a rapid rate. By 2022 enrolment will reach 3,805 students, and 4,044 by 2024/25 – a growth of nearly 12%. As these developments start to build out, enrolments will stay above the OTG capacity and almost fully utilizing all existing portables by 2024/25 posing additional enrolment issues. Status Quo projections can be found in Figure 3-4 through Figure 3-6.



Figure 3-4: Woodstock Elementary Schools - Projected Enrolment, 2020-2025

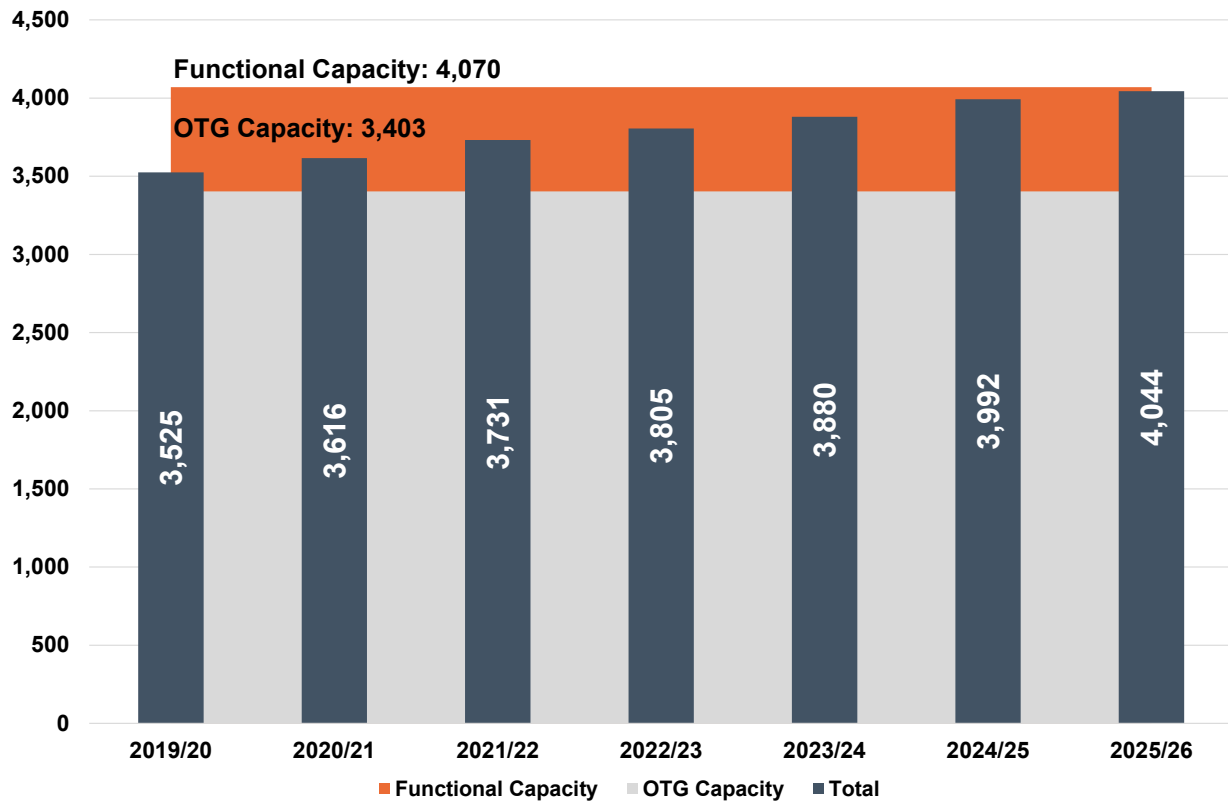




Figure 3-5: City of Woodstock 2019 Utilization

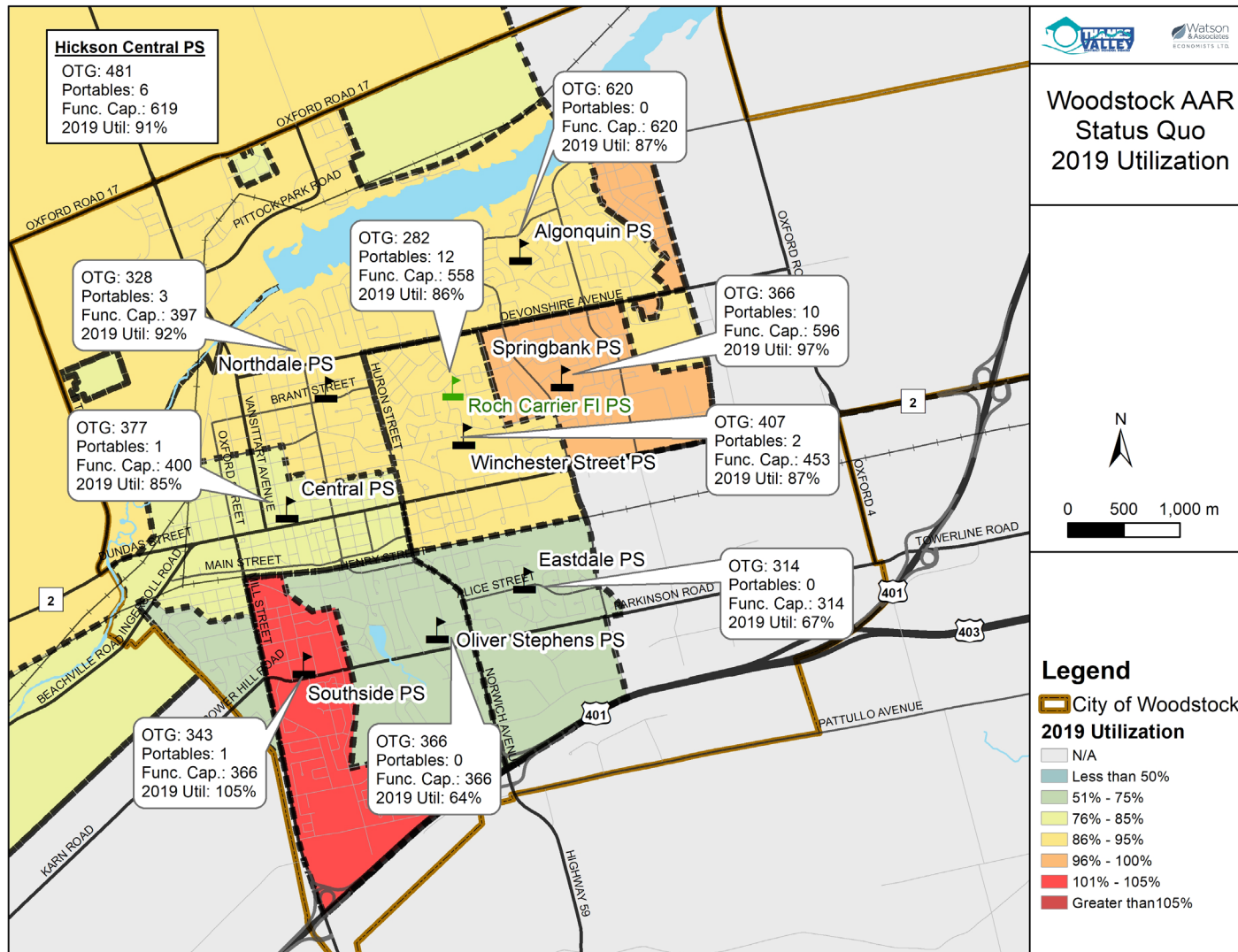
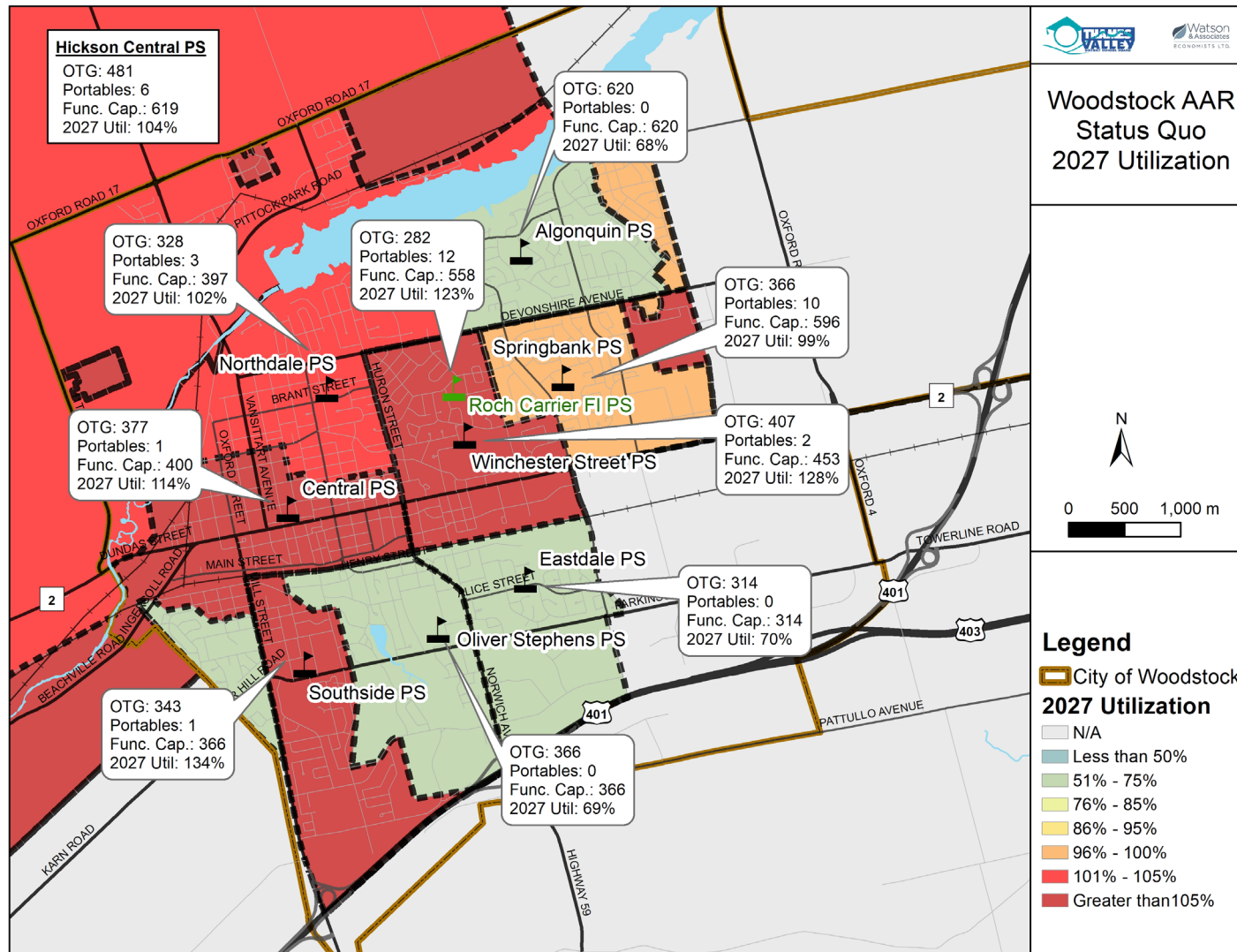




Figure 3-6: City of Woodstock 2027 Utilization







## 4. Proposed Attendance Area Changes

The following section presents recommended accommodation measures for English Track programming within Woodstock, as well as two distinct attendance boundary options for French Immersion programming. Each school within the City was evaluated as a possible location for French Immersion programming and Oliver Stephens PS has been identified as the most viable dual-track French Immersion school in both options. Both options also assume the same set of requisite adjustments to English Track attendance boundaries within the City.

### 4.1 Proposed English Track Boundary Changes

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In order to effectively accommodate French Immersion students and deal with the aforementioned enrolment imbalances within Woodstock, it is first necessary to rationalize space in the English Track schools/program. Oliver Stephens PS has been selected as an additional site for the French Immersion program but in order to accommodate a sufficient number of students the English Track enrolment needs to be decreased.

#### 4.1.1 Proposed Changes

Figure 4-1 depicts the following proposed boundary changes:

- As a starting point, the Springbank holding zone attending Winchester PS is to be absorbed back into its home boundary at Springbank PS.
- This will exacerbate the overutilization at Springbank PS, but further measures will move other students from Springbank, reducing its enrolment. The proposal is to redirect students in the northeastern portion of Springbank PS's boundary (outlined in yellow in Figure 4-1) to Algonquin PS. This is a natural adjustment to current attendance boundaries because the two schools are adjacent, imbalanced in their utilizations, and the portion that will be moved is geographically closer to Algonquin PS than to Springbank PS.
- Eastdale is currently underutilized, and is projected to remain so, while additional space is required at Oliver Stephens PS to accommodate FI. Therefore, the proposal is to redirect students from Oliver Stephens PS to Eastdale PS. A minimally interventive means to achieve this is to move the western satellite section of Oliver Stephen's current boundary (outlined in red in Figure 4-1) to



Eastdale. Students within this area are already eligible for busing to Oliver Stephens PS and, since Oliver Stephens and Eastdale are only about a kilometer apart, would only face a minor increase in commute time. This would make additional spaces available in Oliver Stephens PS while also improving utilization at Eastdale PS.

#### **4.1.2 Expected Outcomes**

- Winchester Street PS – Will be close to full utilization of permanent, OTG capacity (102% in the expected implementation year of 2022; 101% in 2027), which could allow the removal of both portables currently on site.
- Algonquin PS – The utilization will be 113% when these measures are implemented in 2022, and then will fall to around 96% by 2027. This moderate overutilization can be offset by the introduction of portables—three portables would bring the functional capacity to 689 (up from 620), resulting in a functional utilization rate of 102% in 2022 and 86% in 2027. Thus, Algonquin PS may require several portables in the short-term but, as pupil yields in its surrounding neighbourhood continue to decline, these portables can likely be removed in the longer term.
- Springbank PS – Following the implementation of the proposed boundary changes, utilization of OTG capacity will remain high and so the school will continue to require portables, however, the proposed measures would significantly relieve enrolment pressure and allow for some to be removed. In this scenario, Springbank would have 6 portables with a functional capacity of 504 (down from 10 portables with a functional capacity of 596, in the status quo). The resulting utilization of OTG capacity will be 134% in 2022 and 161% in 2027. Factoring in the remaining portables space, functional utilization will be 98% in 2022 and 117% in 2027. Thus, the proposed measures would be successful in addressing the overutilization at Springbank PS in the short-term but, since there is considerable pupil growth expected, particularly from within the current holding at Winchester PS, additional measures may be necessary in the mid to longer term.
- Eastdale PS – Utilization of OTG capacity would be 87% in 2022 (compared to 64%, status quo) and would then increase to 96% in 2027 (70% status quo).
- Northdale PS and Southside PS – Northdale PS is subject to no proposed changes as it is currently well utilized and is projected to remain so in the future.



It will continue to require three portables but will not face significant enrolment pressure or declines. Although utilization of Southside PS remains high, its boundaries are also left unchanged and will be the subject of further review in connection with the anticipated new school in north Woodstock.

- Table 4-1 outlines the proposed changes to capacities, enrolments, and utilization rates for the proposed English Track boundary changes.



Figure 4-1: Proposed English Track Boundary Changes

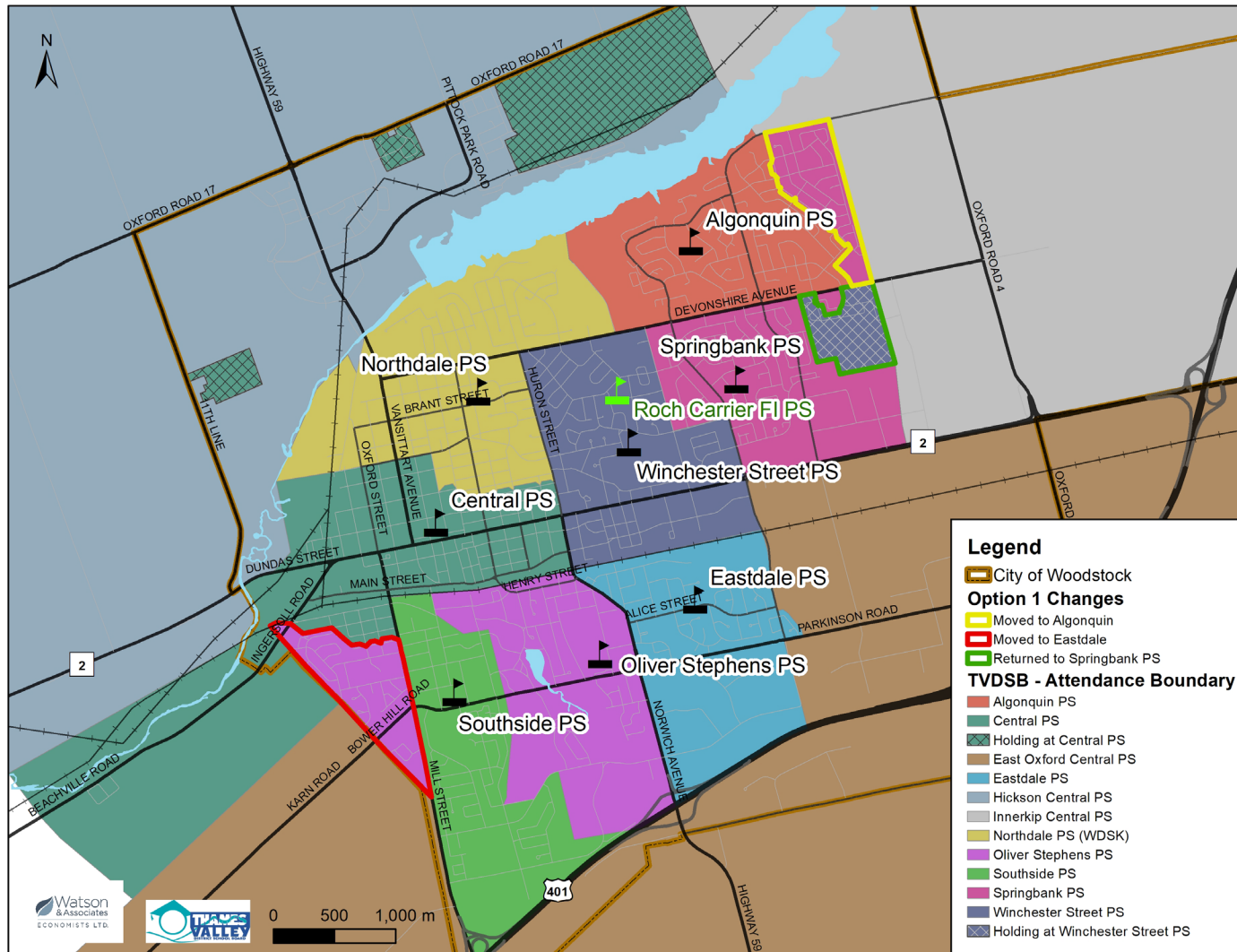




Table 4-1: Enrolment and Utilization Under Proposed English Track Boundary Changes

Schools				Enrolment			Utilization			
Name	Portables	OTG Capacity	Functional Capacity	Existing 2019/20	Implementation Year 2022/23	5 Years After Implementation 2027/28	OTG Cap. 2022	OTG Cap. 2027	Functional Cap. 2022	Functional Cap. 2027
Algonquin PS	3	620	689	757	700	595	113%	96%	102%	86%
Eastdale PS	0	314	314	290	273	302	87%	96%	87%	96%
Springbank PS	6	366	504	400	492	590	134%	161%	98%	117%
Winchester Street PS	0	407	407	356	413	411	102%	101%	102%	101%

- 1) The functional capacity is assumed to be the school's OTG capacity plus capacity associated with portables/portapaks.
- 2) OTG Capacity = Ministry rated permanent On-The-Ground school capacity.
- 3) Portables have been adjusted as per projected enrolments.



## 4.2 French Immersion (FI) Option 1 – Preferred Option

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### 4.2.1 Proposed Changes

- The preferred option for French Immersion is to create two separate French Immersion boundaries for both the City of Woodstock and the County of Oxford outside the City—that is a north and south French Immersion boundary, extending through the County and bisecting the City of Woodstock. (See Figure 4-2 and Figure 4-3).
- Roch Carrier FI PS would remain a grade 1 to 8 single track French Immersion school that would service north Woodstock and the northern portion of the County outside the City (orange in Figure 4-2 and Figure 4-3).
- Oliver Stephens PS would become a dual track school, with both a French and English track, servicing south Woodstock and the southern portion of the County outside the City (purple in Figure 4-2 and Figure 4-3).

### 4.2.2 Expected Outcomes

- Roch Carrier FI PS – Utilization of OTG capacity remains high, at 125% in 2022 and 168% in 2027, but this is a significant improvement over the expected rates under the status quo (199% in 2022; 243% in 2027). This reduction in enrolment will allow 6 portables to be removed, resulting in a functional capacity of 420, down from 558. This will result in a functional utilization of 84% in 2022, but as the new developments in north Woodstock build-out this will rise to 113% by 2027. If French Immersion enrolment throughout the County continues to rise beyond that point it may be necessary to re-evaluate accommodation in the longer term.
- Oliver Stephens PS – Students residing in the satellite portion of Oliver Stephens PS's current boundary are redirected to Eastdale PS, as described in section 4.1, which opens capacity in the school to accommodate French Immersion students from southern Woodstock and southern Oxford County. This results in stable utilization of 104% in both 2022 and 2027, with no portables required.
- Table 4-2 outlines the proposed changes to capacities, enrolments, and utilization rates for the French Immersion Option 1.



Figure 4-2: French Immersion Option 1 Boundaries within Oxford County

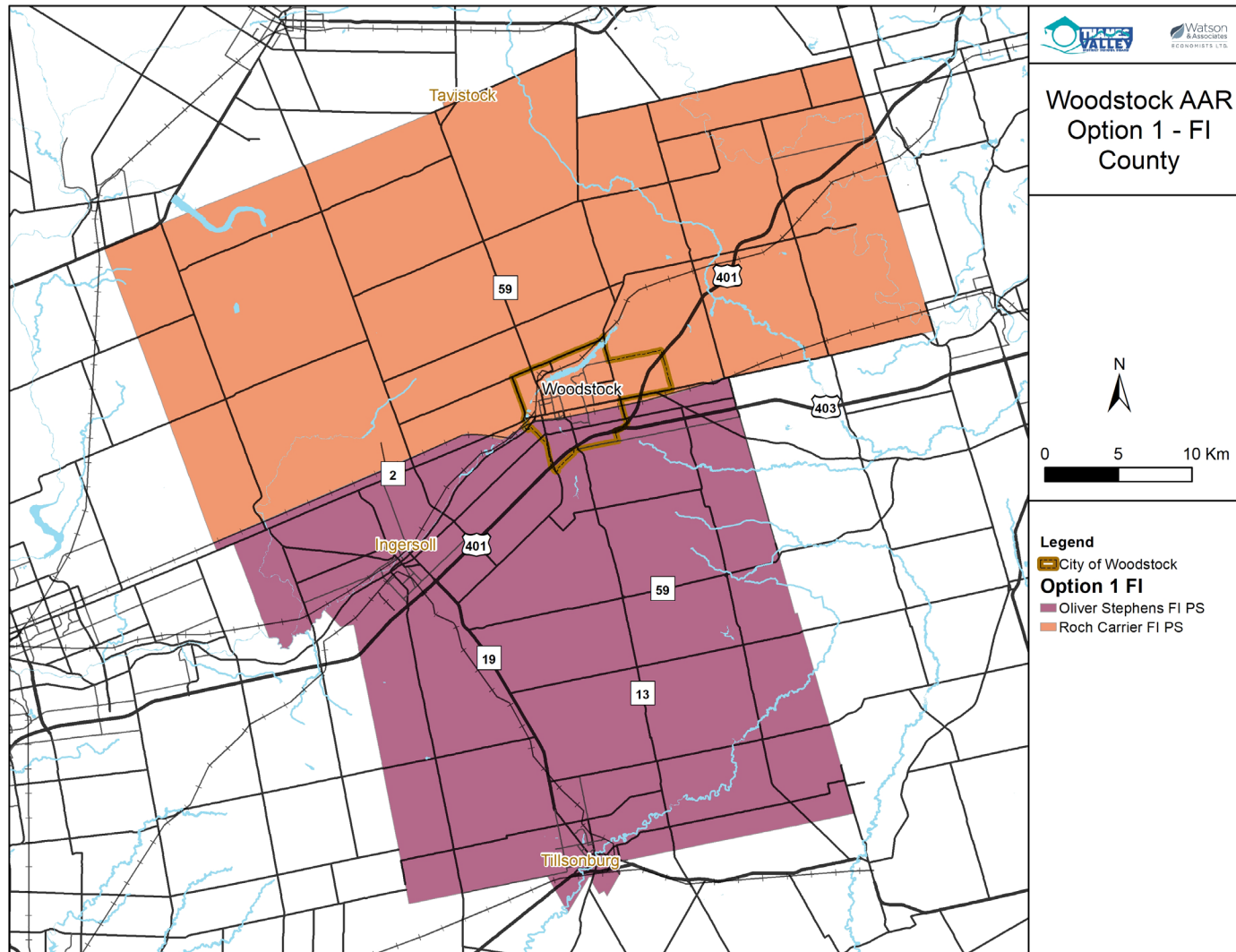




Figure 4-3: French Immersion Option 1 Boundaries Within the City of Woodstock

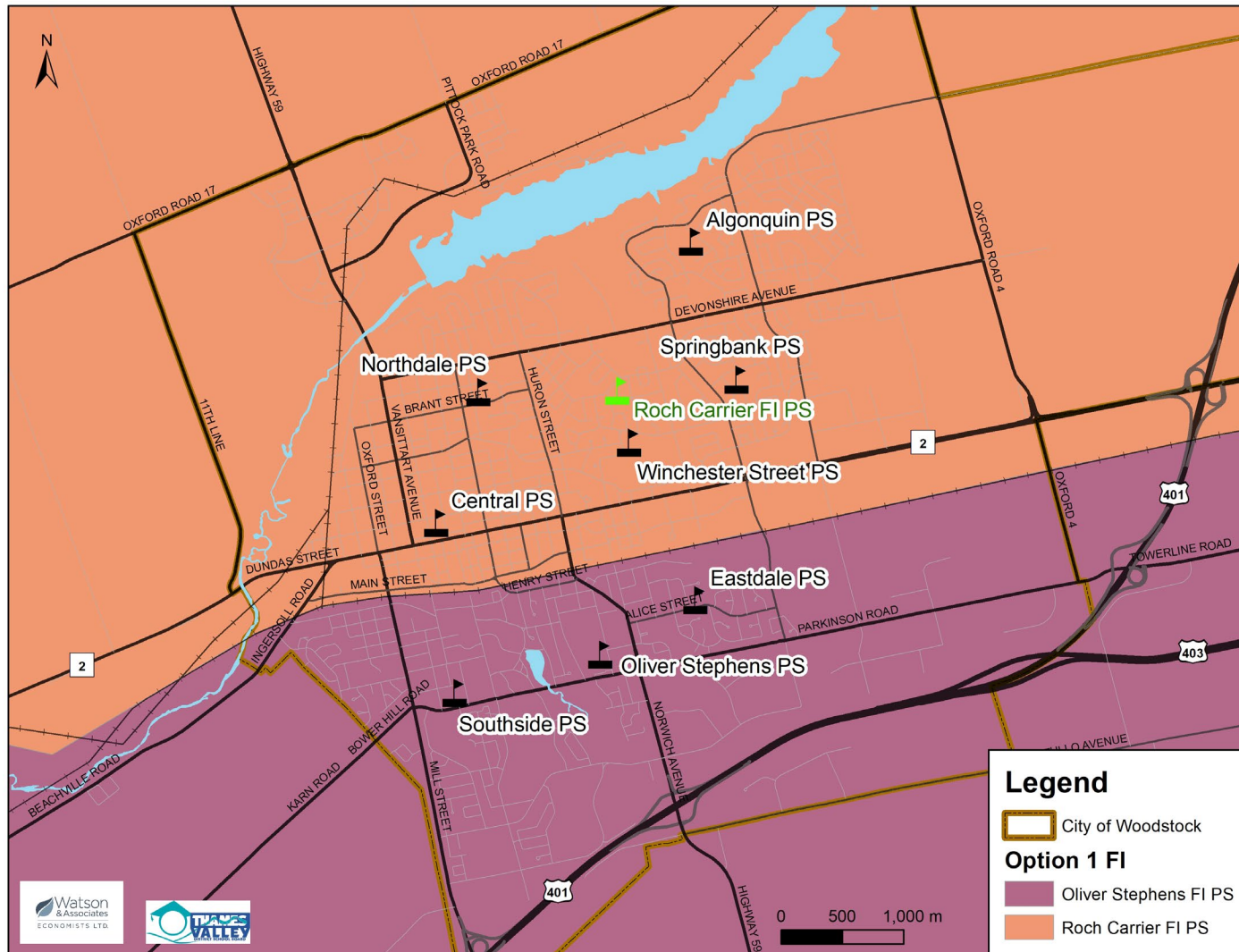






Table 4-2: Enrolment and Utilization Under French Immersion Option 1

Schools				OPTION 1						
Name	Portables	OTG Capacity	Functional Capacity	Enrolment			Utilization			
				Existing 2019/20	Implementation Year 2022/23	5 Years After Implementation 2027/28	OTG Cap. 2022	OTG Cap. 2027	Functional Cap. 2022	Functional Cap. 2027
Algonquin PS	3	620	689	757	700	595	113%	96%	102%	86%
Eastdale PS	0	314	314	290	273	302	87%	96%	87%	96%
Northdale PS	3	328	397	364	378	405	115%	123%	95%	102%
Oliver Stephens PS	0	366	366	365	380	380	104%	104%	104%	104%
Roch Carrier FI PS	6	282	420	275	351	475	125%	168%	84%	113%
Southside PS	1	343	366	385	409	471	119%	137%	112%	129%
Springbank PS	6	366	504	400	492	590	134%	161%	98%	117%
Winchester Street PS	0	407	407	356	413	411	102%	101%	102%	101%

- 1) The functional capacity is assumed to be the school's OTG capacity plus capacity associated with portables/portapaks.
- 2) OTG Capacity = Ministry rated permanent On-The-Ground school capacity.
- 3) Portables have been adjusted as per projected enrolments.



## 4.3 French Immersion (FI) Option 2 – Alternate Option

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### 4.3.1 Proposed Changes

- Oliver Stephens PS receives French Immersion students from Oxford County, outside Woodstock, but would also have a French Immersion boundary in the City. This is intended to create a largely walkable, neighbourhood French Immersion attendance area in the area immediately surrounding the school (Purple in Figure 4-4 and Figure 4-5).
- In this option, Oliver Stephens PS is recommended as the dual track French Immersion school for the County outside of the City of Woodstock and Roch Carrier FI PS would remain the single track French Immersion school for the remainder of the City of Woodstock (Orange in Figure 4-4 and Figure 4-5).

### 4.3.2 Expected Outcomes

- Roch Carrier FI PS – Enrolments and utilizations are very similar to those in Option 1, the key difference being the shape of the boundaries rather than utilization metrics. Roch Carrier FI PS can again reduce its number of portables from twelve to six, resulting in the same change in functional capacity from 558 to 420. Option 2 would have slightly higher functional utilization than Option 1, at 89% in 2022 and 116% in 2027.
- Oliver Stephens PS – Again, utilization metrics for Oliver Stephens PS are similar in both options. Enrolment and utilization are largely stable but slightly lower than in Option 1, with a functional utilization of 97% in 2022, which is expected to rise slightly to 101% by 2027.
- Table 4-3 outlines the proposed changes to capacities, enrolments, and utilization rates for the French Immersion Option 2.



Figure 4-4: French Immersion Option 2 Boundaries Within Oxford County

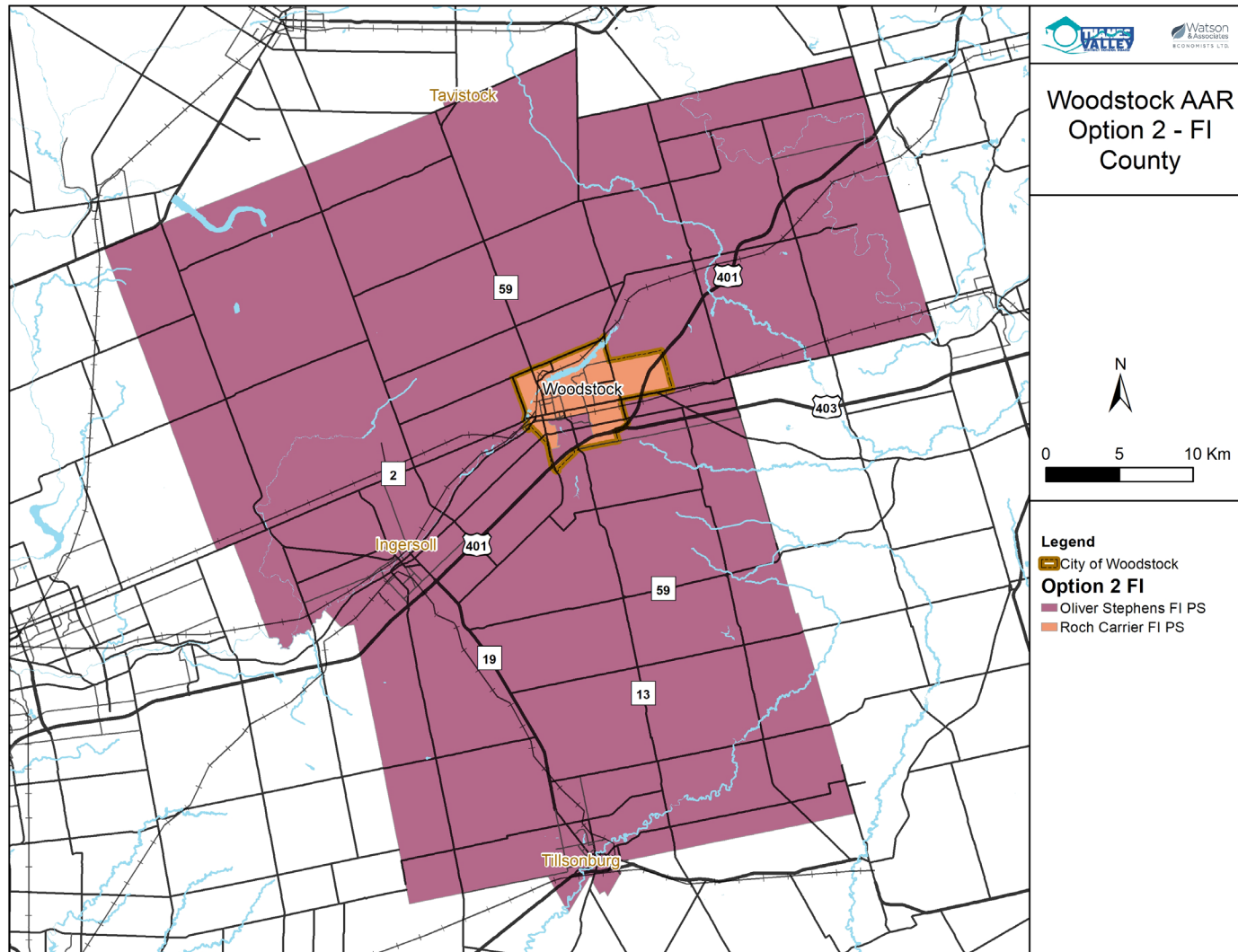




Figure 4-5: French Immersion Option 2 Boundaries Within the City of Woodstock

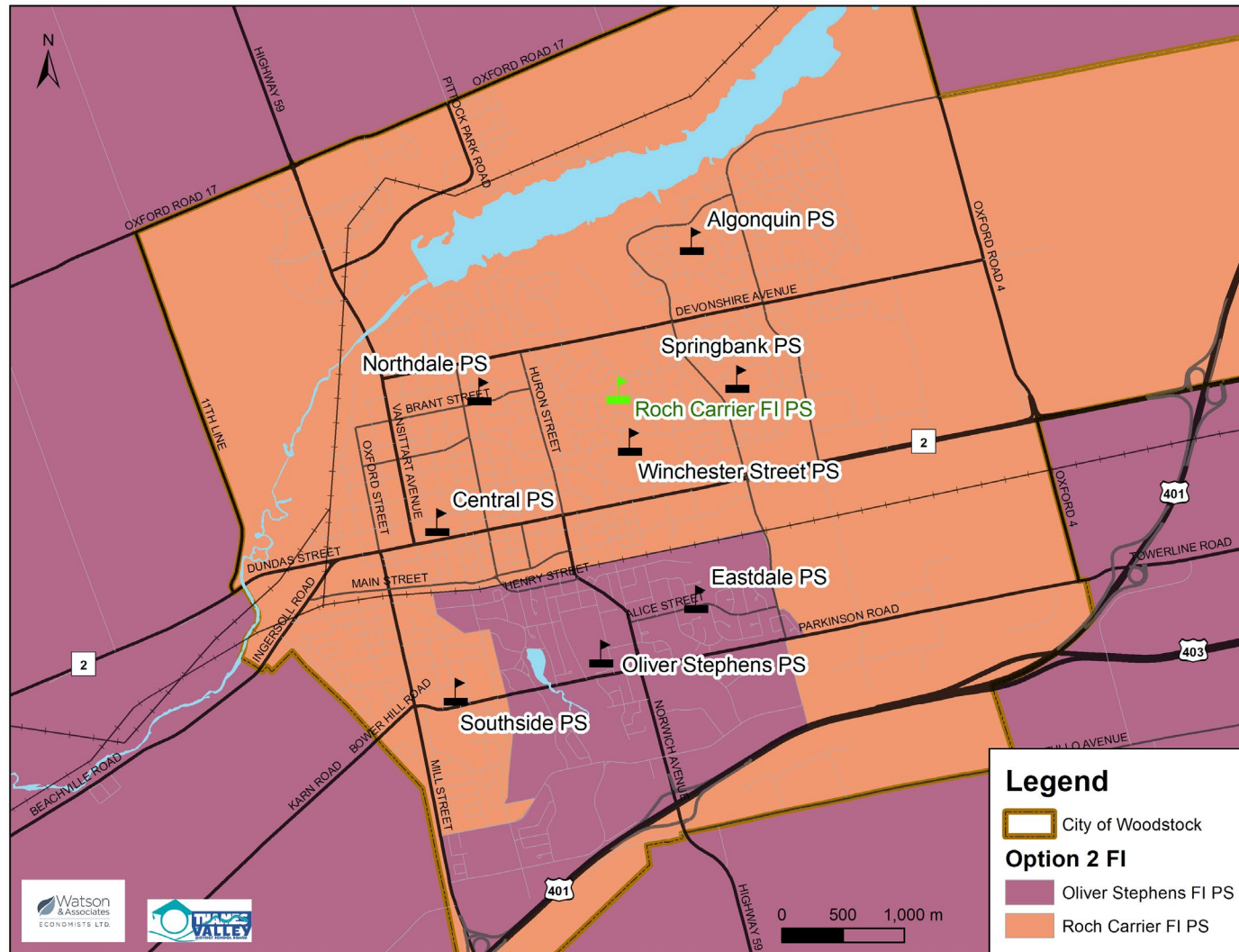




Table 4-3: Enrolment and Utilization Under French Immersion Option 2

Schools				OPTION 2						
				Enrolment			Utilization			
Name	Portables	OTG Capacity	Functional Capacity	Existing 2019/20	Implementation Year 2022/23	5 Years After Implementation 2027/28	OTG Cap. 2022	OTG Cap. 2027	Functional Cap. 2022	Functional Cap. 2027
Algonquin PS	3	620	689	757	700	595	113%	96%	102%	86%
Eastdale PS	0	314	314	290	273	302	87%	96%	87%	96%
Northdale PS	3	328	397	364	378	405	115%	123%	95%	102%
Oliver Stephens PS	0	366	366	355	356	370	97%	101%	97%	101%
Roch Carrier FI PS	6	282	420	285	376	485	133%	172%	89%	116%
Southside PS	1	343	366	385	409	471	119%	137%	112%	129%
Springbank PS	6	366	504	400	492	590	134%	161%	98%	117%
Winchester Street PS	0	407	407	356	413	411	102%	101%	102%	101%

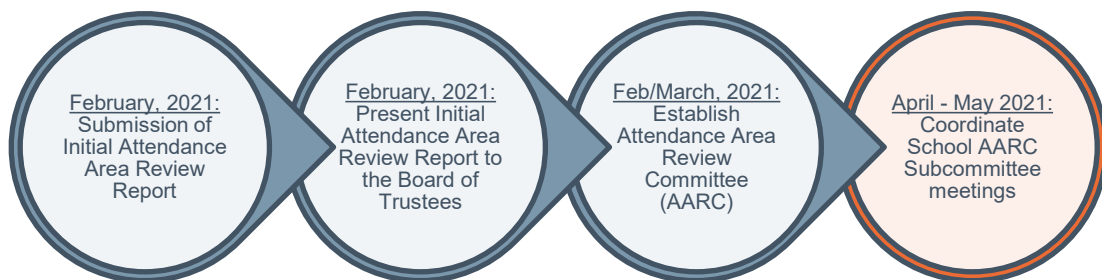
- 1) The functional capacity is assumed to be the school's OTG capacity plus capacity associated with portables/portapaks.
- 2) OTG Capacity = Ministry rated permanent On-The-Ground school capacity.
- 3) Portables have been adjusted as per projected enrolments.



## 5. Project Timelines

### Phase 1:

Watson & Associates Economists Ltd. (Watson) was retained by the TVDSB on December 2020 to assist with an Attendance Area Review (AAR) for the nine elementary schools that fall within the City of Woodstock. A presentation of the Initial Attendance Area Review Report will be given to the Board of Trustees on February 23, 2021. Upon completion of this presentation, the TVDSB will establish an Attendance Area Review Committee (AARC) following the Trustee decision to proceed with an attendance area review based on the findings found within this report.

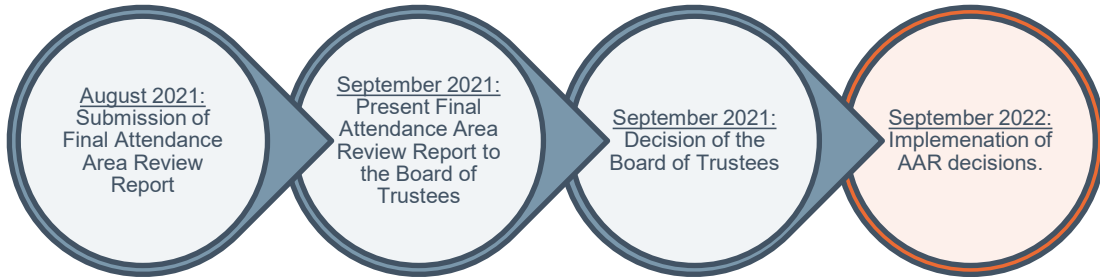


### Phase 2:

On March 25, 2021, TVDSB will host an introductory AARC meeting to the established committee. Over the course of April to May 2021 multiple subcommittee meetings will be held. A Final Attendance Area Review Report will be delivered to the Board of Trustees in September 2021. Following the presentation of the Final Report, a public delegations meeting will be held, which will be followed by a meeting for a decision regarding the review by the Board of Trustees.



The decision is expected to be implemented for the start of the 2022/2023 school year.





## 6. Community Outreach

The TVDSB and Watson took steps to engage community organizations in order to gather crucial on-the-ground information, but also to inform them, raising awareness and helping to ensure a thorough and transparent review process. Some crucial measures were as follows:

- TVDSB and Watson met with County of Oxford planning staff on multiple occasions to receive input on our methodology and to ensure the accuracy of residential growth data employed in the projections.
- An overview of this Attendance Area Review was provided at the December 17, 2020 Community Planning and Facility Collaboration Opportunities meeting.





## 7. Summary

Table 7-1, below, summarizes the functional utilizations for all schools included in this Attendance Area Review. The goal of this analysis was to relieve enrolment pressure on the sole French Immersion school in Oxford County, Roch Carrier FI PS, while also addressing enrolment imbalances between English Track schools within the City of Woodstock. As a result, proposed measures targeted the three most underutilized schools (Algonquin PS, Eastdale PS, and Oliver Stephens PS), as well as two critically overutilized schools (Roch Carrier FI PS and Springbank PS). No changes are proposed for Northdale PS as it is well utilized and does not face significant enrolment pressure. Similarly, enrolment at Winchester PS is stable and within its capacity, however this is evident only after redirecting students currently holding at Winchester PS back to their home school, Springbank PS. Southside PS is also not subject to proposed changes although it, in contrast, is currently overutilized and is expected to remain so – this situation will be addressed at a future date as the opening of a new school in north Woodstock will free up student spaces in Central PS, allowing for more flexible accommodation solutions at that time.

Meanwhile, the utilization metrics for each of the schools targeted by the proposed changes will improve significantly. Algonquin PS will see an increase in its utilization rate of about 20% and will require three portables in the short-term but will eventually be able to accommodate students within permanent space. Likewise, Eastdale PS and Oliver Stephens PS will see significant increases in utilization, bringing them to approximately 100% utilization by 2027.

Enrolment pressures at Roch Carrier FI PS and Springbank PS will be alleviated, which will allow the removal of six portables from Roch Carrier FI PS and four from Springbank PS. This will result in both schools being well utilized in 2022 but, as new residential developments in Woodstock build-out, both schools will have a functional utilization of around 115% by 2027 and may require further evaluation in the future.



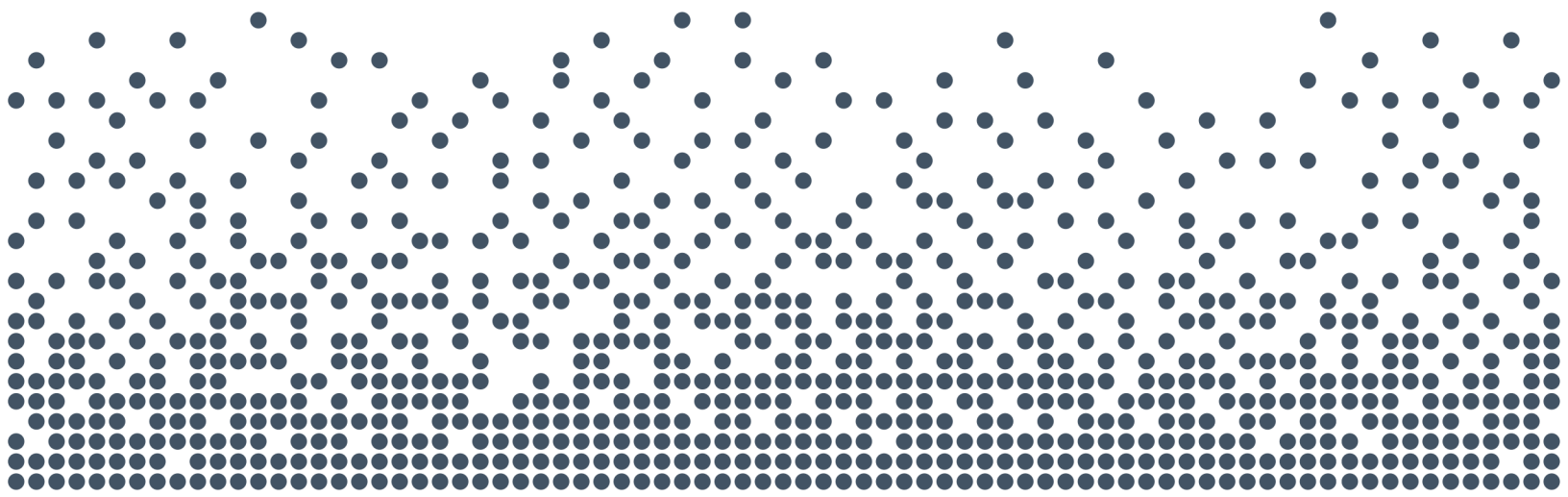
Table 7-1: Summary of Functional Utilization Changes

Schools	Portables		Functional Enrolment					
			Implementation Year (2022)			5 Years After Implementation (2027)		
	Existing	Proposed	Status Quo	Option 1	Option 2	Status Quo	Option 1	Option 2
Algonquin PS	0	3	81%	102%	102%	68%	86%	86%
Eastdale PS	0	0	64%	87%	87%	70%	96%	96%
Northdale PS	3	3	95%	95%	95%	102%	102%	102%
Oliver Stephens PS	0	0	66%	104%	97%	69%	104%	101%
Roch Carrier FI PS	12	6	100%	84%	89%	123%	113%	116%
Southside PS	1	1	112%	112%	112%	129%	129%	129%
Springbank PS	10	6	115%	98%	98%	128%	117%	117%
Winchester Street PS	2	0	91%	102%	102%	91%	101%	101%

1) Utilization is based on functional capacity, defined as a school's OTG capacity plus capacity associated with portables/portapaks.

3) Proposed utilization values assume that the number of portables are adjusted as per projected accommodation requirements.

3) Status quo values assume holding students are returned to home schools.



# Appendices



# Appendix A

## School Profiles

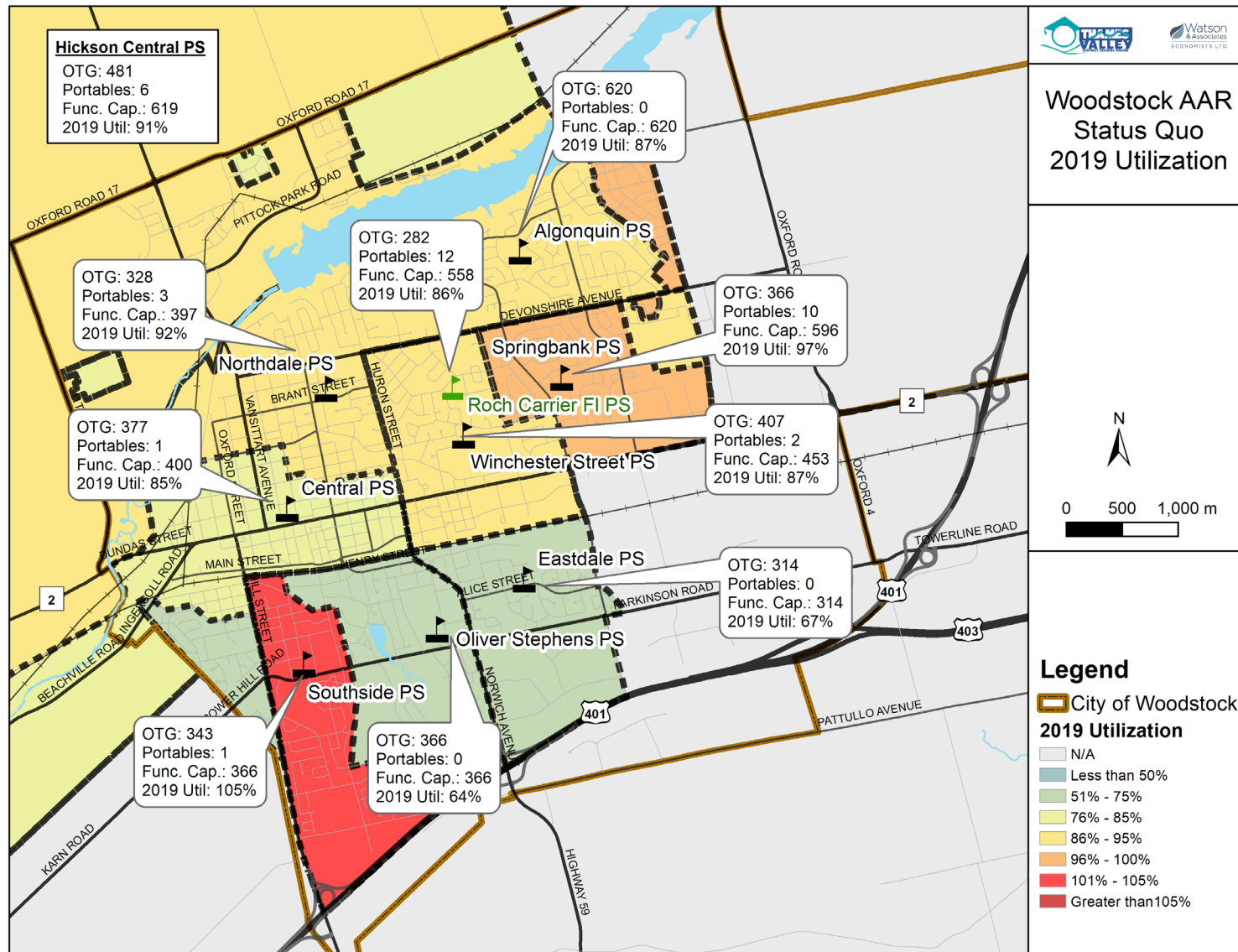


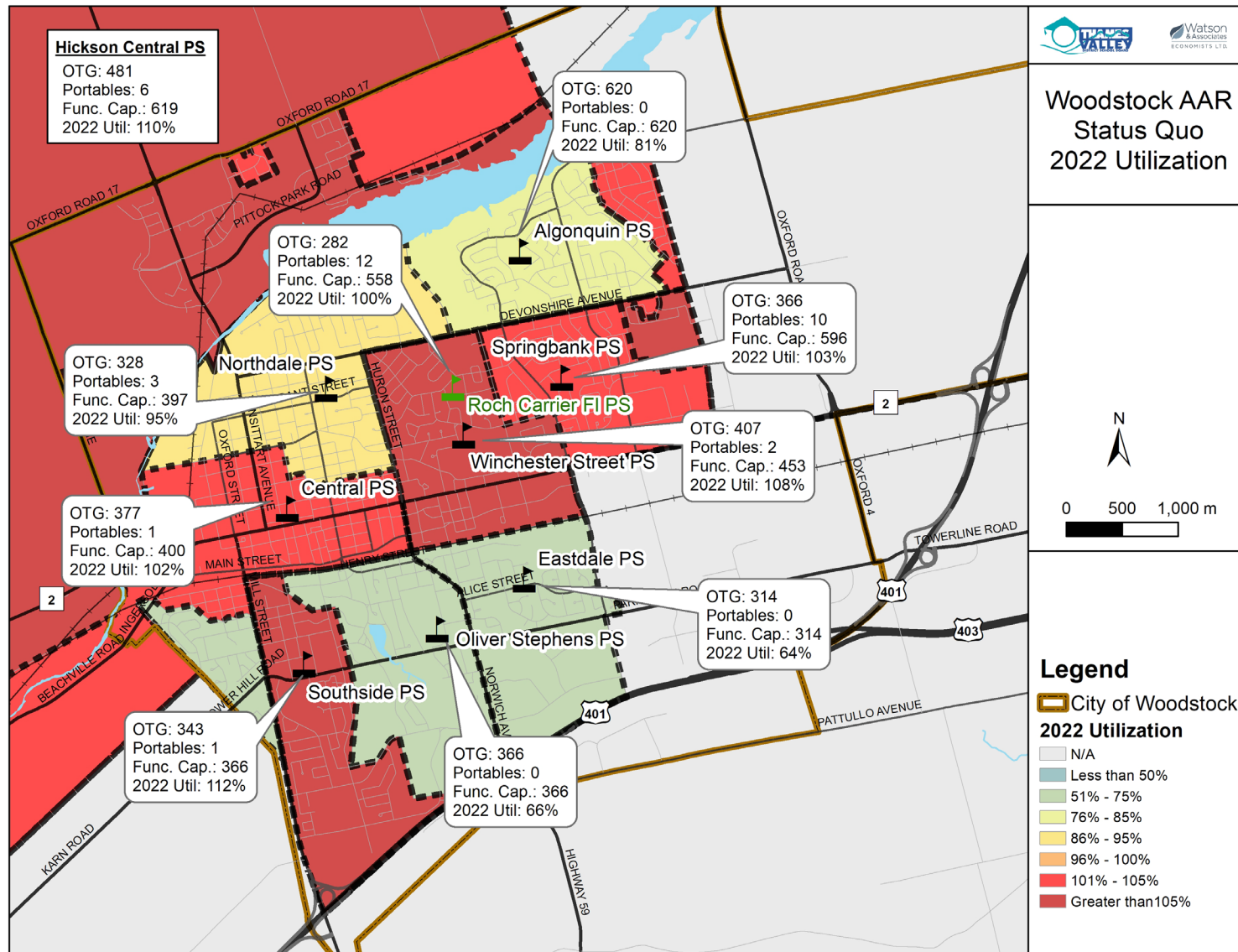
## Appendix A-1: School Profiles – Status Quo

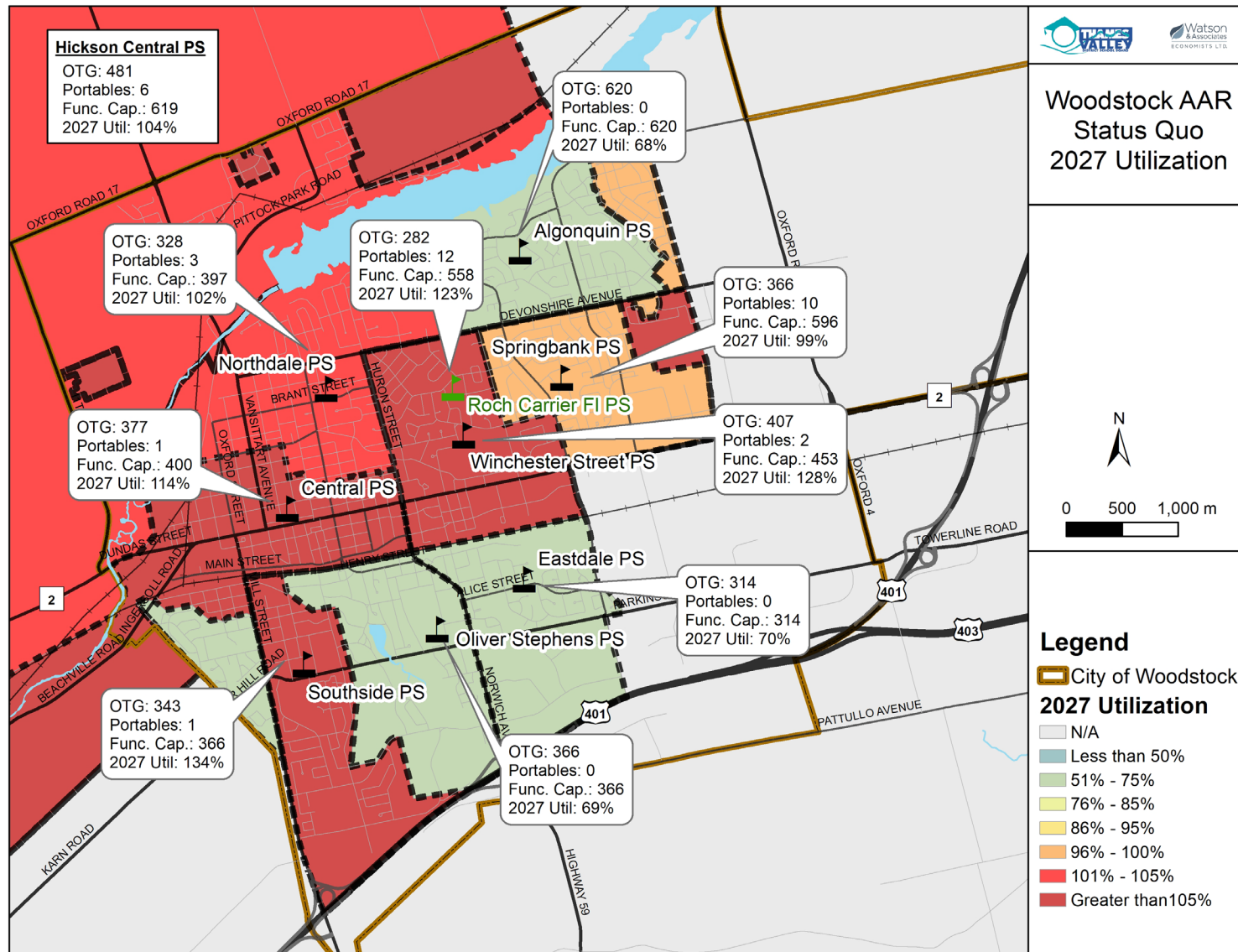
Schools				Enrolment			Utilization			
Name	Portables	OTG Capacity	Functional Capacity	Existing 2019/20	Implementation Year 2022/23	5 Years After Implementation 2027/28	OTG Cap. 2022	OTG Cap. 2027	Functional Cap. 2022	Functional Cap. 2027
Algonquin PS	0	620	620	537	504	425	81%	68%	81%	68%
Eastdale PS	0	314	314	209	200	219	64%	70%	64%	70%
Northdale PS	3	328	397	364	378	405	115%	123%	95%	102%
Oliver Stephens PS	0	366	366	236	243	253	66%	69%	66%	69%
Roch Carrier FI PS	12	282	558	478	561	686	199%	243%	100%	123%
Southside PS	1	343	366	385	409	490	119%	143%	112%	134%
Springbank PS	10	366	596	580	611	590	167%	161%	103%	99%
Winchester Street PS	2	407	453	396	490	582	120%	143%	108%	128%
Central PS	1	377	400	340	409	456	109%	121%	102%	114%
Hickson Central PS	6	481	619	565	683	646	142%	134%	110%	104%

1) The functional capacity is assumed to be the school's OTG capacity plus capacity associated with portables/portapaks.

2) OTG Capacity = Ministry rated permanent On-The-Ground school capacity.











## Appendix A-2: School Profiles – Status Quo with Holding Zone Returning Students

Schools				Enrolment			Utilization			
Name	Portables	OTG Capacity	Functional Capacity	Existing 2019/20	Implementation Year 2022/23	5 Years After Implementation 2027/28	OTG Cap. 2022	OTG Cap. 2027	Functional Cap. 2022	Functional Cap. 2027
Algonquin PS	0	620	620	537	504	425	81%	68%	81%	68%
Eastdale PS	0	314	314	209	200	219	64%	70%	64%	70%
Northdale PS	3	328	397	364	378	405	115%	123%	95%	102%
Oliver Stephens PS	0	366	366	236	243	253	66%	69%	66%	69%
Roch Carrier FI PS	12	282	558	478	561	686	199%	243%	100%	123%
Southside PS	1	343	366	385	409	471	119%	137%	112%	129%
Springbank PS	10	366	596	620	688	761	188%	208%	115%	128%
Winchester Street PS	2	407	453	356	413	411	102%	101%	91%	91%
Central PS	1	377	400	269	283	226	75%	60%	71%	56%
Hickson Central PS	6	481	619	287	357	382	74%	79%	58%	62%
New School North Woodstock				349	453	659				

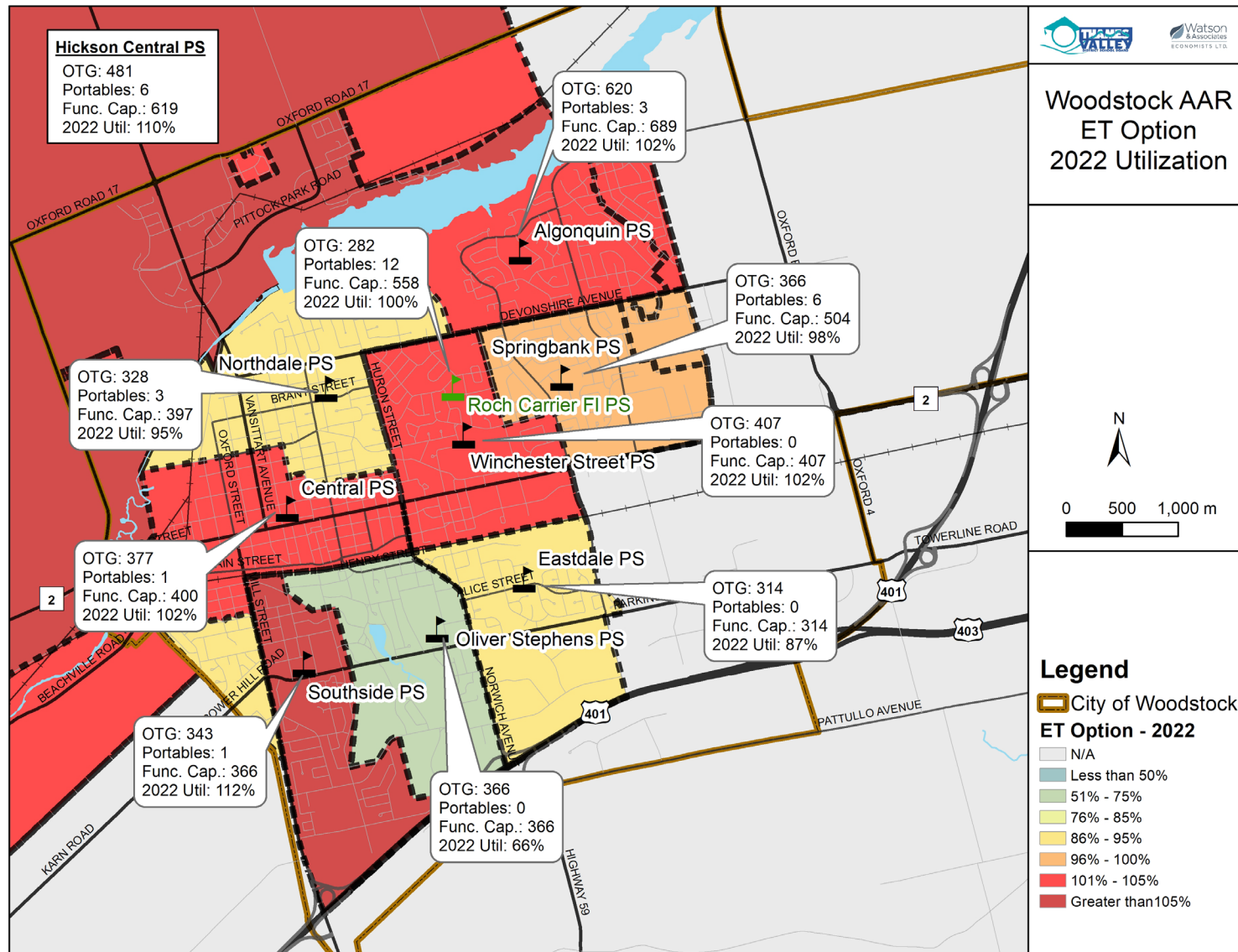
- 1) The functional capacity is assumed to be the school's OTG capacity plus capacity associated with portables/portapaks.
- 2) OTG Capacity = Ministry rated permanent On-The-Ground school capacity.
- 3) New School assumed to receive students from holding zones and Hickson Central PS.

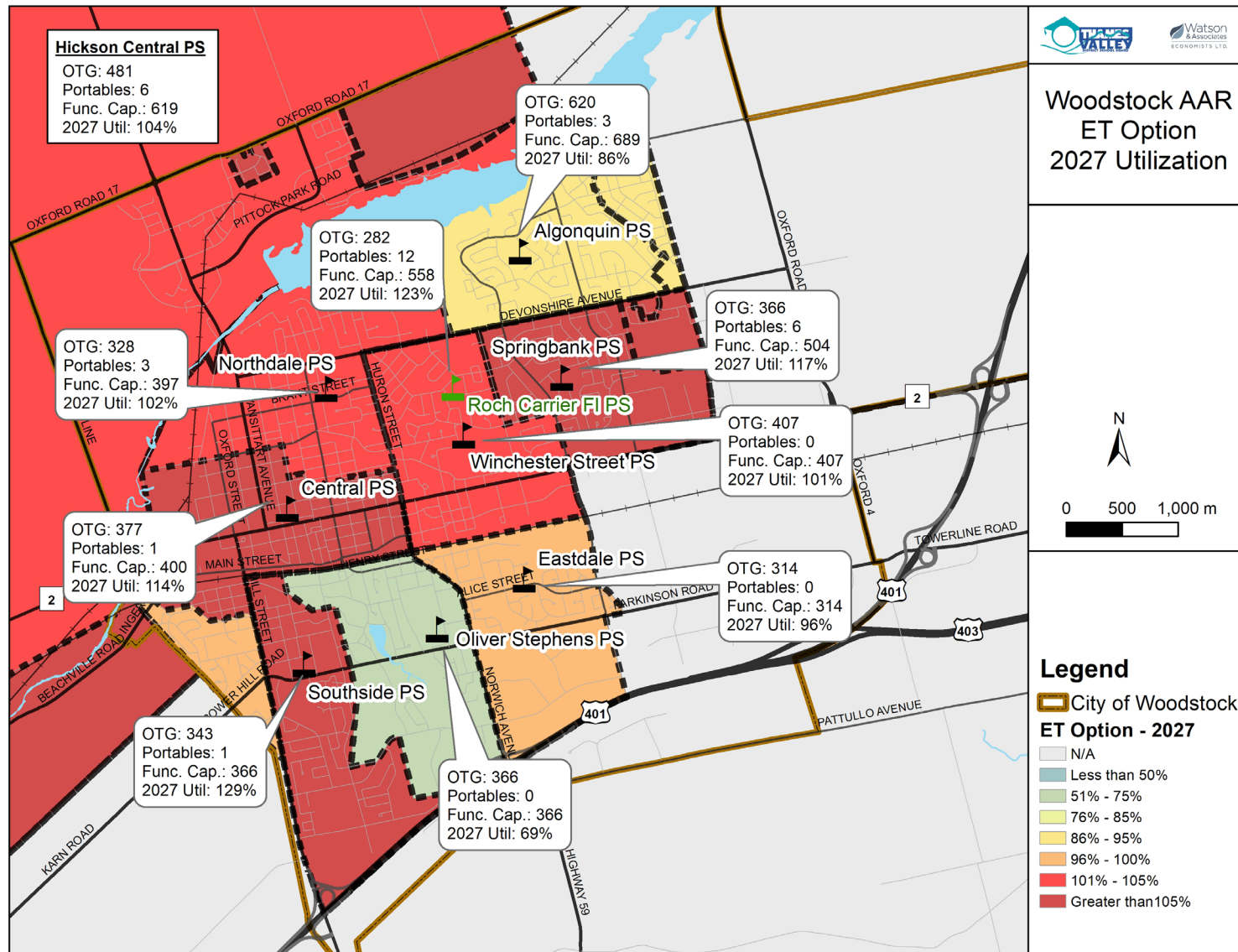


## Appendix A-3: School Profiles - English Track Option

Schools				Enrolment			Utilization			
Name	Portables	OTG Capacity	Functional Capacity	Existing 2019/20	Implementation Year 2022/23	5 Years After Implementation 2027/28	OTG Cap. 2022	OTG Cap. 2027	Functional Cap. 2022	Functional Cap. 2027
Algonquin PS	3	620	689	757	700	595	113%	96%	102%	86%
Eastdale PS	0	314	314	290	273	302	87%	96%	87%	96%
Springbank PS	6	366	504	400	492	590	134%	161%	98%	117%
Winchester Street PS	0	407	407	356	413	411	102%	101%	102%	101%

- 1) The functional capacity is assumed to be the school's OTG capacity plus capacity associated with portables/portapaks.
- 2) OTG Capacity = Ministry rated permanent On-The-Ground school capacity.
- 3) Portables have been adjusted as per projected enrolments.



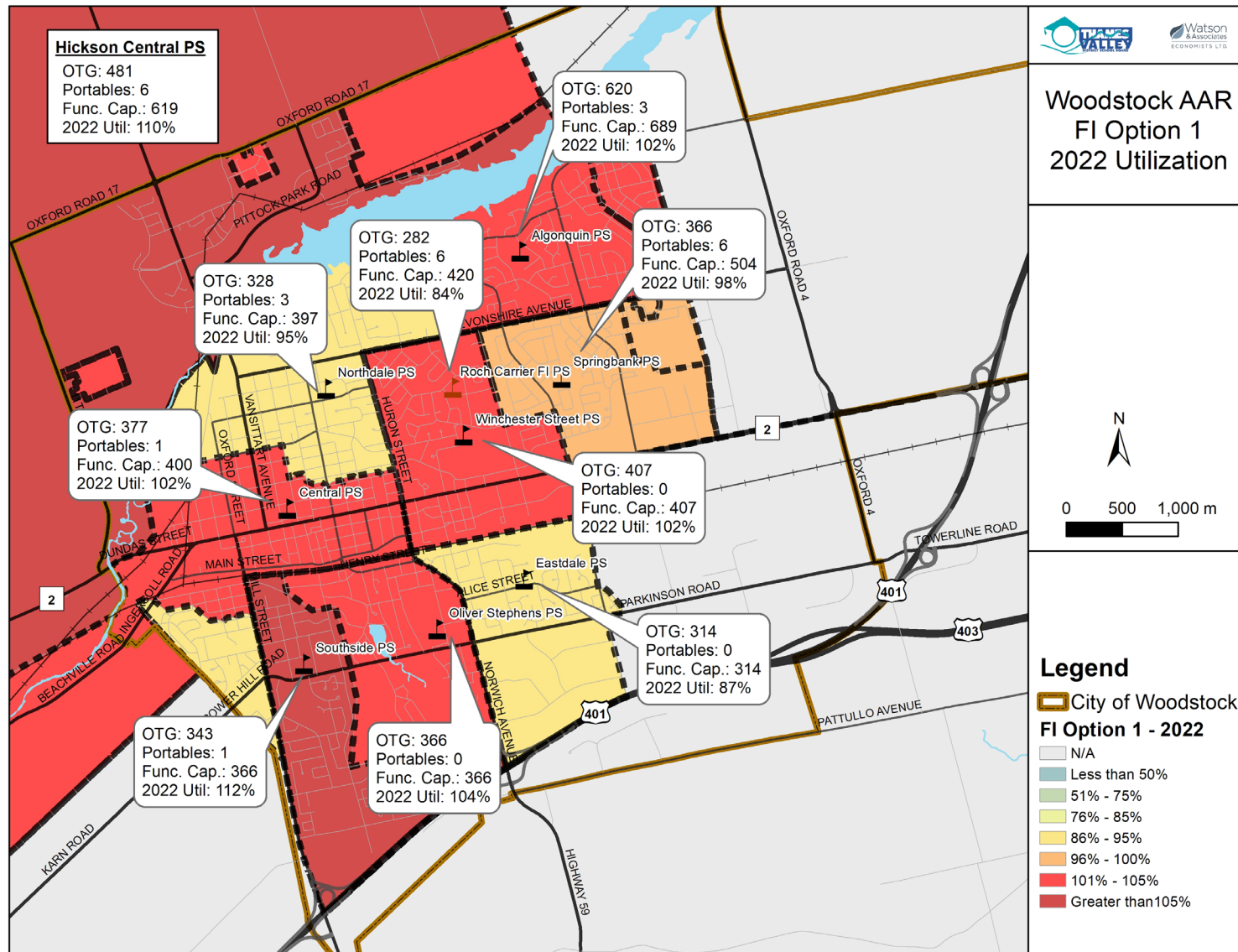


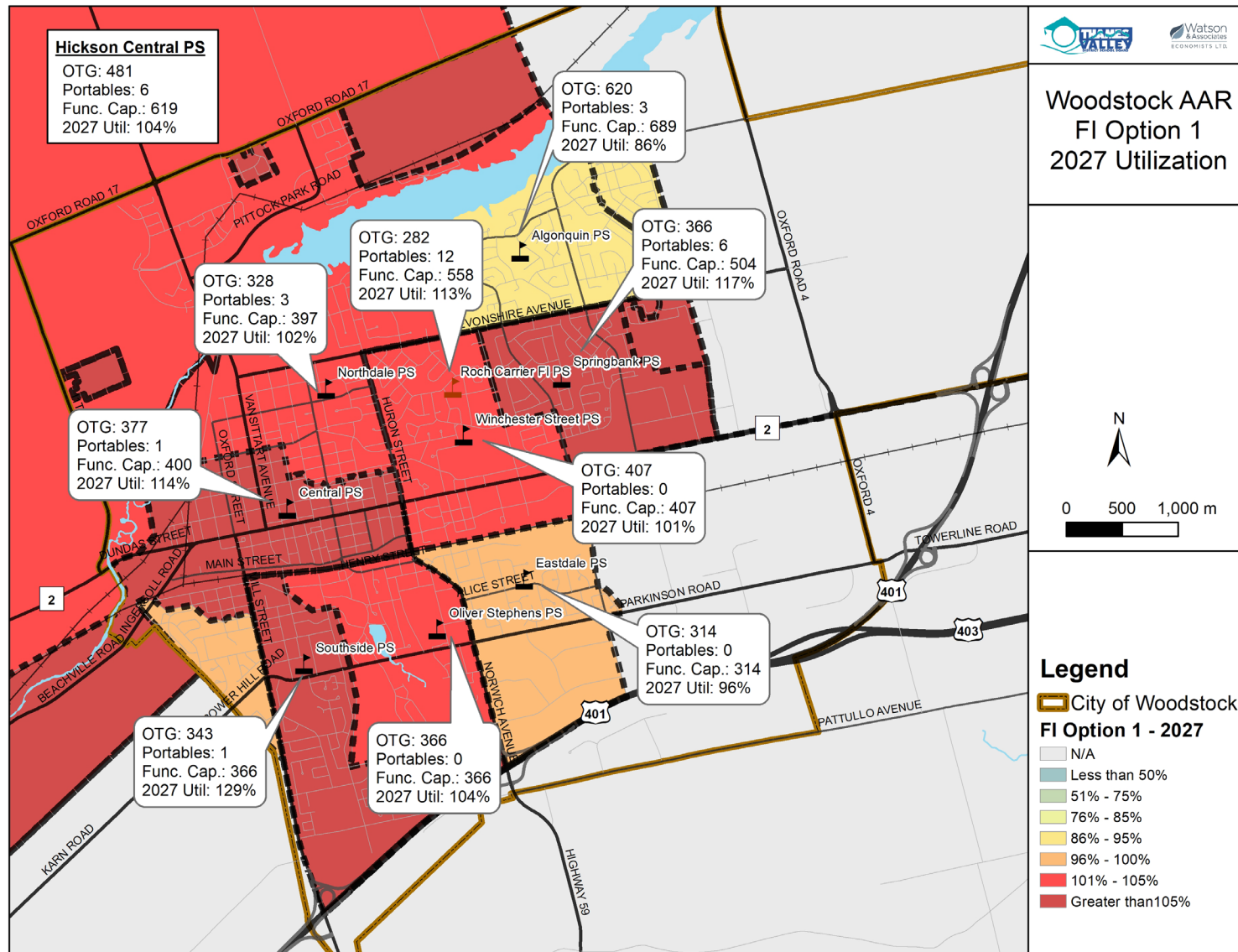


## Appendix A-4: School Profiles - French Immersion Option #1

Schools				OPTION 1							
				Enrolment			Utilization				
Name	Portables	OTG Capacity	Functional Capacity	Existing 2019/20	Implementation Year 2022/23	5 Years After Implementation 2027/28	OTG Cap. 2022	OTG Cap. 2027	Functional Cap. 2022	Functional Cap. 2027	
Algonquin PS	3	620	689	757	700	595	113%	96%	102%	86%	
Eastdale PS	0	314	314	290	273	302	87%	96%	87%	96%	
Northdale PS	3	328	397	364	378	405	115%	123%	95%	102%	
Oliver Stephens PS	0	366	366	365	380	380	104%	104%	104%	104%	
Roch Carrier FI PS	6	282	420	275	351	475	125%	168%	84%	113%	
Southside PS	1	343	366	385	409	471	119%	137%	112%	129%	
Springbank PS	6	366	504	400	492	590	134%	161%	98%	117%	
Winchester Street PS	0	407	407	356	413	411	102%	101%	102%	101%	

- 1) The functional capacity is assumed to be the school's OTG capacity plus capacity associated with portables/portapaks.
- 2) OTG Capacity = Ministry rated permanent On-The-Ground school capacity.
- 3) Portables have been adjusted as per projected enrolments.







## Appendix A-4: School Profiles - French Immersion Option #2

Schools				OPTION 2						
				Enrolment			Utilization			
Name	Portables	OTG Capacity	Functional Capacity	Existing 2019/20	Implementation Year 2022/23	5 Years After Implementation 2027/28	OTG Cap. 2022	OTG Cap. 2027	Functional Cap. 2022	Functional Cap. 2027
Algonquin PS	3	620	689	757	700	595	113%	96%	102%	86%
Eastdale PS	0	314	314	290	273	302	87%	96%	87%	96%
Northdale PS	3	328	397	364	378	405	115%	123%	95%	102%
Oliver Stephens PS	0	366	366	355	356	370	97%	101%	97%	101%
Roch Carrier FI PS	6	282	420	285	376	485	133%	172%	89%	116%
Southside PS	1	343	366	385	409	471	119%	137%	112%	129%
Springbank PS	6	366	504	400	492	590	134%	161%	98%	117%
Winchester Street PS	0	407	407	356	413	411	102%	101%	102%	101%

- 1) The functional capacity is assumed to be the school's OTG capacity plus capacity associated with portables/portapaks.
- 2) OTG Capacity = Ministry rated permanent On-The-Ground school capacity.
- 3) Portables have been adjusted as per projected enrolments.



