

The Need for a New Elementary School at Canada Square

Provided to Midtown Working Group

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Context

Designated as an 'Urban Growth Centre' under the City's Official Plan and Provincial Growth Plan, Yonge-Eglinton is an area where a high rate of density and intensification is encouraged. Development activity has been accelerating in this area over the past five years, which has caused accommodation pressures at local elementary schools. A new elementary school in Midtown is a critical piece of infrastructure that is required to accommodate the projected levels of population growth in the area, and to fulfil the City's vision of establishing a complete community, which the TDSB supports.

Despite having secured capital funding to construct new elementary capacity and implementing a series of changes to boundaries, grades and programs to manage enrolment growth, accommodation pressures continue to impact local elementary schools. In other areas of the City, enrolment growth and accommodation pressures can simply be accommodated by using portables. In most cases, this is not possible in the Yonge-Eglinton area due to the constraints of the local school sites. Therefore, accommodation pressures must be addressed and managed in other, more extensive, creative and strategic ways.

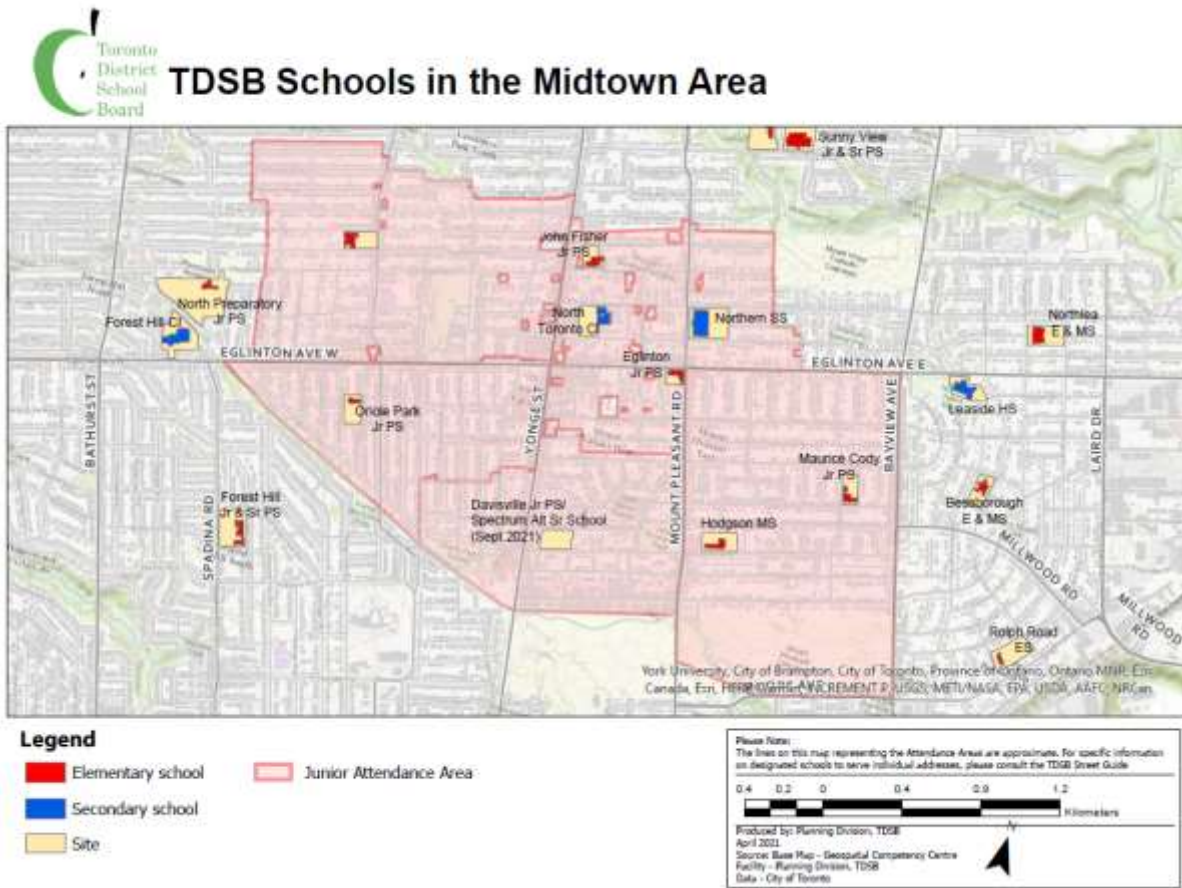
Enrolment projections also suggest higher rates of growth at local schools. This is due to a significant number of new residential development applications and higher pupil yields from existing developments in the area. Through the City's [Midtown in Focus](#) exercise, the TDSB was provided with long-term population and household projections for the next 30 years. Based on the analysis undertaken by Board Planning staff in collaboration with the City of Toronto, a shortfall of nearly 800 elementary pupil places is anticipated over the next ten years.

This need to provide capacity for local students has been identified in our Long-Term Program & Accommodation Strategy since 2016/17 – <https://www.tdsb.on.ca/About-Us/Strategy-Planning/Long-Term-Program-and-Accommodation-Strategy> *Explore opportunities to secure space for up to 800 elementary pupil places within the Yonge-Eglinton area. This will include the pursuit of innovative partnerships with the City of Toronto and the broader development community. This will require a long-term capital funding solution and the acquisition of a site and/or strata ownership to ensure that the ability to accommodate long-term enrolment growth is secured. The provision of new elementary school capacity has also been acknowledged as an infrastructure priority by Toronto City Council.*

The Toronto Lands Corporation’s (TLC) role is to explore and pursue opportunities to secure space within new developments for a new elementary school in the Midtown area. They have created a document – TDSB Urban School Environment Consideration to guide conversations with developers which revise the TDSB New School Design Standards in the context of an urban school site. As new developments are proposed to the City, the TLC is engaged to assess whether the proposed development is suited for a new elementary school. Factors include the location of the development, size/scale of the proposal, available podium space to include the school, etc. The TLC has met with the Oxford Group on our behalf and feels confident this site could provide an ideal location for a new elementary school to service the needs of families in the Yonge and Eglinton community.

School Capacity in the Area

In TDSB Ward 8 (Toronto-St Paul’s and Eglinton Lawrence) there are 39,000 new residential units under construction, approved or proposed. The highest concentration of new development is situated within the catchment areas of Eglinton Jr PS with over 8,000 new units, followed by Flemington PS, Baycrest PS, Davisville Jr PS and Deer Park Jr & Sr PS.



Below is a table that with data from the current area schools that demonstrates TDSB’s need for a new elementary K-8 school in the Yonge-Eglinton area by 2030:

School	Capacity	90% of Capacity	2030 Projection	Additional elementary pupil places required by 2030 (with school at 90% capacity)
Eglinton Jr PS*	548	493	718	225
John Fisher Jr PS*	524	472	522	50
Hodgson MS	838	754	900	146
Oriole Park Jr PS	242	218	324	106
Davisville Jr PS + Spectrum Alt Sr School	731	658	761	103
Maurice Cody Jr PS	709	638	701	63
Allenby Jr PS**	799	719	743	24
Total	4,391	3,952	4,669	717

*Based on current Program Area Review Team recommendations and incorporates students from all proposed developments

**Assumes the reversal of all development redirections to North Preparatory Jr PS. Allenby Jr PS's French Immersion program only takes in local students. North Preparatory Jr PS currently falls within the Glen Park PS French Immersion catchment. If we reverse these redirections, these students would fall back into Allenby Jr PS's FI catchment. This could potentially increase enrolment here slightly.

One of the TDSB’s guiding principles as contained in the Long-Term Program and Accommodation Strategy is to achieve an optimal utilization rate of 90% at our schools over the long-term. The additional elementary pupil places required by 2030 reflects this target.

It should be noted that schools in this area are full and cannot accommodate additional students:

- **John Fisher Jr PS** – will be full if the current Program Area Review Team recommendations are approved. Artificial turf also restricts the ability to place portables on-site.
- **Eglinton Jr PS** – small, constrained site which cannot accommodate portables.
- **Hodgson MS and Davisville Jr PS** – building envelopes would be maxed out once addition/rebuild are complete.
- **Maurice Cody Jr PS and Allenby Jr PS** – artificial turf that cannot accommodate portables.
- **Oriole Park PS** – site already maxed out with 2 portables.

Recent Media

The Star <https://www.thestar.com/news/gta/2021/03/30/thousands-of-new-homes-are-proposed-in-25-billion-yonge-and-eglinton-project-councillor-josh-matlow-says-locals-dont-see-many-community-services-or-a-school.html>

The NT Post article (page 11) <https://issuu.com/postcity/docs/northto-2021-03>

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