



Thames Valley

District School Board

Southeast London Elementary Panel Attendance Area Review (SELAAR)
Initial Attendance Area Review Report

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Executive Summary

This report provides an examination of current and projected enrolment across English track elementary schools in the southeastern portion of the City of London. The recommendations presented within this report are based on an analysis of Thames Valley District School Board's current and long-term needs. This report is not intended to be a stand-alone document and should be referenced in conjunction with other Board strategies, policies, and objectives.

The primary objective of this study is to analyze relevant demographic, enrolment, residential development, and facility data to establish an attendance area for the new Southeast London elementary school. Select data, metrics, and on-the-ground capacities will influence the establishment of a boundary that can accommodate both existing and projected enrolment for the new school and provide relief for Summerside Public School. The new elementary school is expected to open in the 2026-27 school year.

The measures considered as part of this review address the enrolment pressures facing the English track schools in the study area. Multiple proposed solutions are presented in this document to balance enrolment in the southeast part of London when the new elementary school opens. The options presented are intended to outline a strategic approach to address immediate and future potential accommodation issues, while also providing the flexibility to address further pressures that will arise over the next five to ten years.

The catalyst for this review is the opening of the new north southeast London elementary school which will draw a significant number of students from the Summerside PS attendance area as well as interim accommodation students at John P. Robarts Public School from the Summerside PS attendance area.

The new southeast London elementary school was approved for an on-the-ground (OTG) capacity of 655 students. The potential boundary options presented in this report were developed to balance enrolment between this school and Summerside PS over the long term.

1. Background

TVDSB provides educational services to the cities of St. Thomas and London as well the Counties of Middlesex, Oxford, and Elgin. Prior to 2016, enrolment was generally stable at approximately 75,000 students. Currently, there are more than 84,000 students across the district. Enrolment growth is expected to continue due to sustained migration and immigration to the area and the rapid pace of development activity. These changes in population and migration patterns have significantly impacted Board enrolments. Over the next ten years, it is anticipated that the growth and development within the Board's jurisdiction will continue to increase rapidly, which will cause further enrolment imbalances if not addressed. Any future decisions must be made in the context of both Board and Ministry of Education initiatives and policies regarding boundary changes and requests for capital funding.

1.1 Analysis Parameters

The objective of an attendance review is to balance enrolment and utilization of schools for both the short and long-term. The projected enrolments for all schools involved in the review must be appropriate for the size of the school. This will allow school facilities to be used efficiently.

From a programming perspective, small grade cohorts can create challenges for organizing classes that meet Ministry class-size caps and can result in multi-grade classes. This can also result in other operational challenges such as having fewer teachers being available for supervision and reduced offerings of extra-curricular activities.

Residential development and municipal Official Plan direction can cause an imbalance of students at schools. Schools in rapidly developing areas can experience higher enrolment and student yields than more established or stable settlement areas. Changing demographics, socio-economic perceptions of certain areas, as well as housing density can result in over-capacity pressures at one school and empty pupil places at other schools nearby.

The tools available to the TVDSB to achieve long-term sustainability for this review include:

- Permanently accommodating students in southeast London at the new southeast London elementary school and Summerside PS

The schools involved in this review are as follows:

- Summerside PS
- John P. Robarts PS

1.2 Southeast London Elementary Panel Attendance Area Review

The purpose of this report is to highlight current enrolment and future growth at the schools in southeast London and the potential attendance area options to help accommodate the projected growth here.

The potential boundary changes provide a solution on how to best manage the future enrolment that will result from new residential development in the short and long term. This will be achieved through the establishment of an attendance area for the new southeast London elementary school which will split the current Summerside PS attendance area. The new elementary school is expected to open in the 2026-27 school year.

The southeastern part of the City of London, north of Bradley Avenue and east of Highbury Avenue, is experiencing rapid residential growth. Over the next 10 to 15 years, approximately 3,500 units are expected to be constructed which is expected to yield over 700 students. The new southeast London elementary school as well as Summerside PS will accommodate these students.

2. Current Situation

2.1 Southeast London Study Area

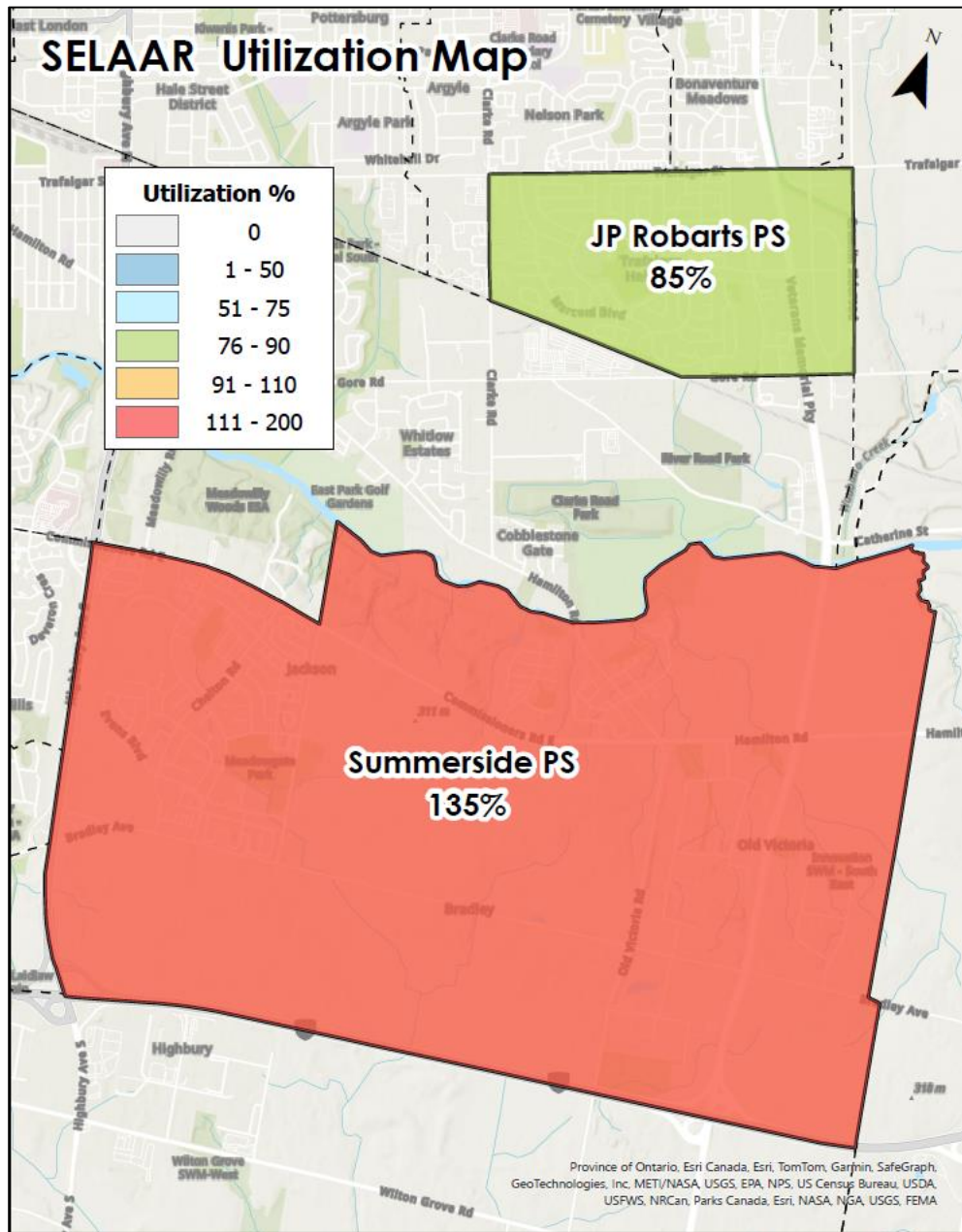
Currently, Summerside PS is the only elementary school in southeast London. Based on the amount of growth from new residential development, Summerside PS had to be capped to new registrations during the 2022-23 school year, being its first year of operation. As a result, new registrations from the Summerside PS attendance area are now designated to John P. Robarts PS, which is the interim accommodation school. John P. Robarts PS will be the interim accommodation school until the new southeast London elementary school opens.

Summerside PS has an OTG capacity of 553. In the first year of operation, enrolment reached a utilization of 148%. For the 2023-24 school year, utilization decreased to 137% after the school was capped. However, with the amount of development planned within the attendance area, significant enrolment growth will continue. As of the 2023-24 school year, there were 12 portables at Summerside PS.

Given this development pressure, enrolment is projected to increase at John P. Robarts PS as well until the new Southeast London elementary school opens.

Figure 1 on the following page shows the overall utilization of all schools included in this review as of the 2023-24 school year. John P. Robarts was under capacity in 2023-24 but is expected to continue to grow as it continues to receive students from the Summerside PS attendance area.

Figure 1: 2023-24 Utilization Rates



Figures 2 on the following page shows that the majority of students in the study area are concentrated immediately around Summerside PS and to the northeast of Summerside PS on the north side of Commissioners Road East. Currently, there are no students east of Jackson Road, south of Commissioners Road East, but significant development is planned for this area which will contribute many students to the new Southeast London elementary school in the coming years.

Figure 2: Student Distribution Summerside PS

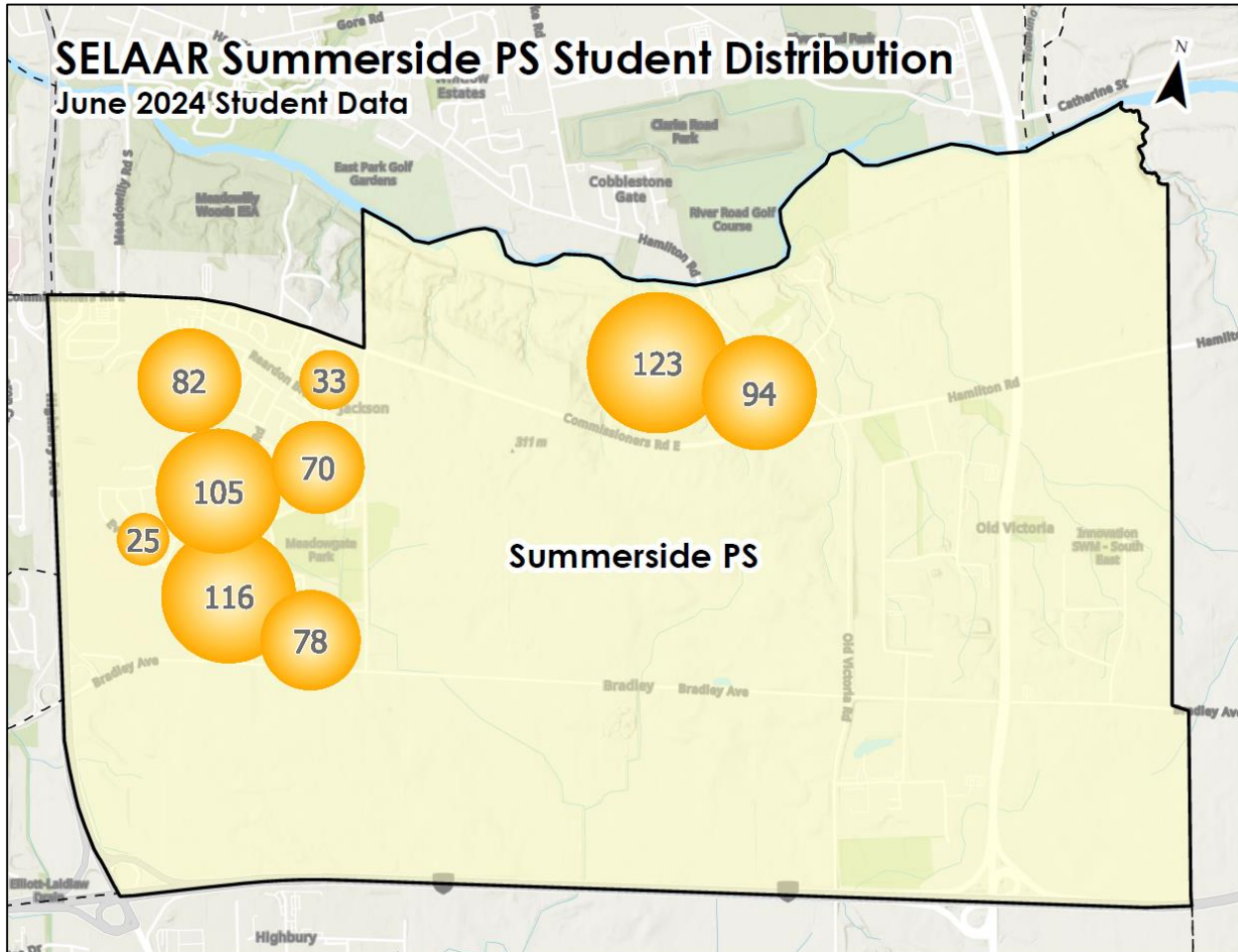
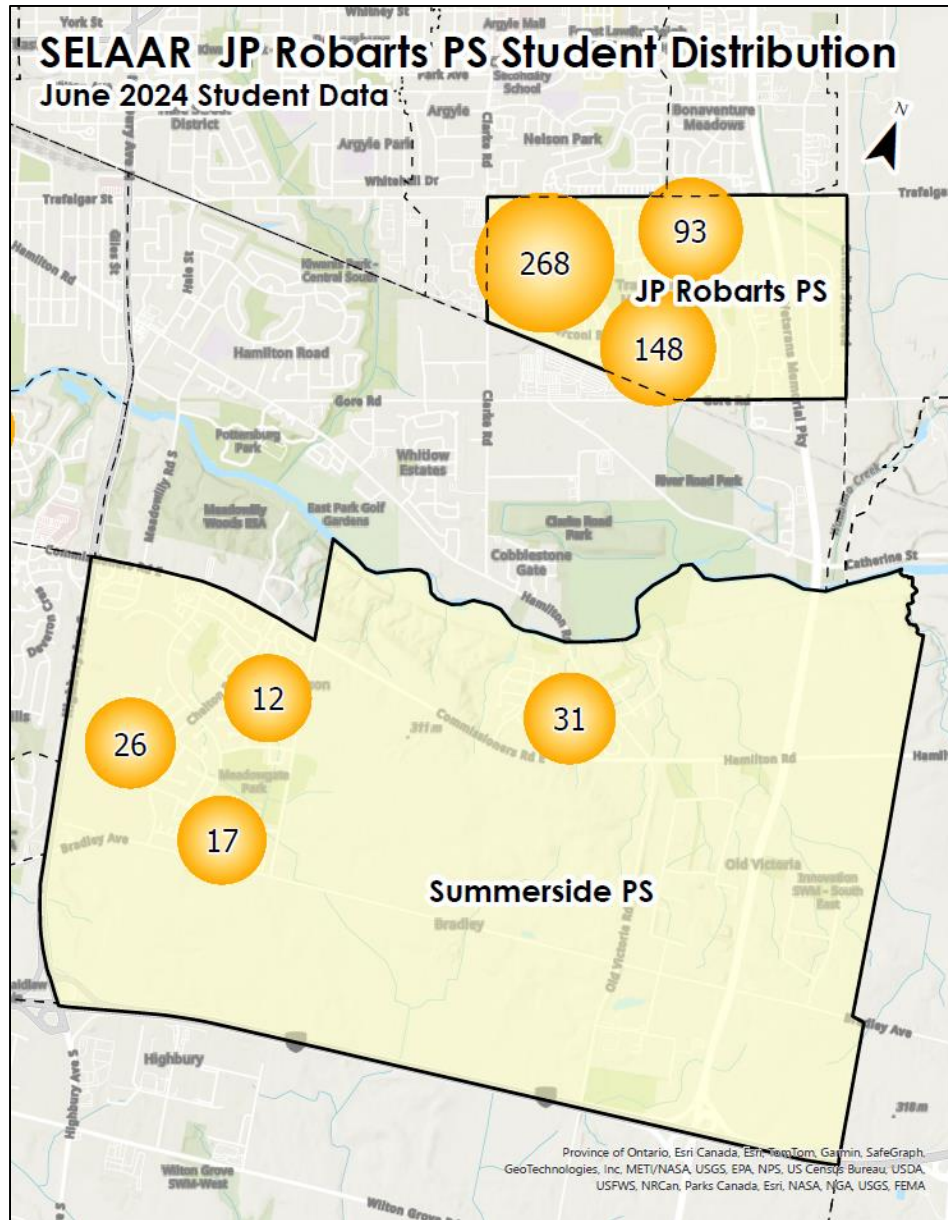


Figure 3 shows the John P. Robarts PS students from the Summerside PS attendance area. As shown, students attending John P. Robarts PS are dispersed west of Jackson Road, and north of Commissioners Road East. These students will be designated to either Summerside PS or the new school when it opens.

Figure 3: Student Distribution John P. Robarts PS



2.2 Issues Under Review

Official 2023-24 enrolment figures were used for this review as this is the most recent official data available.

The purpose of this attendance area review is to establish a boundary for the new elementary school in southeast London that was approved as part of the 2023-24 round of the Capital Priorities Program. When the new school opens, the new boundary will be contained within the existing boundary of Summerside PS and will relieve enrolment pressure at this school.

Due to the location of residential development planned within the Summerside PS attendance area, any boundary options for the new school will need to be based on current students and projected enrolment in the new attendance area that will result from new development.

Given the proximity of Summerside PS to the new school, maintaining walkability for both schools was prioritized in the development of the attendance area options for both schools. The majority of students within both attendance areas will be within the non-transportation zone for their respective school, thereby reducing reliance on busing.

3. Current and Projected Residential Growth and Community Trends

3.1 Current and Projected Residential Development

There is significant growth happening in the southeastern part of London which is projected to continue for several years. The City of London provides data on a yearly basis regarding planned residential development projects. The map shown in Figure 4 from the City's Growth Management Implementation Strategy (GMIS) shows the location of all planned residential development in southeast London. Based on City data, there are 3,358 units planned for the area within the Summerside PS attendance area, which is identified by the hatched yellow line in Figure 4 below. 798 of these units are in registered plans, and another 1,134 are in draft approved plans. Most of these units are in low and medium density developments, which produce the highest student yields.

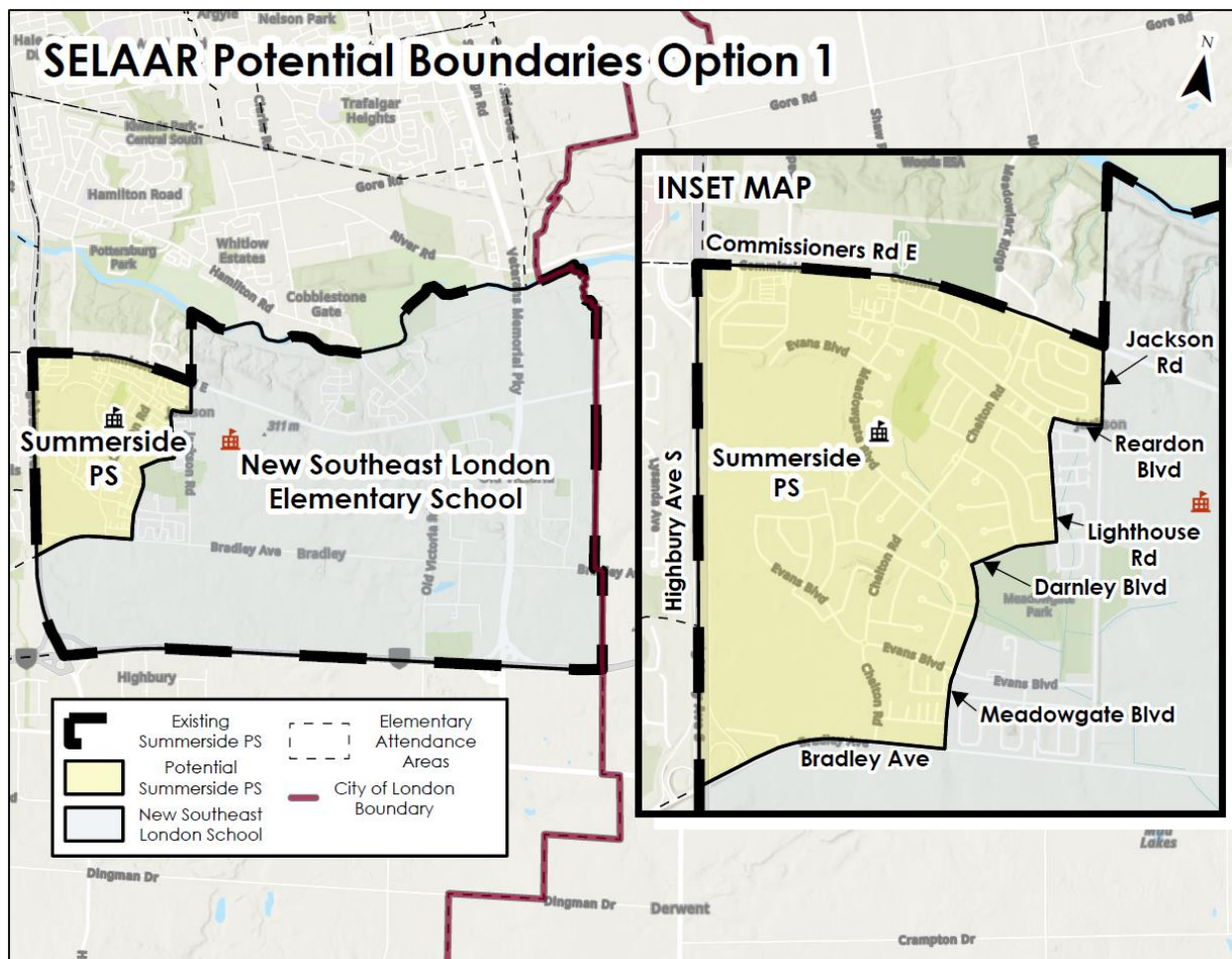
5.1 Potential Boundary Options

Two attendance area options are proposed for Summerside PS and the new elementary school. The options are similar but Option 2 would designate more students to the new elementary school when it opens. Both options are described below.

5.1.1 Option 1

This option would establish an attendance area for Summerside PS bound by Highbury Avenue to the west, Bradley Avenue to the south, Meadowgate Boulevard, Lighthouse Road, and Jackson Road to east, and Commissioners Road East to the north. The attendance area for the new school would be comprised of the remaining portion of the current Summerside PS boundary, extending south to Highway 401, the Thames River to the north, and the City of London boundary to the east. This option will result in higher long-term enrolment at Summerside PS and lower long-term enrolment pressure at the new school. In this option, both schools would be fully utilized by 2029, with 107% and 101% utilization, respectively. The proposed boundaries in Option 1 are shown below in Figure 5.

Figure 5: Potential Boundaries Option 1



The following table identifies how many students resided in each portion of the current Summerside PS attendance area during the 2023-24 school year. The portions are separated into the potential Summerside PS attendance area and the potential new school boundary in Option 1.

	Current Attendance Area	Students (23-24)
1	Potential Summerside PS Attendance Area	411
2	Potential New School Attendance Area	401

Figures 6 and 7 illustrate the projected enrolment and utilization at Summerside PS and the new school in Option 1. Under this option, Summerside PS is projected to remain fully utilized, increasing in enrolment to approximately 120% by 2033. Under Option 1, the new school is projected to reach a utilization of approximately 127% by 2033.

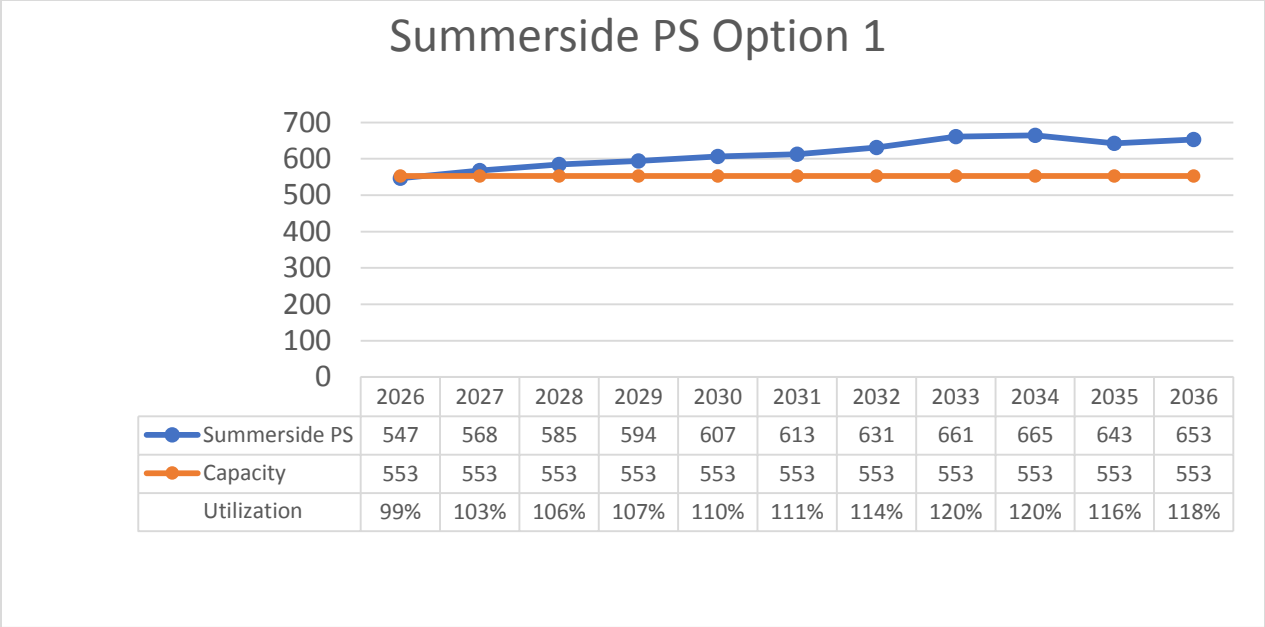
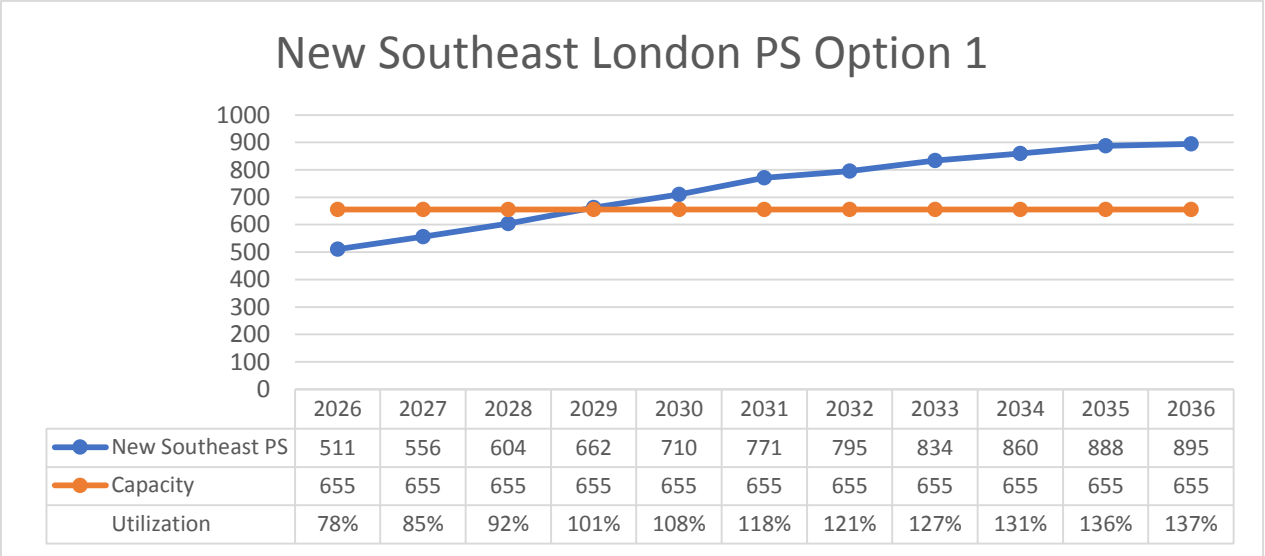


Figure 6: Option 1 Projections and Utilizations Summerside PS

Figure 7: Option 1 Projections and Utilizations New Southeast London PS

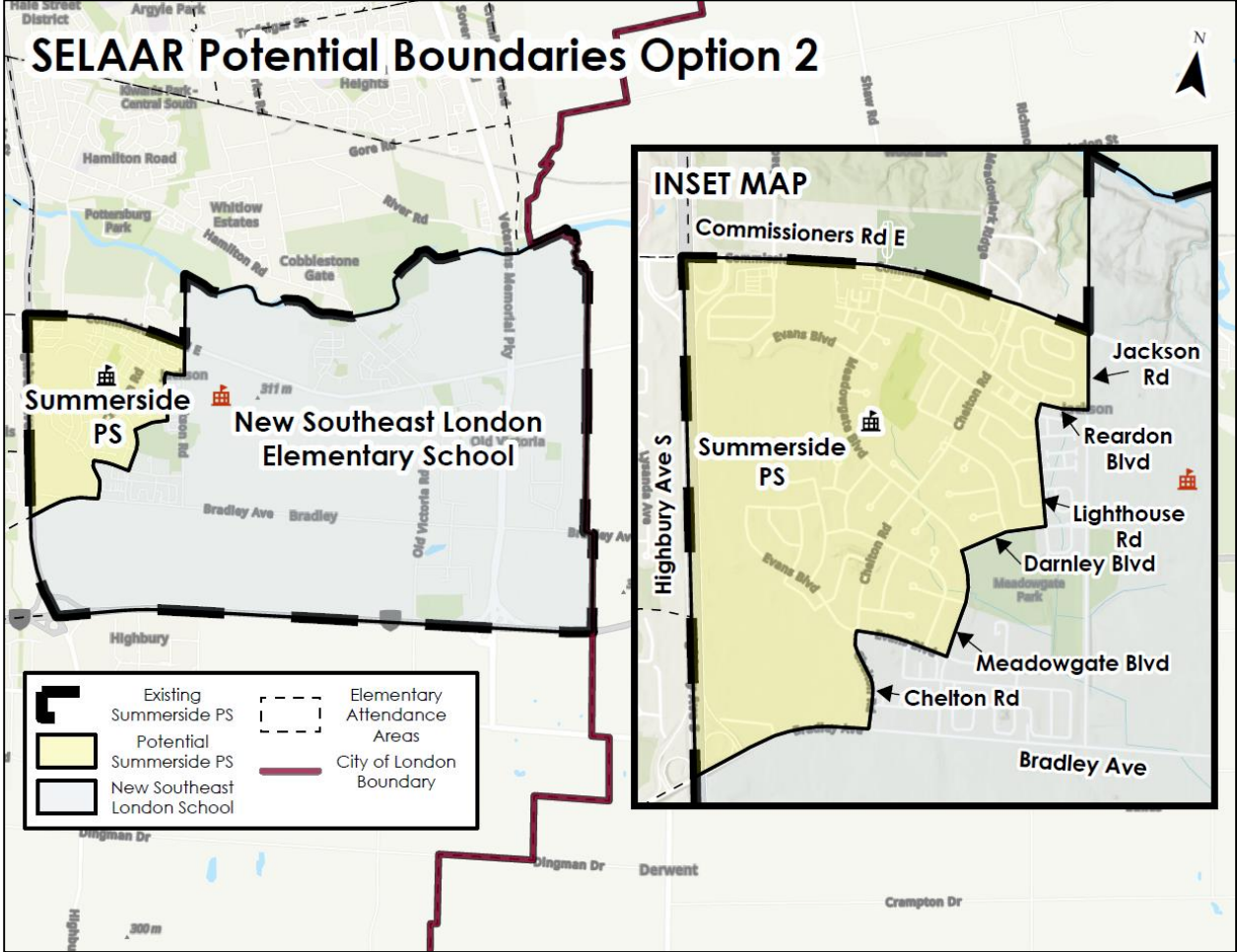


5.1.2 Option 2

Option 2 is similar to Option 1, except for the southeastern corner of the potential Summerside PS attendance area. Under Option 2, the area bound by Chelton Road to the west, Bradley Avenue to the south, Meadowgate Boulevard to the east, and Evans Boulevard to the north would be part of the new elementary school’s attendance area. This option will result in less long-term enrolment at Summerside PS but higher long-term pressure at the new elementary school. The new school is projected to open near

capacity but will face increased long-term pressure. Under this option, Summerside PS is projected to be under capacity when the new school opens and will reach capacity by approximately 2032. The potential boundaries for Option 2 are shown below in Figure 8.

Figure 8: Potential Boundaries Option 2



The following table identifies how many students resided in each portion of the current Summerside PS attendance area during the 2023-24 school year. The portions are separated into the proposed Summerside PS attendance area and the proposed new school boundary in Option 2.

	Current Attendance Area	Students (23-24)
1	Potential Summerside PS Attendance Area	355
2	Potential New School Attendance Area	457

Figures 9 and 10 illustrate the projected enrolment and utilization at Summerside PS and the new school under Option 2. As shown, Summerside PS is projected to remain close to capacity in this scenario. However, under this option the new school is projected to reach a utilization of approximately 147% by 2036.

Figure 9: Option 2 Projections and Utilizations Summerside PS

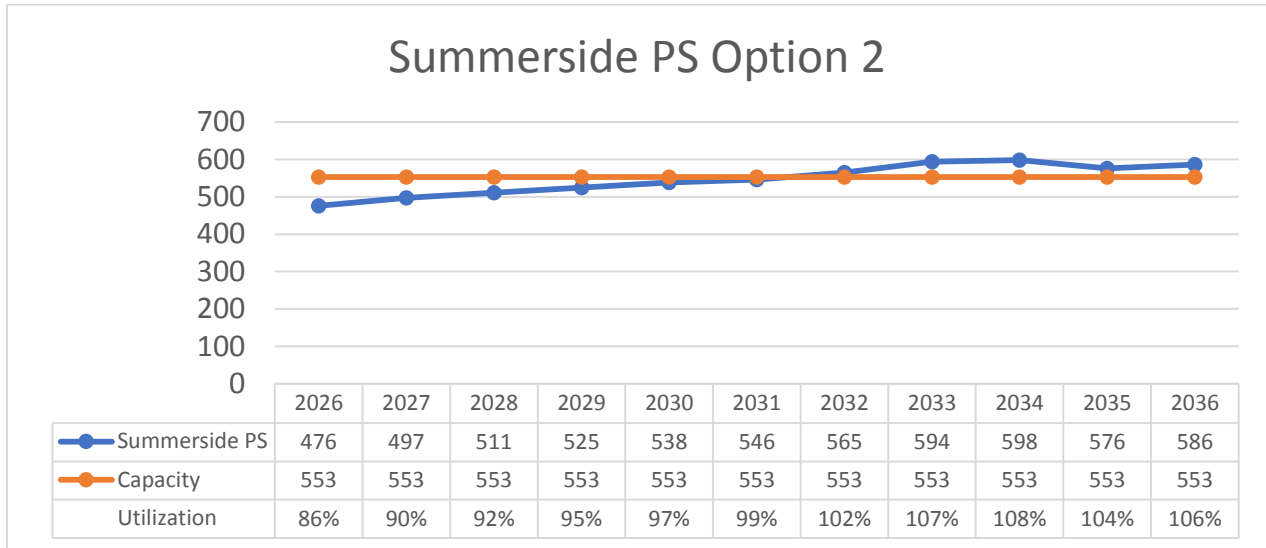


Figure 10: Option 2 Projections and Utilizations New Southeast London PS

