



Date of Meeting: 2021 MAY 11

Item #: 12.a

<b>REPORT TO:</b>	<input type="checkbox"/> Administrative Council <input type="checkbox"/> Program and School Services Advisory Committee <input type="checkbox"/> Policy Working Committee <input type="checkbox"/> Planning and Priorities Advisory Committee <input checked="" type="checkbox"/> Board <input type="checkbox"/> Other:
	For Board Meetings: <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> IN-CAMERA
<b>TITLE OF REPORT:</b>	2021-2022 Capital Priorities Program
<b>PRESENTED BY:</b> <i>(list ONLY those attending the meeting)</i>	Jeff Pratt, Associate Director Geoff Vogt, Superintendent of Facility Services and Capital Planning Carlos Henriquez, Manager of Capital Projects Ben Puzanov, Manager of Planning
<b>PRESENTED FOR:</b>	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Input/Advice <input type="checkbox"/> Information
<b>Recommendation(s):</b>	That the following ranked projects be submitted to the Ministry of Education's 2021-2022 Capital Priorities Program: <ol style="list-style-type: none"> <li>1. New Southwest London Elementary School – Lambeth</li> <li>2. New North Woodstock Elementary School</li> <li>3. Wilberforce PS Addition and Renovations</li> <li>4. New West London Elementary School – Riverbend</li> </ol>
<b>Purpose:</b>	To review, approve and rank the projects proposed to be submitted to the Ministry of Education's 2021-2022 Capital Priorities Program. The ranking order represents Administration's recommendations based on a review of system needs. The rankings may be changed if the Board of Trustees deems it appropriate to do so.
<b>Content:</b>	<p><b>Background</b></p> <p>On March 24, 2021 the Ministry of Education launched the 2021-2022 round of the Capital Priorities Program, providing school boards with the opportunity to identify and address their most urgent pupil accommodation needs, including:</p> <ul style="list-style-type: none"> <li>• accommodation pressures;</li> <li>• replacing schools in poor condition;</li> <li>• supporting past consolidation decisions;</li> <li>• providing facilities for French-language rights holders in under-served areas; and</li> <li>• creating new licensed child care spaces in schools.</li> </ul> <p>The submission deadline for business cases is May 21, 2021.</p> <p>Administration is currently updating the TVDSB Accommodation Plan. As part of that process, critical priority areas that need to be addressed in order to meet the needs of our growing district have been identified. The priority areas include parts of the district</p>

experiencing enrolment pressure and needing relief through an attendance area review process, new and expanded schools or both types of measures.

In addition to the work that has already begun in the form of attendance area reviews in Woodstock and Oxford as well as London, Administration has identified critical accommodation needs in St. Thomas and Middlesex.

The business cases that are proposed to be submitted as part of the current round of the Capital Priorities Program would support these accommodation initiatives where possible; with new elementary schools being proposed in the Lambeth and Riverbend areas of London, an addition and renovations at Wilberforce PS in Lucan and a new elementary school in north Woodstock.

Based on the Ministry feedback that was received as part of the 2019-2020 round of the Capital Priorities Program and discussed at Board last Fall, TVDSB Administration was advised that the Province does not support the business cases that were submitted for an addition at Eagle Heights PS or a new school in southeast St. Thomas due to empty pupil places in proximity to these areas of the district. Enrolment across Elgin County is generally stable. However, Kettle Creek Public School is experiencing enrolment pressure largely due to the holding zone growth in southeast St. Thomas. These priority areas, as well as a broader review of student distribution across London, are planned to be addressed through attendance area review processes.

### **Summary and Ranking of Business Cases**

The following business cases are proposed to be submitted to the Ministry of Education's 2021-2022 Capital Priorities Program. The projects have been ranked according to need and the urgency with which they are required.

#### **1. New Southwest London Elementary School – Lambeth (804 pupil-places and 88-space child care component)**

Southwest London includes seven holding zones designated to attend four holding schools: W. Sherwood Fox PS, White Oaks PS, Rick Hansen PS and Sir Isaac Brock PS. Current and projected facility utilization rates for Lambeth PS and the four area holding schools are as follows:

	<b>2020-2021 Utilization</b>	<b>2024-2025 Utilization</b>
<b>Lambeth PS</b>	123%	165%
<b>W. Sherwood Fox PS</b>	103%	122%
<b>White Oaks PS</b>	102%	131%
<b>Rick Hansen PS</b>	79%	89%
<b>Sir Isaac Brock PS</b>	165%	178%

The seven holding zones have been established over a number of years through the review of residential development applications in the area. Enrolment from the holding zones as well as the Lambeth PS attendance area is projected to increase substantially as this part of London continues to develop.

An 804 pupil-place elementary school is proposed in order to manage growth-related accommodation pressure in southwest London. In collaboration with municipal

partners at the City of London, additional funding to support an 88-space child care component is also proposed.

Based on development activity and associated enrolment projections, additional student accommodations will be needed in the Lambeth area through future rounds of the Capital Priorities Program.

#### 2. New Woodstock Elementary School (660 pupil-places and 88-space child care component)

There are three holding zones in north Woodstock currently holding students at Central PS. The remaining students in this area are attending Hickson Central PS in the Township of East Zorra-Tavistock. As additional pupil yields substantiate from the developing areas in north Woodstock, additional accommodation pressures are anticipated at Hickson Central PS and Central PS. Under a status quo scenario, 2024-2025 facility utilizations at Hickson Central PS and Central PS are projected to reach 154% and 115%, respectively.

A 660 pupil-place elementary school is proposed in order to manage growth-related accommodation pressure in north Woodstock. In collaboration with partners at the County of Oxford, additional funding to support an 88-space child care component is also proposed.

#### 3. Wilberforce PS Addition and Renovations (resulting on-the-ground capacity of 683)

Wilberforce PS is located in the Township of Lucan-Biddulph. Enrolment has been growing at the school as a result of residential development activity in the area, and specifically in the village of Lucan, which is projected to continue. The facility utilization at Wilberforce PS is projected to rise from 131% to 143% by 2023-2024., with further increases anticipated in subsequent years.

An addition and associated renovations are proposed for the school in order to provide for a seven-classroom addition, including a resource room, washrooms and storage areas; renovations resulting in a new FDK room; and an expansion of the gym. The on-the-ground capacity of the school would increase from 461 to 683.

#### 4. New West London Elementary School – Riverbend (507 pupil-places and 88-space child care component)

The Riverbend and Byron area includes 6 holding zones with students who are holding at Byron Somerset PS. Enrolment growth projected for the area is mostly attributed to the development activity in these holding zones. Current and projected facility utilization rates for proximate area schools are as follows:

	2020-2021 Utilization	2024-2025 Utilization
<b>Byron Northview PS</b>	137%	132%
<b>Byron Southwood PS</b>	103%	99%
<b>Byron Somerset PS</b>	104%	149%

	A 507 pupil-place elementary school is proposed in order to manage growth-related accommodation pressure in this area of London. Additional funding to support an 88-space child care component is also proposed based on discussions with our municipal partners at the City of London.
<b>Financial Implications:</b>	N/A
<b>Timeline:</b>	The 2021-2022 Capital Priorities Program submission deadline is May 21, 2021.
<b>Communications:</b>	N/A
<b>Appendices:</b>	N/A

**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 January 2020*



# **2021-2022 Capital Priorities Program**

## **Overview of Business Cases**

May 11, 2021

# Agenda

- Background
- Overview of Business Case Submissions (ranked based on priority)
  1. New Southwest London Elementary School - Lambeth
  2. New North Woodstock Elementary School
  3. Wilberforce PS Addition and Renovations
  4. New West London Elementary School – Riverbend
- Next Steps

# Background

*Memo 2021: B05 issued on March 24, 2021*

Capital Priorities Program provides school boards an opportunity to identify and address urgent accommodation needs, including:

- Accommodation pressures
- Replacing schools in poor condition
- Supporting past consolidation decisions
- Providing facilities for French-language rights holders in under-served areas
- Creating childcare spaces in schools

Submission deadline of **May 21, 2021**

# Overview of Business Case Submissions

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

Goal: Facilitate sustainable and appropriate long-term accommodation planning.

## Critical Priority Areas

- Woodstock / Oxford County – Elementary Panel in Woodstock and French Immersion  
North Woodstock
- London - Elementary and Secondary Panels  
Eagle Heights PS  
Southwest London (Lambeth)  
West London (Byron/Riverbend)
- Middlesex County – Wilberforce PS
- St. Thomas – Elementary and Secondary Panels
- Elgin County – Kettle Creek PS



# Overview of Business Case Submissions

## 1. New Southwest London Elementary School – Lambeth (Accommodation Pressure)

### Considerations

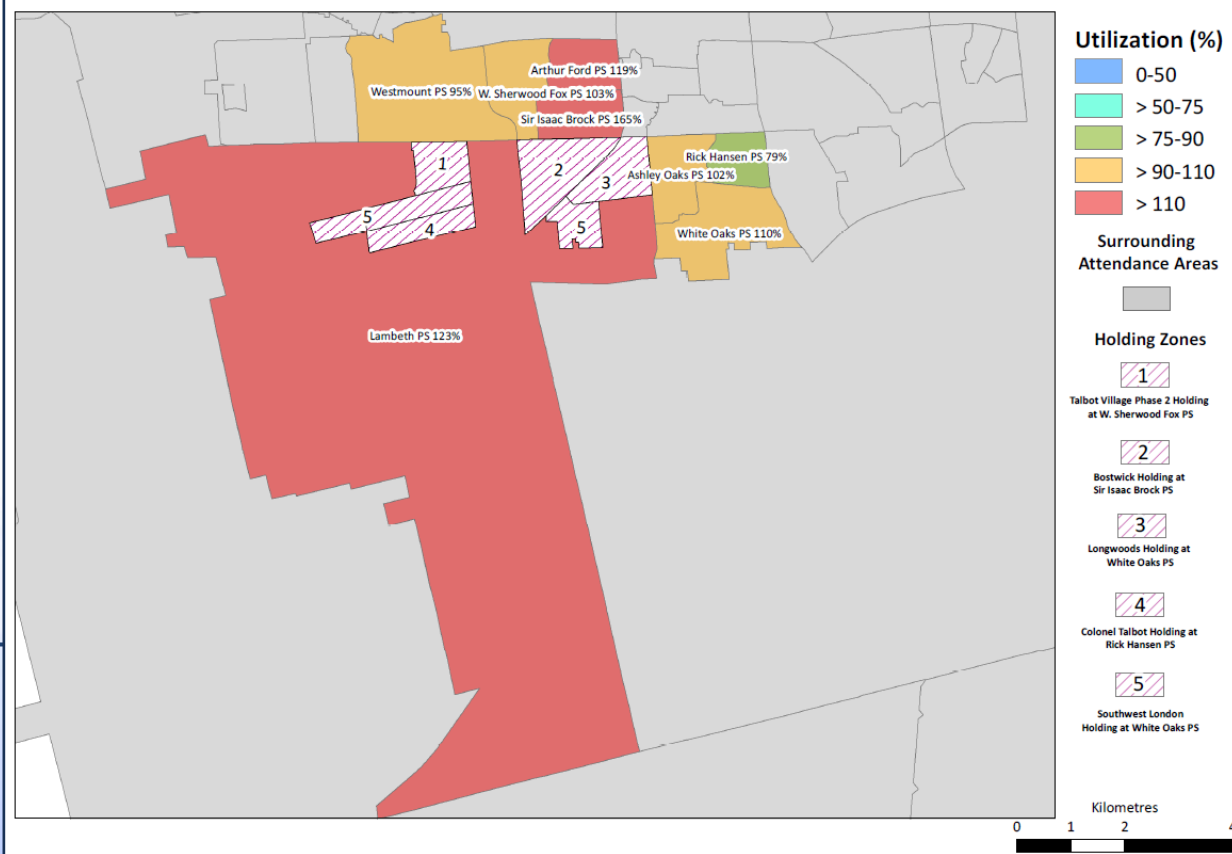
- Area of significant, rapid residential development and population growth
- 7 holding zones with growing student populations designated to attend various schools
- Large attendance area for Lambeth PS
- Sustained reliance on temporary accommodation measures (portables)

### Schools in Study Area

Lambeth PS, Westmount PS, W. Sherwood Fox PS, Arthur Ford PS, Sir Isaac Brock PS, Ashley Oaks PS, White Oaks PS, Rick Hansen PS



**Lambeth and Surrounding Area:  
Facility Utilization Map (2020/2021)**



# Overview of Business Case Submissions

## 1. New Southwest London Elementary School – Lambeth (Accommodation Pressure)

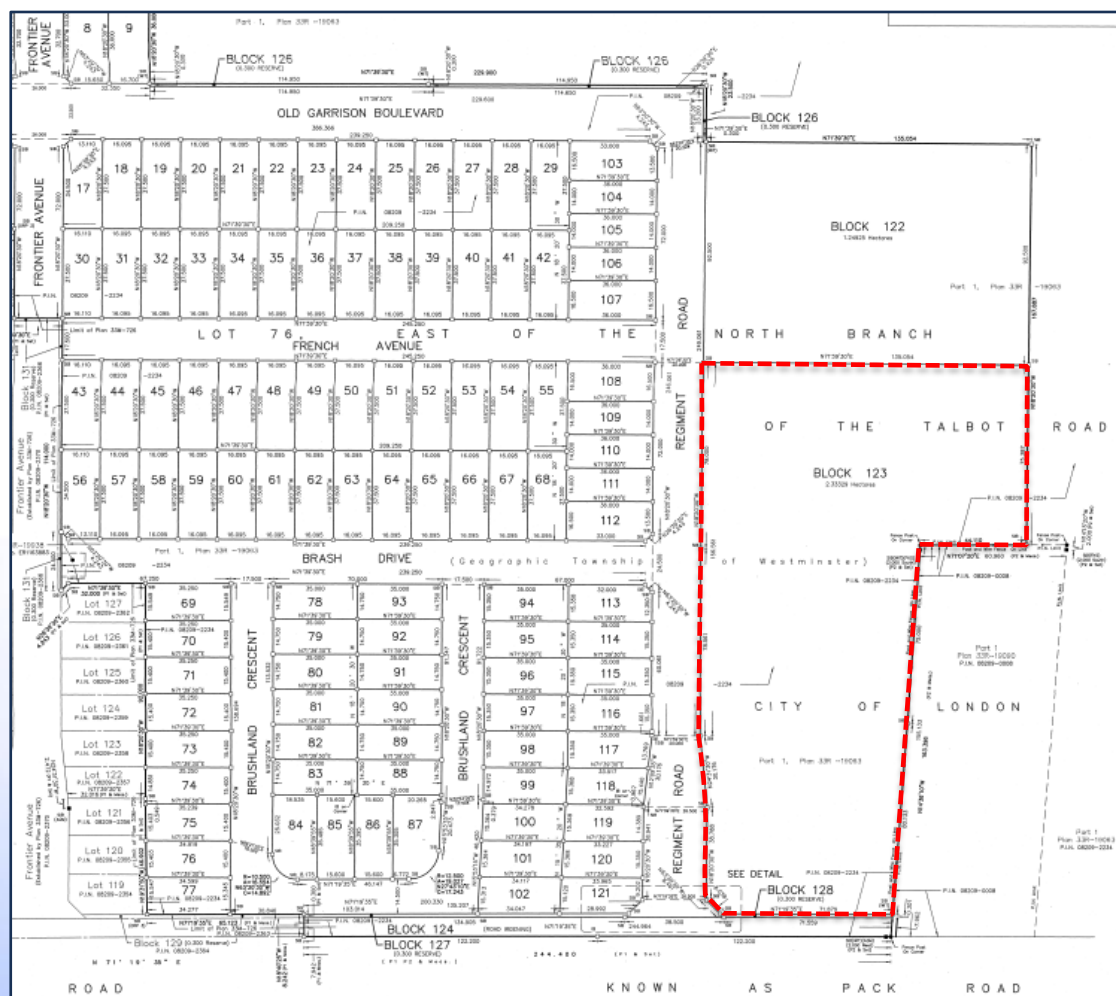
### Proposal

**804** New Pupil Places (K-8)

**88** Child Care Spaces



Site identified, completing due diligence



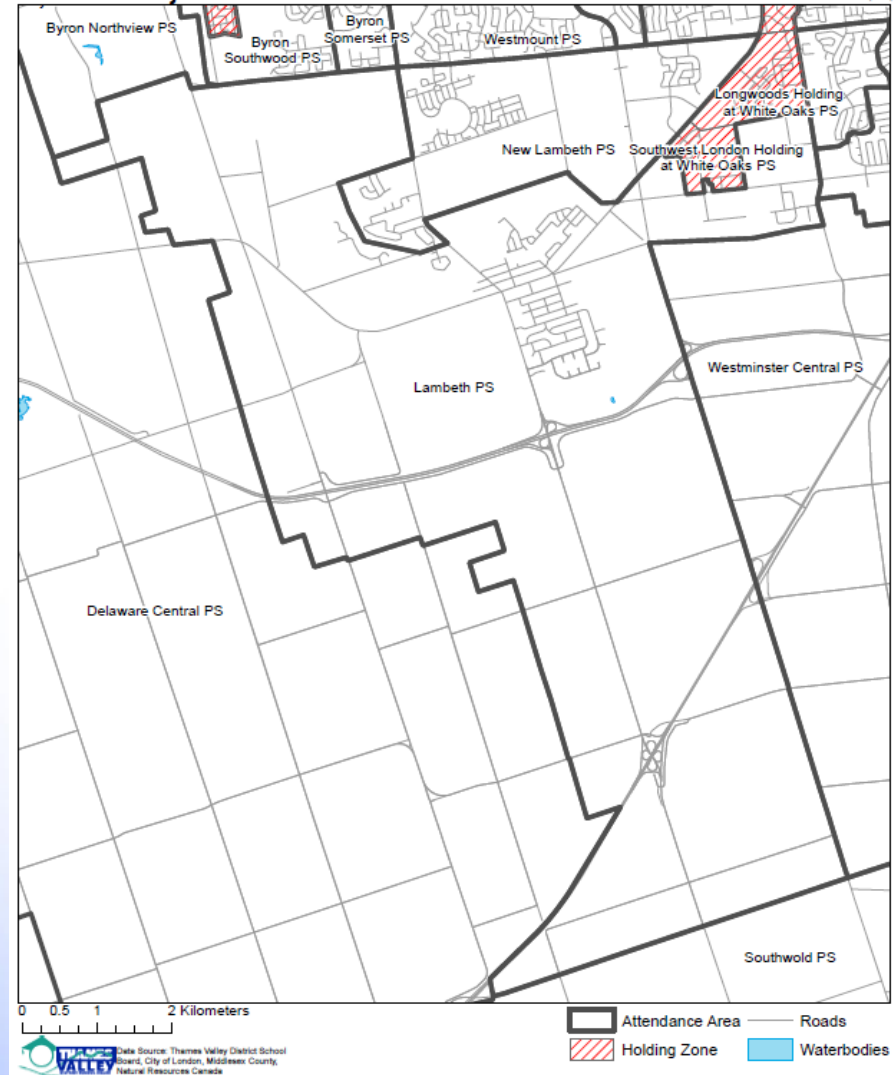
# Overview of Business Case Submissions

## 1. New Southwest London Elementary School – Lambeth (Accommodation Pressure)

### Additional Considerations

- London Attendance Area Review
- Accommodate holding zone students
- Revise existing attendance areas

Southwest London Attendance Area -  
Potential Adjustments for New Lambeth PS



# Overview of Business Case Submissions

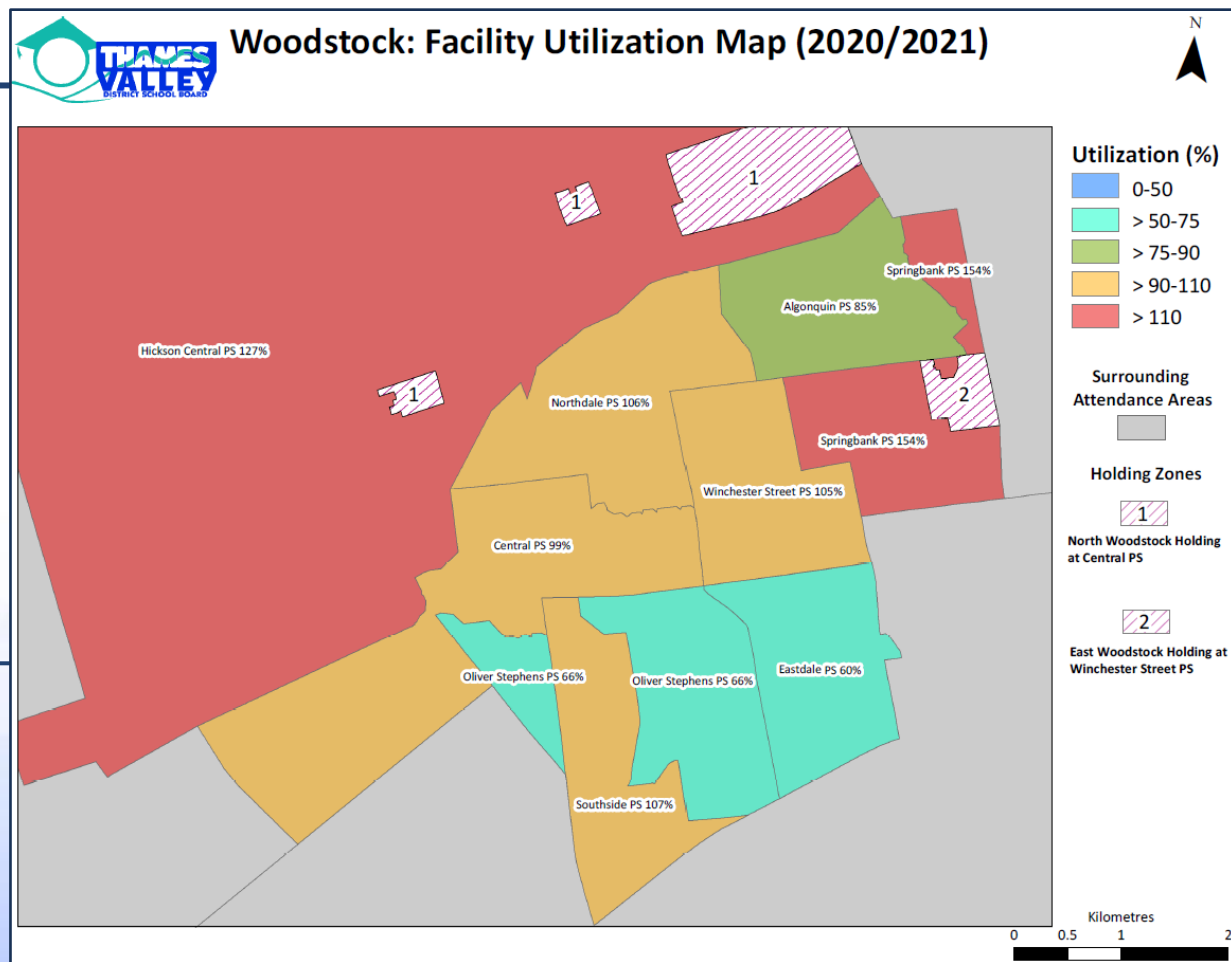
## 2. New North Woodstock Elementary School (Accommodation Pressure)

### Considerations

- Significant residential development and population growth
- Three holding zones with growing student populations
- Large attendance area for Hickson Central PS

### Schools in Study Area

Hickson Central PS, Central PS, Northdale PS, Springbank PS, Algonquin PS, Winchester St. PS, Eastdale PS, Oliver Stephens PS, Southside PS





# Overview of Business Case Submissions

## 2. New North Woodstock Elementary School (Accommodation Pressure)

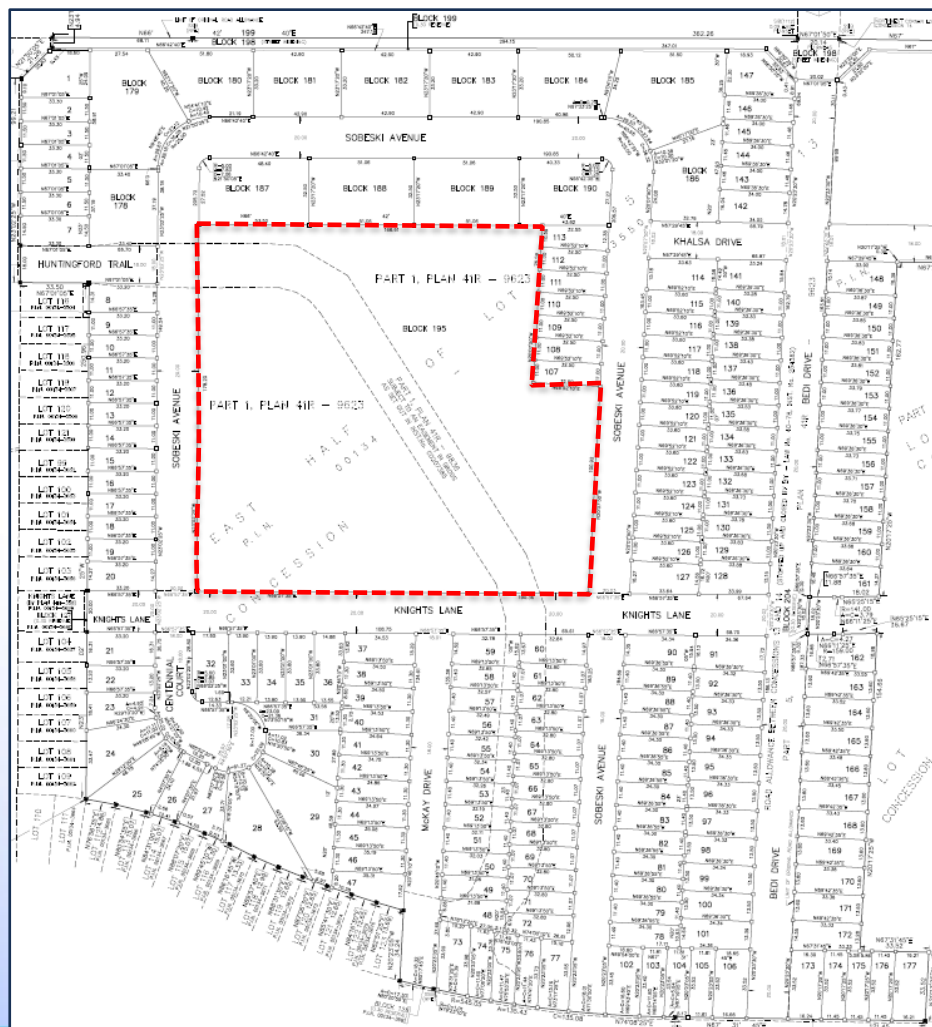
### Proposal

**660** New Pupil Places (K-8)

**88** Child Care Spaces



Site reserved, completing due diligence and negotiating option agreement



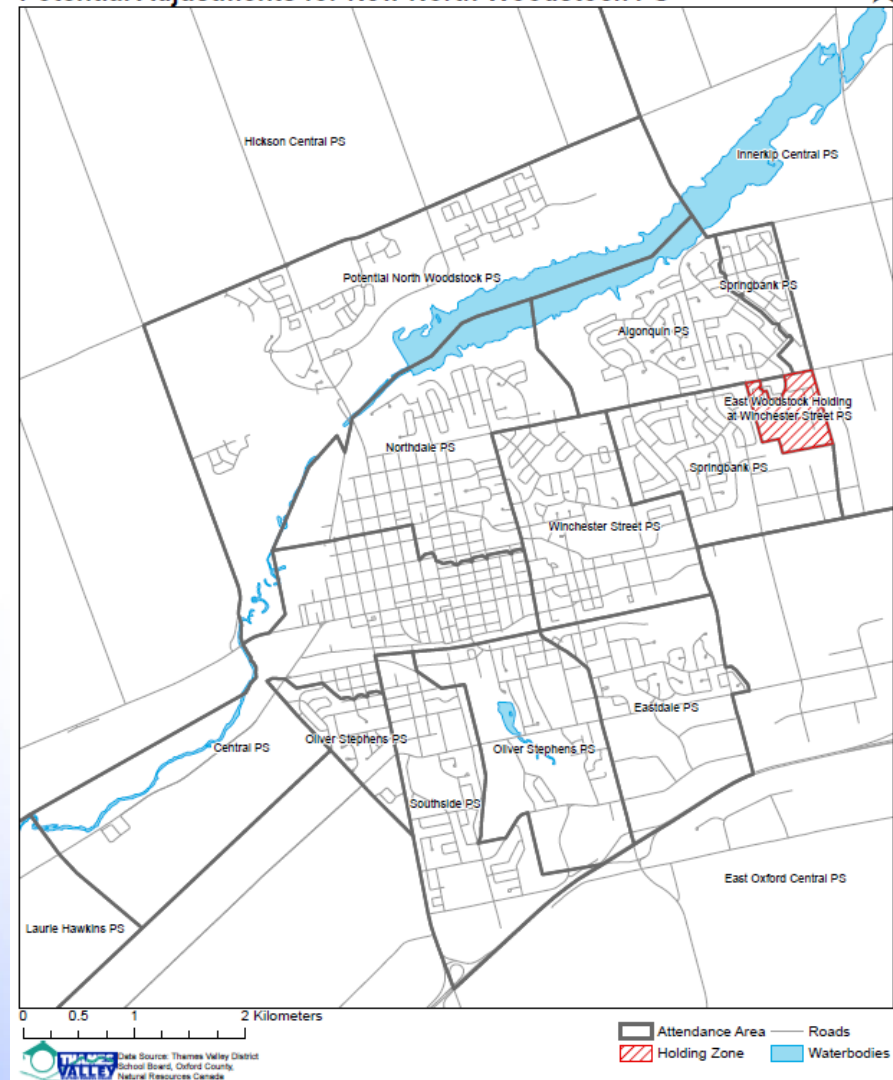
# Overview of Business Case Submissions

## 2. New North Woodstock Elementary School (Accommodation Pressure)

### Additional Considerations

- Oxford County French Immersion and City of Woodstock Elementary Panel Attendance Area Review
- Accommodate holding zone students
- Revise existing attendance areas

**Woodstock Attendance Areas:  
Potential Adjustments for New North Woodstock PS**

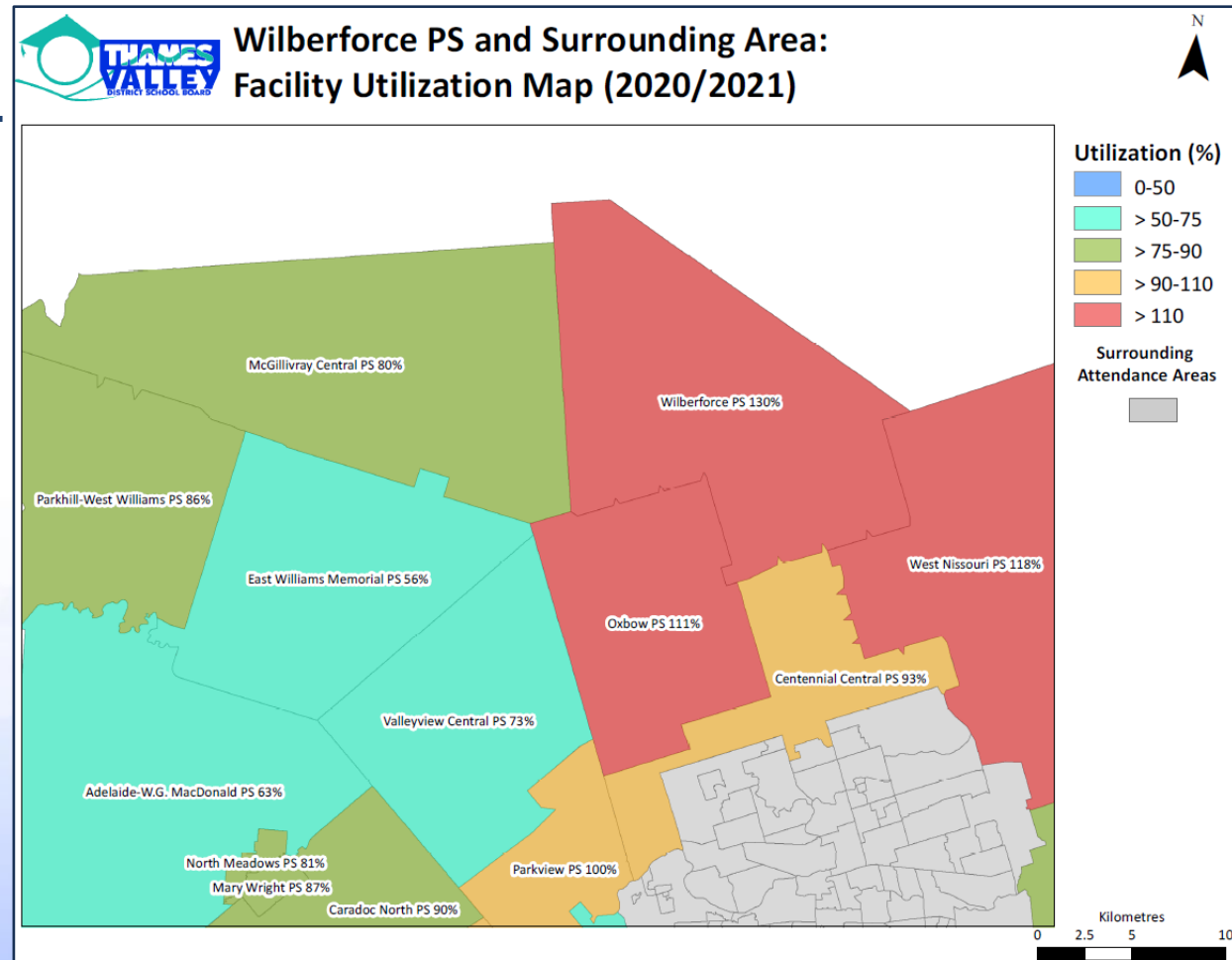


# Overview of Business Case Submissions

## 3. Wilberforce PS Addition and Renovations (Accommodation Pressure)

### Considerations

- Nearby residential development
- Only TVDSB school in the Township of Lucan-Biddulph
- Large attendance area
- Sustained reliance on temporary accommodation measures (portables)
- Continued residential growth projected for the area



## Overview of Business Case Submissions

### 3. Wilberforce PS Addition and Renovations (Accommodation Pressure)

## Proposal

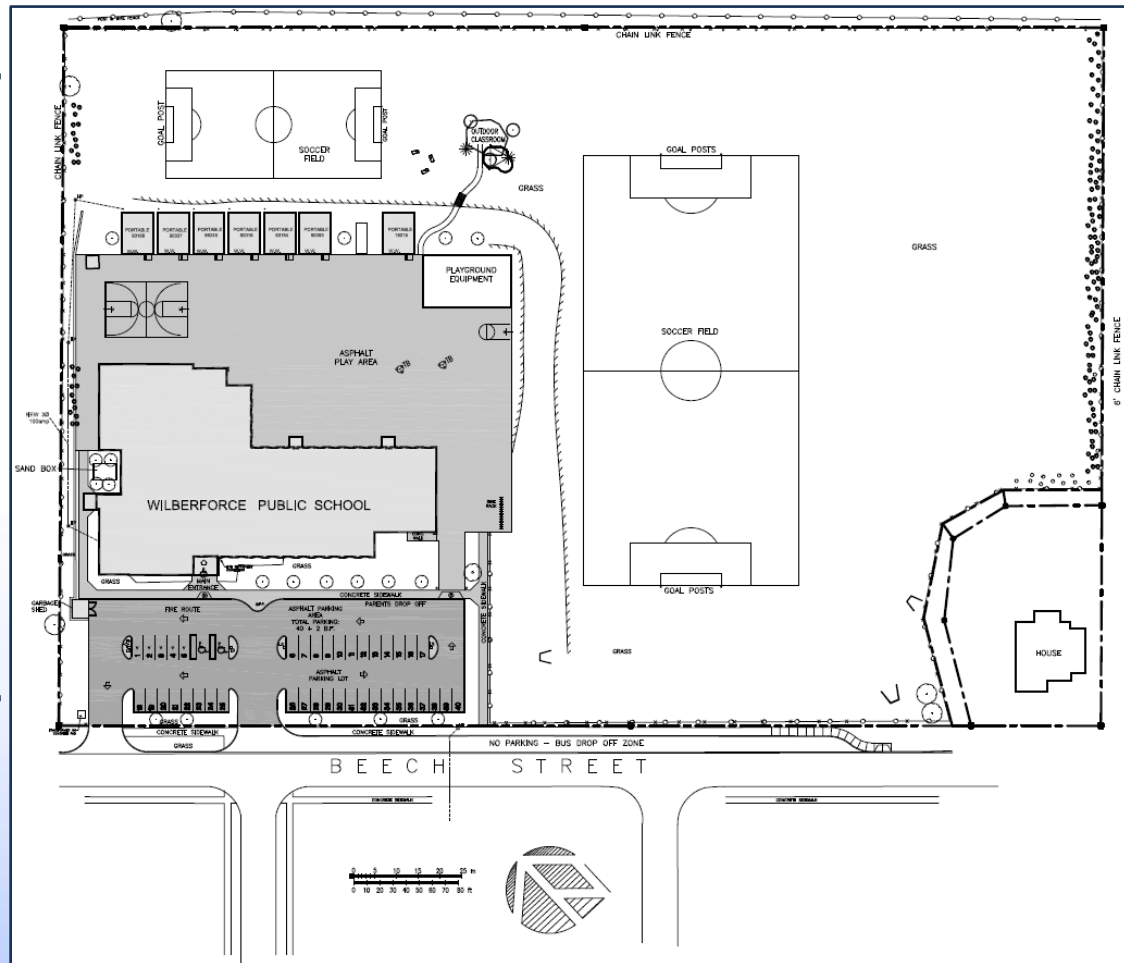
## Addition + Renovations

- 7-classroom addition, including a resource room, washrooms and storage areas
- renovations resulting in a new FDK room
- expand gym

### 683 Proposed New OTG Capacity

## Other Considerations

- Addition would maximize the use of the site
- Parking area expansion to be completed this summer





# Overview of Business Case Submissions

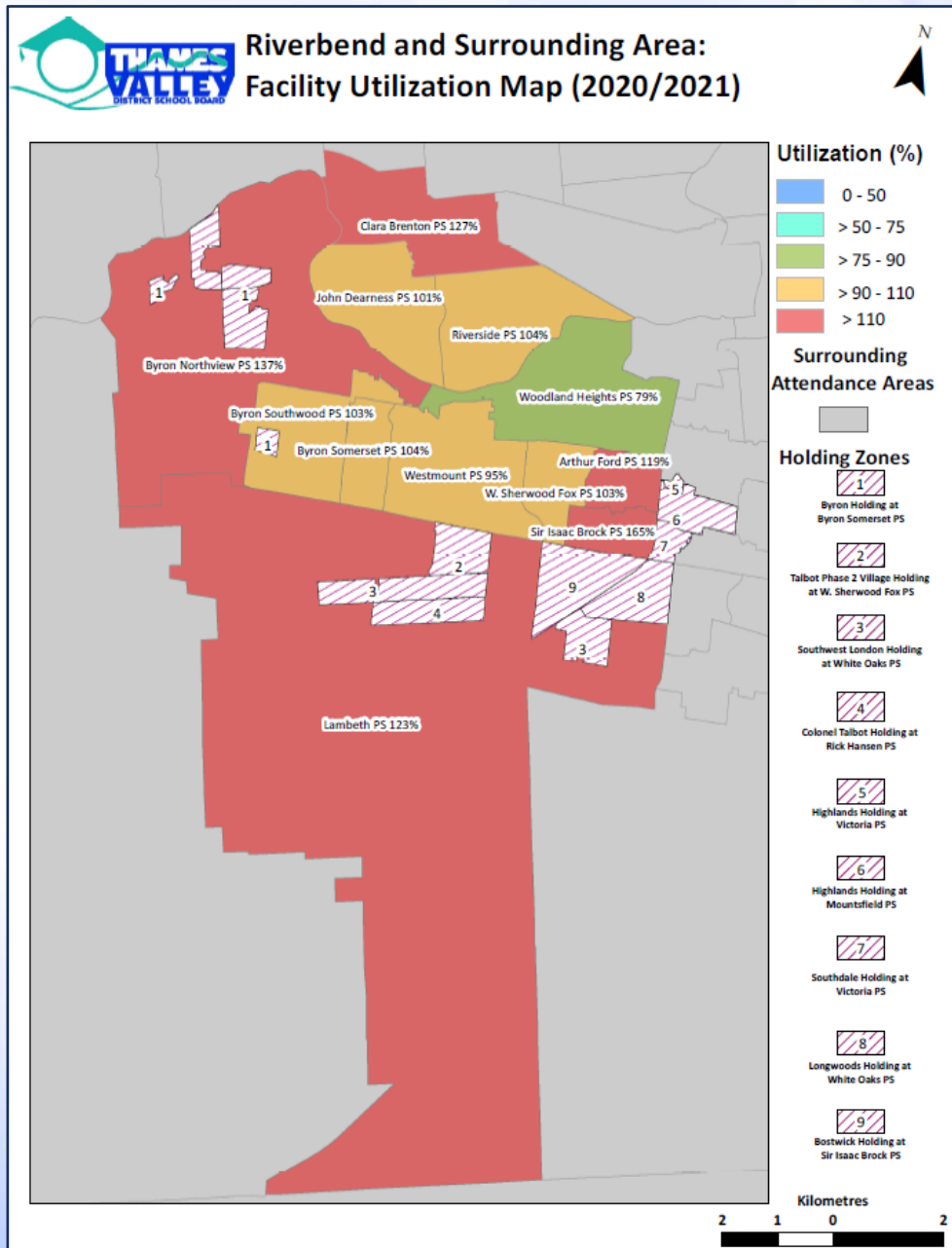
## 4. New West London Elementary School – Riverbend (Accommodation Pressure)

### Considerations

- Significant residential development and population growth
- Multiple holding zones
- Large attendance area for Byron Northview PS
- Sustained reliance on temporary accommodation measures (portables)

### Schools in Study Area

Byron Northview PS, Byron Southwood PS, Byron Somerset PS, John Dearness PS, Clara Brenton PS, Riverside PS, Westmount PS



# Overview of Business Case Submissions

## 4. New West London Elementary School – Riverbend (Accommodation Pressure)

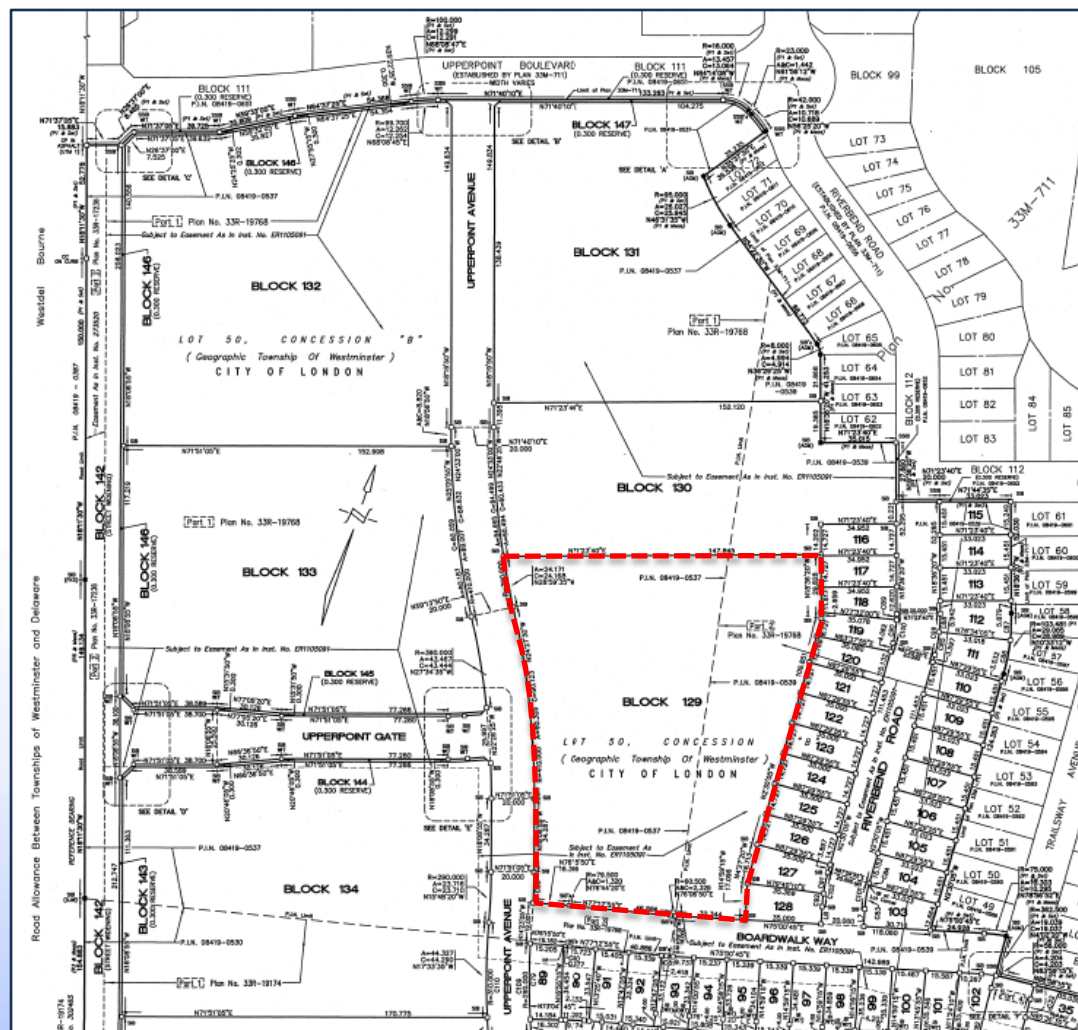
### Proposal

**507** New Pupil Places (K-8)

**88** Child Care Spaces



Potential site identified



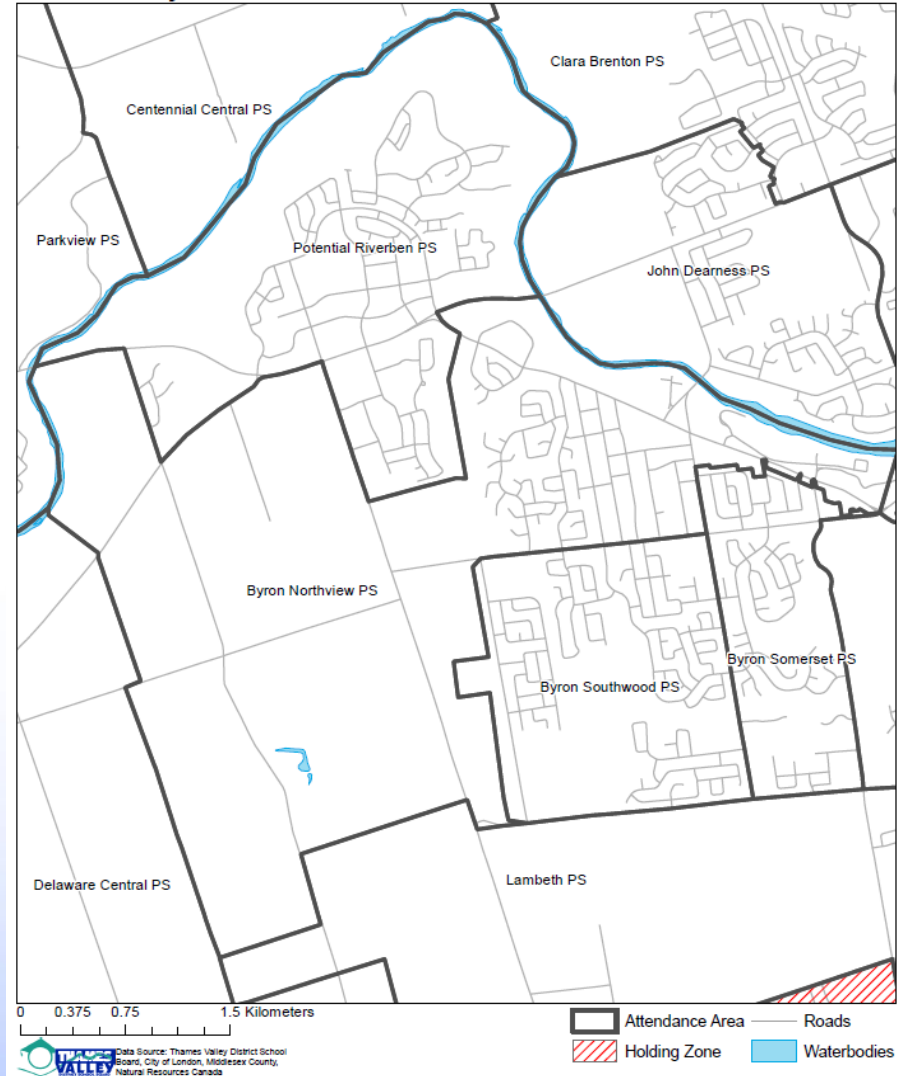
# Overview of Business Case Submissions

## 4. New West London Elementary School – Riverbend (Accommodation Pressure)

### Additional Considerations

- London Attendance Area Review
- Accommodate holding zone students
- Revise existing attendance areas

Byron Attendance Areas:  
Potential Adjustments for New Riverbend PS



## Recommendation

That the following ranked projects be submitted to the Ministry of Education's 2021-2022 Capital Priorities Program:

1. New Southwest London Elementary School – Lambeth
2. New North Woodstock Elementary School
3. Wilberforce PS Addition and Renovations
4. New West London Elementary School – Riverbend