

# Long-Term Program & Accommodation

Strategy 2021 - 2030

## TDSB Ward 2 and Ward 3

February 10, 2022

Andrew Gowdy and Dan Castaldo: TDSB Planning



# What will be discussed tonight?

- 1  Overview of the Long-Term Program & Accommodation Strategy
- 2  Current / projected enrolment trends
- 3  Residential development and intensification
- 4  Overview of planned studies for Ward 2 and 3 schools
- 5  Questions / Comments?

## 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?

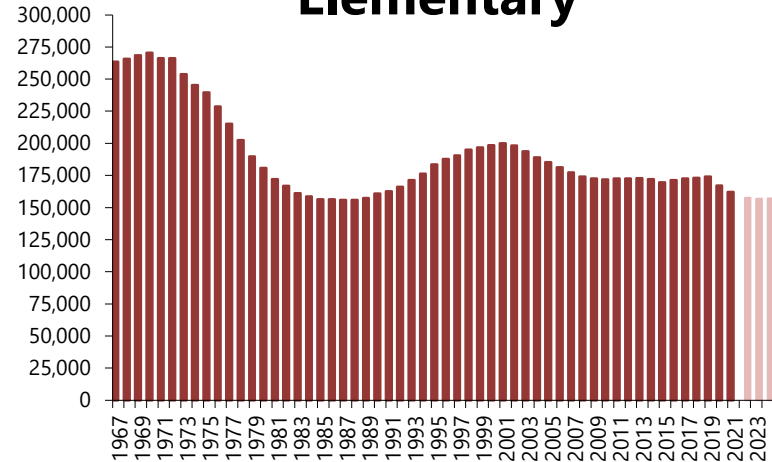
- To fulfill an expectation of the Ministry of Education
- To support the goals of the TDSB
- To be good stewards of our resources
- To approach our work from a system perspective
- To prioritize our work
- To be responsive to changes
- To be open and transparent with our communities

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

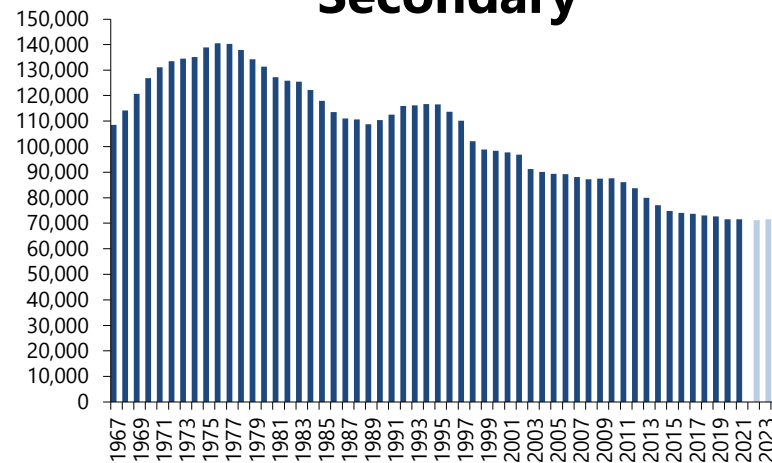
# City-wide enrolment

- 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

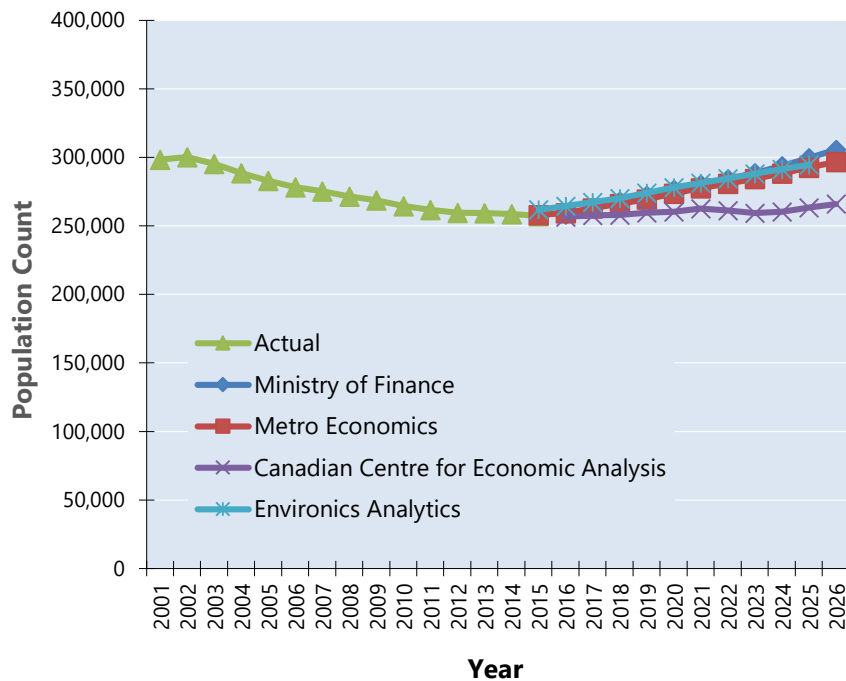


Source: TDSB Strategy and Planning

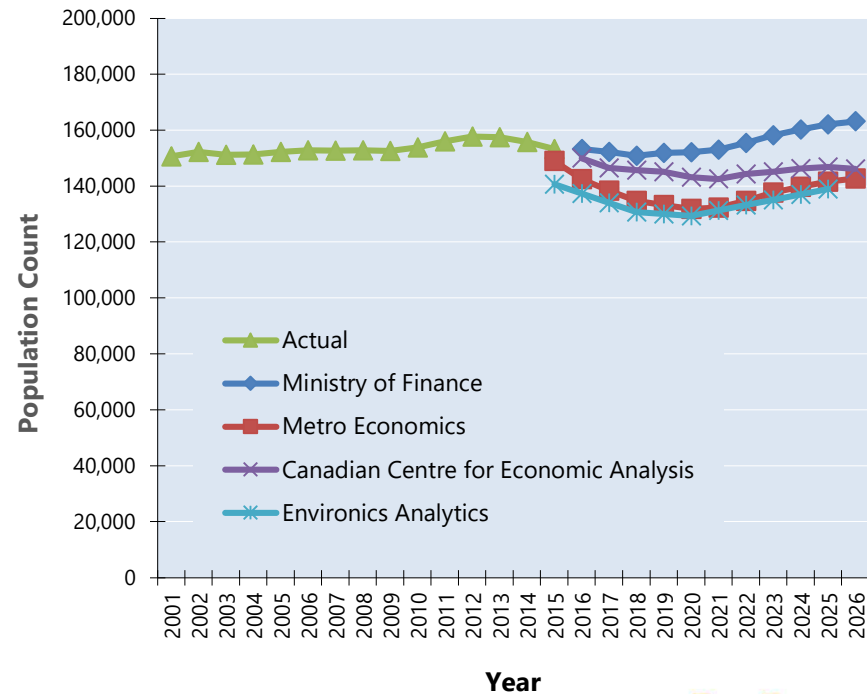
# ...but there are multiple possible futures

- 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

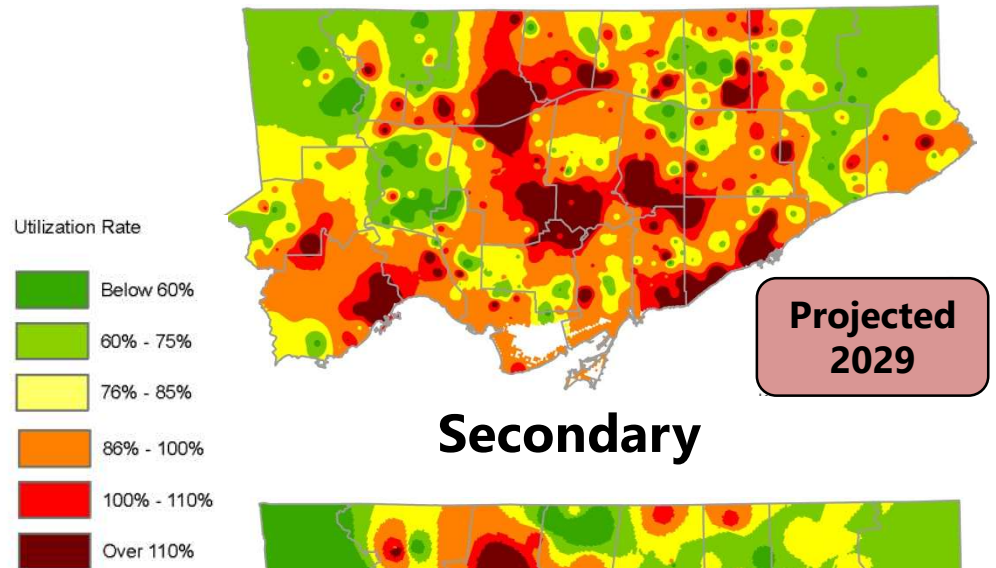


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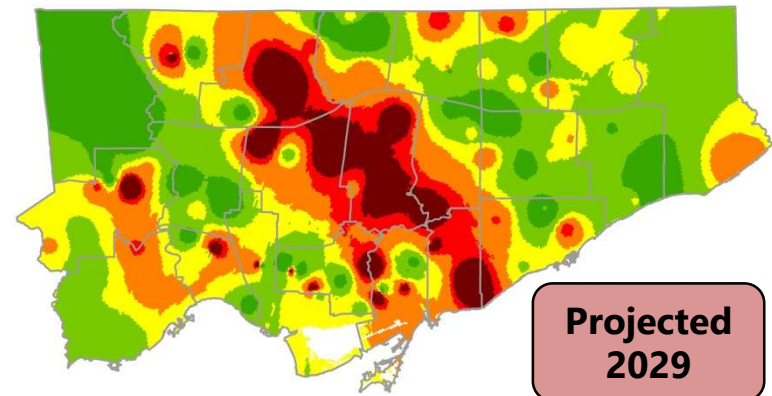
# Pockets of over and underutilization

- 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





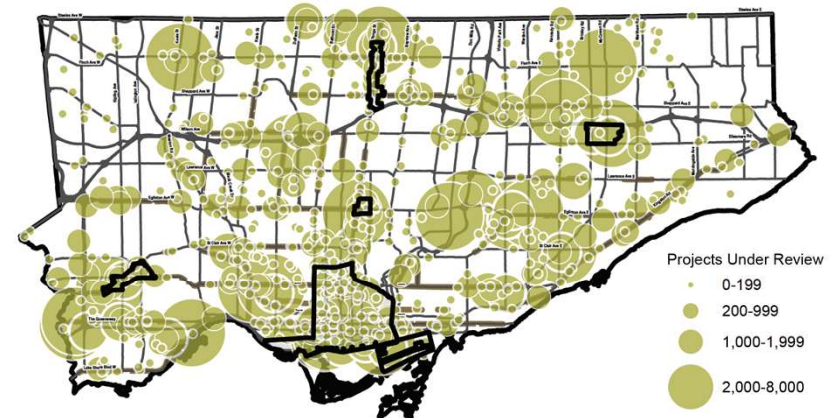
# Residential intensification pressure

- We are experiencing, or forecasting to experience, significant pressures in certain areas such as the growth centres and along corridors.
- Over 245,000 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

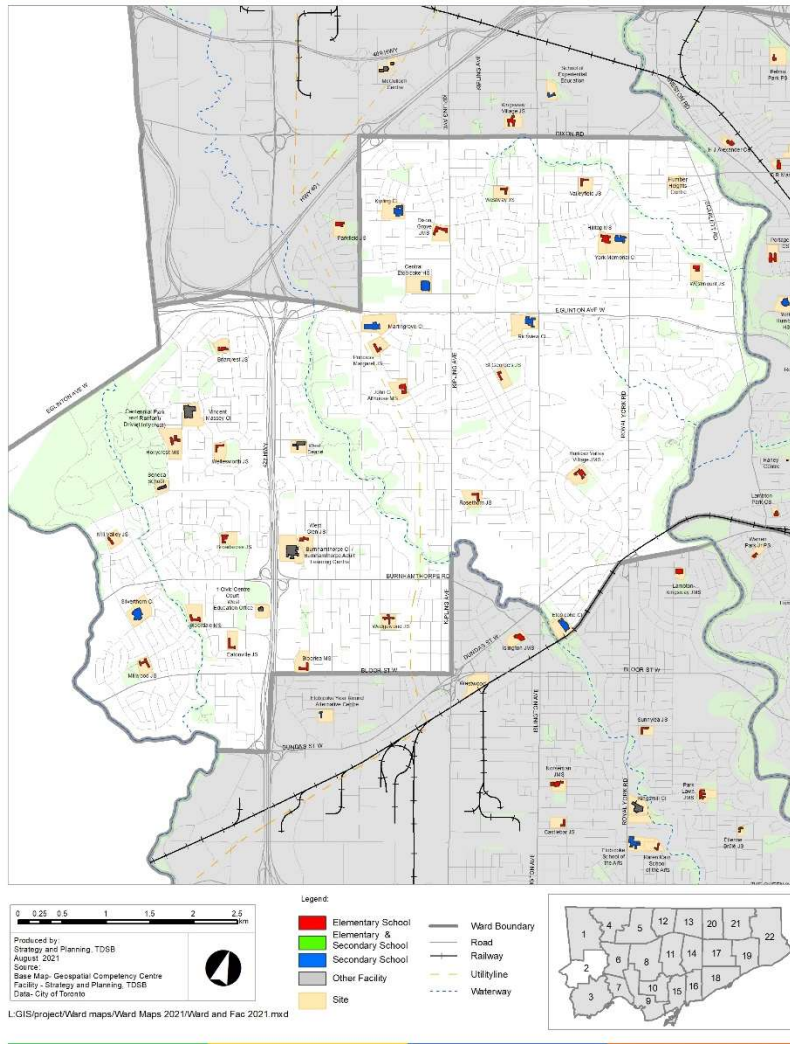
# Types of Studies

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, **130** studies have been identified to be investigated over the next 10 years. **7** studies have been identified for Ward 2. **9** studies have been identified for Ward 3.

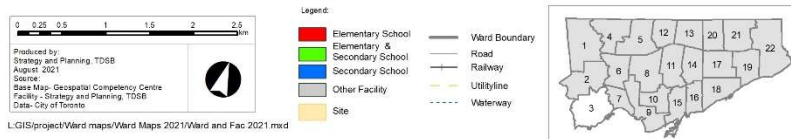
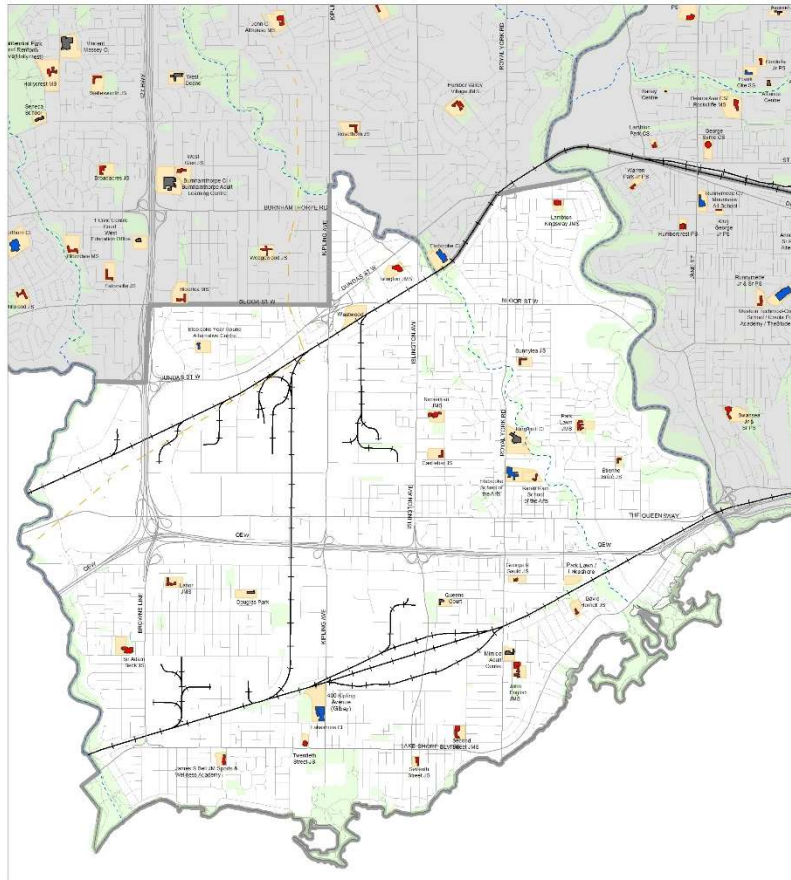
# Current and Projected Enrolment Trends Ward 2 and 3





## Ward 2

- Bounded by Dixon Rd./Eglinton Avenue W. (north), Peel Region (west), Dundas St. W/Bloor St. W, Mimico Creek/Railway (south), Humber River (east).
- 22 elementary schools and 7 secondary schools
- Average Elementary Utilization rate is 79%
- Average Secondary Utilization rate is 82%

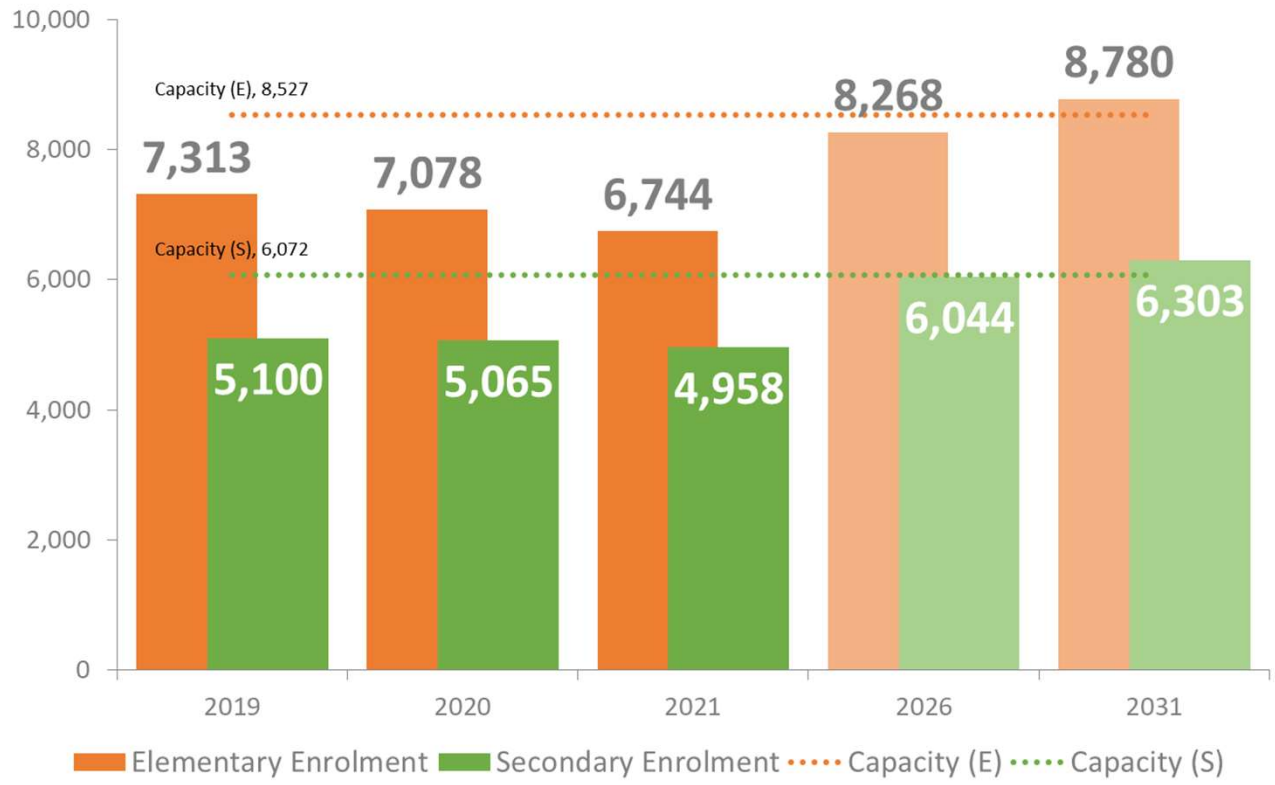


# Ward 3

- Bounded by Dundas St. W., Bloor St. W, Mimico Creek, Railway (north), Humber River (east), Lake Ontario (south), Peel Region (west).
- 17 elementary schools and 3 secondary schools.
- Average Elementary Utilization Rate is 87%
- Average Secondary Utilization Rate is 73%

# Ward 2 and Ward 3 – Long Term Program & Accommodation Strategy

## Changes in Enrolment at Ward 2 Schools

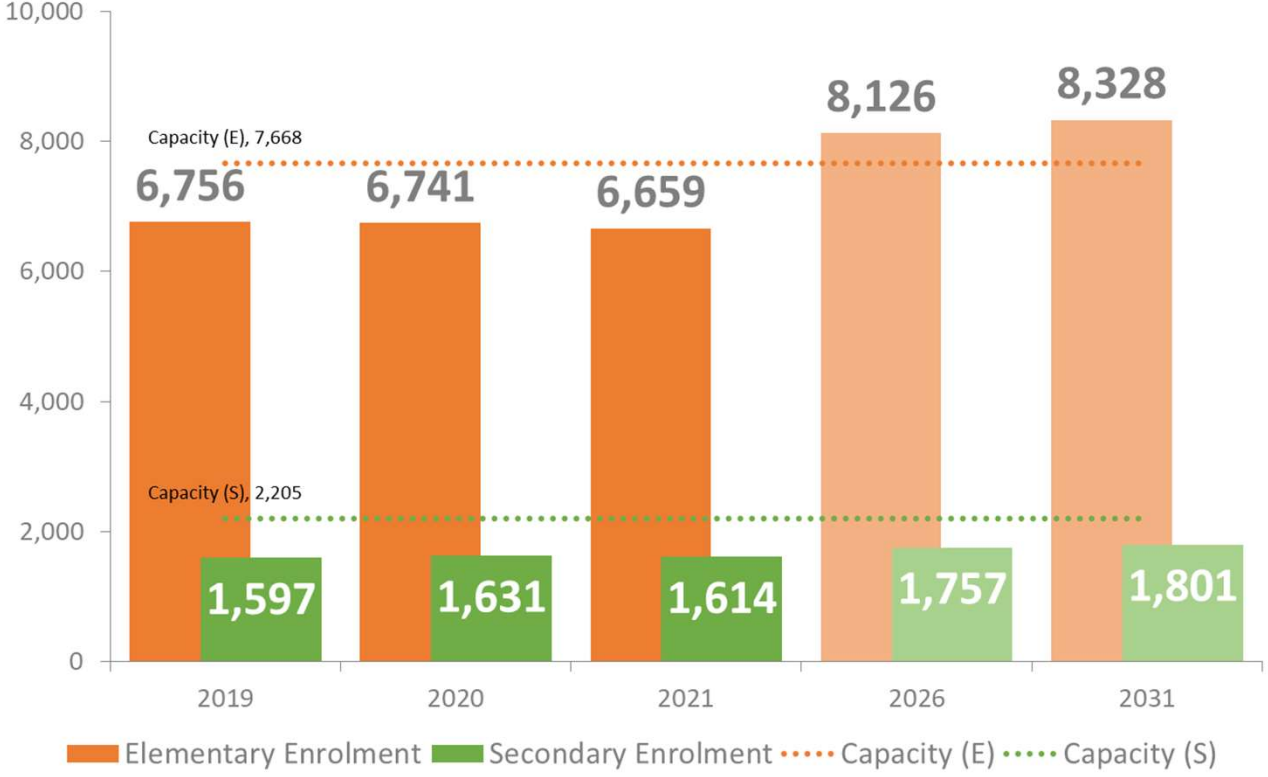


- Projections suggest elementary enrolment will continue to increase through to 2026 (+22.6%) and to 2031 (+6.2%)
- There are many residential developments currently in the pipeline that are expected to become occupied within the next 5 to 10 years.
- Projections suggest that secondary will also increase through to 2031.

Based on July 2021 Enrolment Projections

# Ward 2 and Ward 3 – Long Term Program & Accommodation Strategy

## Changes in Enrolment at Ward 3 Schools

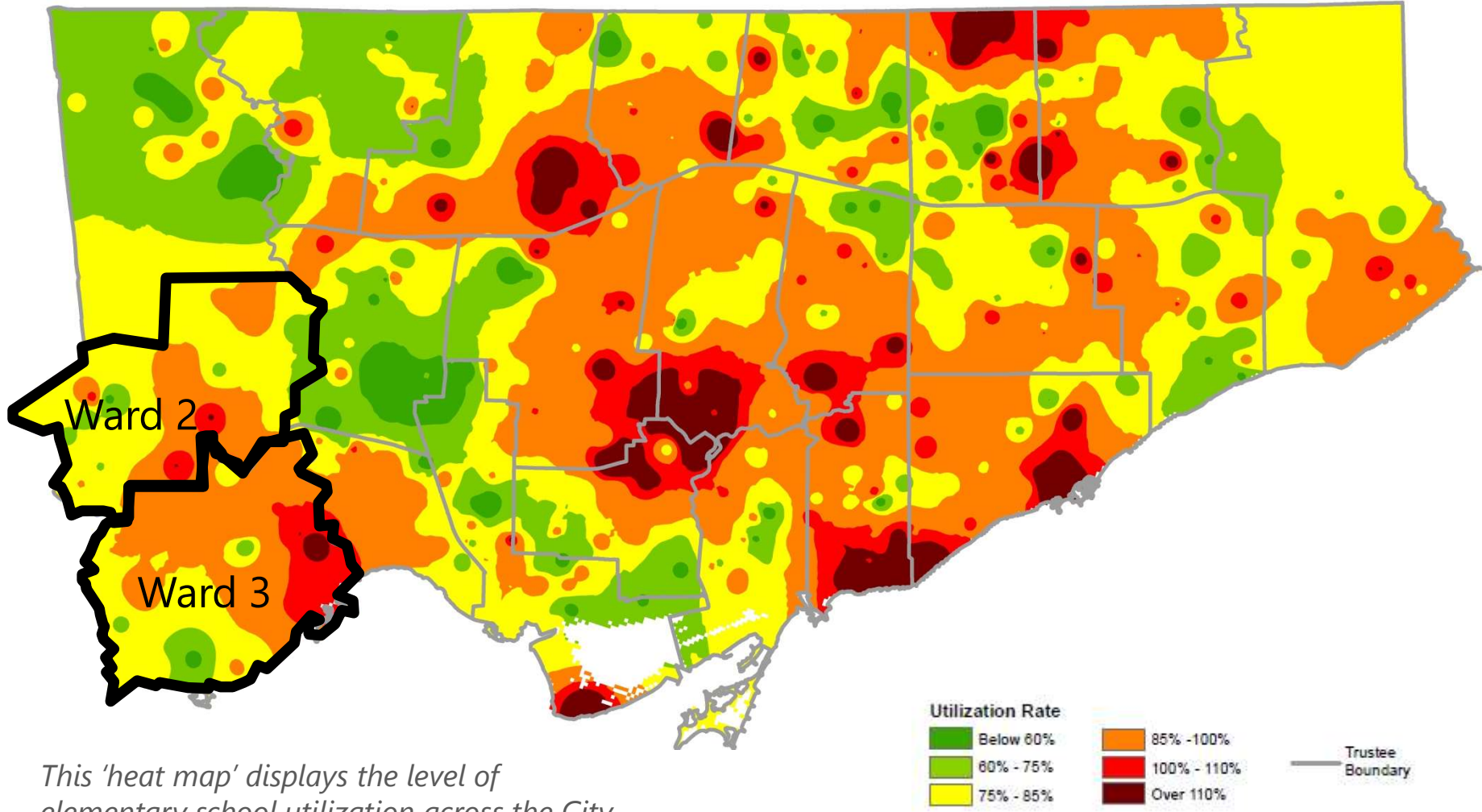


- Projections suggest elementary enrolment will continue to increase through to 2026 (+22%) and 2031 (+2.5%).
- Similar to Ward 2, increases over the next 5 years are attributed to residential intensification underway.
- Projections suggest that secondary enrolment will increase slightly to 2026 (+9%) and stabilize through to 2031.

Based on July 2021 Enrolment Projections

# Ward 2 and Ward 3 – Long Term Program & Accommodation Strategy

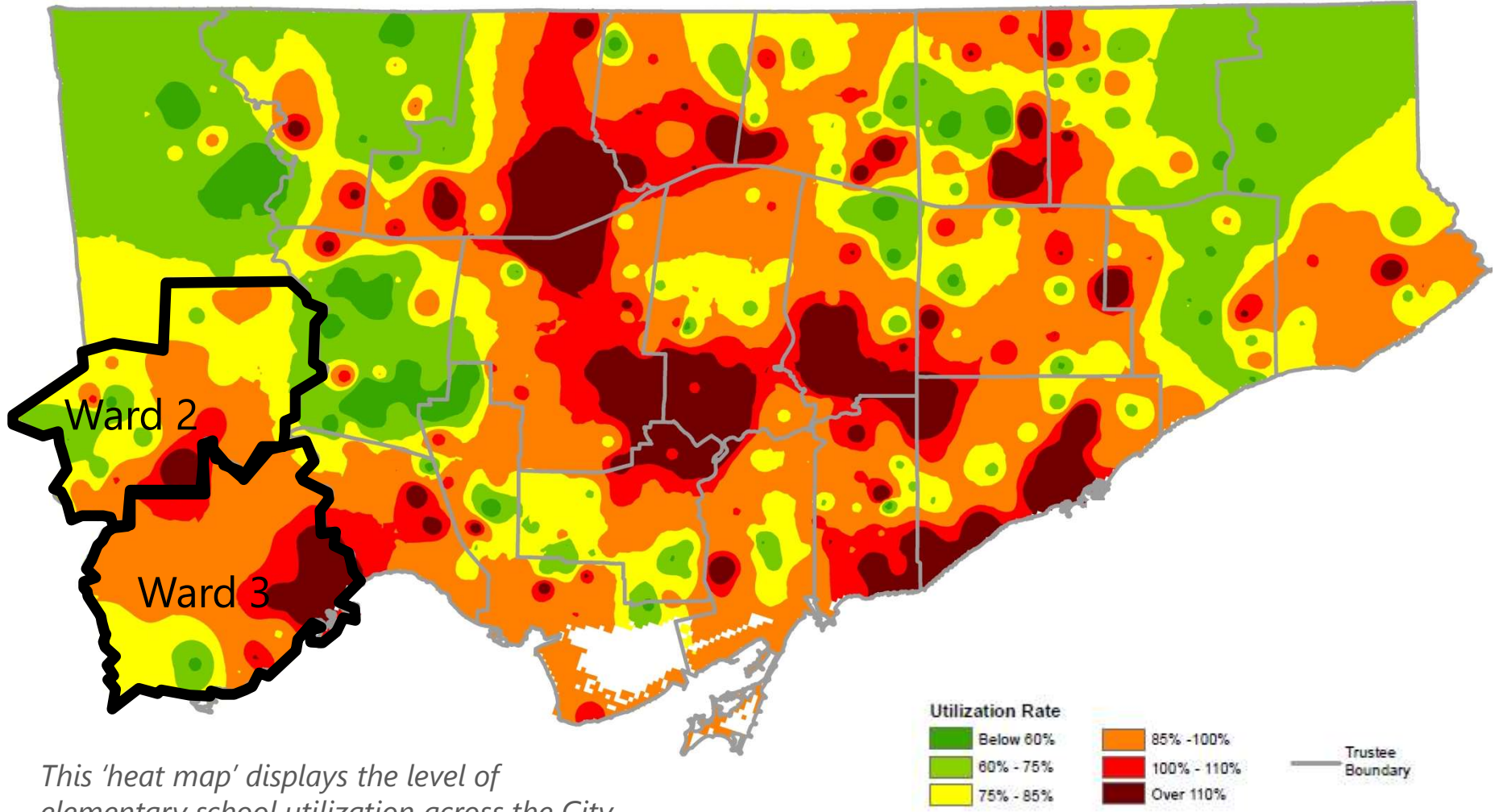
## Elementary Utilization Rate – Actual Enrolment 2019



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

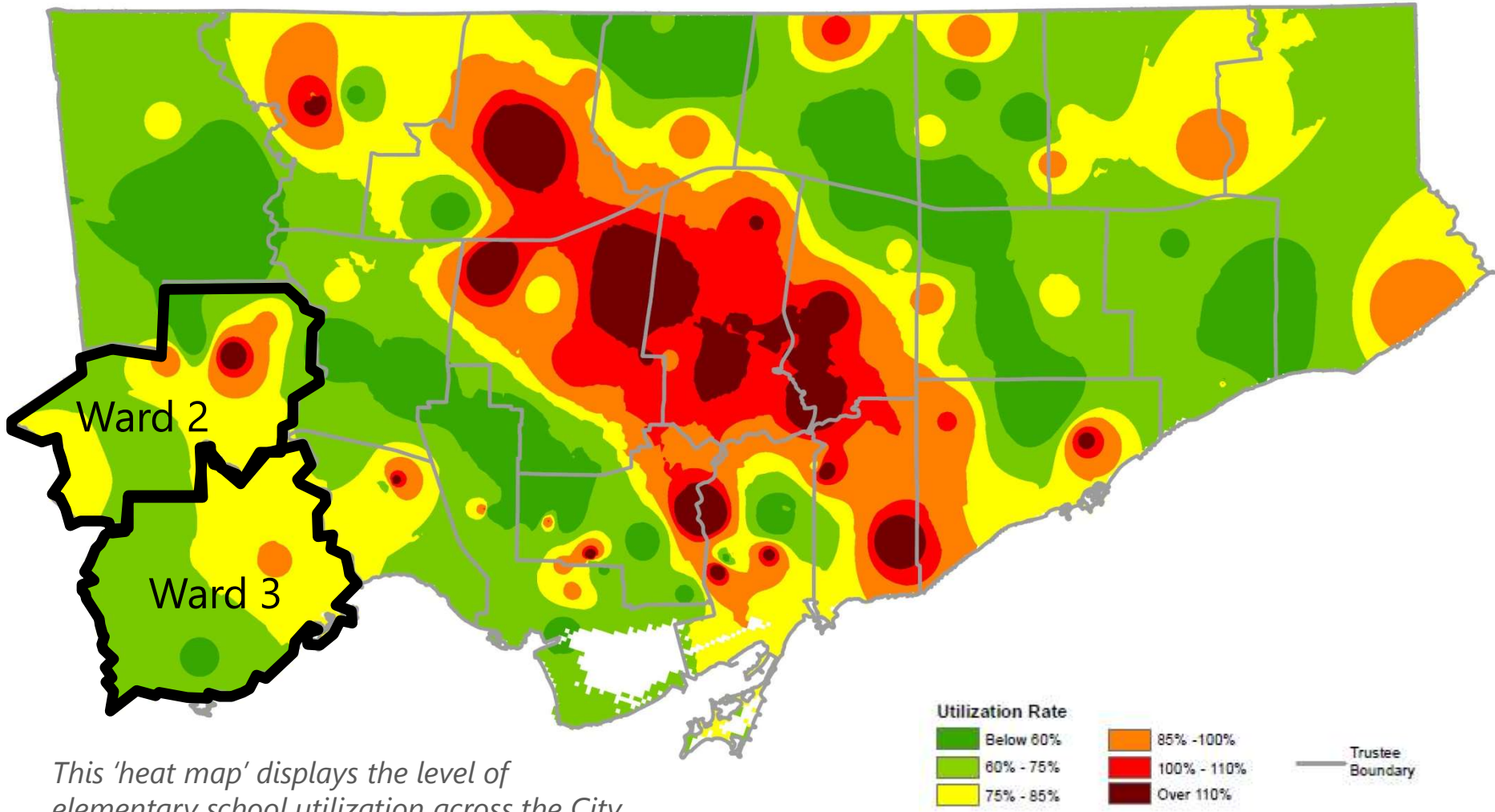
# Ward 2 and Ward 3 – Long Term Program & Accommodation Strategy

## Elementary Utilization Rate – Projected Enrolment 2029



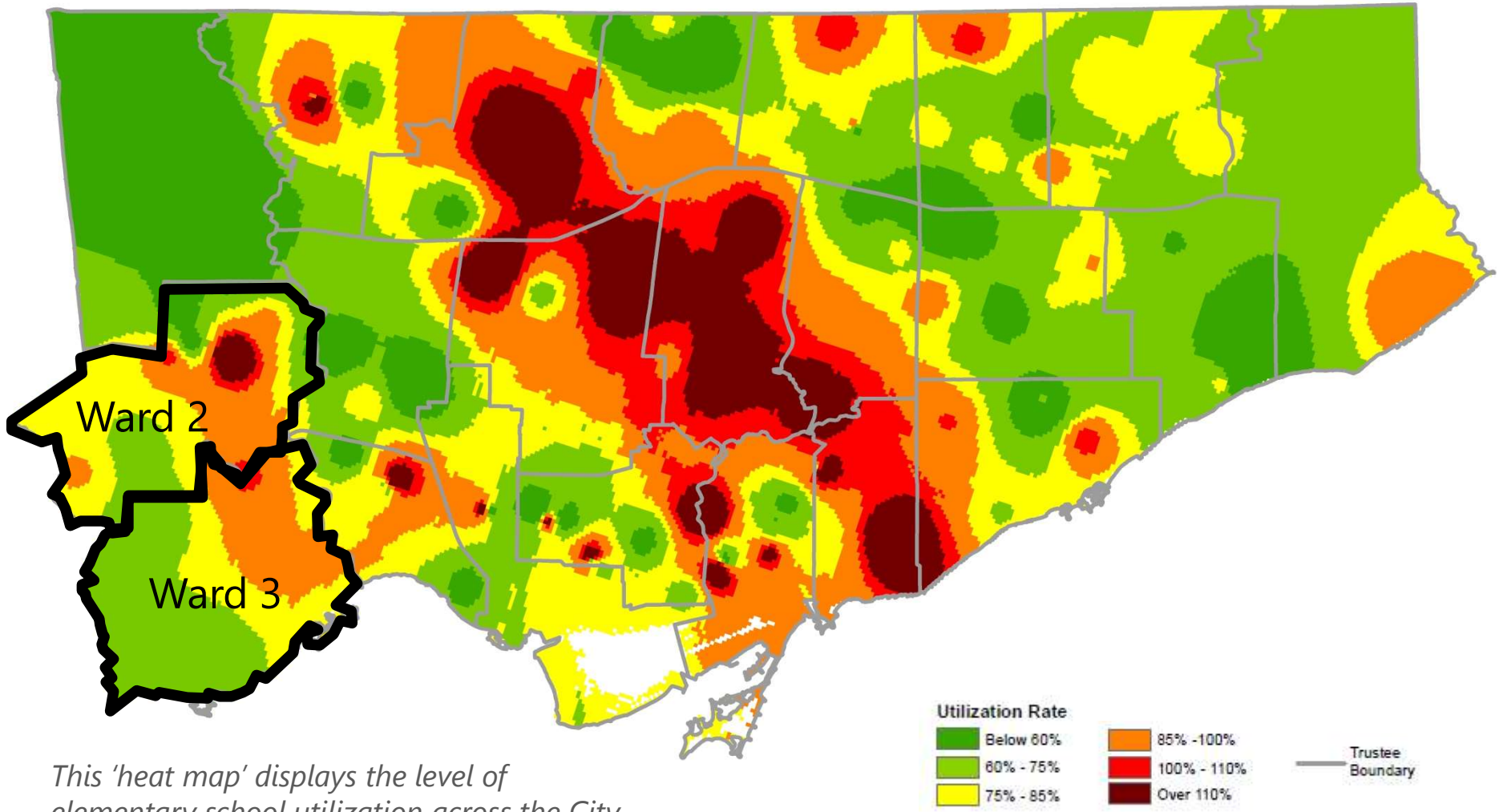
# Ward 2 and Ward 3 – Long Term Program & Accommodation Strategy

## Secondary Utilization Rate – Actual Enrolment 2019



# Ward 2 and Ward 3 – Long Term Program & Accommodation Strategy

## Secondary Utilization Rate – Projected Enrolment 2029



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



# Residential Development & Intensification

- Intensification is a significant contributing factor to enrolment growth and accommodation pressure in some neighbourhoods.
- Over 245,000 units in the development pipeline, 64,000 in Wards 2 and 3.
- 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 2

- Over 27,000 new residential units are proposed, approved or under construction within the attendance areas of Ward 2 elementary schools.
- Over 17,000 new residential units fall within the attendance area of Wedgewood JS.
- Many new developments are situated within Urban Growth Centres, and along the 'Avenues'.

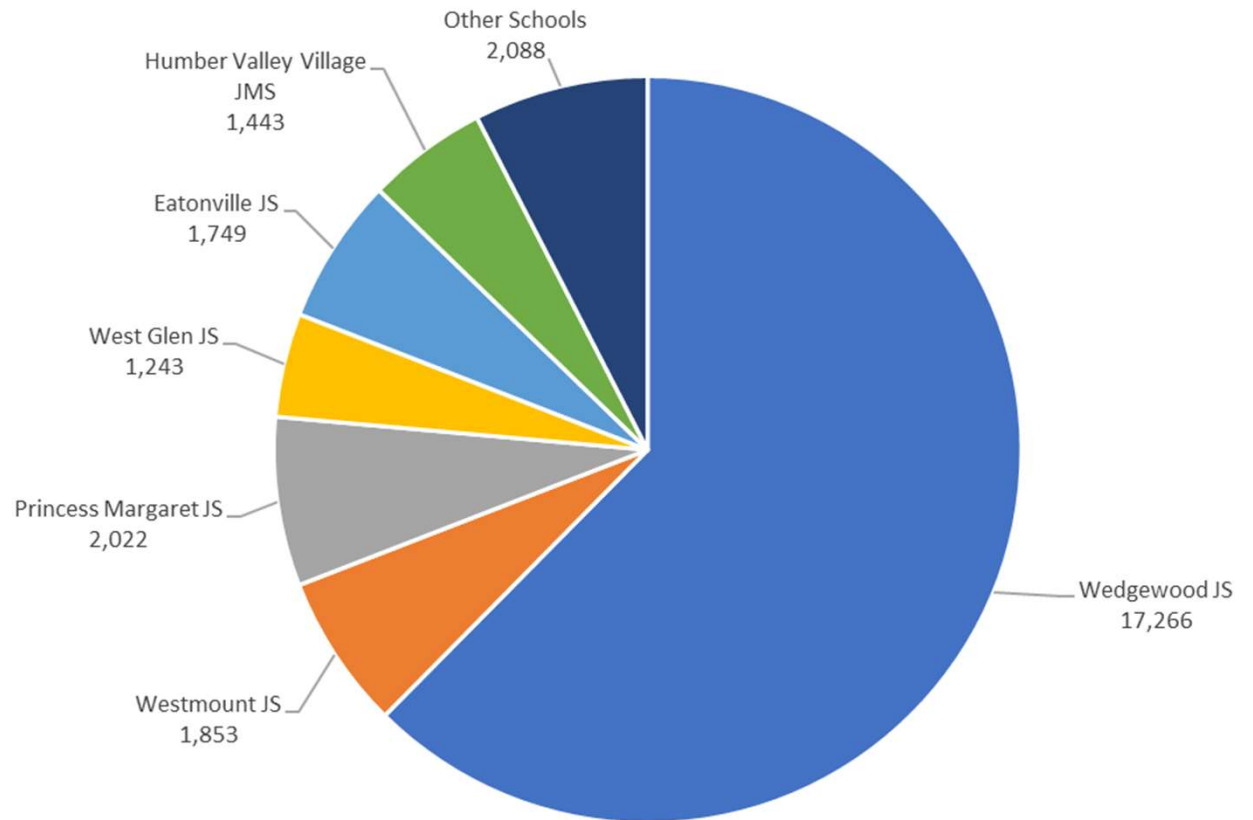


Chart reflects elementary schools in Ward 2 with >1,000 new residential units in the pipeline as of December 2021

## Residential Development Summary – Ward 3

- Approximately 37,000 new residential units are proposed, approved or under construction within the attendance areas of Ward 3 elementary schools.
- Many new developments are situated within Urban Growth Centres, and along the 'Avenues'.

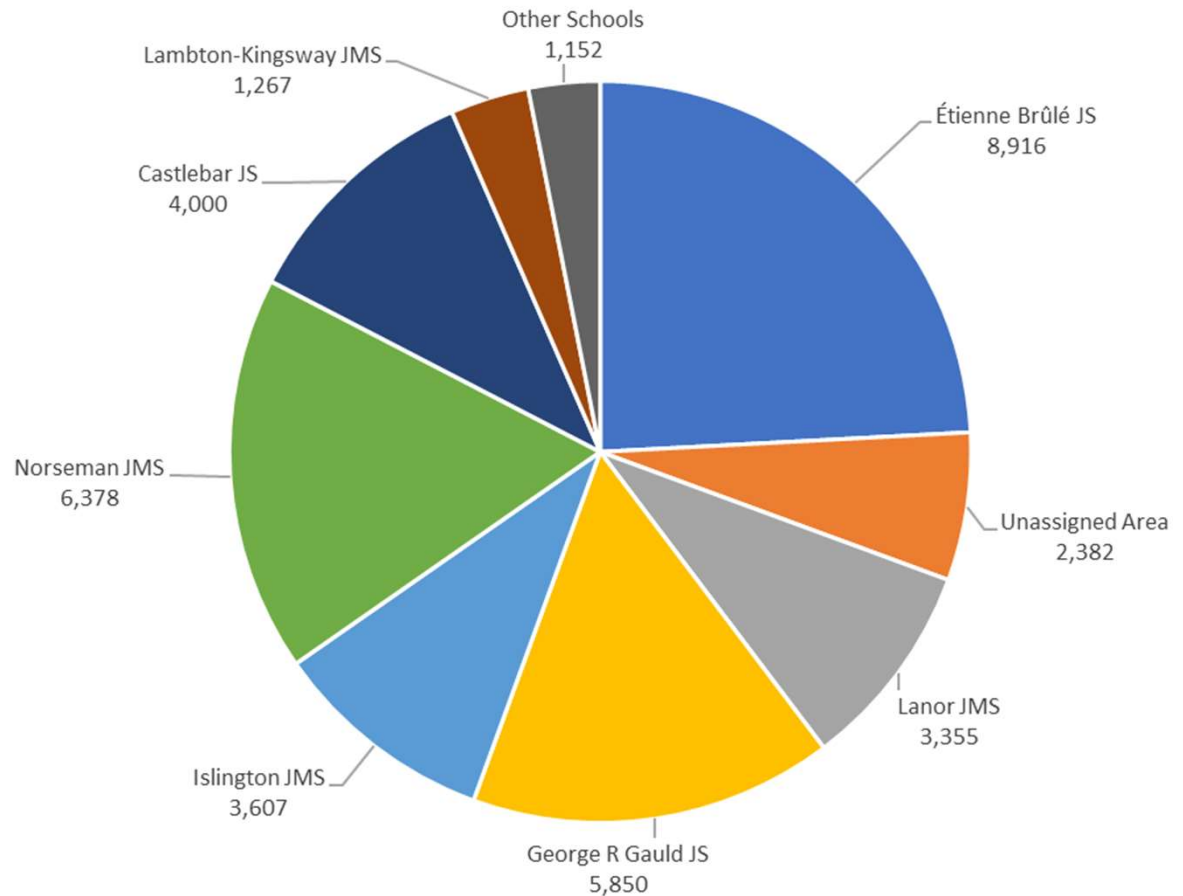


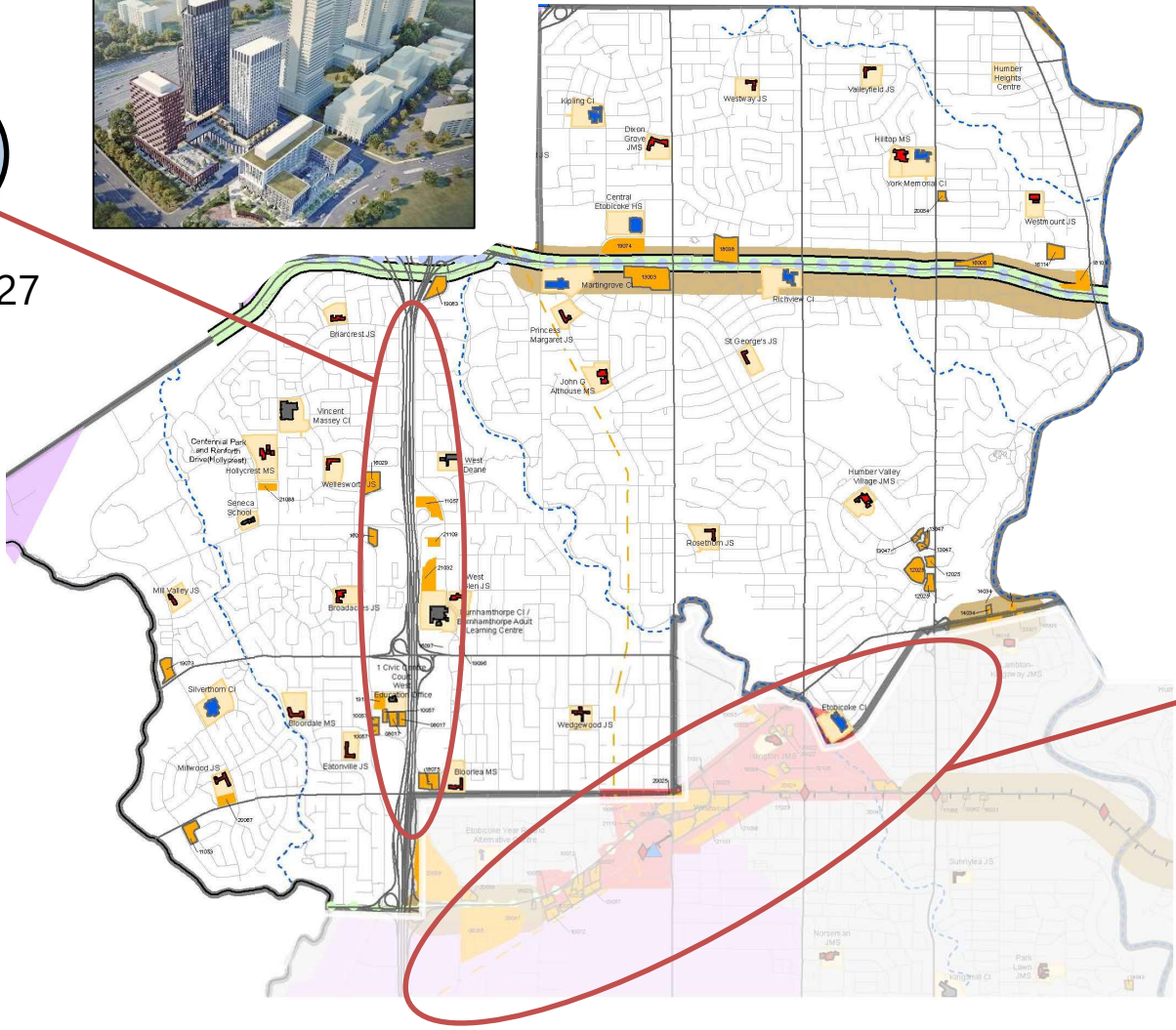
Chart reflects elementary schools in Ward 3 with >1,000 new residential units in the pipeline as of December 2021

# Ward 2 - Examples of Areas Experiencing Intensification

1



Highway 427  
Corridor



Etobicoke City  
Centre / Dundas  
West

2

## Ward 3 - Examples of Areas Experiencing Intensification

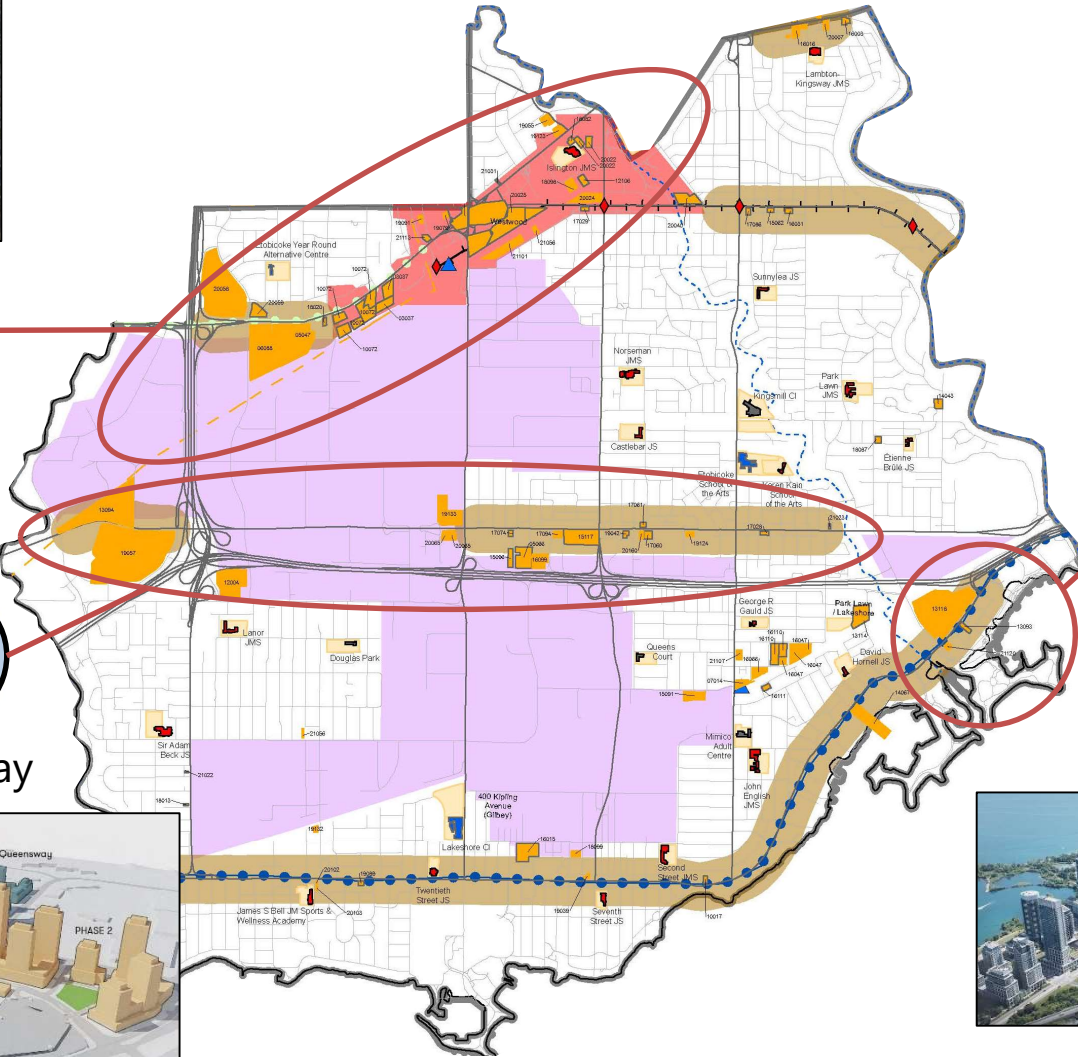


1

Etobicoke City Centre / Dundas West

3

The Queensway



2

Humber Bay Shores



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

## Ward 2 and Ward 3 – 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**

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.

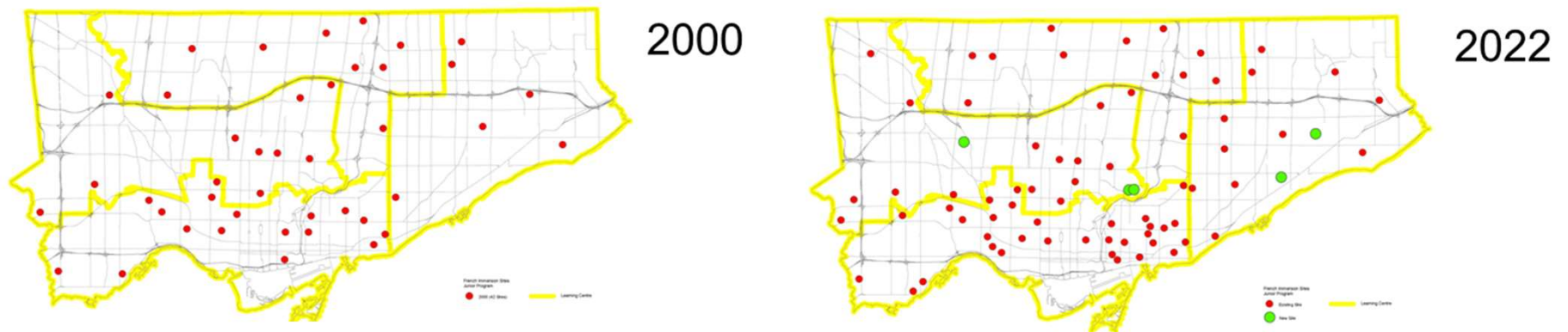
# Studies in the Long-Term Program and Accommodation Strategy

# 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 Optional Attendance policy and a new Specialized Schools and Programs policy are the focus.
  - Most recently, wide public consultation on the draft Specialized Schools and Programs policy was completed.
  - Both policies will be presented to Trustees for approval in the Spring.

# French-as-a-Second Language Review

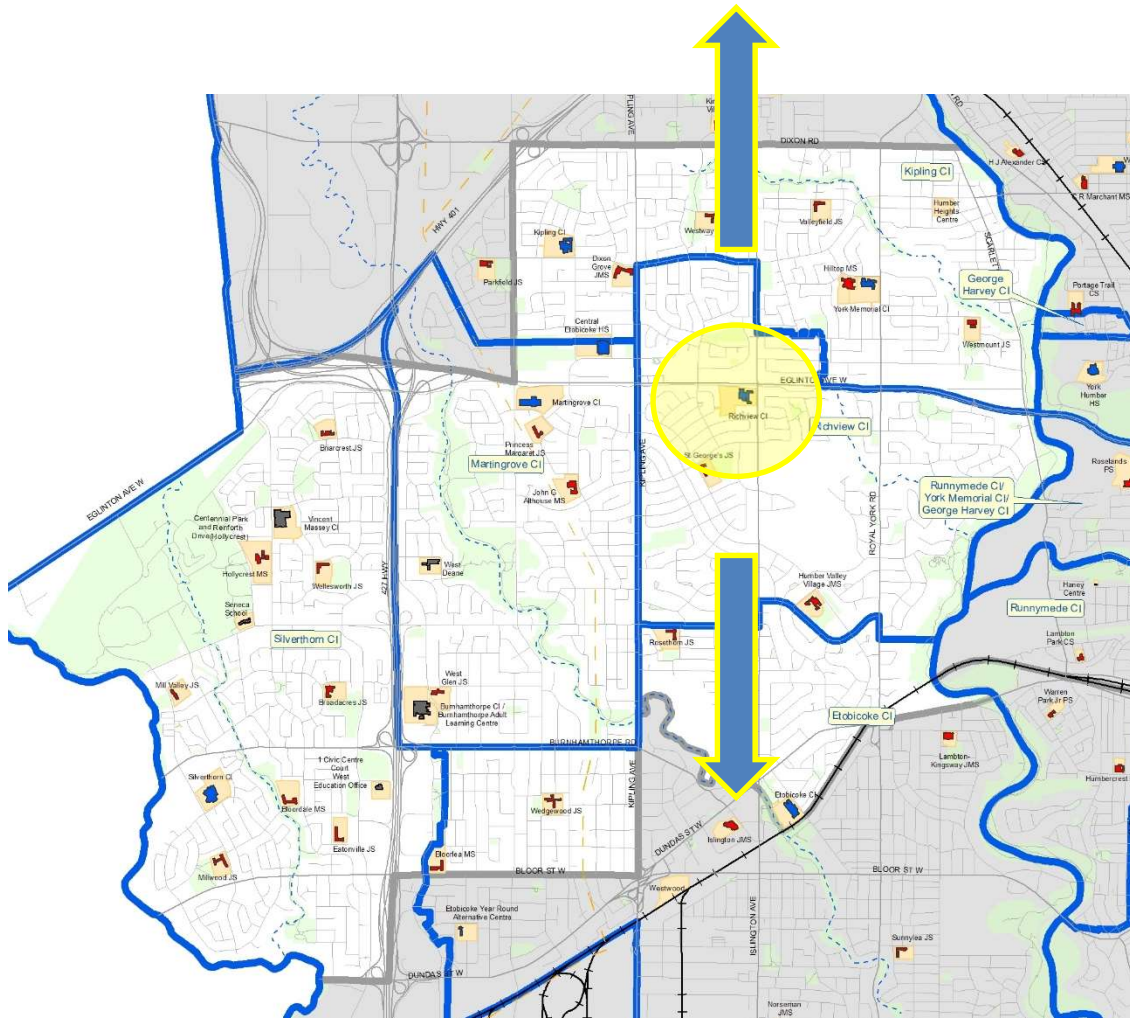
- Restructured the Board's intensive French programs leading to a single program model with two entry points (JK and Grade 4).
- All other entry points eliminated (currently phasing out).
- Next steps – Improving equity of access to an intensive French program.
- There are parts of the City that are 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 2

## Ward 2 and Ward 3 – Long Term Program & Accommodation Strategy



### Access to French Programming – Etobicoke\*

- A study to consider opportunities to create new secondary French Immersion programs to increase access for students.
- Richview CI is the current destination for all programs and is facing accommodation challenges.
- New sites will be explored in north (Ward 1 and south Etobicoke (Ward 3))

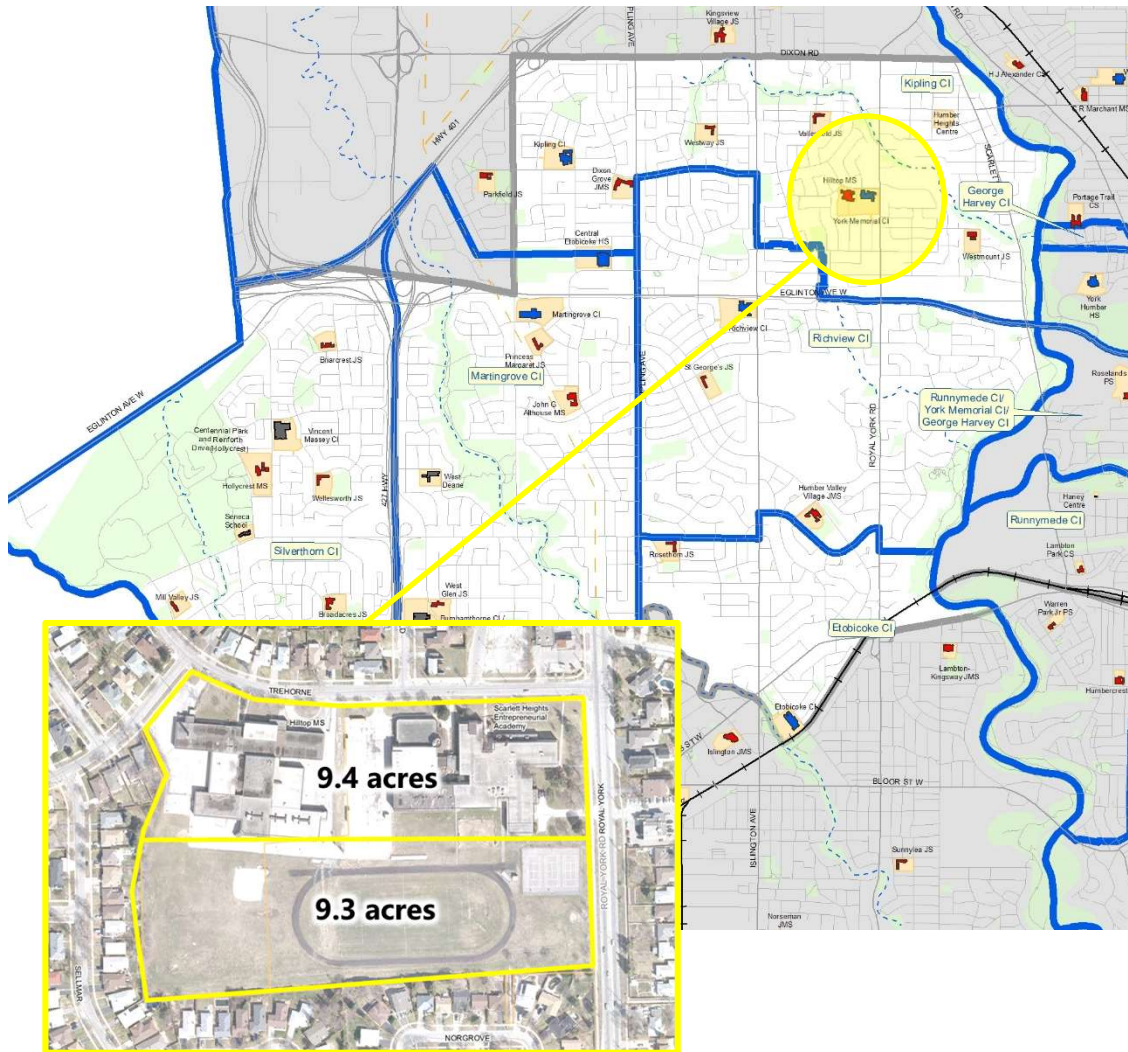
\*Also a study for Ward 3

2021-22

## Ward 2 and Ward 3 – Long Term Program & Accommodation Strategy

### 15 Trehorne Drive (formally Scarlett Heights EA) Non Operating Site Study

- A study of the property to determine if it is required for future TDSB use, or can be declared surplus and referred to the Toronto Lands Corporation for sale.



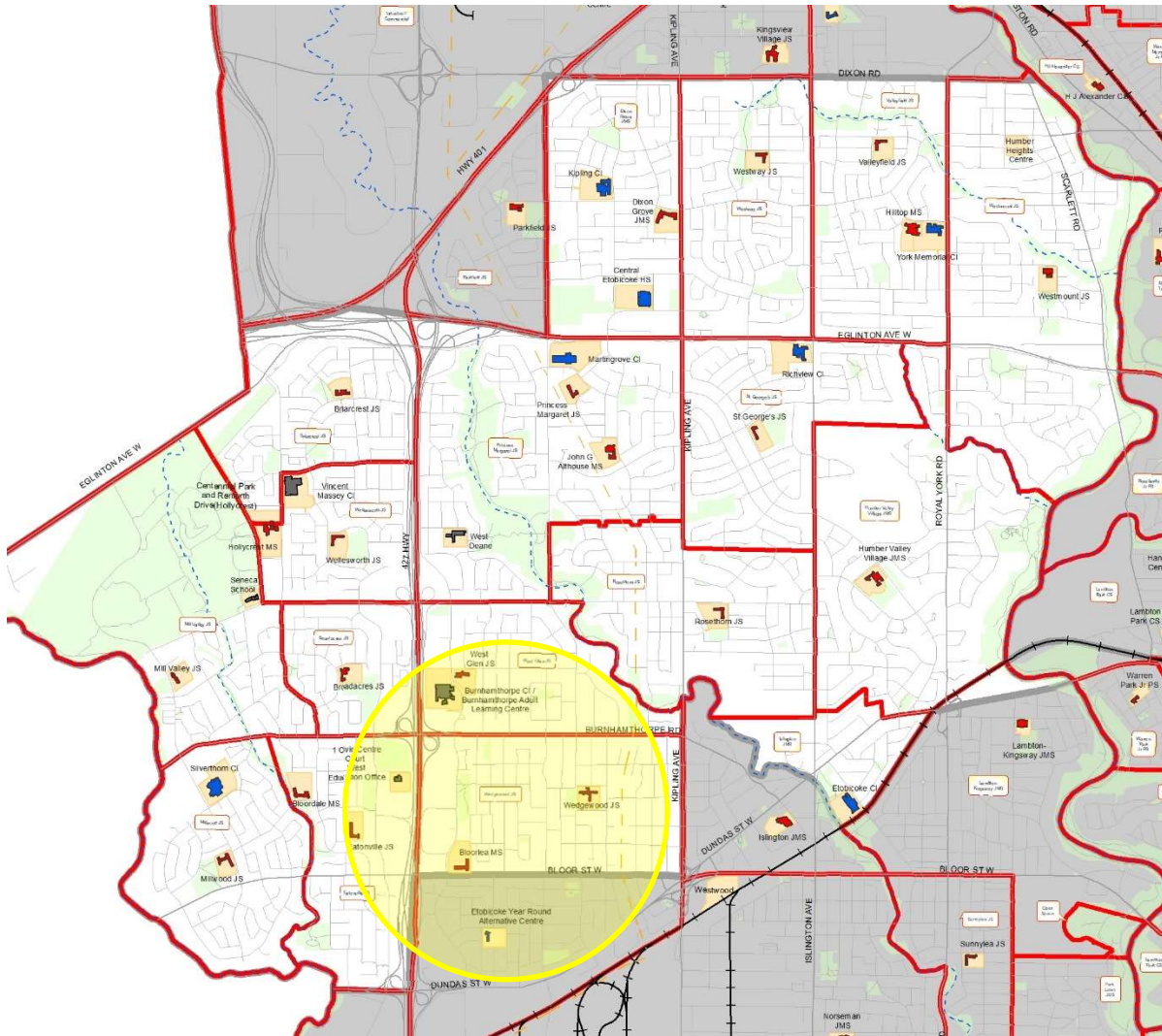
2021-22



## Ward 2 and Ward 3 – Long Term Program & Accommodation Strategy

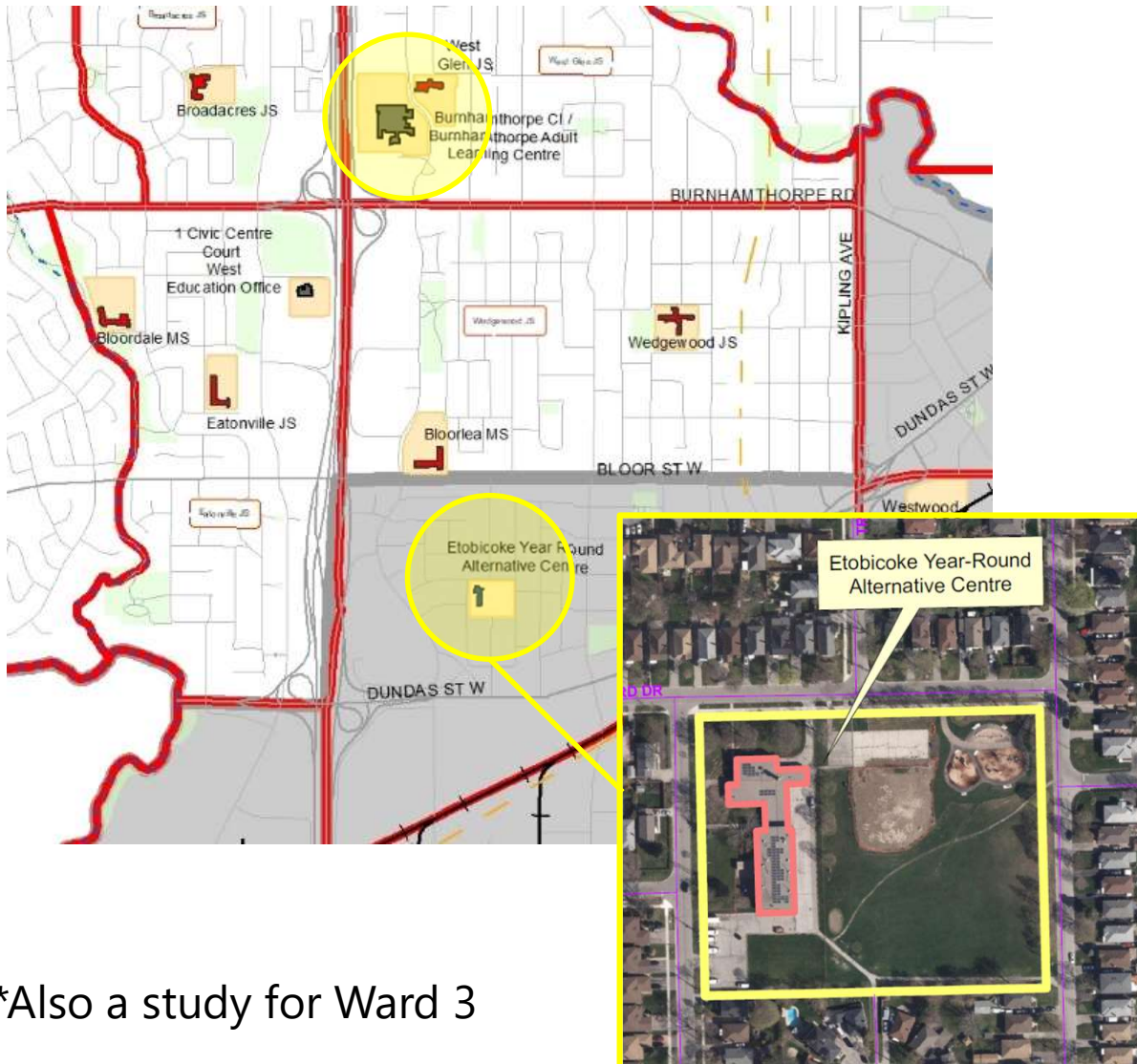
### Residential Development Redirection

- A study to consider opportunities to redirect proposed residential development from Wedgewood JS to nearby school or schools in Ward 2.
- Temporary solution to manage growth.



2021-22

## Ward 2 and Ward 3 – Long Term Program & Accommodation Strategy



### Program Relocation Study – EYRAC\*

- A study to consider relocating the Etobicoke Year Round Alt. Centre from the Silver Hill site and into Burnhamthorpe CI.
- This makes the site available for a new elementary school to accommodate growing enrolment in the area.

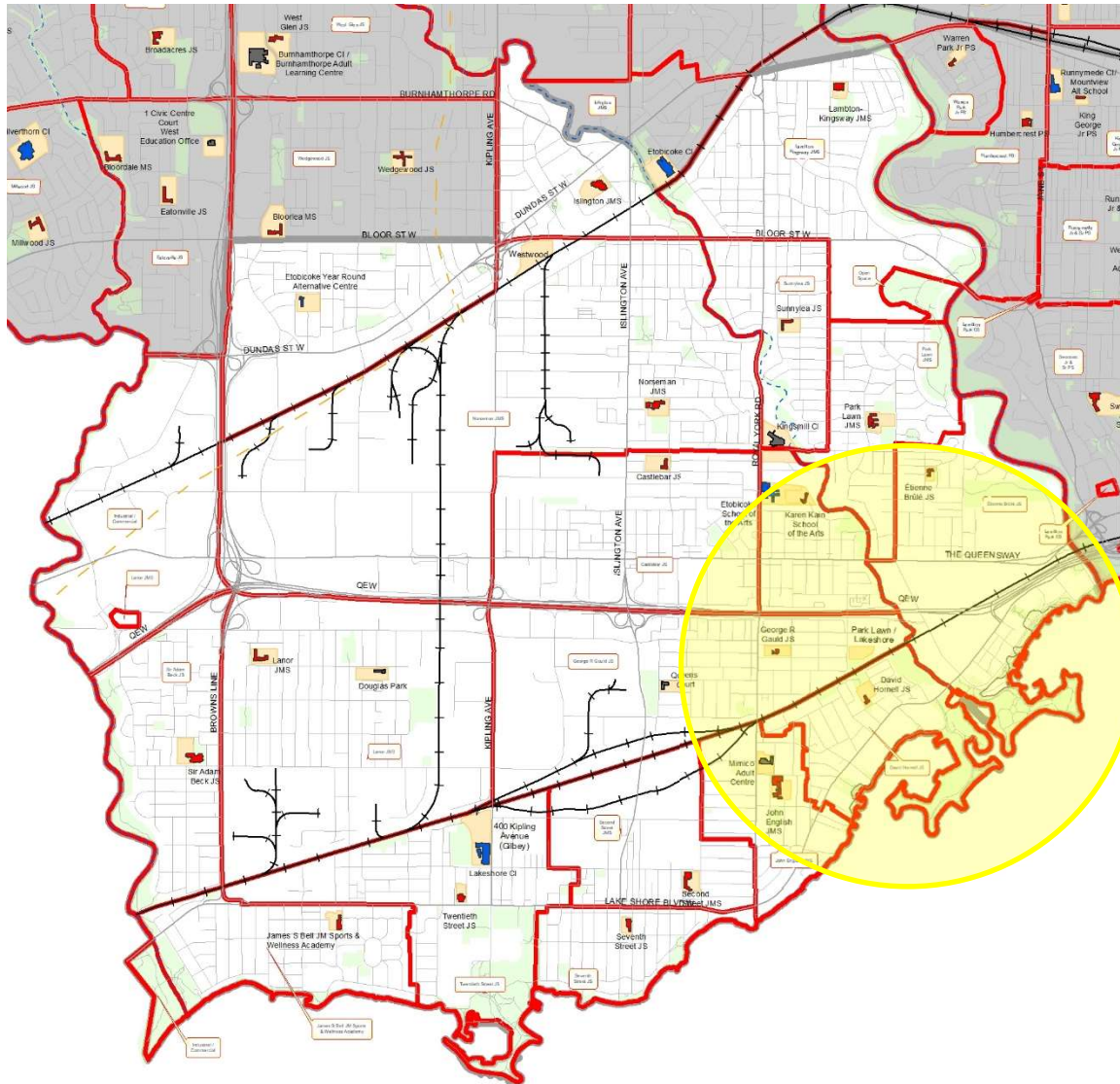
2024-25

\*Also a study for Ward 3

# Studies in the Long-Term Program and Accommodation Strategy

## Ward 3

## Ward 2 and Ward 3 – Long Term Program & Accommodation Strategy

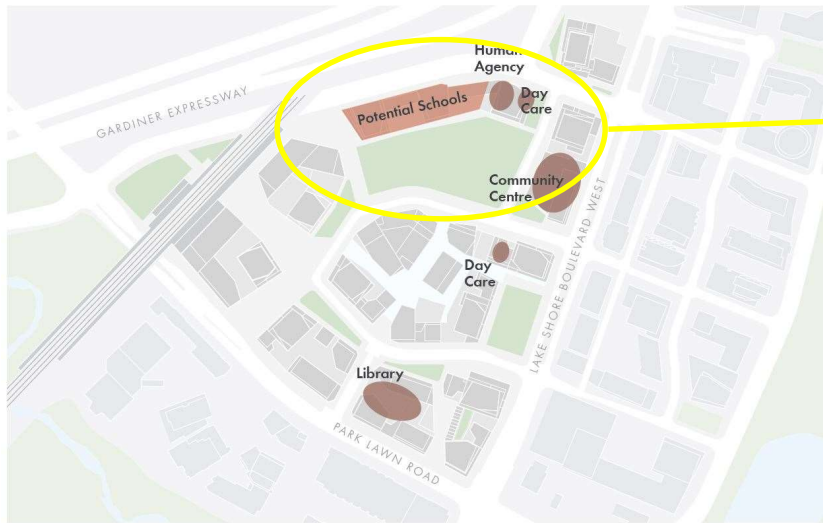


### Humber Bay Shores – Boundary Study

- A study to explore opportunities to address growing enrolment pressure at Etienne Brule JS.
- Will consider new developments in the area and solutions available to accommodate students until a new school is constructed.

2021-22

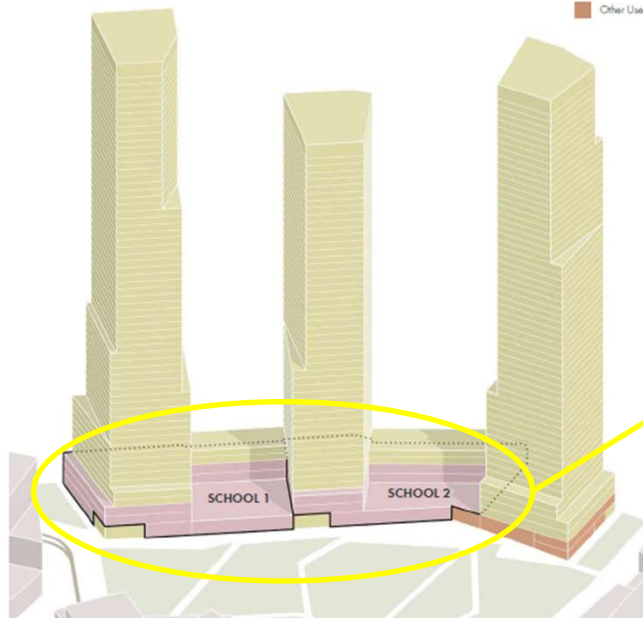
## Ward 2 and Ward 3 – Long Term Program & Accommodation Strategy



Direct access to adjacent green space.

### Future Elementary School – Christie Lands

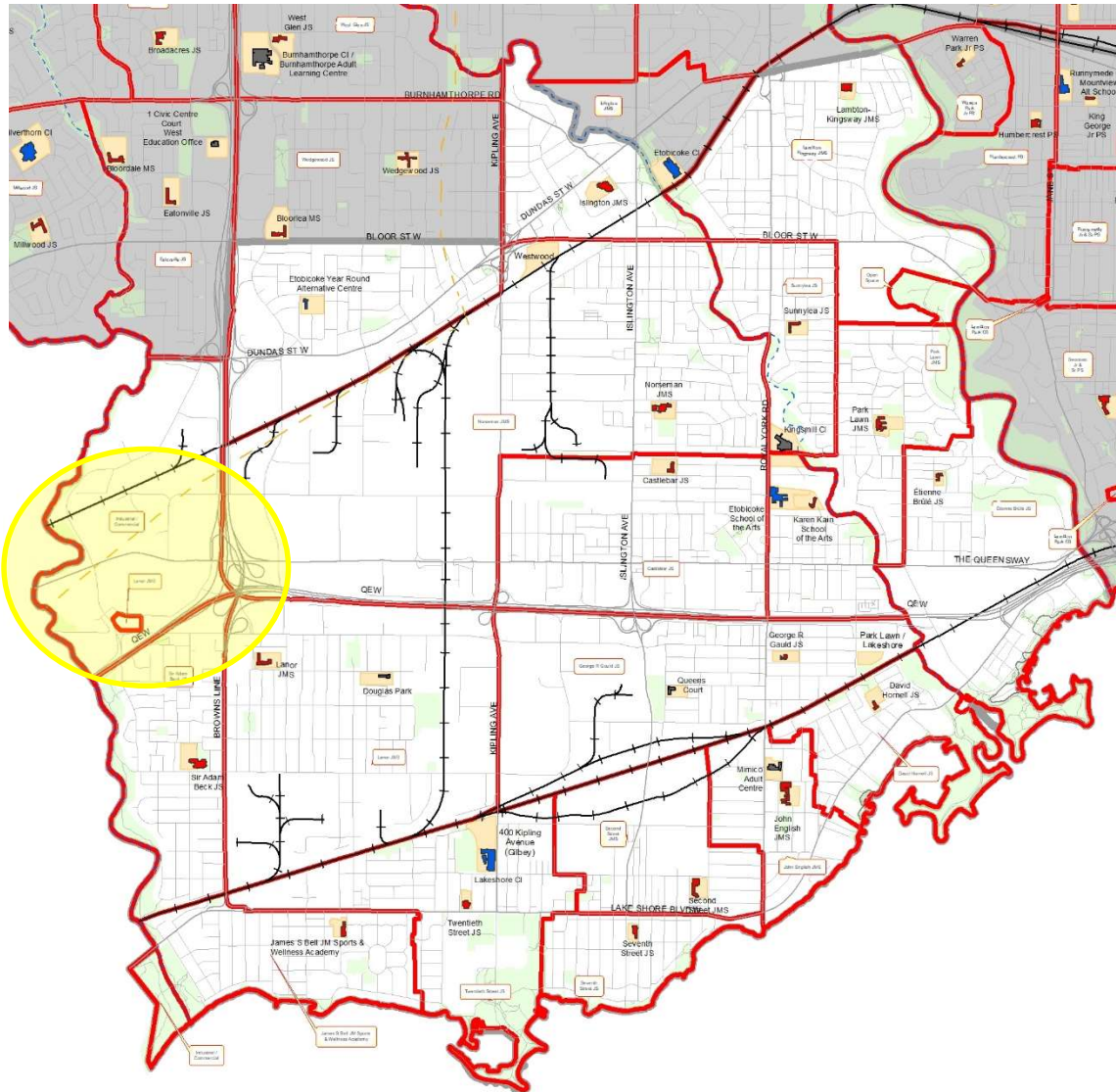
- The Board is pursuing a new elementary school opportunity within the redevelopment of the Christie Lands.
- The future school would be integrated into the podium of a mixed-use development.



Second storey of the podium, co-located with a TCDSB elementary school

TBD

## Ward 2 and Ward 3 – Long Term Program & Accommodation Strategy

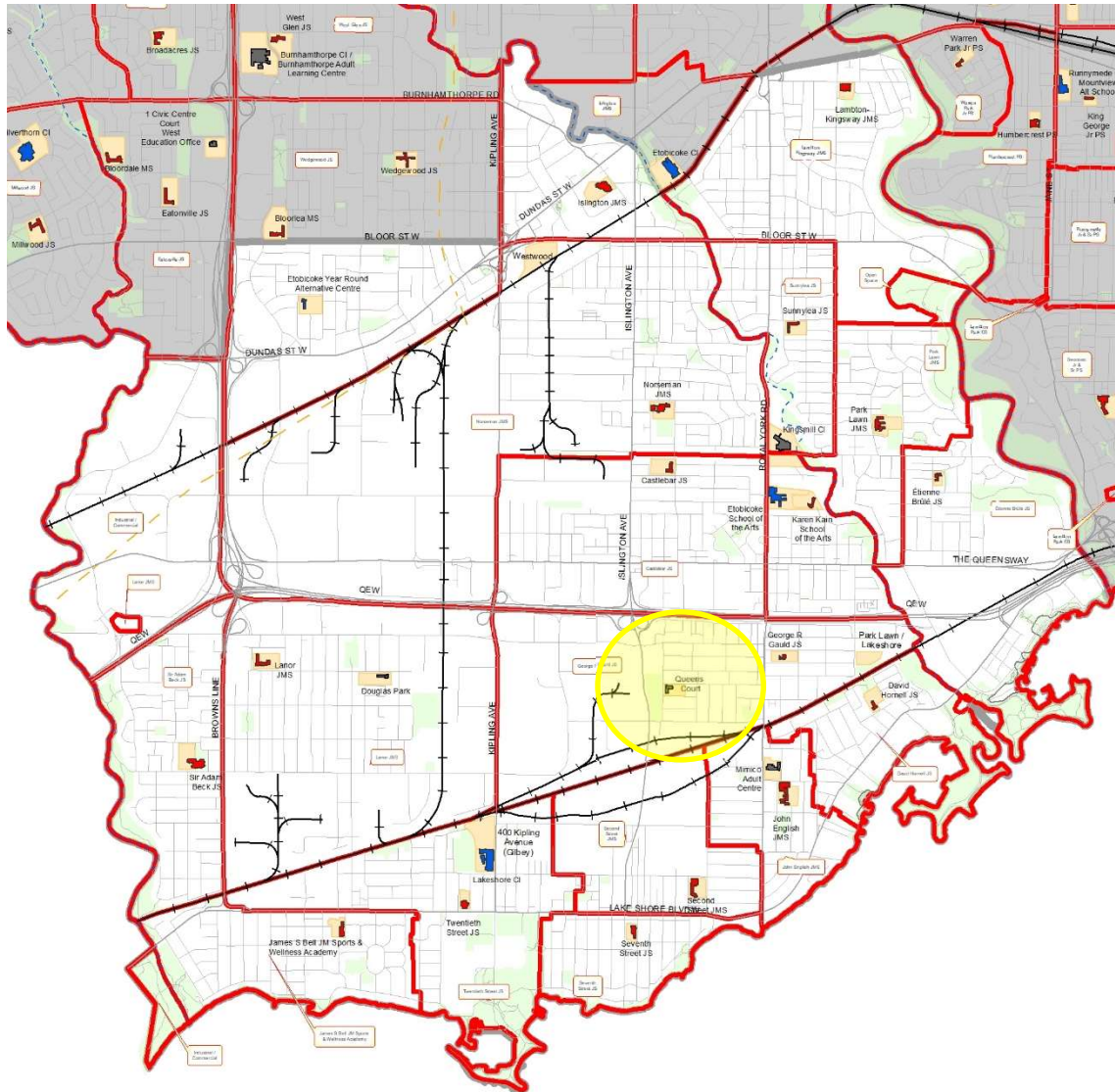


### Sherway Gardens – Unassigned Area

- A study to determine a home school for areas where residential development has been proposed, but are not currently assigned to an elementary school.
- There are areas where no residential dwellings currently exist

2022-23

## Ward 2 and Ward 3 – Long Term Program & Accommodation Strategy

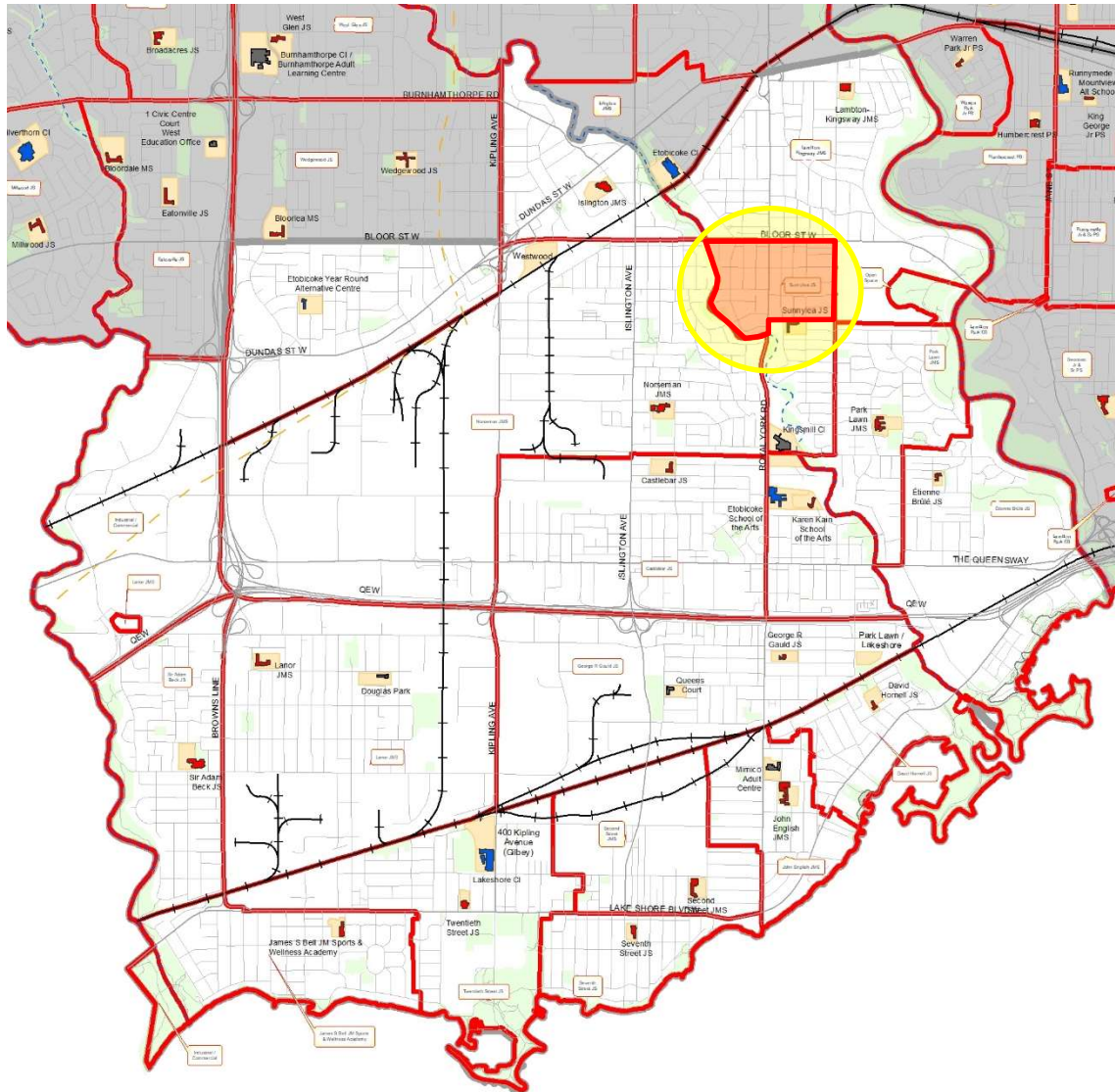


### Queens Court – Non Operating Site Study

- A study of the property to determine if it is required for future TDSB use, or can be declared surplus and referred to the Toronto Lands Corporation for sale

2026-27

## Ward 2 and Ward 3 – Long Term Program & Accommodation Strategy



### Sunnylea JS, Norseman JMS and Park Lawn JMS – Boundary Study

- A study to explore a single pathway for graduating grade 5 students from Sunnylea JS.
- A portion of the junior attendance area is divided between Norseman JMS and Park Lawn JMS.

2027-28



# In conclusion...

- At a system level, elementary enrolment is projected to stabilize after declines related to the pandemic.
  - There are areas within Ward 2 and Ward 3 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 2 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 2 and 3.
- 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!

