

Long-Term Program & Accommodation Strategy

2022 - 2031

TDSB Ward 8 and Ward 9

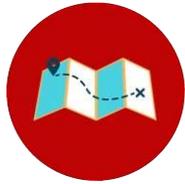
May 16, 2023

Andrew Gowdy and Dan Castaldo: TDSB Planning



What will be discussed tonight?

1



Overview of the Long-Term Program & Accommodation Strategy

4



Overview of planned studies for Ward 8 and 9 schools

2



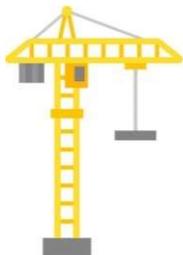
Current / projected enrolment trends

5



Questions / Comments?

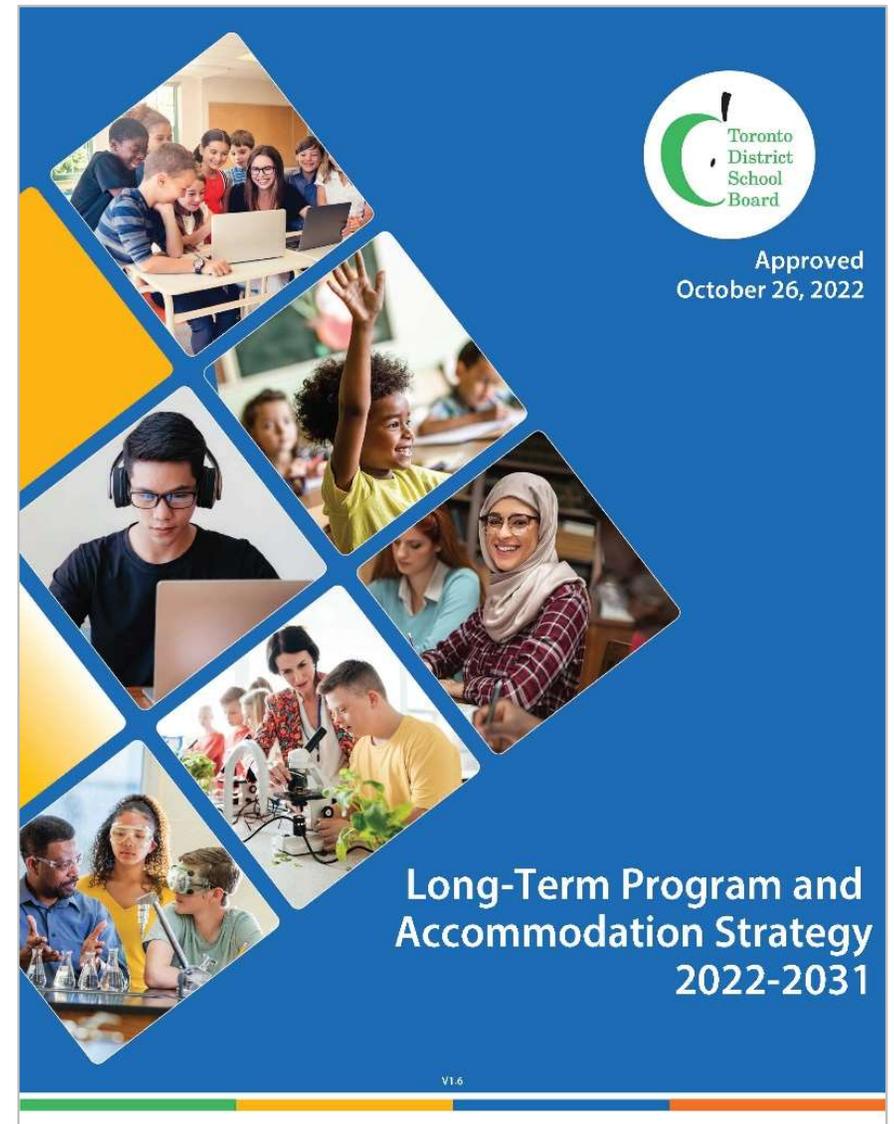
3



Residential development and intensification

What is it?

- A collection of studies to be conducted over the next ten years to address accommodation and program issues across the system.
- It is updated annually to look out over the next ten year period – a rolling ten-year plan.
- It is a public document available on the TDSB public website (www.tdsb.on.ca).



Why do we need a long-term strategy?

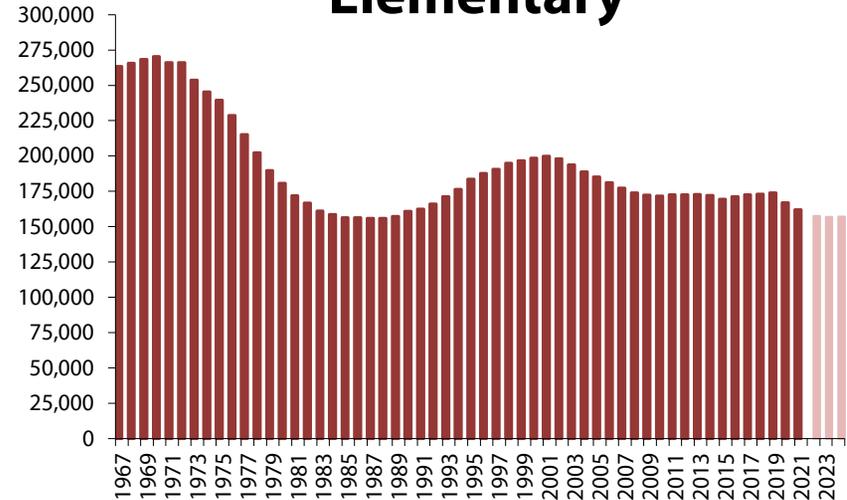
- To fulfill an expectation of the Ministry of Education
- To support our goals, in particular to:
 - ❖ Provide Equity of Access to Learning Opportunities for All Students
 - ❖ Allocate Human and Financial Resources Strategically to Support Student Needs
 - ❖ Build Strong Relationships and Partnerships Within School Communities to Support Student Learning and Well-Being
- To be good stewards of our resources:
 - ❖ To approach our work from a system perspective
 - ❖ To prioritize our work
 - ❖ To be responsive to changes
 - ❖ To be open and transparent with our communities

**Designed to address a city that is
constantly changing**

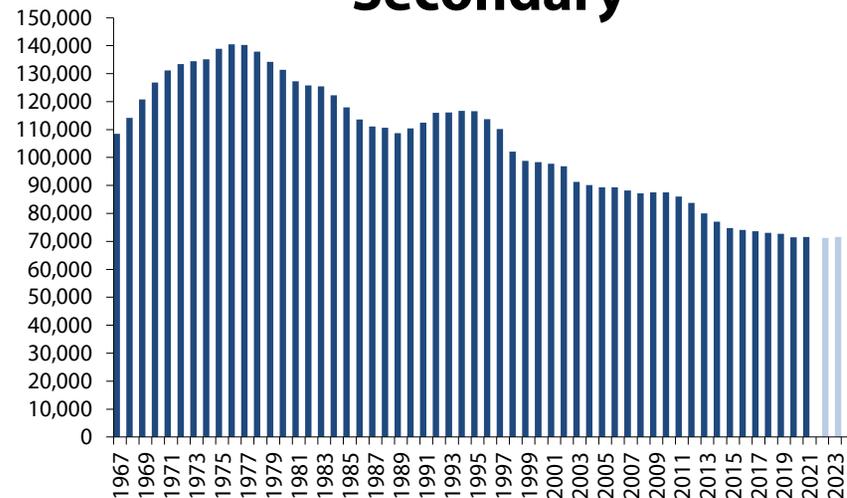
City-wide enrolment

- Elementary enrolment stabilized until 2020 when the global pandemic hit. Enrolment has declined over the past two years but is anticipated to stabilize over time.
- Secondary enrolment has reached the end of a period of decline and has stabilized. Enrolment was not heavily impacted by the pandemic.

Elementary



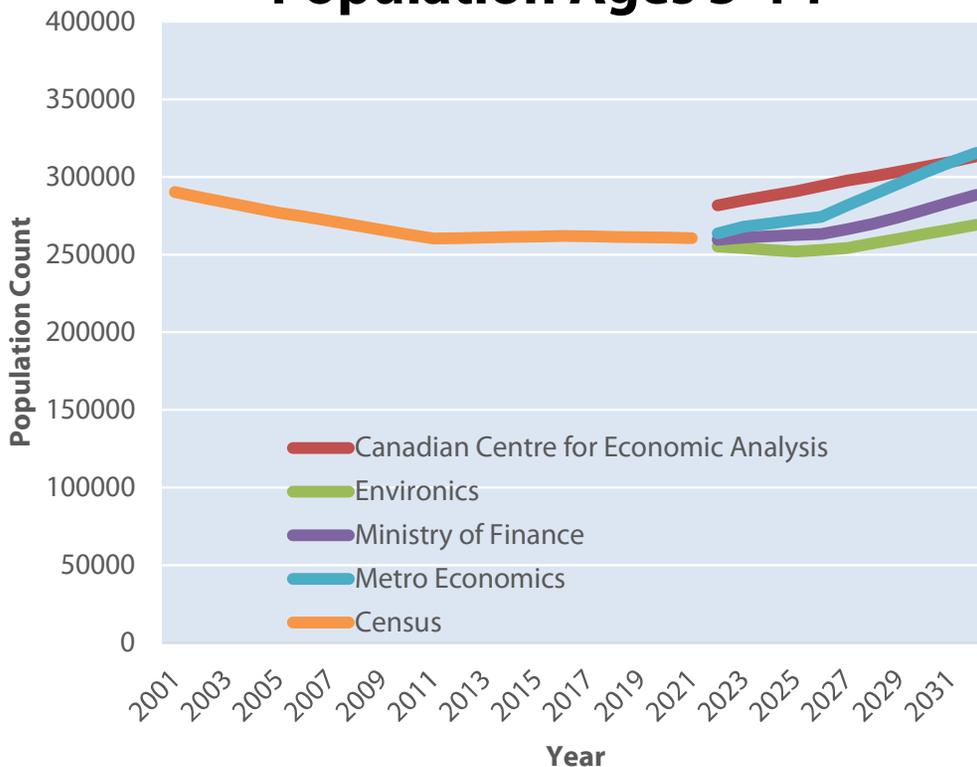
Secondary



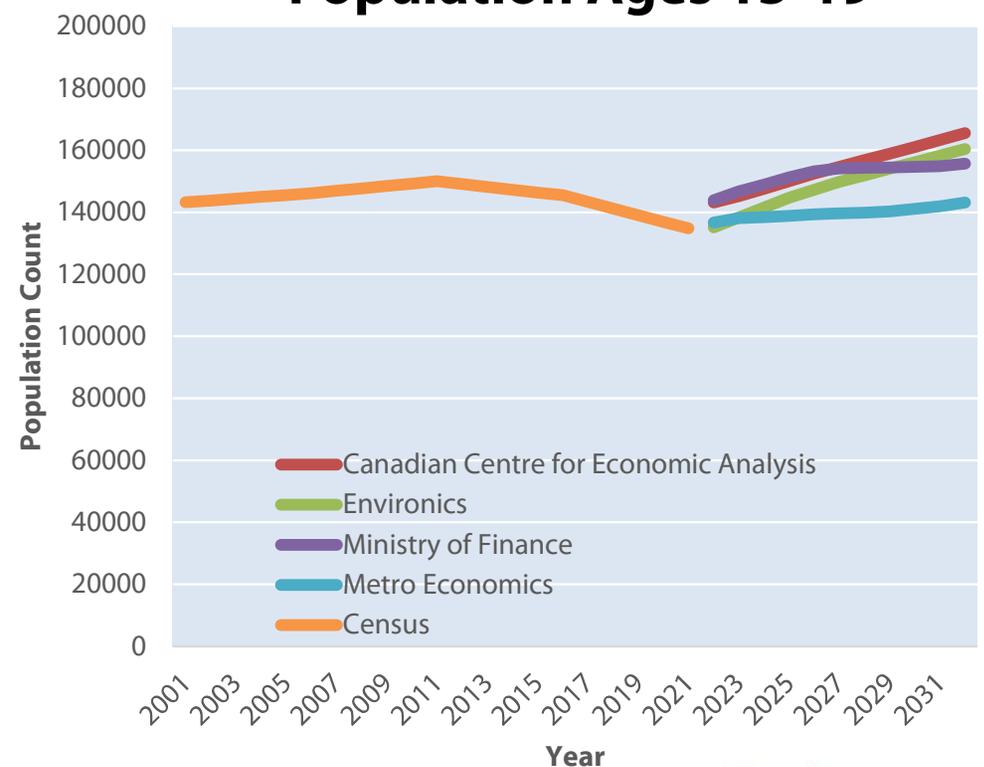
But there are multiple possible futures

- Each coloured line represents a population projection from an external organization. These external organizations have different visions of the population changes that may occur in Toronto.

Population Ages 5-14



Population Ages 15-19

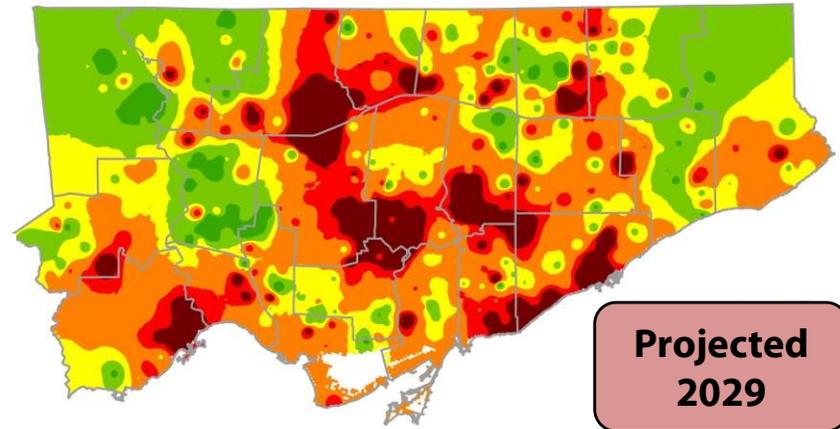


Source: TDSB Strategy and Planning

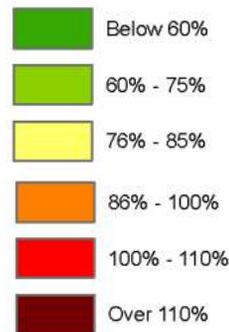
Pockets of over and underutilization

- At the neighbourhood level, some schools are growing and becoming overutilized while others are declining and becoming underutilized.
- There is more pressure at our elementary schools than our secondary schools:
 - Full-day kindergarten doubled our kindergarten enrolment;
 - Lost 20% of our secondary program with the elimination of Grade 13 in 2003.

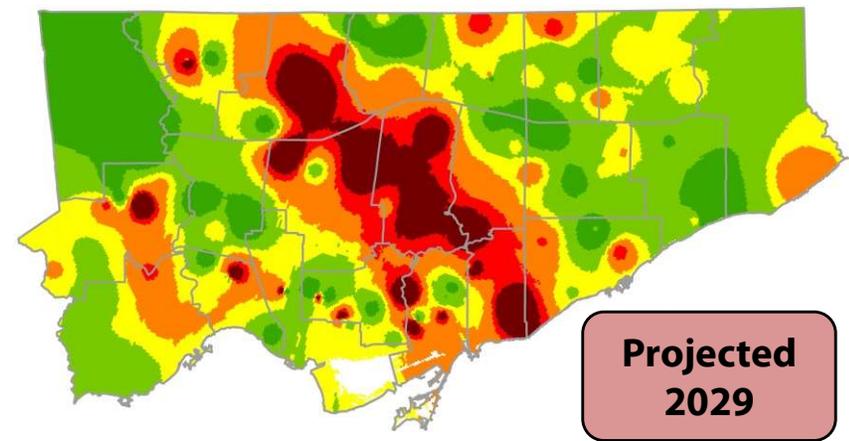
Elementary



Utilization Rate



Secondary



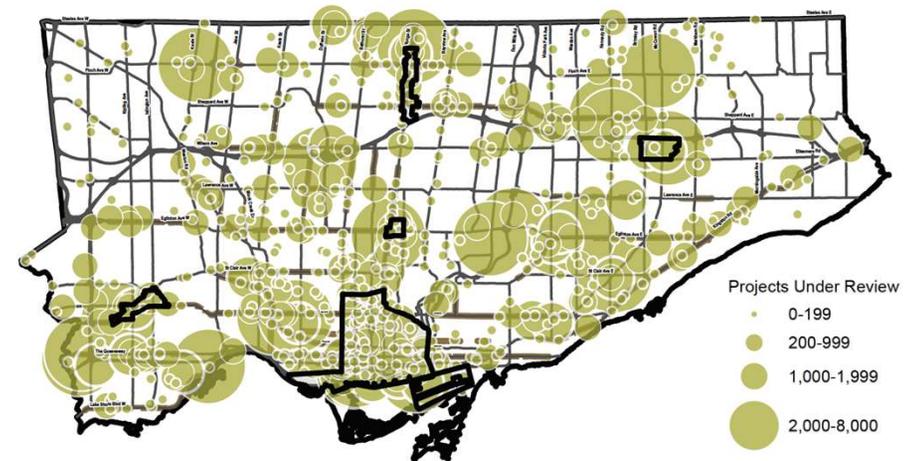
Residential intensification pressure

- We are experiencing, or forecasting to experience, significant pressures in certain areas such as the growth centres and along corridors.
- Over 280,000 residential units are under review by the City of Toronto.

Urban Structure



Development Projects



In summary

- The TDSB has areas of growth, areas of decline, schools with overutilization, and schools with underutilization.
- The TDSB serves a dynamic city (i.e., characterized by continuous change and activity).
- We need an annual process to manage the change that is always looking out over 10 years (a rolling 10-year plan).

Annual LTPAS Process

- Based on collaboration between the academic and operational areas
- Uses up-to-date operational, planning and program data
- Incorporates meetings with Trustees, Superintendents of Education, and central staff to review issues and concepts

Guiding Principles

- Guiding principles are used to identify issues and develop solutions.
- The guiding principles supplement what is already found in the TDSB's Mission, Values and Goals, policies and procedures.
- The guiding principles are grouped under two themes:
 - Equity of Access and
 - Efficient and Flexible Learning Space.

Equity of Access

These principles seek to strengthen access to neighbourhood schools that are of a sufficient size to enable them to provide the range of program opportunities that students want and need to be successful.

1. Neighbourhood schools that meet the needs of all students
2. Optimal elementary school size of at least two classes per grade
3. Optimal secondary school size of at least 1,000 students
4. Consistent attendance boundaries
5. School locations that support active transportation
6. Minimal transitions
7. Balanced enrolment across tracks

Efficient and Flexible Learning Space

These principles promote flexibility to enable us to adapt to a dynamic and changing city while efficiently managing space.

8. Optimal utilization rate of 90%
9. Minimal use of portables
10. Flexible buildings and sites
11. Different models of school organization

Types of Studies

1. Emerging capital priority projects
2. Pupil accommodation reviews
3. Boundary change studies
4. Grade change studies
5. Program relocation studies
6. Development redirection studies
7. New program studies (French, Gifted and Others)
8. Child care occupancy reviews
9. Non-operating school site studies

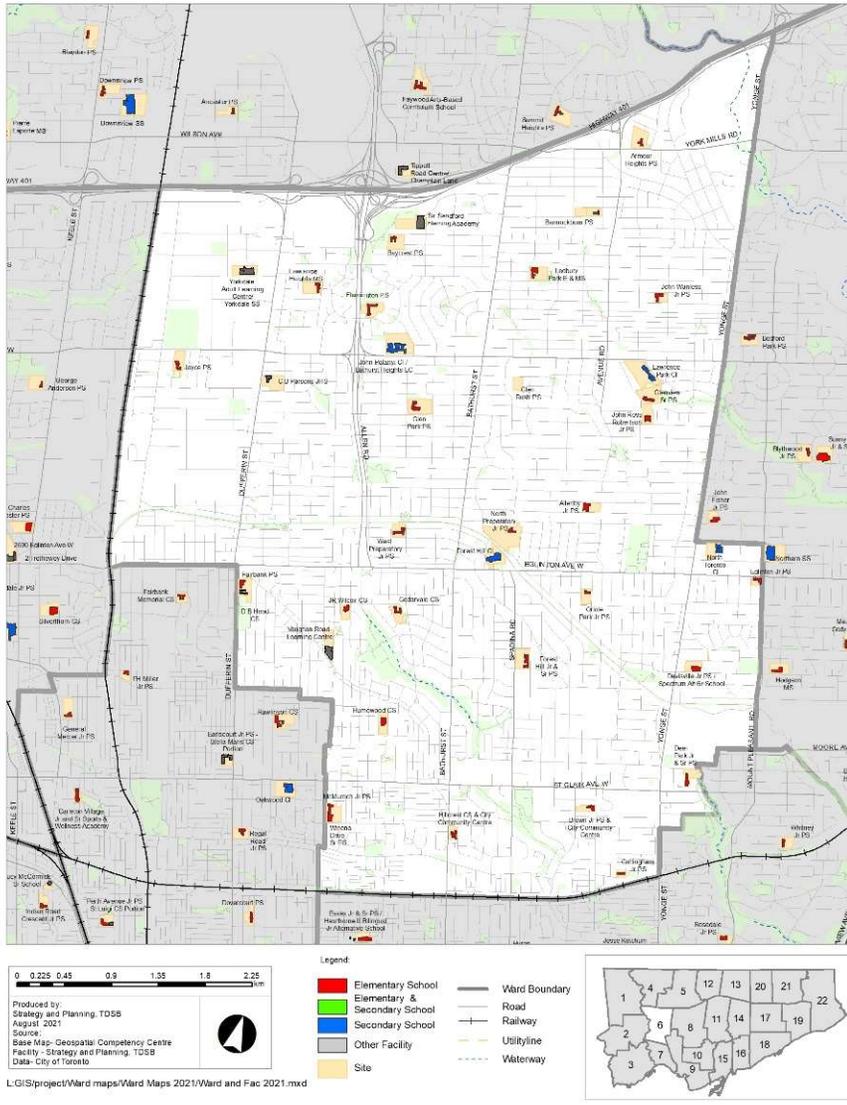
In total, **137** studies have been identified to be investigated over the next 10 years. **18** studies have been identified for Ward 8. **11** studies have been identified for Ward 9.

Current and Projected Enrolment Trends

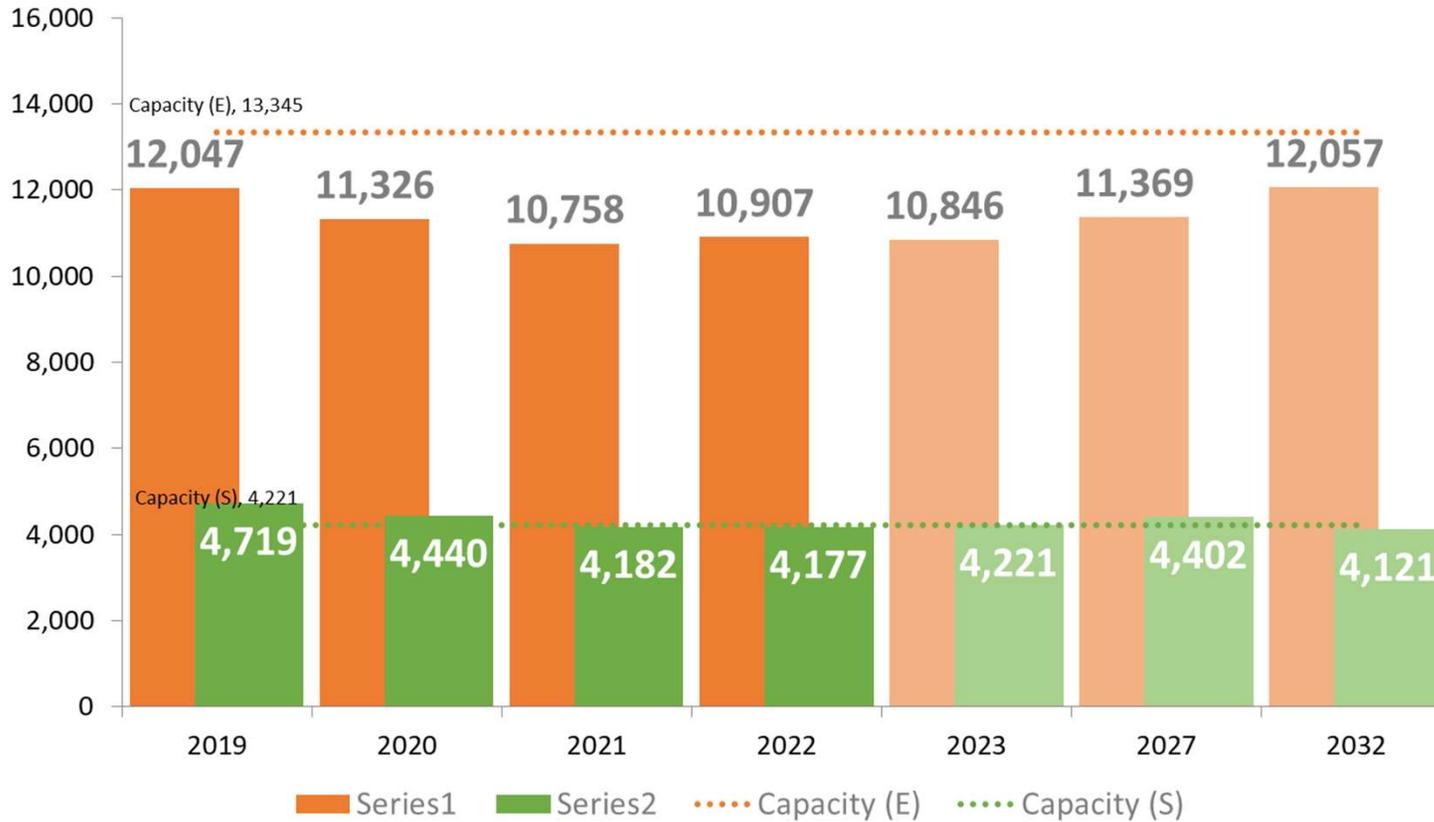
Ward 8 and 9

Ward 8

- Bounded by Highway 401 (north) Railway / Dufferin St. / Christie St. (west), Railway (south), Yonge Street / Mount Pleasant Blvd (east).
- 28 elementary schools and 5 secondary schools.
- Average Elementary Utilization rate is 82%
- Average Secondary Utilization rate is 99%



Changes in Enrolment at Ward 8 Schools



- Projections suggest elementary enrolment will continue to increase through to 2027 (+4.2%) and to 2032 (+6.1%)

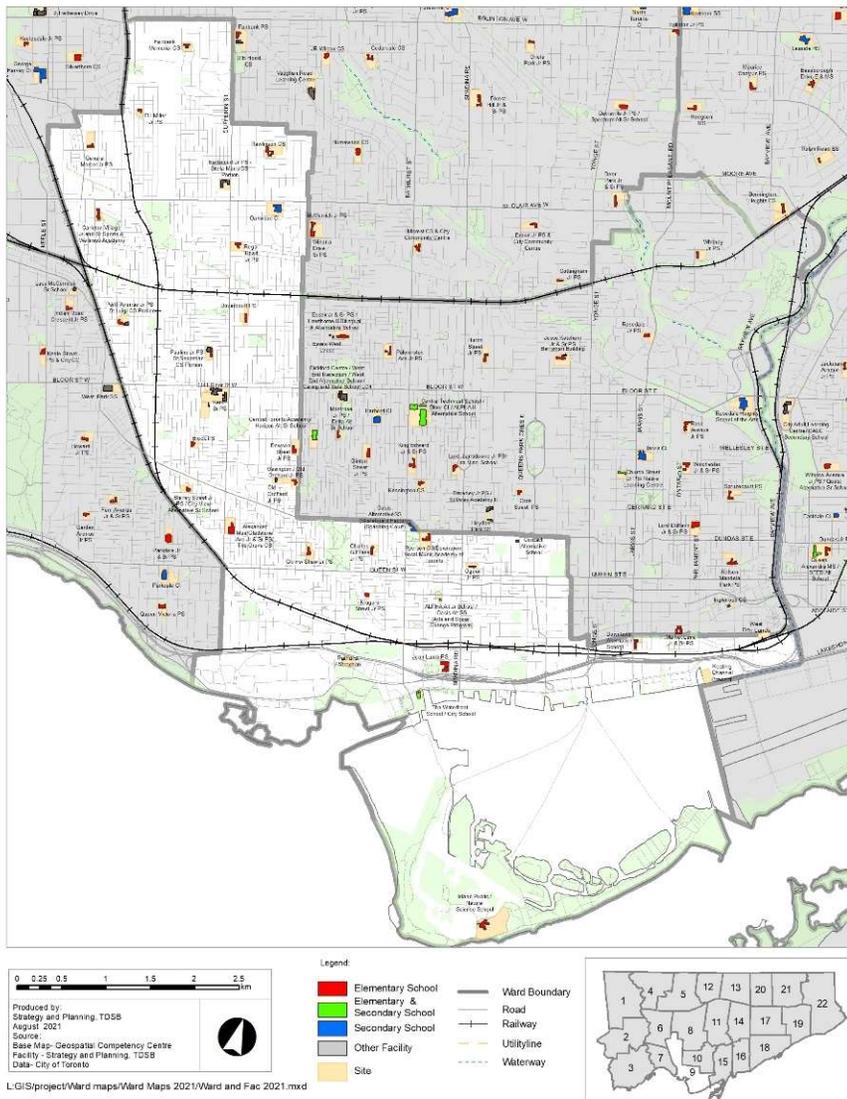
There are many residential developments currently in the pipeline that are expected to become occupied within the next 5 to 10 years.

Projections suggest that secondary will remain stable through to 2032.

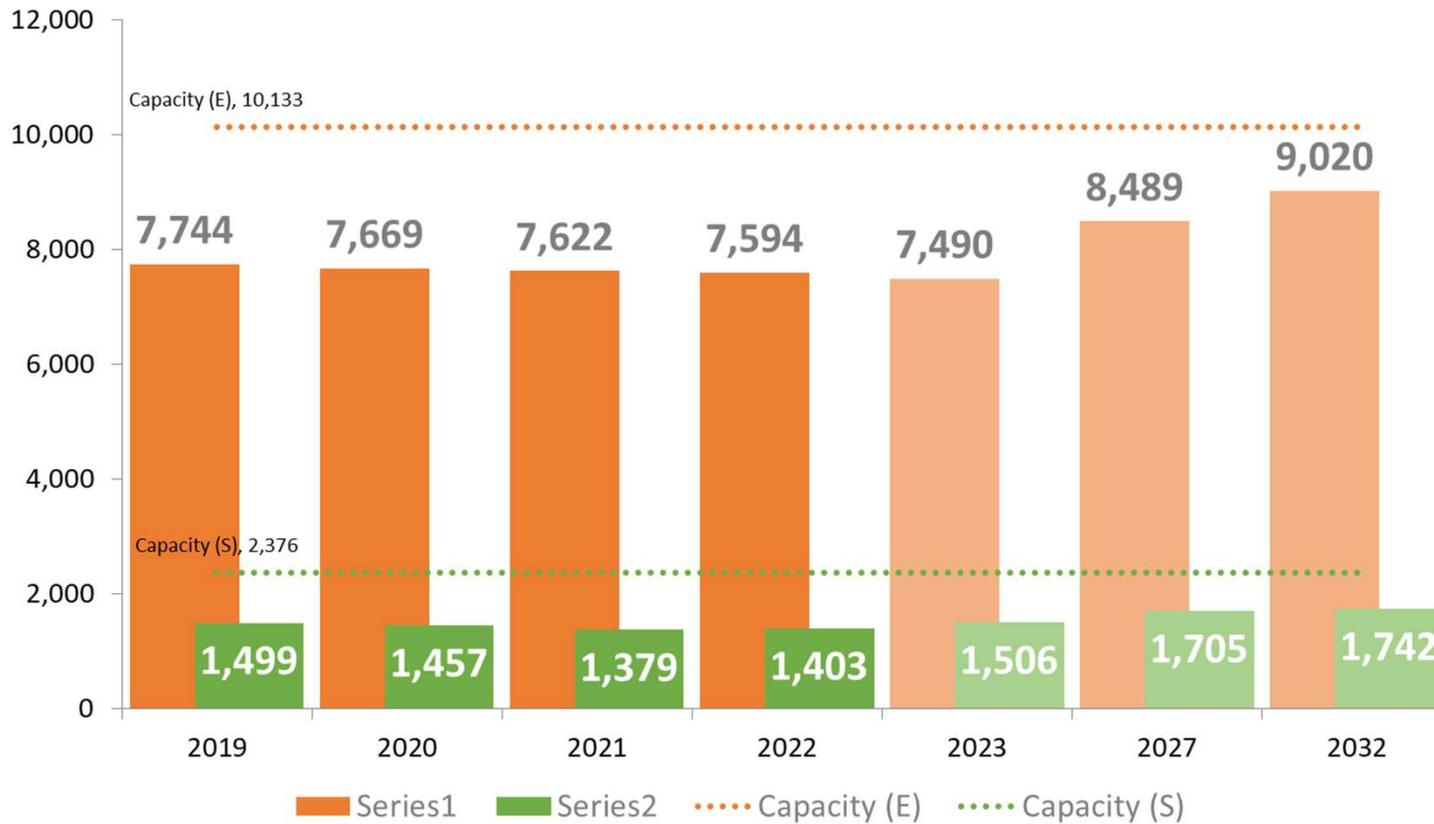
Based on July 2022
Enrolment Projections

Ward 9

- Bounded by Eglinton Ave. (north) Railway / Dufferin St. / (west), Lake Ontario (south), Esplanade / Bay St. Dundas St., Ossington Ave./ Winona Dr. / Dufferin St. (east).
- 27 elementary schools and 6 secondary schools.
- Average Elementary Utilization Rate is 75%
- Average Secondary Utilization Rate is 59%



Changes in Enrolment at Ward 9 Schools



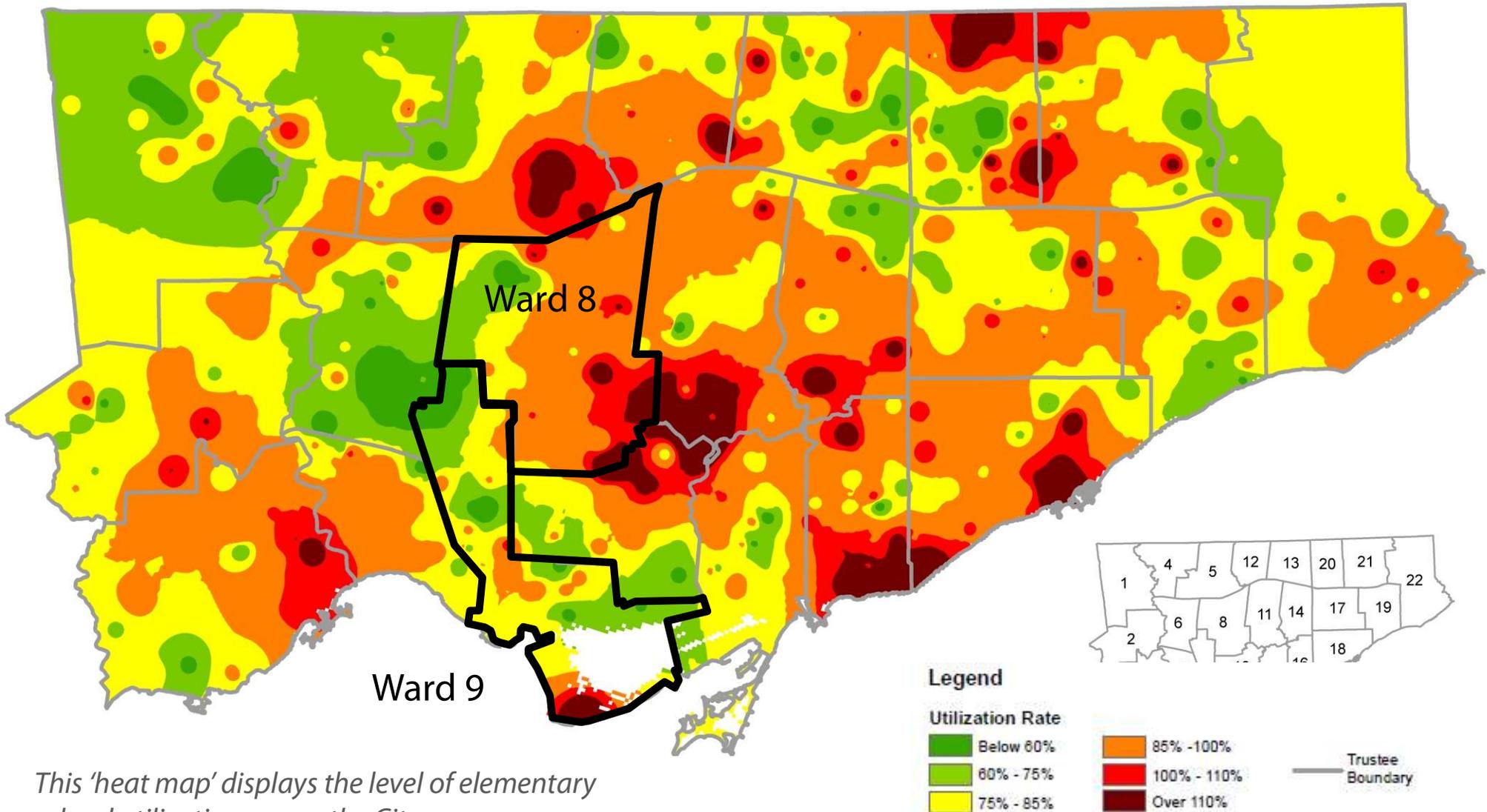
- Projections suggest elementary enrolment will continue to increase through to 2027 (+11.8%) and 2032 (+6.3%).

Similar to Ward 8, increases over the next 5 years are attributed to residential intensification underway.

Projections suggest that secondary enrolment will increase slightly to 2027 (+6.3%) and stabilize through to 2032.

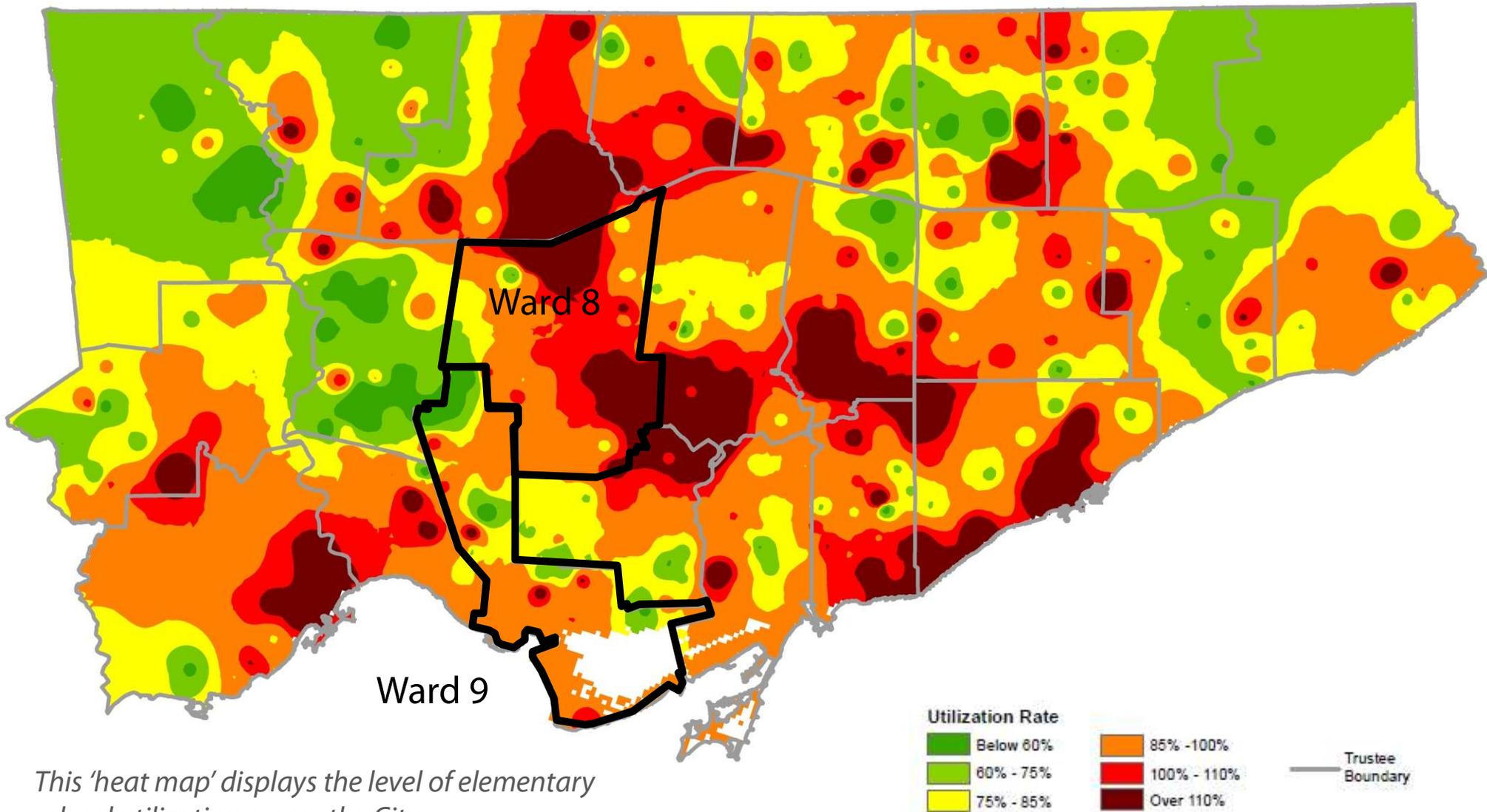
Based on July 2022
Enrolment Projections

Elementary Utilization Rate – Actual Enrolment



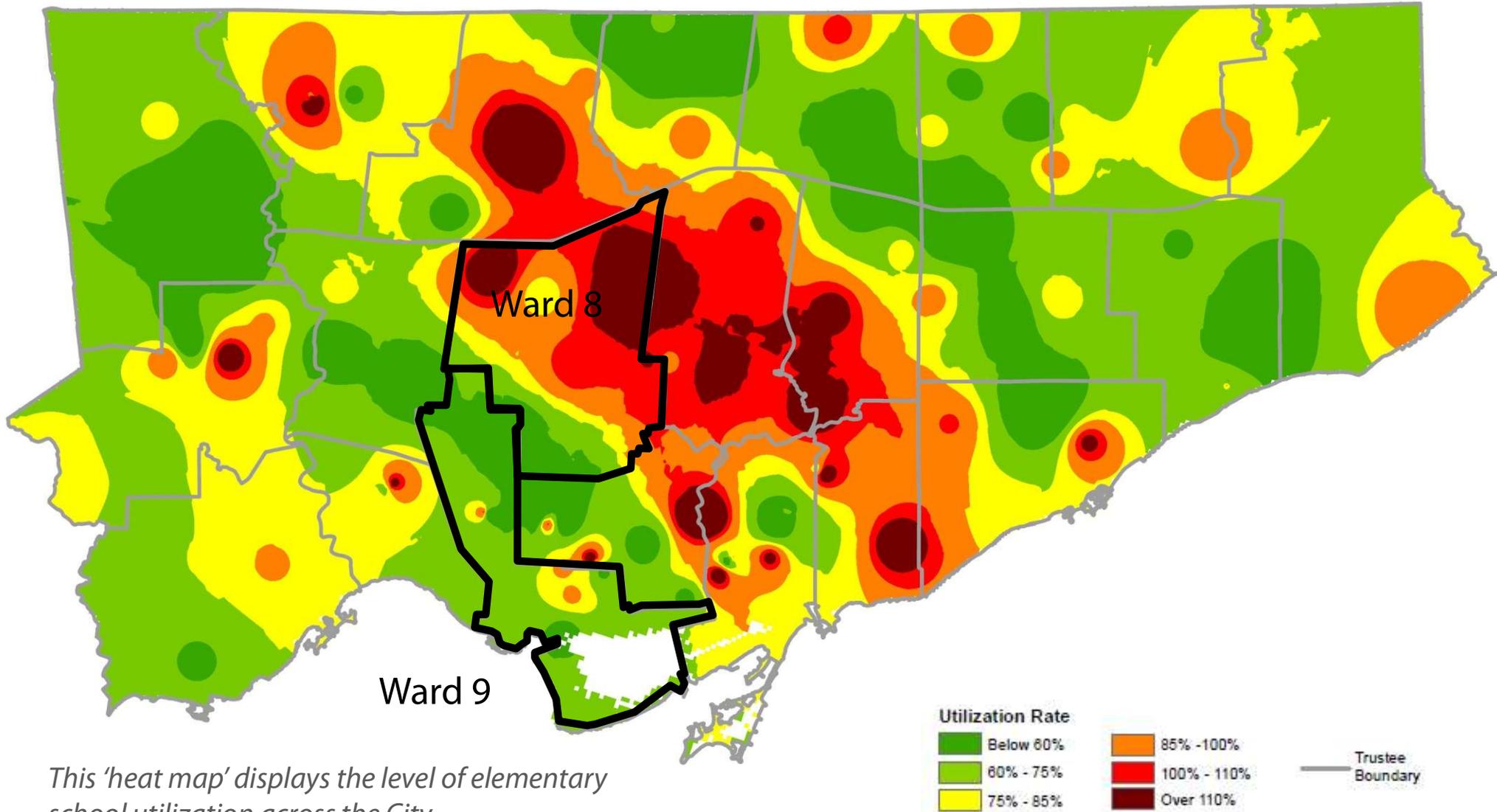
This 'heat map' displays the level of elementary school utilization across the City

Elementary Utilization Rate – Projected Enrolment 2029



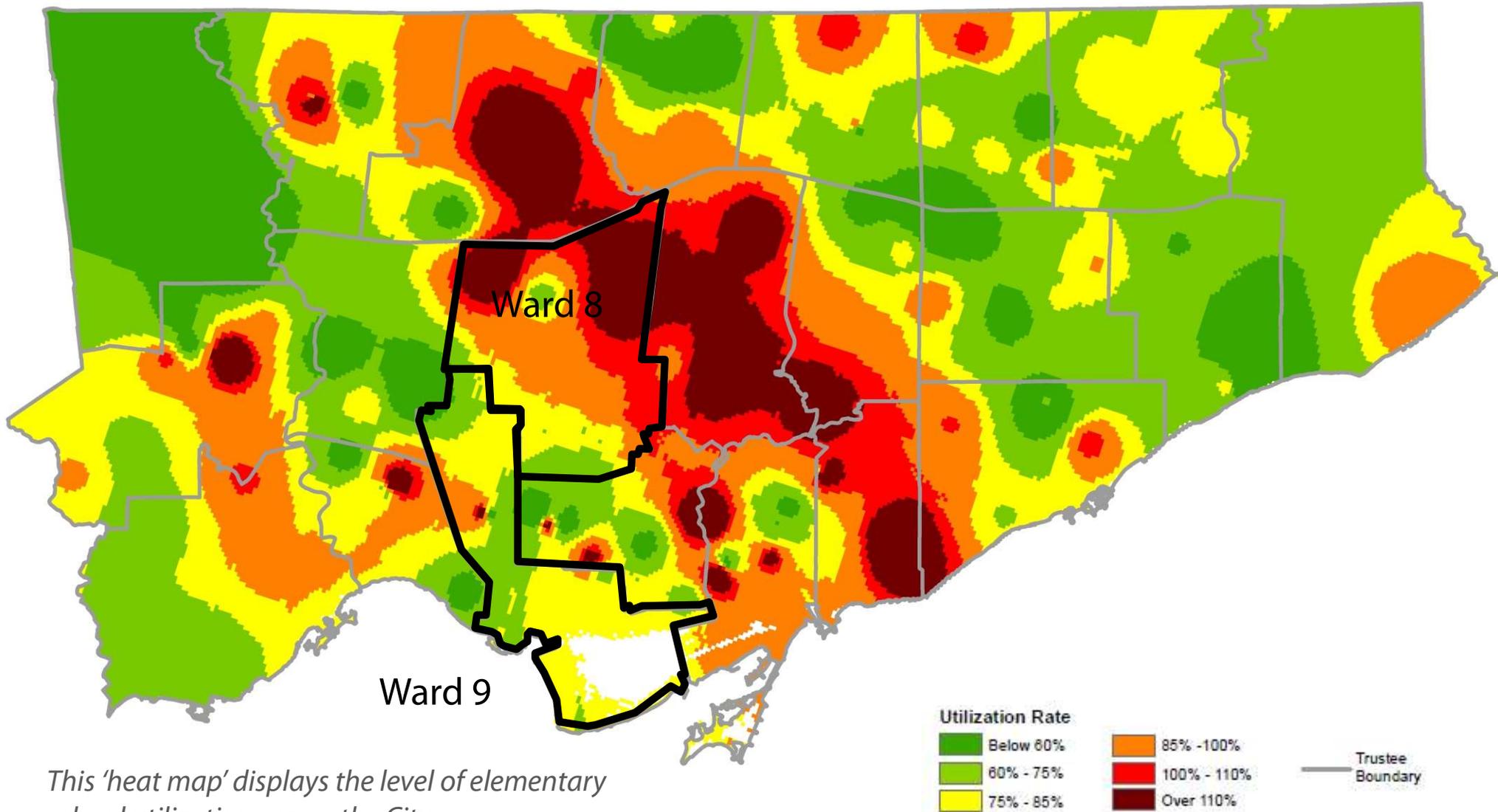
This 'heat map' displays the level of elementary school utilization across the City

Secondary Utilization Rate – Actual Enrolment



This 'heat map' displays the level of elementary school utilization across the City

Secondary Utilization Rate – Projected Enrolment 2029



This 'heat map' displays the level of elementary school utilization across the City

Residential Development & Intensification

Brief Summary

- Intensification is a significant contributing factor to enrolment growth and accommodation pressure in some neighbourhoods.
- Staff are currently tracking approximately 500,000 units in the long-term development pipeline, with 144,000 in Wards 8 and 9.
- City of Toronto is the planning authority.
- The Official Plan guides how the City will grow and Change over the next 25 years.
- TDSB is a commenting agency and doesn't have any significant influence over the process (i.e. cannot 'stop' development').

Residential Development Summary – Ward 8

- Over 58,000 new residential units are proposed, approved or under construction within the attendance areas of Ward 8 elementary schools.
- Over 14,000 new residential units fall within the attendance area of Baycrest PS, and over 10,000 in the Eglinton Jr. PS boundary.
- Many new developments are situated within Urban Growth Centres, and along the 'Avenues'.

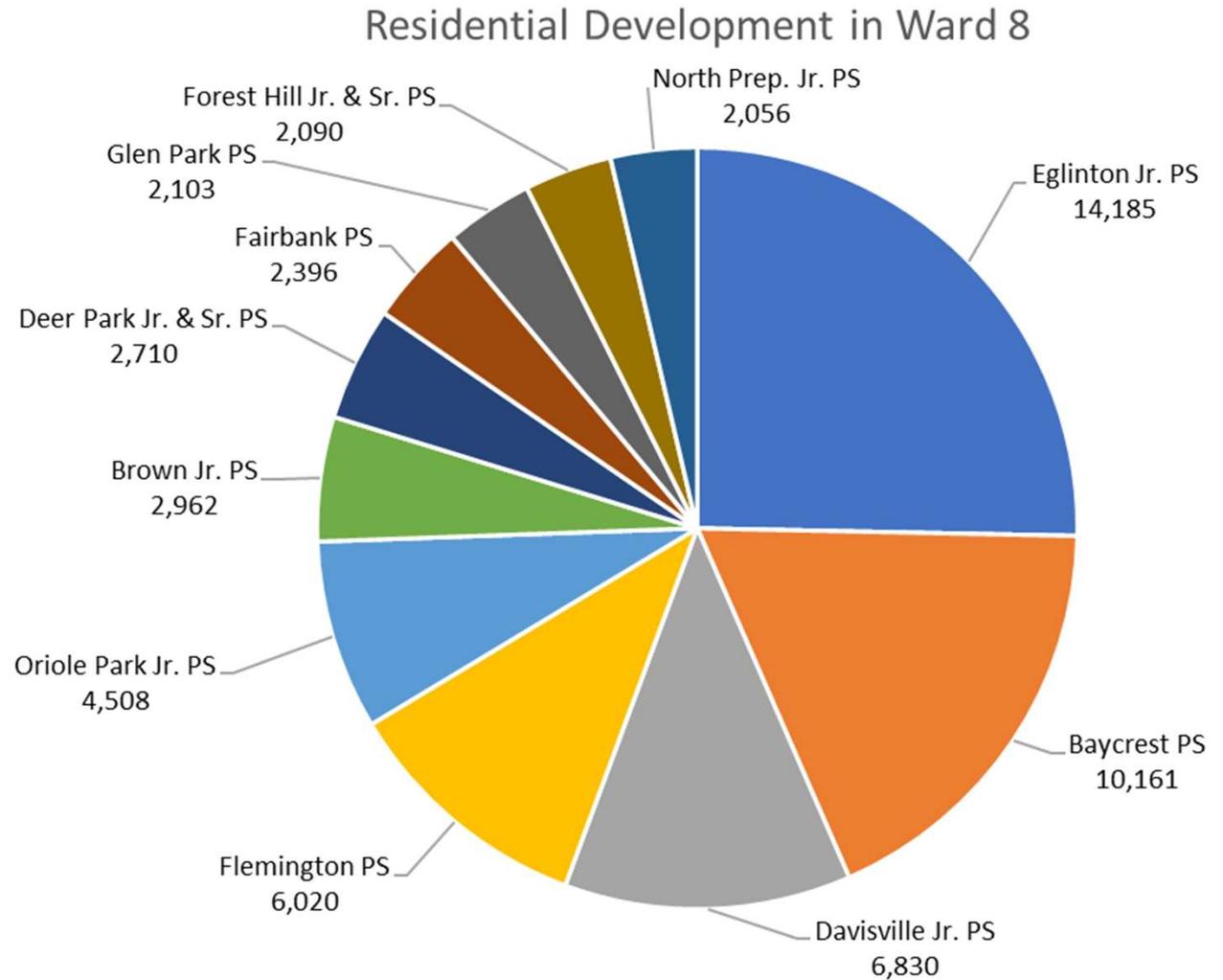


Chart reflects elementary schools in Ward 8 with >2,000 new residential units in the pipeline as of February 2023

Residential Development Summary – Ward 9

- Approximately 86,000 new residential units are proposed, approved or under construction within the attendance areas of Ward 9 elementary schools.
- Many developments along the City's waterfront are redirected to schools outside of Ward 9 until new schools can be constructed.
- Many new developments are situated within Urban Growth Centres, and along the 'Avenues'.

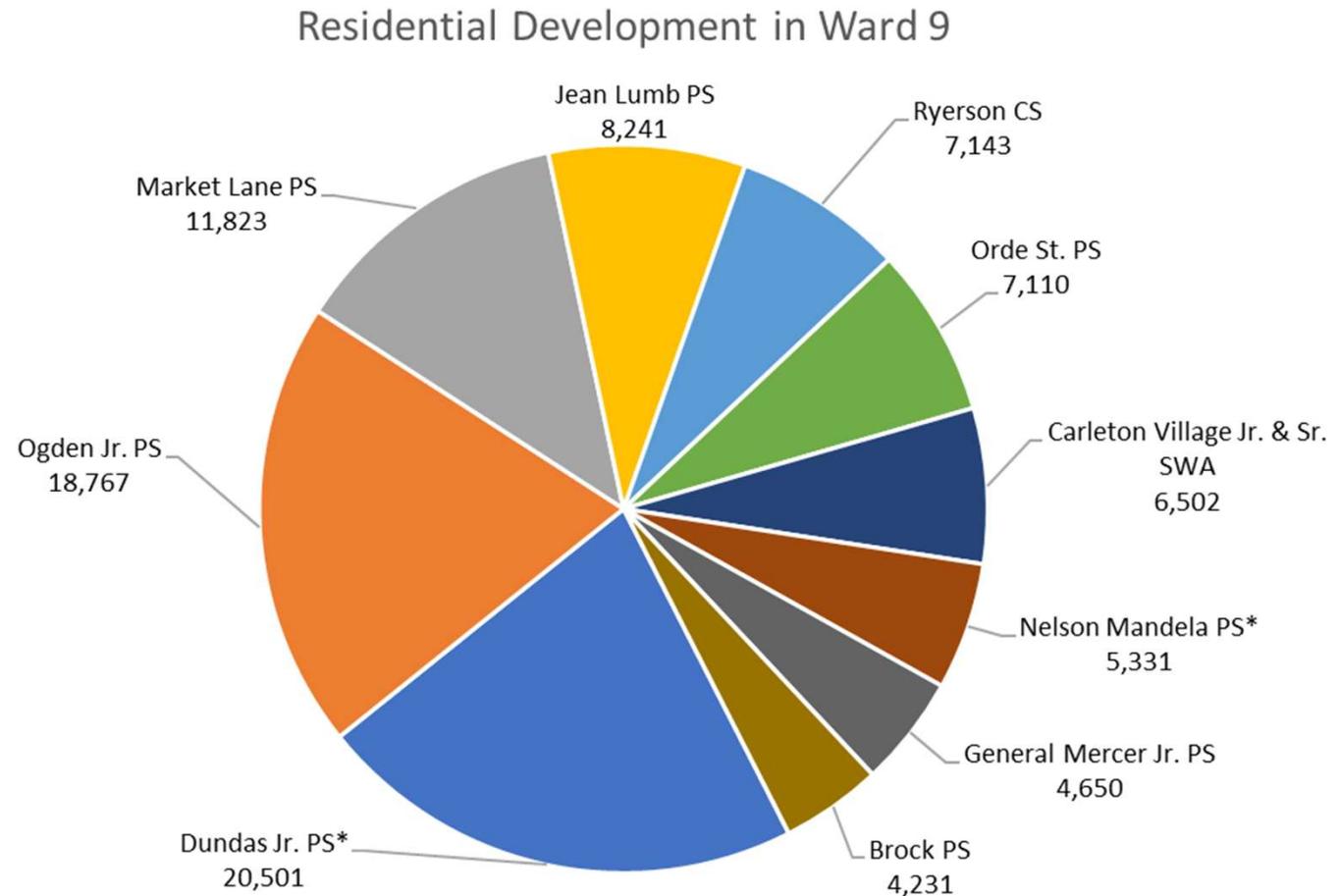


Chart reflects elementary schools in Ward 9 with >4,000 new residential units in the pipeline as of February 2023

**How does the TDSB
accommodate new
residential development
and build new schools?**

Ward 8 and Ward 9 – Long Term Program & Accommodation Strategy

- In June 2018 the TDSB adopted a new **'Strategy to Address City Growth and Intensification'**
- The Board isn't provided with any authority to 'stop' development; under the Education Act, school boards have a mandate to accommodate students within their jurisdiction.
- The purpose of the strategy is to strengthen and enhance the TDSB's role in the municipal planning process to better serve school communities, and to meet the TDSB's infrastructure needs.
- The strategy is based upon four main pillars:
 - **Affecting Change within the Municipal Planning Process**
 - **Representation at the Ontario Lands Tribunal**
 - **Greater participation in the City's Development Application Process**
 - **Affecting Change within the Provincial Policy, Funding and Regulatory Context**
- As per Trustee direction in April 2022, the Strategy was refreshed in October 2022 to reflect the achievements and challenges experienced by TDSB and TLC staff since the Strategy was adopted.

Available on the TDSB public website:

<http://www.tdsb.on.ca/About-Us/Strategy-Planning/City-Growth-and-Intensification-Strategy>

Capital Priority Grants

- Capital projects at the TDSB are currently funded by provincial grants through the Capital Priorities process.
 - Limited funds for new capital projects are available provincially, every year there only millions available to fund billions of dollars in requests
 - All school boards across the province submit project proposals, up to 10
 - This process cannot address all of the capital needs of school boards across the Province
 - The funding envelope varies from year to year; there no guarantee as to whether or not capital funds will be made available, nor if/how many will be supported
 - Doesn't provide the autonomy necessary for effective long-term planning

TDSB Capital Funding Challenges – Education Development Charges

- The Toronto District School Board is not currently eligible to levy an **Education Development Charge (EDC)**
- An EDC by-law would allow the TDSB to levy charge against all new residential (per unit) and non-residential development (per GFA) across the City.
- As per current legislation , these funds are only to be used for the acquisition of land and not the actual construction of new schools or additions to existing schools.
- The current regulation prohibits school boards with excess system-wide capacity from passing an Education Development Charge by-law.
- An analysis suggests that there are well over 240 school communities across the City where residential intensification will contribute to enrolment growth.
- Over 280,000 residential units are in various stages of the development approvals process and will become occupied between 2023 and 2033.
- The TDSB has taken a strong position that this regulation should be amended to allow the Board to plan effectively.

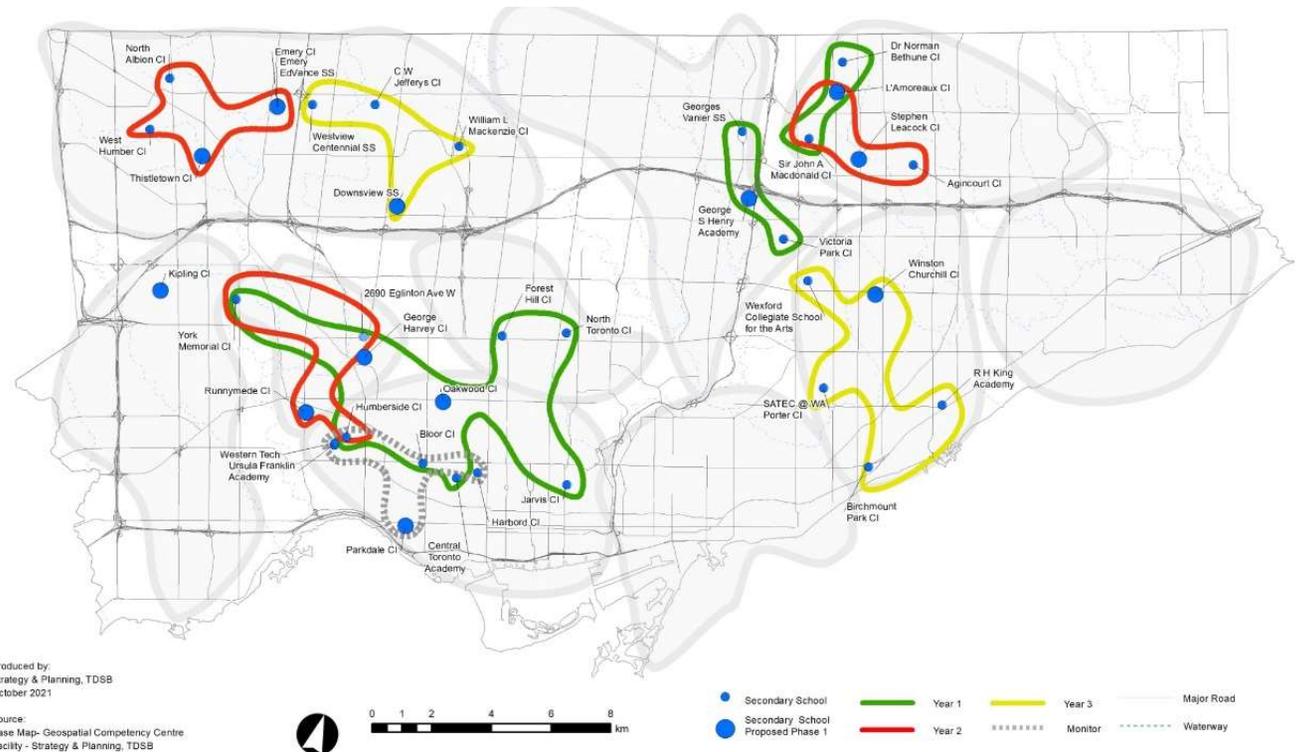
Studies in the Long-Term Program and Accommodation Strategy

Program Priorities

- Secondary Program Review
- Building the Workforce of Tomorrow
- French Language Review
- Elementary and Secondary Alternative Schools
- Elementary Academies
- Indigenous Education
- Special Education and Inclusion

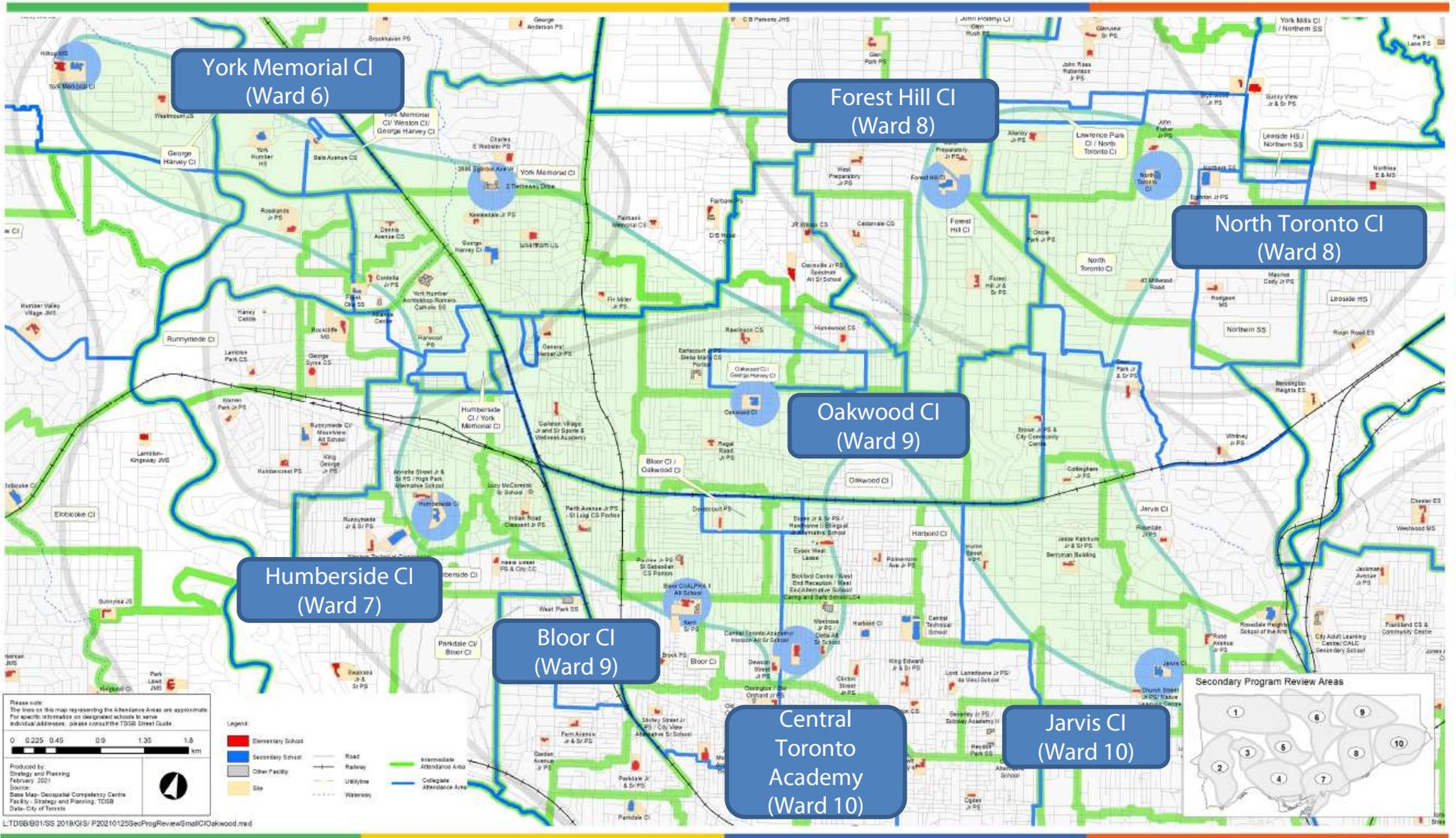
Secondary Program Review – Pupil Accommodation Reviews to Address Small Collegiates

- Eight Pupil Accommodation Reviews were included in the most recent LTPAS document.
- The reviews are to take place over a 3-year period.
- The provincial moratorium on Pupil Accommodation Review remains in place at this time.



Ward 8 and Ward 9 – Long Term Program & Accommodation Strategy

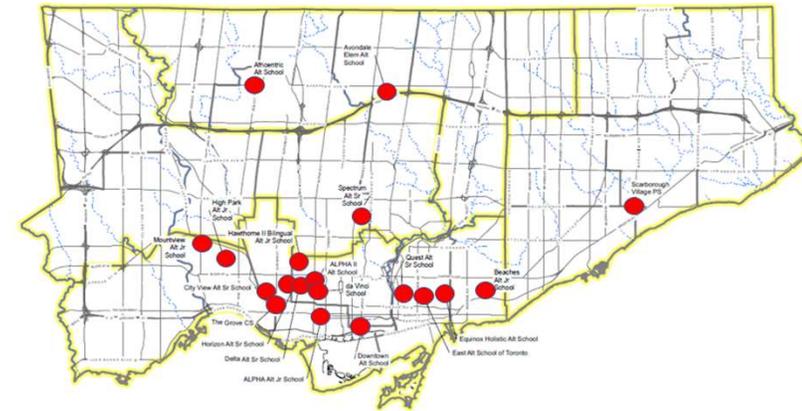
Pupil Accommodation Review– Oakwood CI (2023-24*)



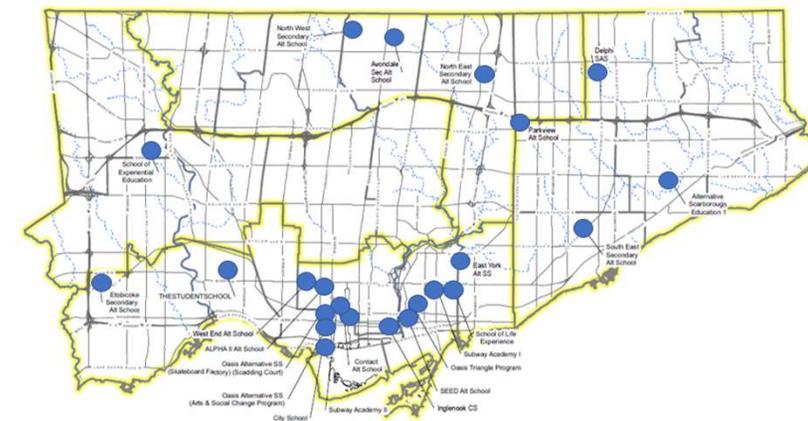
Elementary and Secondary Alternative Schools

- A review of Secondary Alternative Schools is expected to begin in Fall 2023.
- Staff are meeting through the 2022-23 school year to prepare materials to support the review.
 - Will include an environmental scan of the Secondary Alternative Schools, including demographics and history, and
 - An analysis of the strengths, weaknesses, opportunities and threats faced by students, staff and communities connected to Secondary Alternative Schools.
- The Alternative Schools Policy (P062) was approved by Board in October 2022 .
- Admission procedures for elementary and secondary alternative schools will complement the revised policy.
- A Review of enrolment projections and staffing models, as well as a process for expansions to alternative schools is currently underway.

Elementary Alternative Schools



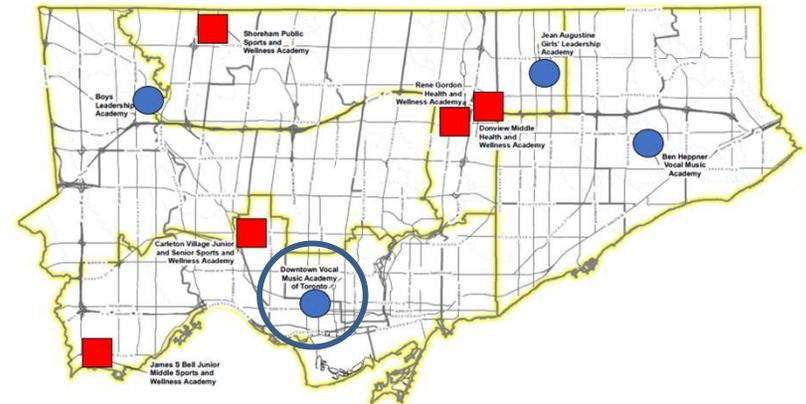
Secondary Alternative Schools



Review of the Elementary Academies

- Introduced in 2012 to increase the number of choices available for families.
- A total of nine programs were established:
 - Four were 'standalone' schools; five involved a rebranding of existing neighbourhood schools to infuse a theme; health & wellness or sports & wellness
 - Standalone programs were accommodated at schools with available space, transportation was not provided.
- Enrolment at the four 'standalone' academies has declined since 2014, only two years after they were introduced. Only one 'standalone' academy remains in operation – Downtown Vocal Music Academy in Ward 9,
- A review of Elementary Academies will begin during the 2022-23 school year.

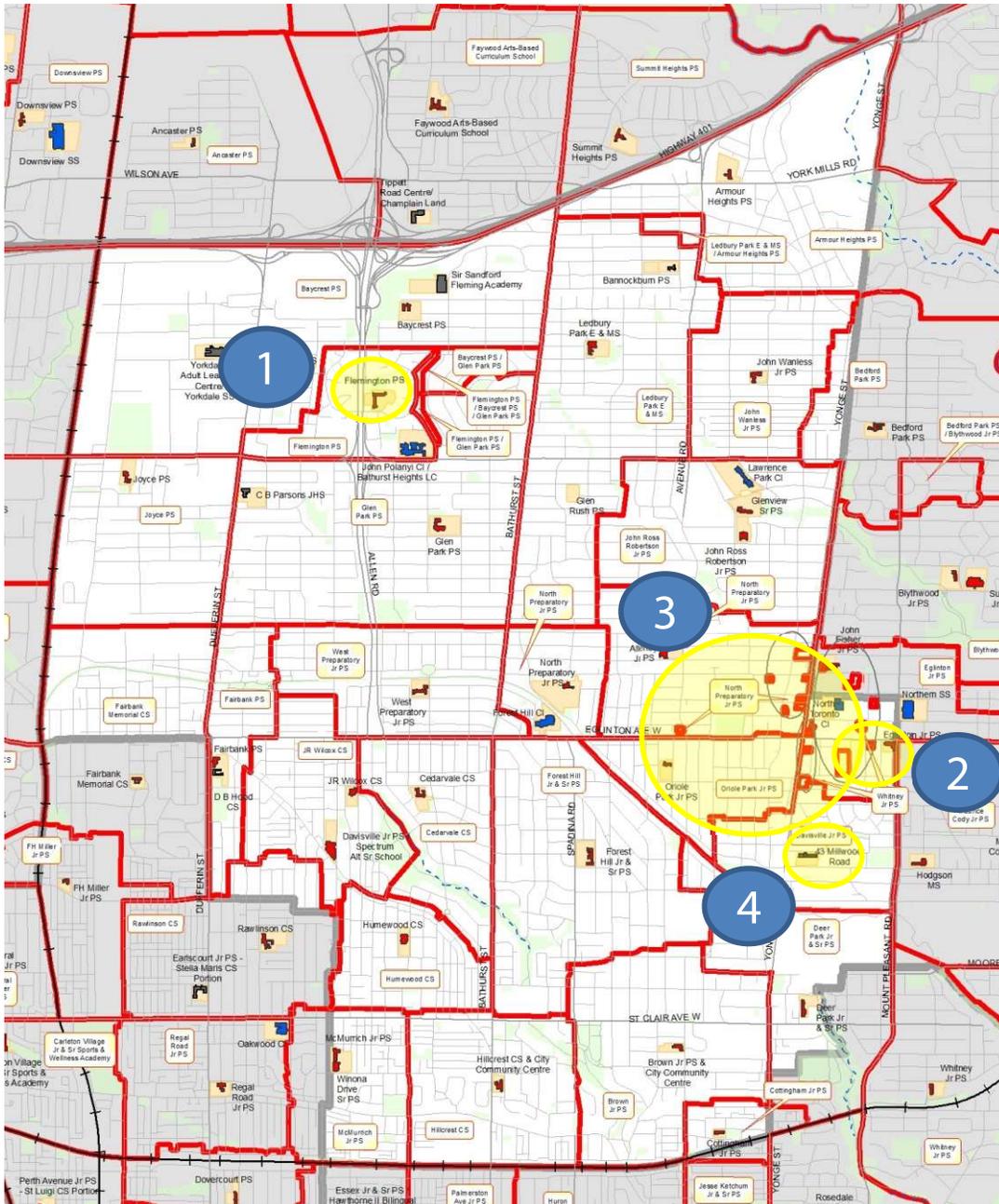
Elementary Academies



- Standalone school model
- Neighbourhood school model

Studies in the Long-Term Program and Accommodation Strategy

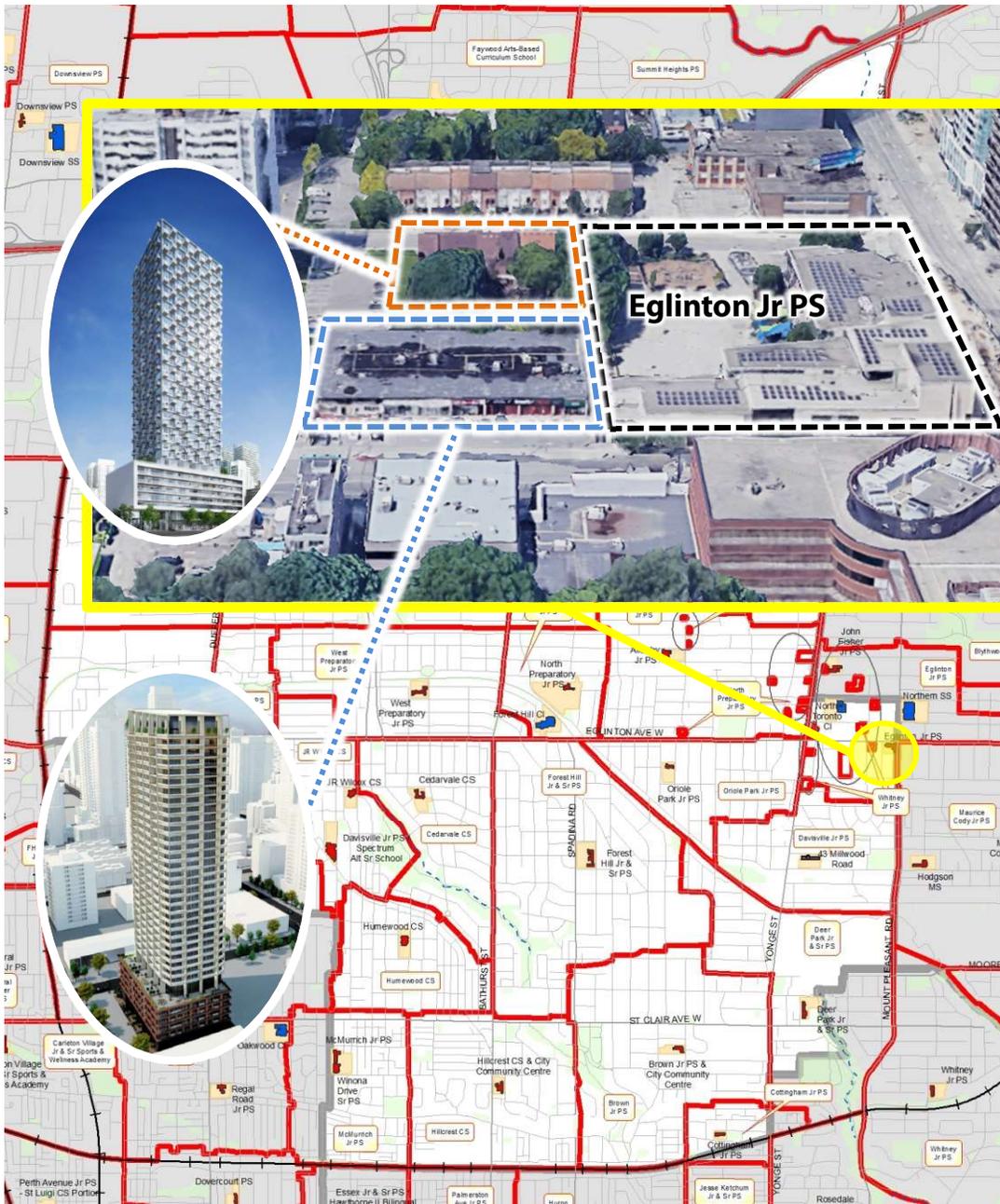
Ward 8



Emerging Capital Priority Projects

- These are future capital projects that will be submitted to the provincial government for funding consideration.

1. Flemington PS replacement school
2. Redevelopment of Eglinton Jr. PS.
3. Future school capacity in the Midtown area
4. Davisville Jr. PS / Spectrum Alt. Sr. School addition

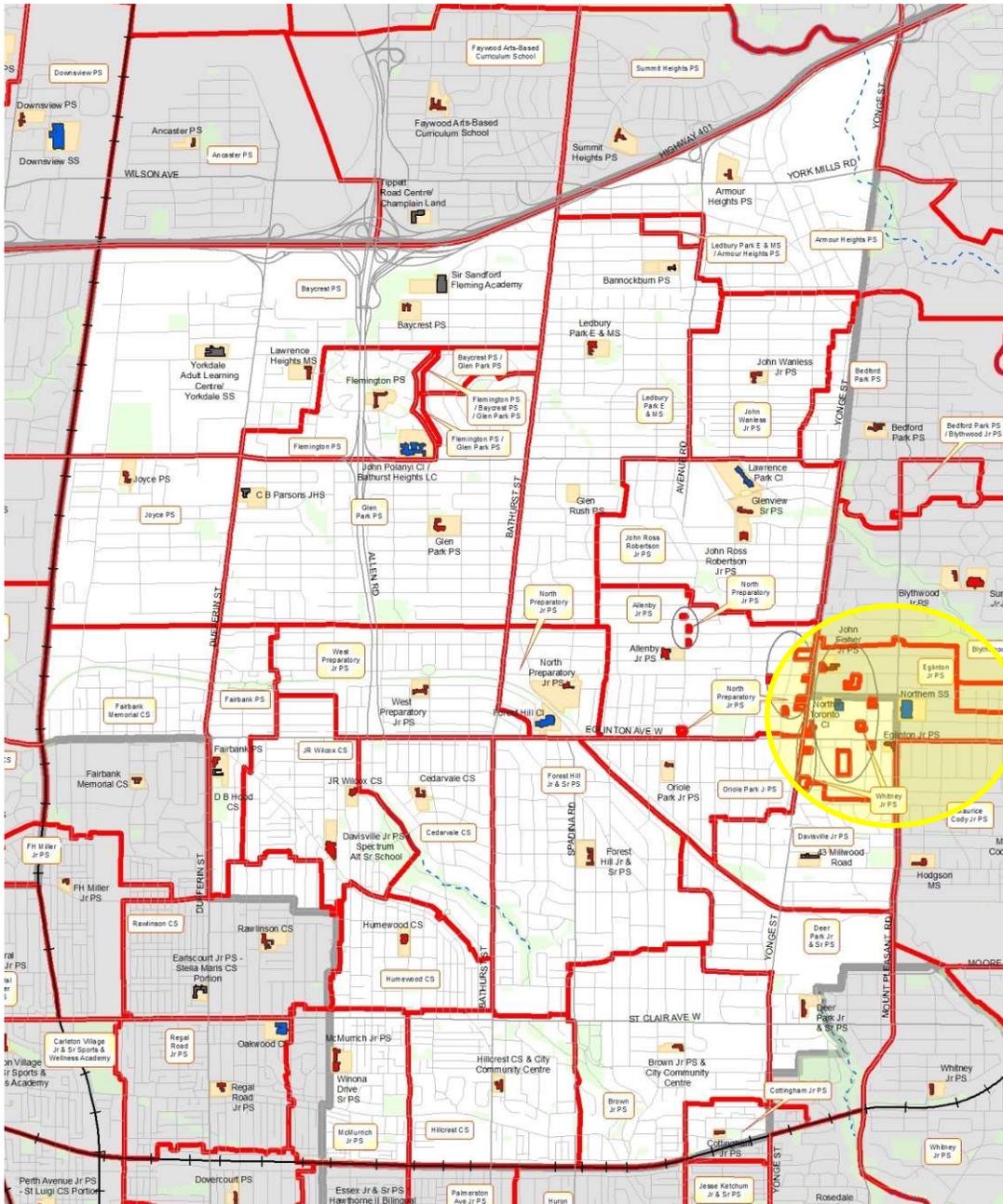


Emerging Capital Priority Projects – Eglinton Jr. PS

New elementary school(s) for the Yonge-Eglinton community

- TDSB and TLC staff are exploring the potential redevelopment of the Eglinton Jr. PS site.
- A partnership with a developer (Bazis) is being pursued.
- The replacement school will be constructed within a mixed-use development
- The future redevelopment of the site will unlock an opportunity to create over 500 new pupil places.

Ward 8 and Ward 9 – Long Term Program & Accommodation Strategy

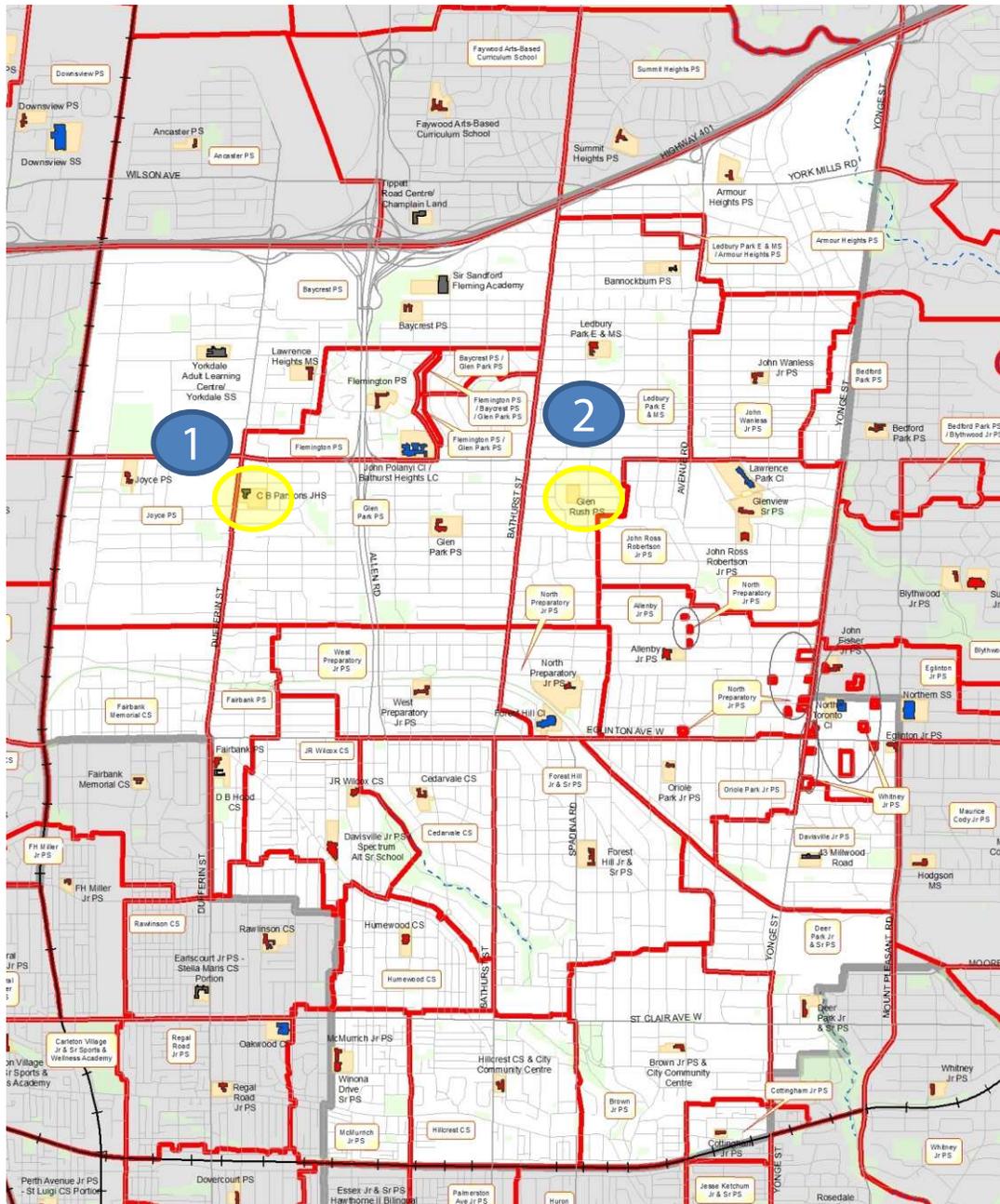


Redirections of Residential Development from Eglinton Jr. PS

- Proposed new residential development within the attendance area of Eglinton Jr. PS will be redirected prior to occupancy.
- In March 2023 some new developments that had been redirected to Whitney Jr. PS were returned to Eglinton Jr. PS.

Underway

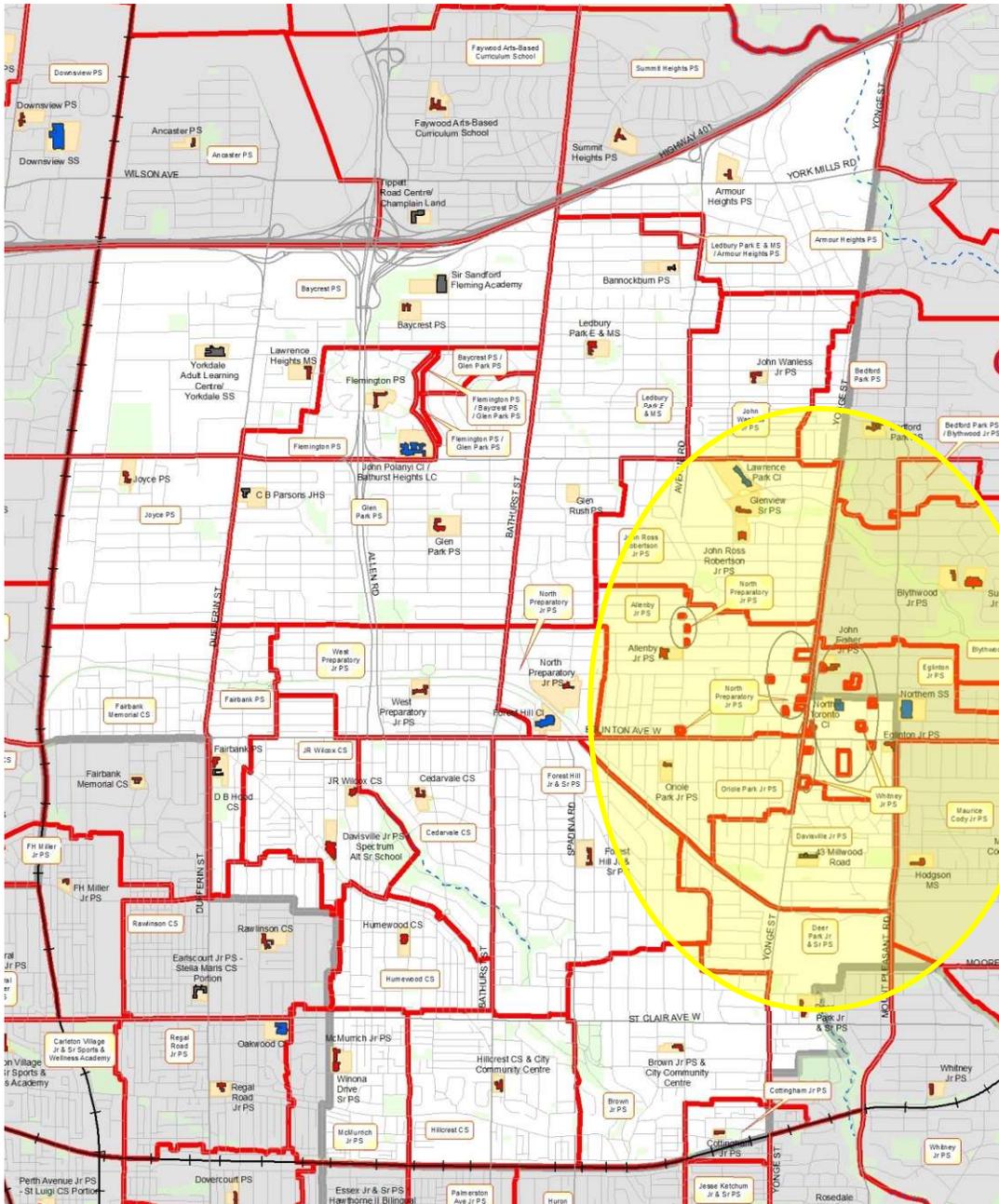
Ward 8 and Ward 9 – Long Term Program & Accommodation Strategy



Reviews of Non-Operating School Sites

- These are studies that staff undertake to determine if a property owned by the TDSB is a 'core holding', or could be declared surplus.

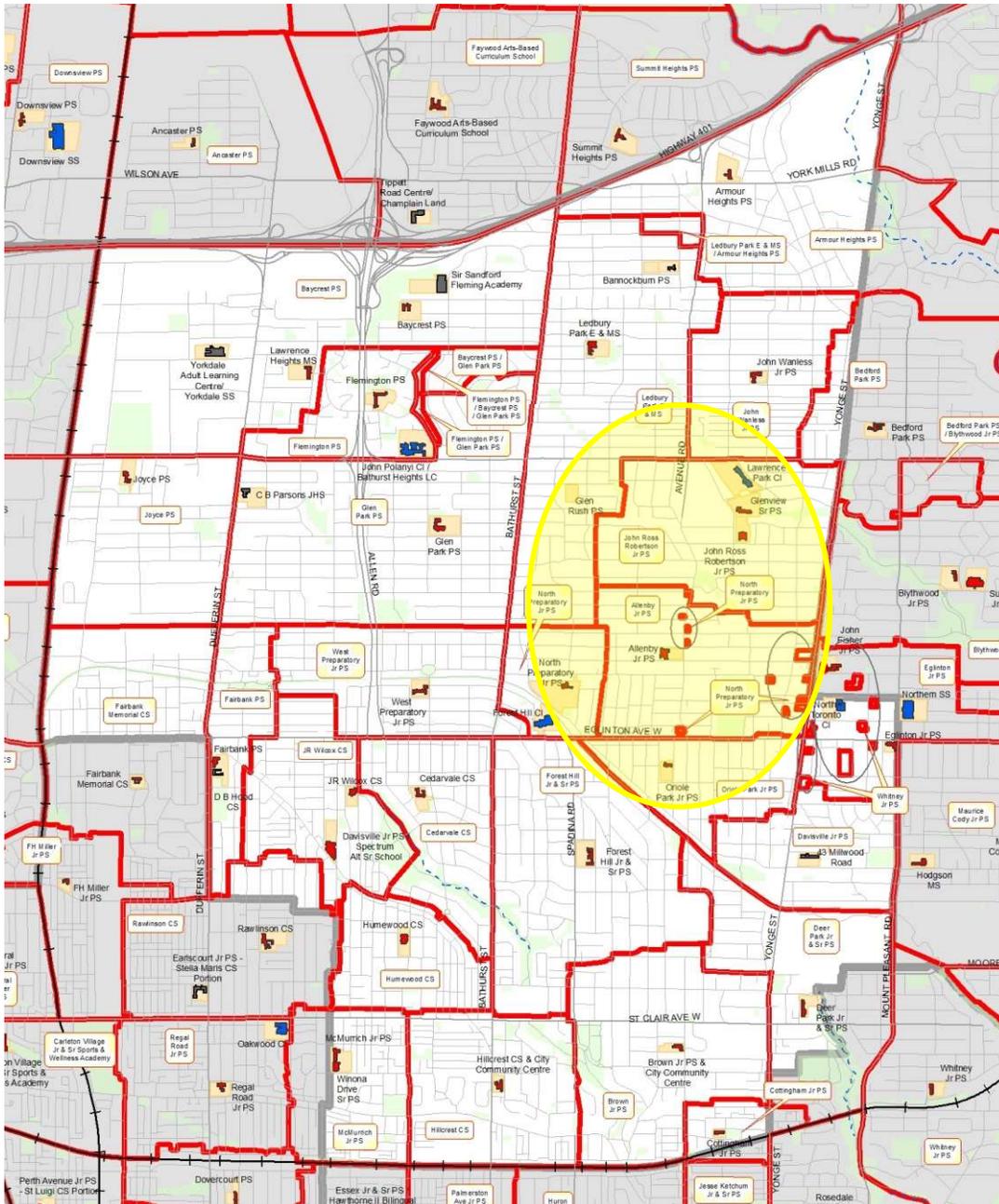
1. Glen Rush: 2023-24
2. CB Parsons: 2023-24



Yonge-Eglinton Review – Phase III

- A third phase of the Yonge-Eglinton review is scheduled for 2024-25.
- This review will include revisiting current development redirections from Eglinton Jr. PS and John Fisher Jr. PS (Ward 11).
- The review will also explore solutions for other issues such as the irregular grade configuration at Davisville Jr. PS.

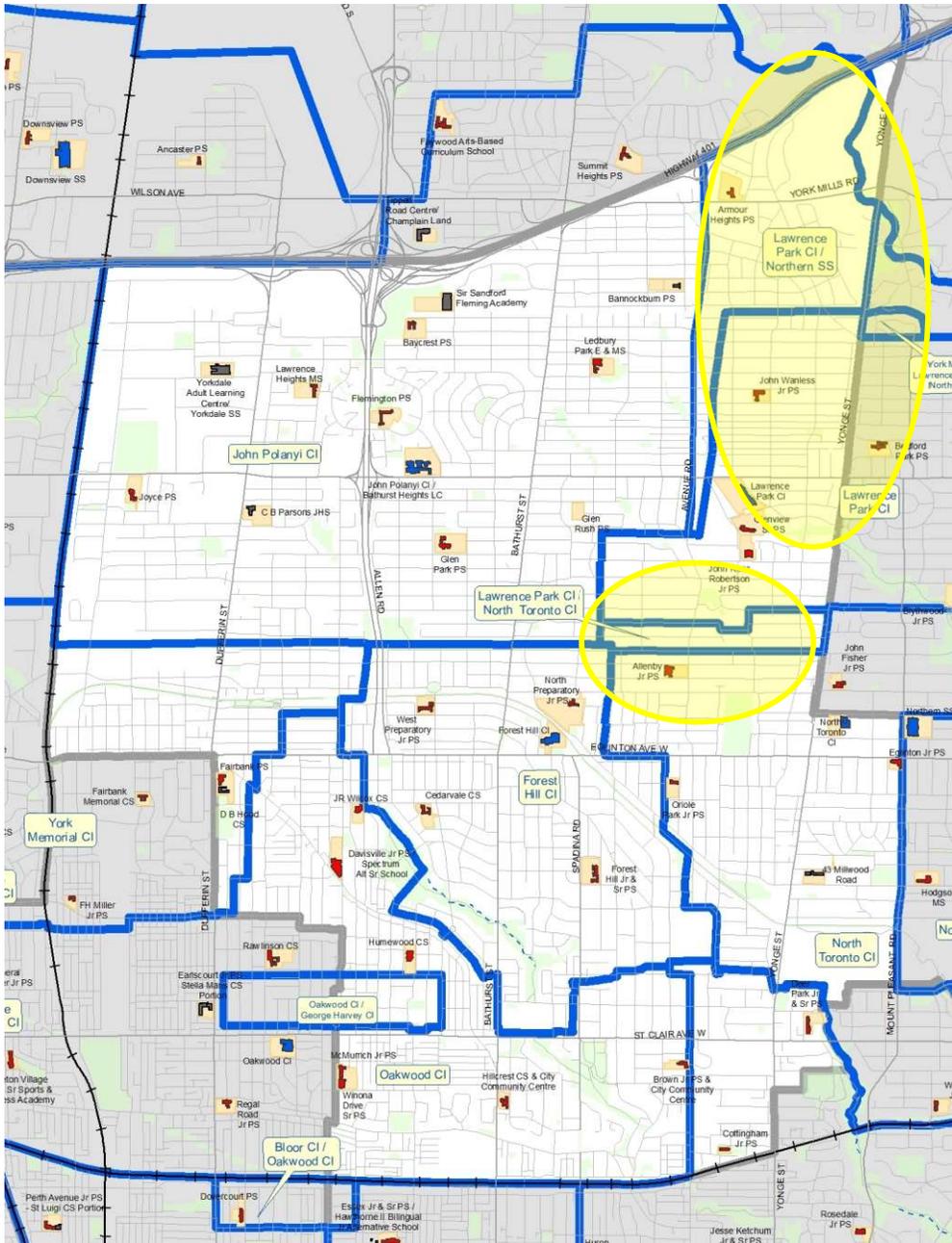
2024-25



Boundary Change Study

- This review would examine attendance boundaries within the Allenby Jr. PS, John Ross Robertson Jr. PS and North Preparatory Jr. PS.
- This review would explore options to end current redirections of residential development.

2025-26

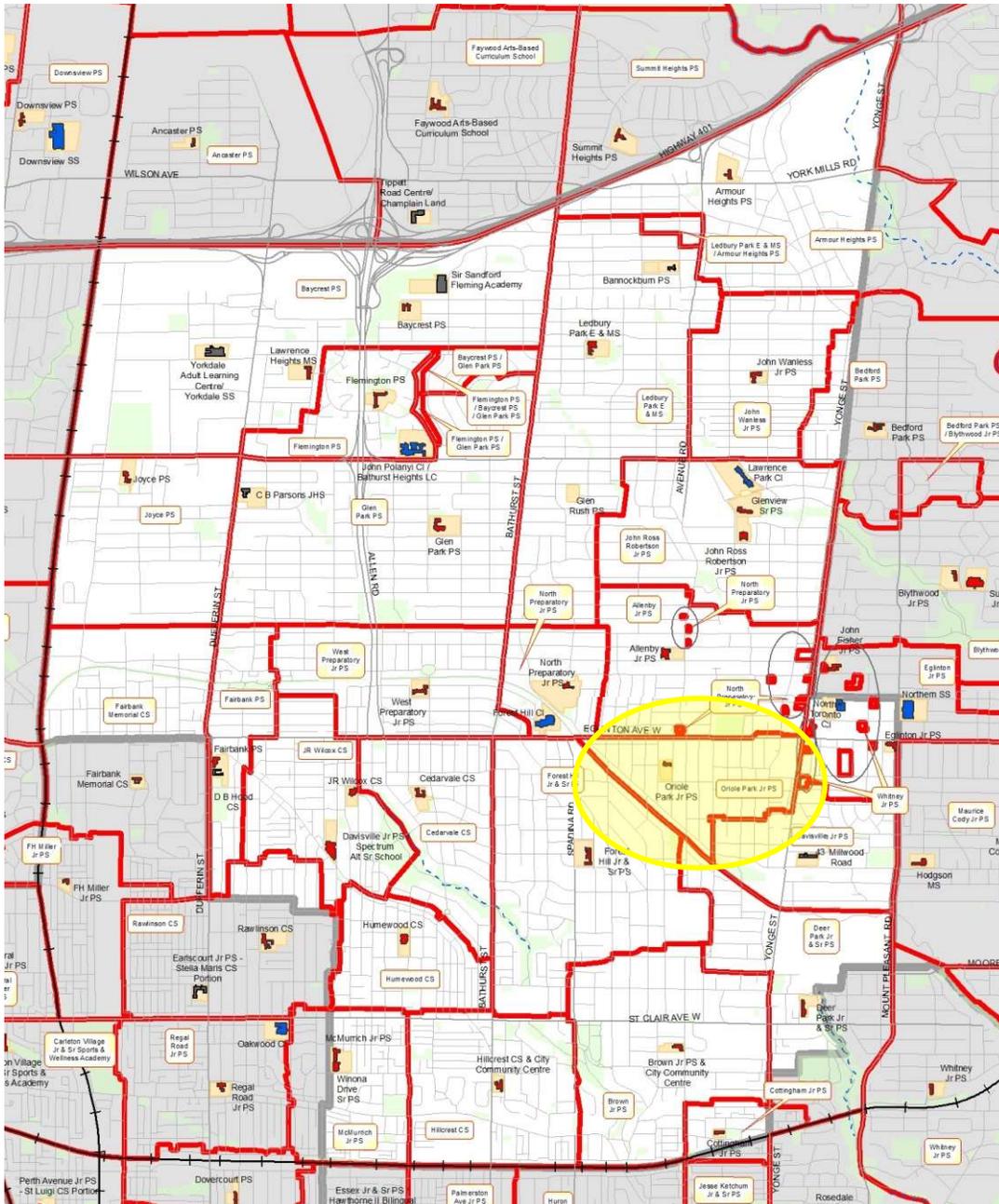


Boundary Change Studies – Secondary Schools

- There are two studies that will examine historical issues associated with secondary school boundaries.
- The issues to be explored are shared attendance areas and divided graduating cohorts.

2025-26

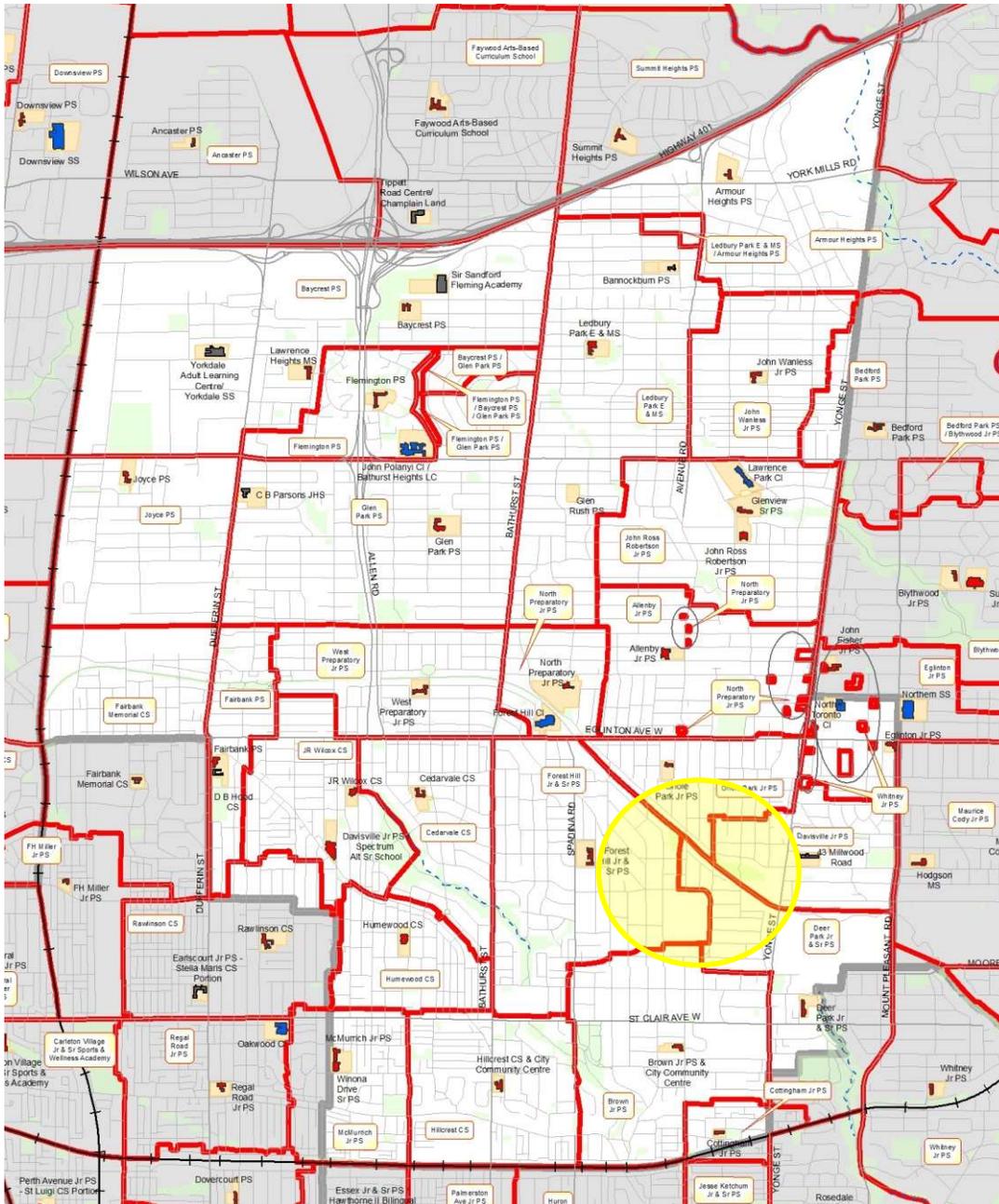
Ward 8 and Ward 9 – Long Term Program & Accommodation Strategy



Redirections of Residential Development from Oriole Park Jr. PS

- Proposed new residential development within the attendance area of Oriole Park Jr. PS will be reviewed to determine if redirection to other sites is necessary.
- New developments within the attendance area of Allenby Jr. PS are currently redirected to North Preparatory Jr. PS.

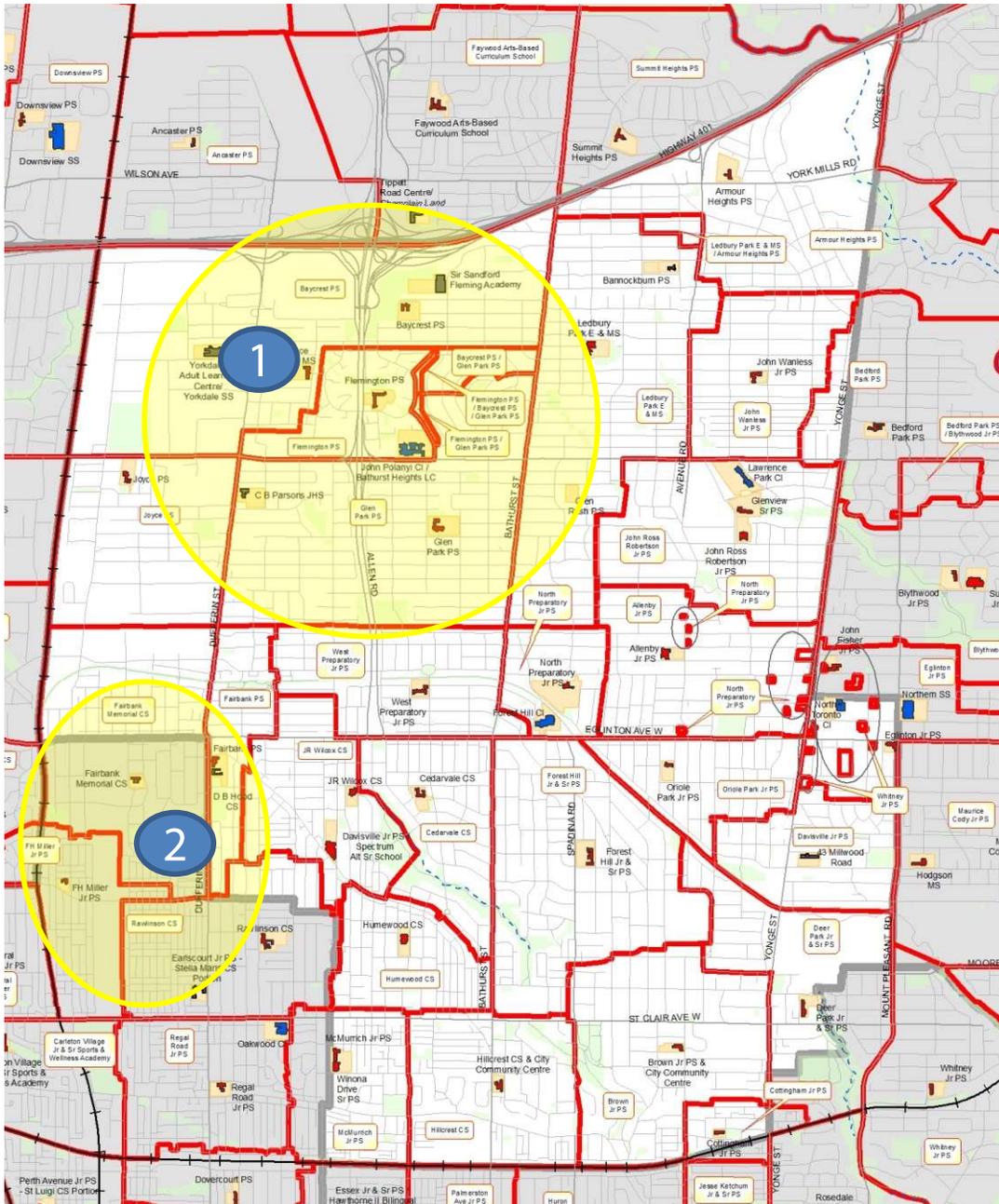
2025-26



Boundary Change Study

- Study involves a review of a small set of addresses that are divided between two schools: Deer Park Jr. & Sr. PS and Forest Hill Jr. & Sr. PS.

2026-27



Pupil Accommodation Reviews

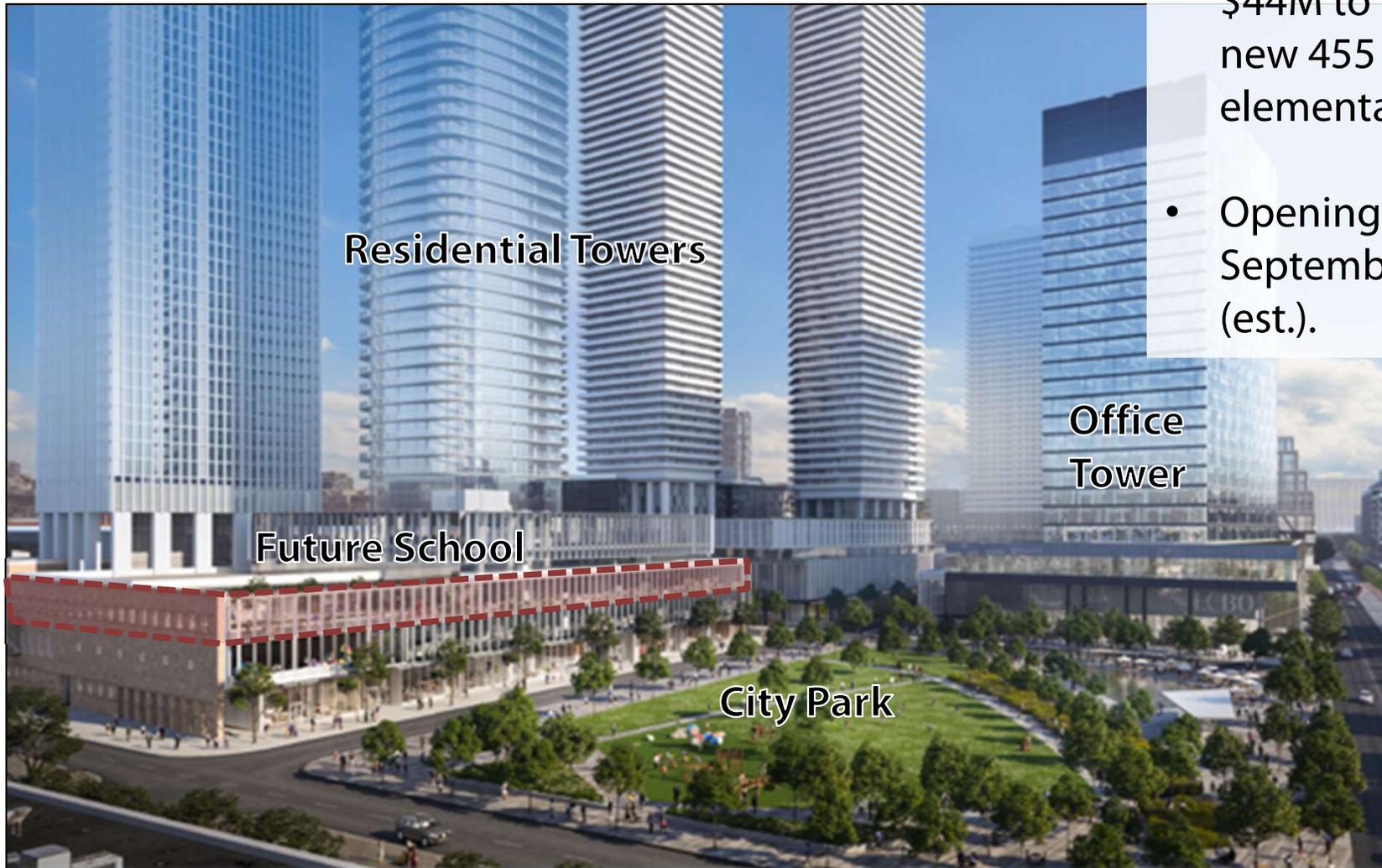
1. Lawrence Heights :
Flemington PS, Lawrence Heights MS, Glen Park PS, Joyce PS, Ledbury Park E & MS **(2026-27)**.
2. Fairbank PS (Ward 8), Fairbank Memorial CS, FH Miller Jr. PS, General Mercer Jr. PS, Silverthorn CS, Carleton Village Jr. & Sr. PS **(2027-28)**.

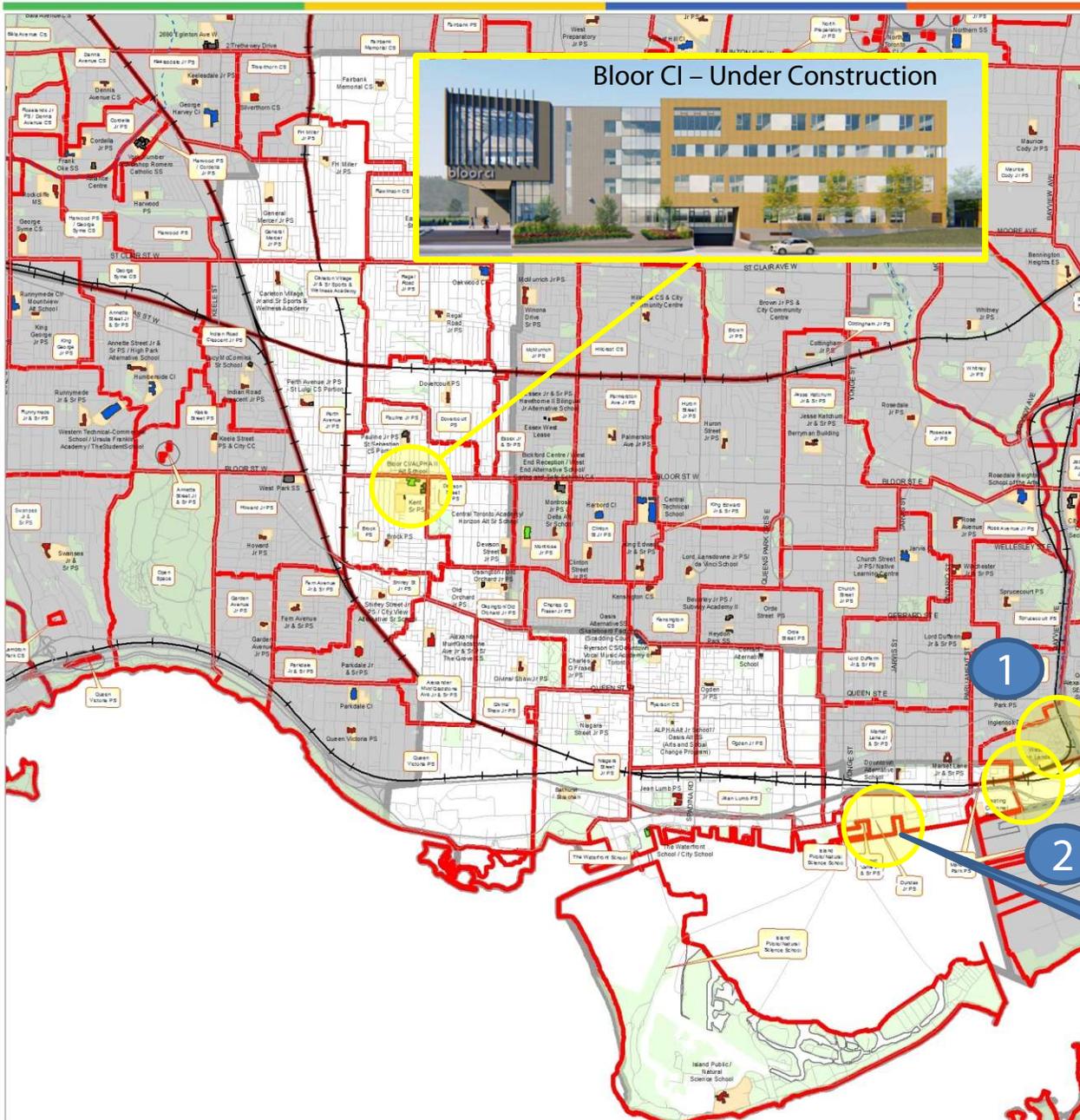
Studies in the Long-Term Program and Accommodation Strategy

Ward 9

Lower Yonge Precinct Elementary School Approved!

- In October 2021 the Ministry announced \$44M to support a new 455 pupil place elementary school.
- Opening date is September 2028 (est.).



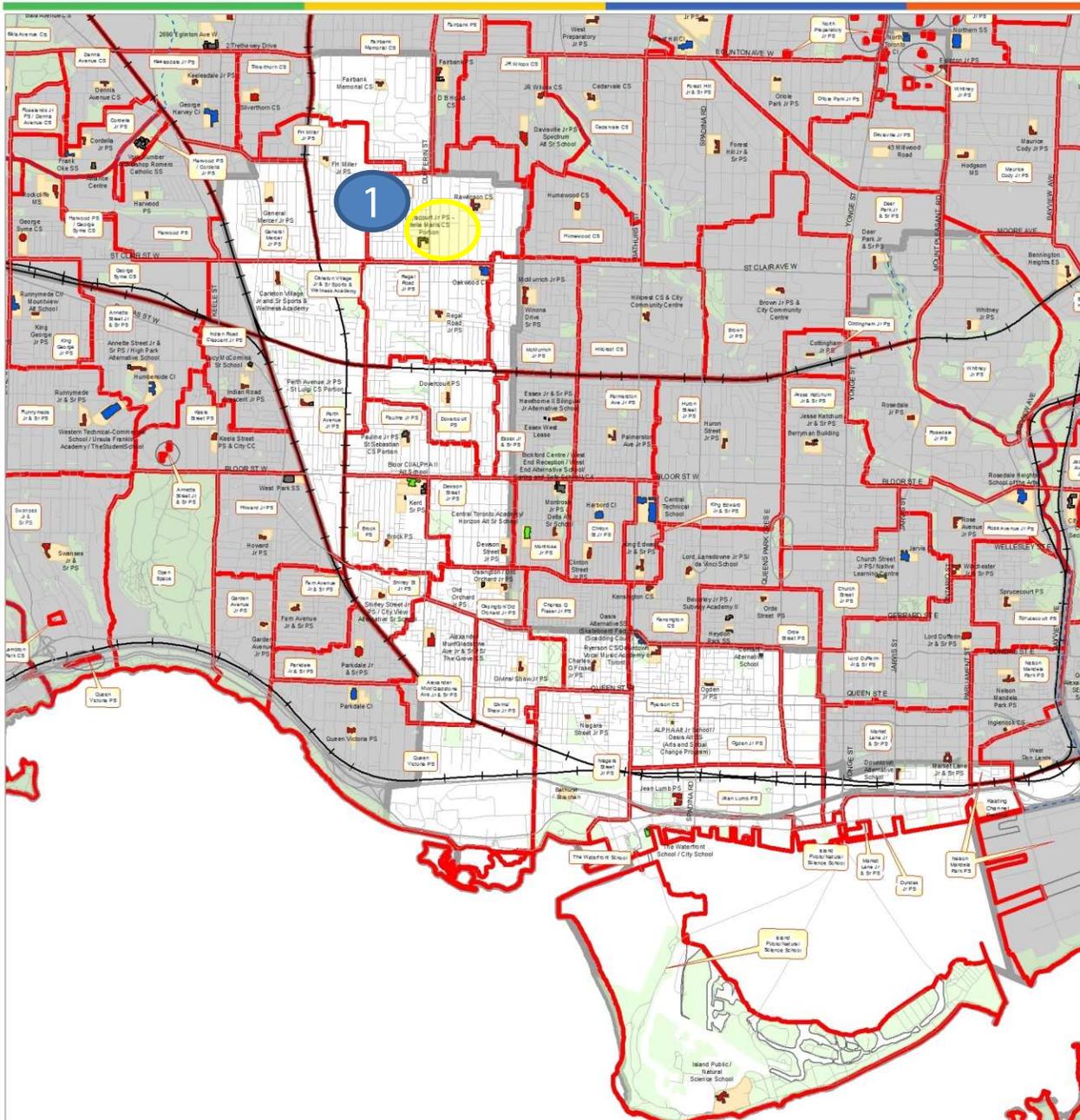


Emerging Capital Priority Projects

- These are capital projects that will be submitted to the provincial government for funding consideration.

1. West Donlands Elementary School
2. Keating Precinct Elementary School

Future Lower Yonge Precinct Elementary



Reviews of Non-Operating School Sites

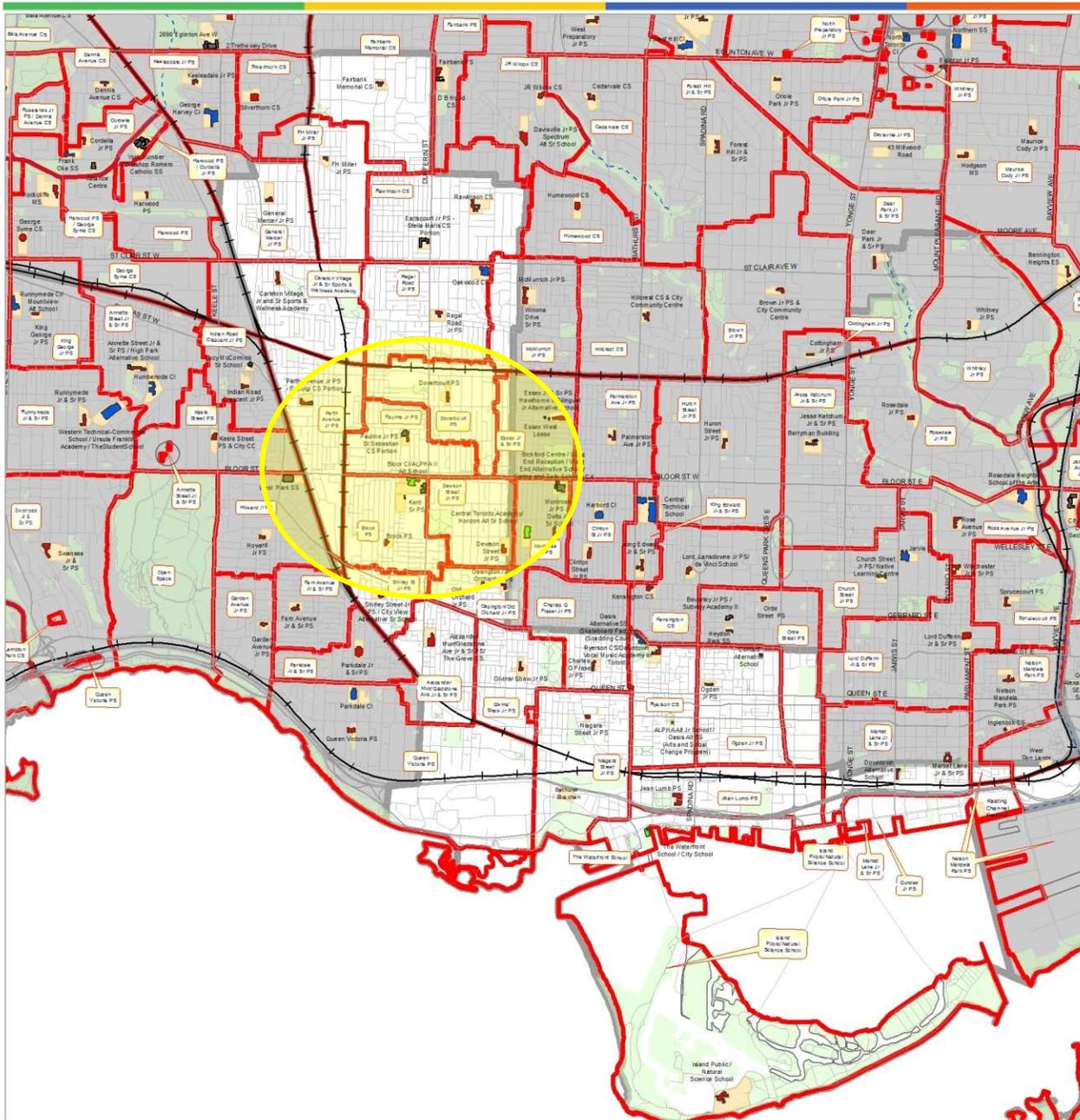
- These are studies that staff undertake to determine if a property owned by the TDSB is a 'core holding', or could be declared surplus.

1. Earlscourt

Underway

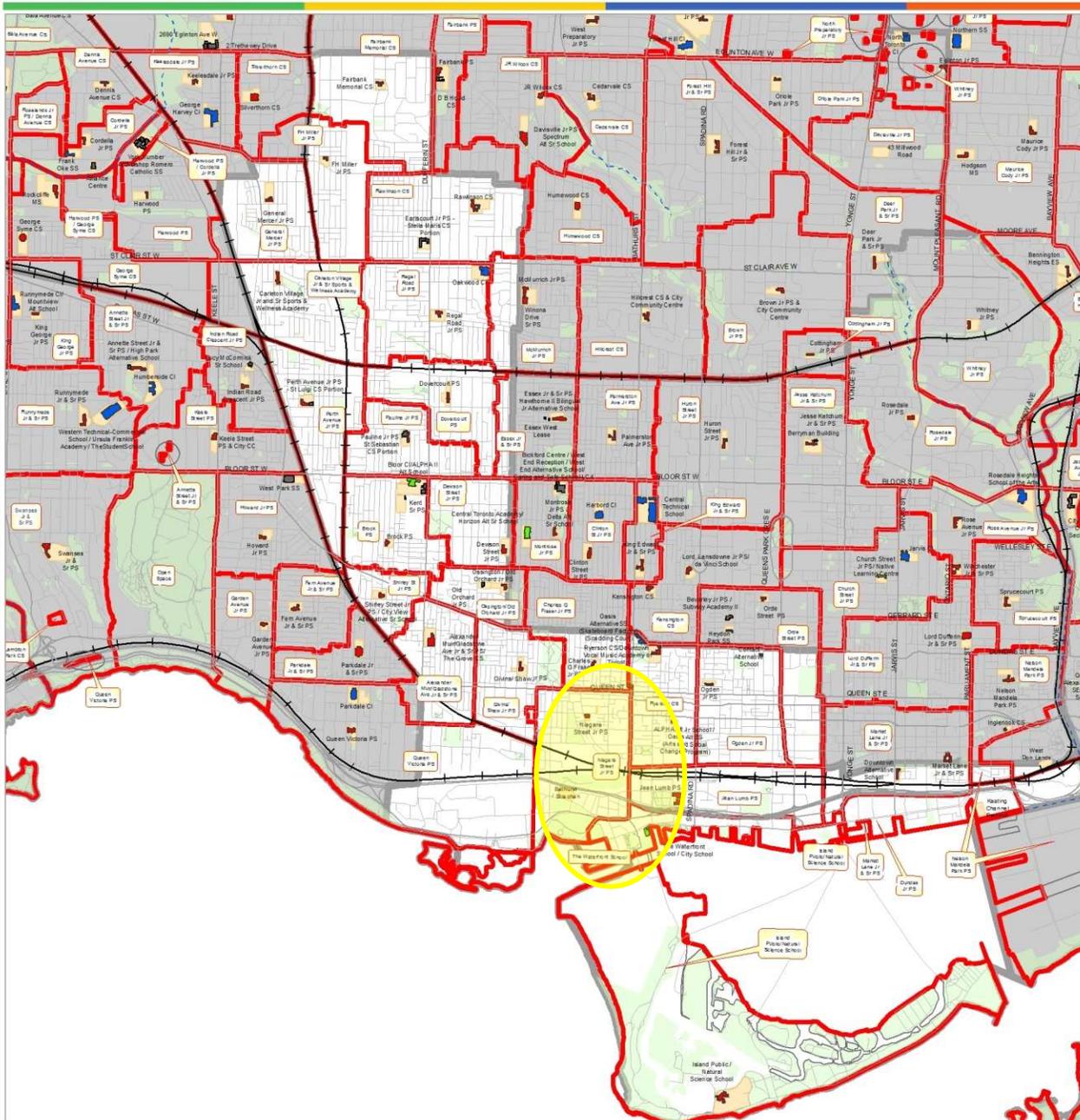
West Toronto Elementary Review

- This study will explore options for addressing current and future accommodation pressures within this group of schools.
- The review will include proposals for boundary changes to achieve a better balance of enrolment at area schools.



2023-24

Ward 8 and Ward 9 – Long Term Program & Accommodation Strategy

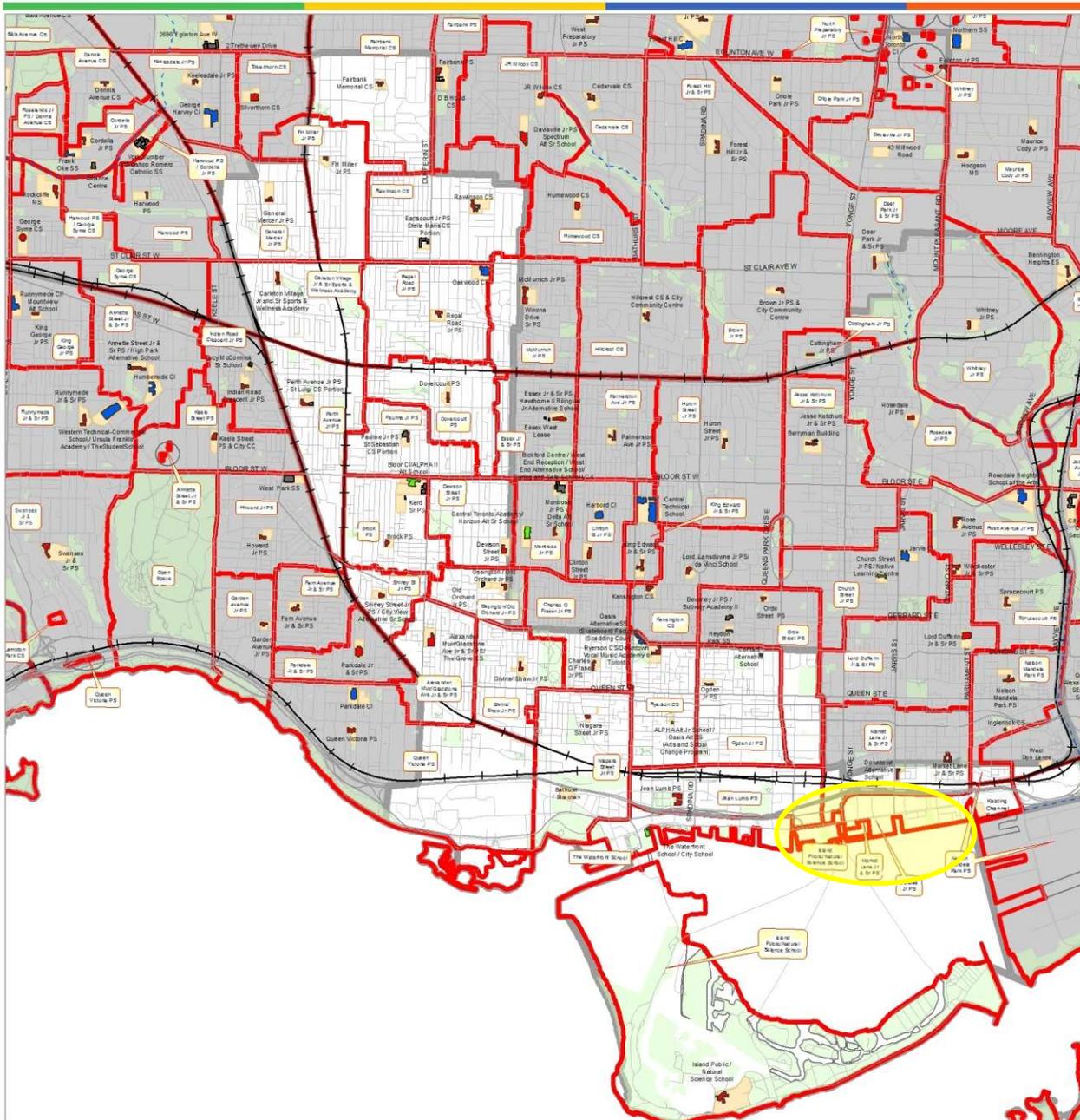


Boundary Change Study: Niagara St. Jr. PS and The Waterfront School

- This study will explore opportunities to change the attendance boundaries of Niagara St. Jr. PS and The Waterfront School to address enrolment pressures and site constraints at Niagara St. Jr. PS.

2023-24

Ward 8 and Ward 9 – Long Term Program & Accommodation Strategy



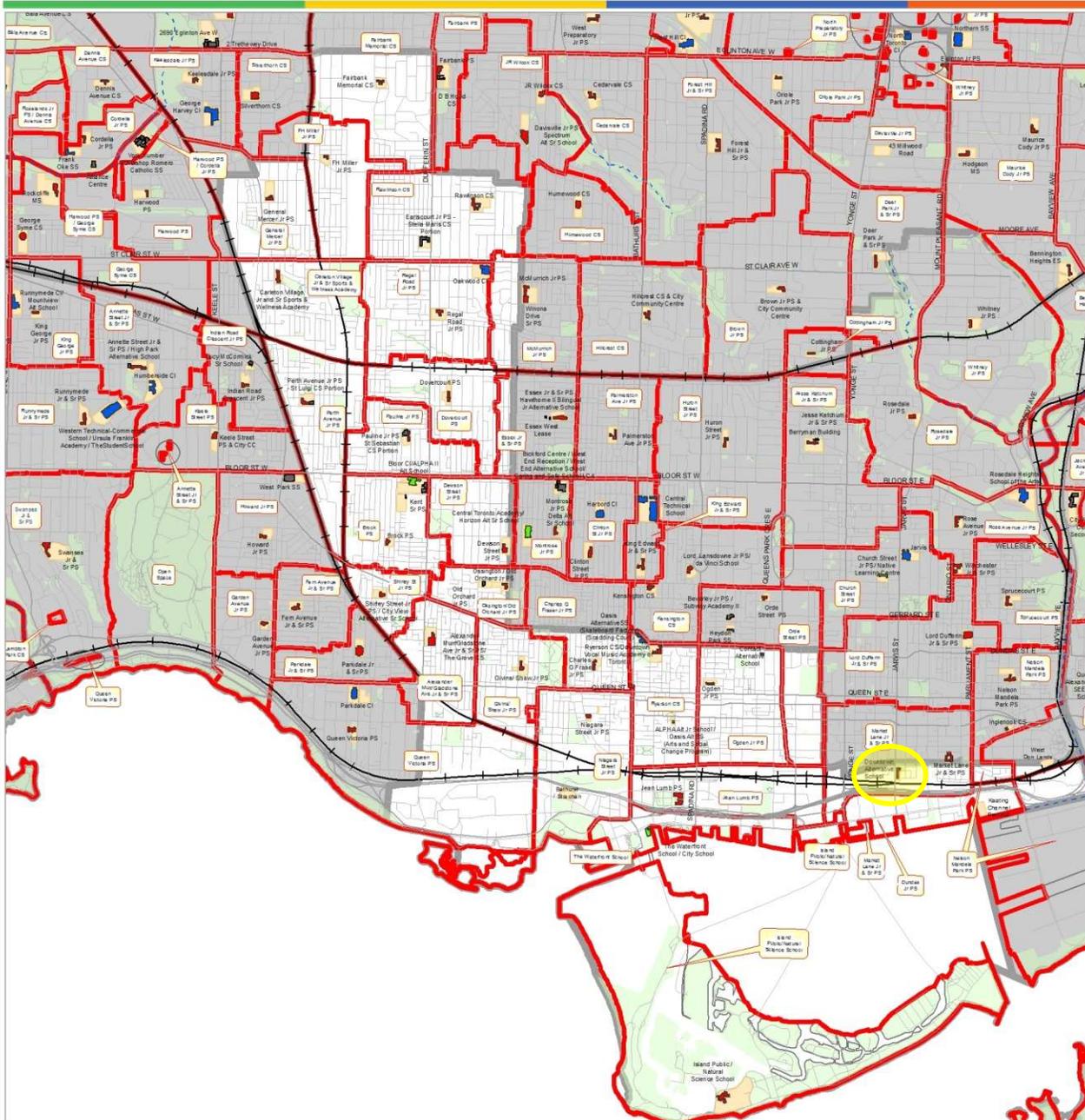
Boundary Change Study: Lower Yonge Precinct Elementary School

- This study will determine a future boundary for the new Lower Yonge Precinct Elementary School.

2024-25

Grade Range Expansion – Downtown Alternative School

- This study will explore expanding the program at Downtown Alternative School from JK to 6 to JK to 8.

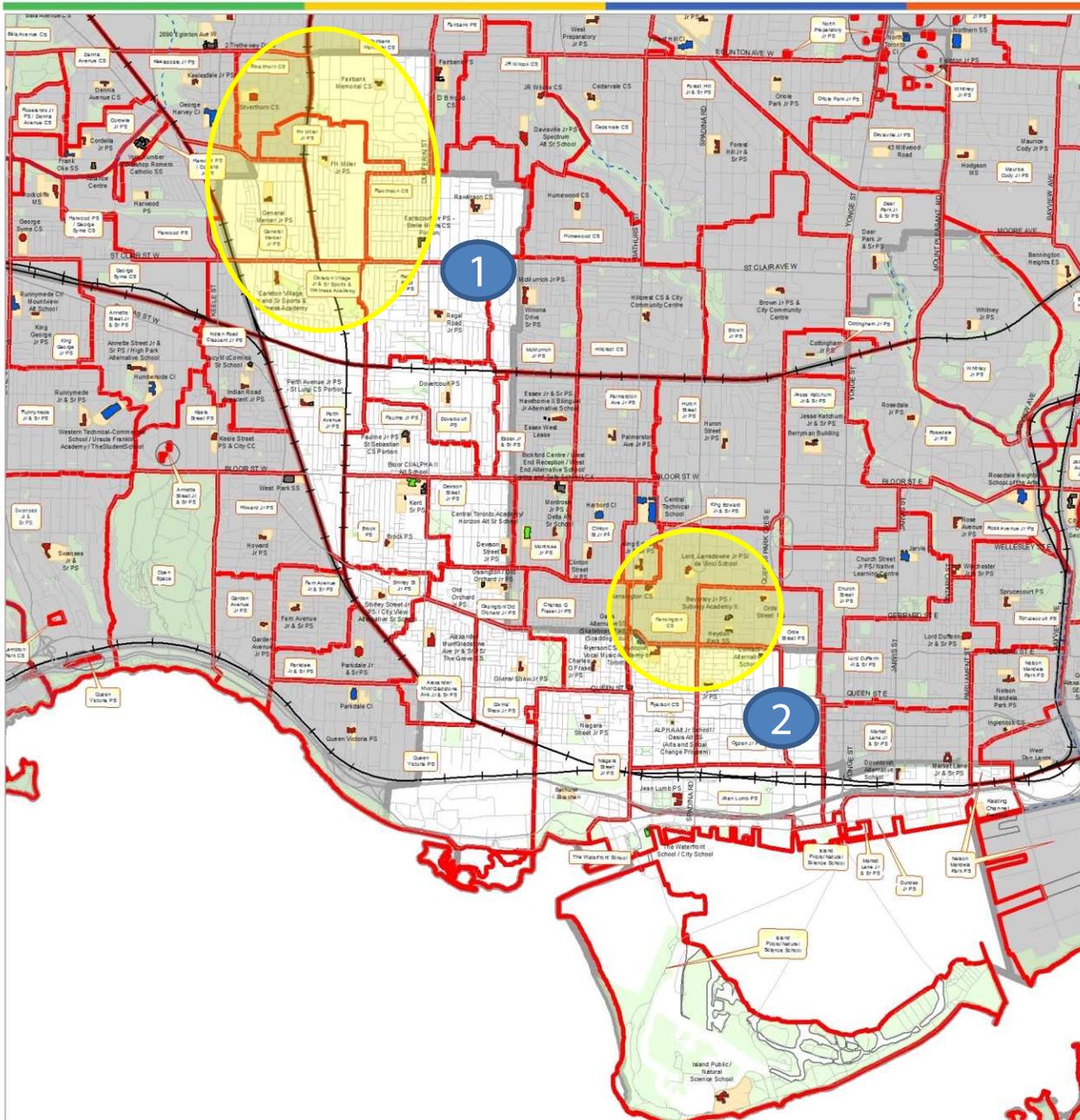


2026-27

Ward 8 and Ward 9 – Long Term Program & Accommodation Strategy

Pupil Accommodation Reviews

1. Fairbank PS (Ward 8), Fairbank Memorial CS, FH Miller Jr. PS, General Mercer Jr. PS, Silverthorn CS, Carleton Village Jr. & Sr. PS (2027-28).
2. Kensington CS, King Edward Jr. & Sr. PS, Ryerson CS, Lord Lansdowne Jr. & Sr. PS (2030-31).



In conclusion...

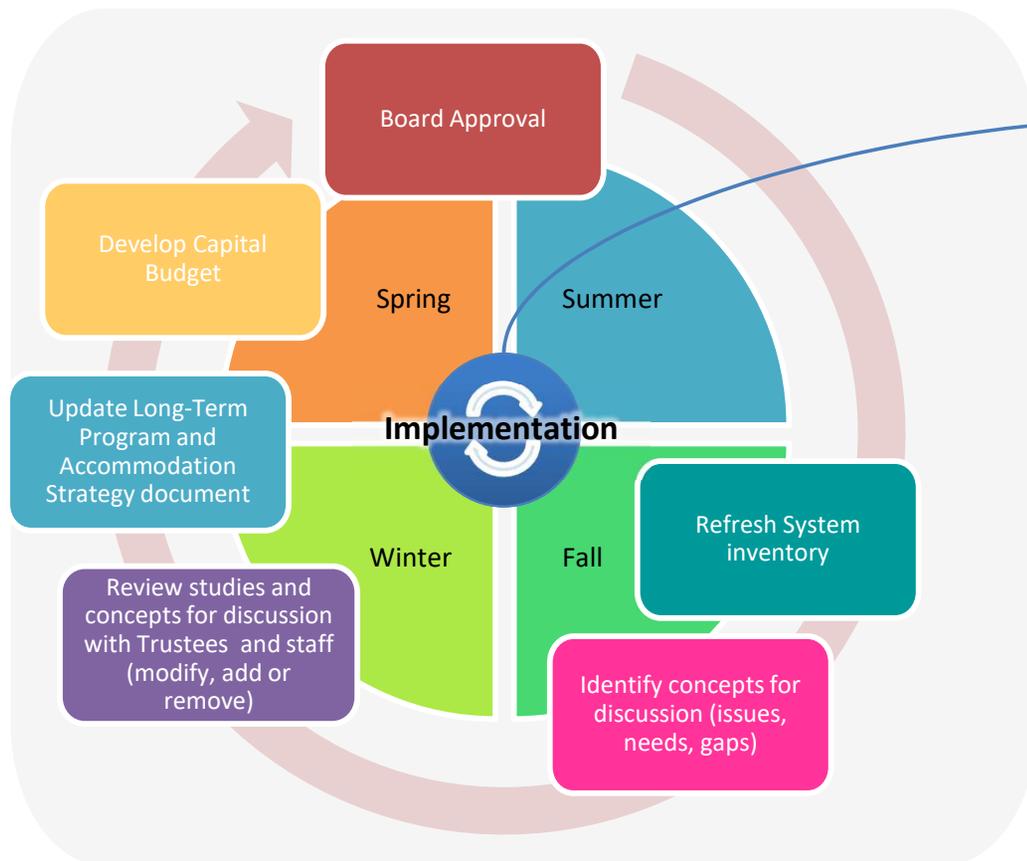
- At a system level, elementary enrolment is projected to stabilize after declines related to the pandemic.
 - There are areas within Ward 8 and Ward 9 where elementary enrolment growth is projected and where new schools may be required.
 - There are also areas of enrolment decline where future Pupil Accommodation Reviews have been identified.
- At a system level, secondary enrolment is projected to remain stable.
 - Future secondary Pupil Accommodation Reviews will include Ward 8 and Ward 9 schools.
- Residential development and intensification is primarily focused in the Urban Growth Centres, the 'Avenues' and major redevelopment initiatives within the two Wards.
- The TDSB updates the Long-Term Program and Accommodation Plan every year, which identifies a number of studies to address issues, gaps and needs, including growth. Many studies have been identified for Ward 8 and 9.
- Capital projects including potential new schools and additions to existing schools are required and will continue to be pursued through the Capital Priority process.

Thank!
You!

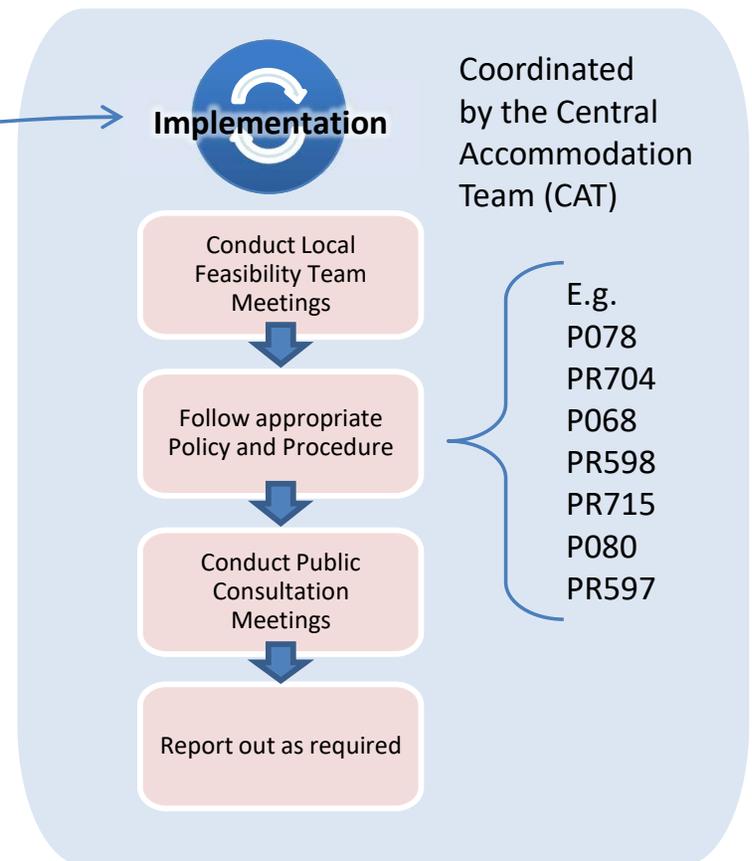


Annual LTPAS Process

Process to review and update the studies in the LTPAS



Process to implement the studies in the LTPAS



Ward 8 - Examples of Areas Experiencing Intensification

1

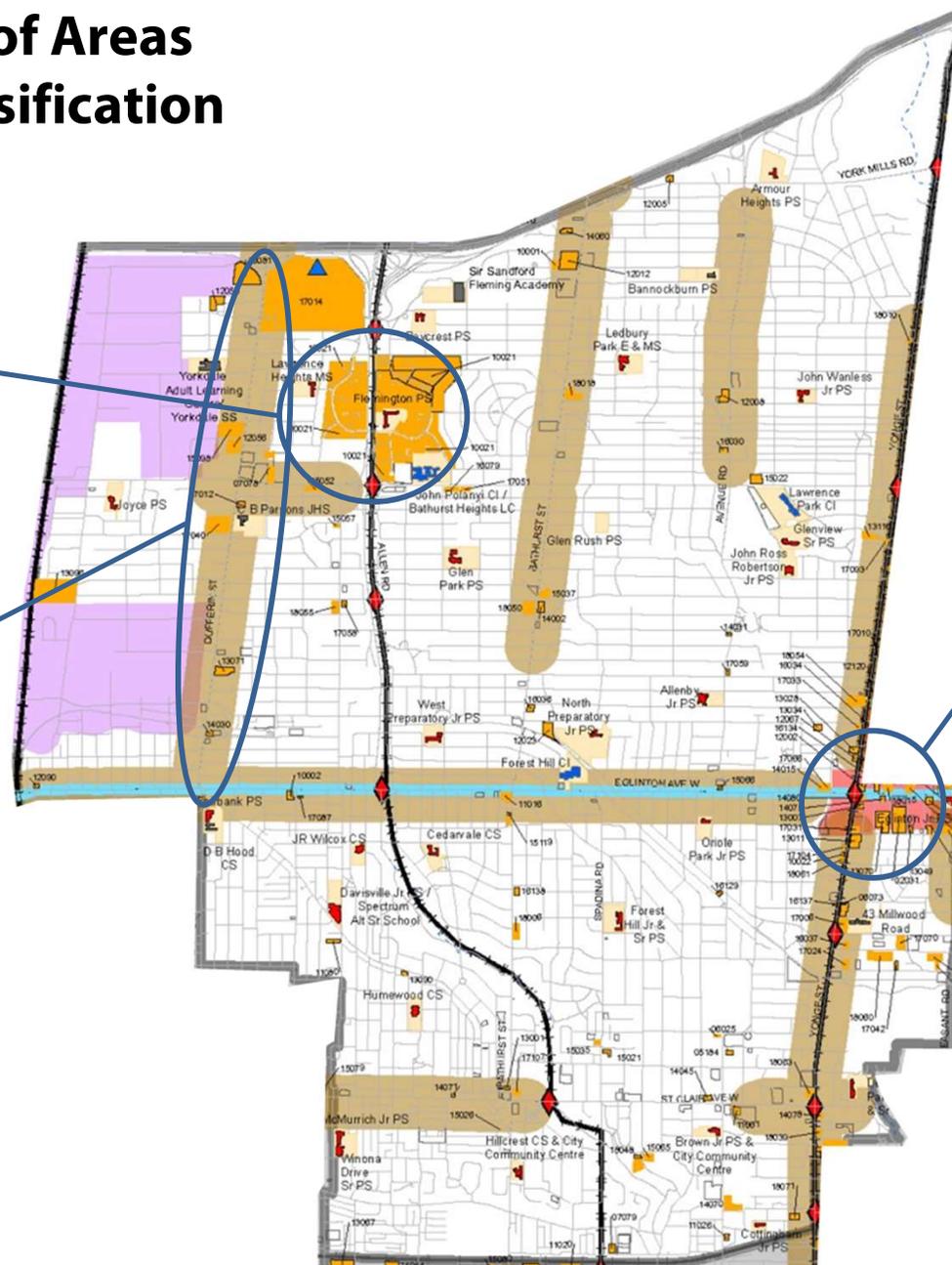
Lawrence Heights

2

Dufferin Street Corridor / Yorkdale Mall

3

Yonge St. & Eglinton Ave. E



Ward 9 - Examples of Areas Experiencing Intensification

3

Dufferin Street Corridor

2

Downtown Core

1

Central Waterfront

