

REPORT TO:	<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
TITLE OF REPORT:	Initial Attendance Area Review Report City of London Secondary Panel Attendance Area Review
PRESENTER(S): <i>(list ONLY those attending the meeting)</i>	Linda Nicholls, Acting Associate Director Geoff Vogt, Superintendent of Facility Services and Capital Planning Ben Puzanov, Manager of Planning
REPORT AUTHOR(S):	Ben Puzanov, Manager of Planning
PRESENTED FOR:	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Input/Advice <input type="checkbox"/> Information
Recommendation(s): <i>(only required when presented for approval)</i>	THAT Administration proceed with the City of London Secondary Panel Attendance Area Review and establish an Attendance Area Review Committee for the purpose of obtaining public feedback regarding the accommodation options included in the Initial Attendance Area Review Report.
Purpose:	To provide an overview of the accommodation options for addressing the student distribution imbalances across secondary schools in the City of London and surrounding areas and to seek approval to proceed with this attendance area review.
Content:	<p>Background</p> <p>The City of London Secondary Panel Attendance Area Review proposes to:</p> <ul style="list-style-type: none"> • address enrolment imbalances across various secondary schools in this area of the district, • eliminate the splitting of elementary school feeders across multiple secondary schools, • permanently accommodate a holding zone in south London, • introduce a third French Immersion site in order to relieve enrolment pressure, and • prepare TVDSB for a future business case submission to the Ministry of Education for a new secondary school to accommodate our growing enrolment. <p>This review includes Medway High School and Lord Dorchester SS given that portions of their attendance areas are located within the City of London. As the attendance area of the new Belmont elementary school extends into the City of London and is split between Lord Dorchester SS and East Elgin SS, Administration has also included East Elgin SS into this review in order to consider eliminating this secondary school boundary split.</p> <p>B. Davison SS, which does not have a traditional attendance area, was considered in this review and it was determined that the school is not required for Grade 9 to 12 programming given that enrolment growth in the secondary panel is concentrated in other areas of the City and there is adequate pupil</p>

spaces in the area surrounding B. Davison SS. Administration will be bringing forward a subsequent report in the first quarter of 2023 regarding the programming changes and significant financial investment planned at this school.

Two accommodation solutions are presented in the initial attendance area review report; one of which keeps London Central SS status quo, meaning that it will continue to accept students from out of boundary through a random selection process up to a capacity of approximately 1,050 students, being the functional capacity of the school. Both solutions presented include an additional French Immersion site at Clarke Road SS, reducing enrolment pressures at both existing French Immersion sites (Sir Frederick Banting SS and Sir Wilfrid Laurier SS), which are currently experiencing significant enrolment pressures. As part of this review, changes are contemplated at all Grade 9-12 secondary schools across London with the exception of H.B. Beal SS, as its attendance area was determined to function well, and the school is above capacity due to its specific program offerings.

The full Initial Attendance Area Review Report is included in Appendix A.

Community Trends

The City of London is experiencing increased population and household growth as well as changing settlement patterns. These changes have impacted school enrolment and produced both pressures and surplus spaces at schools across the City.

From 2001 to 2021, the City grew by approximately 25%, from 336,540 to 422,010; which included a 10% increase in population between 2016 and 2021. From 2001 to 2021, the City of London's occupied dwelling count increased from 137,745 to 174,657, representing an increase of 27%. London is one of the fastest growing Canadian municipalities since the 2016 Census, largely due to immigration, migration from the GTA, and the impact of the COVID-19 pandemic that accelerated migration to southwestern Ontario from other parts of the province and beyond. As part of its pledge to facilitate the construction of 1.5 million homes across Ontario during the next 10 years, the provincial government has established a growth target of 47,000 housing units in London over the next decade; and this will significantly impact enrolment across TVDSB's schools.

On average, there have been 3,104 new units built per year in London over the previous six years. Historically, growth has been directed to low-density developments (consisting of single and semi-detached dwellings). Recently, however, only 31% of new construction projects were low-density, while medium-density developments (consisting of townhouses) and high-density projects (apartments) accounted for 20% and 49% of all growth, respectively.

The building permits for 2021 include an increase in low-density and medium-density developments when compared to 2020. While development is occurring throughout the City, areas such as north and west London have been issued the highest number of building permits for 2021, similar to recent years. Over the next 10 years, it is anticipated that development within the City of London will continue at a rapid pace which will cause severe enrolment pressures and continue to add pressures where they are already

occurring. Most of this growth is expected to develop in north London and other suburban areas across the City, but infill development of higher-density units will occur within the downtown core. Over the longer term, the City is anticipating the redevelopment of non-residential land, which will continue to add to the high rate of growth already expected.

Historically, the Board's secondary enrolment remained under 24,000 students until the 2021-2022 school year when this number increased to 24,640. There are currently 58,434 elementary students and 24,976 secondary students across TVDSB, with 64% of secondary students attending schools within the City of London.

As of Fall 2022, enrolment has exceeded the On-the-Ground (OTG) capacity at most secondary schools within London. However, Montcalm SS, Clarke Road SS, and Westminster SS have space available because of an uneven distribution of students across the City. Enrolment is expected to continue increasing due to development activity across the City and the resulting large elementary cohorts progressing through to the secondary panel.

Accommodation Options

The following section presents recommended accommodation measures for both French Immersion and English track secondary school attendance areas that serve the students of London and Middlesex. Boundary adjustments were formulated for those schools with the most severe current and projected overutilization, designating elementary feeder schools to one secondary site with a focus on sending students to nearby underutilized schools. While these interventions were primarily aimed at balancing utilization across the City, each proposed boundary adjustment also considers broader impacts on the community and avoiding the division of neighbourhoods.

The proposed boundary change options include the approved attendance areas from the June 28, 2022 Board decision regarding the City of London Elementary Panel Attendance Area Review.

French Immersion

Currently, the City of London has approximately 1,000 French Immersion secondary students accommodated at two sites: Sir Frederick Banting SS and Sir Wilfrid Laurier SS. Both schools are dual track (English and French Immersion) and are currently overutilized. These sites accommodate students coming from within the City of London and portions of Middlesex County.

Administration is proposing to redistribute the French Immersion program to include Clarke Road SS. This option provides the City with a French Immersion offering located on the east side of the City while providing three program offerings of 300-400 spaces at each site, thus alleviating enrolment pressures at both Sir Frederick Banting SS and Sir Wilfrid Laurier SS.

This option would generally contain the Sir Frederick Banting SS French Immersion offering to students residing in northwest London, Sir Wilfrid Laurier SS would offer programming in south London, while the new French Immersion program at Clarke Road SS would include east London and those students residing in portions of Middlesex County. Additional information

regarding the proposed French Immersion boundary changes may be found in section 4.1 of Appendix A.

The proposed redistribution of French Immersion programming to Clarke Road SS forms part of both Scenario 1 and Scenario 2 below.

Scenario 1 (London Central SS Remains Status Quo)

Scenario 1 addresses overutilized and underutilized secondary sites across the City while H.B. Beal SS and London Central SS remain status quo, with out-of-boundary students to be accepted at London Central SS as per existing rules with a maximum capacity of approximately 1,050, to be managed by random selection process. Minor adjustments have been made to the boundary of London Central SS to designate each elementary feeder to one secondary school.

This scenario incorporates changes made to Medway HS, Lord Dorchester SS, and East Elgin SS. Students from London attend Medway HS and Lord Dorchester SS as portions of these schools' attendance areas extend into the City. East Elgin SS currently accommodates a portion of the new Belmont PS attendance area (specifically the attendance area of South Dorchester PS), another part of which is designated to Lord Dorchester SS (being a portion of the former Westminster Central PS boundary). The potential changes for these secondary schools include West Nissouri PS progressing completely to Lord Dorchester SS. The school is currently split between Medway HS and Lord Dorchester SS. Summerside PS is recommended to progress through to Clarke Road SS (currently split between Clarke Road SS and Lord Dorchester SS) while the new Belmont PS is proposed to progress to Lord Dorchester SS in its entirety.

Additional adjustments were made around the remaining schools with the main objective in Scenario 1 being to balance enrolment across the City by returning students to their home schools while designating each elementary feeder school completely to one secondary site. Maintaining the existing status quo approach at London Central SS while also keeping neighbourhoods and elementary feeder schools together throughout a student's entire educational journey are the driving factors of this scenario.

Keeping London Central SS status quo will continue to require an enrolment limit of approximately 1,050 students given the size of the school and its site. Students outside of the attendance area apply to attend the school, which is to continue to be managed through a random selection process. If not accepted, it is assumed that those students will be returning to their home school.

With the proposed changes in Scenario 1, enrolment is anticipated to be more balanced across the City. Proposed Scenario 1 will alleviate enrolment pressures at both A.B. Lucas SS and Sir Frederick Banting SS, with both sites expected to experience a decrease in utilization by more than 10% by 2028-2029. The redistribution of French Immersion programming to Clarke Road SS would increase enrolment at that school to just over 100% by 2024-2025, with a decline to 89% by 2028-2029.

With the significant number of students attending school in north London, additional capital is anticipated in the future in order to accommodate enrolment. Scenario 1 designates these students between A.B. Lucas SS and Sir Frederick Banting SS where there is sufficient space on site to accommodate them through portables until additional capital is secured from the Ministry of Education. While these sites would continue to be overutilized, both would be able to accommodate the enrolment through additional temporary classrooms and strategic time-tabling.

Details regarding Scenario 1 may be found in section 4.2 of Appendix A.

Scenario 2 (London Central SS Students Returned to Home Schools)

Scenario 2 would address the overutilized and underutilized secondary schools by limiting the progression into London Central SS. Currently, London Central SS has open boundaries where students can attend through a random selection process. In this scenario, the London Central SS attendance area would be expanded and closed to students who do not reside within it. H.B. Beal SS would remain status quo.

Similar to Scenario 1, additional adjustments were made for the remaining schools with the main objective being to balance enrolment by returning students to their home schools while designating each elementary feeder school completely to one secondary site. By changing the boundary for London Central SS, additional options become available within central London to help utilize available spaces while also keeping neighbourhoods and elementary feeder schools together throughout a student's entire educational journey.

With the proposed changes in Scenario 2, enrolment is anticipated to be more balanced while also having a similar strategy for managing attendance at all English track secondary schools, including Central SS. Proposed Scenario 2 will alleviate enrolment pressures at both Medway SS and Sir Frederick Banting SS, with both sites expected to experience a decrease in utilization by more than 20% by 2028-2029. The redistribution of French Immersion programming to a third site at Clarke Road SS would increase utilization at the school to just over 100% by 2024-2025, but a slight decline in utilization to 96% is expected by 2028-2029.

With enrolment pressure in the north London area, additional capital is also needed in this option. Scenario 2 designates these students to A.B. Lucas SS, where there is sufficient space on site to accommodate pupils through portables until additional capital is acquired from the Ministry of Education. This approach would increase the utilization of A.B. Lucas SS to 155% by 2028-2029. While this site would be overutilized, A.B. Lucas SS would be able to accommodate students through additional temporary classrooms and strategic time-tabling. Furthermore, this scenario would maximize the space at Westminster SS, increasing its utilization to 94% by 2024-2025 and 98% by 2028-2029; with this being critical for securing additional capital funding from the Ministry of Education.

Details regarding Scenario 2 may be found in section 4.3 of Appendix A.

Financial Implications:	The costs to complete the subject Attendance Area Review will be accommodated within the 2022-2023 budget.
Timeline:	<p>Expected timeline if the Board of Trustees approves proceeding with the attendance area review and requests the formation of an Attendance Area Review Committee for the purposes of gathering public feedback:</p> <ul style="list-style-type: none"> • <u>February 2023</u>: establish website to solicit feedback and answer questions regarding the boundary options under consideration. • <u>February 2023</u>: establish Attendance Area Review Committee (AARC) • <u>February 22, 2023</u>: Host virtual AARC meeting. • <u>March-April 2023</u>: Coordinate school-level AARC Subcommittee meetings • <u>May 2023</u>: Review school community feedback and prepare Final Attendance Area Review Report • <u>June 2023</u>: Provide Final Attendance Area Review Report to the Board of Trustees • <u>June 2023</u>: Public Delegations meeting • <u>June 2023</u>: Decision of the Board of Trustees • <u>September 2024</u>: Implementation of the Decision of the Board of Trustees
Communications:	Administration is assembling a communications plan as part of the public consultation program for this attendance area review. The February 22 nd Attendance Area Review Committee meeting is planned to be held virtually. The meeting will be livestreamed and recorded for posting to the website.
Appendices:	<p><u>Appendix A:</u></p> <p>Initial Attendance Area Review Report for the City of London Secondary Panel Attendance Area Review</p>

Strategic Priority Area(s):

Relationships:

- Students, families and staff are welcomed, respected and valued as partners.
- Promote and build connections to foster mutually respectful communication among students, families, staff and the broader community.
- Create opportunities for collaboration and partnerships.

Equity and Diversity:

- Create opportunities for equitable access to programs and services for students.
- Students and all partners feel heard, valued and supported.
- Programs and services embrace the culture and diversity of students and all partners.

Achievement and Well-Being:

- More students demonstrate growth and achieve student learning outcomes with a specific focus on numeracy and literacy.
- Staff will demonstrate excellence in instructional practices.
- Enhance the safety and well-being of students and staff.

Form Revised JUNE 2021



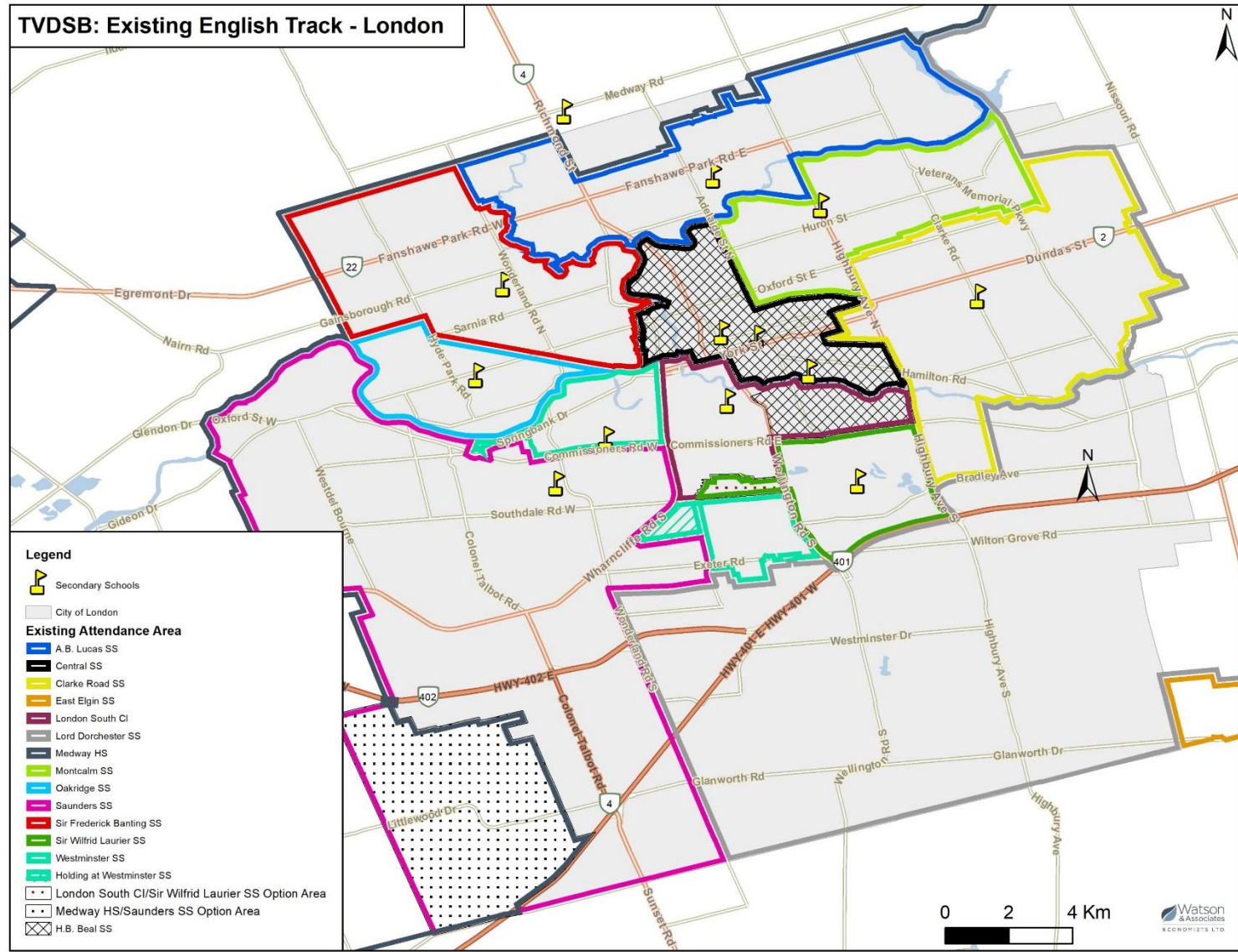
City of London Secondary Panel Attendance Area Review

Initial Attendance Area Review Report

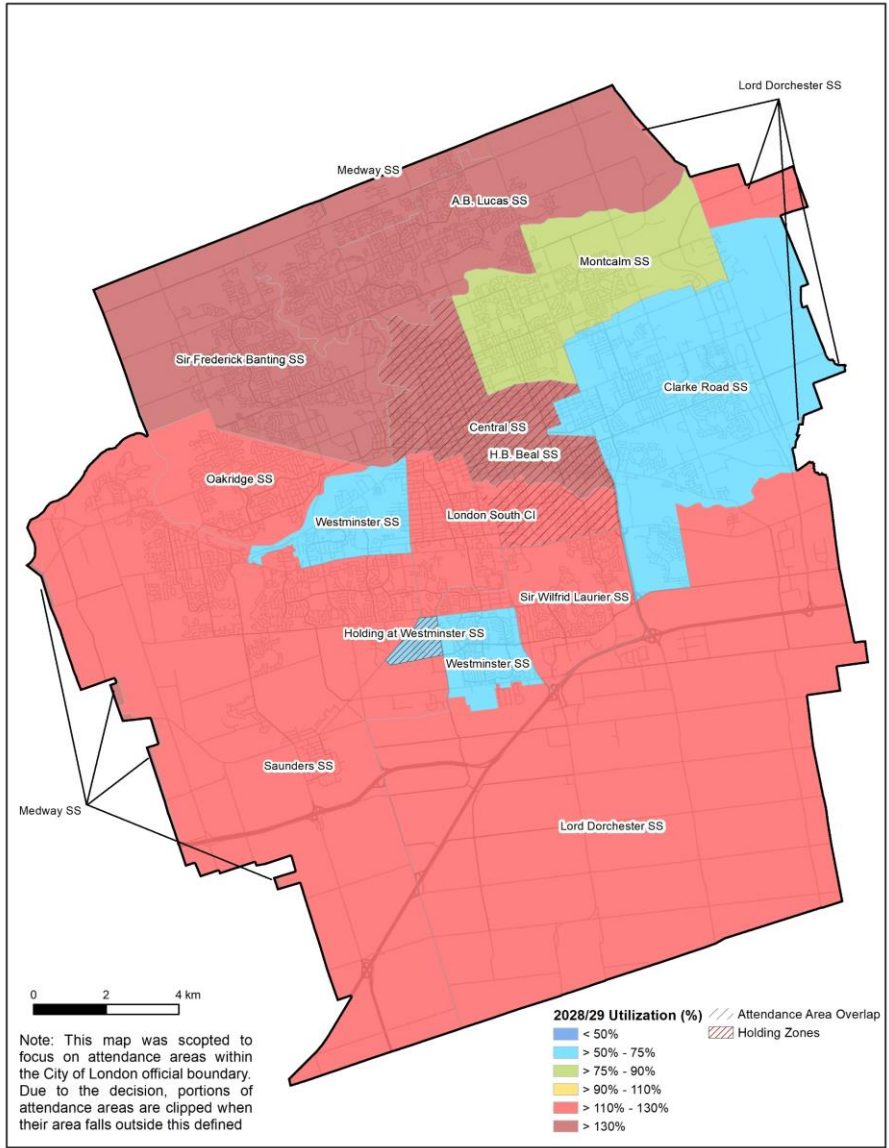
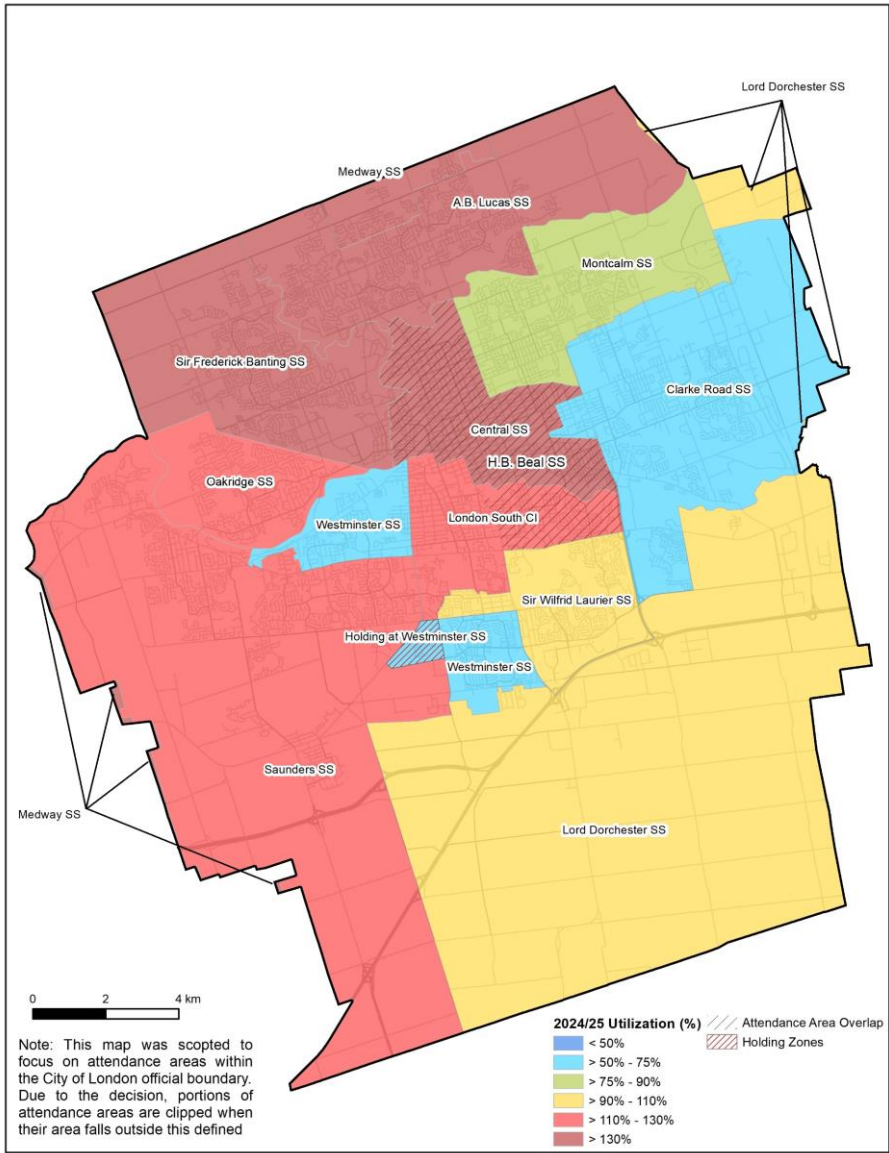
Agenda

1. Existing Situation
2. Objectives of Attendance Area Review
3. Process
4. Redistribution of French Immersion Programming to a 3rd Site
5. Scenario 1 (London Central SS Remains Status Quo)
6. Scenario 2 (London Central SS Students Returned to Home Schools)
7. Timeline
8. Recommendation

Existing Attendance Areas



Status Quo Utilizations



Are students attending their 'home' school?

Attending: H.B. Beal SS

Residing School	# of Residing Students attending H.B. Beal (2021)	Residing Share (%)
A.B. Lucas SS	92	5%
Clarke Road SS	193	11%
Central SS	483	27%
Holding at Westminster SS	1	0%
London South CI	298	17%
Lord Dorchester SS	13	1%
Medway HS	29	2%
Montcalm SS	114	6%
Oakridge SS	37	2%
Saunders SS	107	6%
Sir Frederick Banting SS	129	7%
Sir Wilfrid Laurier SS	124	7%
Westminster SS	103	6%
Others	59	3%
Total	1,782	100%

Attending: Central SS

Residing School	# of Residing Students attending Central SS (2021)	Residing Share (%)
A.B. Lucas SS	139	13%
Clarke Road SS	86	8%
Central SS	245	23%
Holding at Westminster SS	16	2%
London South CI	60	6%
Lord Dorchester SS	9	1%
Medway HS	67	6%
Montcalm SS	65	6%
Oakridge SS	23	2%
Saunders SS	90	8%
Sir Frederick Banting SS	139	13%
Sir Wilfrid Laurier SS	51	5%
Westminster SS	69	7%
Others	2	0%
Total	1,061	100%

Attending: Oakridge SS

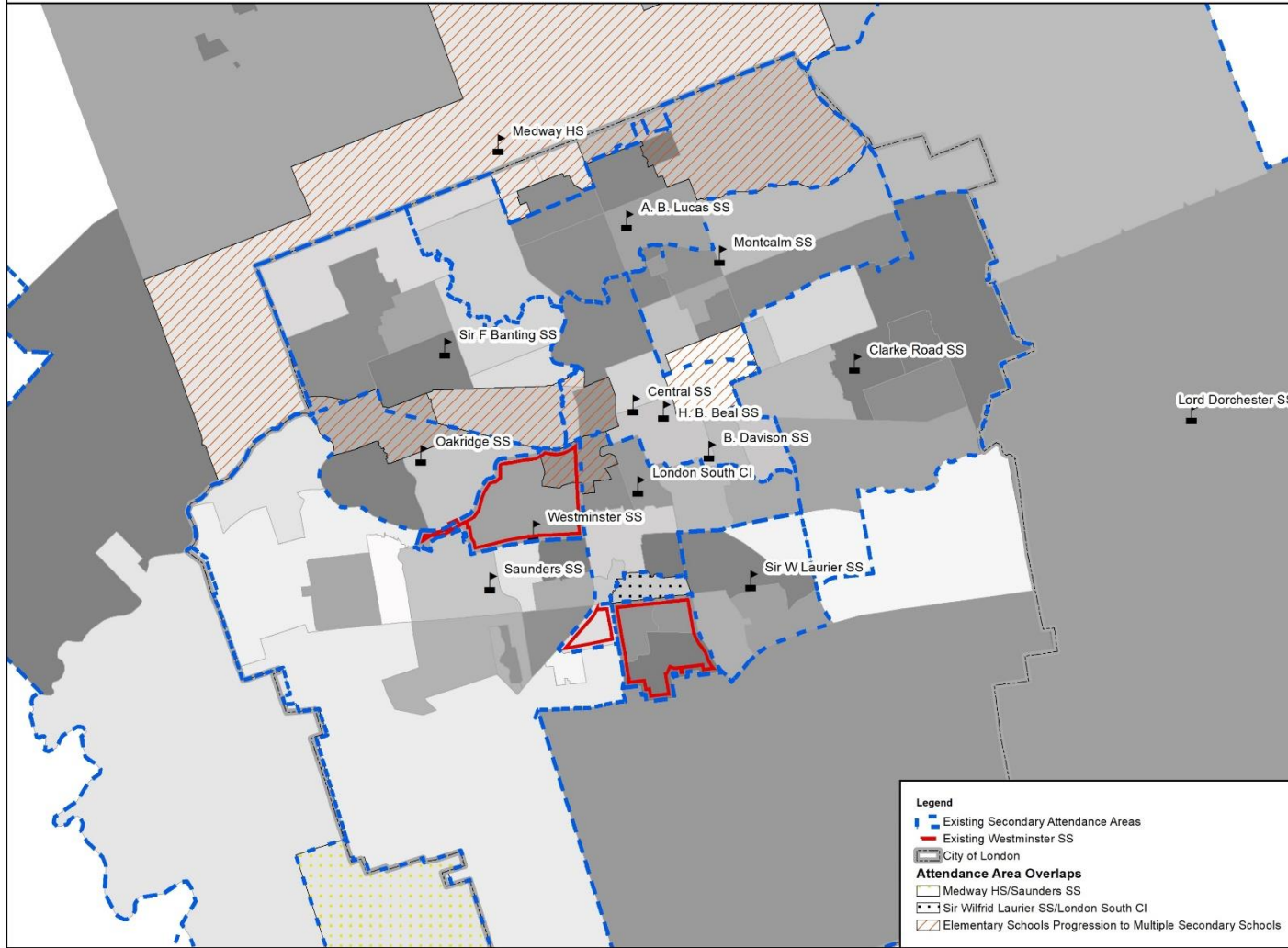
Residing School	# of Residing Students attending Oakridge SS (2021)	Residing Share (%)
A.B. Lucas SS	21	2%
Clarke Road SS	3	0%
Central SS	13	1%
Holding at Westminster SS	4	0%
London South CI	7	1%
Medway HS	12	1%
Montcalm SS	4	0%
Oakridge SS	653	64%
Saunders SS	117	12%
Sir Frederick Banting SS	168	17%
Sir Wilfrid Laurier SS	2	0%
Westminster SS	7	1%
Others	5	0%
Total	1,016	100%

Red highlights include shared boundaries.

Source: 2021 Student Plots

Existing Boundary Challenges

Existing Secondary Attendance Area Overlaying Approved Elementary Attendance Areas



- Westminster SS has multiple satellite attendance areas
- Central SS and H.B. Beal SS share an attendance area and are in close geographic proximity
- Central SS is capped and accepts students through a random selection process
- Multiple elementary schools progress to multiple secondary schools
- Administration will be bringing a report in Q1 of 2023 regarding proposed programming and significant investment at B. Davison SS

Existing Feeder Schools

A.B. Lucas SS	Central SS	Clarke Road SS	H.B. Beal	Lord Dorchester	London South CI
Cedar Hollow PS	Aberdeen PS	Bonaventure Meadows PS	Aberdeen PS	River Heights PS	C.C. Carrothers PS
Jack Chambers PS	Eagle Heights PS	F.D. Roosevelt PS	C.C. Carrothers PS	West Nissouri PS	Cleardale PS
Masonville PS	Ealing PS	Summerside PS	Eagle Heights PS	Summerside PS	Mountsfield PS
Northridge PS	East Carling PS	John P. Robarts PS	Ealing PS	Northdale Central PS	Princess Elizabeth PS
Sir Arthur Currie PS	Old North PS	Lord Nelson PS	East Carling PS		Sir Georges Etienne Cartier PS
Stoney Creek PS	St. George's PS	Prince Charles PS	Princess Elizabeth PS		Tecumseh PS
Stoneybrook PS	Trafalgar PS	Tweedsmuir PS	Old North PS		Victoria PS
			St. George's PS		Wortley Road PS
			Trafalgar PS		

Medway HS	Montcalm SS	Oakridge SS	Saunders SS	Sir Frederick Banting SS	Sir Wilfrid Laurier SS	Westminster SS
Cedar Hollow PS	Chippewa PS	Clara Brenton PS	Arthur Ford PS	Clara Brenton PS	Arthur Stringer PS	Ashley Oaks PS
Centennial Central PS	East Carling PS	John Dearness PS	Byron Northview PS	Eagle Heights PS	Cleardale PS	Rick Hansen PS
Delaware Central PS	Evelyn Harrison PS	Riverside PS	Byron Somerset PS	Emily Carr PS	Glen Cairn PS	Victoria PS
Jack Chambers PS	Hillcrest PS		Byron Southwood PS	Orchard Park PS	Nicholas Wilson PS	White Oaks PS
Oxbow PS	Sir John A. Macdonald PS		Lambeth PS	Sir Arthur Currie PS	Wilton Grove PS	Woodland Heights PS
Parkview PS	Knollwood Park PS		Sir Isaac Brock PS	University Heights PS	Kensal Park FI PS	
Valleyview Central PS	Lord Elgin PS		W. Sherwood Fox PS	Wilfrid Jury PS	Princess Anne FI PS	
West Nissouri PS	Northbrae PS		Westmount PS	Jeanne Sauve FI PS	Princess Elizabeth FI	
Wilberforce PS			White Oaks PS	Lord Roberts FI PS		
				Louise Arbour FI PS		
				West Oaks FI PS		

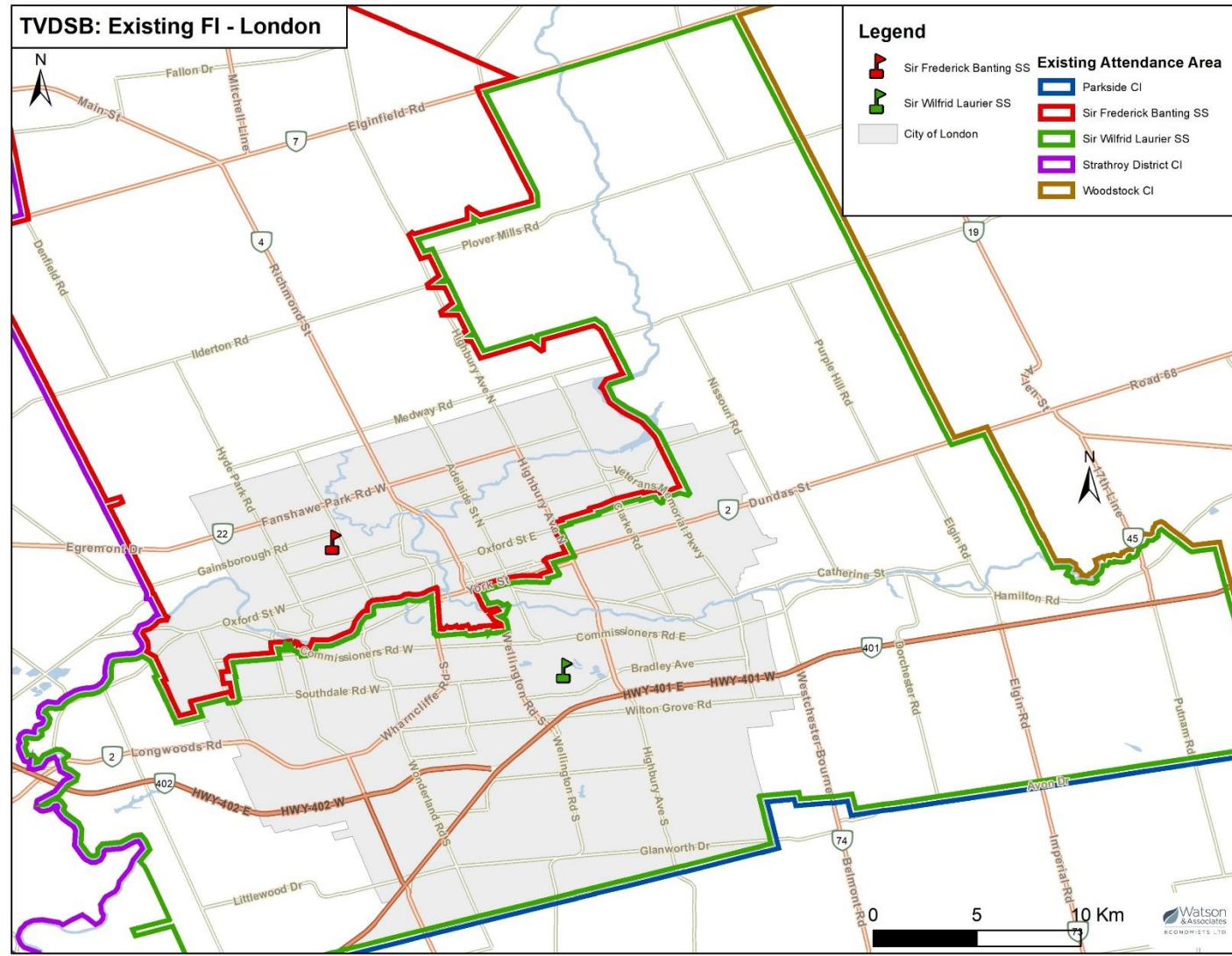
French Immersion

- 1 Cells in colour represent elementary schools that feed more than one secondary school
 - 2 Red text represents schools within H.B. Beal's attendance area
 - 3 South Dorchester 7/8s to attend South Dorchester (2022/23)
- Note: Lester B. Pearson students attend their home secondary school

Objectives of Attendance Area Review

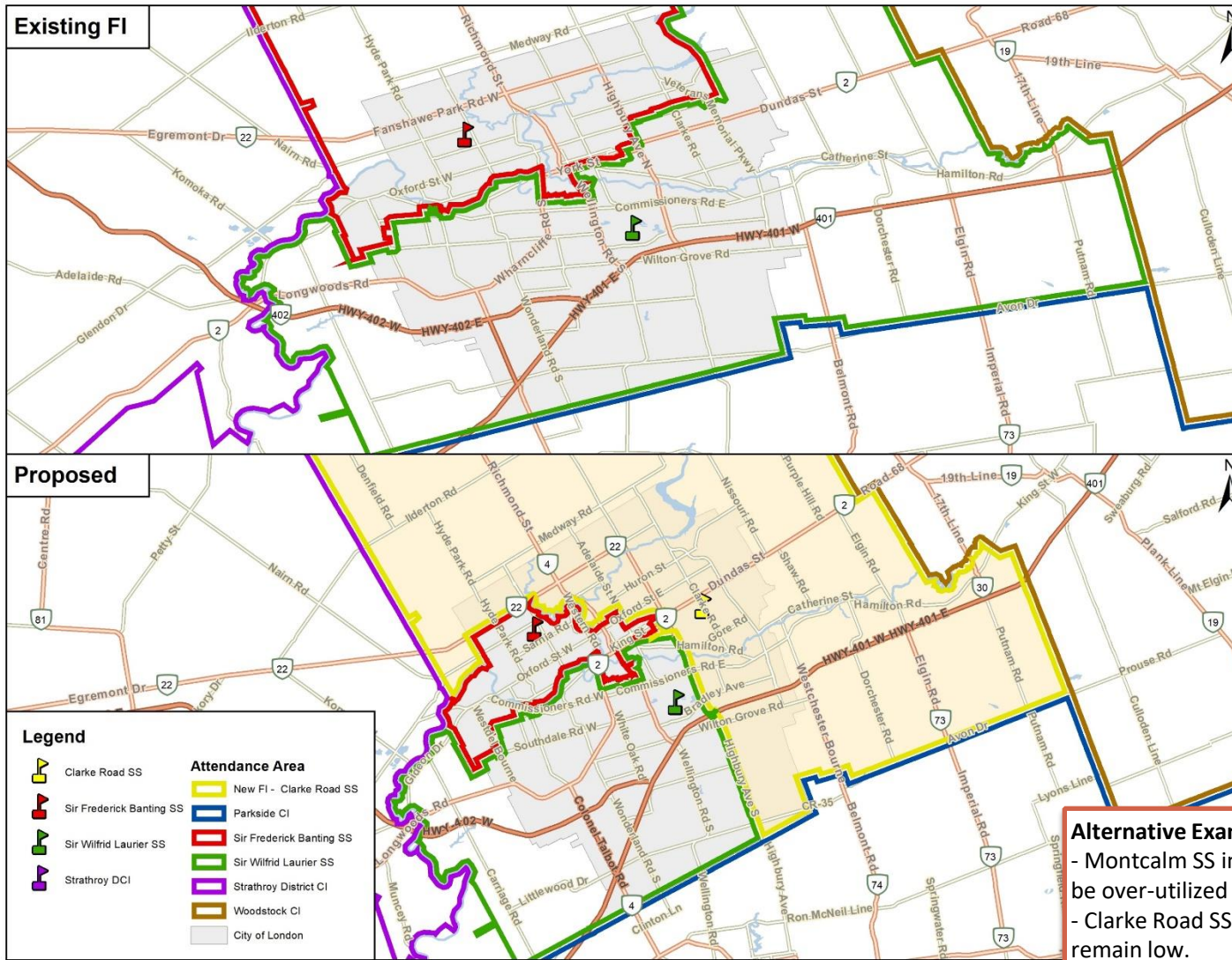
1. Return majority of students to home boundaries (some exceptions)
2. Eliminate feeder school splits and boundary issues
3. Retain Technology Emphasis programs at existing sites (e.g. Saunders, Clarke, Montcalm)
4. Retain existing 2 French Immersion sites – adjust boundaries to redistribute students across 3 sites (+ Clarke Road SS)
5. Students attending from outside London or outside jurisdiction status quo
6. Further adjustments to boundaries as required

French Immersion - Existing



- Currently French Immersion is located at two sites: Sir Frederick Banting SS and Sir Wilfrid Laurier SS.

French Immersion Proposed Redistribution



- Propose to redistribute students to an additional French Immersion site at Clarke Road SS

Alternative Examined: FI at Montcalm instead of Clarke:

- Montcalm SS initially up to **96%** utilization – will be over-utilized in the long-term.
- Clarke Road SS drops to **66%** utilization and will remain low.

French Immersion Feeder Schools

Existing Feeders	
Sir Frederick Banting SS	Sir Wilfrid Laurier SS
Jeanne Sauve FI PS	Kensal Park FI PS
Lord Roberts FI PS	Princess Anne FI PS
Louise Arbour FI PS	Princess Elizabeth PS
West Oaks FI PS	

Proposed Option		
Sir Frederick Banting SS	Sir Wilfrid Laurier SS	New Clarke Road SS - FI
Jeanne Sauve FI PS	Kensal Park FI PS	
Lord Roberts FI PS		Louise Arbour FI PS
	Princess Elizabeth PS	Princess Anne FI PS
West Oaks FI PS		

Number of Residing FI Students (2021)		
Attending School	Status Quo	Proposed Option
Sir Frederick Banting SS	505	300
Sir Wilfrid Laurier SS	493	325
New Clarke Road SS - FI	0	373
Total	998	998

Feeder Schools – Scenario 1

- Central SS remains status quo (out of boundary students accepted based on random selection process with capacity limit)
- Split feeders are designated to one secondary school
- Third French Immersion site added in order to redistribute students and ease enrolment pressure (Clarke Road SS)
- Cleardale PS & Victoria PS designated to Westminster SS

A.B. Lucas SS	Central SS	Clarke Road SS	H.B. Beal
Jack Chambers PS	Aberdeen PS	Bonaventure Meadows PS	Aberdeen PS
Masonville PS	Ealing PS	F.D. Roosevelt PS	C.C. Carrothers PS
Northridge PS	Old North PS	John P. Roberts PS	Eagle Heights PS
Stoney Creek PS	St. George's PS	Lord Nelson PS	Ealing PS
Stoneybrook PS	Trafalgar PS	Prince Charles PS	East Carling PS
		Summerside PS	Princess Elizabeth PS
		Tweedsmuir PS	Old North PS
		Louise Arbour FI PS	St. George's PS
		Princess Anne FI PS	Trafalgar PS

1 Refer to colour coded legend to see which feeder schools are proposed to change
 2 Red text represents schools within H.B. Beal's attendance area
 3 South Dorchester 7/8s to attend South Dorchester (2022/23)
 Note: Lester B. Pearson students attend their home secondary school

Lord Dorchester	London South CI	Medway HS	Montcalm SS
River Heights PS	C.C. Carrothers PS	Centennial Central PS	Cedar Hollow PS
South Dorchester PS	Mountsfield PS	Delaware Central PS	Chippewa PS
Northdale Central PS	Princess Elizabeth PS	Oxbow PS	East Carling PS
New Belmont PS	Sir G.E. Cartier PS	Parkview PS	Evelyn Harrison PS
West Missouri PS	Tecumseh PS	Valleyview Central PS	Hillcrest PS
	Wortley Road PS	Wilberforce PS	Knollwood Park PS
			Lord Elgin PS
			Northbrae PS
			Sir John A. Macdonald PS

From Saunders SS
From London South CI/Sir Wilfrid Laurier SS
From A.B. Lucas SS
From East Elgin SS
From Westminster SS
French Immersion

Oakridge SS	Saunders SS	Sir Frederick Banting SS	Sir Wilfrid Laurier SS	Westminster SS
Clara Brenton PS	Byron Northview PS	Eagle Heights PS	Arthur Stringer PS	Arthur Ford PS
John Deameas PS	Byron Somerset PS	Emily Carr PS	Ashley Oaks PS	Cleardale PS
New West London PS	Byron Southwood PS	New NW London PS	Glen Cairn PS	Sir Isaac Brock PS
Riverside PS	Holding at Victoria PS	Orchard Park PS	Nicholas Wilson PS	Victoria PS
	Lambeth PS	Sir Arthur Currie PS	Rick Hansen PS	W. Sherwood Fox PS
	Longwoods Holding at White Oaks PS	University Heights PS	White Oaks PS	Woodland Heights PS
	New Lambeth PS	Wilfrid Jury PS	Wilton Grove PS	
	Southwest London Holding at White Oaks PS	Jeanne Sauve FI PS	Kensal Park FI PS	
	Westmount PS	Lord Roberts FI PS	Princess Elizabeth FI	
		West Oaks FI PS		

Scenario 1 Utilizations

Attending School	OTG (Loading at 21)	2024/25	2028/29
A.B. Lucas SS	1,188	1,515	1,648
Central SS	786	1,050	1,050
Clarke Road SS	1,545	1,701	1,536
East Elgin SS	1,155	988	881
H.B. Beal SS	1,857	1,864	1,916
London South CI	651	702	707
Lord Dorchester SS	651	708	814
Medway HS	1,233	1,411	1,502
Montcalm SS	1,251	1,394	1,422
Oakridge SS	909	922	963
Saunders SS	1,938	2,001	2,185
Sir Frederick Banting SS	1,308	1,750	2,008
Sir Wilfrid Laurier SS	1,098	1,323	1,392
Westminster SS	1,095	933	958
Total	16,665	18,262	18,983

Attending School	OTG (Loading at 21)	2024/25	2028/29
A.B. Lucas SS	1,188	128%	139%
Central SS	786	134%	134%
Clarke Road SS	1,545	110%	99%
East Elgin SS	1,155	86%	76%
H.B. Beal SS	1,857	100%	103%
London South CI	651	108%	109%
Lord Dorchester SS	651	109%	125%
Medway HS	1,233	114%	122%
Montcalm SS	1,251	111%	114%
Oakridge SS	909	101%	106%
Saunders SS	1,938	103%	113%
Sir Frederick Banting SS	1,308	134%	154%
Sir Wilfrid Laurier SS	1,098	121%	127%
Westminster SS	1,095	85%	87%
Total	16,665	110%	114%

Central SS capped at 1,050, additional students attend home school based on share of residing students who attended Central SS in 2021.

Feeder Schools – Scenario 2

- Central SS students are designated to home school
- Split feeders are designated to one secondary school
- Third French Immersion site added in order to redistribute students and ease enrolment pressure (Clarke Road SS)

A.B. Lucas SS	Central SS	Clarke Road SS	H.B. Beal
Jack Chambers PS	Aberdeen PS	Bonaventure Meadows PS	Aberdeen PS
Masonville PS	Ealing PS	F.D. Roosevelt PS	C.C. Carrothers PS
Northridge PS	Eagle Heights PS	John P. Roberts PS	Eagle Heights PS
Stoney Creek PS	East Carling PS	Lord Nelson PS	Ealing PS
Stoneybrook PS	Old North PS	Prince Charles PS	East Carling PS
	St. George's PS	Summerside PS	Princess Elizabeth PS
	Trafalgar PS	Tweedsmuir PS	Old North PS
		Louise Arbour FI PS	St. George's PS
		Princess Anne FI PS	Trafalgar PS

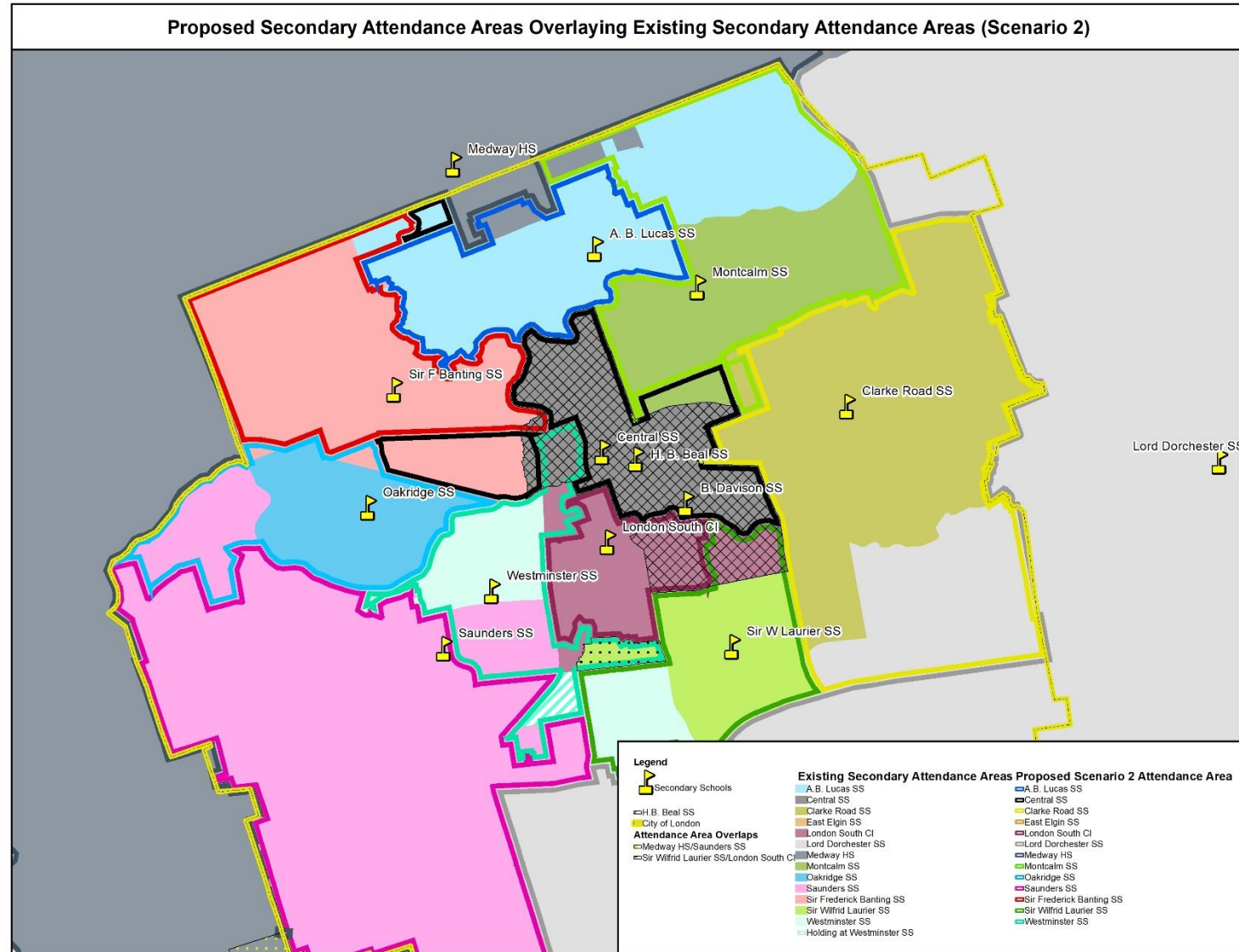
1 Refer to colour coded legend to see which feeder schools are proposed to change
 2 Red text represents schools within H.B. Beal's attendance area
 3 South Dorchester 7/8s to attend South Dorchester (2022/23)
 Note: Lester B. Pearson students attend their home secondary school

Lord Dorchester	London South CI	Med way HS	Montcalm SS
River Heights PS	Mountsfield PS	Centennial Central PS	Cedar Hollow PS
South Dorchester PS	Princess Elizabeth PS	Delaware Central PS	Chippewa PS
Northdale Central PS	Sir G.E. Cartier PS	Oxbow PS	Evelyn Harrison PS
New Belmont PS	Tecumseh PS	Parkview PS	Hillcrest PS
West Nissouri PS	Wortley Road PS	Valleyview Central PS	Knollwood Park PS
		Wilberforce PS	Lord Elgin PS
			Northbrae PS
			Sir John A. Macdonald PS

From Saunders SS
From London South CI/Sir Wilfrid Laurier SS
From A.B. Lucas SS
From East Elgin SS
From Westminster SS
From Sir Frederick Banting SS
From Montcalm SS
French Immersion

Oakridge SS	Saunders SS	Sir Frederick Banting SS	Sir Wilfrid Laurier SS	Westminster SS
Clara Brenton PS	Byron Northview PS	Emily Carr PS	Arthur Stringer PS	Arthur Ford PS
John Dearness PS	Byron Somerset PS	New NW London PS	Ashley Oaks PS	Cleardale PS
New West London PS	Byron Southwood PS	Orchard Park PS	C.C. Carrothers PS	Sir Isaac Brock PS
Riverside PS	Holding at Victoria PS	Sir Arthur Currie PS	Glen Cairn PS	Victoria PS
	Lambeth PS	University Heights PS	Nicholas Wilson PS	W. Sherwood Fox PS
	New Lambeth PS	Wilfrid Jury PS	Rick Hansen PS	Woodland Heights PS
	Westmount PS	Jeanne Sauve FI PS	White Oaks PS	Longwoods Holding at White Oaks PS
		Lord Roberts FI PS	Wilton Grove PS	Southwest London Holding at White Oaks PS
		West Oaks FI PS	Kensal Park FI PS	
			Princess Elizabeth FI	

Proposed Scenario 2: Central SS Students Designated to Home School

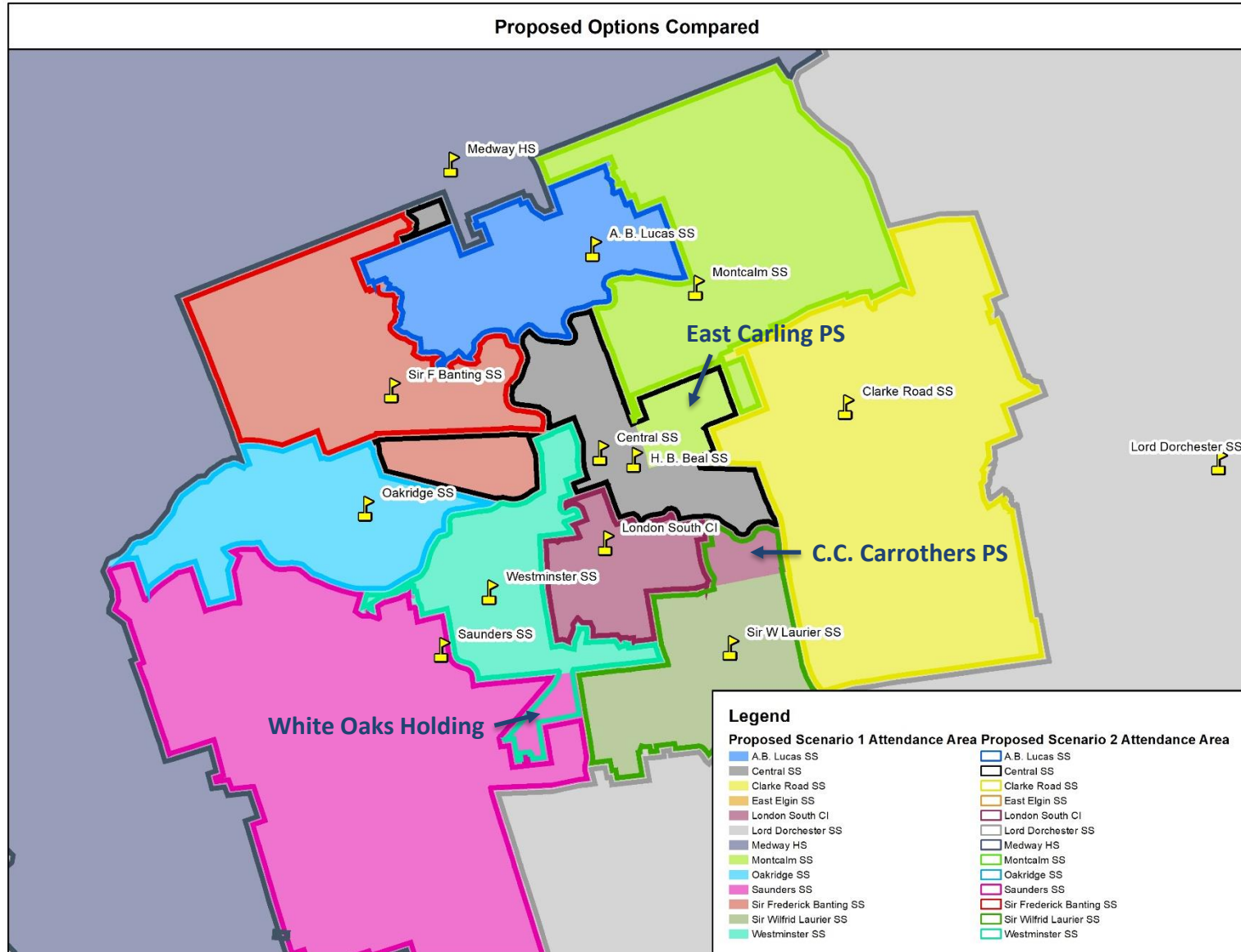


Scenario 2: Utilizations

Attending School	OTG (Loading at 21)	2024/25	2028/29
A.B. Lucas SS	1,188	1,673	1,836
Central SS	786	931	945
Clarke Road SS	1,545	1,771	1,592
East Elgin SS	1,155	988	881
H.B. Beal SS	1,857	1,864	1,916
London South CI	651	623	628
Lord Dorchester SS	651	716	823
Medway HS	1,233	1,381	1,449
Montcalm SS	1,251	1,419	1,479
Oakridge SS	909	963	1,006
Saunders SS	1,938	1,988	2,157
Sir Frederick Banting SS	1,308	1,479	1,679
Sir Wilfrid Laurier SS	1,098	1,464	1,520
Westminster SS	1,095	1,033	1,074
Total	16,665	18,293	18,987

Attending School	OTG (Loading at 21)	2024/25	2028/29
A.B. Lucas SS	1,188	141%	155%
Central SS	786	119%	120%
Clarke Road SS	1,545	115%	103%
East Elgin SS	1,155	86%	76%
H.B. Beal SS	1,857	100%	103%
London South CI	651	96%	96%
Lord Dorchester SS	651	110%	126%
Medway HS	1,233	112%	118%
Montcalm SS	1,251	113%	118%
Oakridge SS	909	106%	111%
Saunders SS	1,938	103%	111%
Sir Frederick Banting SS	1,308	113%	128%
Sir Wilfrid Laurier SS	1,098	133%	138%
Westminster SS	1,095	94%	98%
Total	16,665	110%	114%

Proposed English Track Scenarios Compared

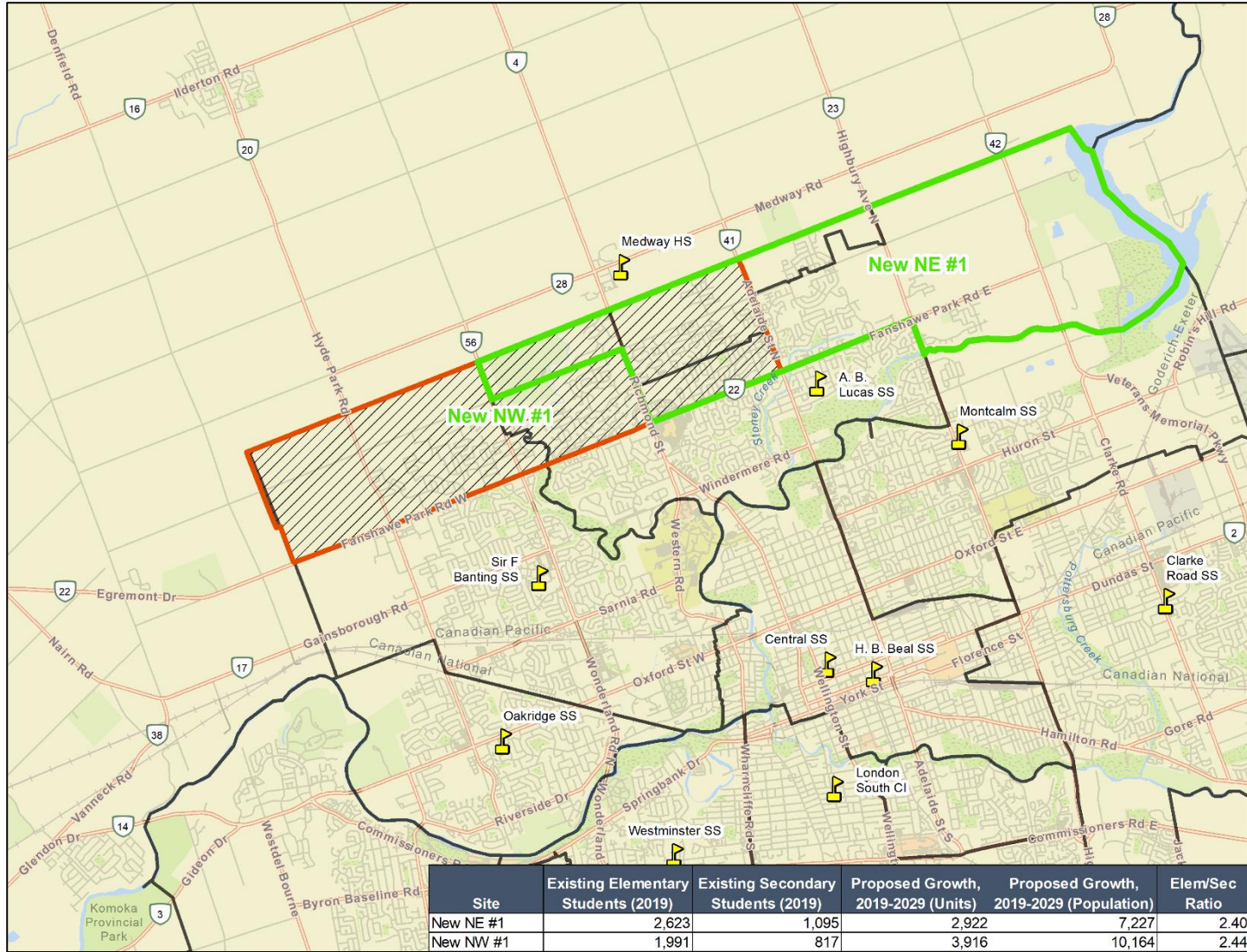


Proposed English Track Scenarios Compared

Attending School	OTG (Loading at 21)	Status Quo	Scenario 1 Retain Central SS students at Central SS	Scenario 2 Return Central SS students to home boundary, adjust feeder schools
A.B. Lucas SS	1,188	1,623	1,515	1,673
Central SS	786	1,173	1,050	931
Clarke Road SS	1,545	1,113	1,701	1,771
East Elgin SS	1,155	1,077	988	988
H.B. Beal SS	1,857	1,932	1,864	1,864
London South CI	651	819	702	623
Lord Dorchester SS	651	644	708	716
Medway HS	1,233	1,677	1,411	1,381
Montcalm SS	1,251	1,092	1,394	1,419
Oakridge SS	909	1,058	922	963
Saunders SS	1,938	2,359	2,001	1,988
Sir Frederick Banting SS	1,308	1,894	1,750	1,479
Sir Wilfrid Laurier SS	1,098	1,131	1,323	1,464
Westminster SS	1,095	727	933	1,033
Total	16,665	16,665	18,262	18,293

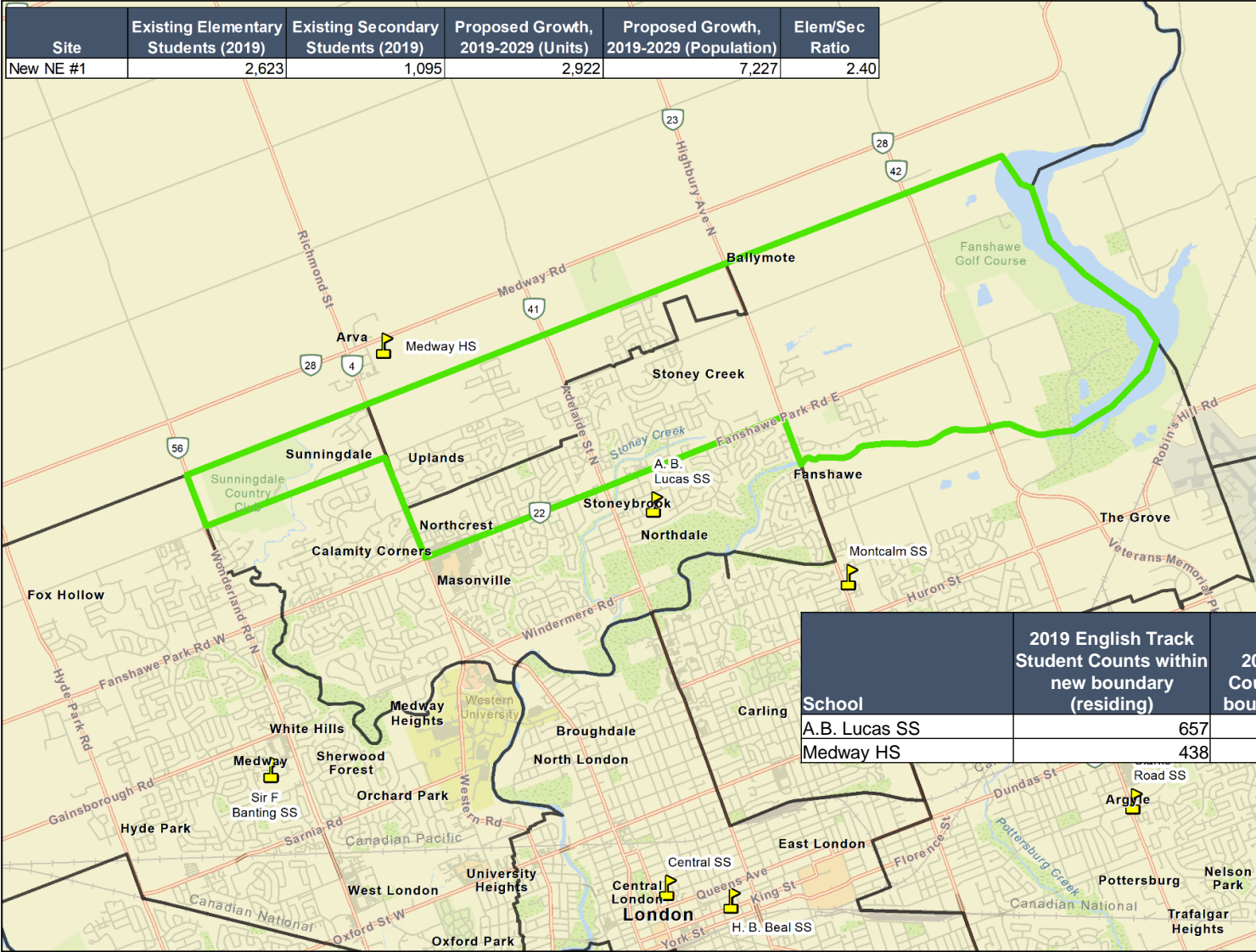
Attending School	OTG (Loading at 21)	Status Quo	Scenario 1 Retain Central SS students at Central SS	Scenario 2 Return Central SS students to home boundary, adjust feeder schools
A.B. Lucas SS	1,188	137%	128%	141%
Central SS	786	149%	134%	119%
Clarke Road SS	1,545	72%	110%	115%
East Elgin SS	1,155	93%	86%	86%
H.B. Beal SS	1,857	104%	100%	100%
London South CI	651	126%	108%	96%
Lord Dorchester SS	651	99%	109%	110%
Medway HS	1,233	136%	114%	112%
Montcalm SS	1,251	87%	111%	113%
Oakridge SS	909	116%	101%	106%
Saunders SS	1,938	122%	103%	103%
Sir Frederick Banting SS	1,308	145%	134%	113%
Sir Wilfrid Laurier SS	1,098	103%	121%	133%
Westminster SS	1,095	66%	85%	94%
Total	16,665	100%	110%	110%

New Secondary School



NE London

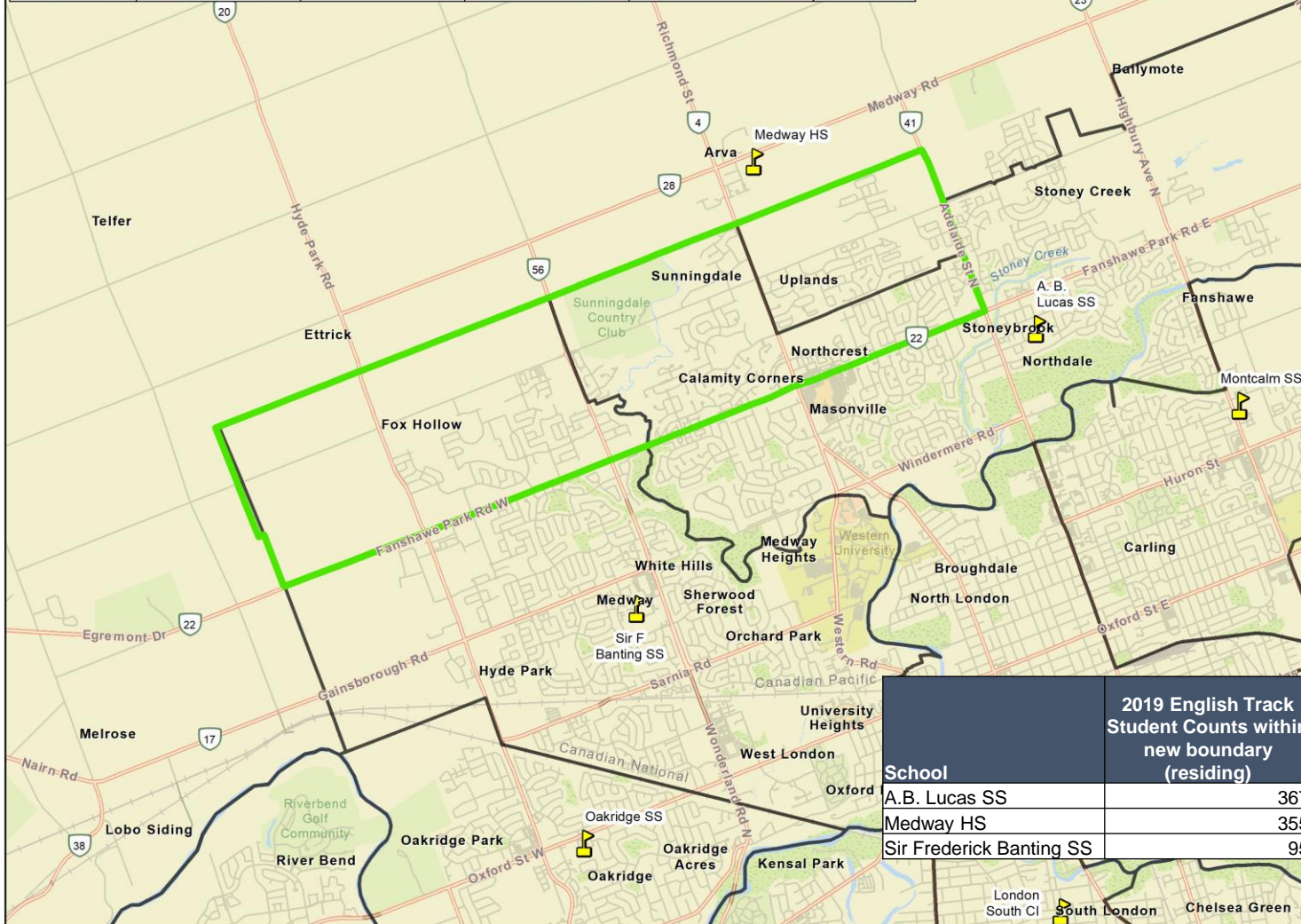
Site	Existing Elementary Students (2019)	Existing Secondary Students (2019)	Proposed Growth, 2019-2029 (Units)	Proposed Growth, 2019-2029 (Population)	Elem/Sec Ratio
New NE #1	2,623	1,095	2,922	7,227	2.40



School	2019 English Track Student Counts within new boundary (residing)	2019 FI Student Counts within new boundary (residing)	2028 Utilization (Status Quo)
A.B. Lucas SS	657	21	151%
Medway HS	438	18	146%

NW London

Site	Existing Elementary Students (2019)	Existing Secondary Students (2019)	Proposed Growth, 2019-2029 (Units)	Proposed Growth, 2019-2029 (Population)	Elem/Sec Ratio
New NW #1	1,991	817	3,916	10,164	2.44



School	2019 English Track Student Counts within new boundary (residing)	2019 FI Student Counts within new boundary (residing)	2028 Utilization (Status Quo)
A.B. Lucas SS	367	12	151%
Medway HS	355	817	146%
Sir Frederick Banting SS	95	17	171%

Timeline for Attendance Area Review

- February 2023: establish website to solicit feedback and answer questions regarding the boundary options under consideration.
- February 2023: establish Attendance Area Review Committee (AARC)
- **February 22, 2023**: Host virtual AARC meeting
- March-April 2023: Coordinate school-level AARC Subcommittee meetings
- May 2023: Review school community feedback and prepare Final Attendance Area Review Report
- June 2023: Provide Final Attendance Area Review Report to the Board of Trustees
- June 2023: Public Delegations meeting
- June 2023: Decision of the Board of Trustees
- September 2024: Implementation of the Decision of the Board of Trustees



Recommendation

THAT Administration proceed with the City of London Secondary Panel Attendance Area Review and establish an Attendance Area Review Committee for the purpose of obtaining public feedback regarding the accommodation options included in the Initial Attendance Area Review Report.



**Watson
& Associates**
ECONOMISTS LTD.

City of London Secondary Panel Attendance Area Review

Initial Attendance Area Review Report

Thames Valley District School Board

December, 2022

Watson & Associates Economists Ltd.
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List of Acronyms, Abbreviations, and Terms

Acronym	Full Description of Acronym
AAR	Attendance area review
COVID-19	Coronavirus
G.G.H.	Greater Golden Horseshoe
JK	Junior Kindergarten
MOE	Ministry of Education
OTG Capacity	On-the-ground permanent school capacity
PS	Public School
SS	Secondary School
TVDSB	Thames Valley District School Board



Executive Summary

This report provides an examination of the Thames Valley District School Board's schools within the City of London and surrounding schools and the accommodation pressures currently observed in the secondary panel. The recommendations presented within this report are based on an analysis of both the Board's current and short- to mid-term needs over the next five to ten years (2024/25-2028/29). This report is not intended as a stand-alone document and should be consistent with other Board strategies, policies, and objectives.

The primary objectives of this study are to analyze relevant demographic, enrolment, and facility data and trends to identify schools within the City of London that could be better utilized through Attendance Area boundary changes and redistributes the French Immersion program across three sites within the City. Select data, metrics and on-the-ground (OTG) realities will highlight viable schools and boundaries that can accommodate both existing and projected enrolments. The City of London's population has been increasing and this growth is expected to be sustained. This increase in population is causing enrolment pressures at many of the Board's elementary and secondary schools which will necessitate additional elementary spaces over the coming years and as that population ages, will require additional secondary space for accommodation. To ensure that existing students are accommodated and capital funding for additional spaces is secured, the Board must first ensure that existing spaces and resources are used efficiently.

Historically, the Board's secondary enrolment has remained under 24,000 students until the 2021/22 school year which saw this number increase to 24,640. Based on preliminary October 31, 2022, enrolment data, there are 58,434 elementary students and 24,976 secondary students across TVDSB (bodies), of which 64% of secondary students attend schools within the City of London. Over the past six years, the Board's enrolment in the secondary panel has increased by approximately 5% from 23,838 in 2016 to 24,976 students.

As discussed throughout this report, the City of London has grown significantly with residential developments in the Board's north London attendance areas, especially for those that have Holding Zones in place (Byron Northview PS, Summerside PS, Lambeth PS and Sir Arthur Currie PS). On average, there have been 3,104 new units developed per year over the previous six years. Historically, growth has been directed

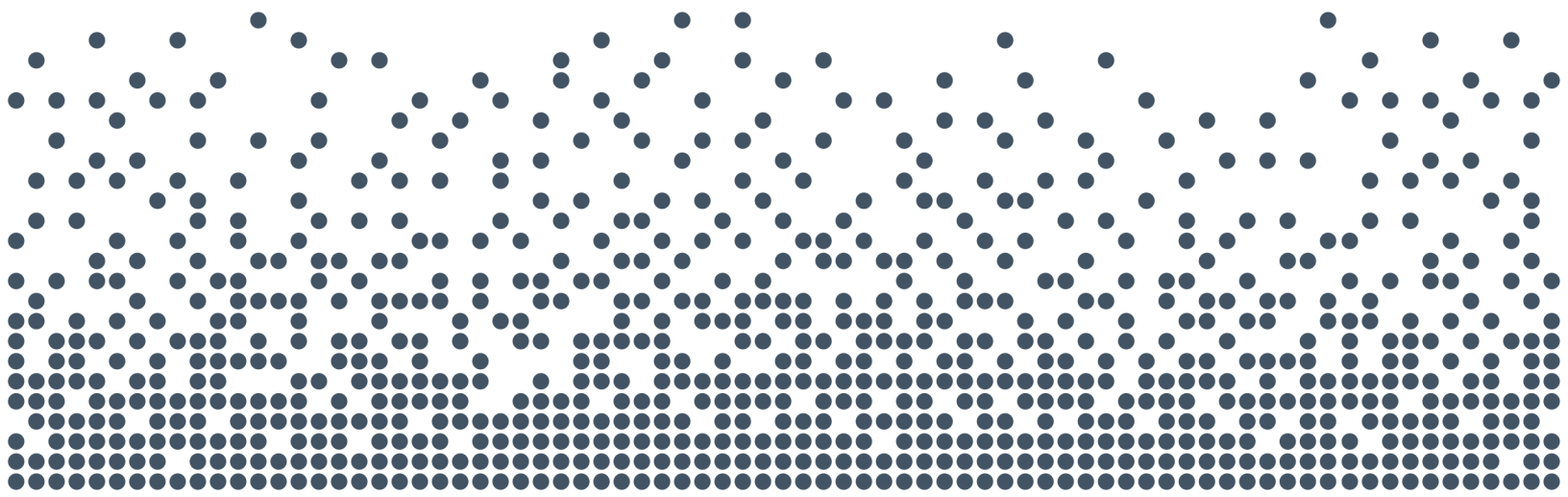


to low-density units (single and semi-detached houses); however, recently only 31% of new units were of the low-density type, while medium-density (townhouses) and high-density (apartments) units accounted for 20% and 49%, respectively. The changing landscape of developing housing structures across the City has produced greater pupil yields (pupils per unit) than historically incurred in smaller, more dense geographical areas, which has not been spread evenly across the City. As a result of the growing community, significant enrolment pressures are occurring at certain sites across the city. This is largely due to a site's geographic location, particularly in north and west London, but some of the enrolment pressures can be attributed to a school's reputation and program offerings (French Immersion, EMTE, etc.).

The proposed measures described in this report offer a significant improvement to the enrolment and utilization imbalance in the City of London; however, there are several instances where schools remain overutilized or underutilized for which no viable boundary changes exist at this time, particularly in north and west London.

Two accommodation solutions are presented in this document, one of which keeps London Central SS status quo, meaning that it will continue to accept students from out of boundary through a random selection process up to a capacity of 1,050 students. Both solutions presented include an additional French Immersion site at Clarke Road SS, reducing enrolment pressures at both existing French Immersion sites (Sir Frederick Banting SS and Sir Wilfrid Laurier SS), of which both are currently experiencing significant enrolment pressures. Additional measures were addressed to retain elementary feeders to progress into a single secondary site. These measures offer a strategic approach to addressing immediate and urgent accommodation issues, while also providing the flexibility to address further pressures that will arise over the next five to 10 years.

B. Davison SS, which does not have a traditional attendance area, was considered in this review and it was determined that the school is not required for Grade 9 to 12 programming given that enrolment growth in the secondary panel is concentrated in other areas of the City and there is adequate pupil spaces in the area surrounding B. Davison SS. Board Administration will be bringing forward a subsequent report in the first quarter of 2023 regarding the programming changes and significant financial investment planned for this school.



Report



1. Background

The Thames Valley District School Board (TVDSB) provides educational services to the Cities of London and St. Thomas, and the Counties of Middlesex, Oxford, and Elgin. As with much of Canada, the Board's jurisdiction grew in population after World War II with what is known as the Baby Boom. The population increases required infrastructure and construction development throughout the 1950s to the 1970s in response to the needs of growing communities and cities. Consequently, most schools in the Province and the Board's jurisdiction were constructed during this time. Over the past few decades, the Baby Boom population has aged while the pre-school and school-aged population (0-18 years of age) has declined until recent years. Canada's total population grew by approximately 23% between 2001 and 2021 – one of the highest rates of growth within any of the G7 countries, globally. From 2011 to 2016, the Canadian population grew by about 5%, with an additional estimated growth of 5% from 2016 to 2021. Growth rates for school-aged children were largely declining during the 2001 to 2011 period, but they stabilized between 2011 and 2016 as Canada incurred a 1% growth of 5- to 19-year-olds. From 2016 to 2021, school-aged children (5- to 19-year-olds) experienced further growth at a 3% increase.^[1]

The TVDSB is dealing with similar growth rates and changing settlement patterns across its jurisdiction. These changes in population and employment/migration patterns have impacted Board enrolments and resulted in the need for continued accommodation planning to properly evaluate the Board's facilities. Over the next 10 years, it is anticipated that the growth and development within the Board's jurisdiction will continue to increase rapidly, which will exacerbate enrolment pressures if not dealt with adequately.

The December 2019 outbreak of coronavirus disease (COVID-19) was officially declared a global pandemic by the World Health Organization (W.H.O.) on March 12, 2020, and it has inflicted rising economic and human costs throughout the world. The downward impact of these containment measures on global economic output, commodity prices, and consumer spending has been significant. Many employment sectors (particularly knowledge-based sectors) that have been more adaptable to the

[1] Statistics Canada. Table 17-10-0005-01. Population estimates on July 1st, by age and sex. <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1710000501>



current remote work environment have been less negatively impacted, and in some cases have prospered. Furthermore, required modifications to social behavior (i.e., physical distancing) and increased work-at-home requirements resulting from government-induced containment measures and increased health risks have resulted in significant economic disruption, largely related to changes in consumer demand and consumption patterns. These factors, along with the rise in housing prices, specifically within the Greater Golden Horseshoe (G.G.H.), has resulted in population expansion beyond that of the G.G.H. and out into surrounding locations such as those municipalities located to the southwest (Oxford County, Middlesex County, Elgin County) and to the northwest (Perth County, Bruce County). These trends, although not new, were exacerbated by the pandemic. On average between 2015 and 2018, Middlesex County (including the City of London) became home to 15,300 new intra-provincial migrants (migrants moving from other locations within Ontario) and in 2019 that number grew to over 16,500 new intra-provincial migrants. Between 2015 and 2019, approximately 23,000 new migrants relocated from Toronto, Peel, York, Halton, and Hamilton alone.

1.1 Analysis Parameters

Sustainability with Respect to Enrolment Projections and School Utilization

School enrolment should be balanced between schools – enrolment should not be low at one school and high at another school. The projected enrolment must support a sustained optimal utilization of the proposed school’s existing permanent capacity in order to maximize both staff and student resources. A better distribution of students and the higher utilization of schools would be the goal of any Attendance Area Review (AAR). Resolution of residential growth accommodation will allow the Board to properly plan for and provide long-term stability for schools in the area.

From a secondary panel perspective, timetabling and course offerings can present opportunities to relieve enrolment pressures that meet Ministry class-size caps or targets and averages. This can, however, result in other operational challenges such as staffing limitations for specific program needs, program offerings limited based on sites, and reduced offerings of extra-curricular activities.

Residential development and municipal Official Plan direction can cause a disproportionate arrangement of students at schools. Residential growth area schools



can incur higher enrolment and yields than older neighbourhoods. Changing demographics, the socio-economic perception of certain locales and housing density can result in over-capacity pressures at one school and empty pupil place issues at other schools nearby.

The tools available to the TVDSB to achieve long-term sustainability are:

- The creation of (temporary) Holding Zones;
- The modification of Attendance Areas; and
- The request for capital priorities funding for the construction of additional pupil accommodation (such as additions, renovations, or new schools).

1.2 City of London Attendance Area Review

In order to address the accommodation challenges in London, the TVDSB is undertaking an AAR. Over the course of 2021 and 2022, the Board, alongside Watson & Associates Economists Ltd. (Watson) have completed the AAR for the elementary panel. Starting in 2022, Watson has reviewed and analysed the existing secondary panel attendance areas for schools located within the City of London and select schools in the surrounding area, and produced this report to detail the technical aspects of that review. The purpose of this report is to present two accommodation options that, if adopted, would help alleviate enrolment pressures at overutilized schools 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. By balancing enrolment across the secondary panel, TVDSB will also position itself more favourably for future capital investment. A key component of this study was to designate each elementary feeder school to one secondary school. The existing structure currently has numerous elementary sites that, based on location, have split secondary school attendance boundaries. These objectives will be primarily achieved through the reconfiguration of school attendance boundaries, holding areas, and programming offerings (French Immersion).

One main area of focus is the attendance area of London Central SS. London Central SS is unique in nature, in that it shares a boundary with H.B. Beal SS while also dividing other elementary schools between multiple secondary sites (H.B. Beal, London South



CI, Montcalm SS, and Sir Frederic Banting SS). This unique situation has resulted in London Central SS having a lower participation rate through its existing attendance area boundary, while also accommodating a large number of out-of-area students, resulting in a required cap of the site managed through a random selection process.

A second area of focus is the French Immersion configuration. Currently French Immersion is offered at two sites, Sir Frederick Banting SS and Sir Wilfrid Laurier SS, both of which are experiencing enrolment pressures. This review examines the addition of a third French Immersion site within the City of London to help equalize enrolment pressures while offering a more accessible program to those in different areas of the community.

Note: B. Davison SS, which does not have a traditional attendance area, was considered in this review and it was determined that the school is not required for Grade 9 to 12 programming given that enrolment growth in the secondary panel is concentrated in other areas of the City and there is adequate pupil spaces in the area surrounding B. Davison SS. Board Administration will be bringing forward a subsequent report in the first quarter of 2023 regarding the programming changes and significant financial investment planned for this school.



2. Current Situation

2.1 London Study Area

Currently, the Board operates 13 secondary schools in the City of London and surrounding areas, with French Immersion offered at Sir Frederick Banting SS and Sir Wilfrid Laurier SS. These 13 sites are attended by more than 55 elementary schools spanning across the City. The TVDSB offers French Immersion programming in seven single-track elementary schools, one dual-track school and an enriched Arts program at Lester B. Pearson School for the Arts¹.

Reviewing London as a whole, secondary enrolment exceeds the on-the-ground (OTG) capacity in eight of the 13 secondary schools, while three secondary schools are underutilized with utilization rates below 80%. This situation is expected to get worse over the forecast term (see subsection 3.2 for details). As of October 2022, a total of 22 portables are on secondary sites in London, with three or more at each of the following schools: A.B. Lucas SS, H.B. Beal SS, Sir F. Banting SS, and Sir Wilfrid Laurier SS.

Additionally, this review incorporates Medway HS, Lord Dorchester SS and East Elgin SS. Students from within the city limits attend or have an affiliation with these sites and as such have proposed changes in both scenarios developed around the new elementary sites recently opened or opening in the coming years and are outlined in section 4 of this report.

2.2 Existing Attendance Areas

The existing secondary attendance area boundaries were developed many years ago. Over the last number of years, the City of London has started to experience significant residential growth resulting in enrolment pressures at several schools across the city. As the City continues to grow, population distributions have started to cluster in certain areas, particularly within those schools located in north London.

In the secondary panel, program offerings and availability are major factors in enrolment distribution and where students attend school. Whether its students attending a school out of boundary for French Immersion, or attending a specialized program, such as

¹ Lester B. Pearson students attend their home secondary school.



those available at H.B. Beal SS, each offer a unique challenge managing enrolments. Although program offerings may increase enrolment at certain sites, the secondary panel also has the luxury of adjusting time tabling to help accommodate excess enrolment (e.g., having multiple lunch periods.).

One area of particular focus for this study is the attendance area of London Central SS. London Central SS is unique in nature, in that it shares a boundary with H.B. Beal SS while also sharing many of its elementary feeder schools with multiple secondary sites (H.B. Beal, London South CI, Montcalm SS, and Sir Frederic Banting SS). This unique situation has resulted in London Central SS having a lower participation rate through its existing attendance area boundary than board averages, while also accommodating a large number of out-of-boundary students. This approach has resulted in London Central SS having an enrolment limit that is managed through a random selection process. Furthermore, many elementary schools across London are split geographically between more than one secondary school, as shown in Figure 2-3. These splits result in students that have been attending the same school for elementary (K-8) to potentially be split for their secondary school education based strictly on geography. A key objective of this study is to designate these communities to one secondary school, so students have the opportunity to develop and maintain relationships for their entire K-12 education experience.



Figure 2-1
Existing Secondary English Track Attendance Boundaries

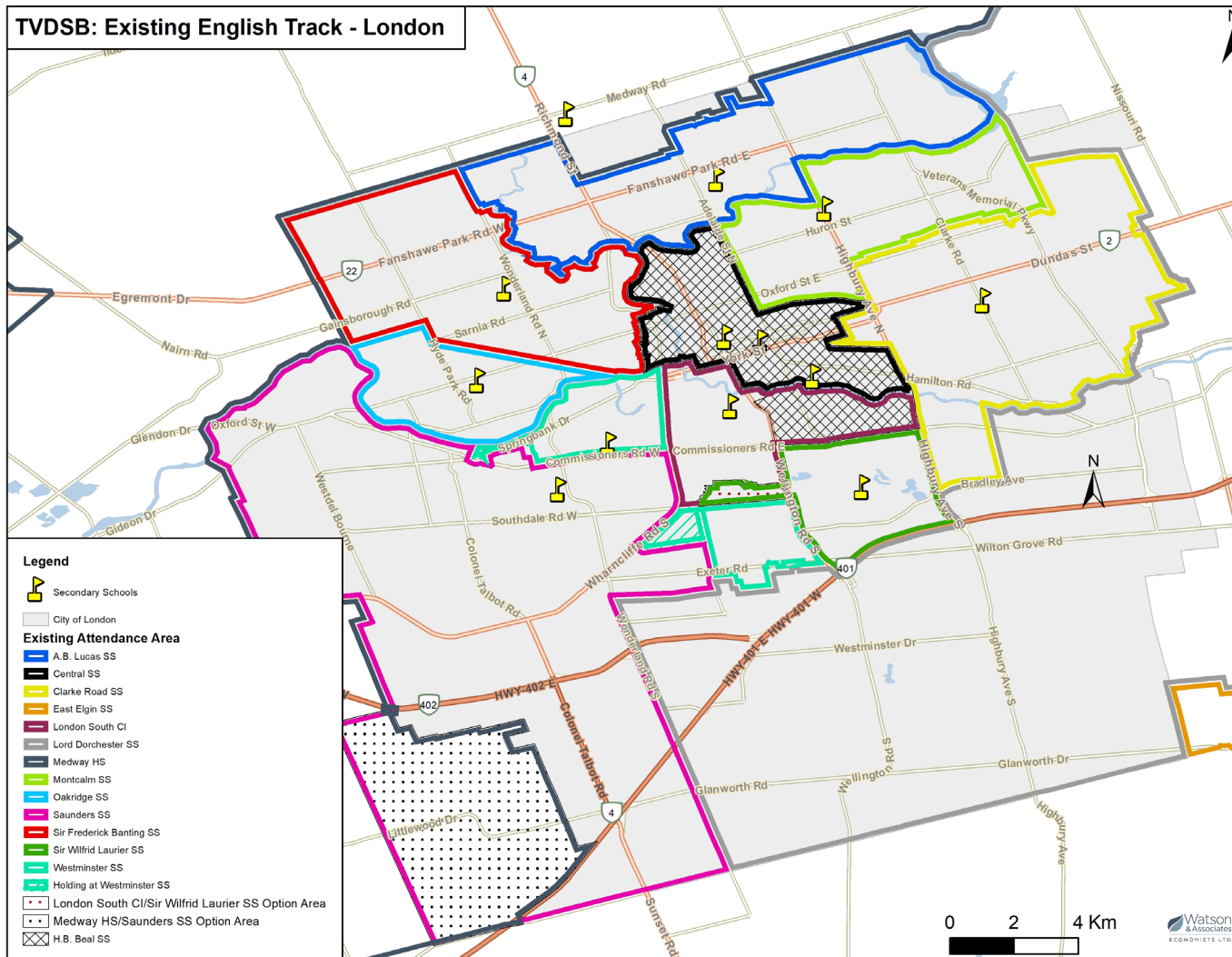




Figure 2-2
Existing Secondary French Immersion Attendance Boundaries

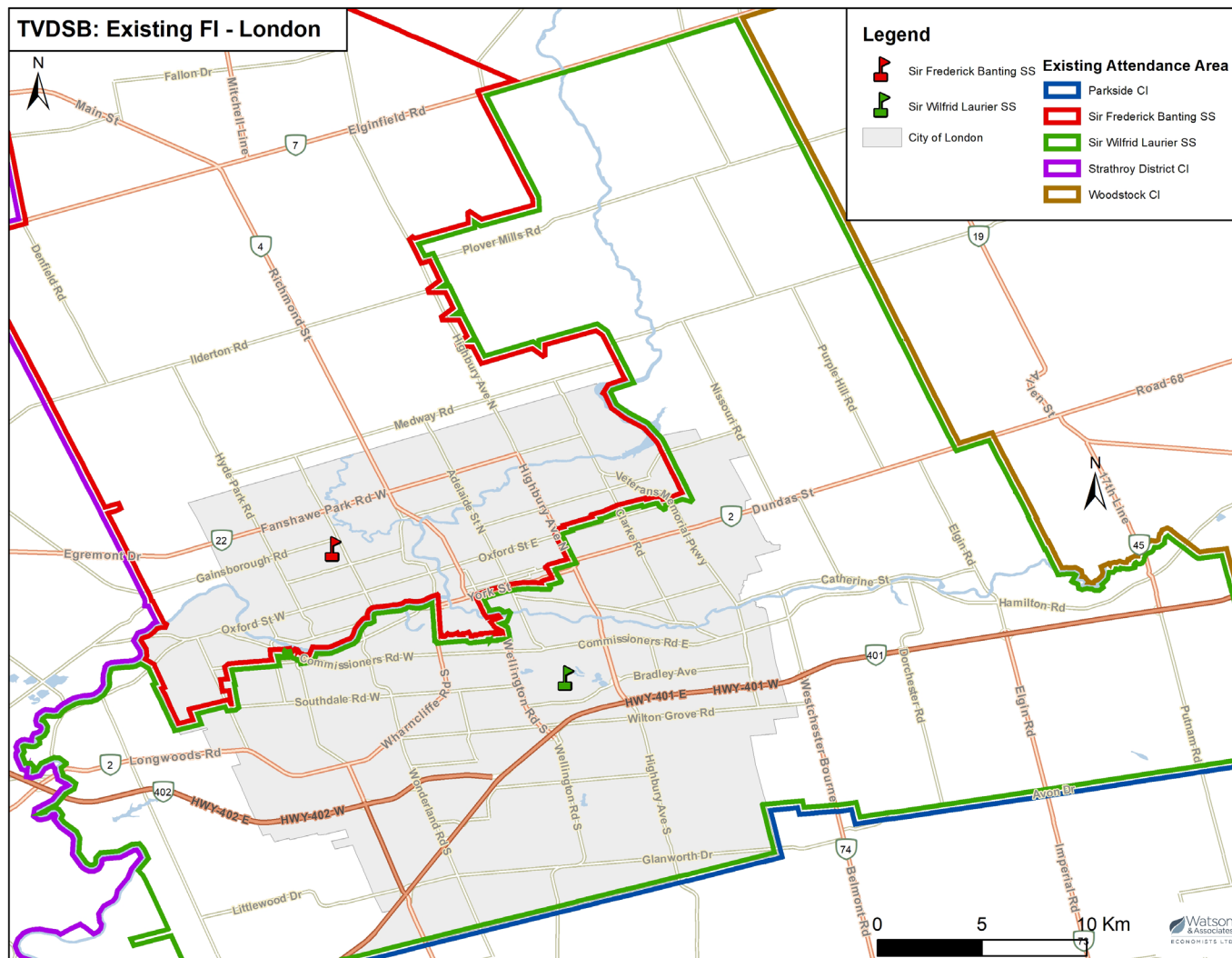
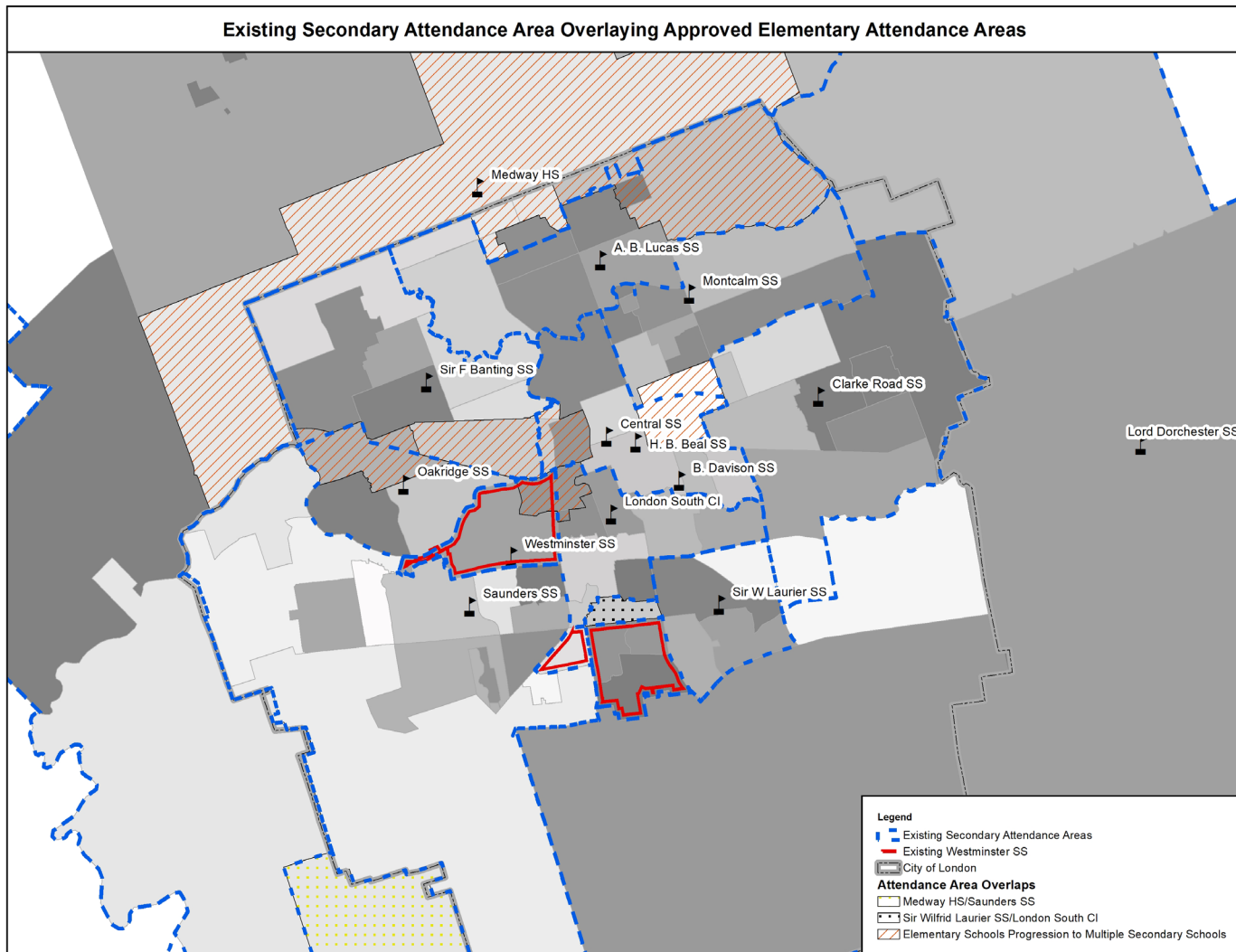




Figure 2-3
Existing Boundary Concerns





2.3 Issues Under Review

This study will consider boundary reconfigurations at all secondary sites receiving students from within London. The analysis presented in this report does not include H.B. Beal SS, as the school has unique program offerings outside the scope of this study. With the addition of Summerside PS school opening in southeast London, elementary attendance areas have been reviewed and changes have been made to those schools that are currently designated to East Elgin SS. As a result, East Elgin SS has been included as part of this review.

Enrolment as of October 1, 2022, had exceeded the OTG capacity at eight out of 13 secondary schools, meanwhile three secondary schools face underutilization (utilization rates of less than 80%). This is due to an uneven distribution of students across the City of London.

Table 2-1
Current (2022) Enrolment and Utilization Rates at London Secondary Schools

Attending School	OTG (Loading at 21)	Enrolment (2022/23)	Utilization (2022/23)
A.B. Lucas SS	1,188	1,473	124%
Central SS	786	1,026	131%
Clarke Road SS	1,545	1,069	69%
East Elgin SS	1,155	999	86%
H.B. Beal SS	1,857	1,701	92%
London South CI	651	774	119%
Lord Dorchester SS	651	613	94%
Medway HS	1,233	1,480	120%
Montcalm SS	1,251	898	72%
Oakridge SS	909	1,018	112%
Saunders SS	1,938	1,973	102%
Sir Frederick Banting SS	1,308	1,659	127%
Sir Wilfrid Laurier SS	1,098	1,206	110%
Westminster SS	1,095	915	84%
Total	16,665	16,804	101%

Source: TVDSB, Enrolment as of Preliminary October 31, 2022

In general, utilization is higher in the western areas of London, particularly in the northwest, while two out of three underutilized facilities are located the eastern areas of the city. This trend is expected to intensify over the next several years as residential



developments continue to build out in high-growth areas. Figure 3-12 depicts the 2025 utilization of London’s secondary schools if appropriate action is not taken. In the longer term, large residential developments are planned in several areas of the City, such as the former psychiatric hospital grounds east of London’s downtown core, discussed in greater detail in section 3.

Table 2-2 to Table 2-3 outline the expected enrolment for 2024 and 2028 under the existing status quo scenario. Currently, rooms are loaded to 21 pupils/room and this results in a number of schools being significantly over capacity and some under capacity. By 2024/25, it is anticipated that six of the 13 sites will have utilizations over 120% and eight sites will be over 120% by 2028/29, including A.B. Lucas SS and Sir Frederick Banting SS. Both schools are anticipated to be over 150% utilization by 2028, while Westminster SS’s utilization rate is expected to increase to 71%.

Table 2-2
Status Quo Projected Enrolment, 2024 to 2028

Attending School	OTG (Loading at 21)	2024/25	2028/29
A.B. Lucas SS	1,188	1,623	1,777
Central SS	786	1,173	1,166
Clarke Road SS	1,545	1,113	986
East Elgin SS	1,155	1,077	895
H.B. Beal SS	1,857	1,932	2,021
London South CI	651	819	776
Lord Dorchester SS	651	644	817
Medway HS	1,233	1,677	1,766
Montcalm SS	1,251	1,092	1,077
Oakridge SS	909	1,058	1,070
Saunders SS	1,938	2,359	2,510
Sir Frederick Banting SS	1,308	1,894	2,225
Sir Wilfrid Laurier SS	1,098	1,131	1,209
Westminster SS	1,095	727	768
Total	16,665	18,319	19,062



Table 2-3
Status Quo Projected Utilization (Loading at 21), 2024 to 2028

ding School	OTG (Loading at 21)	2024/25	2028/29
A.B. Lucas SS	1,188	137%	150%
Central SS	786	149%	148%
Clarke Road SS	1,545	72%	64%
East Elgin SS	1,155	93%	78%
H.B. Beal SS	1,857	104%	109%
London South CI	651	126%	119%
Lord Dorchester SS	651	99%	126%
Medway HS	1,233	136%	143%
Montcalm SS	1,251	87%	86%
Oakridge SS	909	116%	118%
Saunders SS	1,938	122%	129%
Sir Frederick Banting SS	1,308	145%	170%
Sir Wilfrid Laurier SS	1,098	103%	110%
Westminster SS	1,095	66%	70%
Total	16,665	110%	114%

2.4 Holding Zones and Holding Schools

In circumstances where there is an area of pending residential development within an existing Attendance Area, it may be advisable for the TVDSB to consider interim alternative pupil accommodation arrangements for that area, until such time as long-term pupil accommodation arrangements are in place. Interim pupil accommodation for areas of pending residential development or other enrolment pressures may be accomplished through the establishment of Holding Zones and Holding Schools. The Board's procedure (Procedure No. 4015d) sets out the process for the establishment of Holding Zones and Holding Schools.

This analysis incorporated Board-approved Holding Zones when completing enrolment projections and these zones were considered as part of the Attendance Area options presented. The TVDSB defines a Holding Zone as:

“an area defined by a geographic boundary, within an Attendance Area (usually with high concentrations of new or imminent development), for which the Trustees have approved that students residing in it are to attend a specified School based on available capacity, until such time as long-term accommodation and related revised Attendance Areas can be established”

where the Holding School is defined as:



“a School designated by the Trustees to accommodate students from one (1) or more Holding Zones.”

Once a Holding Zone or Holding School is established, long-term accommodation solutions from interim pupil accommodation arrangements can include:

- permanent accommodation in existing schools; or
- construction of a new school; or
- additions or renovations to existing schools to add additional accommodations.

Table 4-4 lists the Holding Zones and associated Holding School that currently exist in the London study area. Students from these Holding Zones are assigned temporary accommodation at Holding Schools that have space available. Temporary school assignments should be reconsidered from time to time. In some cases, students from these Holding Zones could continue to be assigned temporary accommodation until a new school is built in the community. In other cases, all or a portion of a Holding Zone could be incorporated into an existing school's Attendance Area.



Table 2-4
Existing Elementary Holding Zones (2022) Secondary School Assignment

Holding Zone	Assigned Secondary School
Holding at Byron Somerset PS (x5)	Saunders SS
Highlands Holding at Mountsfield PS Highlands Holding at Victoria PS (to become part of attendance boundaries as of September 2023)	London South Collegiate Institute
Colonel Talbot Holding at Rick Hansen PS	Saunders SS
Fox Hollow West Holding at Old North PS Sunningdale North Holding at Old North PS and University Heights PS	Sir Frederick Banting SS A.B. Lucas SS
Bostwick Holding at Sir Isaac Brock PS and Victoria PS	Saunders SS
Southdale Holding at Victoria PS (to become part of attendance boundary in September 2023).	London South Collegiate Institute
Talbot Village Phase 2 Holding at W. Sherwood Fox PS	Saunders SS
Southwest London A+B Holding at White Oaks PS	Saunders SS
Longwoods Holding at White Oaks PS	Holding at Westminster SS

Note: Fox Hollow West Holding at Old North PS will be accommodated at the New Northwest London Elementary School site and be assigned to Sir Frederick Banting SS. Sunningdale North Holding at Old North PS and University Heights PS will be accommodated at Old North PS upon the opening of the new Northwest London Elementary School and will be assigned to Central SS. Sir Arthur Currie PS is currently assigned to Sir Frederick Banting SS and A.B. Lucas SS, based on geography.



3. Current and Projected Residential Growth and Community Trends

3.1 Current and Projected Residential Development

As mentioned earlier in this report, the TVDSB is dealing with increased population and household growth, as well as changing settlement patterns across the City of London and beyond. These changes in population and employment/migration patterns have impacted school board enrolments and produced both enrolment pressures and surplus spaces at schools across the City, particularly those schools located in north London. From 2001 to 2021, the City of London grew by approximately 25%, from 336,540 to 422,010. Comparably, southwestern Ontario grew by 15% and Ontario by 25% over that same period. From 2001 to 2021, the City of London's occupied dwelling count increased from 137,745 to 174,657 (27%), while southwestern Ontario and the Province of Ontario's occupied dwelling counts increased by 23%. During the latest Census period (2016 to 2021), the City of London's population grew by 10% from 383,820 to 422,010, meanwhile all southwestern Ontario increased by 7% and the entire Province of Ontario grew by 6% during the same period. The City of London is one of the fastest growing Canadian municipalities since the 2016 Census, resulting from migration from the G.G.H. due to housing that is more affordable by comparison, and influence from the COVID-19 pandemic that impacted immigration and migration patterns across Canada.



Table 3-1
Population Growth, 2001 to 2021

Population			
Period	City of London	Southwestern Ontario	Ontario
2001	336,540	1,193,663	11,410,046
2006	352,400	1,240,635	12,160,282
2011	366,150	1,251,387	12,851,821
2016	383,820	1,282,983	13,448,494
2021	422,010	1,372,426	14,223,942
2001-2016	47,280	89,320	2,038,448
2001-2016 (%)	14%	7%	18%
2016-2021	38,190	89,443	775,448
2016-2021 (%)	10%	7%	6%
2001-2021	85,470	178,763	2,813,896
2001-2021 (%)	25%	15%	25%

Note: Southwestern Ontario refers to Middlesex Census Division, Elgin Census Division, Oxford Census Division, Lambton Census Division, Essex Census Division, and Kent Census Division

Source: Statistics Canada Census Profile, 2001-2021

Table 3-2
Number of Occupied Households, 2001 to 2021

*Occupied Household			
Period	City of London	Southwestern Ontario	Ontario
2001	137,745	491,261	4,219,415
2006	145,525	488,460	4,554,251
2011	195,056	503,369	4,887,508
2016	163,140	526,014	5,169,174
2021	174,657	554,481	5,491,201
2001-2016	25,395	34,753	949,759
2001-2016 (%)	18%	7%	23%
2016-2021	11,517	28,467	322,027
2016-2021 (%)	7%	5%	6%
2001-2021	36,912	949,759	949,759
2001-2021 (%)	27%	23%	23%

Note: Southwestern Ontario refers to Middlesex Census Division, Elgin Census Division, Oxford Census Division, Lambton Census Division, Essex Census Division, and Kent Census Division

*Occupied households refers to a private dwelling in which a person or a group of persons is permanently residing. Also included are private dwellings whose usual residents are temporarily absent at the time of the Census enumeration.

Source: Statistics Canada Census Profile, 2001-2021



More recently, the City of London has grown significantly with residential developments in the Board's north London attendance areas, especially for those that have Holding Zones in place (Byron Northview PS, Summerside PS, Lambeth PS and Sir Arthur Currie PS). Table 3-3 presents historical units developed through building permits from 2016 to 2021. On average, there have been 3,104 new units developed per year over the previous six years. Historically, growth has been directed to low-density units (single and semi-detached houses). Recently, however, only 31% of new units were of the low-density type, while medium-density (townhouses) and high-density (apartments) units accounted for 20% and 49%, respectively (Figure 3-1). The changing landscape of developing housing structures across the City has produced greater pupil yields (pupils per unit) than historically generated in smaller, more dense geographical areas, which has not been spread evenly across the City, as presented in Figure 3-2 to Figure 3-6.

The COVID-19 pandemic has also had a tremendous impact on the growth of London and the surrounding areas. The rise of telecommuting has led to a significant increase in development in the City as many residents of Toronto and surrounding cities have relocated to London. This sudden population growth has led to an increase in the number of new developments, as evidenced by the number of building permits issued in 2020 and 2021. A total of 3,902 building permits were issued in 2020, whereas in 2021 a total of 4,002 building permits were issued, which is a significant increase from previous years. This rise in development has led to London being designated one of the fastest growing municipalities in Ontario and Canada since 2016 with a 10% growth rate in the last Census period (2016 to 2021). Fueled by intra-provincial migration as well as significant international migration, London now has a population in excess of 422,000 as per the 2021 Census.

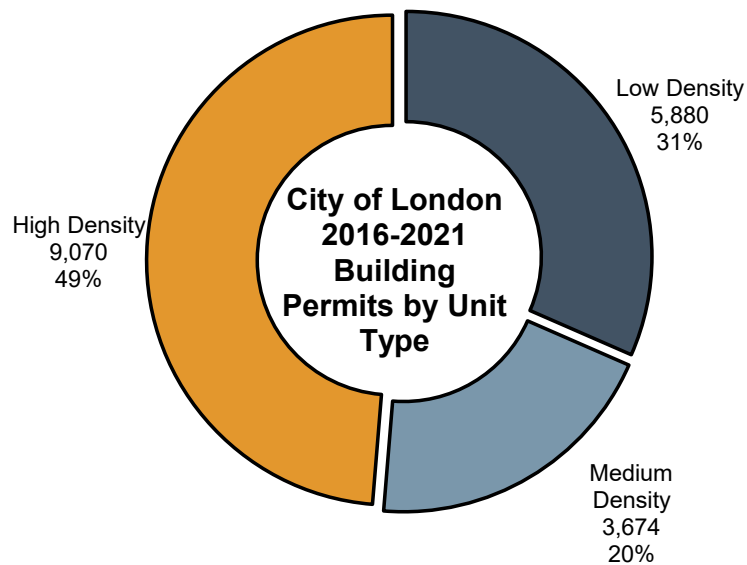


Table 3-3
City of London
Historical Building Permits, 2016 to 2021

Period	Low Density	Medium Density	High Density	Total Dwellings
2016	970	464	1,671	3,105
2017	1168	620	694	2,482
2018	768	562	1,177	2,507
2019	761	641	1,224	2,626
2020	1,036	479	2,387	3,902
2021	1,177	908	1,917	4,002
2016-2021	5,880	3,674	9,070	18,624
Annual Average	980	612	1,512	3,104

Source: City of London annual building permit reports.

Figure 3-1
City of London
Historical Building Permits by Type, 2016 to 2021



Source: City of London annual building permit reports



Figure 3-2
Historical Residential Building Permits, City of London, 2019 to 2021

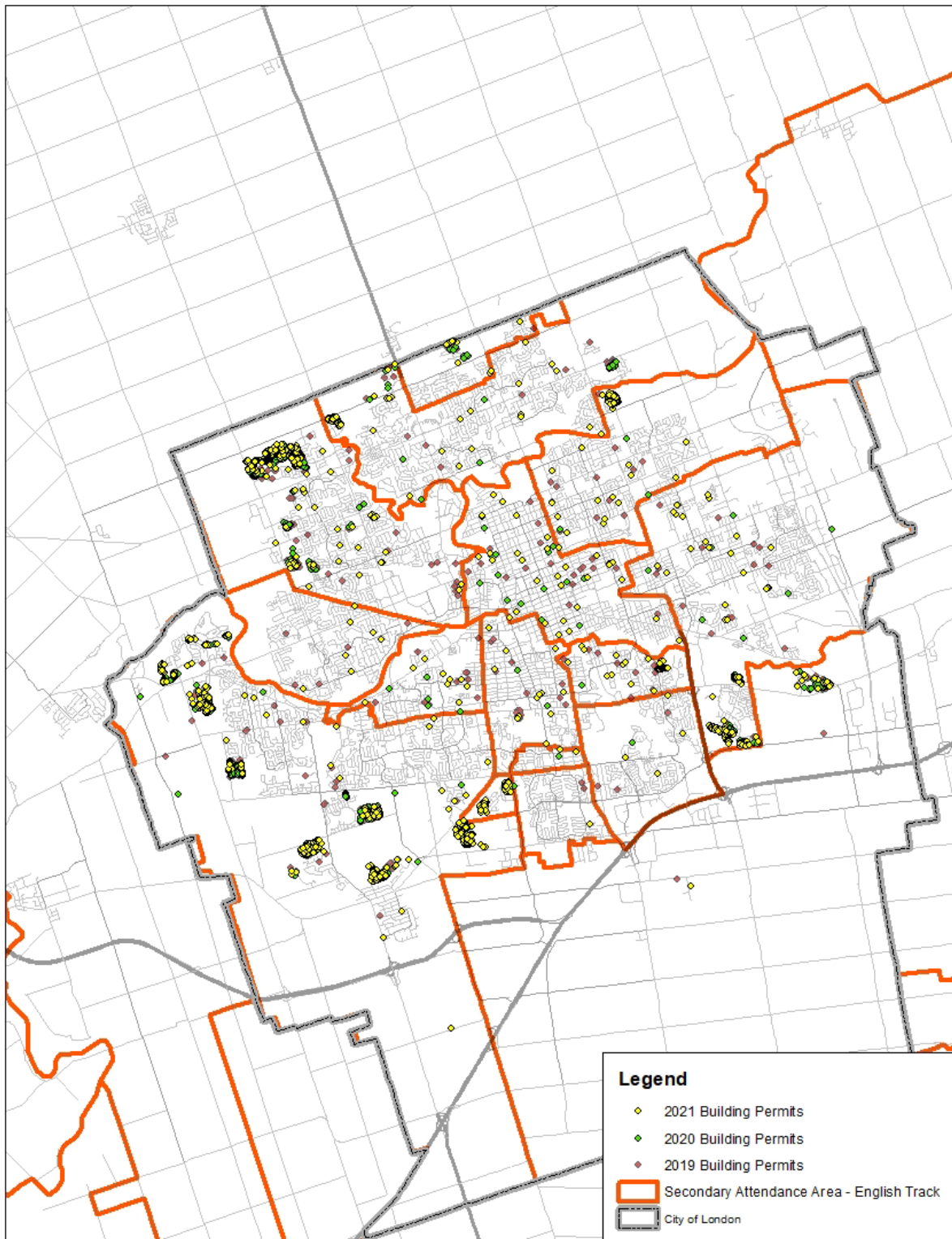




Figure 3-3
New Low-Density Residential Units by School Attendance Area, 2021

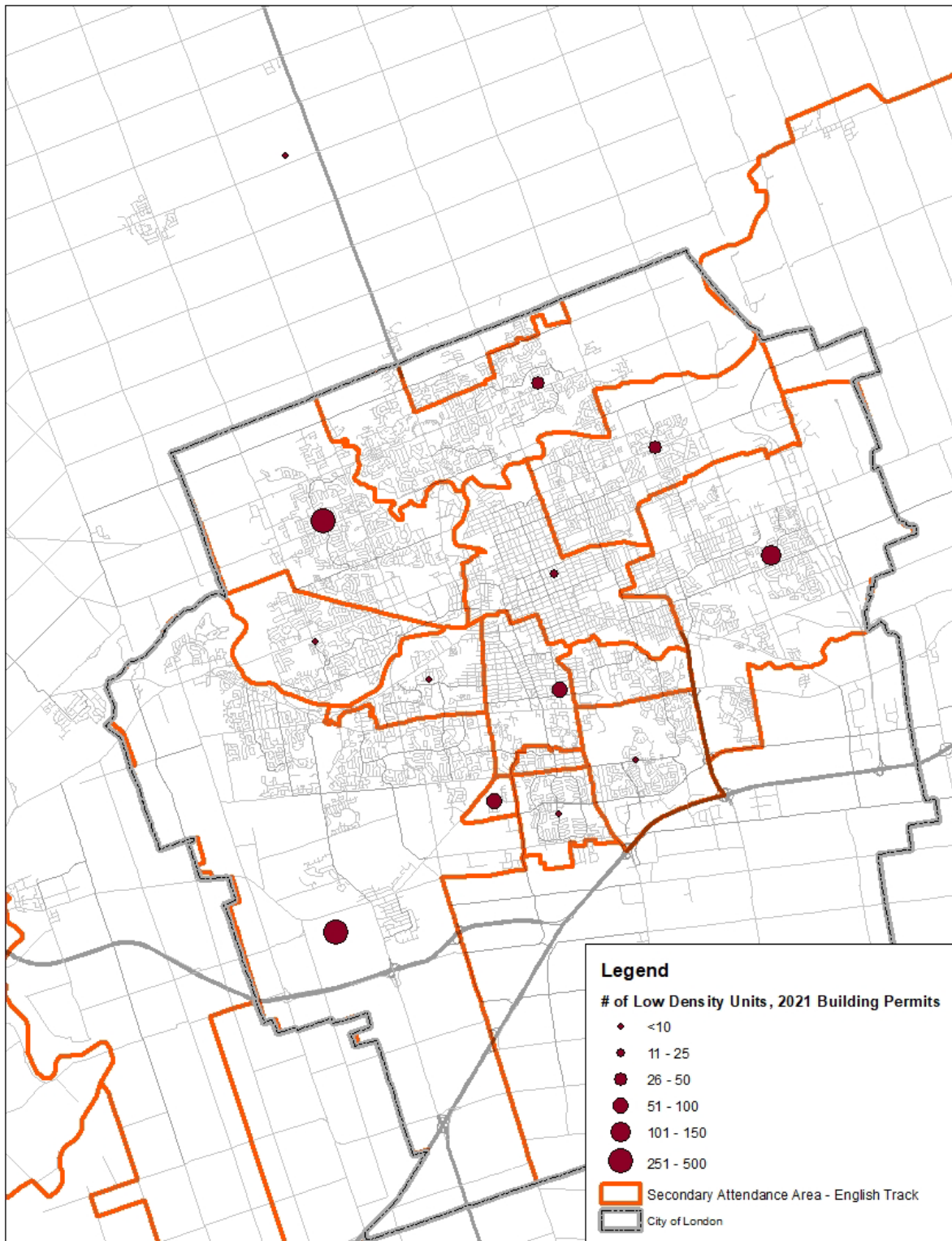




Figure 3-4
New Medium-Density Residential Units by School Attendance Area, 2021

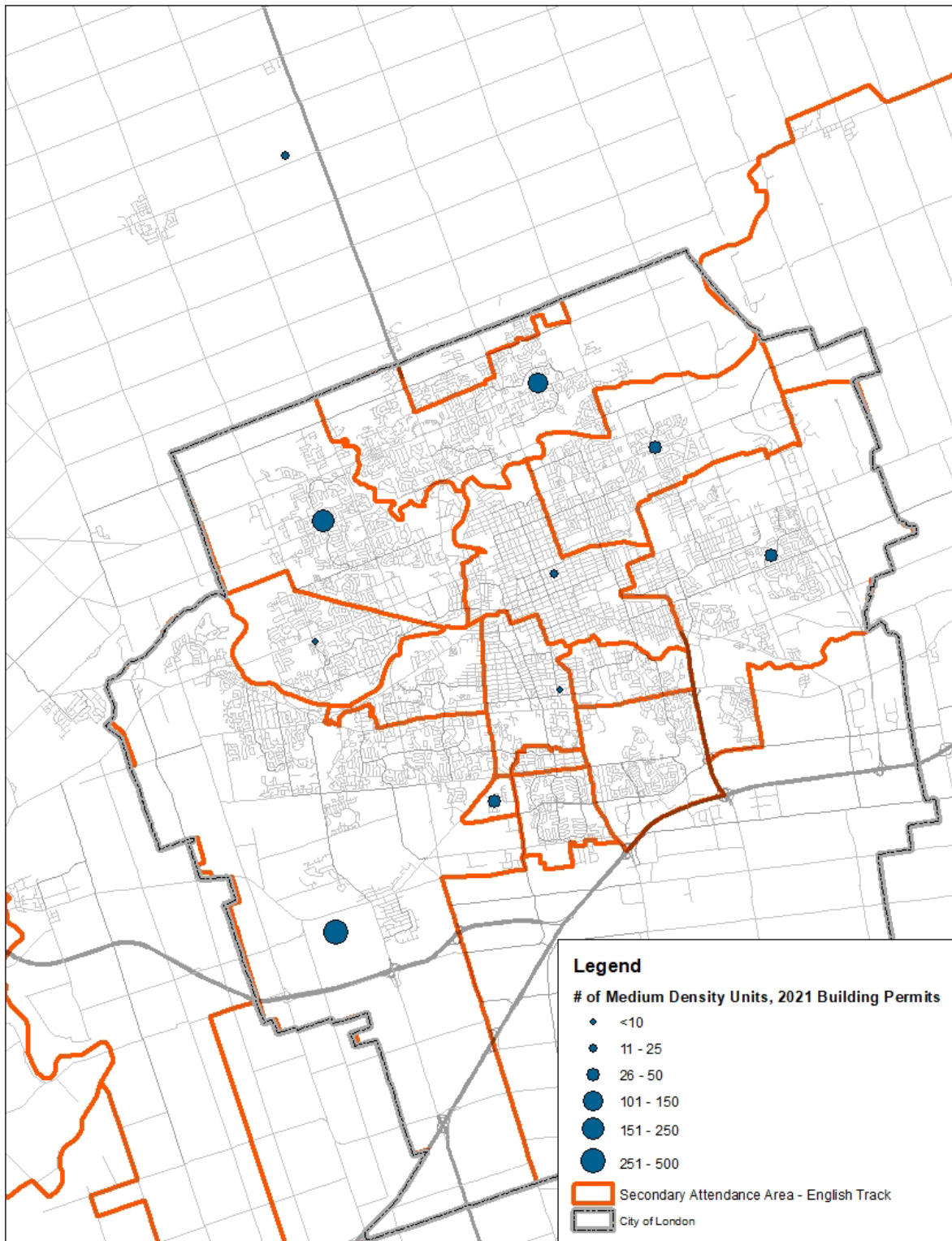




Figure 3-5
New High-Density Residential Units by School Attendance Area, 2021

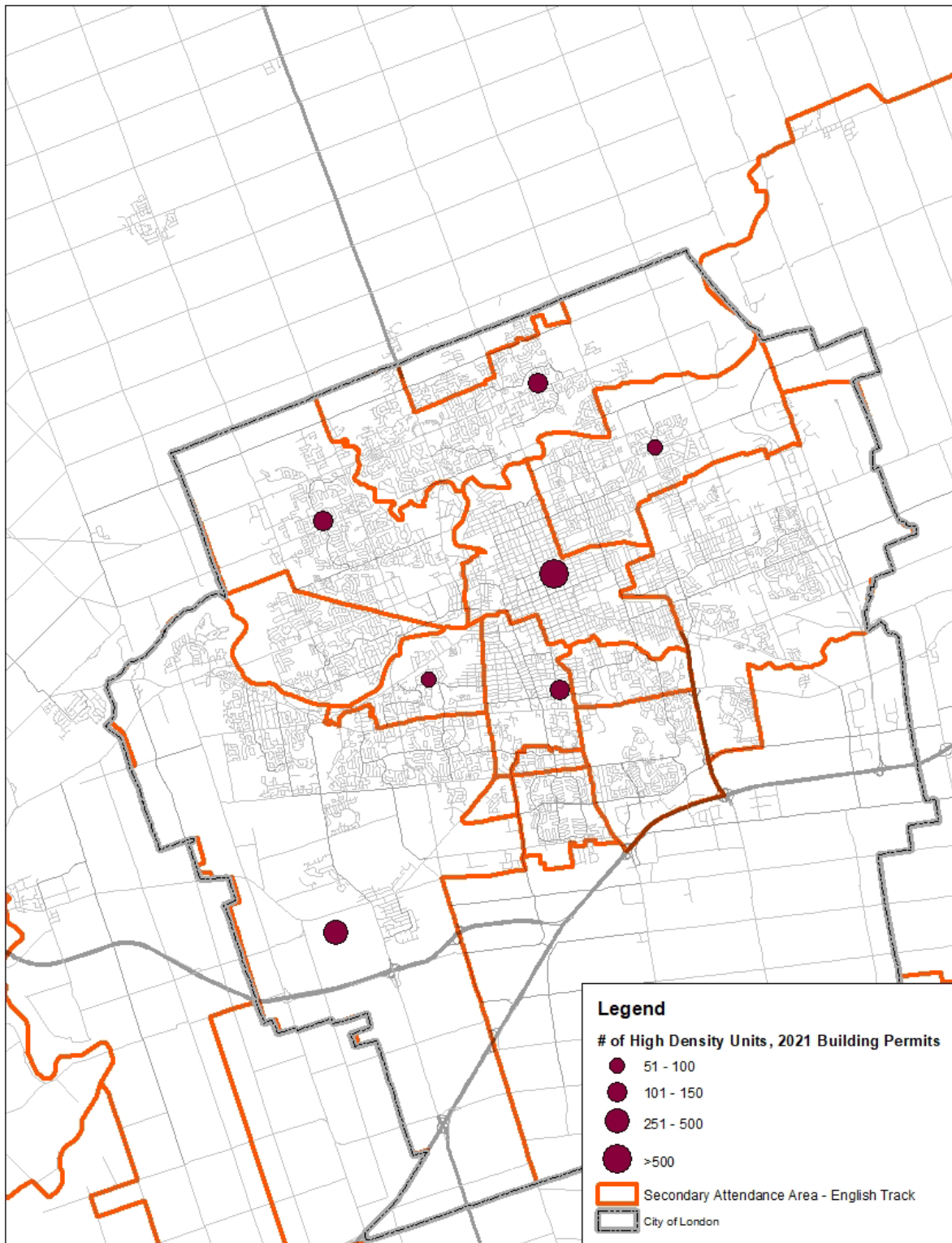
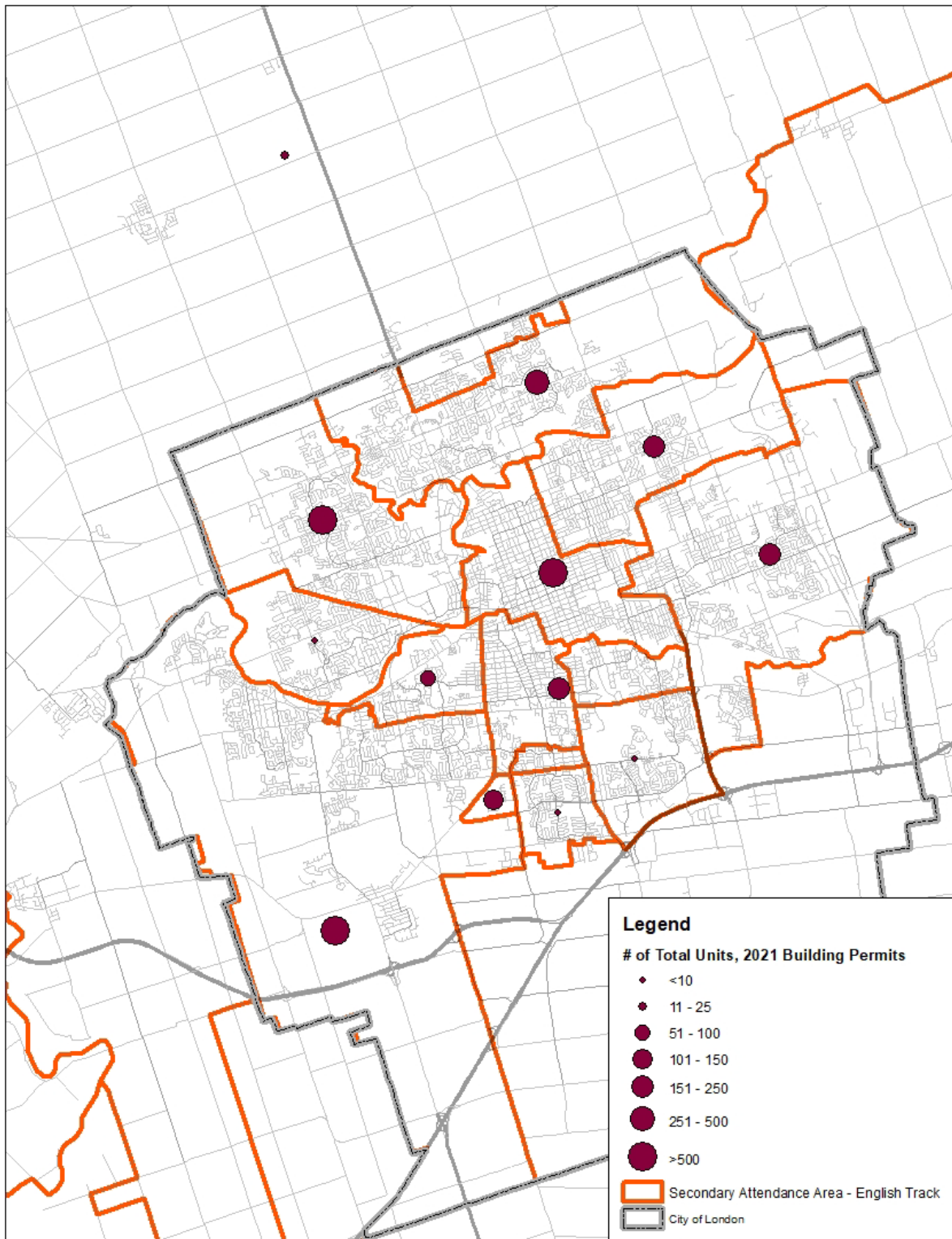




Figure 3-6
New Residential Units by School Attendance Area, 2021





The building permits for 2021 include an increase in low-density and medium-density developments when compared to 2020. While development is occurring throughout the City, areas such as north and west London have been issued the highest number of building permits for 2021, similar to recent years. Over the next 10 years, it is anticipated that development within the City of London will continue at a rapid pace which will cause severe enrolment pressures and continue to add pressures where they are already occurring. The City of London is forecast to increase by more than 2,000 new units per year over the 2022 to 2031 period, with 45% of those units expected in the form of low-density, 23% medium-density and 32% high-density housing. Most of this growth is expected to develop in north London and other suburban areas across the City, but infill development of higher-density units will occur within the downtown core. Over the longer term, the City is anticipating the redevelopment of non-residential lands, which will continue to add to the high rate of growth already expected.

3.2 Current and Projected Enrolment

Historically, the Board's secondary enrolment remained under 24,000 students until the 2021/22 school year when this number increased to 24,640 (see Figure 3-7). Based on preliminary October 31, 2022, enrolment data, there are 58,434 elementary students and 24,976 secondary students across TVDSB (bodies), of which 64% of secondary students attend schools within the City of London. Over the past six years, the Board's enrolment in the secondary panel has increased by approximately 5% from 23,838 in 2016 to 24,976 students, as shown in Figure 3-7. By 2028/29, secondary enrolment is projected to reach 27,430, a growth of 15% (since 2016), and this number of students will be nearing the Board-wide OTG capacity, as shown in Figure 3-8.



Figure 3-7
TVDSB Secondary Schools – Historical Enrolment, 2016/17 to 2022/23

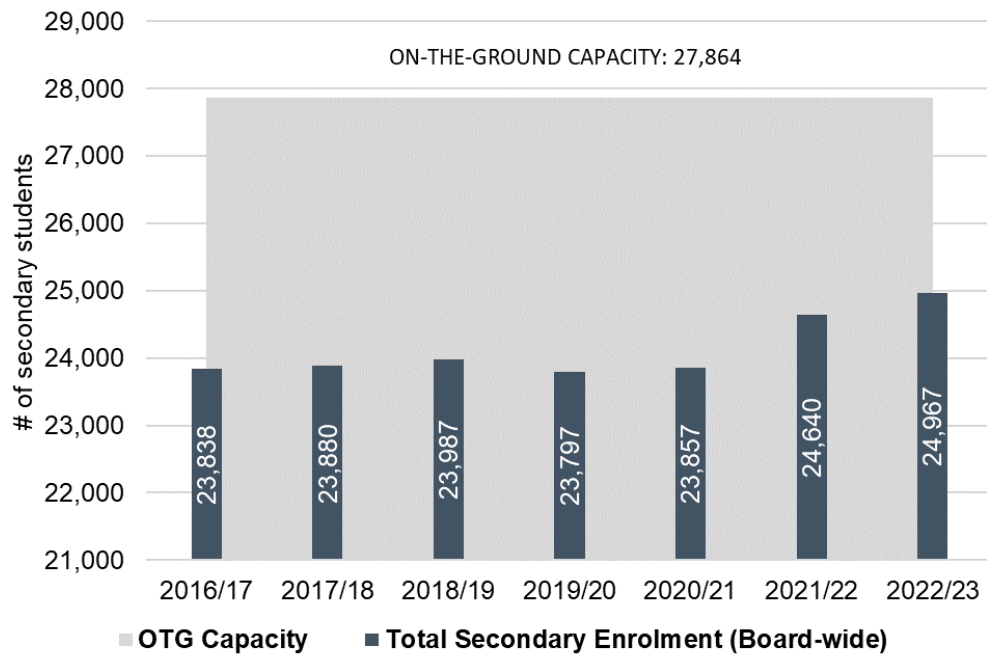
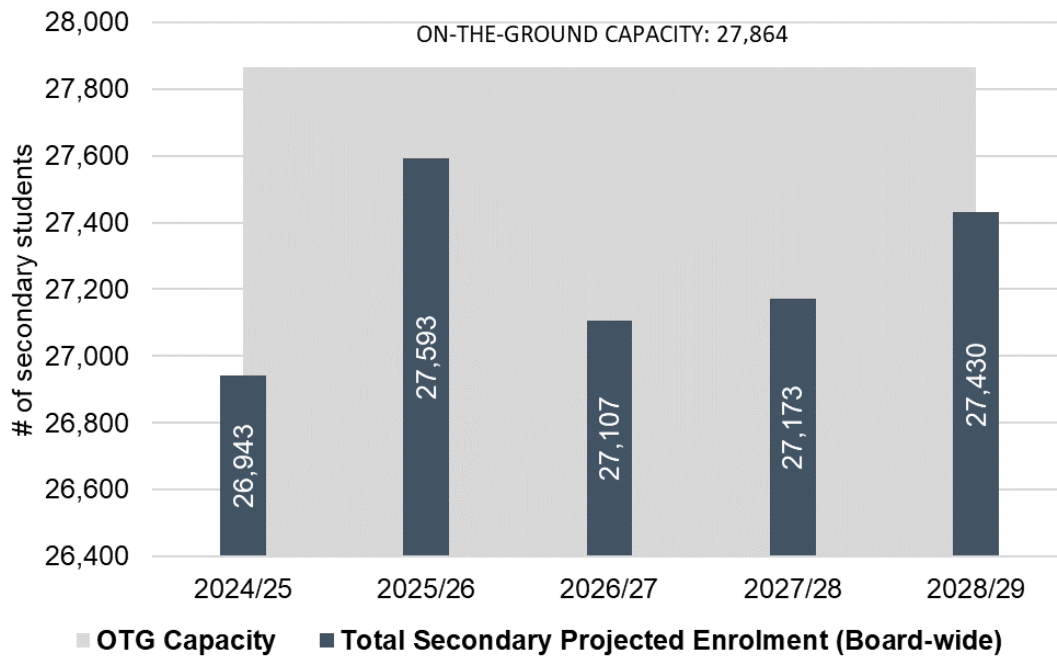


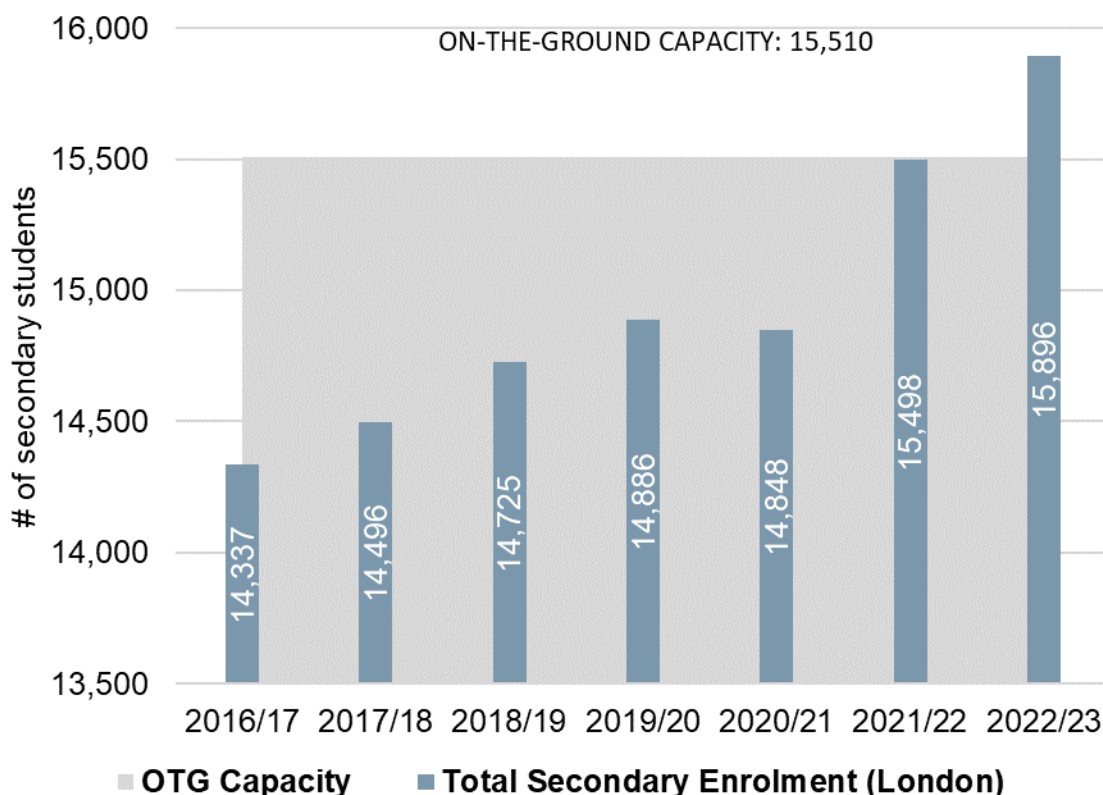
Figure 3-8
TVDSB Secondary Schools – Projected Enrolment, 2024/25 to 2028/29





Within the City of London, the historical growth is much more pronounced than the Board-wide trend, with the secondary schools in London reaching capacity in the 2021/22 school year. Over the 2016 to 2022 period, the Board's enrolment increased by 919 students within London, to a 2022/23 total enrolment of 15,869 (as of preliminary October 31, 2022) – an 11% increase. The existing facilities within London have an OTG capacity of 15,510 as shown in Figure 3-9. Enrolment growth has resulted in enrolment exceeding the OTG capacity at A.B. Lucas SS, Central SS, London South Collegiate Institute, Medway High School, Oakridge SS, Saunders SS, Sir Frederick Banting SS, and Sir Wilfrid Laurier SS. Consequently, portables have been necessary at various schools to accommodate existing enrolment pressures. Most notably, A.B. Lucas SS is currently housing seven portables and Sir Wilfrid Laurier SS is housing six portables.

Figure 3-9
London Secondary Schools – Historical Enrolment, 2016/17 to 2022/23





As highlighted in Figure 3-10, enrolment will continue to grow within the City at a rapid rate. By 2024, enrolment is expected to reach 17,147 and 18,213 students are anticipated by 2028/29 – growth of 6% (since 2024). As housing developments start to build out, enrolments will remain above the OTG capacity and are presented geographically in Figure 3-11 and Figure 3-12.

Figure 3-10
London Secondary Schools – Projected Enrolment, 2024/25 to 2028/29

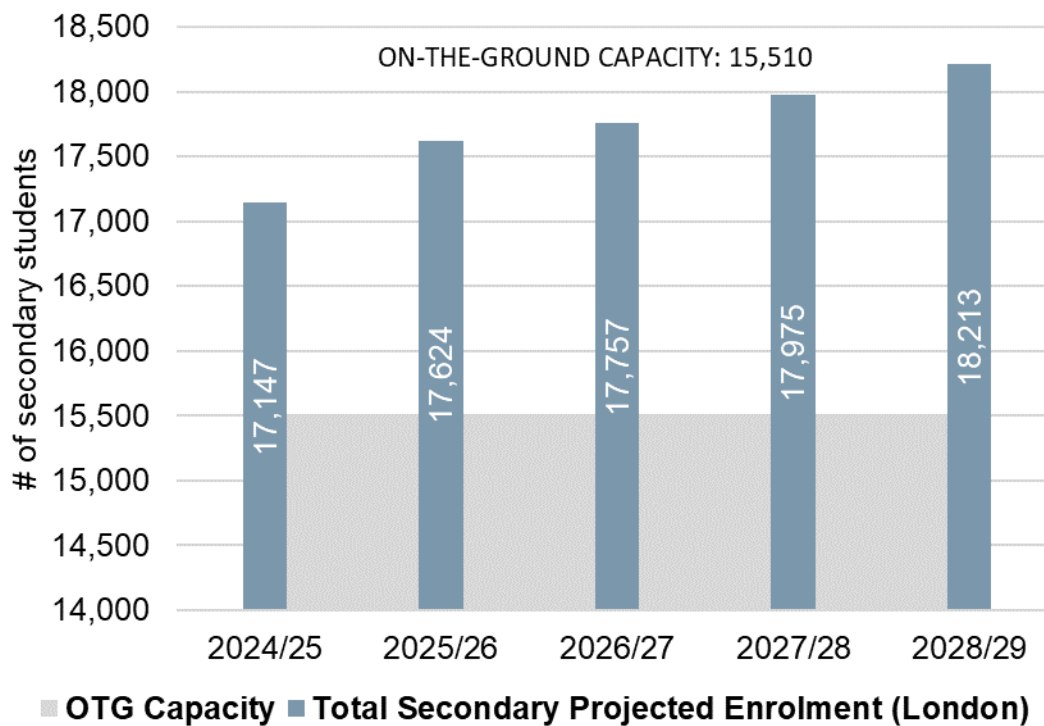




Figure 3-11
City of London 2024/25 Utilization

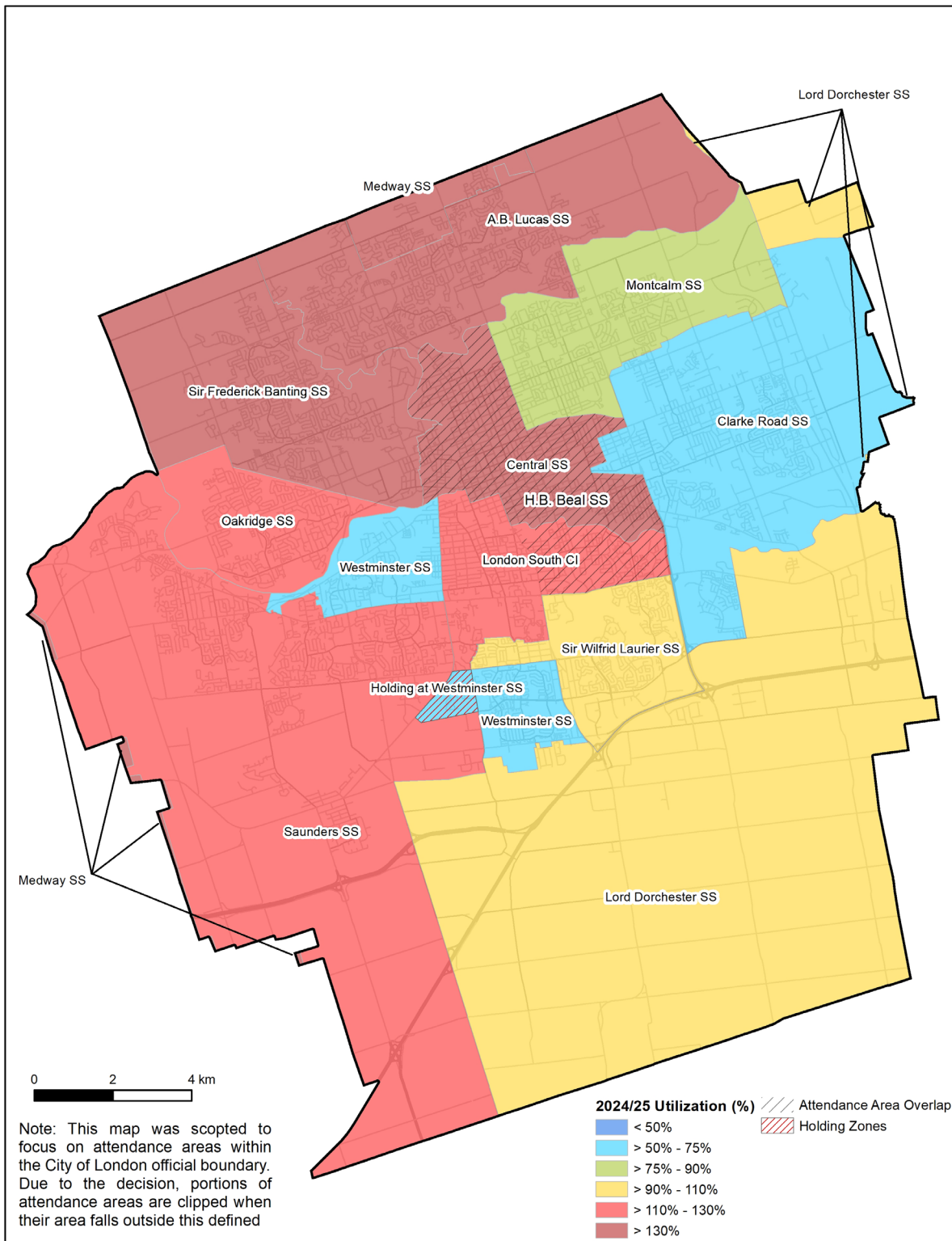
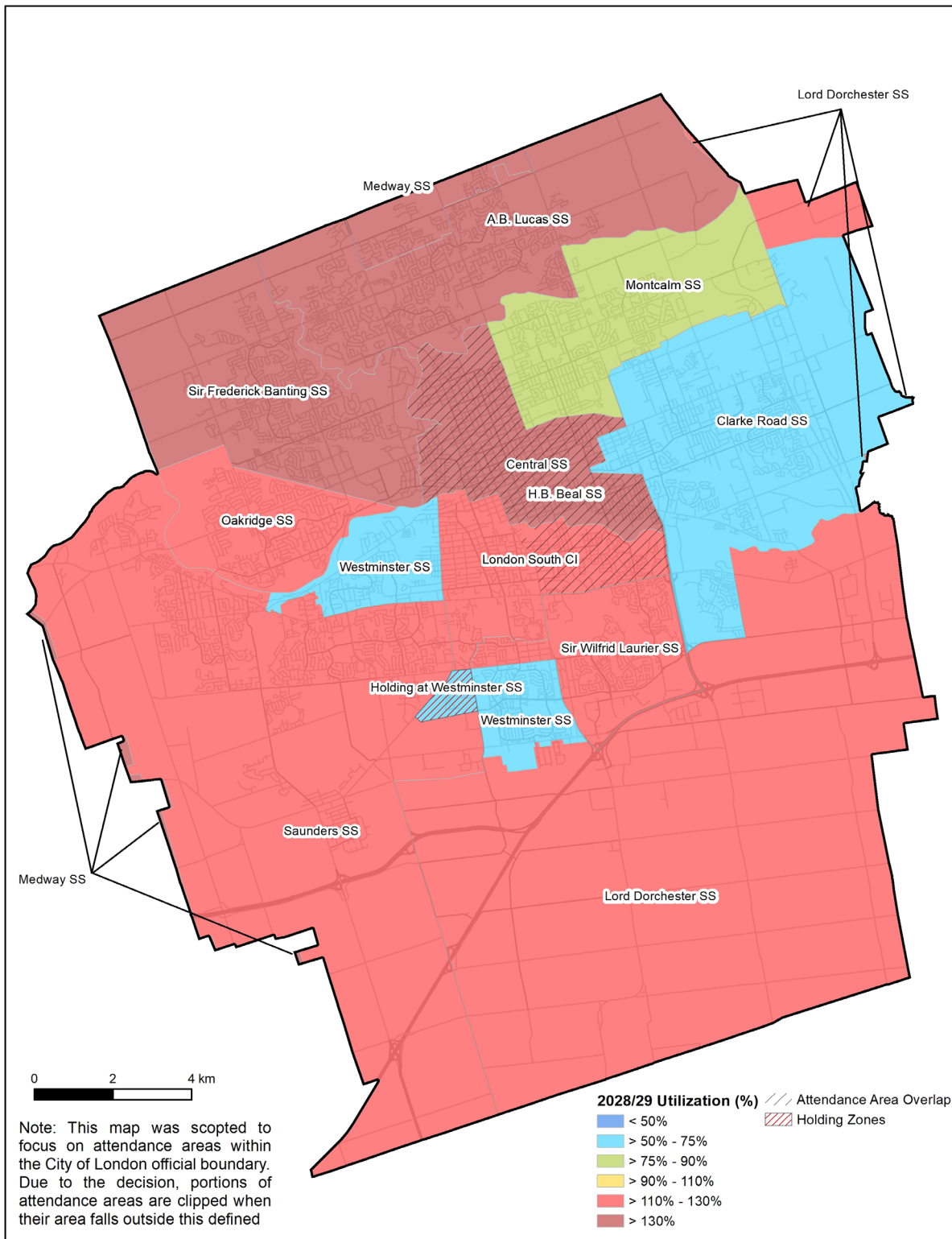




Figure 3-12
City of London 2028/29 OTG Utilization





4. Proposed Attendance Area Changes

The following section presents recommended accommodation measures for both the French Immersion and English Track secondary school attendance areas that serve the students of London. Boundary adjustments were developed for those schools with the most severe current and projected overutilization, designating elementary feeder schools to one secondary site with an attempt to send students to nearby underutilized schools. While these interventions were primarily aimed at balancing utilization across the City, each proposed boundary adjustment also considers broader impacts on the community. For example, boundaries have been designed to follow approved elementary boundaries, major roads, or topological features wherever possible and avoid dividing neighbourhoods.

The following proposed scenarios incorporate the approved elementary attendance areas from the June 28, 2022, Board decision. These changes can be found on the TVDSB website at: <https://www.tvdsb.ca/en/our-board/london-attendance-area-review.aspx>.

4.1 French Immersion Redistribution

Currently, the City of London has approximately 1,000 French Immersion secondary students accommodated at two sites (Sir Frederick Banting SS and Sir Wilfrid Laurier SS). Both sites are dual track (both English and French) and are currently overutilized (see Table 4-1 and Table 4-2). These sites accommodate students coming from within the City of London and Middlesex County, expanding out to Lucan, Thorndale and Ilderton and their surrounding areas.

Table 4-1
London French Immersion Sites – Historical Enrolments

School	OTG	2018/19	2019/20	2020/21	2021/22	2022/23
Sir Frederick Banting Secondary School	1,308	1,485	1,567	1,569	1,620	1,618
Sir Wilfrid Laurier Secondary School	1,098	1,095	1,140	1,140	1,164	1,197
Total	2,406	2,580	2,707	2,709	2,784	2,815



Table 4-2
London French Immersion Sites – Historical Utilizations

School	OTG	2018/19	2019/20	2020/21	2021/22	2022/23
Sir Frederick Banting Secondary School	1,308	114%	120%	120%	124%	124%
Sir Wilfrid Laurier Secondary School	1,098	100%	104%	104%	106%	109%
Total	2,406	107%	113%	113%	116%	117%

The proposed option is to redistribute the French Immersion program at Sir Frederick Banting SS and Sir Wilfrid Laurier SS in London to Sir Frederick Banting SS, Sir Wilfrid Laurier SS and Clark Road SS. This option provides the City with an additional French Immersion site located on the east side of the City while also providing three equal program offerings between 300 to 400 spaces at each site, alleviating enrolment pressures at the two existing sites, Sir Frederick Banting SS and Sir Wilfrid Laurier SS.

This option would generally retain Sir Frederick Banting SS French Immersion offerings to those within NW London, Sir Wilfrid Laurier SS would offer programming in south London, while the existing French Immersion students located in east London and located in Middlesex County, as shown in Figure 4-1 would be redistributed to Clarke Road SS.

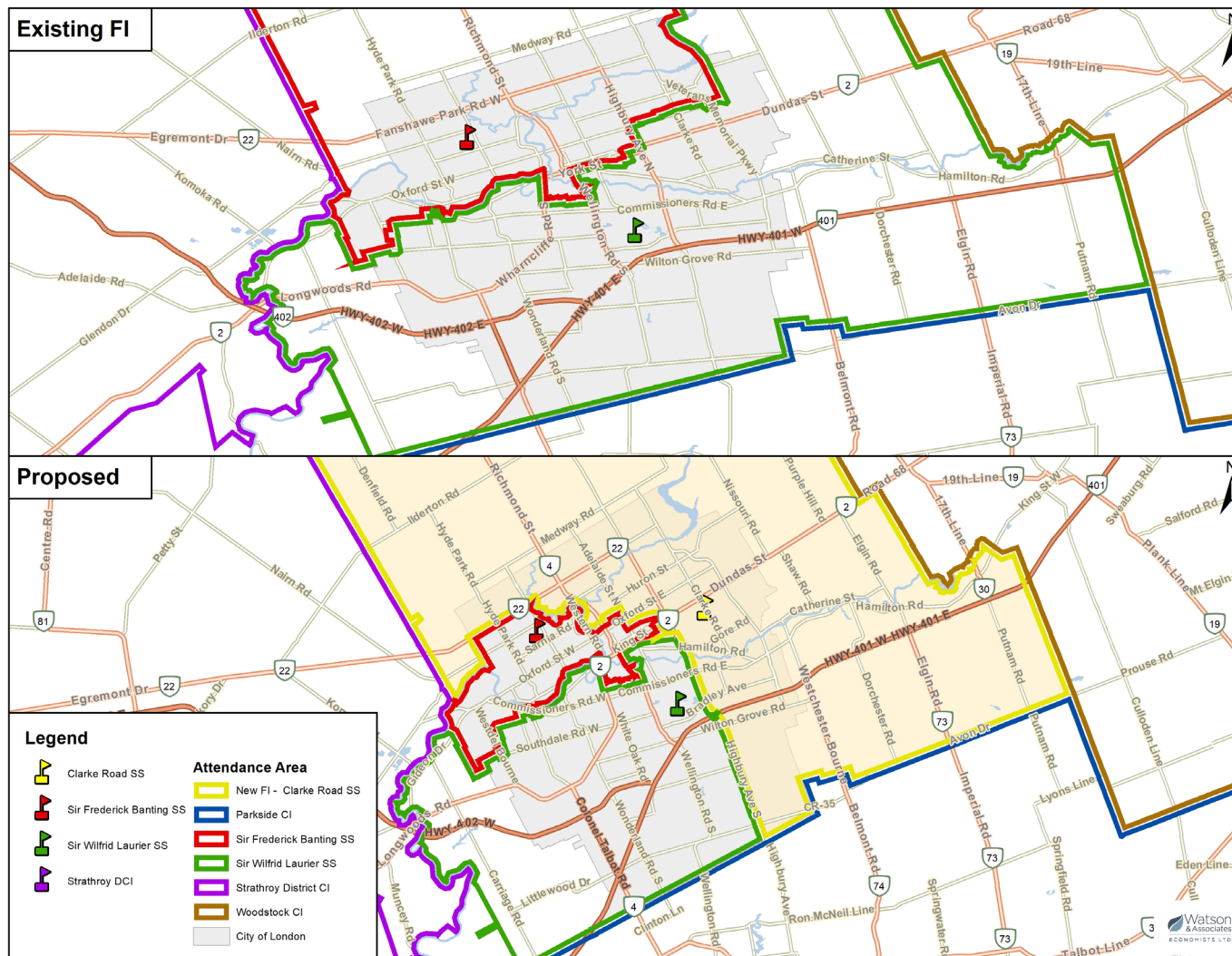
These three attendance areas have been developed to follow the elementary French Immersion attendance areas and will progress as follows:

- Sir Frederick Banting SS: Jeanne Sauvé FI PS, Lord Robertson FI PS, and West Oaks FI PS;
- Sir Wilfrid Laurier SS: Kensal Park FI PS, and Princess Elizabeth PS (FI); and
- Clarke Road SS (FI): Louise Arbour FI PS, and Princess Anne FI PS.

The proposed French Immersion redistribution at Clarke Road SS is included in both scenario 1 and scenario 2 below.



Figure 4-1
Proposed French Immersion Attendance Areas





4.2 Scenario 1 – London Central SS Remains Status Quo

Scenario 1 addresses overutilized and underutilized secondary sites across the City while H.B. Beal SS and London Central SS remain status quo with London Central SS resident students to be returned to their home school (London Central SS), but out-of-boundary students continued to be accepted at London Central SS as per existing rules (random selection process) with a maximum capacity of 1,050. Minor adjustments have been made to London Central SS to maintain elementary feeders in their entirety.

This scenario incorporates changes made between Medway HS, Lord Dorchester SS and East Elgin SS. Students from within the city limits attend or have an affiliation with these sites and as such have proposed changes in both scenarios developed around the new elementary sites recently opened or opening in the coming years. These changes include West Nissouri PS progressing completely to Lord Dorchester SS (currently split between Medway HS and Lord Dorchester SS). Additionally, the new Summerside PS (contained completely within city limits) will be progressing into Clarke Rd SS while the new Belmont PS (K-8) will be progressing into Lord Dorchester SS (currently students residing within this area attend East Elgin SS [South Dorchester PS] and Lord Dorchester SS [portion of former Westminster Central PS outside of the City of London]).

Additional adjustments were made around the remaining schools with the main objective in scenario 1 to balance enrolments across the City by returning students to their home schools while designating each elementary feeder school completely to one secondary site. Maintaining the existing status quo approach at London Central SS while also keeping neighbourhoods and elementary feeder schools (communities of interest) together throughout a student's entire educational experience (K-12) are the driving factors of this scenario.

Keeping London Central SS status quo will continue to require an enrolment limit of approximately 1,050 given the size of the facility and site. Students outside the attendance area will need to apply for enrolment, which is to continue to be managed through a random selection process. If not accepted, it is assumed that those students will be returning to their home school.

A map of the proposed scenario is presented in Figure 4-2 and the changes between this scenario and the existing Attendance Areas are presented in Figure 4-3.



4.2.1 Expected Outcomes

With the proposed changes in scenario 1, enrolment is anticipated to be more balanced across the City. Proposed scenario 1 will alleviate enrolment pressures at both A.B. Lucas SS and Sir Frederick Banting SS, with both sites expected to experience a decrease in utilization by more than 10% by 2028/29. The addition of a third French Immersion site at Clarke Road SS would increase enrolment at Clarke Road SS to just over 100% by 2024/25, with a decline to 89% by 2028/29, as shown in Table 4-3 and Table 4-4.

With the surplus number of pupils located in the north London area, additional capital is anticipated in the future to help accommodate enrolment pressures. Scenario 1 designates these students between A.B. Lucas SS and Sir Frederick Banting SS where there is sufficient space on site to accommodate them through temporary classrooms until additional capital is acquired. While these sites would be overutilized, both would be able to accommodate the enrolment through additional temporary classrooms and strategic time tabling.

Table 4-3
Scenario 1 Projected Enrolment, 2024 to 2028

Attending School	OTG (Loading at 21)	2024/25	2028/29
A.B. Lucas SS	1,188	1,515	1,648
Central SS	786	1,050	1,050
Clarke Road SS	1,545	1,701	1,536
East Elgin SS	1,155	988	881
H.B. Beal SS	1,857	1,864	1,916
London South CI	651	702	707
Lord Dorchester SS	651	708	814
Medway HS	1,233	1,411	1,502
Montcalm SS	1,251	1,394	1,422
Oakridge SS	909	922	963
Saunders SS	1,938	2,001	2,185
Sir Frederick Banting SS	1,308	1,750	2,008
Sir Wilfrid Laurier SS	1,098	1,323	1,392
Westminster SS	1,095	933	958
Total	16,665	18,262	18,983

Note: London Central SS is capped at 1,050.



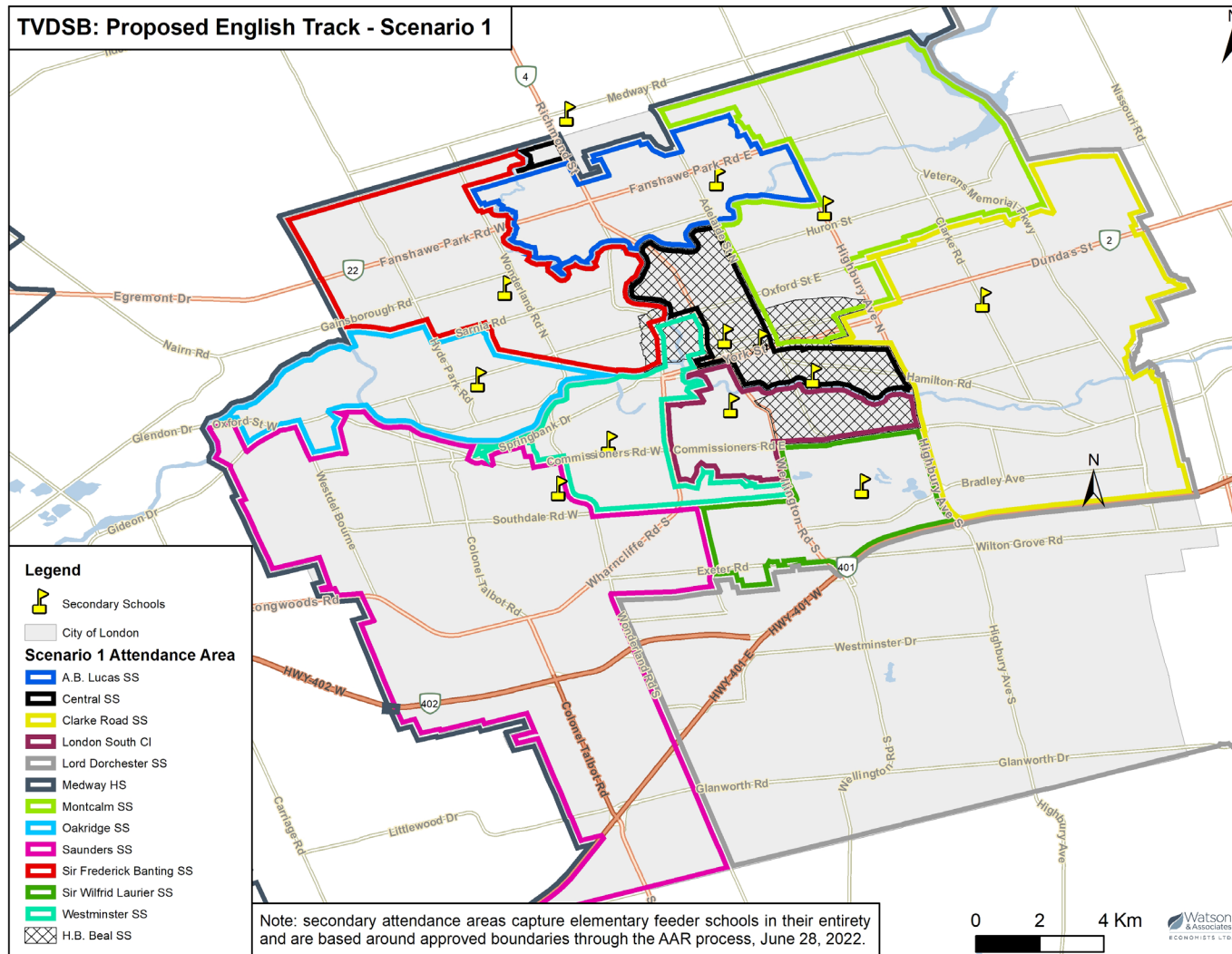
Table 4-4
Scenario 1 Projected Utilization, 2024 to 2028

Attending School	OTG (Loading at 21)	2024/25	2028/29
A.B. Lucas SS	1,188	128%	139%
Central SS	786	134%	134%
Clarke Road SS	1,545	110%	99%
East Elgin SS	1,155	86%	76%
H.B. Beal SS	1,857	100%	103%
London South CI	651	108%	109%
Lord Dorchester SS	651	109%	125%
Medway HS	1,233	114%	122%
Montcalm SS	1,251	111%	114%
Oakridge SS	909	101%	106%
Saunders SS	1,938	103%	113%
Sir Frederick Banting SS	1,308	134%	154%
Sir Wilfrid Laurier SS	1,098	121%	127%
Westminster SS	1,095	85%	87%
Total	16,665	110%	114%

Note: London Central SS is capped at 1,050.



Figure 4-2
Proposed Scenario 1 Attendance Areas





4.3 Scenario 2 – Return London Central SS Students to Home Schools

Scenario 2 would address the overutilized and underutilized secondary sites by limiting the progression into London Central SS. Currently, London Central SS has open boundaries where students can attend through a random selection process. In this scenario, the London Central SS attendance area would be expanded and closed to students who do not reside within it. H.B. Beal SS would remain status quo.

Similar to scenario 1, additional adjustments were made for the remaining schools with the main objective in scenario 2 being to balance enrolments by returning students exclusively to their home schools while designating each elementary feeder school completely to one secondary site. By changing the boundary for London Central SS, additional options become available within central London to help utilize available spaces while also keeping neighbourhoods and elementary feeder schools (communities of interest) together throughout a student's entire educational experience (K-12).

A map of scenario 2 is presented in Figure 4-4 and the changes between scenario 2 and the existing Attendance Areas are presented in Figure 4-5.

4.3.1 *Expected Outcomes*

Scenario 2 addresses the overutilized and underutilized secondary sites across the City while H.B. Beal SS remains status quo and London Central SS students are returned to their home boundary. Adjustments to additional schools were made to keep elementary feeders progressing to one secondary site.

With the proposed changes in scenario 2, enrolment is anticipated to be more balanced while also having a similar strategy for managing enrolment at all English Track secondary schools, including Central SS. Proposed scenario 2 will alleviate enrolment pressures at both Medway SS and Sir Frederick Banting SS, with both sites expected to experience a decrease in utilization by more than 20% by 2028/29. The addition of a third French Immersion site at Clarke Road SS increases enrolment at Clarke Road SS to just over 100% by 2024/25, but a slight decline in enrolment to 96% is expected by 2028/29, as shown in Table 4-5 and Table 4-6.



With enrolment pressure in the north London area, additional capital is needed. Scenario 2 designates these students to A.B. Lucas SS, where there is sufficient space on site to accommodate pupils through temporary classrooms until additional capital is acquired. This approach brings A.B. Lucas SS to a utilization rate of 155% by 2028/29 under a loading of 21. While this site would be overutilized, A.B. Lucas SS would be able to accommodate students through additional temporary classrooms and strategic time tabling. Furthermore, this scenario would maximize the space at Westminster SS, increasing its utilization to 94% by 2024/25 and 98% by 2028/29, which will be critical for securing additional capital funding from the Ministry of Education.

Table 4-5
Scenario 2 Projected Enrolment, 2024 to 2028

Attending School	OTG (Loading at 21)	2024/25	2028/29
A.B. Lucas SS	1,188	1,673	1,836
Central SS	786	931	945
Clarke Road SS	1,545	1,771	1,592
East Elgin SS	1,155	988	881
H.B. Beal SS	1,857	1,864	1,916
London South CI	651	623	628
Lord Dorchester SS	651	716	823
Medway HS	1,233	1,381	1,449
Montcalm SS	1,251	1,419	1,479
Oakridge SS	909	963	1,006
Saunders SS	1,938	1,988	2,157
Sir Frederick Banting SS	1,308	1,479	1,679
Sir Wilfrid Laurier SS	1,098	1,464	1,520
Westminster SS	1,095	1,033	1,074
Total	16,665	18,293	18,987



Table 4-6
Scenario 2 Projected Utilization, 2024 to 2028

Attending School	OTG (Loading at 21)	2024/25	2028/29
A.B. Lucas SS	1,188	141%	155%
Central SS	786	119%	120%
Clarke Road SS	1,545	115%	103%
East Elgin SS	1,155	86%	76%
H.B. Beal SS	1,857	100%	103%
London South CI	651	96%	96%
Lord Dorchester SS	651	110%	126%
Medway HS	1,233	112%	118%
Montcalm SS	1,251	113%	118%
Oakridge SS	909	106%	111%
Saunders SS	1,938	103%	111%
Sir Frederick Banting SS	1,308	113%	128%
Sir Wilfrid Laurier SS	1,098	133%	138%
Westminster SS	1,095	94%	98%
Total	16,665	110%	114%



Figure 4-4
Proposed Scenario 2 Attendance Area

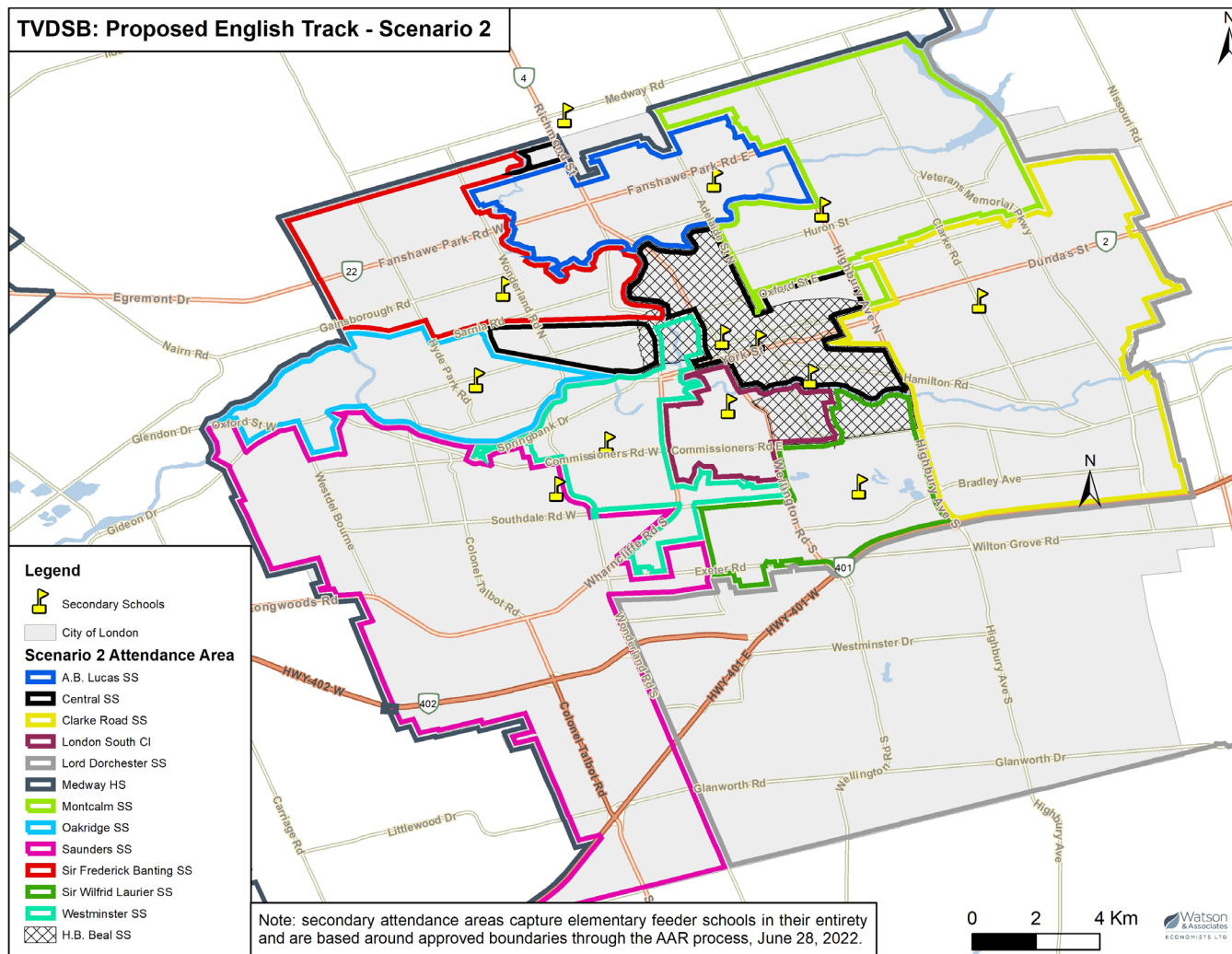
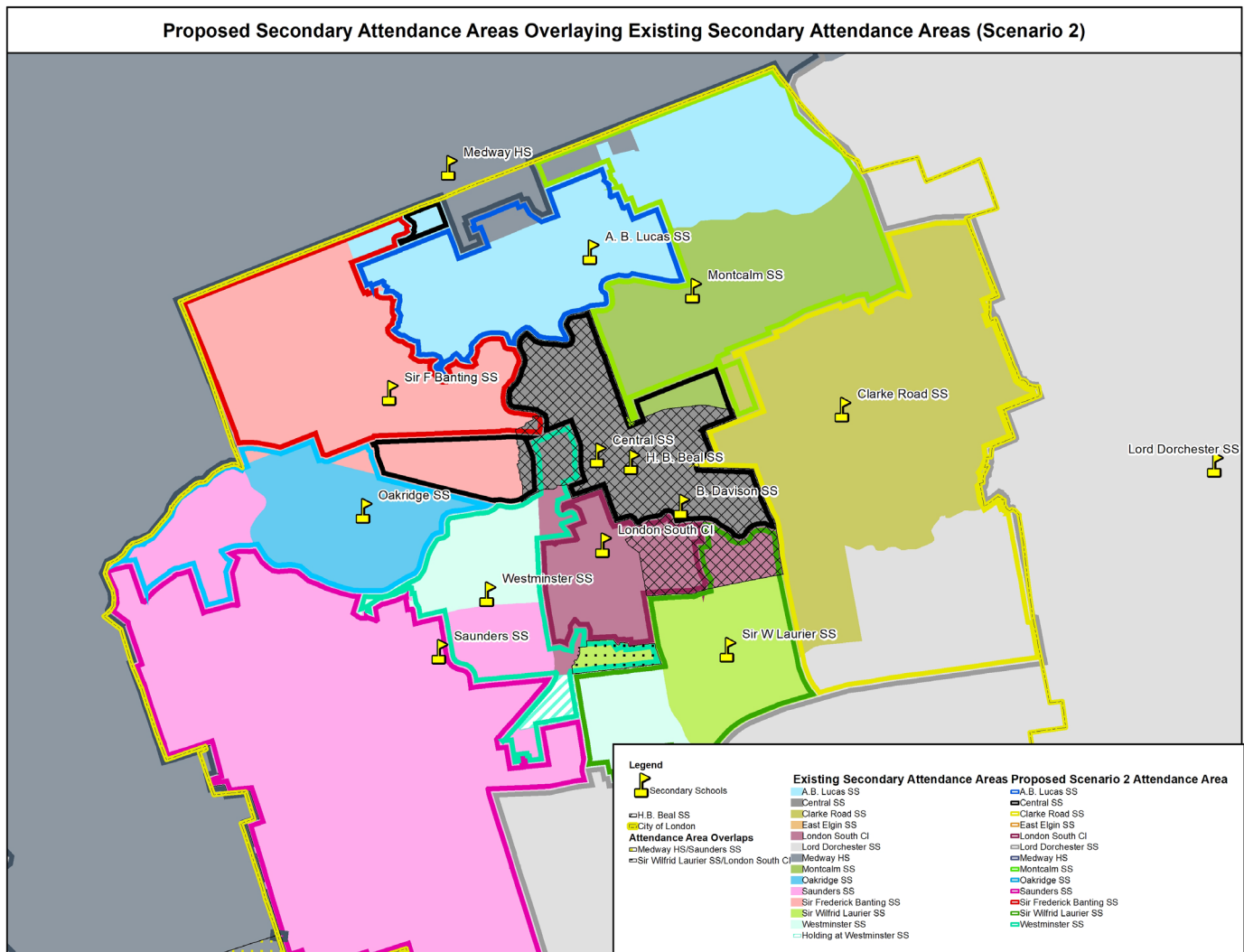




Figure 4-5
Scenario 2 Boundary Change





4.4 Scenario Comparison

Both scenario 1 and scenario 2 provide significant changes to the status quo model, with the main objective to keep communities together (elementary feeder schools) while utilizing existing capital. The main difference between the two scenarios is the approach for London Central SS. In scenario 1, London Central SS is to remain status quo, while in scenario 2 students who attend London Central SS are to be returned to their home school with a traditional boundary to be created for London Central SS.

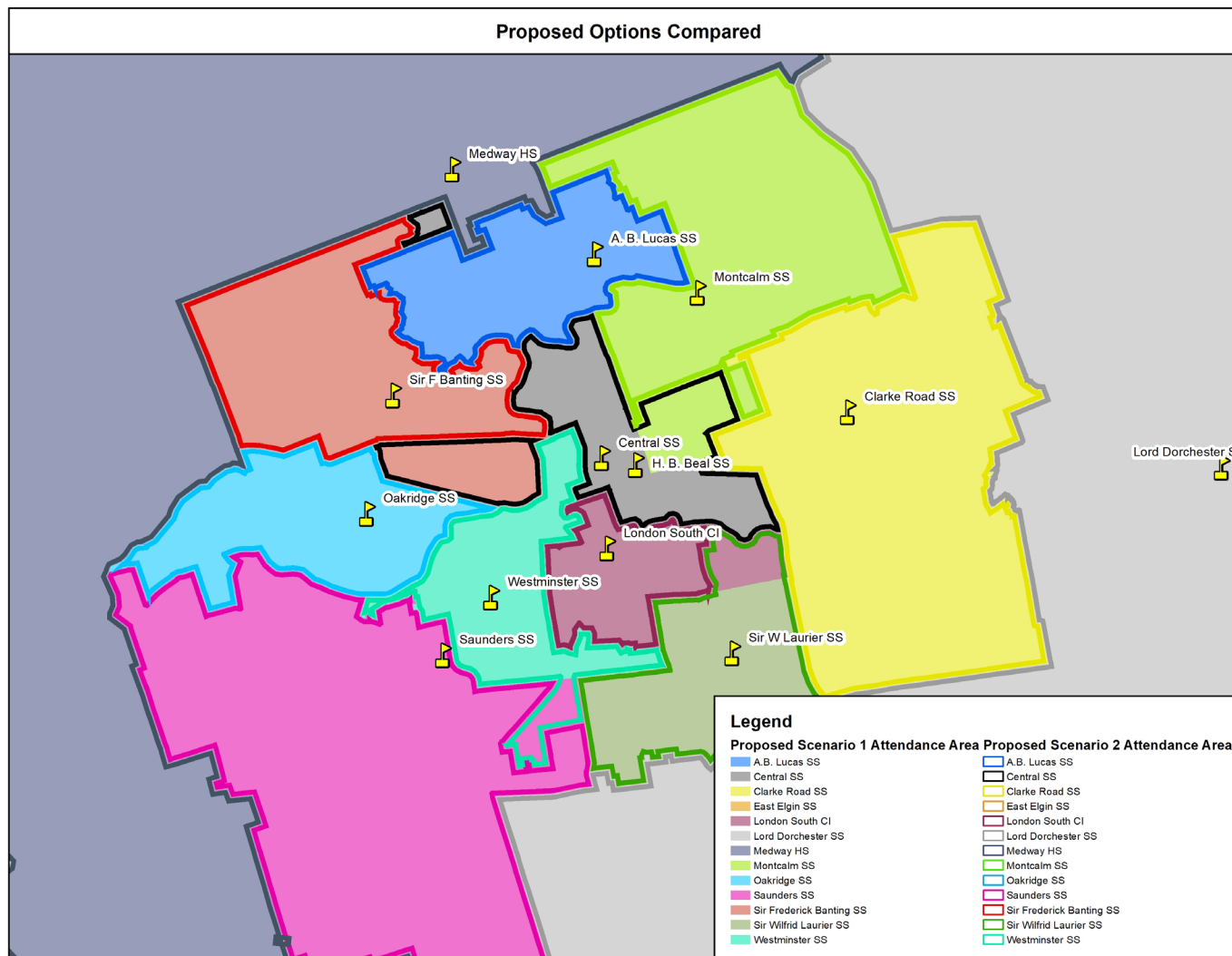
Scenario 2 results in a lower enrolment at London Central SS for 2024/25 as out-of-boundary students are returned to their home schools. A utilization of greater than 130% is expected in 2024/25 under the status quo. In scenario 2, utilization is projected to be 111%. Another key difference is the accommodation of the surplus of students residing in north London. Scenario 2 designates these students to A.B. Lucas SS, increasing its enrolment to 141% by 2024/25, while scenario 1 has it distributed between Central SS, A.B. Lucas SS, and Sir Frederick Banting SS, all resulting in enrolments over 125% by 2024/25, as shown in Table 4-7. These changes are presented in Figure 4-6.

Table 4-7
2024/25 Scenario 1 vs. Scenario 2 Enrolments

Attending School	OTG (Loading at 21)	Scenario 1 Retain Central SS students at Central SS	Scenario 2 Return Central SS students to home boundary, adjust feeder schools
A.B. Lucas SS	1,188	128%	141%
Central SS	786	134%	119%
Clarke Road SS	1,545	110%	115%
East Elgin SS	1,155	86%	86%
H.B. Beal SS	1,857	100%	100%
London South CI	651	108%	96%
Lord Dorchester SS	651	109%	110%
Medway HS	1,233	114%	112%
Montcalm SS	1,251	111%	113%
Oakridge SS	909	101%	106%
Saunders SS	1,938	103%	103%
Sir Frederick Banting SS	1,308	134%	113%
Sir Wilfrid Laurier SS	1,098	121%	133%
Westminster SS	1,095	85%	94%
Total	16,665	110%	110%



Figure 4-6
Scenario 1 vs. Scenario 2





5. Remaining Overutilization and Capital Needs

The proposed measures described in this report offer a significant improvement to the enrolment and utilization imbalance in the City of London; however, there are several instances where schools remain overutilized or underutilized for which no viable boundary changes exist at this time, particularly in north and west London.

To accommodate these areas, TVDSB will require additional capital, being either additions to existing schools or additional school sites. Figure 5-1 outlines two areas in north London that have a significant number of existing pupils as well as a large amount of additional growth. These combinations will inevitably require additional capital, with timing being related to the developments' progress. Additionally, Table 5-1 and Table 5-2 provide the number of students residing within each area along with the impact this has on the schools they attend.

Figure 5-1
Potential Locations for Additional Capital

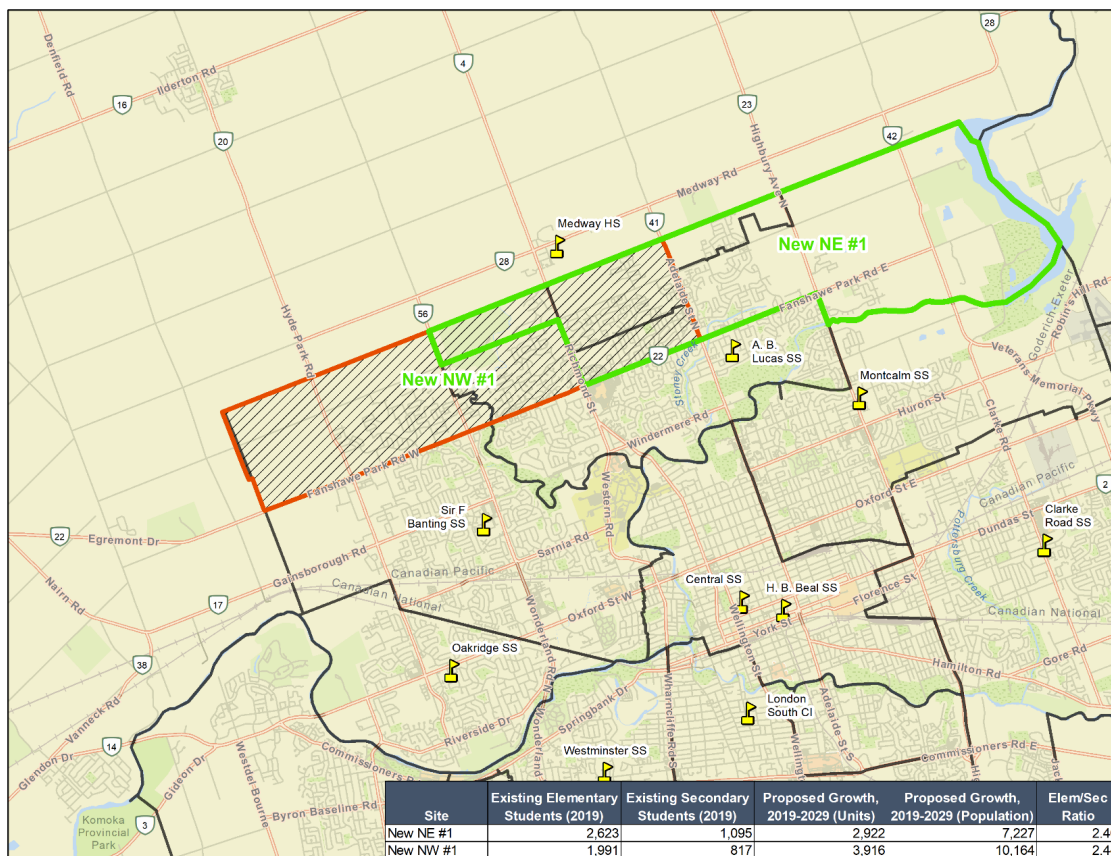




Table 5-1
New NE London Area Details

School	2019 English Track Student Counts within new boundary (residing)	2019 FI Student Counts within new boundary (residing)	2028 Utilization (Status Quo)
A.B. Lucas SS	657	21	151%
Medway HS	438	18	146%

Table 5-2
New NW London Area Details

School	2019 English Track Student Counts within new boundary (residing)	2019 FI Student Counts within new boundary (residing)	2028 Utilization (Status Quo)
A.B. Lucas SS	367	12	151%
Medway HS	355	817	146%
Sir Frederick Banting SS	95	17	171%



6. Overview of Proposed Changes

Elementary School (Approved 2022 Attendance Areas)	Existing Feeder School	Scenario 1 Proposed Progression	Scenario 2 Proposed Progression	Feeder School Alignment
Aberdeen PS	Central SS/H.B. Beal SS	Central SS/H.B. Beal SS	Central SS/H.B. Beal SS	No Change
Arthur Ford PS	Saunders SS	Westminster SS	Westminster SS	Change
Arthur Stringer PS	Sir Wilfrid Laurier SS	Sir Wilfrid Laurier SS	Sir Wilfrid Laurier SS	No Change
Ashley Oaks PS	Westminster SS	Sir Wilfrid Laurier SS	Sir Wilfrid Laurier SS	Change
Bonaventure Meadows PS	Clarke Road SS	Clarke Road SS	Clarke Road SS	No Change
New Northeast London Holding at Bonaventure Meadows PS	A.B. Lucas SS	Montcalm SS	Montcalm SS	Change
Byron Northview PS	Saunders SS	Saunders SS	Saunders SS	No Change
Byron Somerset PS	Saunders SS	Saunders SS	Saunders SS	No Change
Holding at Byron Somerset PS ^[1]	Saunders SS	Oakridge SS (Northview)/ Saunders SS (Southwood)	Oakridge SS (Northview)/ Saunders SS (Southwood)	Change
Byron Southwood PS	Saunders SS	Saunders SS	Saunders SS	No Change
C.C. Carrothers PS	London South CI/H.B. Beal SS	London South CI/H.B. Beal SS	Sir Wilfrid Laurier SS/H.B. Beal SS	Change
Cedar Hollow PS	A.B. Lucas SS/ Medway HS	Montcalm SS	Montcalm SS	Change
Centennial Central PS	Medway HS	Medway HS	Medway HS	No Change
Chippewa PS	Montcalm SS	Montcalm SS	Montcalm SS	No Change
Clara Brenton PS	Oakridge SS/Sir Frederick Banting SS	Oakridge SS	Oakridge SS	Change
Cleardale PS	London South CI/Sir Wilfrid Laurier SS	Westminster SS	Westminster SS	Change
Davenport PS	East Elgin SS	East Elgin SS	East Elgin SS	No Change
Delaware Central PS	Medway HS/ Saunders SS	Medway HS	Medway HS	Change
Eagle Heights PS	Central SS/Sir Frederick Banting SS/H.B. Beal SS	Sir Frederick Banting SS/ H.B. Beal SS	Central SS/H.B. Beal SS	Change
Ealing PS	Central SS/H.B. Beal SS	Central SS/H.B. Beal SS	Central SS/H.B. Beal SS	No Change
East Carling PS	Central SS/ Montcalm SS/ H.B. Beal SS	Montcalm SS/ H.B. Beal SS	Central SS/H.B. Beal SS	Change
Emily Carr PS	Sir Frederick Banting SS	Sir Frederick Banting SS	Sir Frederick Banting SS	No Change



Elementary School (Approved 2022 Attendance Areas)	Existing Feeder School	Scenario 1 Proposed Progression	Scenario 2 Proposed Progression	Feeder School Alignment
Evelyn Harrison PS	Montcalm SS	Montcalm SS	Montcalm SS	No Change
New Uplands North Holding at Evelyn Harrison PS	Medway HS	Medway HS	Medway HS	No Change
F.D. Roosevelt PS	Clarke Road SS	Clarke Road SS	Clarke Road SS	No Change
Glen Cairn PS	Sir Wilfrid Laurier SS	Sir Wilfrid Laurier SS	Sir Wilfrid Laurier SS	No Change
Hillcrest PS	Montcalm SS	Montcalm SS	Montcalm SS	No Change
Jack Chambers PS	A.B. Lucas SS/ Medway HS	A.B. Lucas SS	A.B. Lucas SS	Change
John Dearness PS	Oakridge SS	Oakridge SS	Oakridge SS	No Change
John P. Robarts PS	Clarke Road SS	Clarke Road SS	Clarke Road SS	No Change
Knollwood Park PS	Montcalm SS	Montcalm SS	Montcalm SS	No Change
Lambeth PS	Saunders SS	Saunders SS	Saunders SS	No Change
New Kilbourne Holding at Nicholas Wilson PS and Glen Cairn PS	Saunders SS	Saunders SS	Saunders SS	No Change
Lord Elgin PS	Montcalm SS	Montcalm SS	Montcalm SS	No Change
Lord Nelson PS	Clarke Road SS	Clarke Road SS	Clarke Road SS	No Change
Masonville PS	A.B. Lucas SS	A.B. Lucas SS	A.B. Lucas SS	No Change
Mountsfield PS	London South CI	London South CI	London South CI	No Change
Nicholas Wilson PS	Sir Wilfrid Laurier SS	Sir Wilfrid Laurier SS	Sir Wilfrid Laurier SS	No Change
Northbrae PS	Montcalm SS	Montcalm SS	Montcalm SS	No Change
Northdale Central PS	Lord Dorchester SS	Lord Dorchester SS	Lord Dorchester SS	No Change
Northridge PS	A.B. Lucas SS	A.B. Lucas SS	A.B. Lucas SS	No Change
Old North PS	Central SS/H.B. Beal SS	Central SS/H.B. Beal SS	Central SS/H.B. Beal SS	No Change
Holding at Old North PS and University Heights PS (Sunningdale North)	A.B. Lucas SS	London Central SS	London Central SS	Change
Holding at Old North PS (Fox Hollow West) (New NW London PS)	Sir Frederick Banting SS	Sir Frederick Banting SS	Sir Frederick Banting SS	No Change
Orchard Park PS	Sir Frederick Banting SS	Sir Frederick Banting SS	Sir Frederick Banting SS	No Change
Oxbow PS	Medway HS	Medway HS	Medway HS	No Change
Parkview PS	Medway HS	Medway HS	Medway HS	No Change
Prince Charles PS	Clarke Road SS	Clarke Road SS	Clarke Road SS	No Change
Princess Elizabeth PS – English Track	London South CI/H.B. Beal SS	London South CI/H.B. Beal SS	London South CI/H.B. Beal SS	No Change
Princess Elizabeth PS – French Immersion	Sir Wilfrid Laurier SS	Sir Wilfrid Laurier SS	Sir Wilfrid Laurier SS	No Change



Elementary School (Approved 2022 Attendance Areas)	Existing Feeder School	Scenario 1 Proposed Progression	Scenario 2 Proposed Progression	Feeder School Alignment
Rick Hansen PS	Westminster SS	Sir Wilfrid Laurier SS	Sir Wilfrid Laurier SS	Change
Holding at Rick Hansen PS	Saunders SS	Saunders SS	Saunders SS	No Change
River Heights PS	Lord Dorchester SS	Lord Dorchester SS	Lord Dorchester SS	No Change
Riverside PS	Oakridge SS	Oakridge SS	Oakridge SS	No Change
Sir Arthur Currie PS	A.B. Lucas SS/ Sir Frederick Banting SS	Sir Frederick Banting SS	Sir Frederick Banting SS	Change
Sir Georges Etienne Cartier PS	London South CI	London South CI	London South CI	No Change
Sir Isaac Brock PS	Saunders SS	Westminster SS	Westminster SS	Change
Holding at Sir Isaac Brock PS and Victoria PS (New SW London PS)	Saunders SS	Saunders SS	Saunders SS	No Change
Sir John A. Macdonald PS	Montcalm SS	Montcalm SS	Montcalm SS	No Change
New East London Holding at Sir John A. Macdonald PS	Clarke Road SS	Montcalm SS	Montcalm SS	Change
South Dorchester PS (will close when new Belmont PS opens [K-8])	East Elgin SS/Lord Dorchester	Lord Dorchester SS	Lord Dorchester SS	Change
St. George's PS	Central SS/H.B. Beal SS	Central SS/H.B. Beal SS	Central SS/H.B. Beal SS	No Change
Stoney Creek PS	A.B. Lucas SS	A.B. Lucas SS	A.B. Lucas SS	No Change
Stoneybrook PS	A.B. Lucas SS	A.B. Lucas SS	A.B. Lucas SS	No Change
Summerside PS	Clarke Road SS/Lord Dorchester SS	Clarke Road SS	Clarke Road SS	Change
Tecumseh PS	London South CI	London South CI	London South CI	No Change
Trafalgar PS	Central SS/H.B. Beal SS	Central SS/H.B. Beal SS	Central SS/H.B. Beal SS	No Change
Tweedsmuir	Clarke Road SS	Clarke Road SS	Clarke Road SS	No Change
University Heights PS	Central SS/Sir Frederick Banting SS/H.B. Beal SS	Sir Frederick Banting SS/H.B. Beal SS	Sir Frederick Banting SS/ H.B. Beal SS	Change
Valleyview Central PS	Medway HS/ Strathroy District CI	Medway HS/Strathroy District CI	Medway HS/ Strathroy District CI	No Change
Victoria PS	London South CI/Westminster SS/Central SS/ H.B. Beal SS	Westminster SS/H.B. Beal SS	Westminster SS/H.B. Beal SS	Change
W. Sherwood Fox PS	Saunders SS	Westminster SS	Westminster SS	Change



Elementary School (Approved 2022 Attendance Areas)	Existing Feeder School	Scenario 1 Proposed Progression	Scenario 2 Proposed Progression	Feeder School Alignment
Holding at W. Sherwood Fox PS (New SW London PS)	Saunders SS	Saunders SS	Saunders SS	No Change
Westmount PS	Saunders SS	Saunders SS	Saunders SS	No Change
White Oaks PS	Westminster SS	Sir Wilfrid Laurier SS	Sir Wilfrid Laurier SS	Change
Southwest London Holding at White Oaks PS (East of Wharncliffe Rd S)	Saunders SS	Saunders SS	Westminster SS	Change
Southwest London Holding at White Oaks PS (New Lambeth PS Holding - A)	Saunders SS	Saunders SS	Saunders SS	No Change
Southwest London Holding at White Oaks PS (New Lambeth PS Holding - B)	Saunders SS	Saunders SS	Saunders SS	No Change
Longwoods Holding at White Oaks PS	Holding at Westminster SS	Saunders SS	Westminster SS	Change
Wilberforce PS	Medway HS	Medway HS	Medway HS	No Change
Wilfrid Jury PS	Sir Frederick Banting SS	Sir Frederick Banting SS	Sir Frederick Banting SS	No Change
Wilton Grove PS	Sir Wilfrid Laurier SS	Sir Wilfrid Laurier SS	Sir Wilfrid Laurier SS	No Change
Woodland Heights PS	Westminster SS	Westminster SS	Westminster SS	No Change
Wortley Road PS	London South CI	London South CI	London South CI	No Change
New NW London PS	Sir Frederick Banting SS	Sir Frederick Banting SS	Sir Frederick Banting SS	No Change
New SW London PS	Saunders SS	Saunders SS	Saunders SS	No Change
New West London PS ^[2]	Saunders SS	Oakridge SS	Oakridge SS	Change

^[1] Holding at Byron Somerset will be split between the New West London PS (Oakridge SS) and Byron Southwood PS (Saunders SS).

^[2] New West London site is pending Ministry approval.

Red text refers to those schools who also fall within the H.B. Beal SS attendance area.

Bold text refers to those attendance areas that are currently holding zones.

Note: Lester B. Pearson students attend their home secondary school.