

# **Long-Term Program & Accommodation Strategy 2021 - 2030**

## **TDSB Ward 8 and Ward 9**

May 12, 2022

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



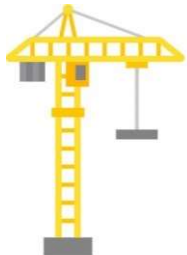
Current / projected enrolment trends

5



Questions / Comments?

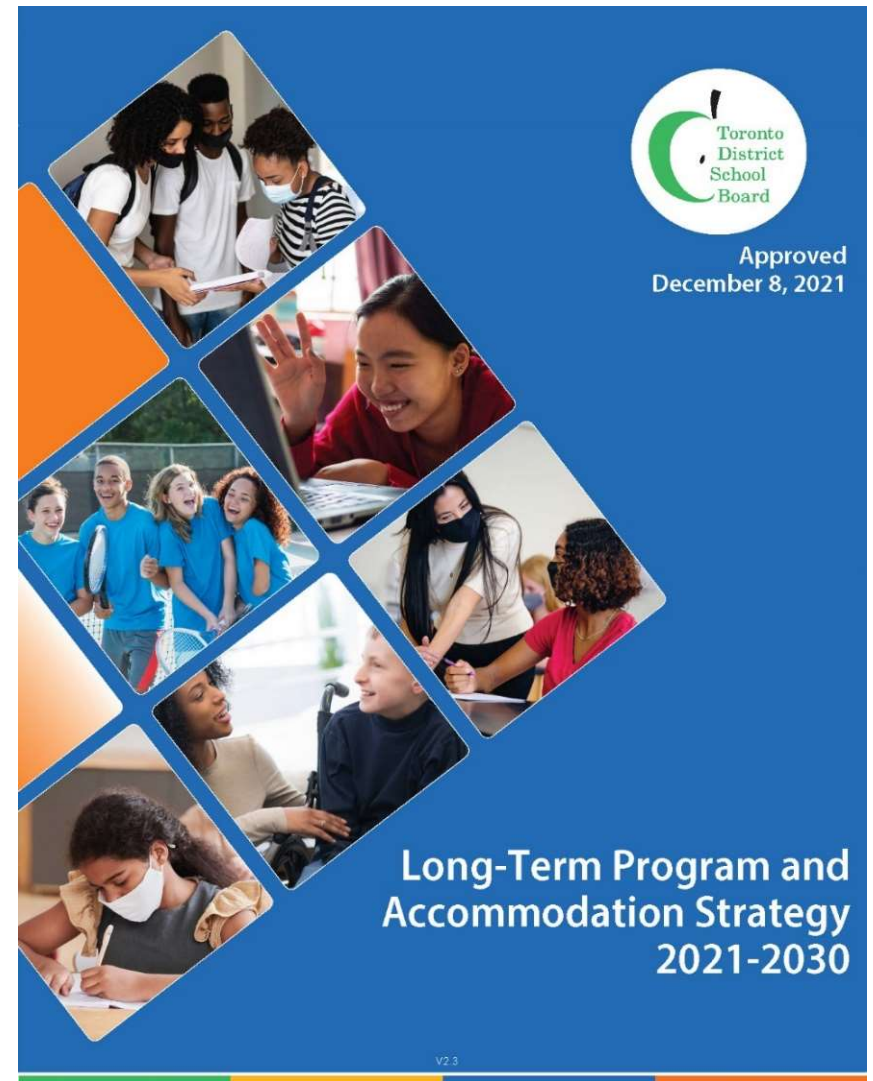
3



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](http://www.tdsb.on.ca)).



# Why do we need a long-term strategy?

- To fulfill an expectation of the Ministry of Education
- To support the goals of the TDSB
- 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

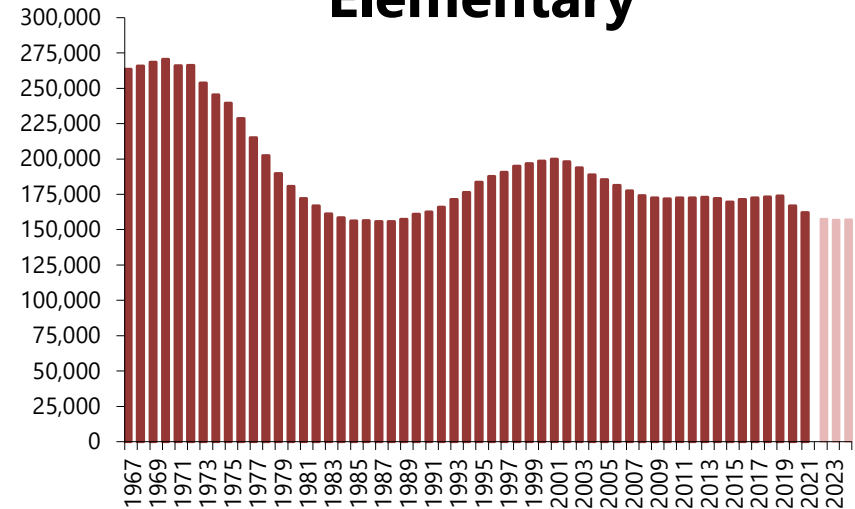


**Designed to address a city that is  
constantly changing**

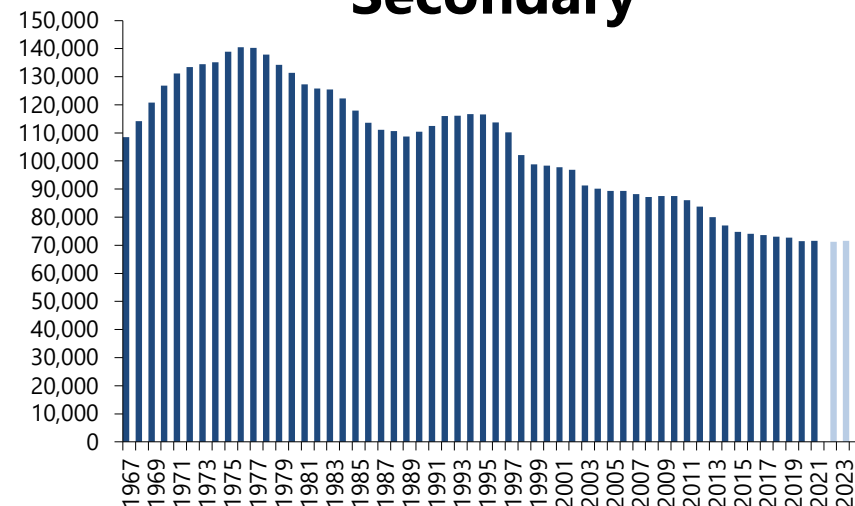
# City-wide enrolment

- 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

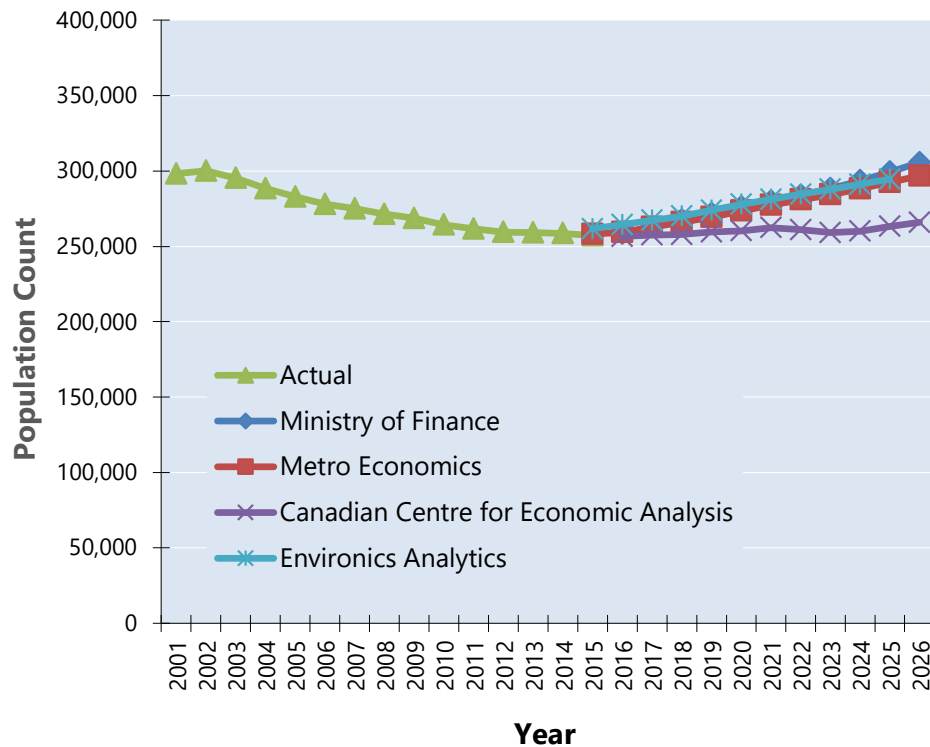


Source: TDSB Strategy and Planning

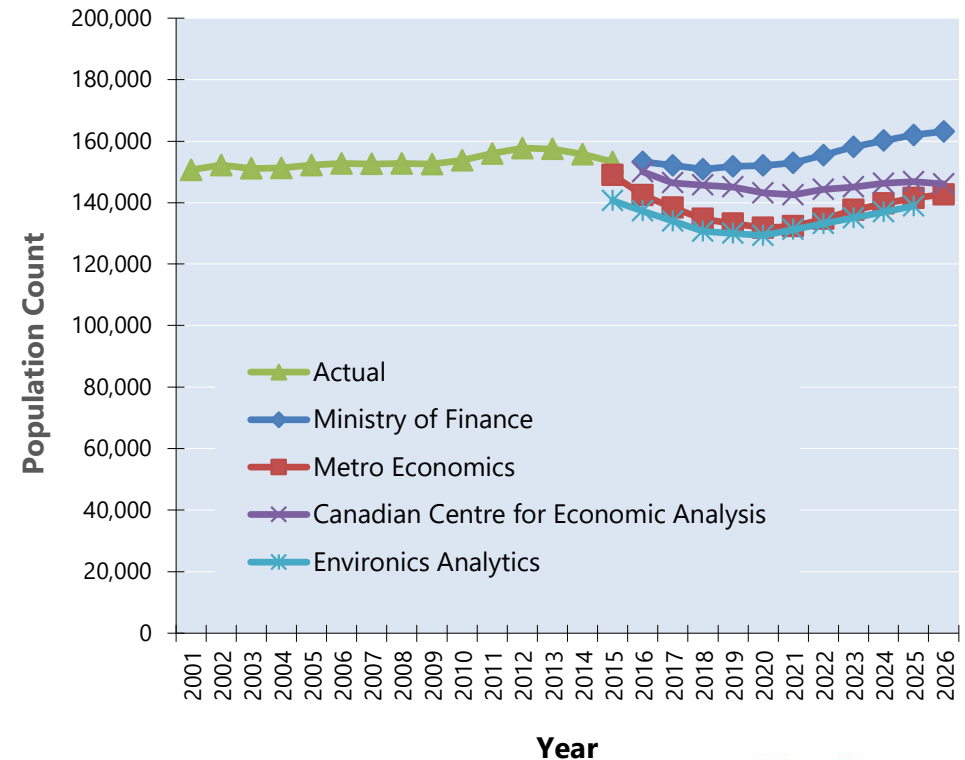
# ...but there are multiple possible futures

- 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



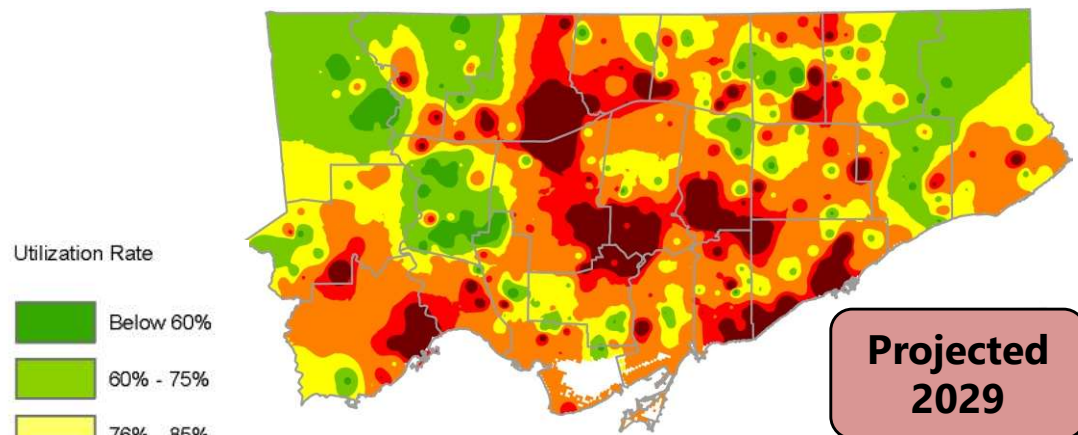
### Population Ages 15-19



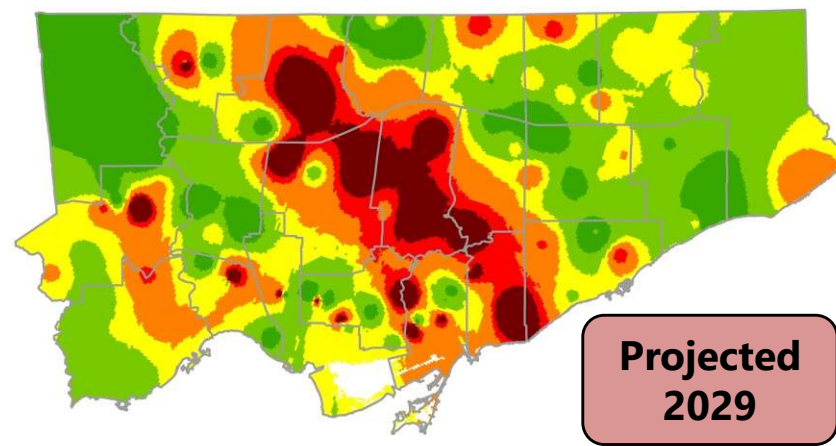
# Pockets of over and underutilization

- 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



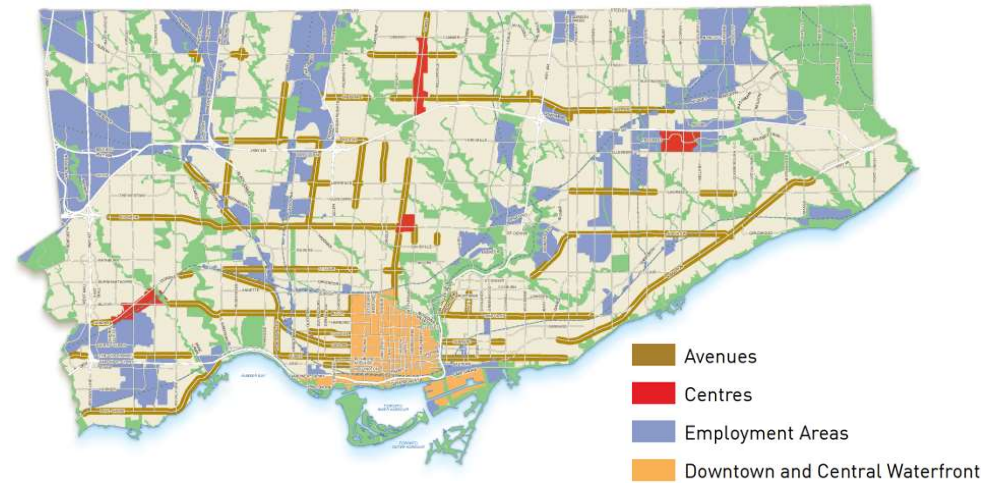
## Secondary



# Residential intensification pressure

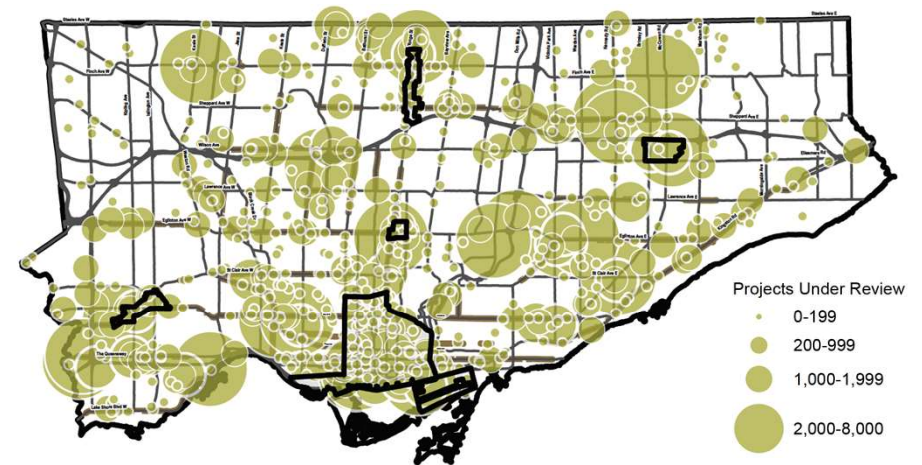
## Urban Structure

- We are experiencing, or forecasting to experience, significant pressures in certain areas such as the growth centres and along corridors.



## Development Projects

- Over 280,000 residential units are under review by the City of Toronto.



## 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

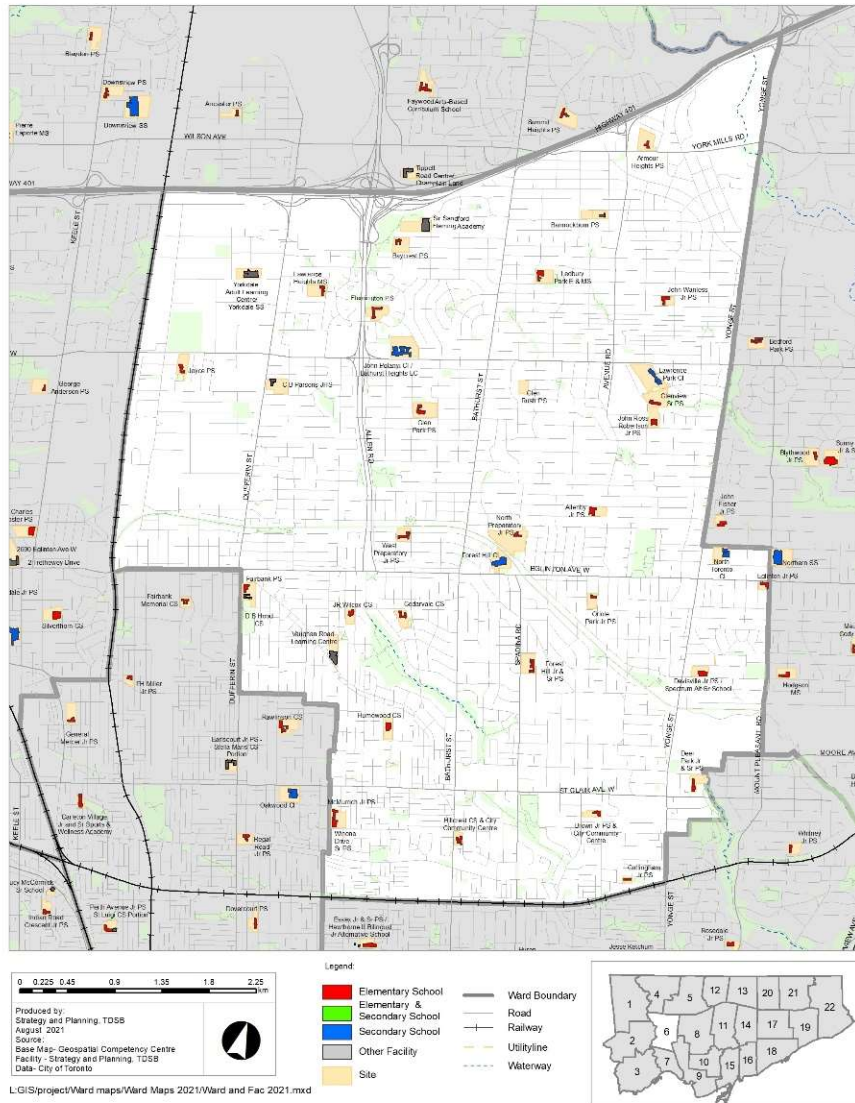
# Types of Studies

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, **130** studies have been identified to be investigated over the next 10 years. **19** studies have been identified for Ward 8. **13** studies have been identified for Ward 9.

# **Current and Projected Enrolment Trends**

## Ward 8 and 9

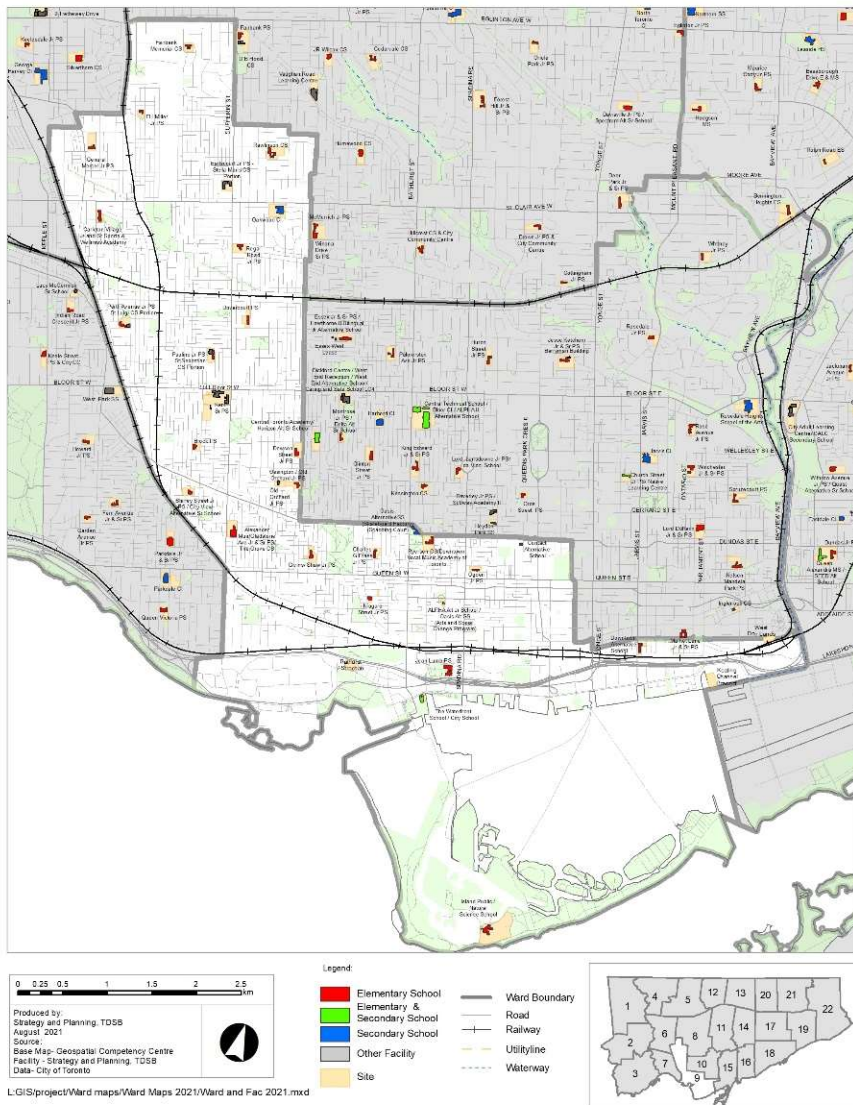


# Ward 8

- 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%

# Ward 9

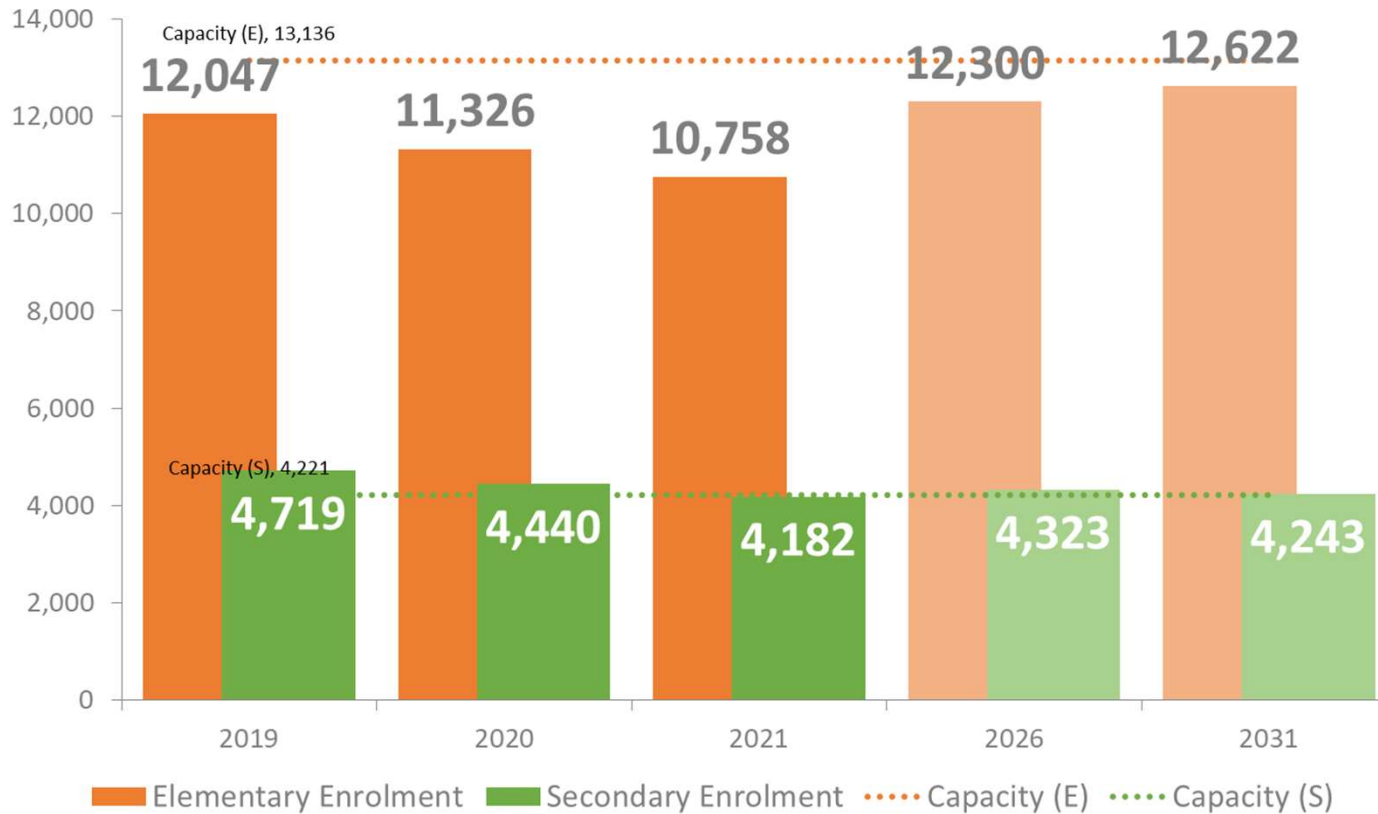
- Bounded by Eglinton Ave. (north) Railway / Dufferin St. / (west), Lake Ontario (south), Esplanade / Bay St. Dundas St., Ossington Ave./ Winona Dr. / Dufferin St. (east).
- 27 elementary schools and 6 secondary schools.
- Average Elementary Utilization Rate is 76%
- Average Secondary Utilization Rate is 54%





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

### Changes in Enrolment at Ward 8 Schools

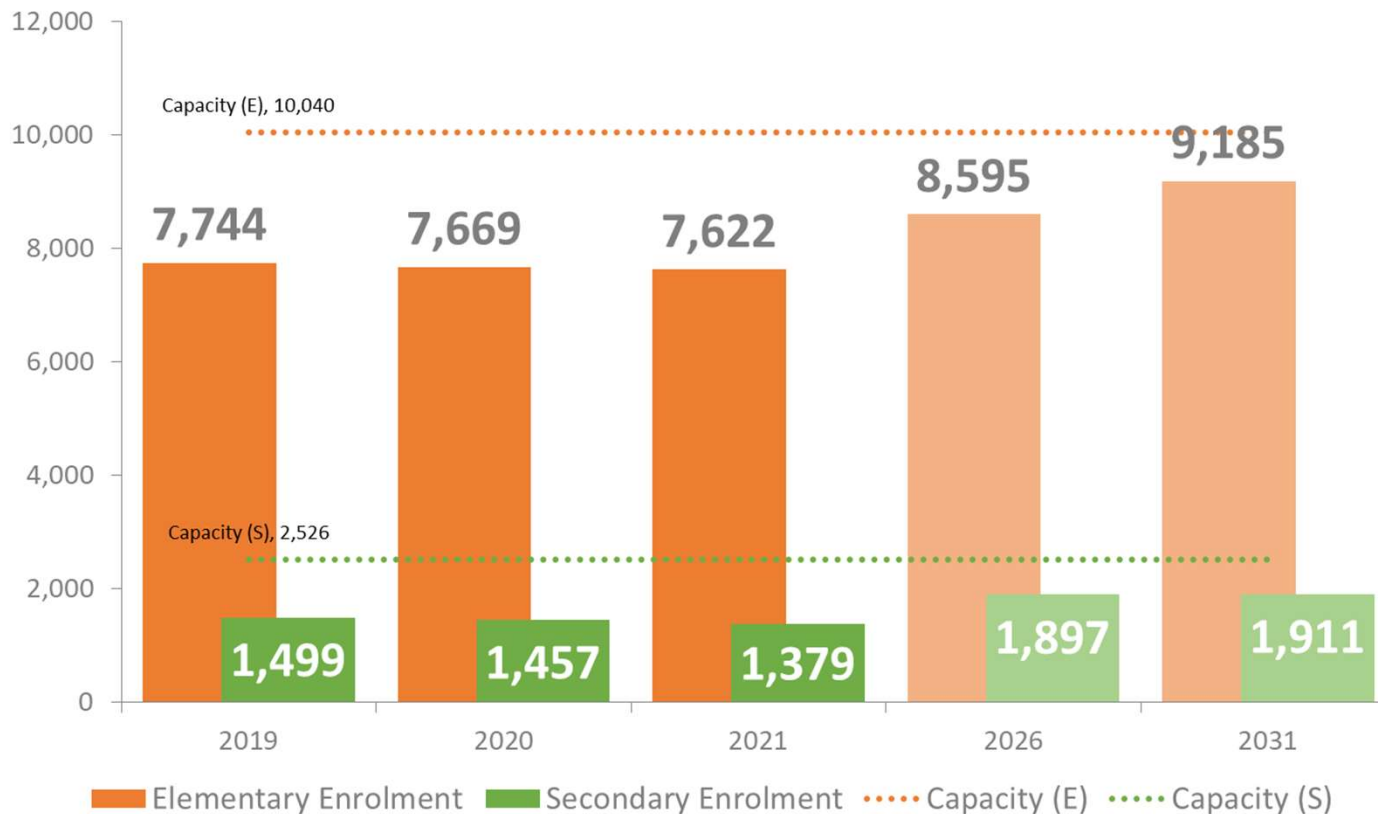


- Projections suggest elementary enrolment will continue to increase through to 2026 (+14.3%) and to 2031 (+2.6%)
- There are many residential developments currently in the pipeline that are expected to become occupied within the next 5 to 10 years.
- Projections suggest that secondary will remain stable through to 2031.

Based on July 2021  
Enrolment  
Projections

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

### Changes in Enrolment at Ward 9 Schools

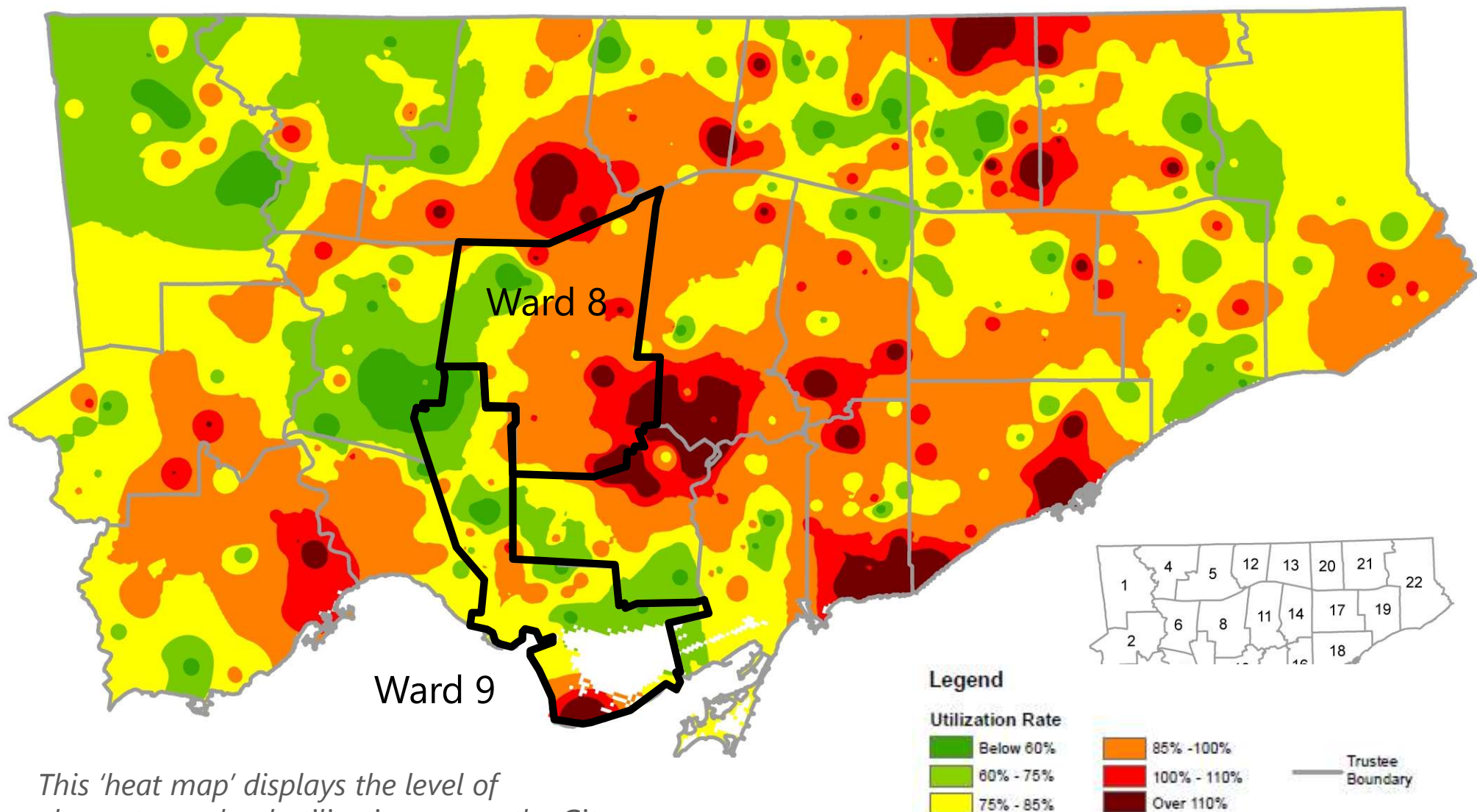


- Projections suggest elementary enrolment will continue to increase through to 2026 (+12.8%) and 2031 (+6.9%).
- Similar to Ward 8, increases over the next 5 years are attributed to residential intensification underway.
- Projections suggest that secondary enrolment will increase to 2026 and stabilize through to 2031.

Based on July 2021  
Enrolment  
Projections

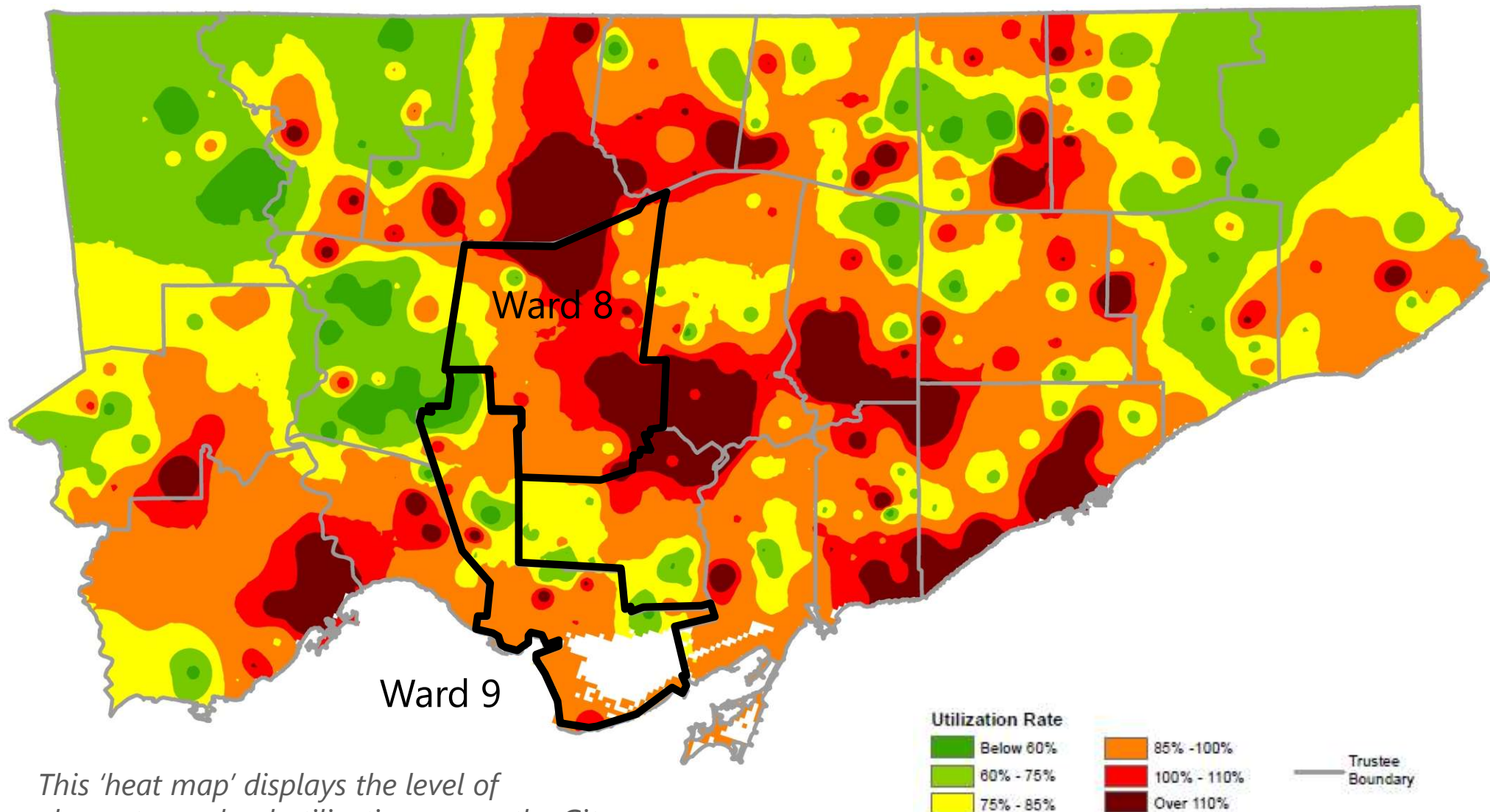


### Elementary Utilization Rate – Actual Enrolment 2019



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

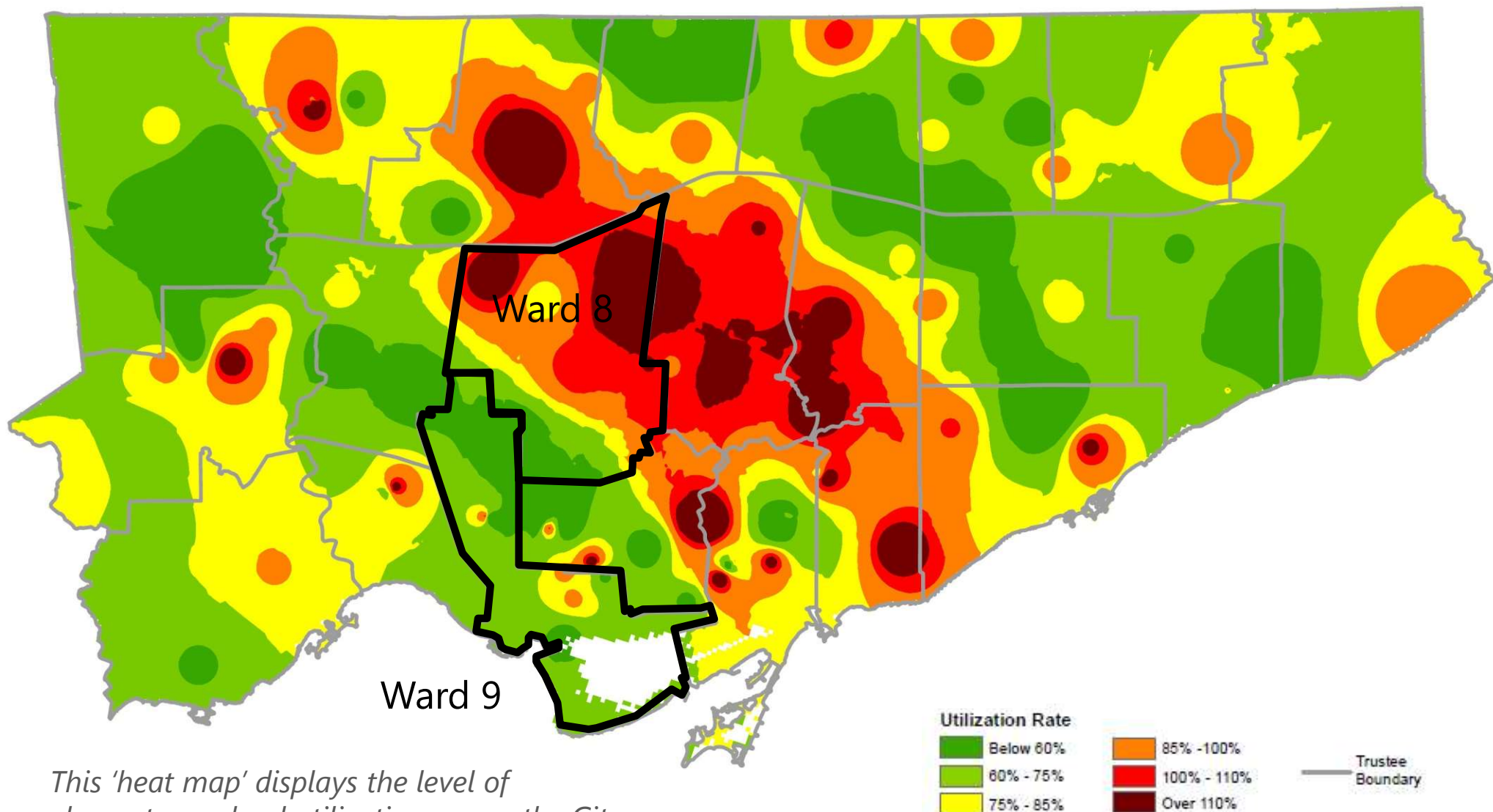
### Elementary Utilization Rate – Projected Enrolment 2029



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

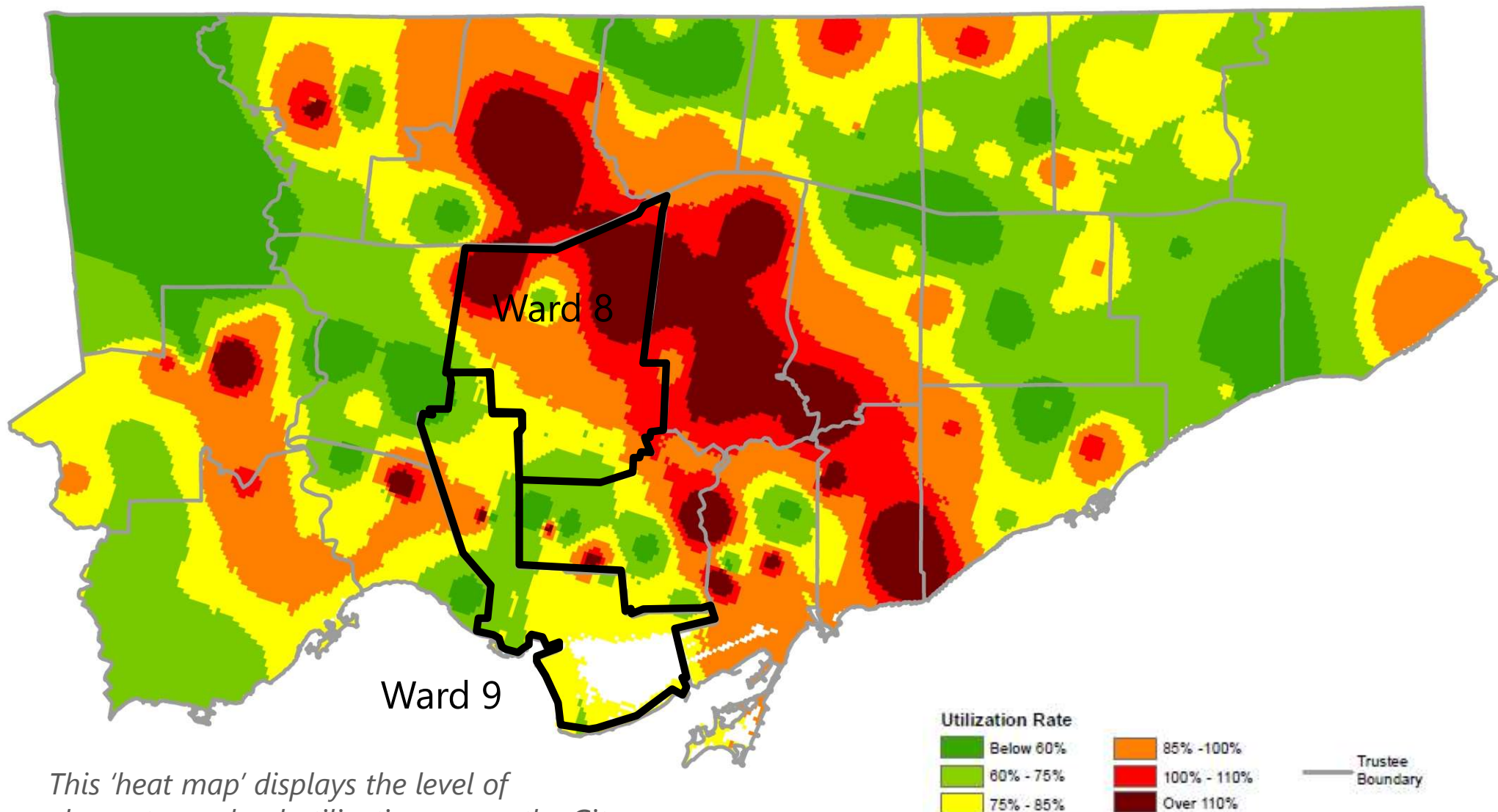


### Secondary Utilization Rate – Actual Enrolment 2019



*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 128,000 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 54,000 new residential units are proposed, approved or under construction within the attendance areas of Ward 8 elementary schools.
- Over 11,000 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'.

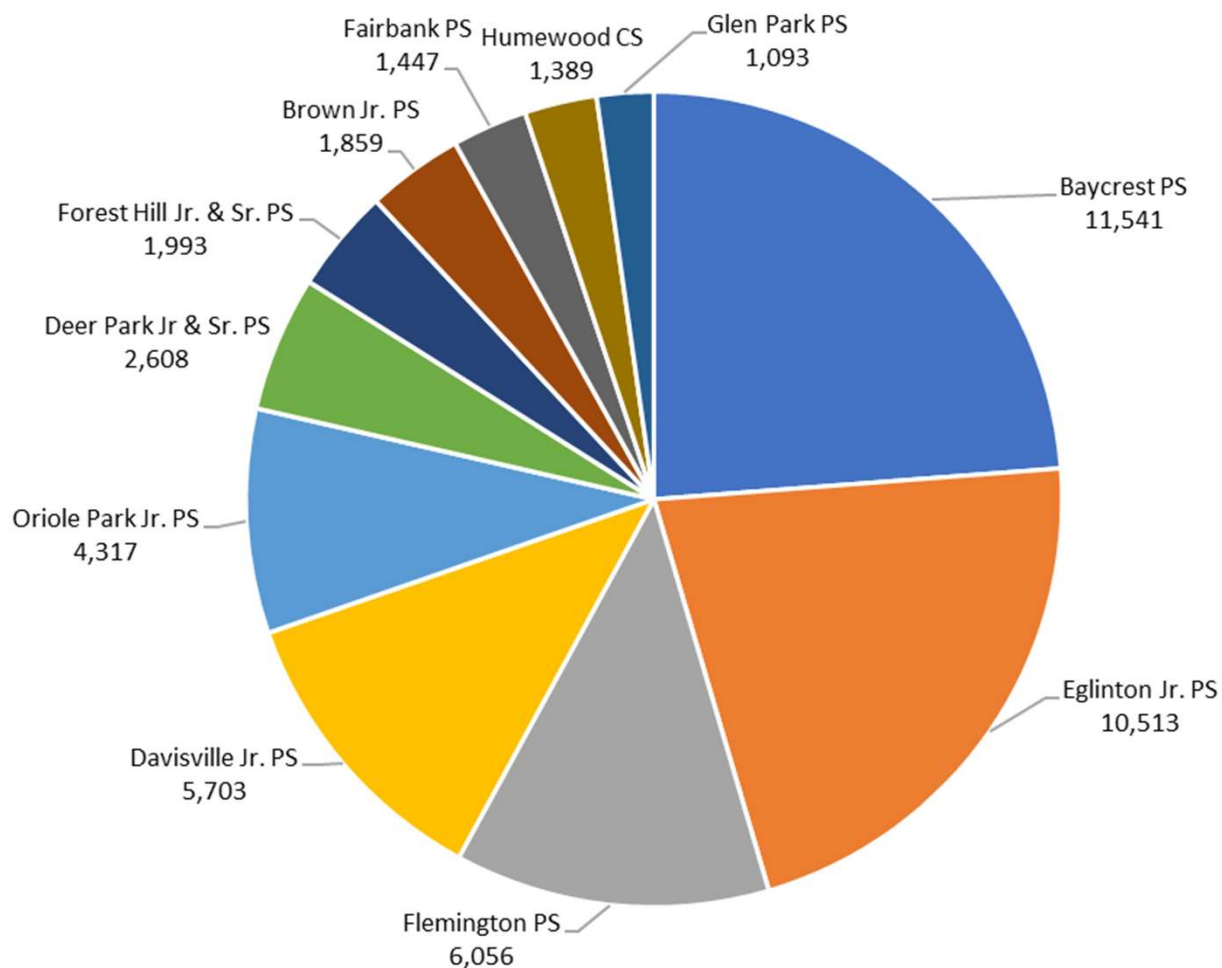


Chart reflects elementary schools in Ward 8 with >1,000 new residential units in the pipeline as of February 2022



# Residential Development Summary – Ward 9

- Approximately 60,000 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.
- Many new developments are situated within Urban Growth Centres, and along the 'Avenues'.

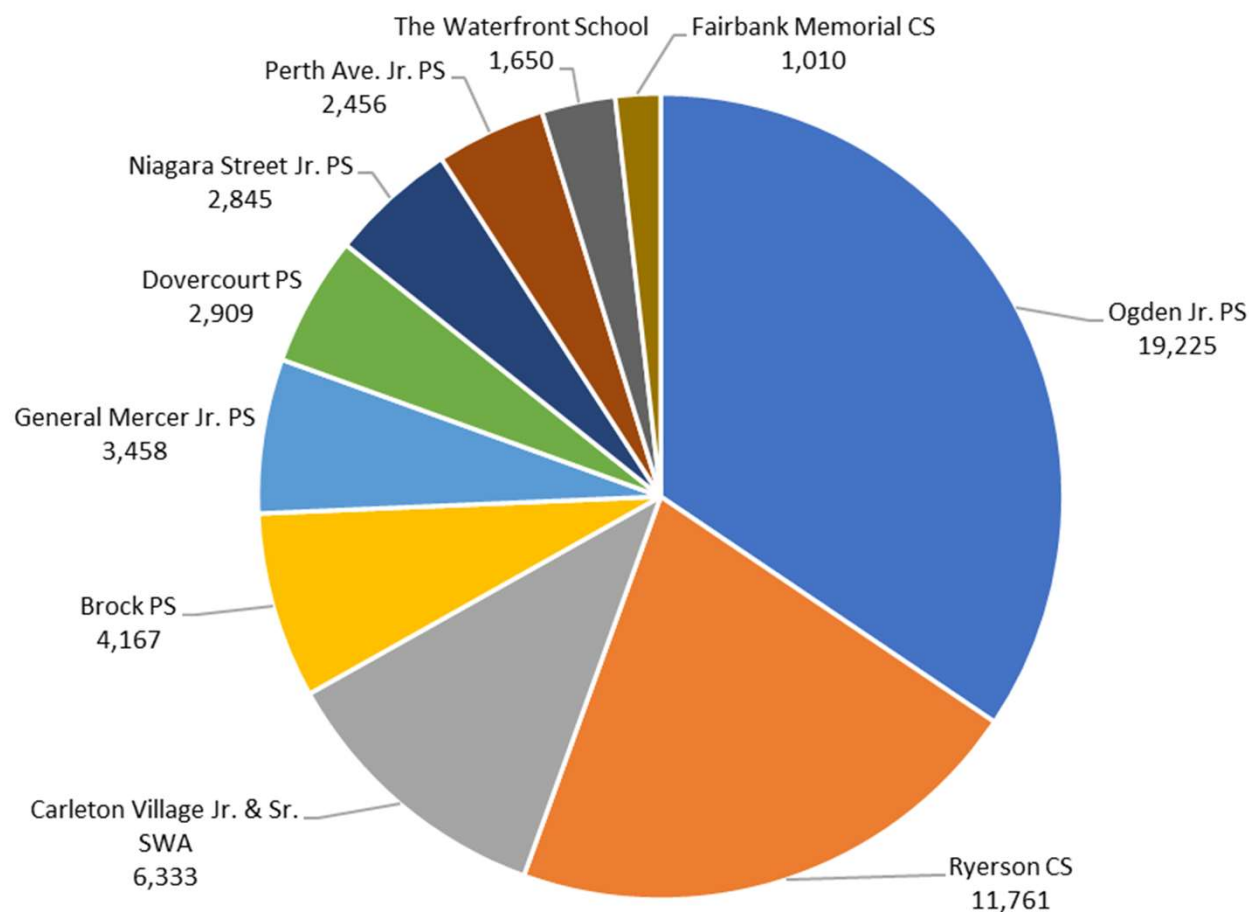


Chart reflects elementary schools in Ward 9 with >1,000 new residential units in the pipeline as of February 2022



### Ward 8 - Examples of Areas Experiencing Intensification

1

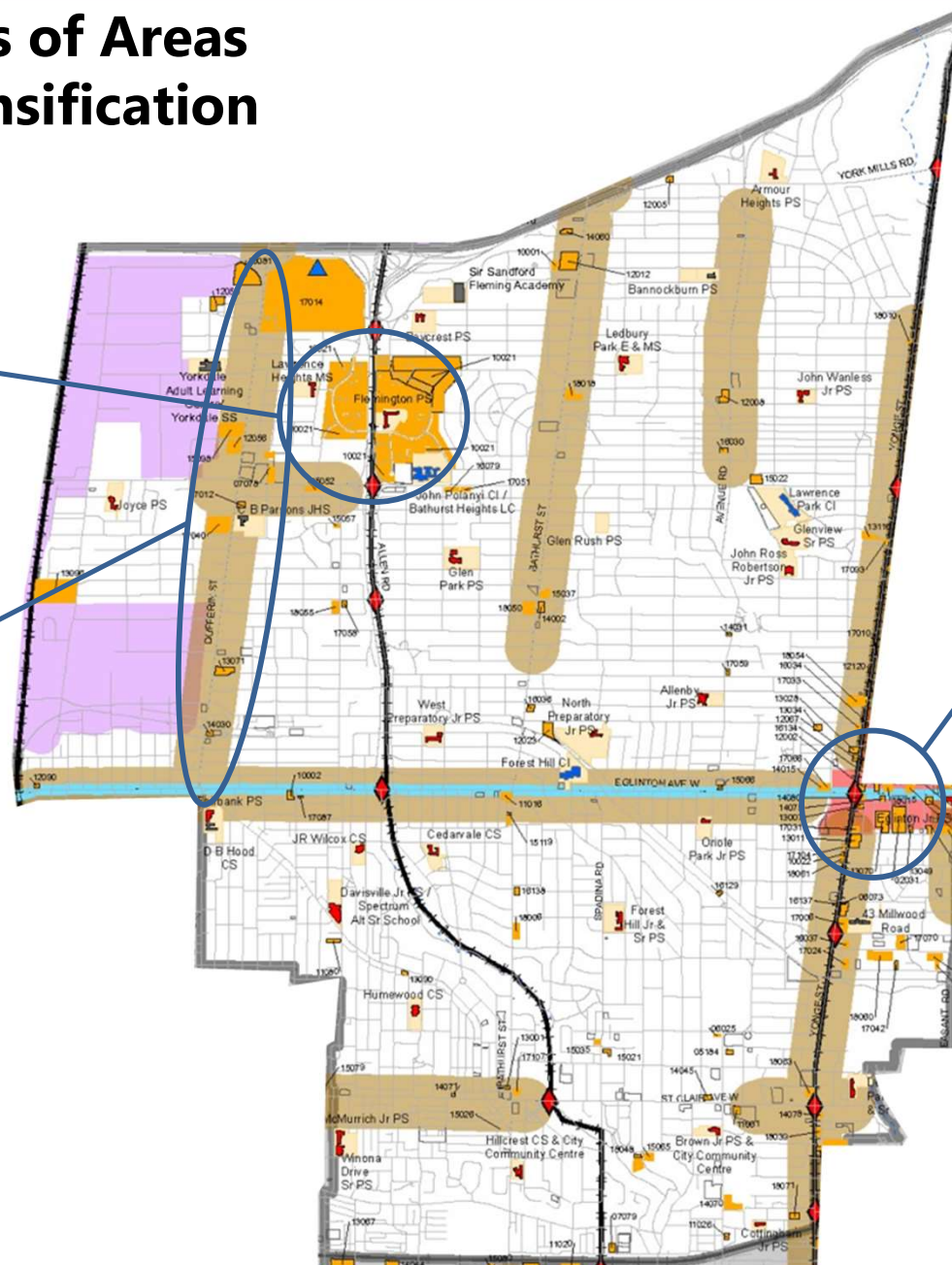
Lawrence Heights

2

Dufferin Street  
Corridor /  
Yorkdale Mall

3

Yonge St. &  
Eglinton Ave. E



### Ward 9 - Examples of Areas Experiencing Intensification

3

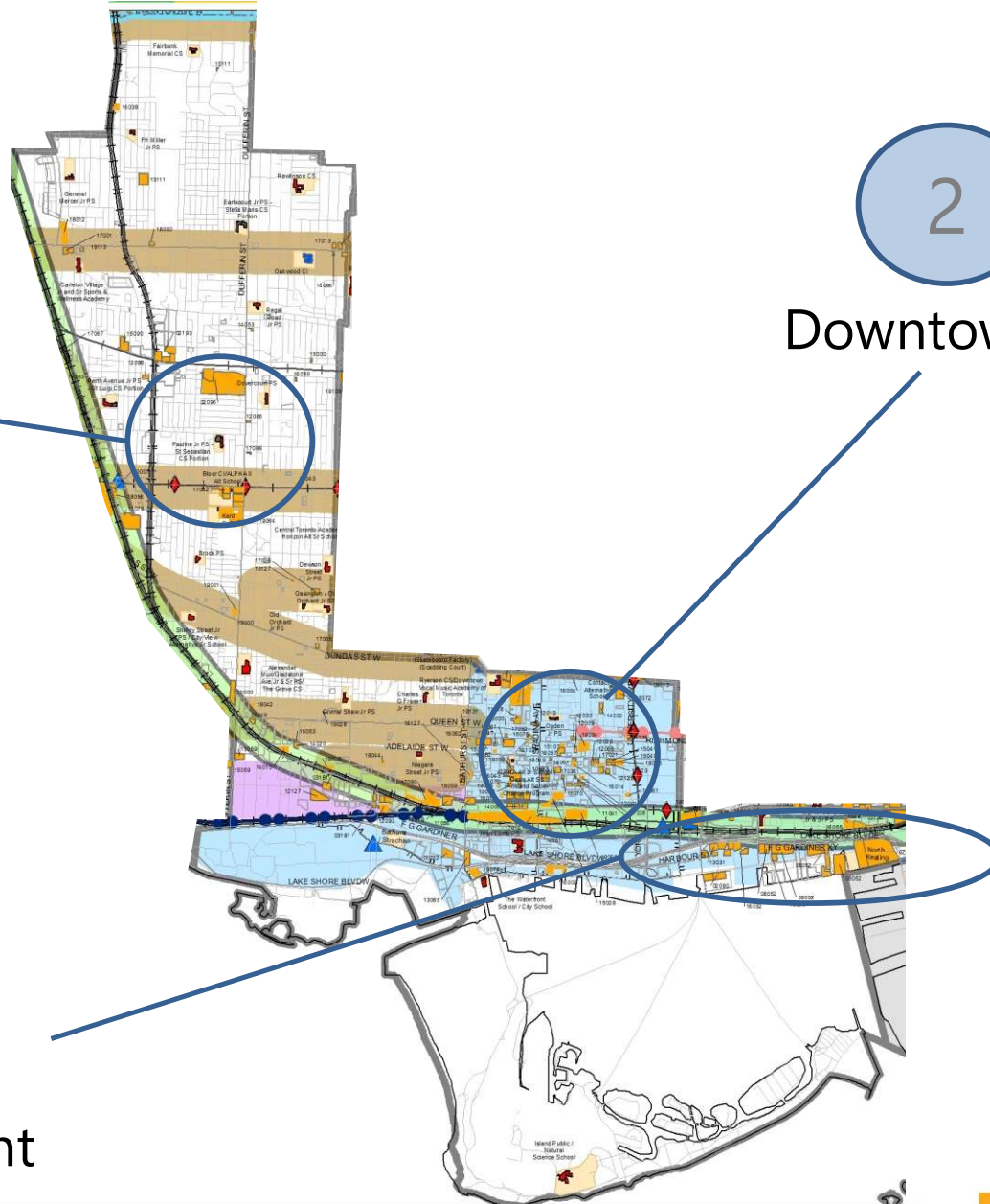
Dufferin  
Street  
Corridor

1

Central  
Waterfront

2

Downtown Core



# **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 Local Planning Appeals Tribunal (LPAT)**
  - **Greater participation in the City's Development Application Process**
  - **Affecting Change within the Provincial Policy, Funding and Regulatory Context**
- In April 2022, Trustees directed staff to revisit and review the Strategy over the summer to determine what changes need to be made. Staff will report back to Trustees in the Fall.

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 246 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 2021 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**

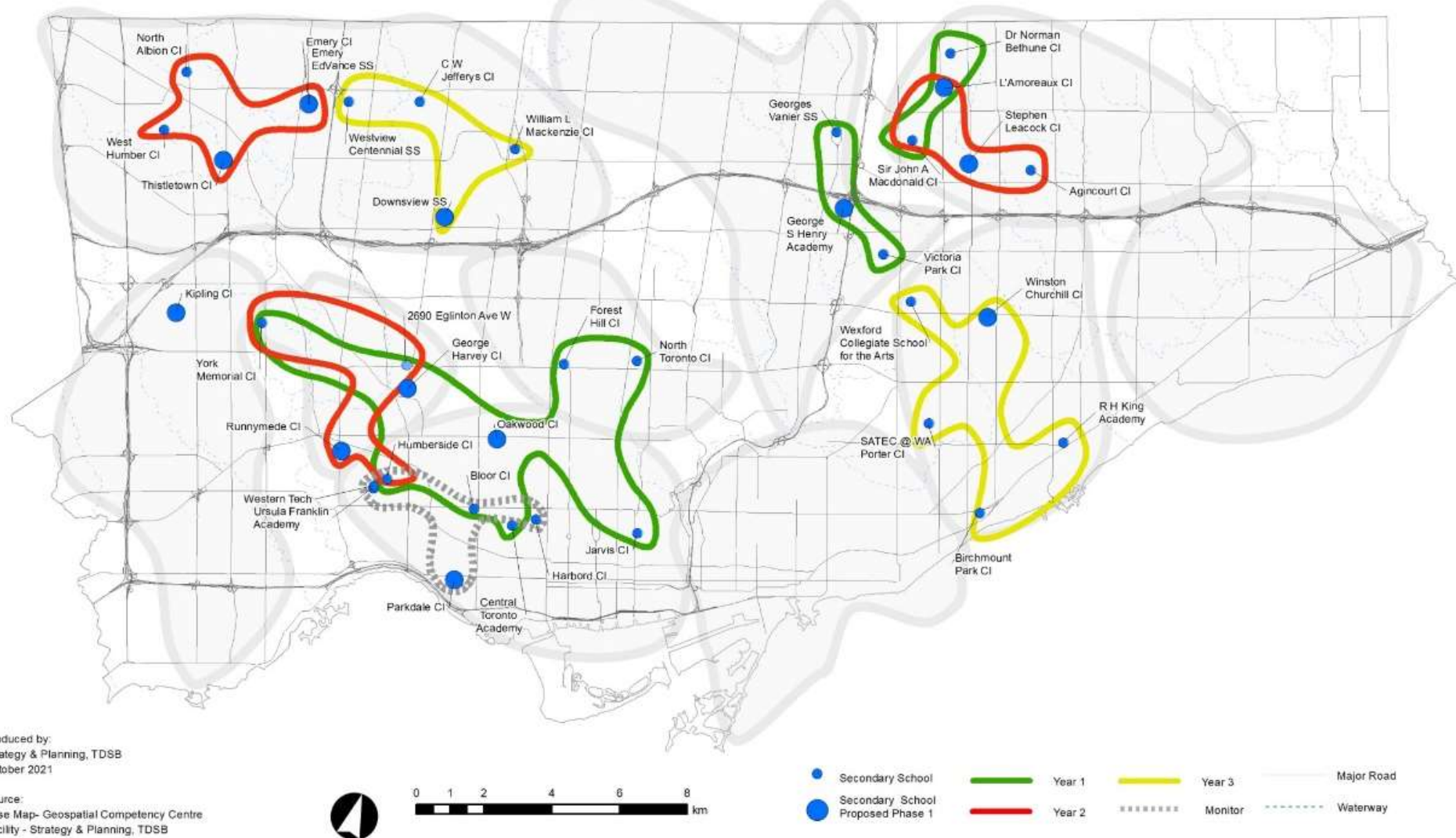


# Secondary Program Review

- A review of all secondary schools and programs across the City to move toward a system of strong neighbourhood schools with enrolment that supports depth of programming, experiences and opportunities for all students.
- Next step is to undertake series of 8 Pupil Accommodation Reviews to address small collegiates across the City.
- Secondary Program Review also includes a review of policy and procedures
  - Revised Out of Area Attendance policy (formally Optional Attendance) and new Student Interest Programs policy are the focus.
  - Both policies were presented to the Governance and Policy Committee in April, and will be presented to the Board for final approval on May 25.



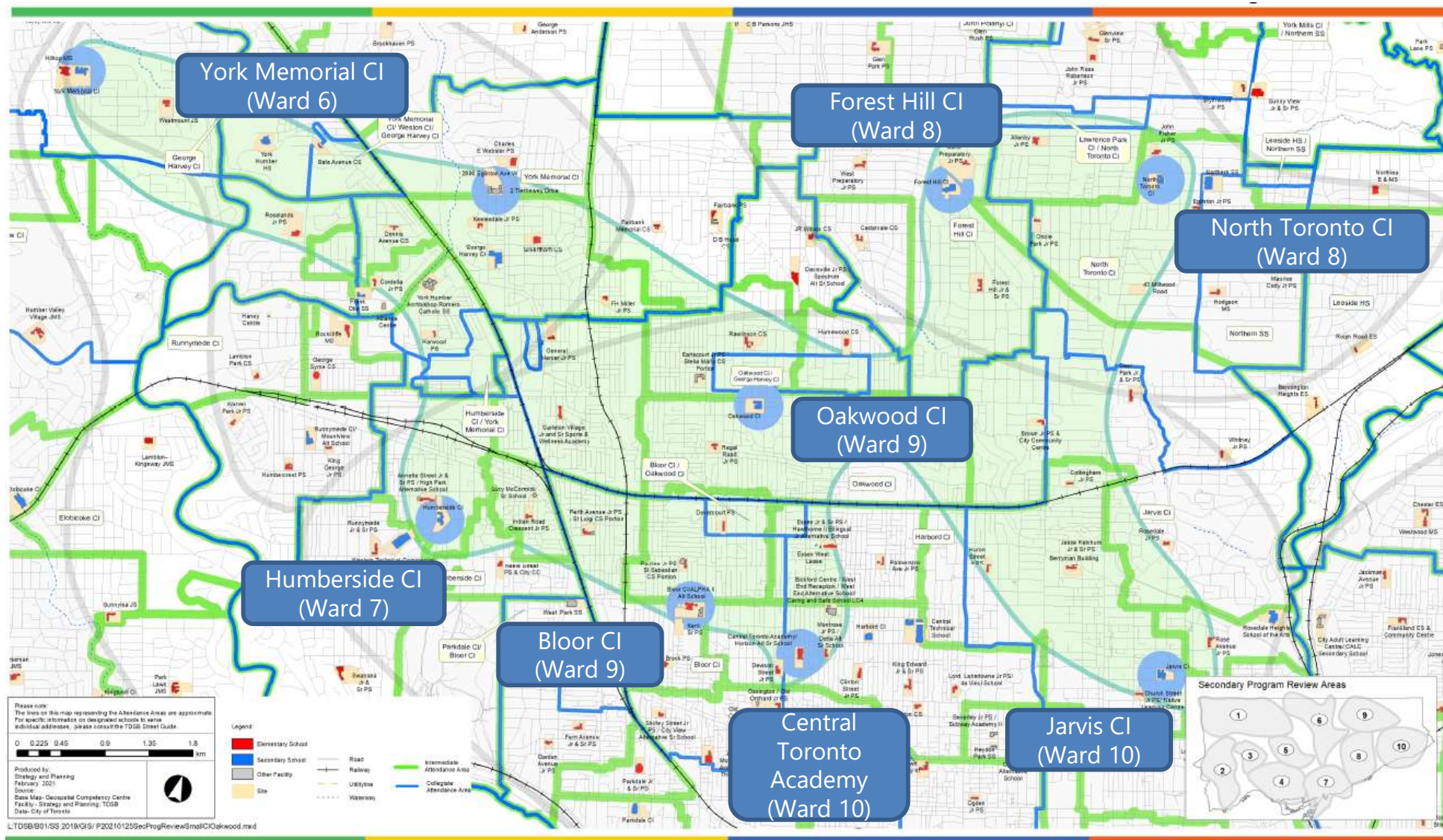
# Secondary Program Review



Produced by:  
Strategy & Planning, TDSB  
October 2021

Source:  
Base Map- Geospatial Competency Centre  
Facility - Strategy & Planning, TDSB

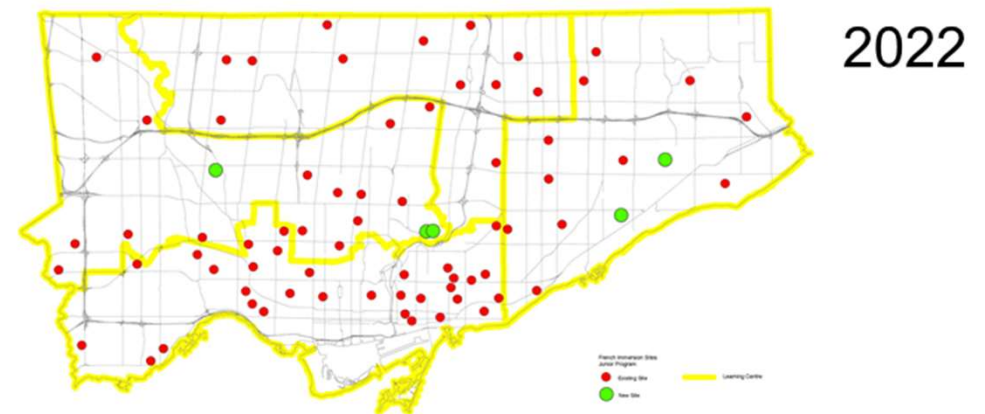
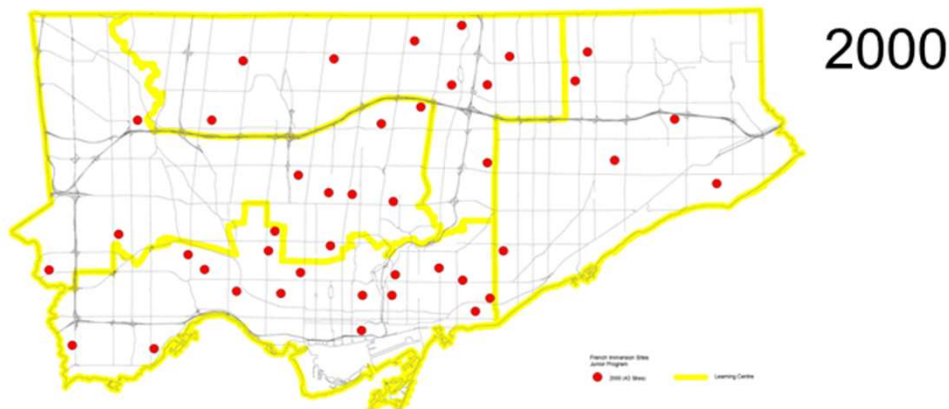
## Pupil Accommodation Review– Oakwood CI (Year 1)





# French-as-a-Second Language Review

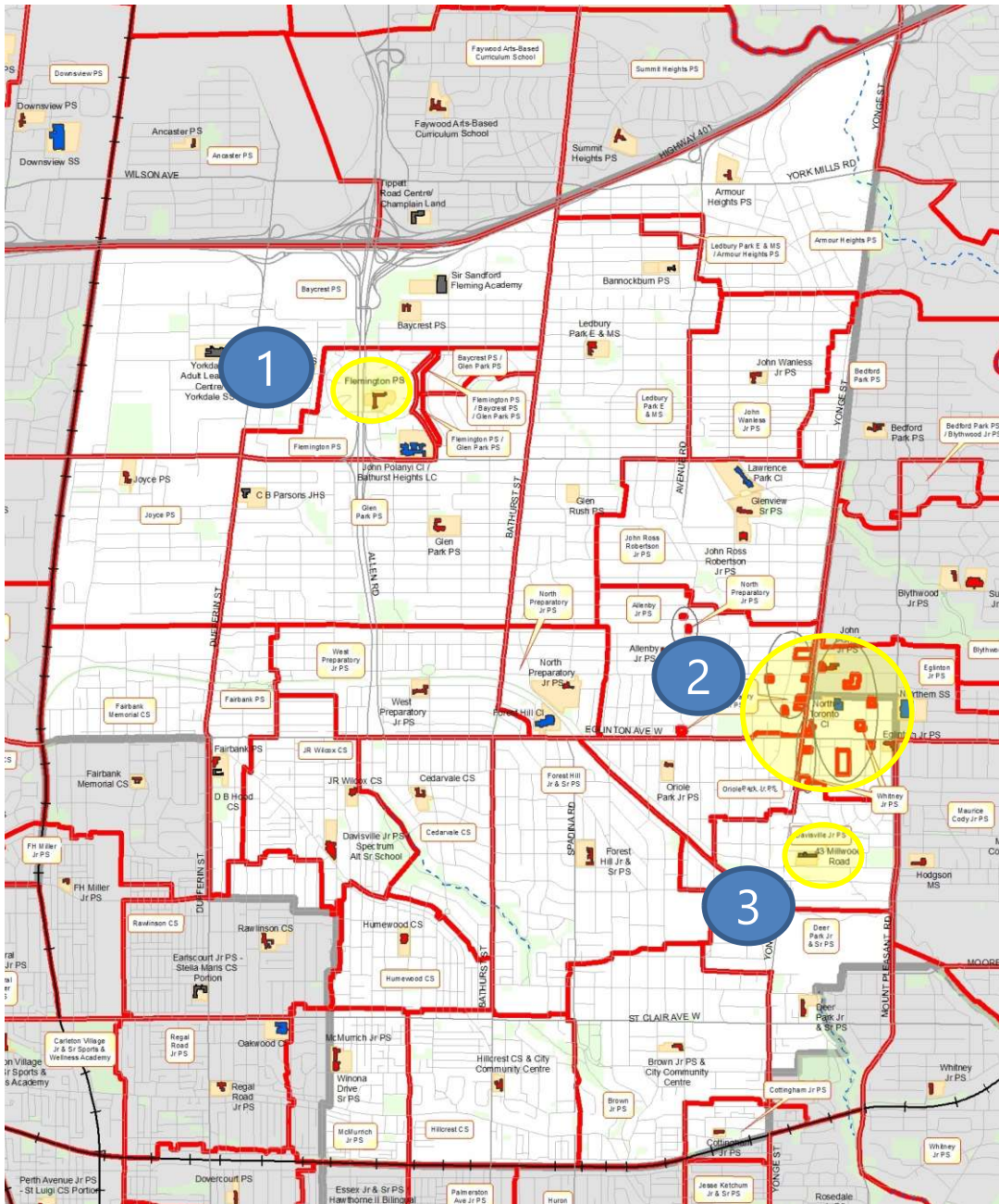
- Restructured the Board's intensive French programs leading to a single program model with two entry points (JK and Grade 4).
- All other entry points eliminated (currently phasing out).
- Next steps – Improving equity of access to an intensive French program.
- There are parts of the City that are very well served by French Immersion programs, while others are still underserved.
- A strategy to improve access to programming in these communities is being developed.



# **Studies in the Long-Term Program and Accommodation Strategy**

## Ward 8

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

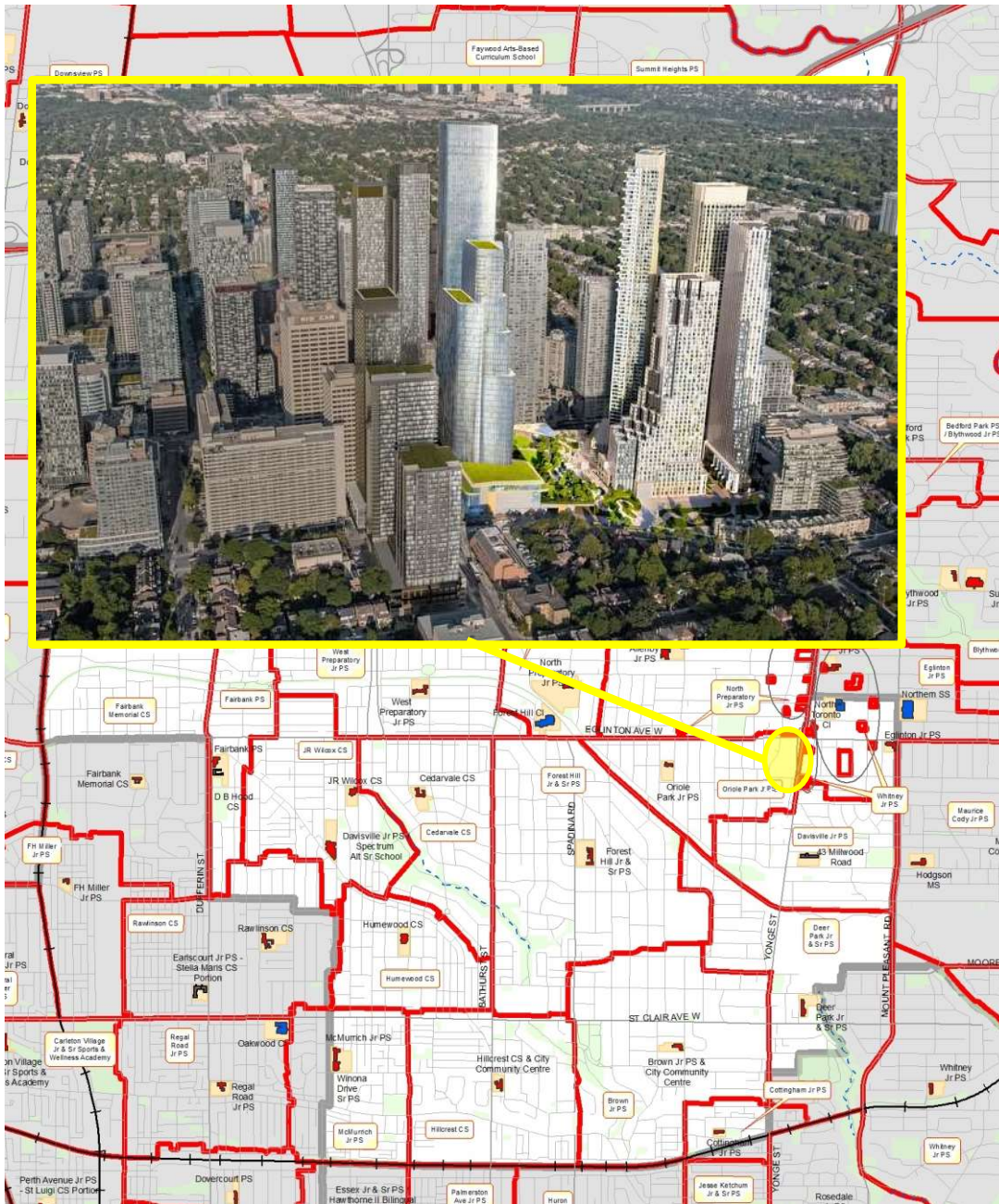


### Emerging Capital Priority Projects

- These are future capital projects that will be submitted to the provincial government for funding consideration.
1. Flemingington PS replacement school
  2. New elementary school(s) for the Yonge-Eglinton community.
  3. Davisville Jr. PS / Spectrum Alt. Sr. School addition



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

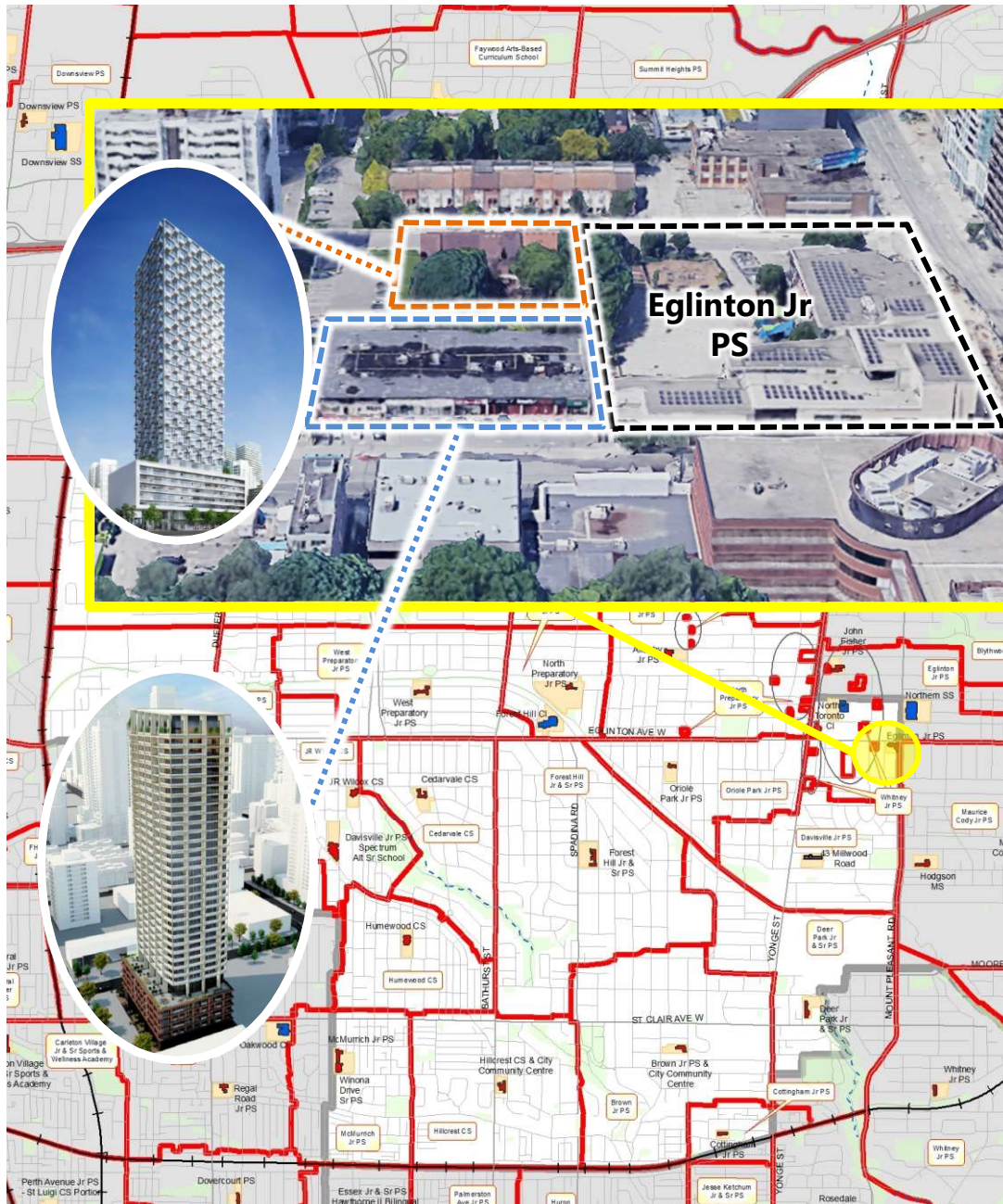


### Emerging Capital Priority Projects

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

- TDSB and TLC staff are currently working with the City of Toronto and the developer, Oxford, to identify a suitable location for a new elementary school within the Canada Square Redevelopment.
- The discussions are in the early stages but will evolve over the next few months.





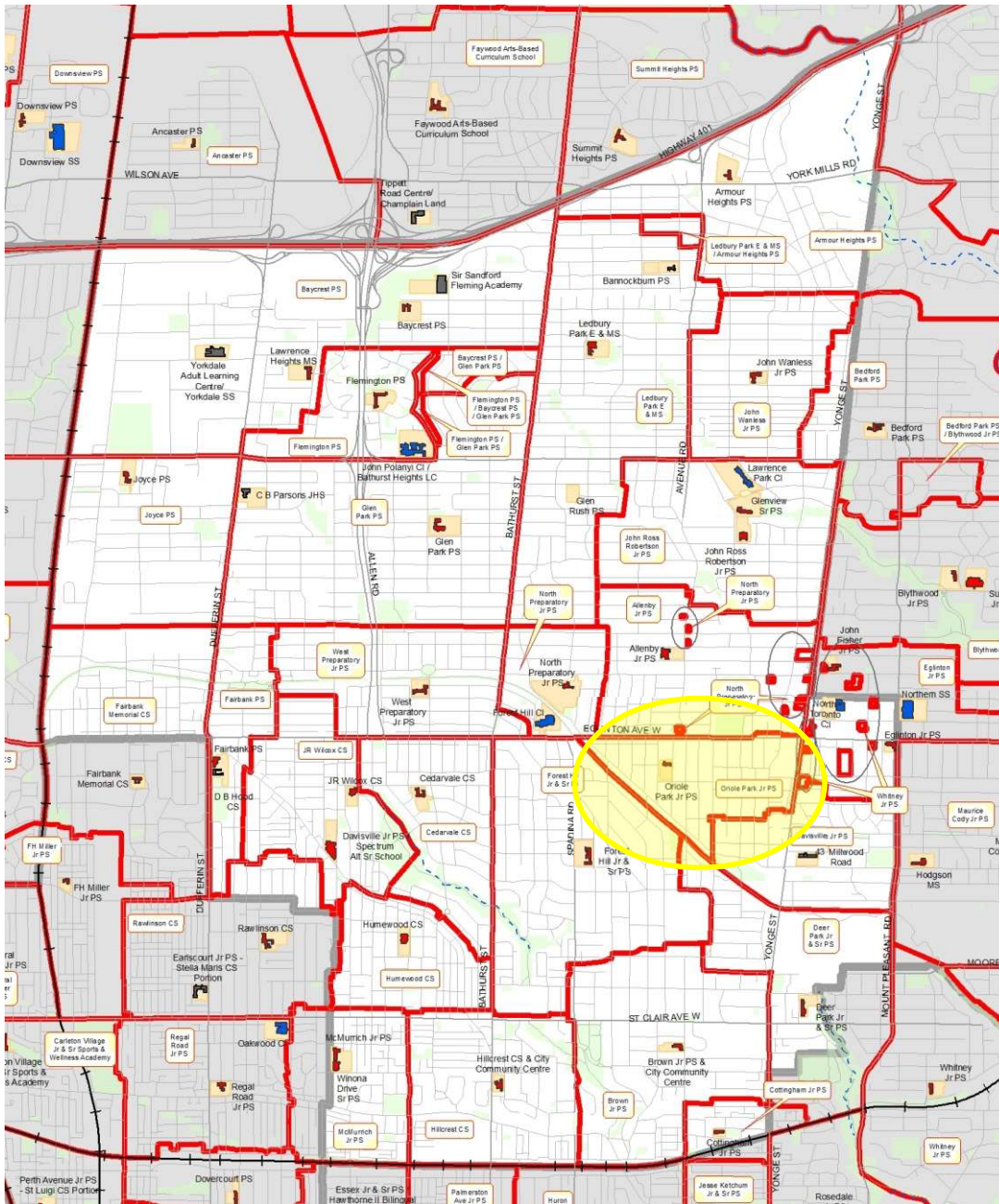
### Emerging Capital Priority Projects

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

- TDSB and TLC staff are exploring the potential redevelopment of the Eglinton Jr. PS site in partnership with a developer.
- A Request for Proposals was sent to the adjacent landowners (developers).
- The potential redevelopment of the site could unlock an opportunity to create new pupil places.



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



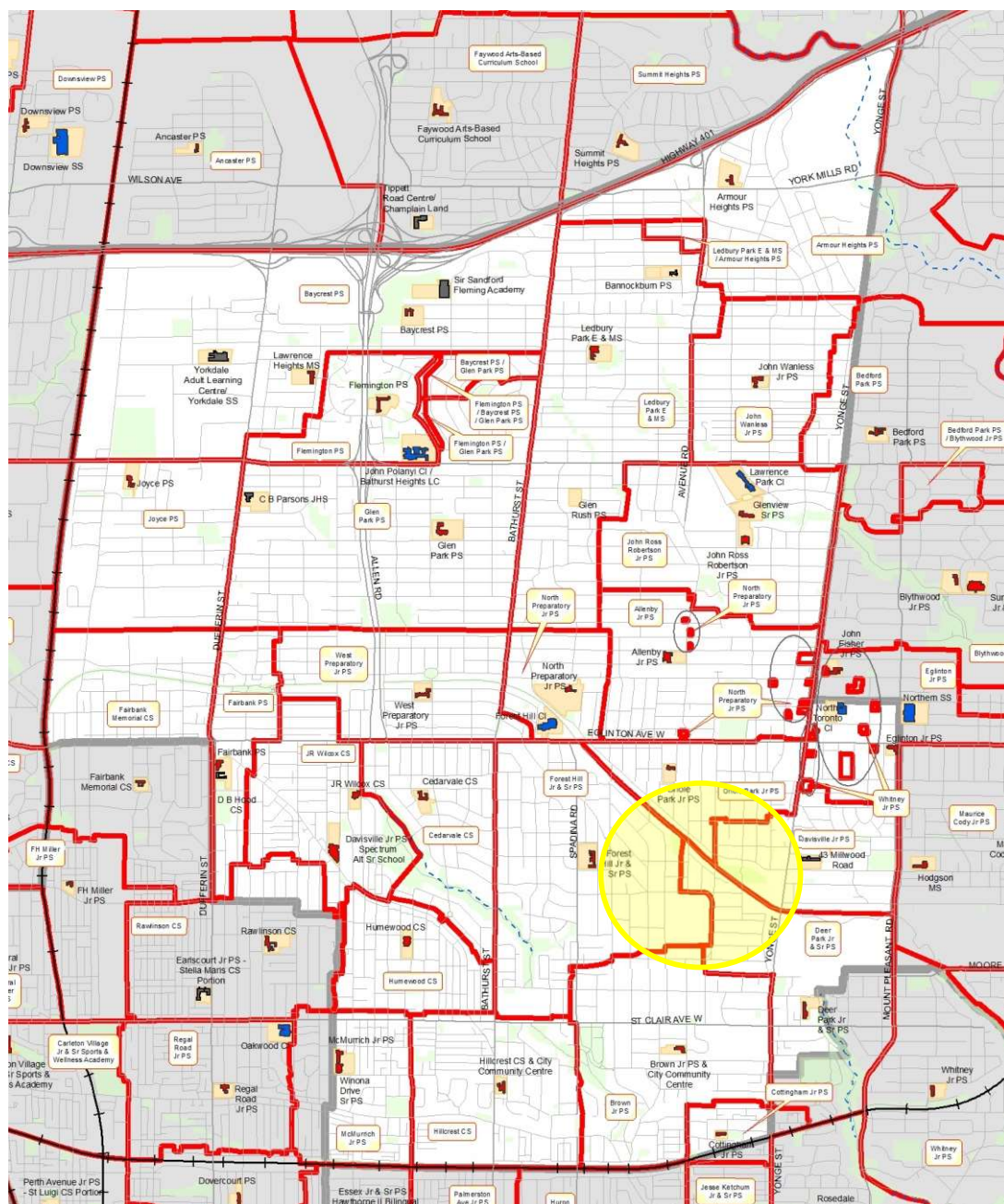
### Redirections of Residential Development from Oriole Park Jr. PS

- 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.

2022-23

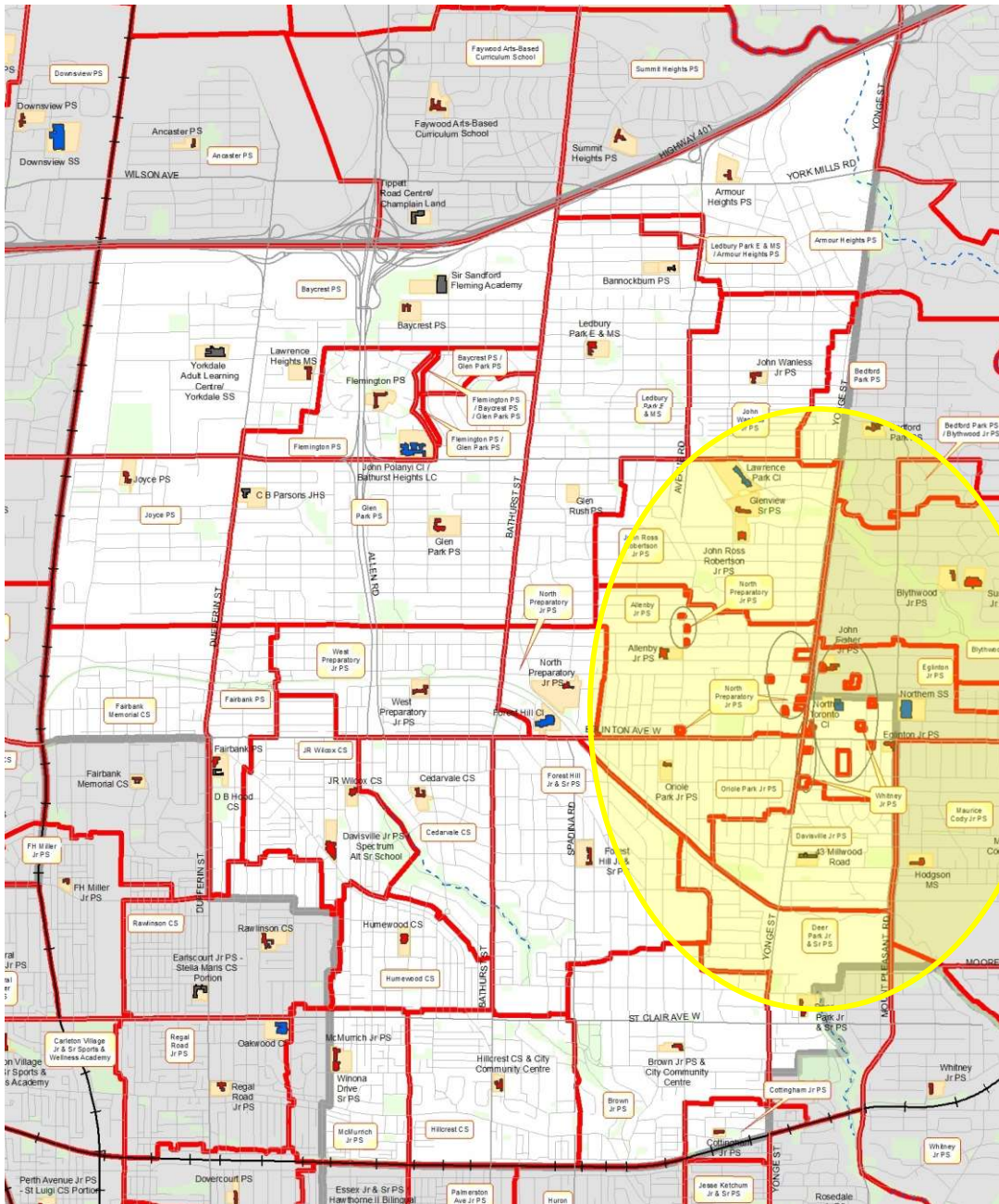
## Boundary Change Study

- 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.



2023-24



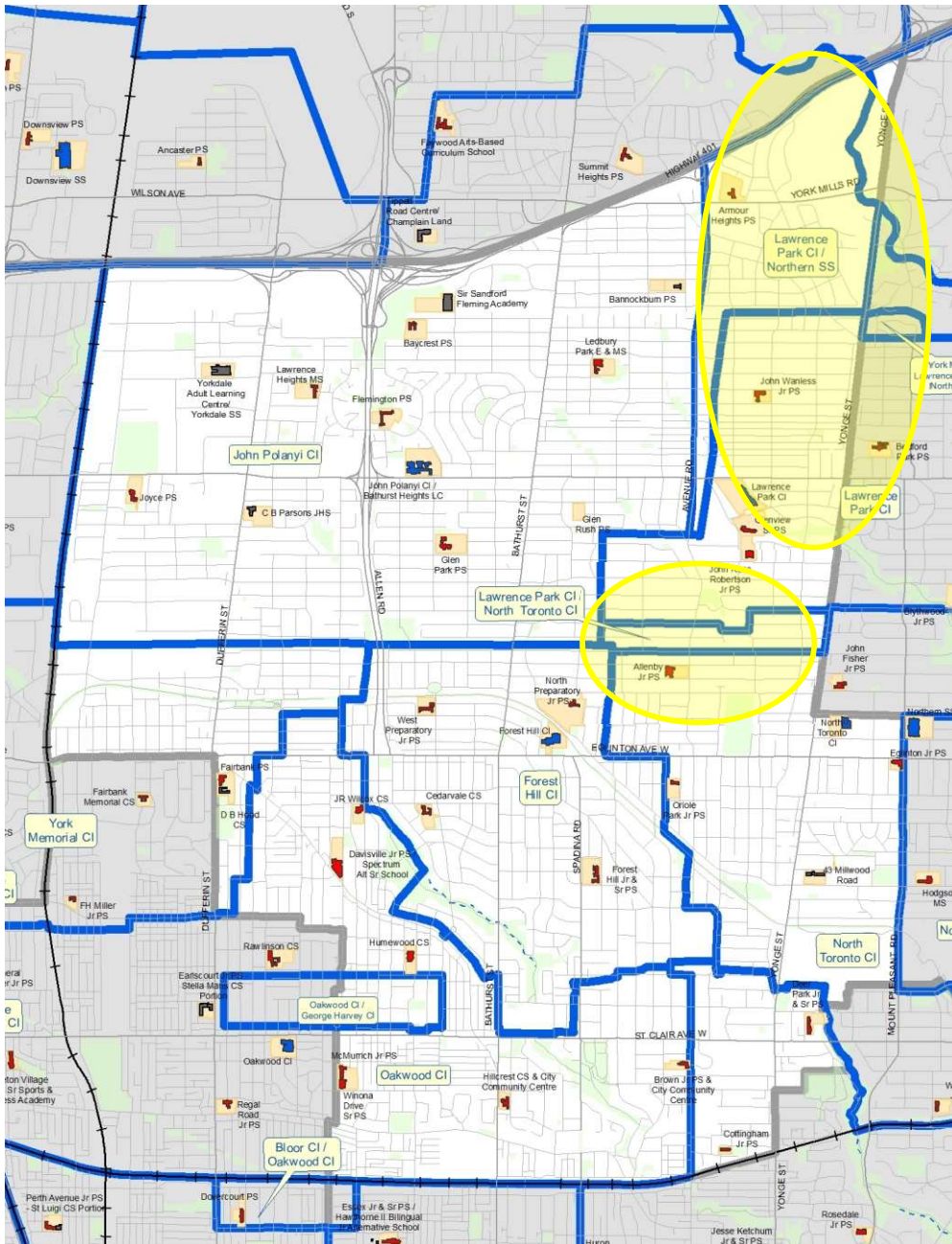


## Yonge-Eglinton Review – Phase III

2024-25

- 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.
- The review will also explore solutions for other issues such as the irregular grade configuration at Davisville Jr. PS.

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

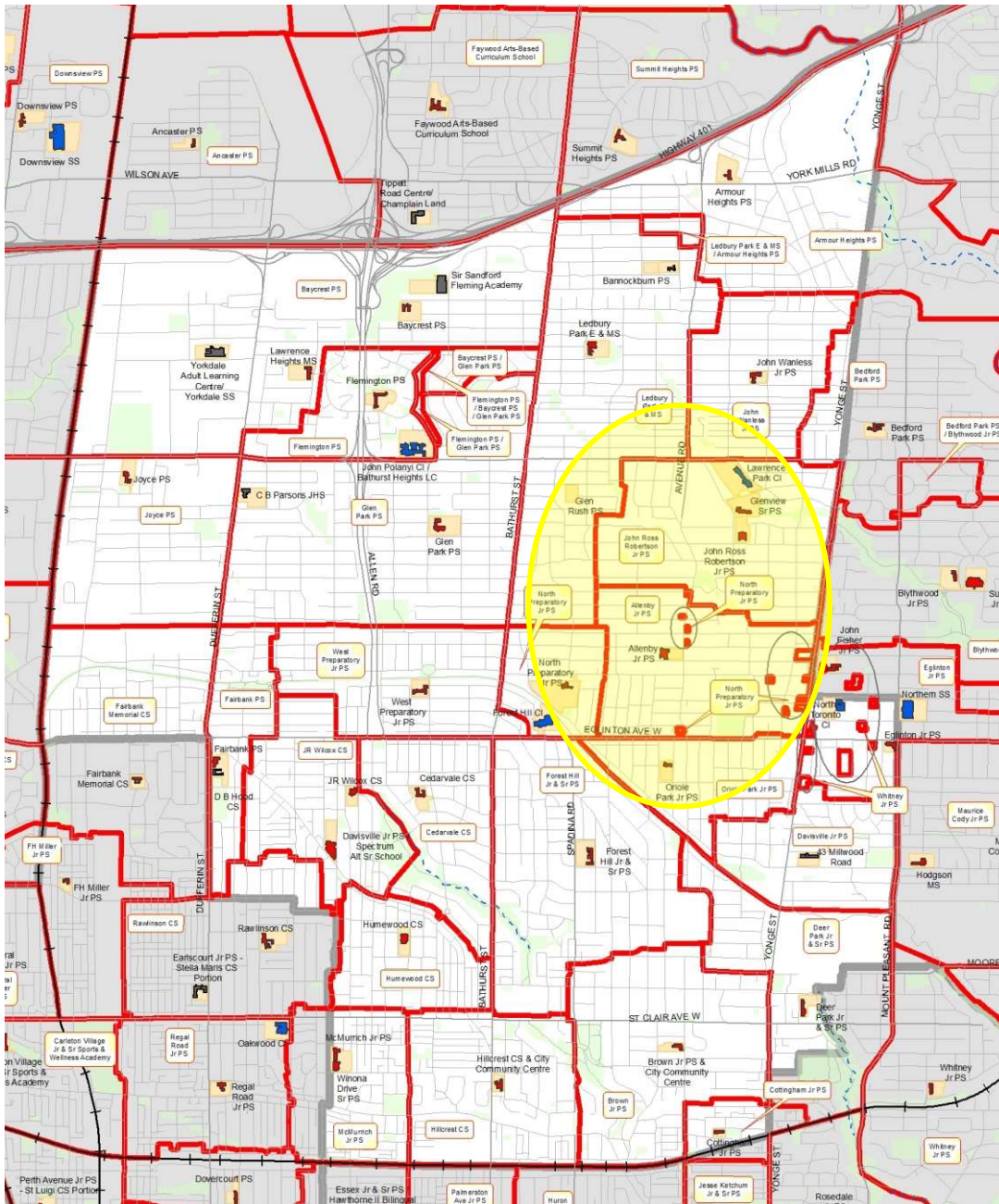


# Boundary Change Studies – Secondary Schools

- 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.

# 2024-25



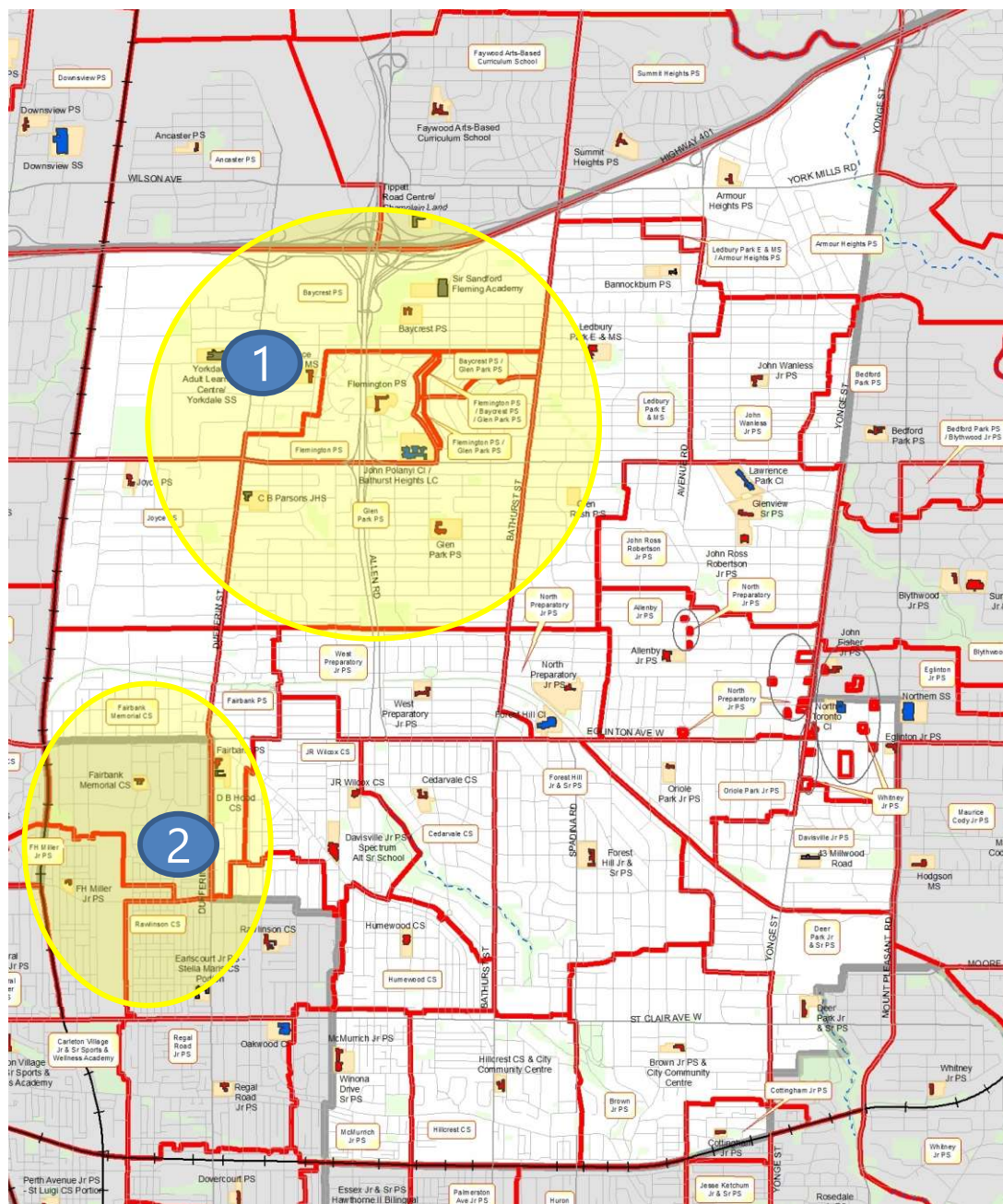


## Boundary Change Study

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

2024-25

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

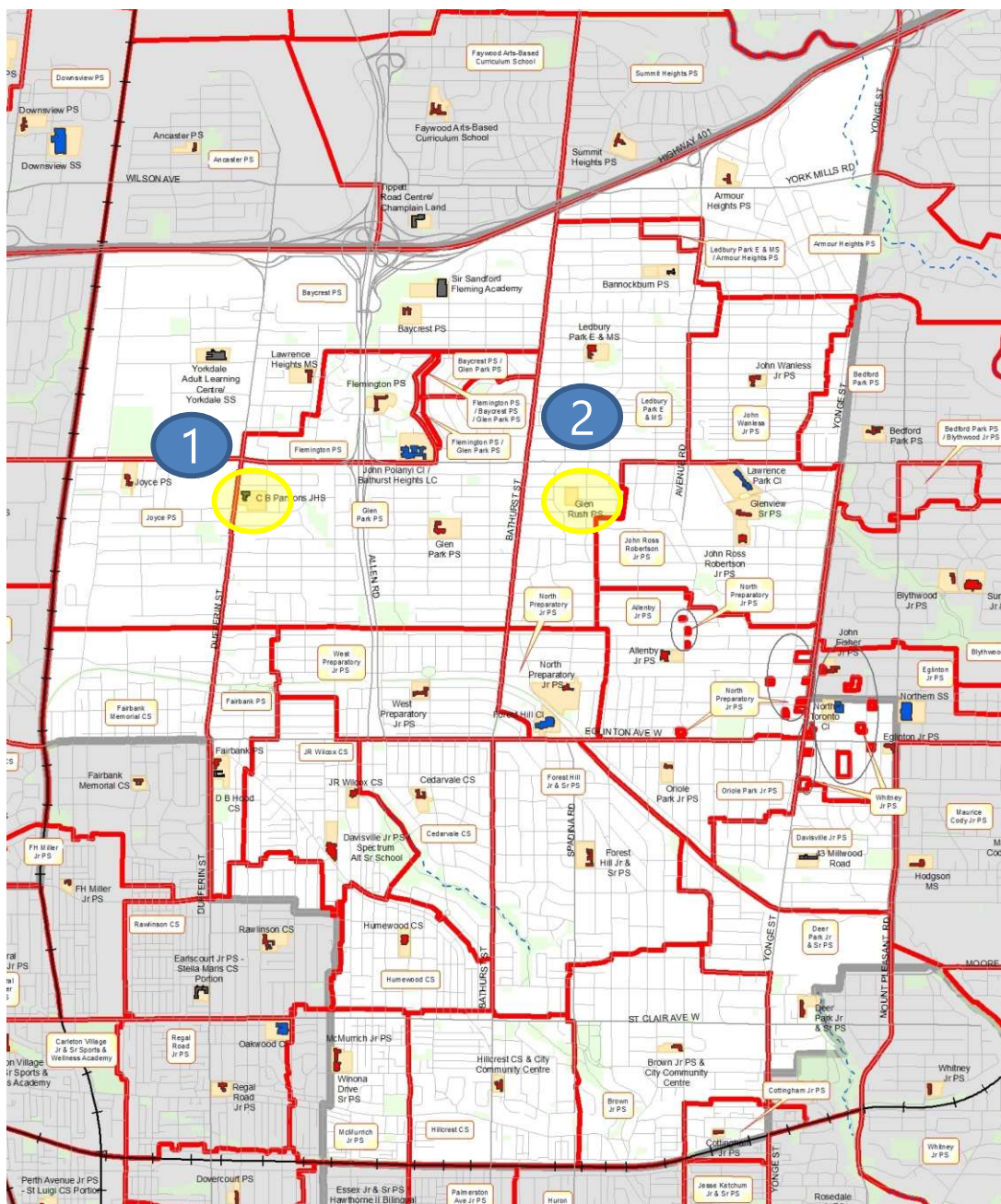


## Pupil Accommodation Reviews

1. Lawrence Heights :  
Flemington PS, Lawrence Heights MS, Glen Park PS, Joyce PS, Ledbury Park E & MS **(2024-25)**.
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)**.



## 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: 2021-22
2. CB Parsons: 2021-22

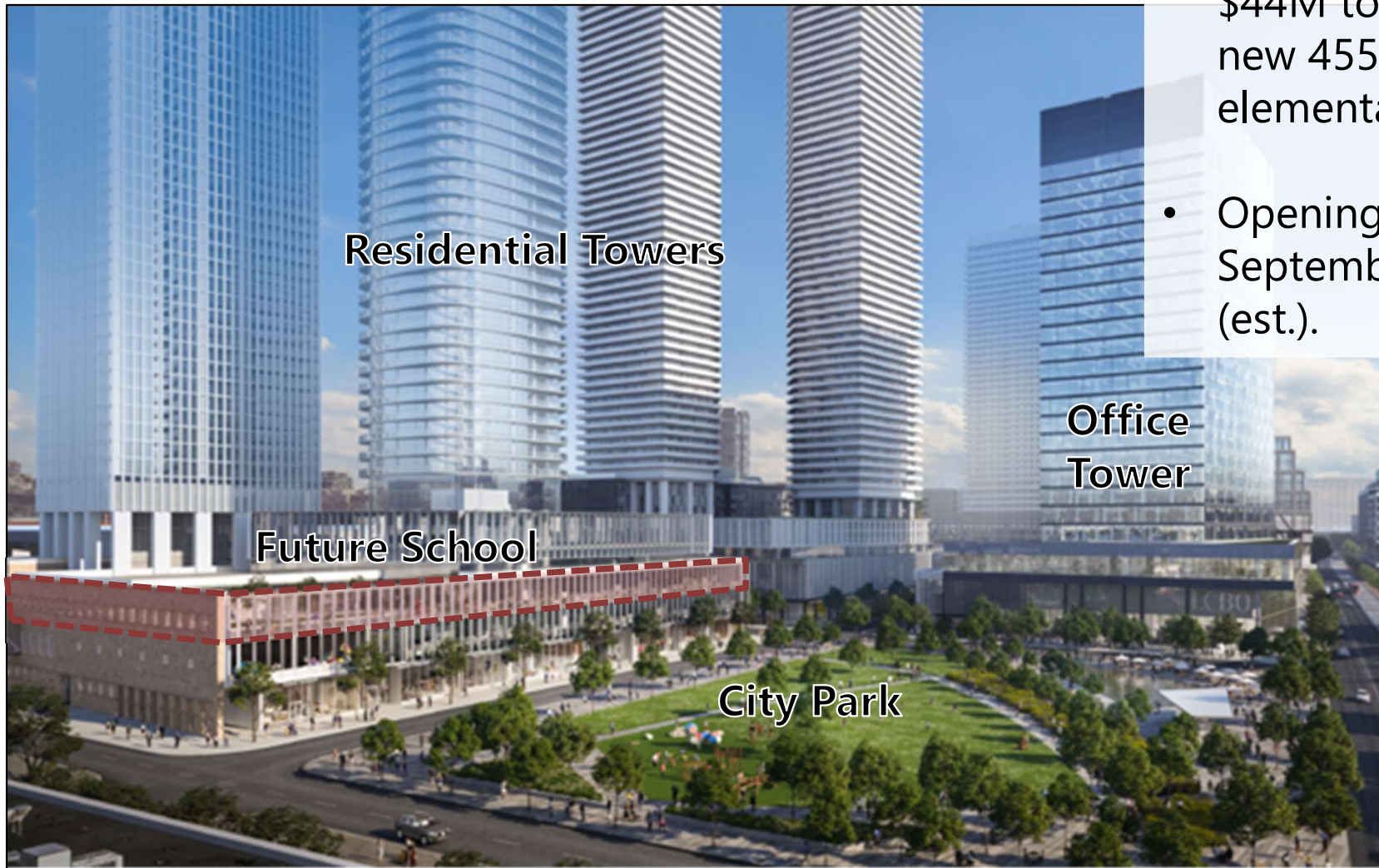


# **Studies in the Long-Term Program and Accommodation Strategy**

## Ward 9

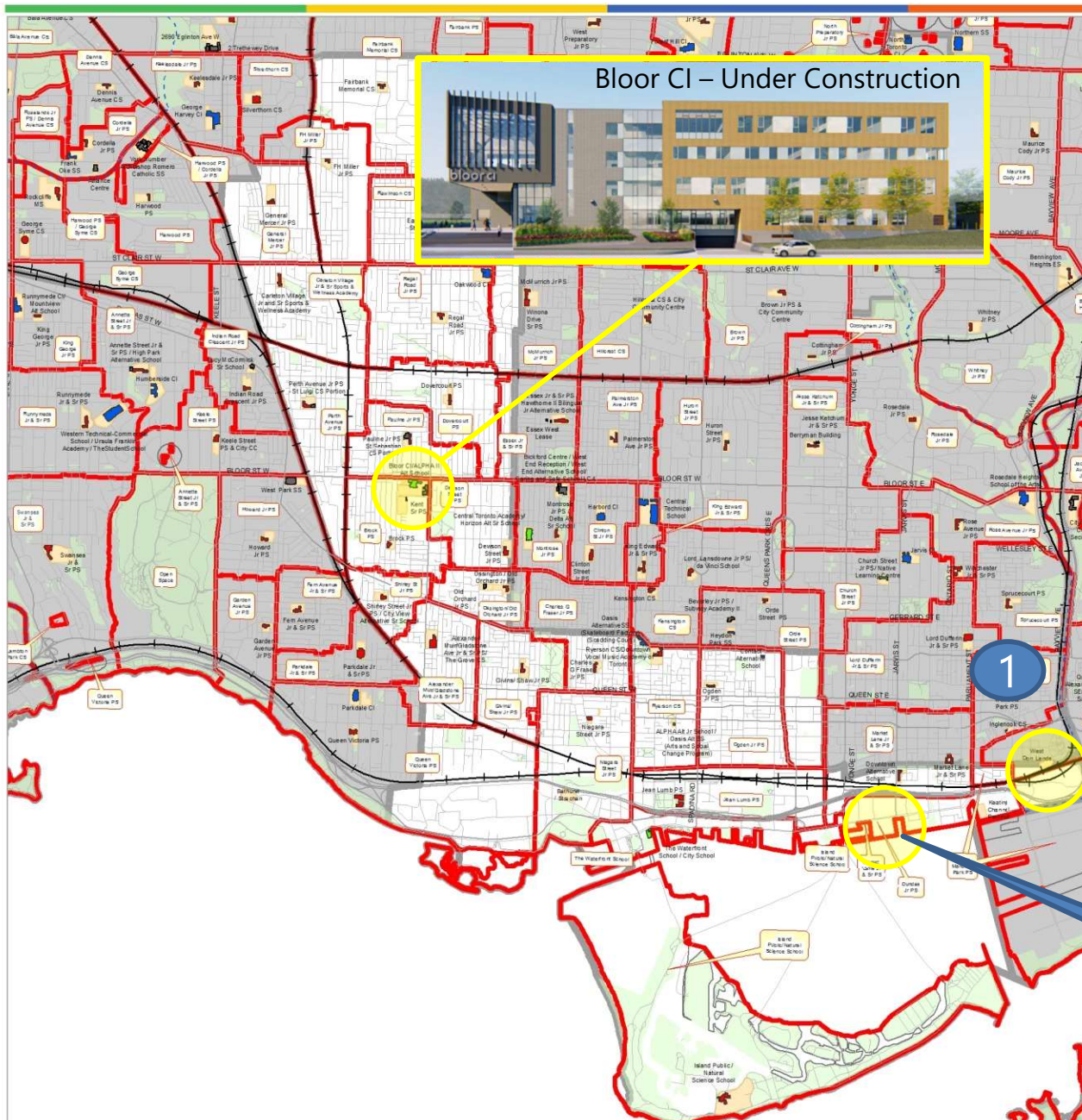
### Lower Yonge Precinct Elementary School Approved!

- In October 2021 the Ministry announced \$44M to support a new 455 pupil place elementary school.
- Opening date is September 2026 (est.).





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



## Emerging Capital Priority Projects

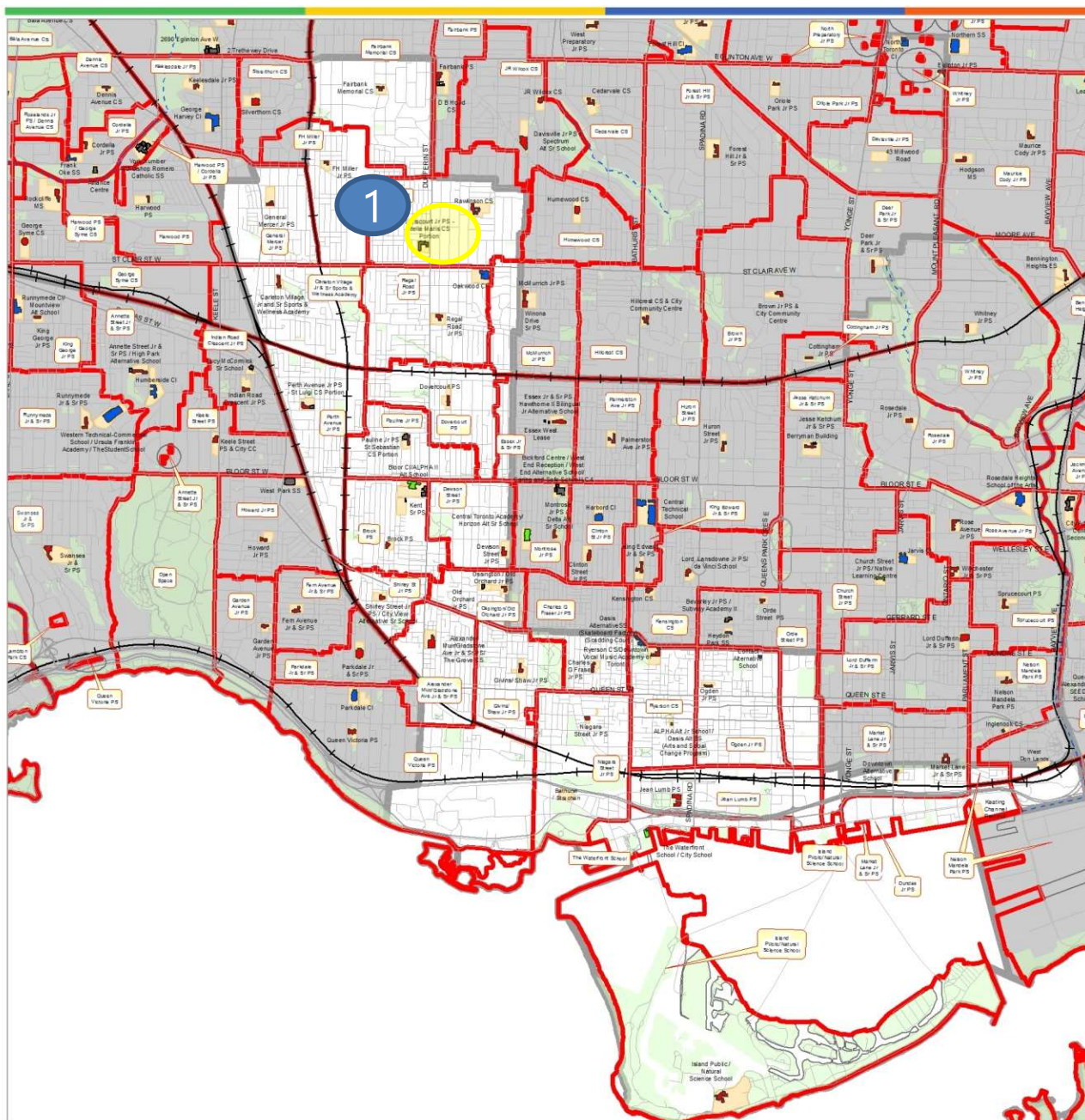
- These are capital projects that will be submitted to the provincial government for funding consideration.

### 1. West Donlands Elementary School

Future Lower Yonge Precinct Elementary



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



## Reviews of Non-Operating School Sites

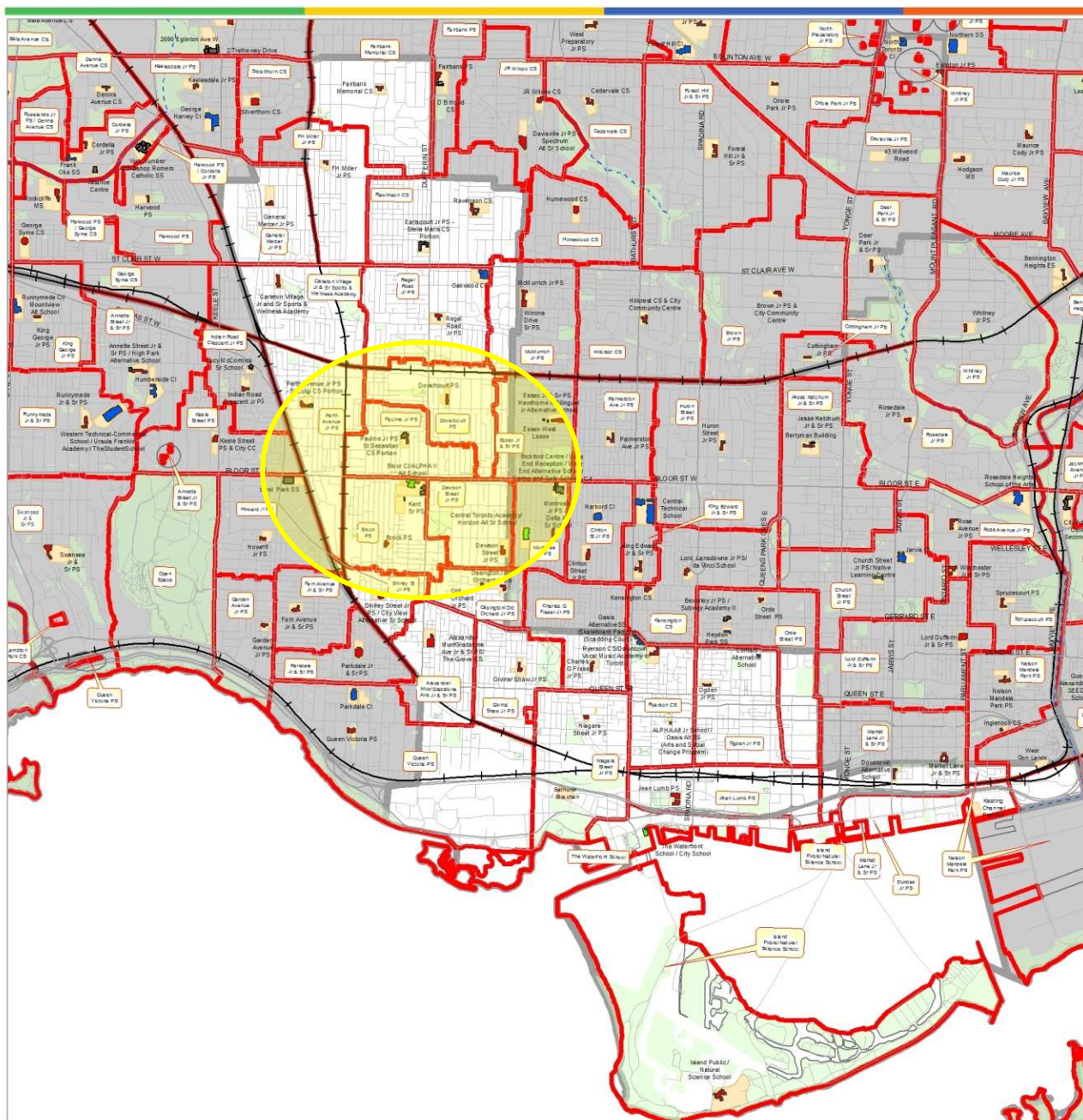
- These are studies that staff undertake to determine if a property owned by the TDSB is a 'core holding', or could be declared surplus.

1. Earlscourt:

Underway



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



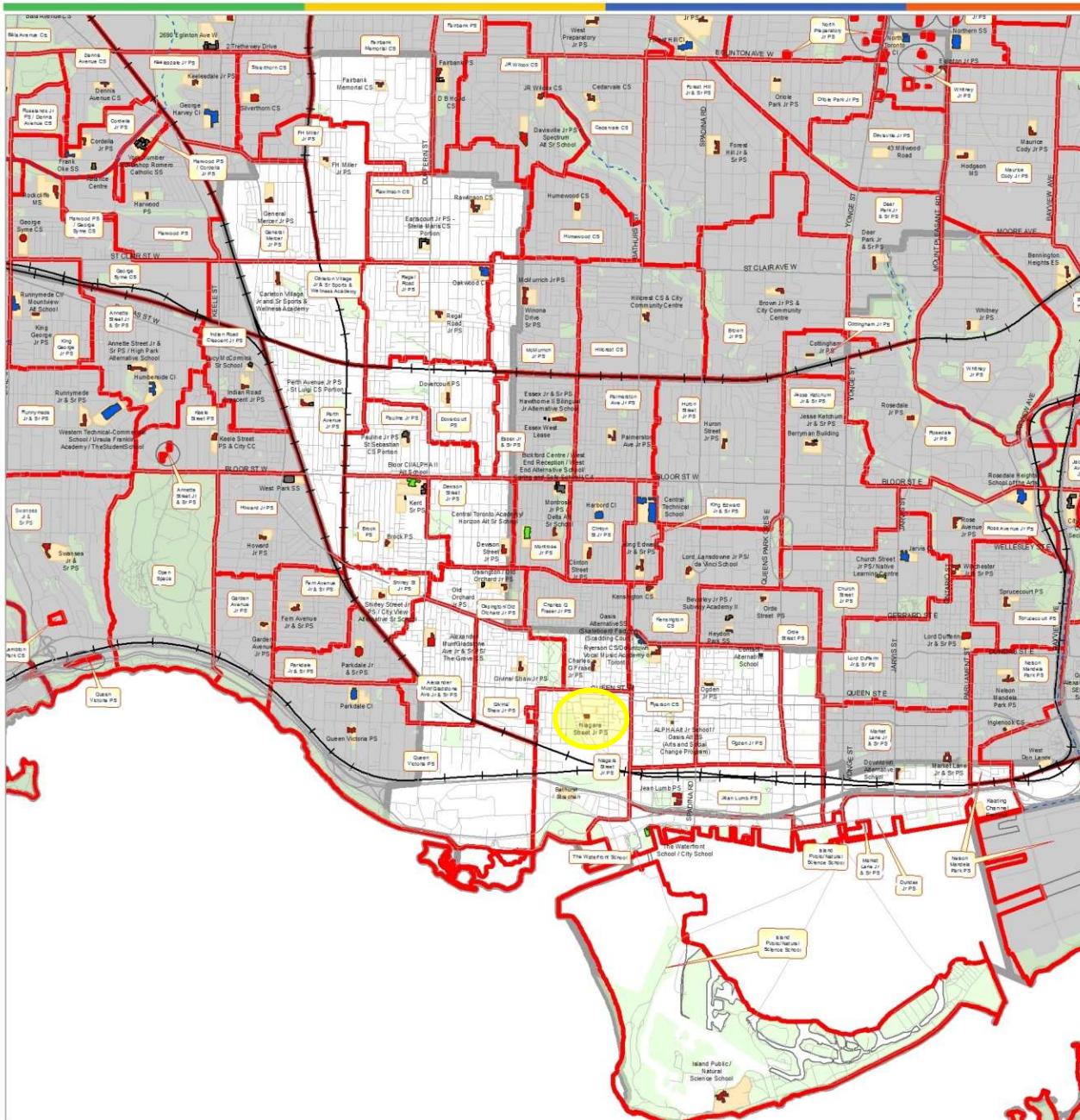
### West Toronto Elementary Review

- 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.

**Underway**



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



## Redirections of Residential Development from Niagara St. Jr. PS

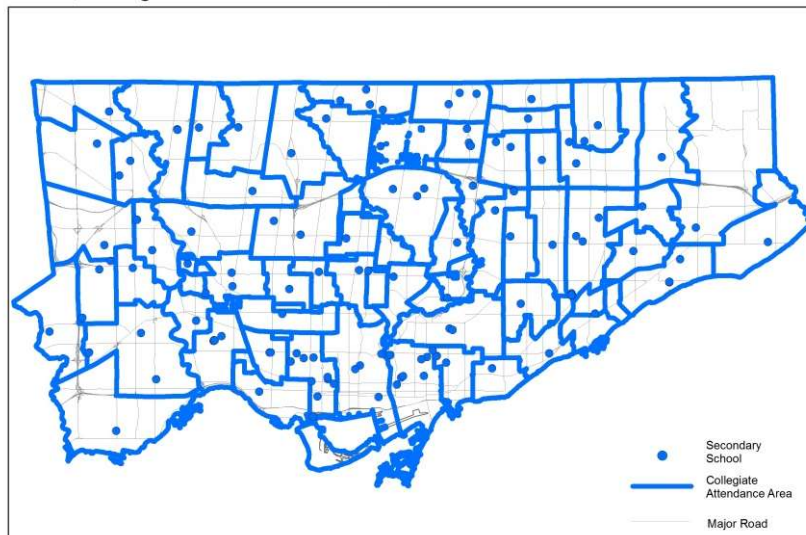
- This study will explore opportunities to redirect new residential development from Niagara St. Jr. PS to address enrolment pressures at the school.

Underway



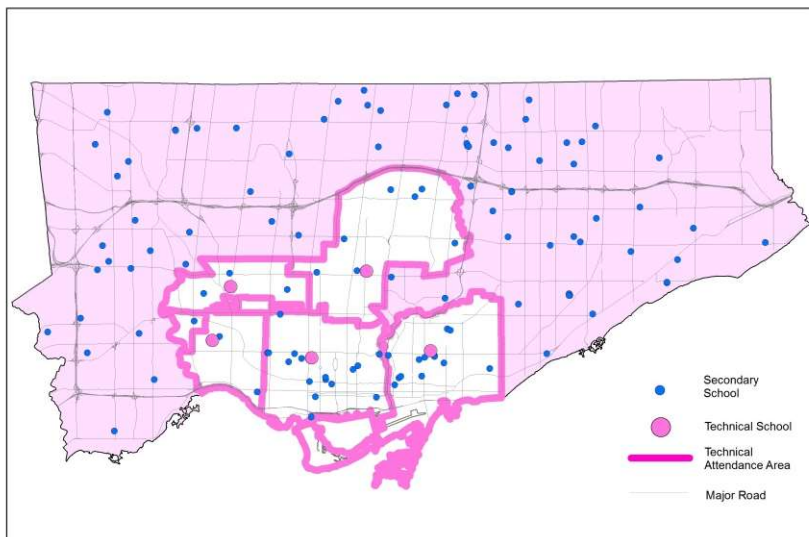
# Review of Legacy Technical and Commercial Boundaries

TDSB, Collegiate Attendance Areas

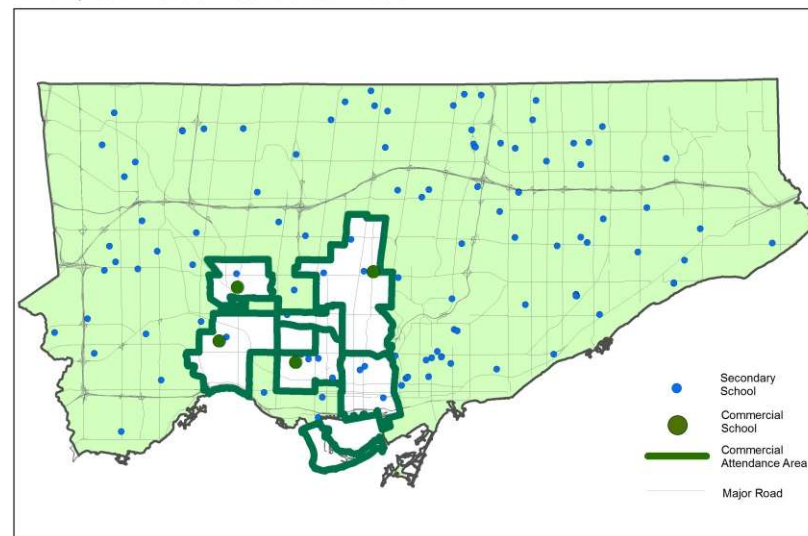


Underway

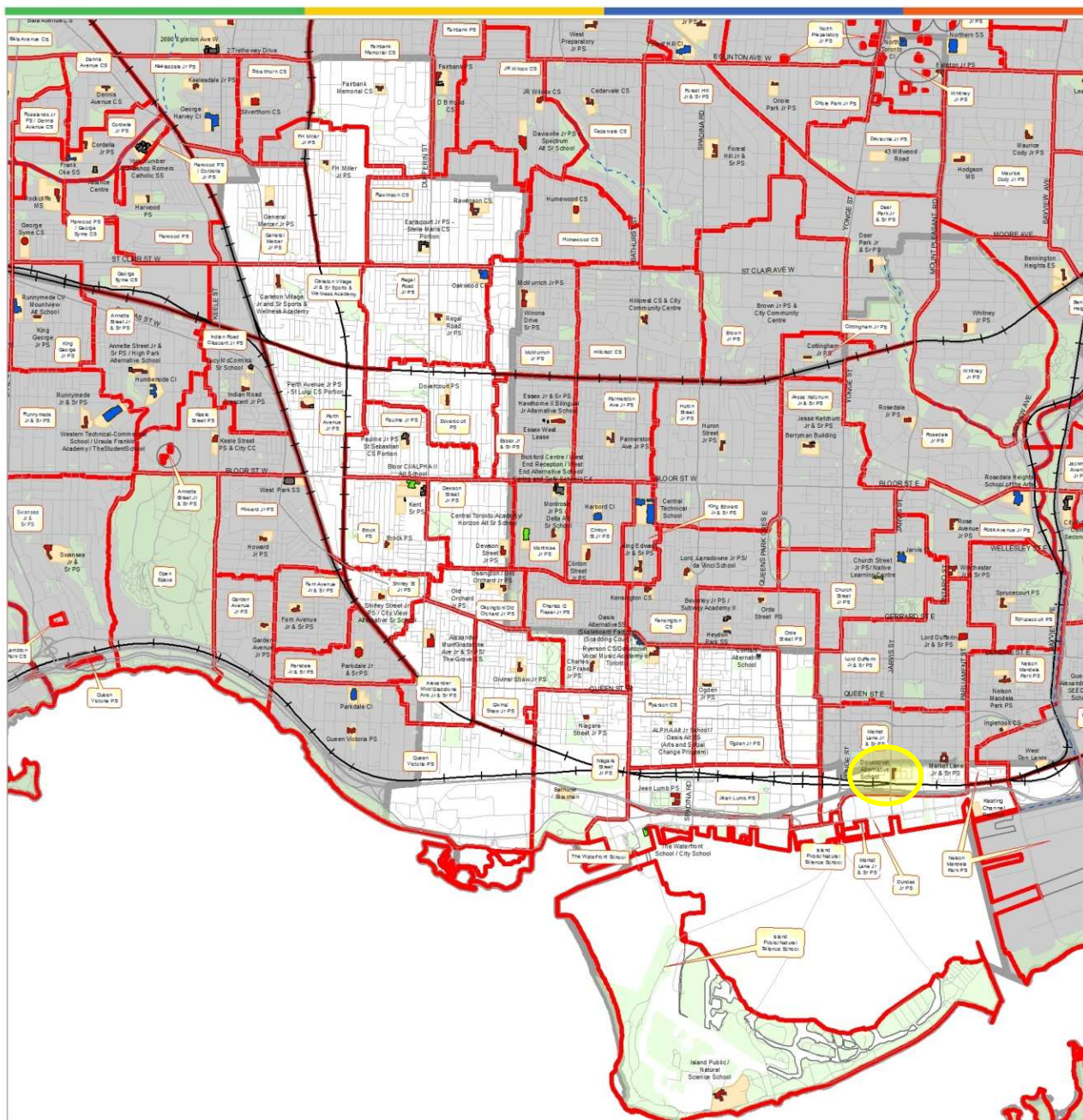
TDSB, Technical Attendance Areas



TDSB, Commercial Attendance Areas



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



## 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.

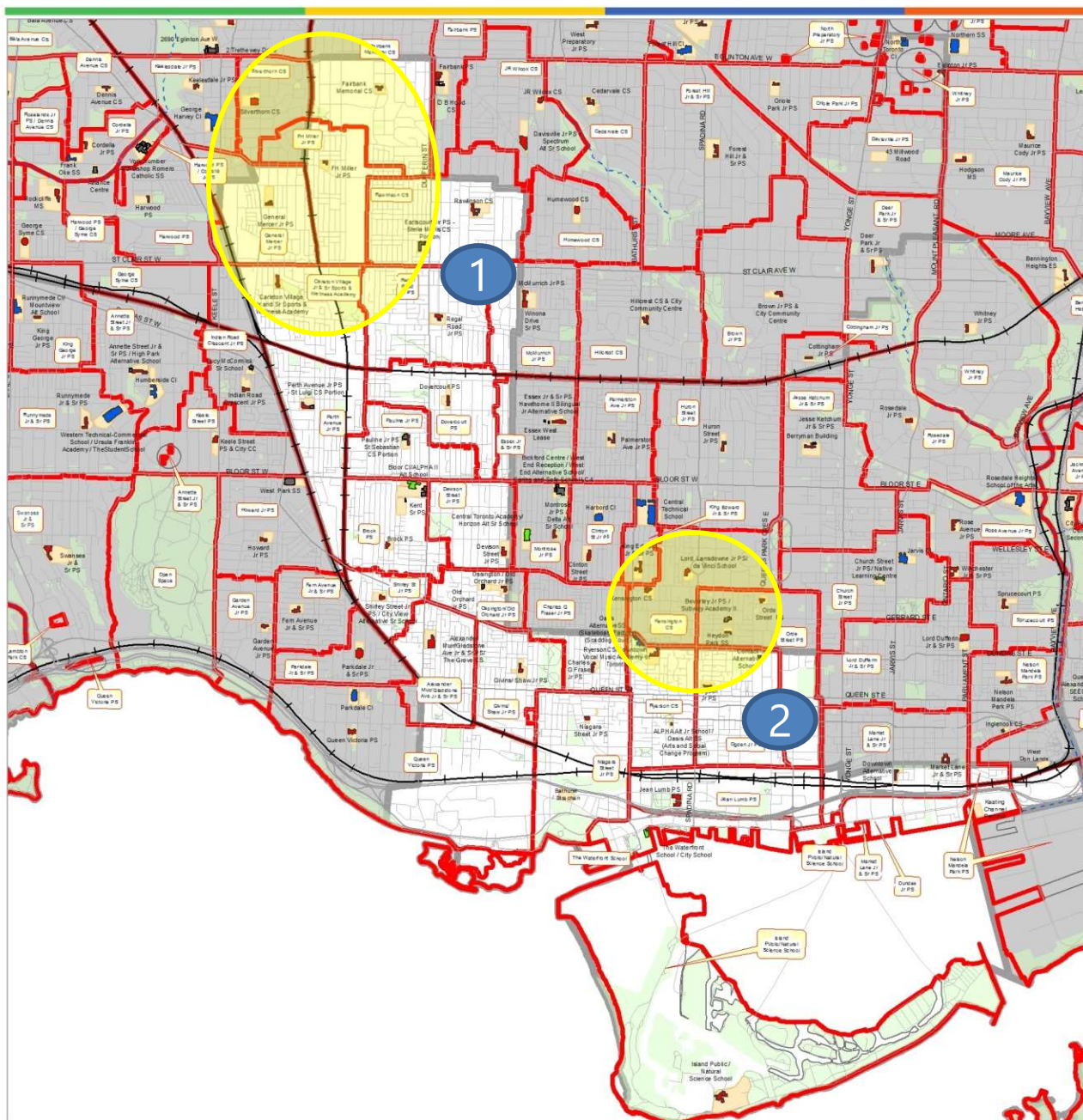
2026-27



# 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.
- At a system level, secondary enrolment is projected to remain stable.
  - There are areas within Ward 9 where secondary enrolment is projected to increase.
- 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.

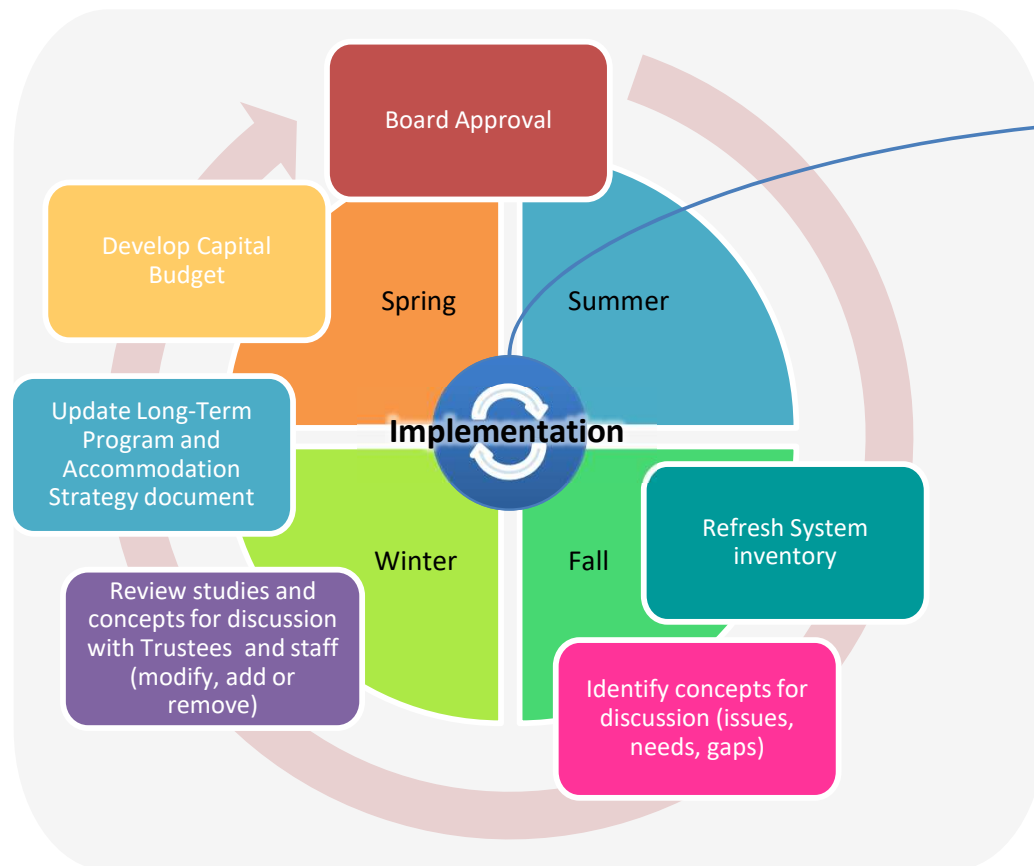
Thank  
You!





# Annual LTPAS Process

### Process to review and update the studies in the LTPAS



### Process to implement the studies in the LTPAS

