



Thames Valley

District School Board

East Central London Elementary Panel Attendance Area Review
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 east central 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 adjust attendance areas for four schools in east central London to relieve enrolment pressure at Aberdeen PS and East Carling PS, and to more appropriately utilize Trafalgar PS and Prince Charles PS. If approved, boundary changes are planned to take effect in September 2026.

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 east central part of London. 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 growing enrolment pressure at East Carling PS which resulted in the school being capped to new registrations for the 2024-25 school year. A large development on the former Victoria Hospital lands in London within the Aberdeen PS attendance area was also a catalyst for this review. Boundary changes are proposed for Aberdeen PS to ensure that there will be room to accommodate growth from this development in the future. Through the proposed boundary adjustments there is an opportunity to increase enrolment at both Prince Charles PS and Trafalgar PS so that these schools can be more appropriately utilized.

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 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:

- The modification of attendance areas to balance enrolment at schools in east central London.

The schools involved in this review are as follows:

- East Carling PS
- Prince Charles PS
- Aberdeen PS
- Trafalgar PS

1.2 East Central London Elementary Panel Attendance Area Review

The purpose of this report is to highlight current enrolment and future growth at the schools in east central 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 and continued community growth in the short and long term. This will be achieved through adjustments to existing boundaries to balance enrolment and ensure future growth can be accommodated.

The east central part of the City of London, east of Wellington Street and South of Oxford Street, is experiencing sustained growth. Additional growth is expected from the Vision SOHO development on the former Victoria Hospital lands at South Street and Colborne Street. This development is planned to produce close to 700 units, with more than half being affordable housing units.

2. Current Situation

2.1 East Central London Study Area

Collectively, the utilization of the four schools included in this review was 80% as of the 2023-24 school year. However, enrolment is not balanced across these schools. East Carling PS is well above capacity and Aberdeen PS is under capacity but growing rapidly. Prince Charles PS and Trafalgar PS are well under capacity. The following is an overview of each school involved in this review.

East Carling PS has a capacity of 461 students and had a utilization of 123% during the 2023-24 school year. The school was capped for the 2024-25 school year due to continued growth. Most of the growth at this school is coming from apartment complexes in the southwest portion of the attendance area and the northeast corner of the attendance area. Given the small size of the school property, not a lot of portables can be accommodated at this school. There are currently 5 portables on site. There is a holding zone within the East Carling PS attendance area on the former industrial site at 1156 Dundas Street. Students from this holding zone will be designated to Prince Charles PS.

Prince Charles PS has a capacity of 602 and had a utilization of 76% in the 2023-24 school year. It became the interim accommodation school for East Carling PS at the beginning of the 2024-25 school year and will receive all new registrations from within the East Carling PS attendance area. Accordingly, the school is projected to grow in the coming years but would have otherwise remained stable in enrolment.

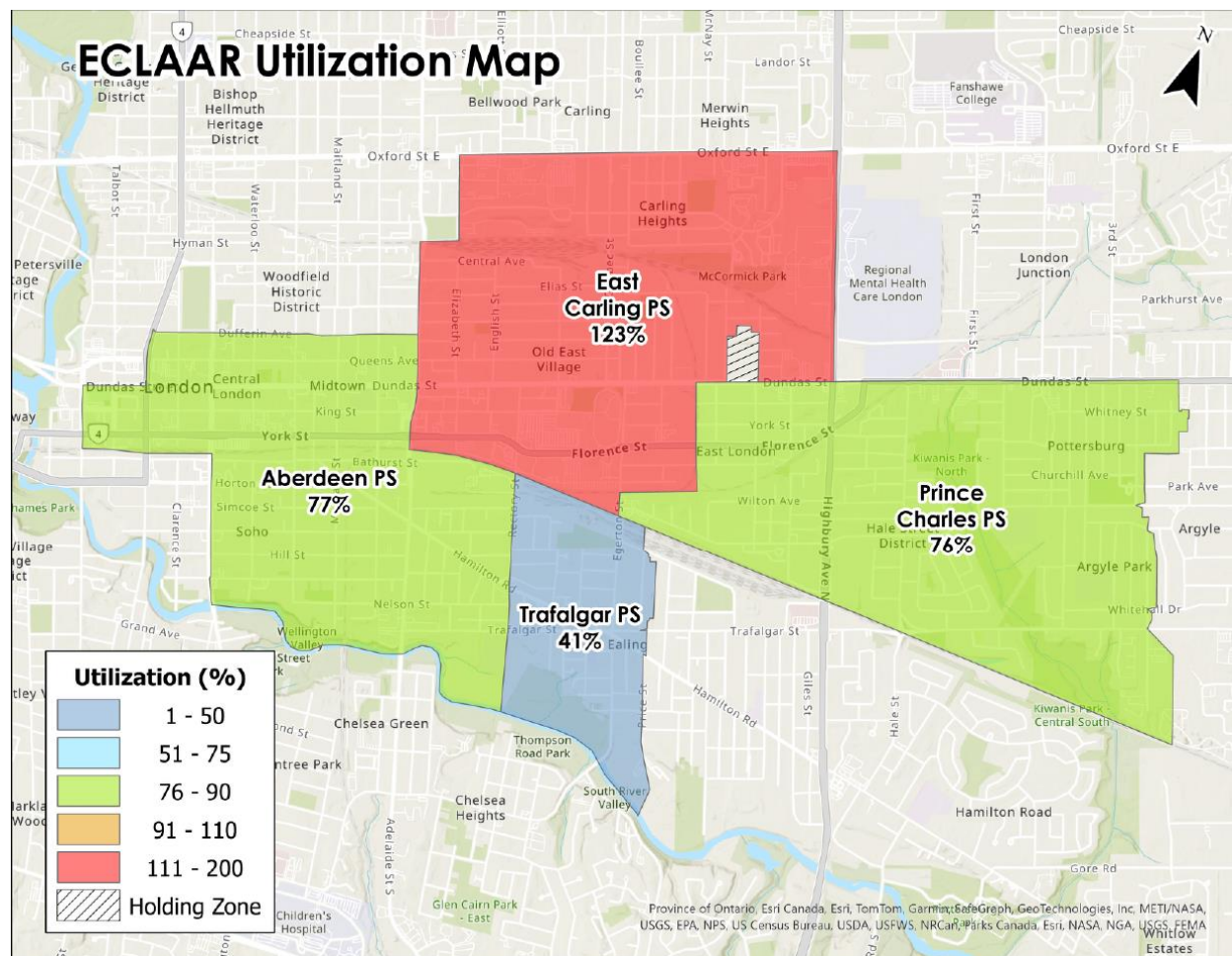
Aberdeen PS has a capacity of 378 and had a utilization of 77% during the 2023-24 school year. It has been growing since 2021-22. Additional students were designated to the school in 2023-24 as a result of a boundary change with St. George's PS. Due to the Vision SOHO development

located at South Street and Colborne Street on the former Victoria Hospital lands, the school is projected to continue growing in the coming years.

Trafalgar PS has a capacity of 409 and had a utilization of 41% during the 2023-24 school year. Enrolment at this school has been stable and is projected to remain low in the coming years.

Figure 1 shows the overall utilization of all schools included in this review as of the 2023-24 school year.

Figure 1: 2023-24 Utilization Rates



Figures 2-5 on the following pages shows the distribution of students within each attendance area for all schools included in the review.

Figure 2: Student Distribution East Carling PS

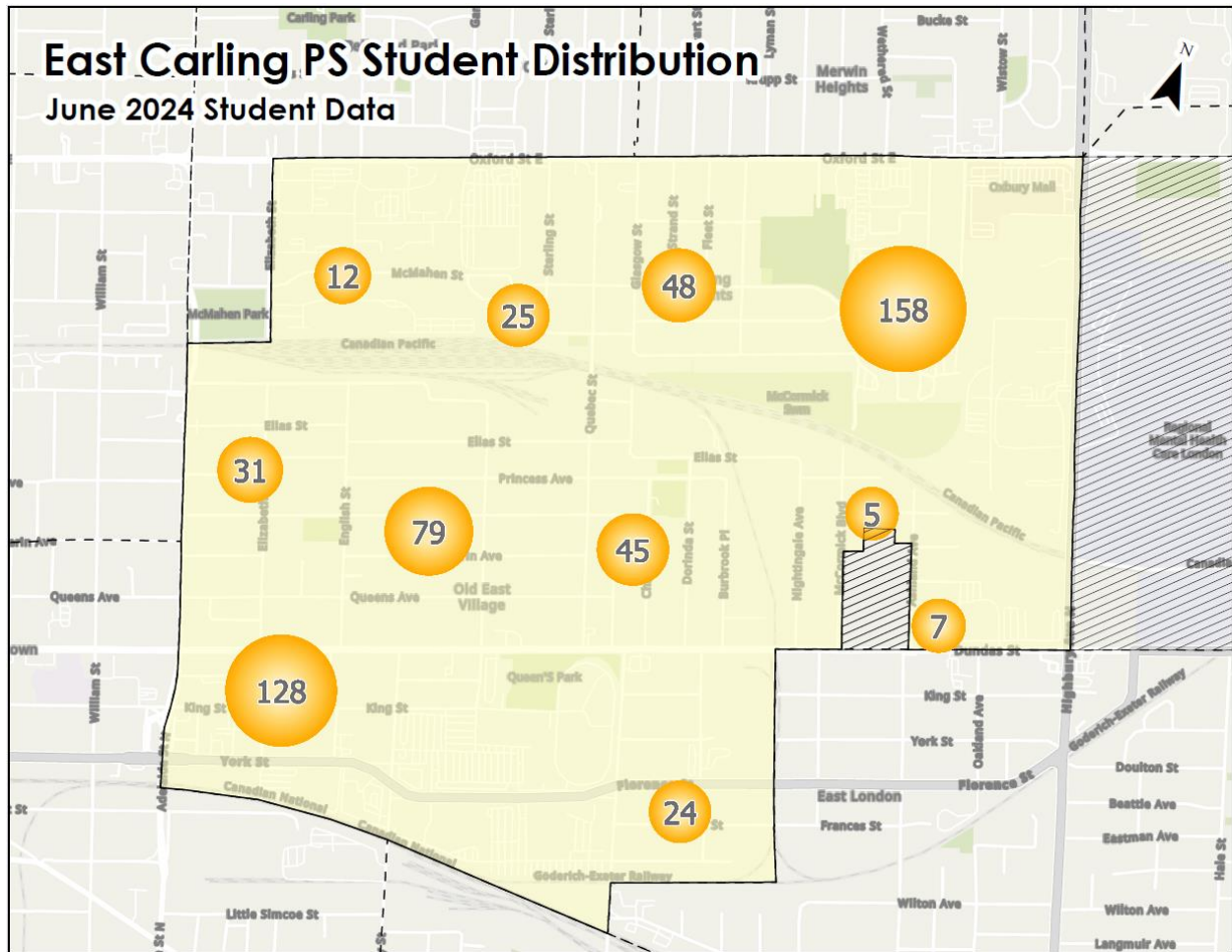


Figure 3: Student Distribution Prince Charles PS

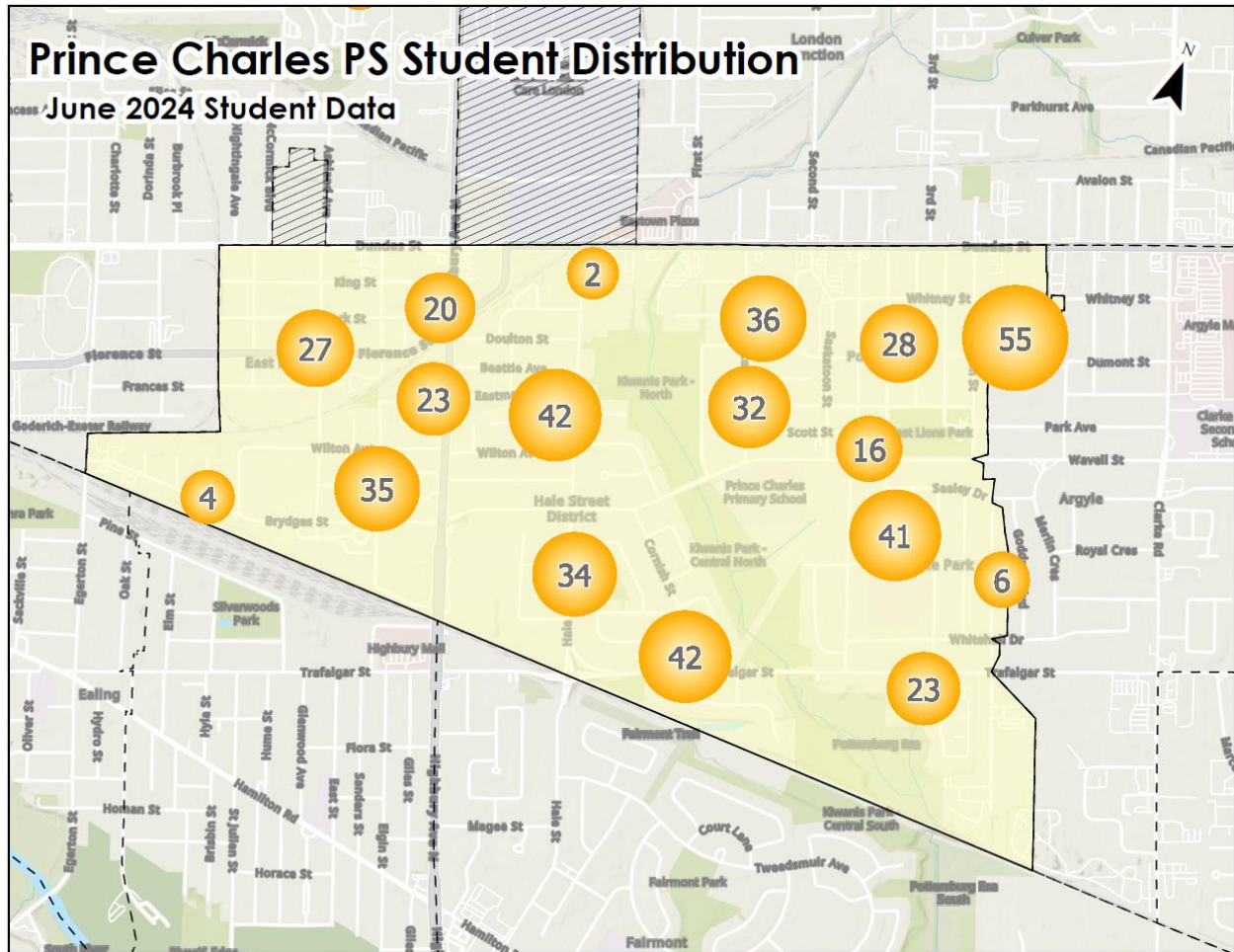


Figure 4: Student Distribution Aberdeen PS

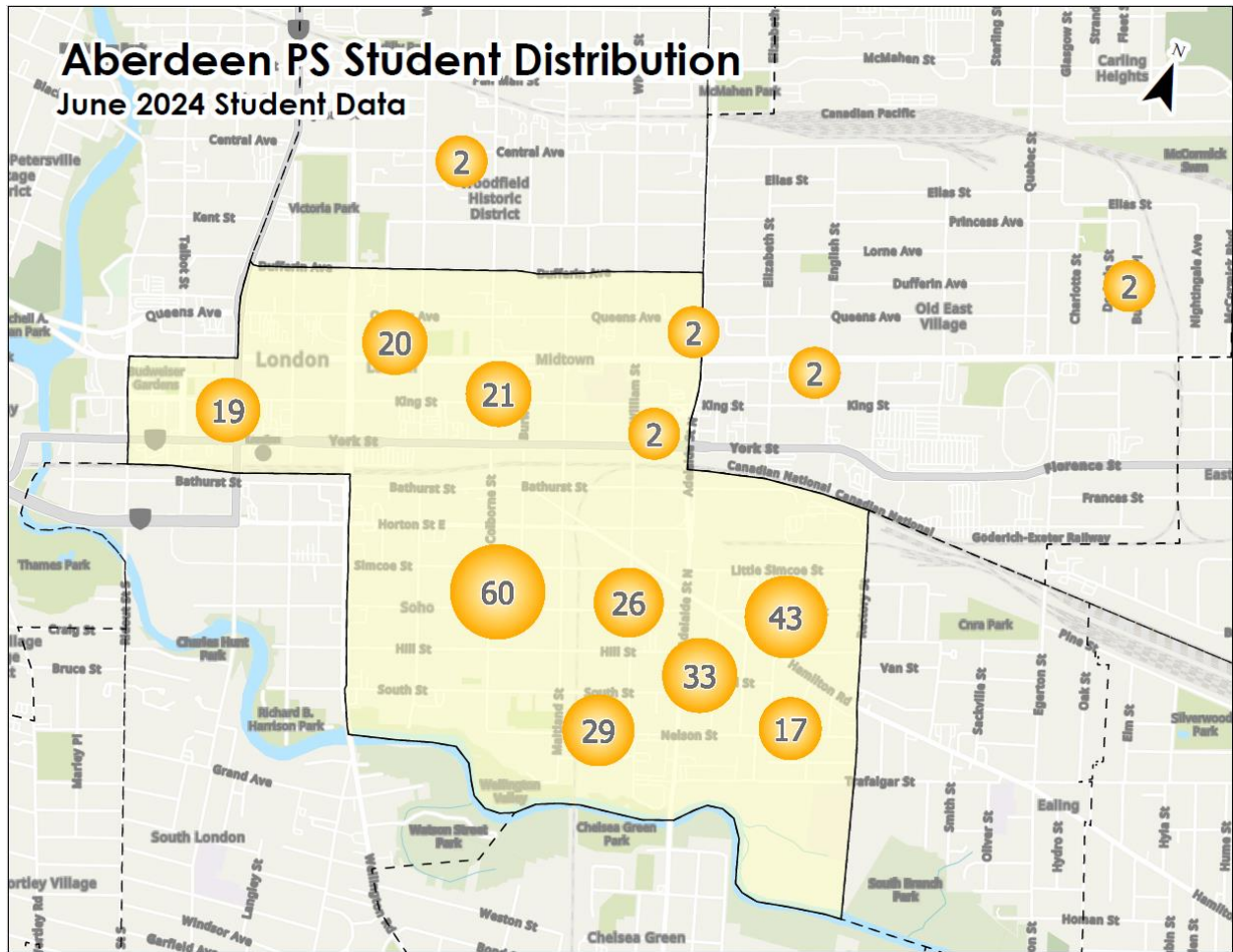
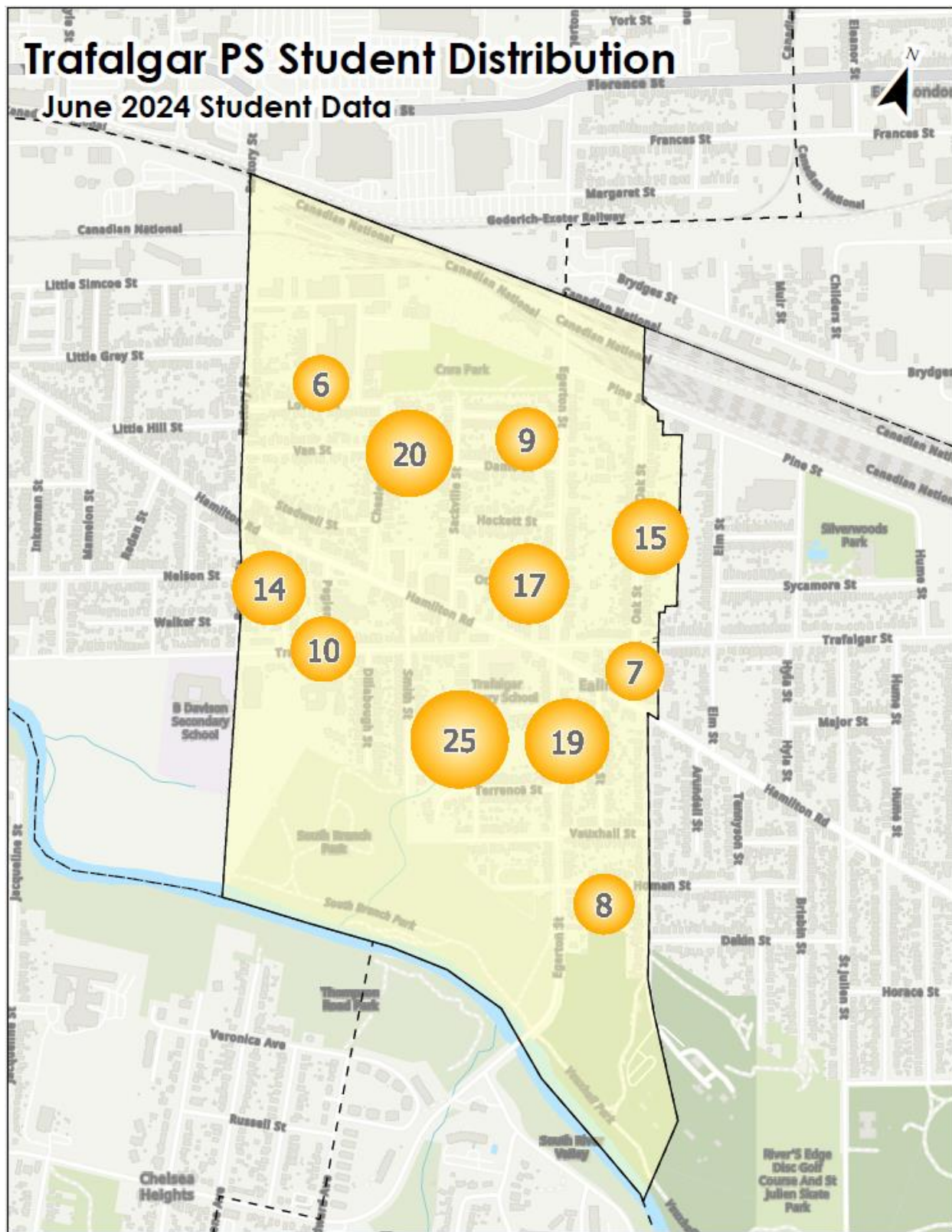


Figure 5: Student Distribution Trafalgar PS



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 relieve enrolment pressure at East Carling PS, ensure long term space at Aberdeen to accommodate future development, and more appropriately utilize Prince Charles PS and Trafalgar PS by increasing enrolment at these schools. The intention is to balance enrolment across these four schools so that they can all be appropriately utilized.

Knollwood Park PS was considered for inclusion in this review given its proximity to the East Carling PS attendance area; however, there were no boundary adjustment options that would have adequately relieved enrolment pressure at East Carling PS without creating satellite attendance areas or re-designating students from within the East Carling PS non-transportation zone. This would have potentially added busing requirements where it is currently not needed. In addition, Knollwood Park PS is the designated holding school for a large development within the Eagle Heights PS attendance area. Accordingly, it is important to ensure that enough space will be available at Knollwood Park PS in the long term to accommodate future students from that development.

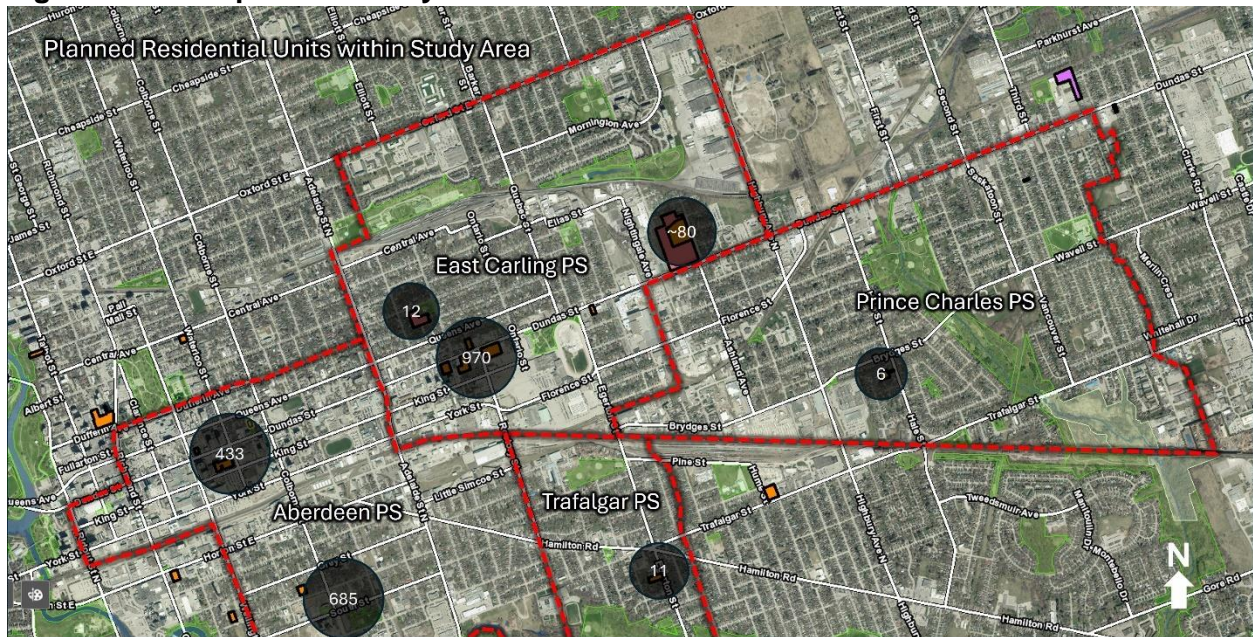
All boundary adjustment options for this review were developed to reduce reliance on busing as much as possible.

3. Current and Projected Residential Growth and Community Trends

3.1 Current and Projected Residential Development

There are large developments planned within the Aberdeen PS and East Carling PS attendance areas, comprised mostly of high-density, high-rise tower developments. Typically, high-rise developments yield a small number of students. However, the high-rise development that is under construction in the Aberdeen PS attendance area on the former Victoria Hospital lands will contain approximately 400 affordable housing units, which is projected to yield a higher number of students than most other developments of this type. There is a group of high-rise towers proposed along the south side of Dundas Street in the East Carling PS attendance area. One of the towers located at 763-773 Dundas Street is proposed to have 247 units, a minimum of 40% of which are planned to be affordable housing units. Accordingly, this development is projected to produce a higher student yield than the other towers proposed nearby. There is minimal development proposed within the Prince Charles PS and Trafalgar PS attendance areas. Planned and ongoing residential development within the study area is shown below in Figure 6.

Figure 6: Development Activity in East Central London



4. Out of Boundary Student Analysis

An out-of-boundary (OB) analysis was completed as part of this attendance area review report (Table 1). Through this analysis it was determined that 16 out of boundary students were attending East Carling PS, 8 out of boundary students were attending Prince Charles PS, 16 out of boundary students were attending Aberdeen PS, and 16 out of boundary students were attending Trafalgar PS. These numbers show that growth at East Carling PS and Aberdeen PS is not being driven significantly by out-of-boundary students.

Table 1: Out of Boundary Analysis

| School | # OB Students | % of total student population that is OB |
|-------------------|---------------|--|
| East Carling PS | 16 | 2.7% |
| Prince Charles PS | 8 | 1.7% |
| Aberdeen PS | 16 | 5.5% |
| Trafalgar PS | 16 | 9.7% |

5. Proposed Attendance Area Changes

The following section presents recommended boundary adjustments for East Carling PS and Prince Charles PS as well as Aberdeen PS and Trafalgar PS. Given the growth that has occurred at both East Carling PS and Aberdeen PS within the last 3 years, and the planned and ongoing

development within these attendance areas, the proposed boundary adjustments were developed to: relieve enrolment pressure at these schools, ensure that future growth can be accommodated, and better utilize nearby schools that are currently underutilized. While these interventions are designed to balance facility utilizations across all schools in the review, each proposed boundary adjustment considers the broader impacts on the community. For example, boundaries have been designed to follow major roads or other geographic features wherever possible. Attention was also paid to modes of transportation, preferring boundary adjustments that reduce reliance on school bus transportation. In this regard, walkability was a key consideration in developing boundary options. It is noted that no students that were impacted by changes to the St. George's PS and Aberdeen PS boundaries in 2023-24 as a result of the previously completed London Elementary Panel Attendance Area Review are proposed to be re-designated through this review.

5.1 Potential Boundary Options

Various attendance area adjustment options are presented below. There is one option proposed for East Carling PS and Prince Charles PS, and two options for Aberdeen PS and Trafalgar PS.

5.1.1 East Carling PS and Prince Charles PS Proposed Boundary Option

The proposed option would re-designate the portion of the East Carling PS attendance located between Dundas Street to the north and the Canadian National Railway line to the south to Prince Charles PS. This boundary option balances both schools at close to full capacity. For the 2026-27 school year when the changes would take effect, East Carling PS is projected to decrease from 141% without changes to 102% and Prince Charles PS is projected to increase from 71% to 98%. Given the number of students located south of Dundas Street and the large development projects located along the Dundas Street corridor, this option relieves enrolment pressure at East Carling PS, significantly reduces the amount of portables on site, and allows for future capacity to accommodate development from the McCormick Holding zone that would become part of the East Carling PS attendance area.

The proposed option is shown on Figures 7 and 8.

Figure 7: Potential Boundary Change for East Carling PS

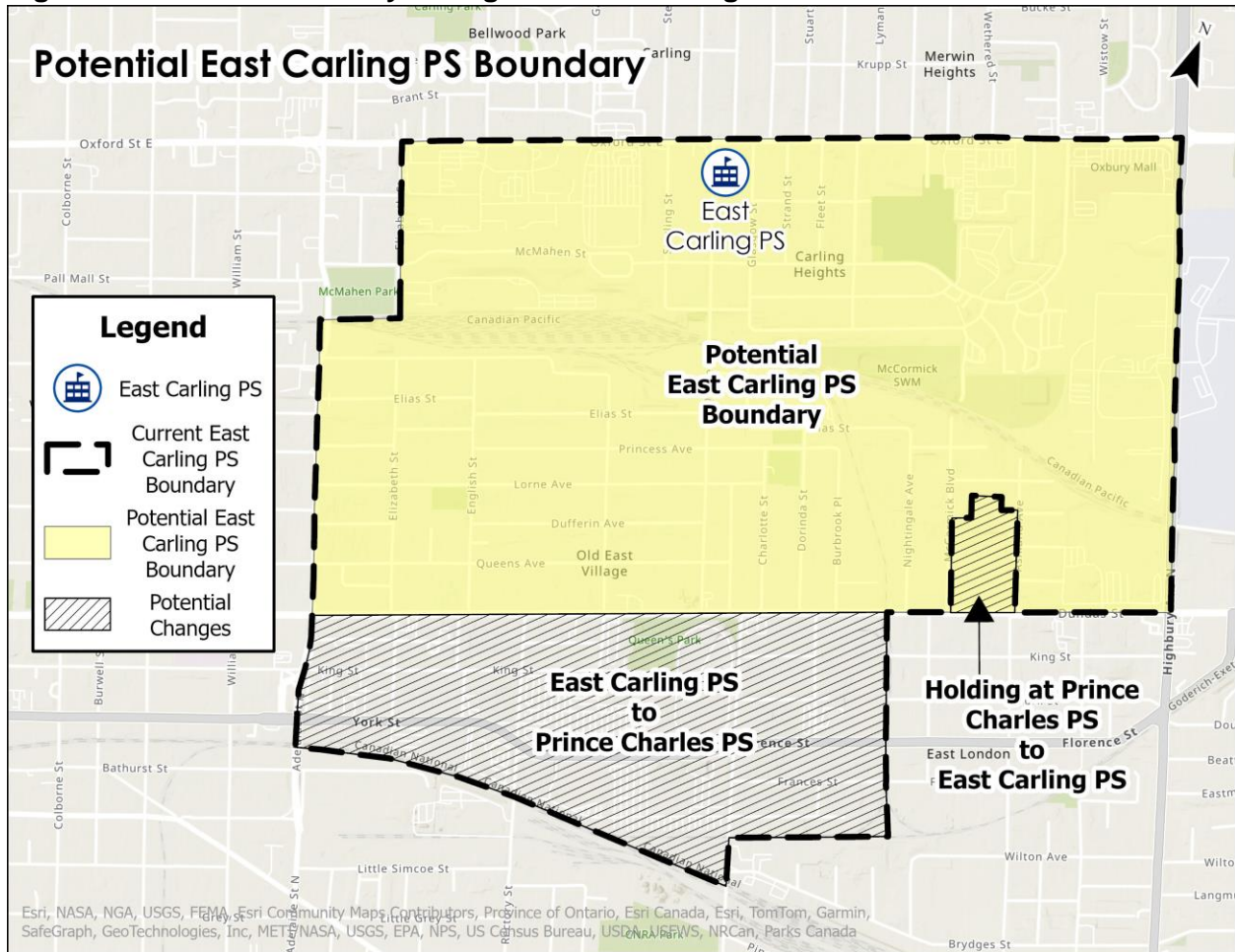
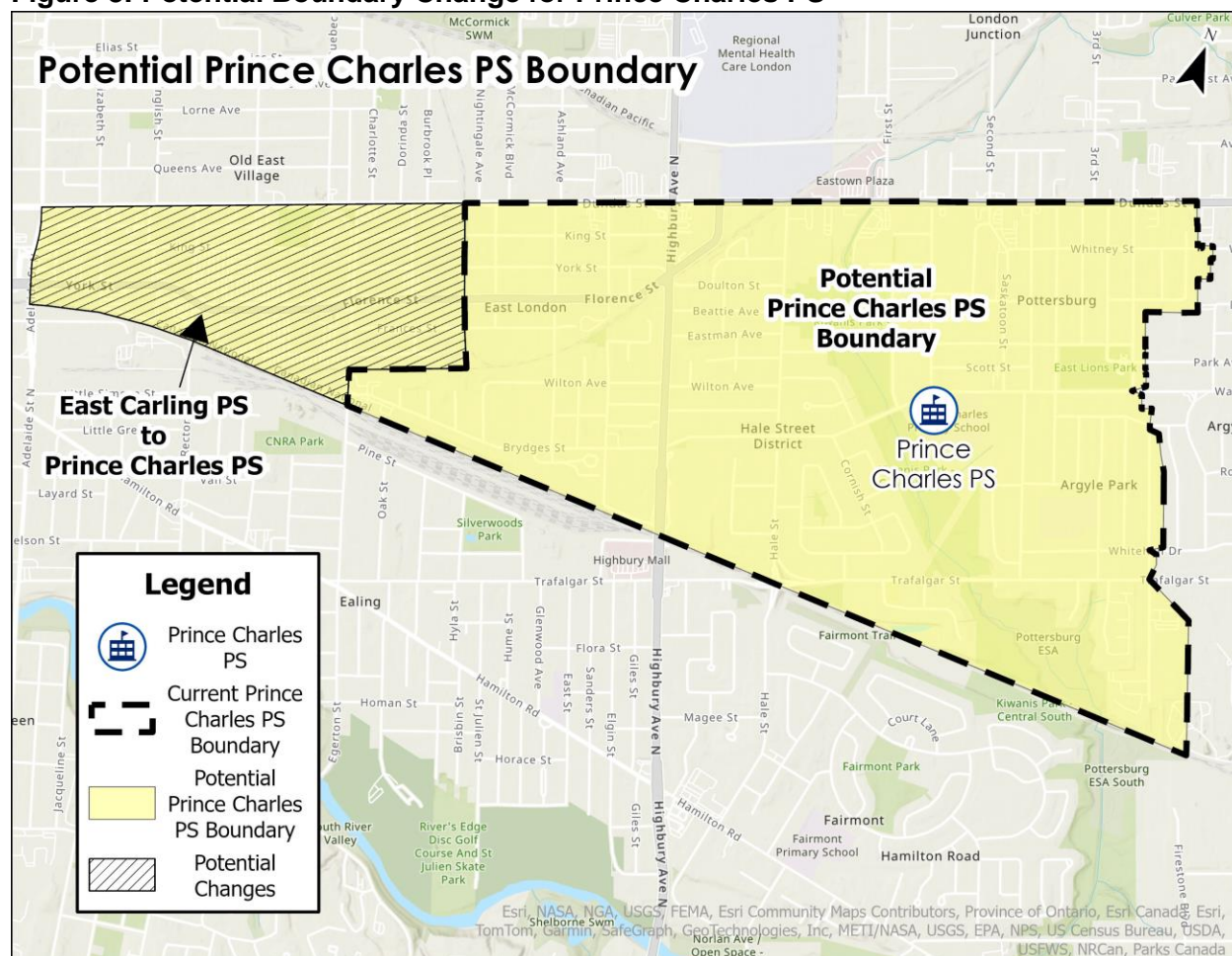


Figure 8: Potential Boundary Change for Prince Charles PS



Figures 9 and 10 illustrate the projected enrolment and utilization at East Carling PS and Prince Charles PS under the proposed option. As shown, the proposed boundary change is projected to result in utilizations of close to 100% for both schools over the 10-year planning horizon. It is noted that all ongoing and planned development as shown in Figure 6 is accounted for in the projections.

Figure 9: Projections and Utilizations for East Carling PS

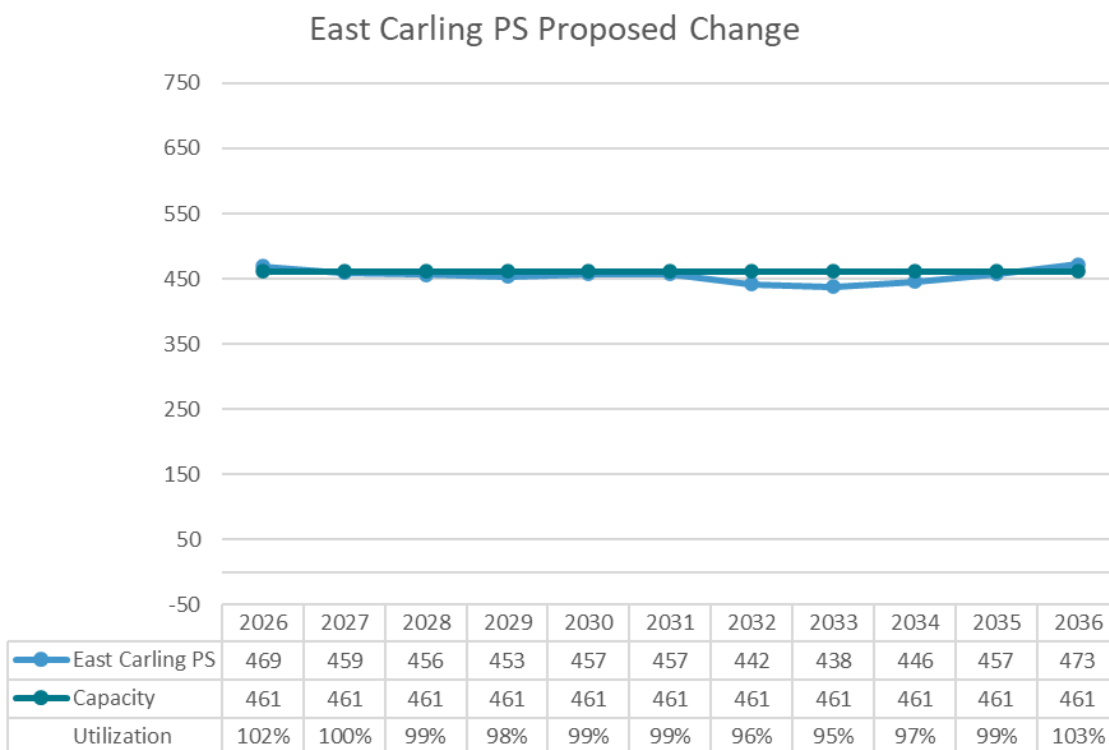
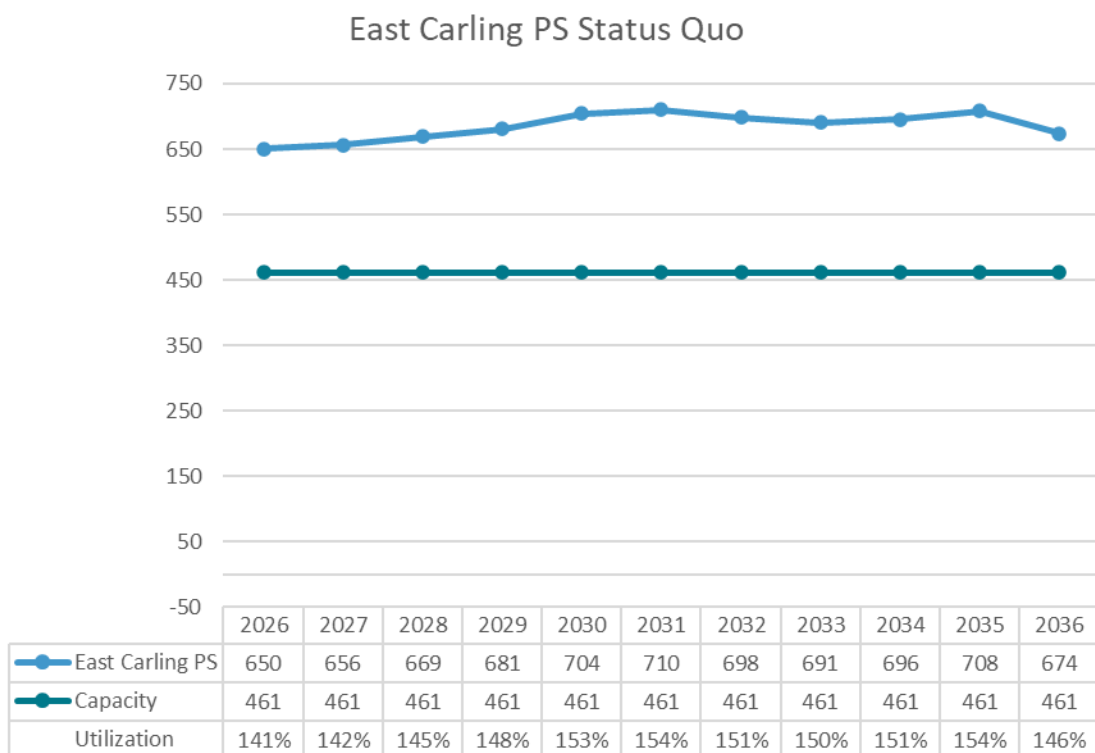
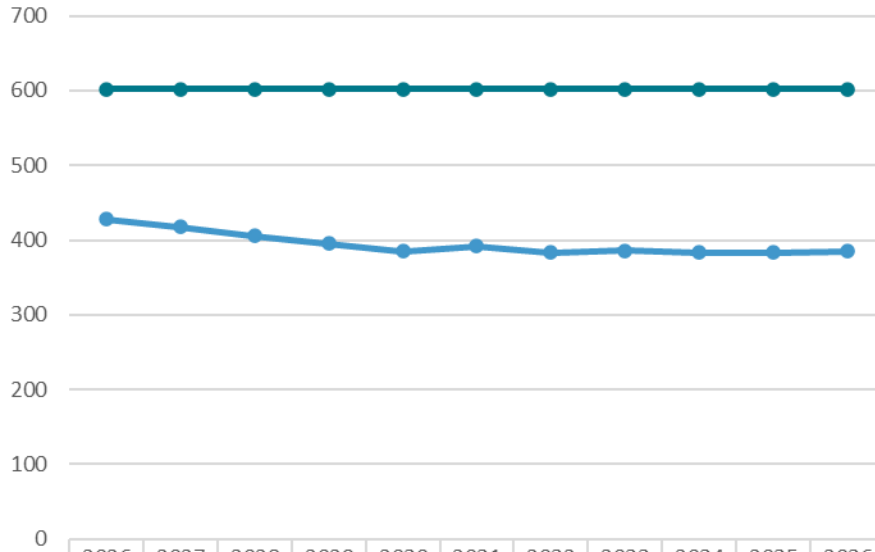


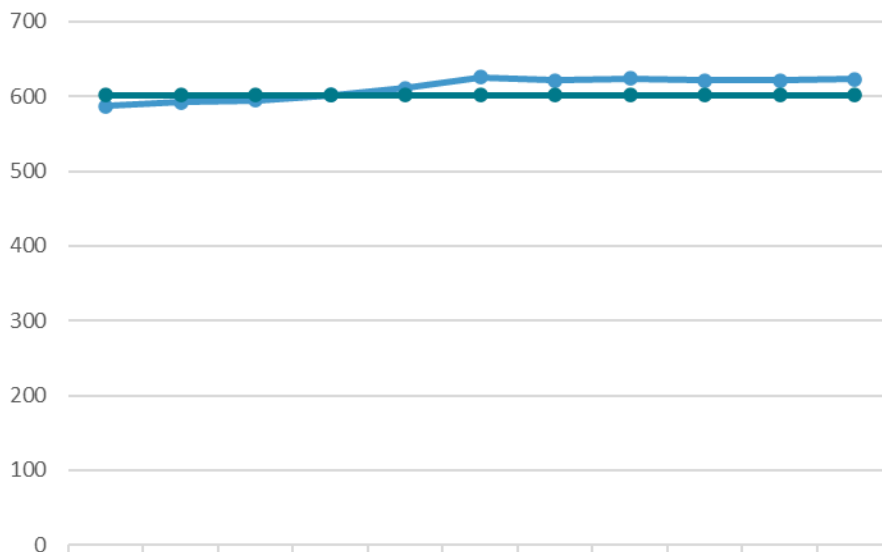
Figure 10: Projections and Utilizations for Prince Charles PS

Prince Charles PS Status Quo



| | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|-------------------|------|------|------|------|------|------|------|------|------|------|------|
| Prince Charles PS | 428 | 418 | 406 | 395 | 385 | 392 | 383 | 386 | 383 | 383 | 385 |
| Capacity | 602 | 602 | 602 | 602 | 602 | 602 | 602 | 602 | 602 | 602 | 602 |
| Utilization | 71% | 69% | 67% | 66% | 64% | 65% | 64% | 64% | 64% | 64% | 64% |

Prince Charles PS Proposed Option



| | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|-------------------|------|------|------|------|------|------|------|------|------|------|------|
| Prince Charles PS | 587 | 592 | 595 | 602 | 611 | 626 | 621 | 624 | 621 | 621 | 623 |
| Capacity | 602 | 602 | 602 | 602 | 602 | 602 | 602 | 602 | 602 | 602 | 602 |
| Utilization | 98% | 98% | 99% | 100% | 101% | 104% | 103% | 104% | 103% | 103% | 103% |

5.1.2 Aberdeen PS and Trafalgar PS Potential Boundary Options

Two options have been developed for attendance area changes between Aberdeen PS and Trafalgar PS. The objective of these changes is to provide capacity at Aberdeen PS to accommodate enrolment from future development, largely from the Vision SOHO project on the former Victoria Hospital lands, and to better utilize Trafalgar PS which is currently well under capacity. The two options are presented below.

5.1.2.1 Option 1 (Recommended)

The first boundary change option would designate the eastern portion of Aberdeen PS's boundary, including all lands east of Adelaide Street, to Trafalgar PS. This would increase utilization at Trafalgar in 2026-27 from 42% to 66% which would gradually increase to 70% over the 10-year planning horizon. Under this option, Aberdeen is projected to decrease to 60% in 2026 from 81%, but would increase as a result of new development to approximately 80% by 2029 and remain relatively stable over the next 10 years. The benefit of this option is that it increases the utilization of Trafalgar PS more than Option 2 and creates additional space at Aberdeen PS in the event that student yields are higher from the former Victoria Hospital lands redevelopment than initially projected.

Option 1 is shown on Figures 11 and 12.

5.1.2.2 Option 2

Option 2 is similar to Option 1, except that only the portion of land east of Adelaide Street and south of Hamilton Road would be re-designated to Trafalgar PS. This option would result in a projected utilization at Aberdeen PS for the 2026-27 school year of 68% compared to 81% without changes. This is projected to grow to 87% by 2036. However, under this option Trafalgar would only be utilized at a rate of 56% for the 2026-27 school year, growing to 62% by 2036.

Option 2 is shown on Figures 13 and 14.

Figure 13: Potential Boundary Change for Aberdeen PS Option 2

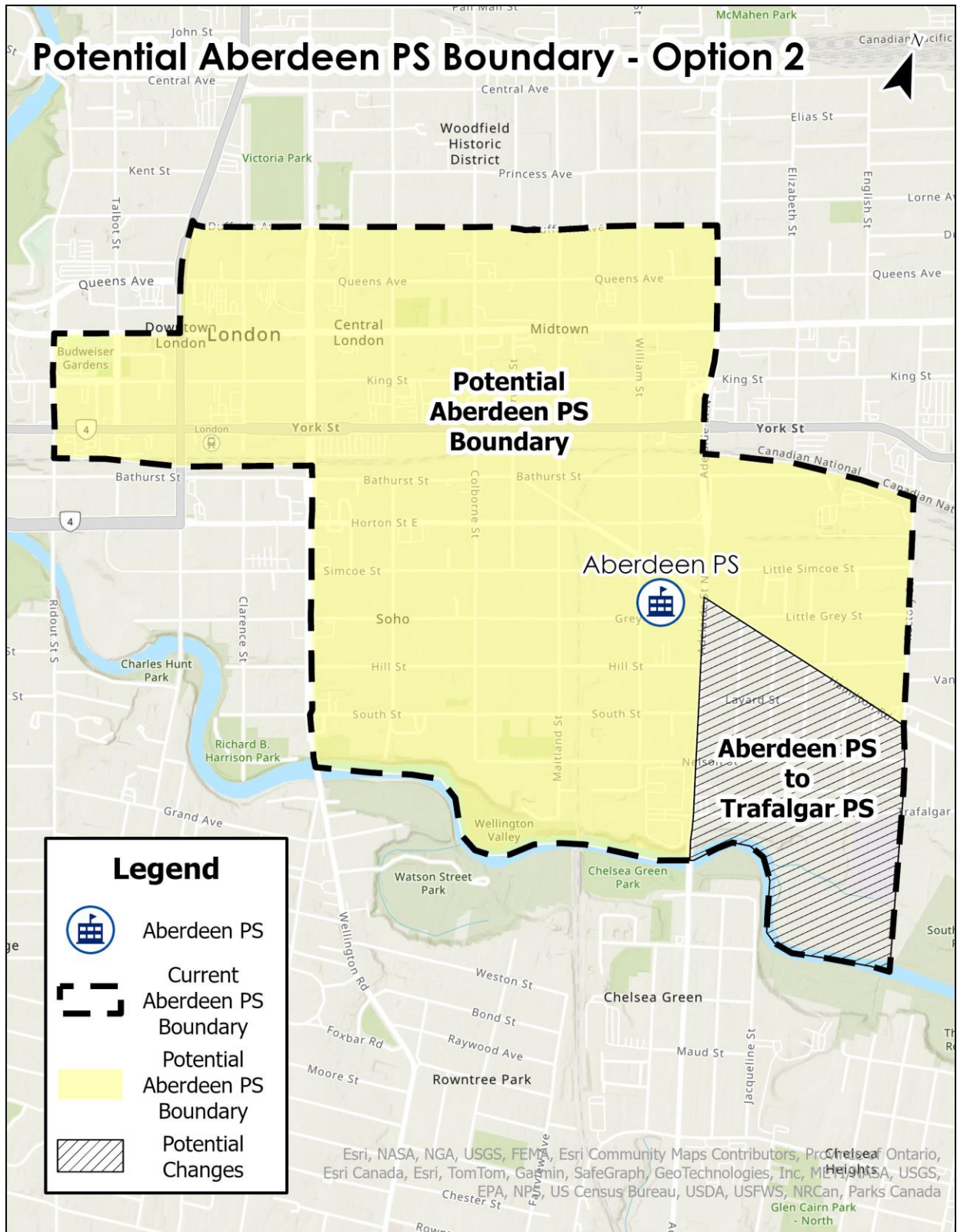
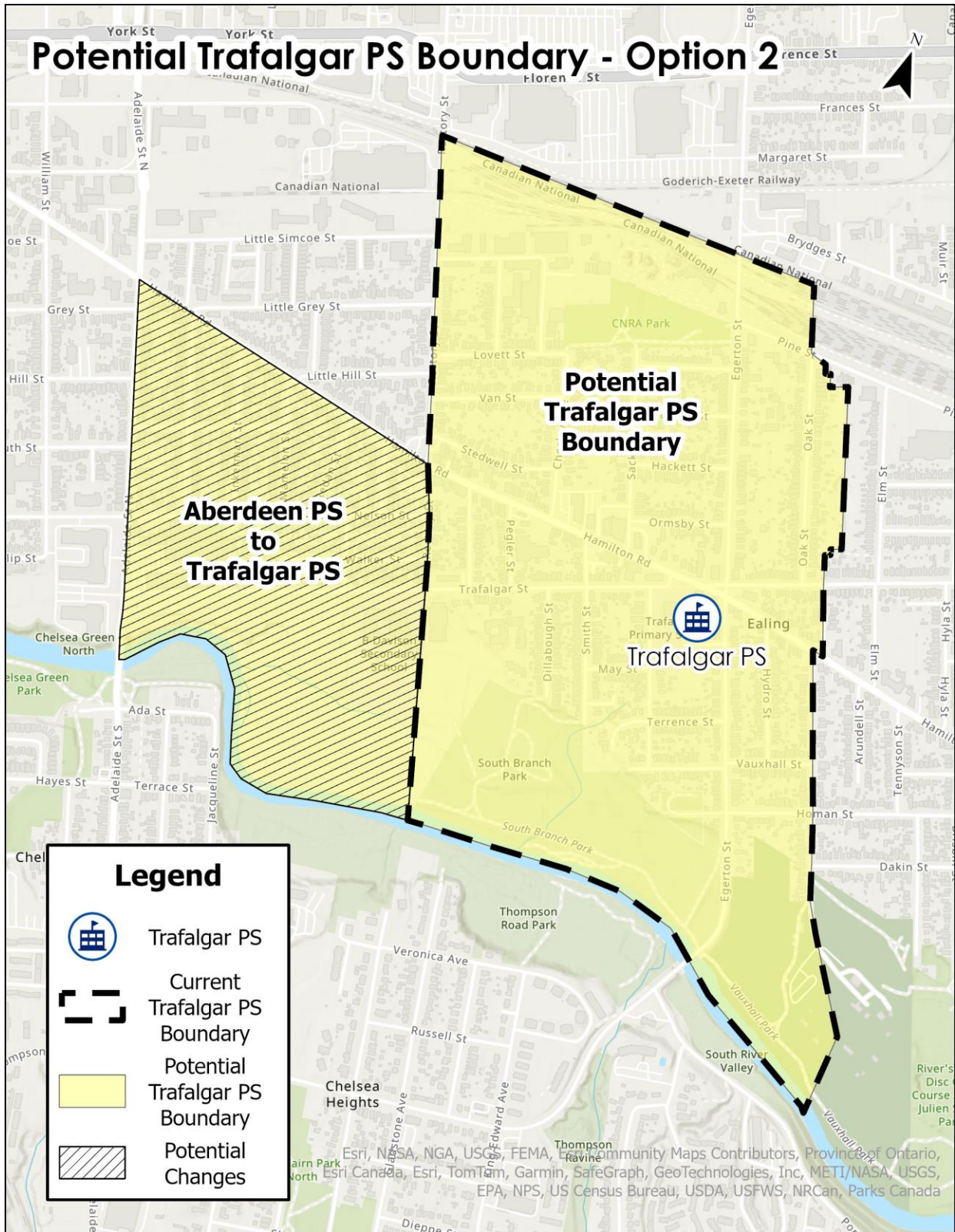
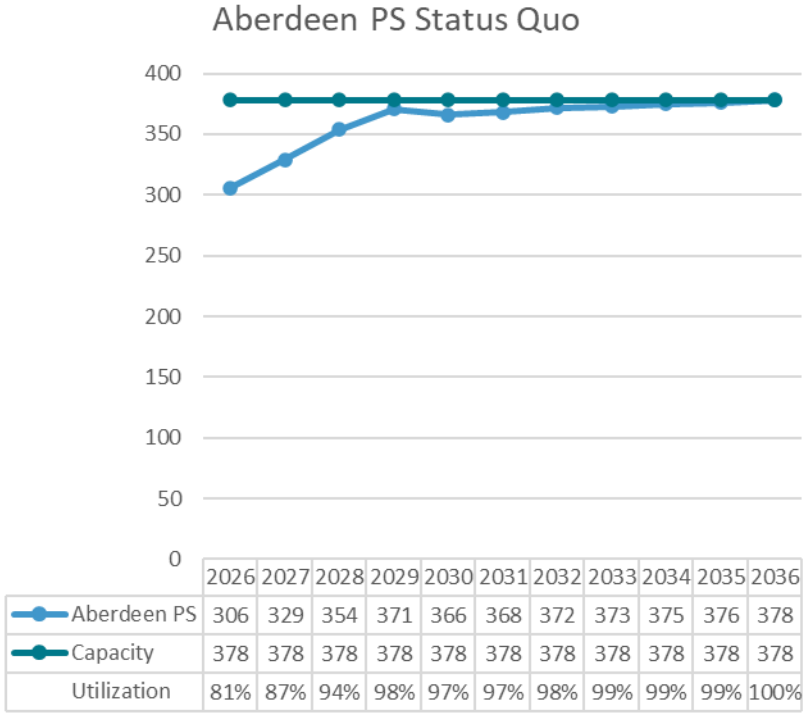


Figure 14: Potential Boundary Change for Trafalgar PS Option 2



Figures 15 and 16 illustrate the projected enrolment and utilization at Aberdeen PS and Trafalgar PS under Options 1 and 2. As shown, Option 1 will provide more long-term space than Option 2 to accommodate future development and will allow Trafalgar PS to be more appropriately utilized.

Figure 15: Projections and Utilizations for Aberdeen PS



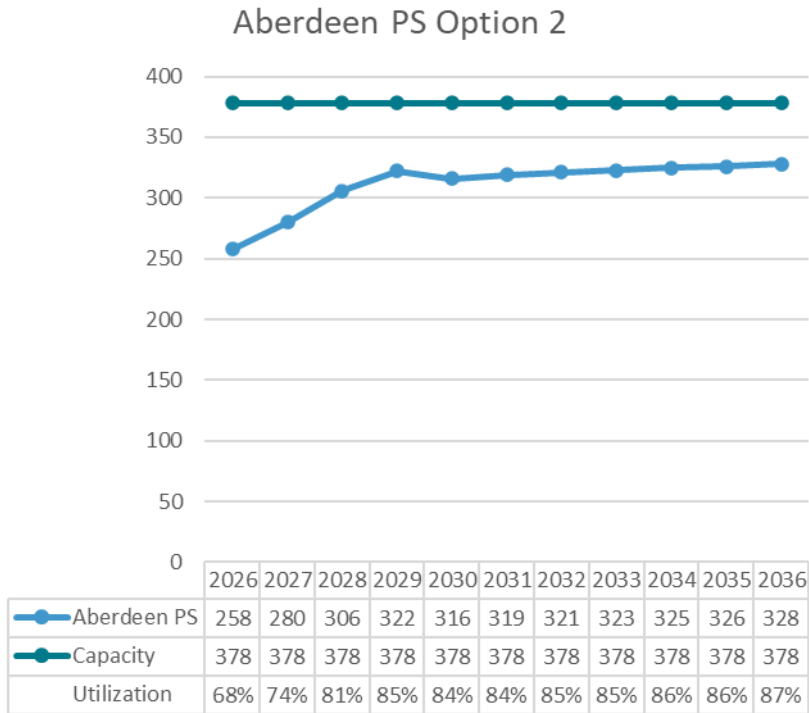
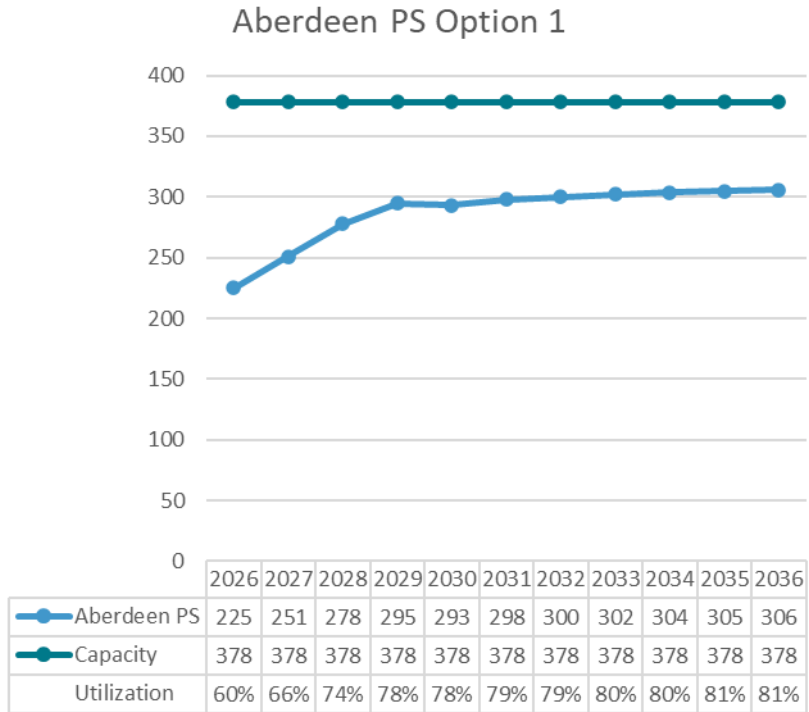
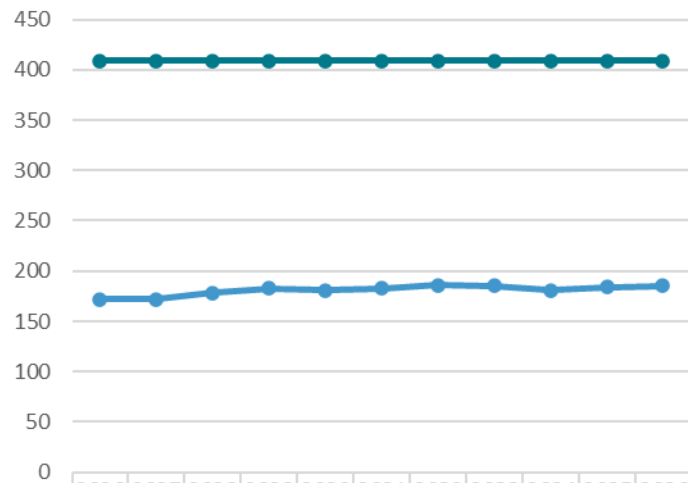


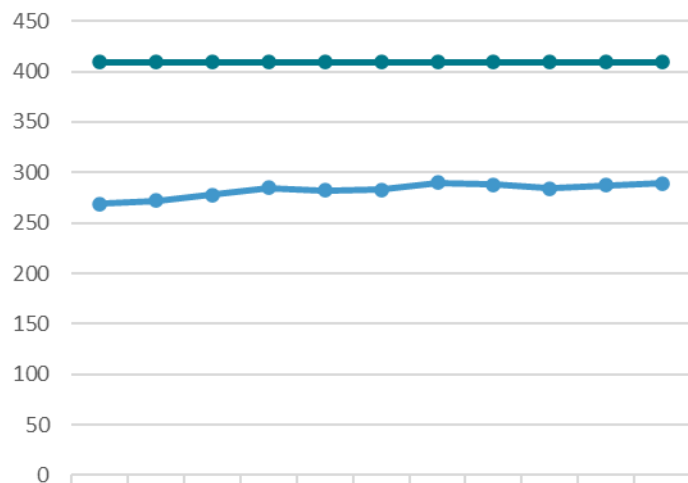
Figure 16: Projections and Utilizations for Trafalgar PS

Trafalgar PS Status Quo



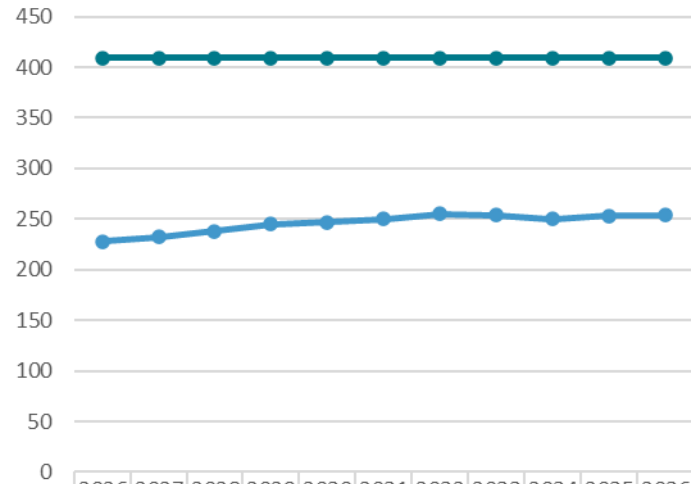
| | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--------------|------|------|------|------|------|------|------|------|------|------|------|
| Trafalgar PS | 172 | 172 | 178 | 183 | 181 | 183 | 186 | 185 | 181 | 184 | 185 |
| Capacity | 409 | 409 | 409 | 409 | 409 | 409 | 409 | 409 | 409 | 409 | 409 |
| Utilization | 42% | 42% | 44% | 45% | 44% | 45% | 45% | 45% | 44% | 45% | 45% |

Trafalgar PS Option 1



| | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--------------|------|------|------|------|------|------|------|------|------|------|------|
| Trafalgar PS | 269 | 272 | 278 | 285 | 282 | 283 | 290 | 288 | 284 | 287 | 289 |
| Capacity | 409 | 409 | 409 | 409 | 409 | 409 | 409 | 409 | 409 | 409 | 409 |
| Utilization | 66% | 67% | 68% | 70% | 69% | 69% | 71% | 70% | 69% | 70% | 71% |

Trafalgar PS Option 2



| | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--------------|------|------|------|------|------|------|------|------|------|------|------|
| Trafalgar PS | 228 | 232 | 238 | 245 | 247 | 250 | 255 | 254 | 250 | 253 | 254 |
| Capacity | 409 | 409 | 409 | 409 | 409 | 409 | 409 | 409 | 409 | 409 | 409 |
| Utilization | 56% | 57% | 58% | 60% | 60% | 61% | 62% | 62% | 61% | 62% | 62% |