

Long-Term Program & Accommodation Strategy

2023 - 2032

TDSB Ward 8

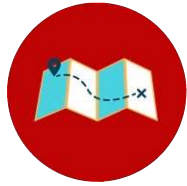
May 7, 2024

Andrew Gowdy and Dan Castaldo: TDSB Planning
Yvonne Choi and Matt Bagnall: TLC Land Use Planning



What will be discussed tonight?

1



Overview of the Long-Term Program & Accommodation Strategy

4



Overview of planned studies for Ward 8 schools

2



Current / projected enrolment trends

5



Questions / Comments?

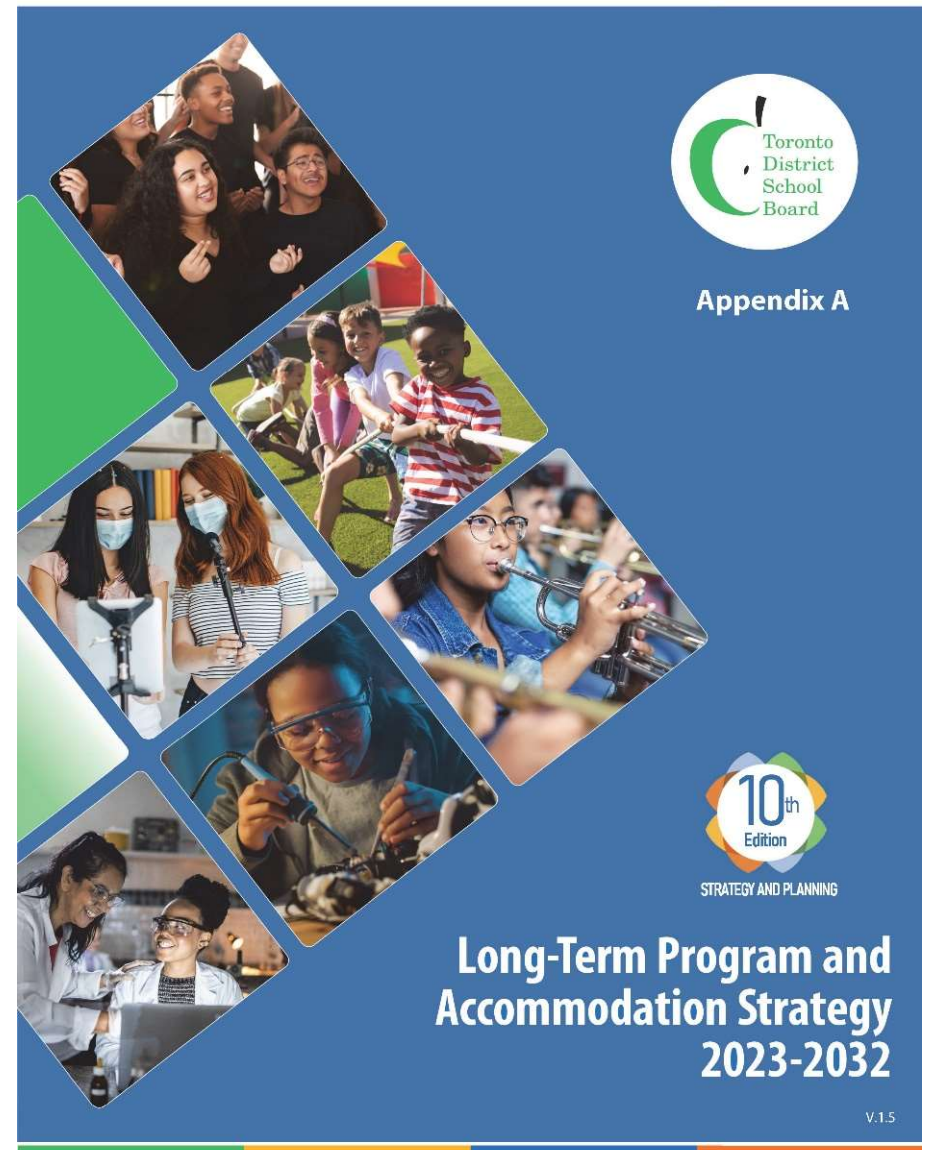
3



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).



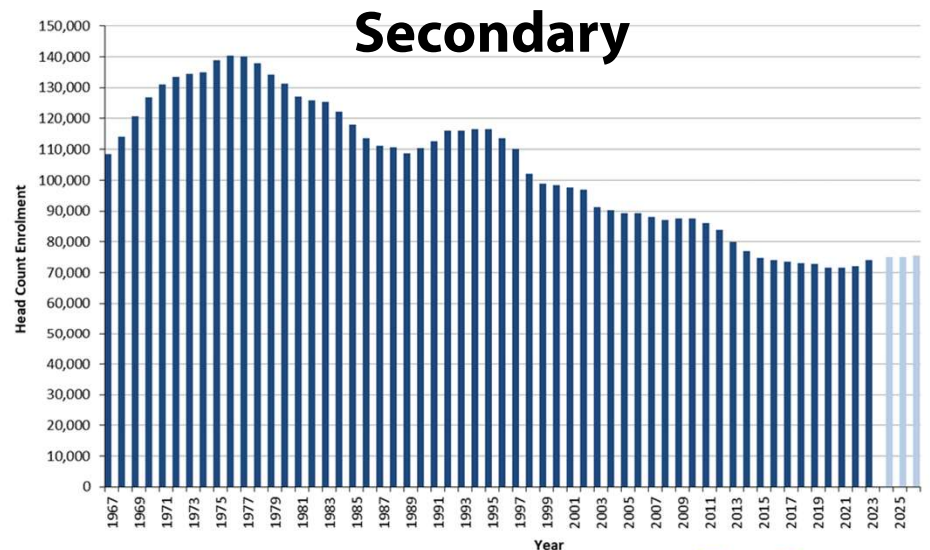
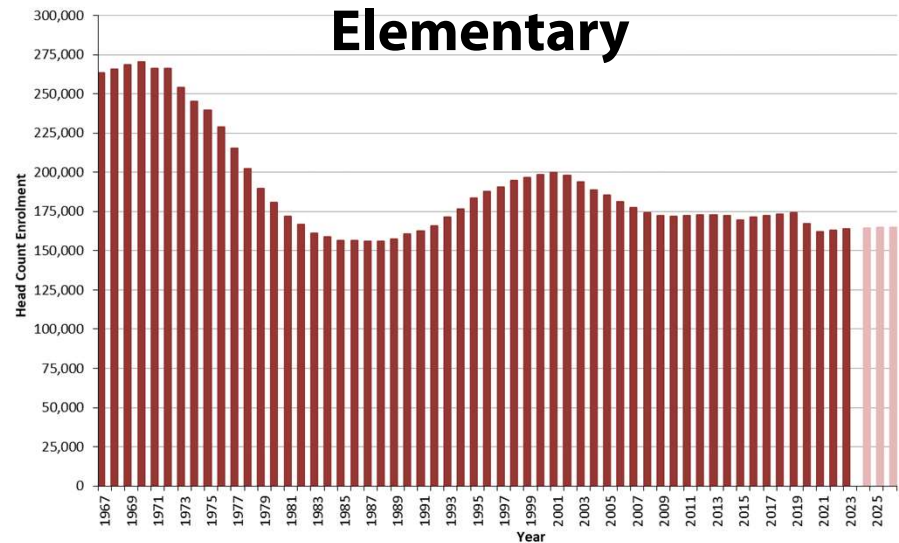
Why do we need a long-term strategy?

- To fulfill an expectation of the Ministry of Education
- To support our goals, in particular to:
 - ❖ Establish inclusive and welcoming learning environments
 - ❖ Increase equity of access to programs
 - ❖ Create modern and accessible learning spaces
- 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

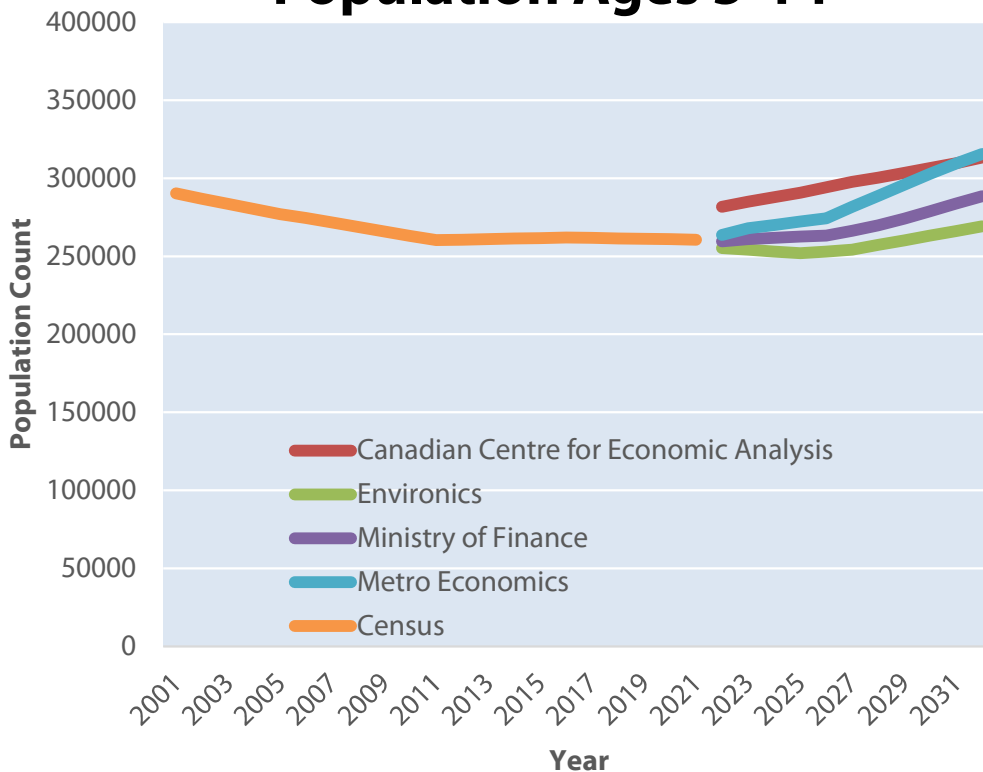
- Elementary enrolment stabilized until 2020 when the global pandemic hit. Enrolment declined for two years but has stabilized.
- Secondary enrolment has reached the end of a period of decline and has stabilized. Enrolment was not heavily impacted by the pandemic.



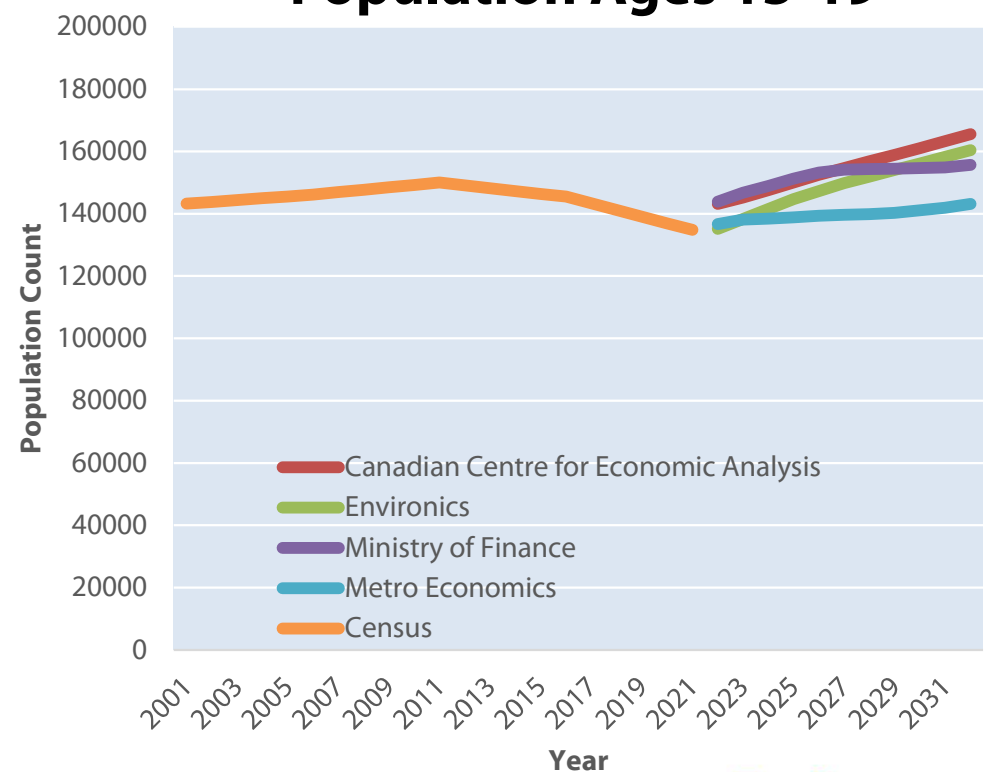
But there are multiple possible futures

- 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

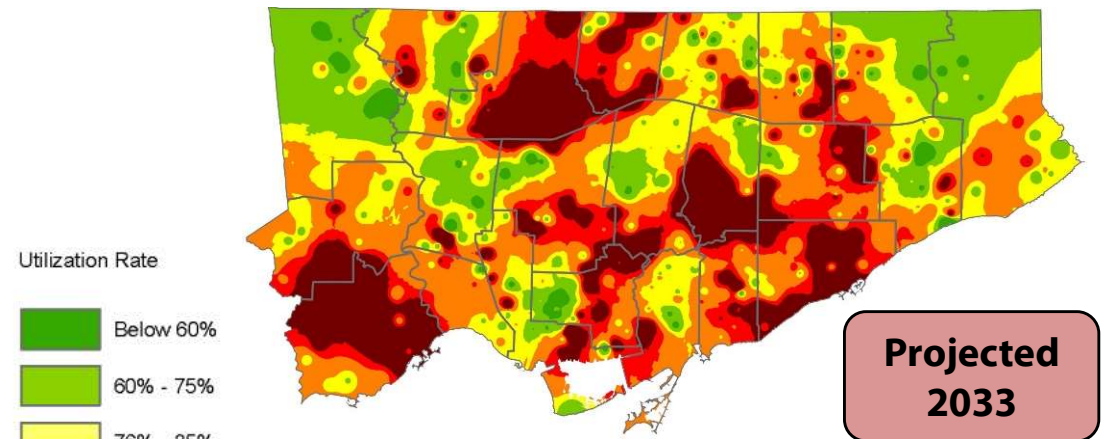


Source: TDSB Strategy and Planning

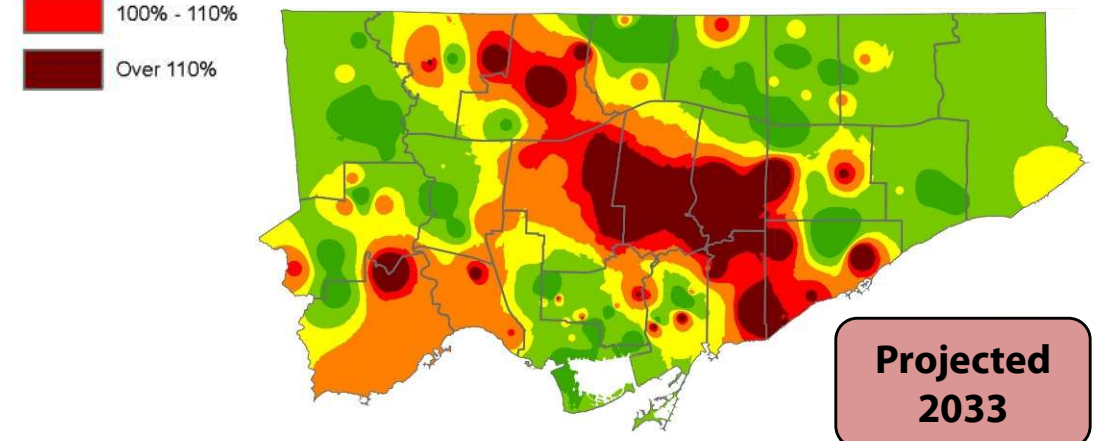
Pockets of over and underutilization

- 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



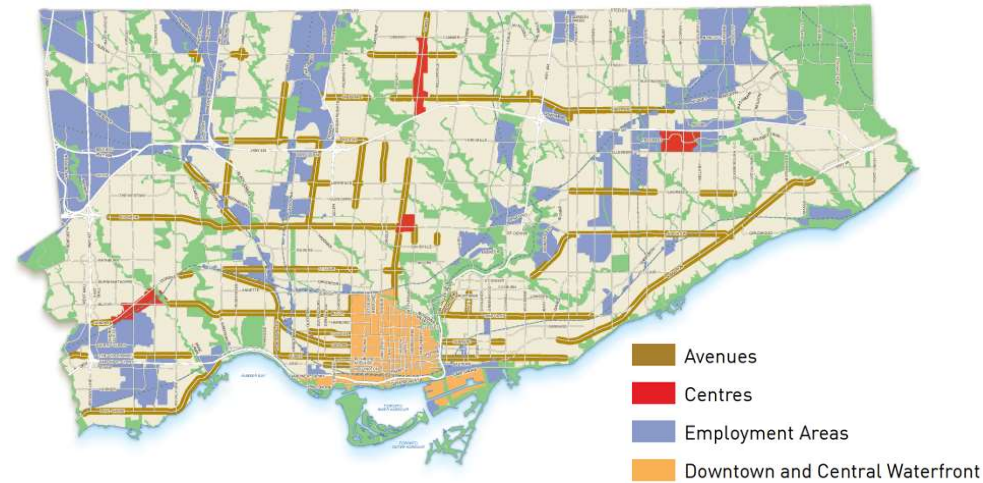
Secondary



Residential intensification pressure

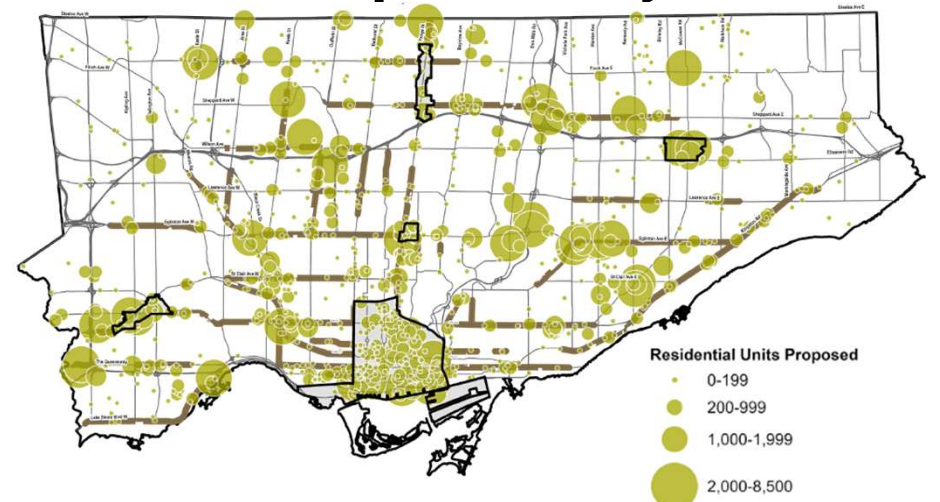
Urban Structure

- 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

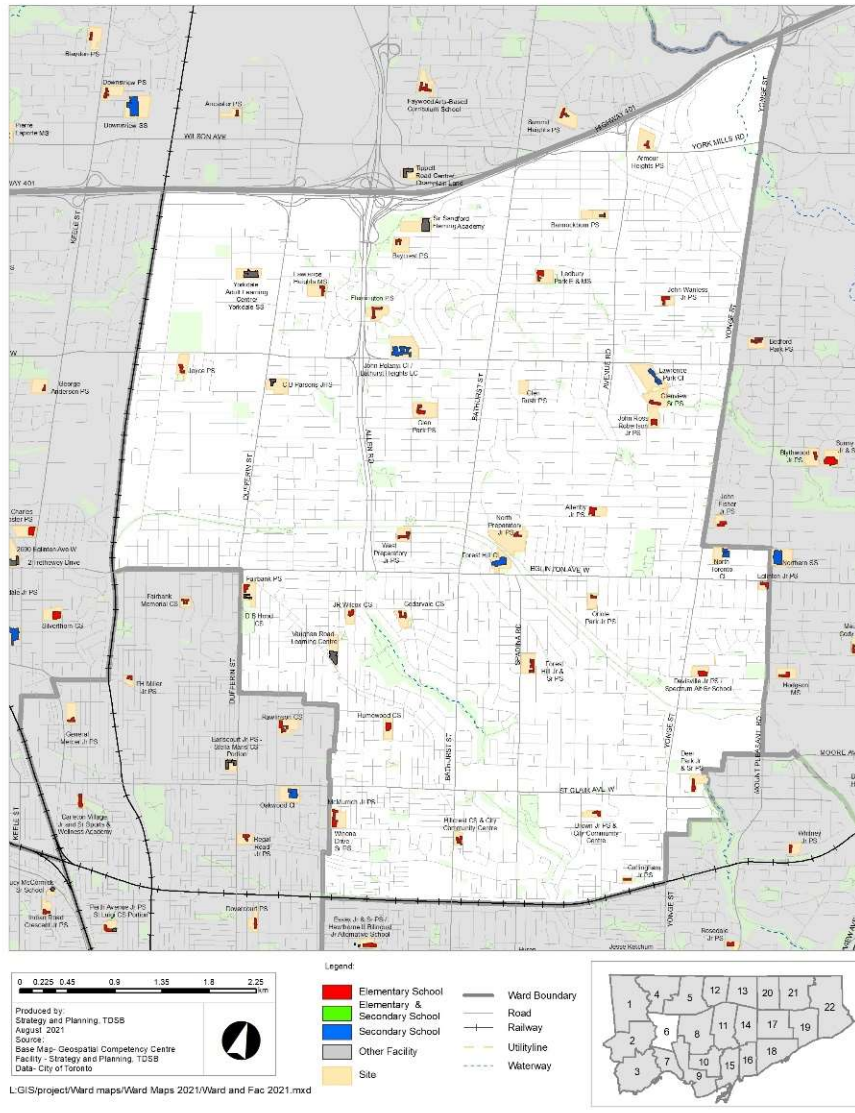
In total, **151** studies have been identified to be investigated over the next 10 years. **21** studies have been identified for Ward 8.

Current and Projected Enrolment Trends

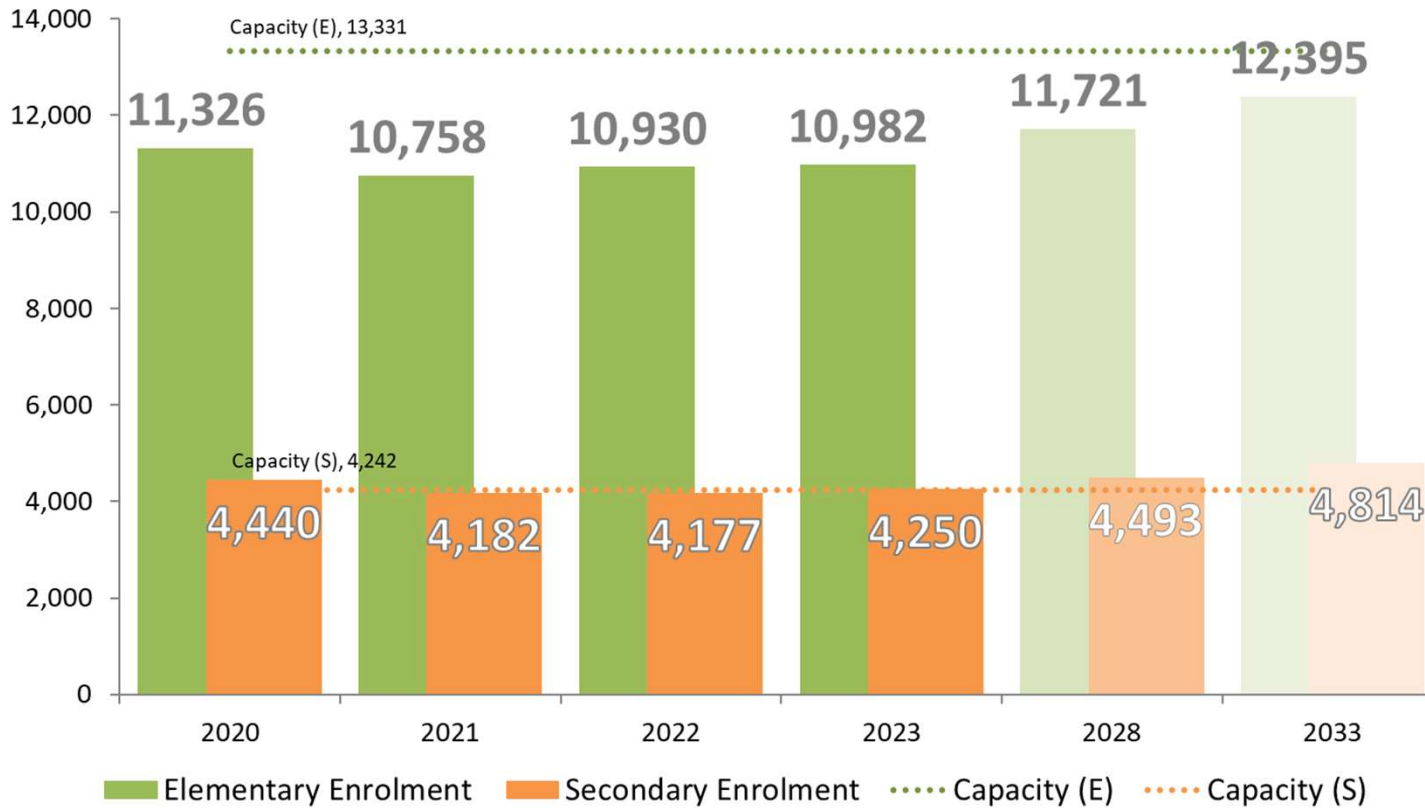
Ward 8

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 100%



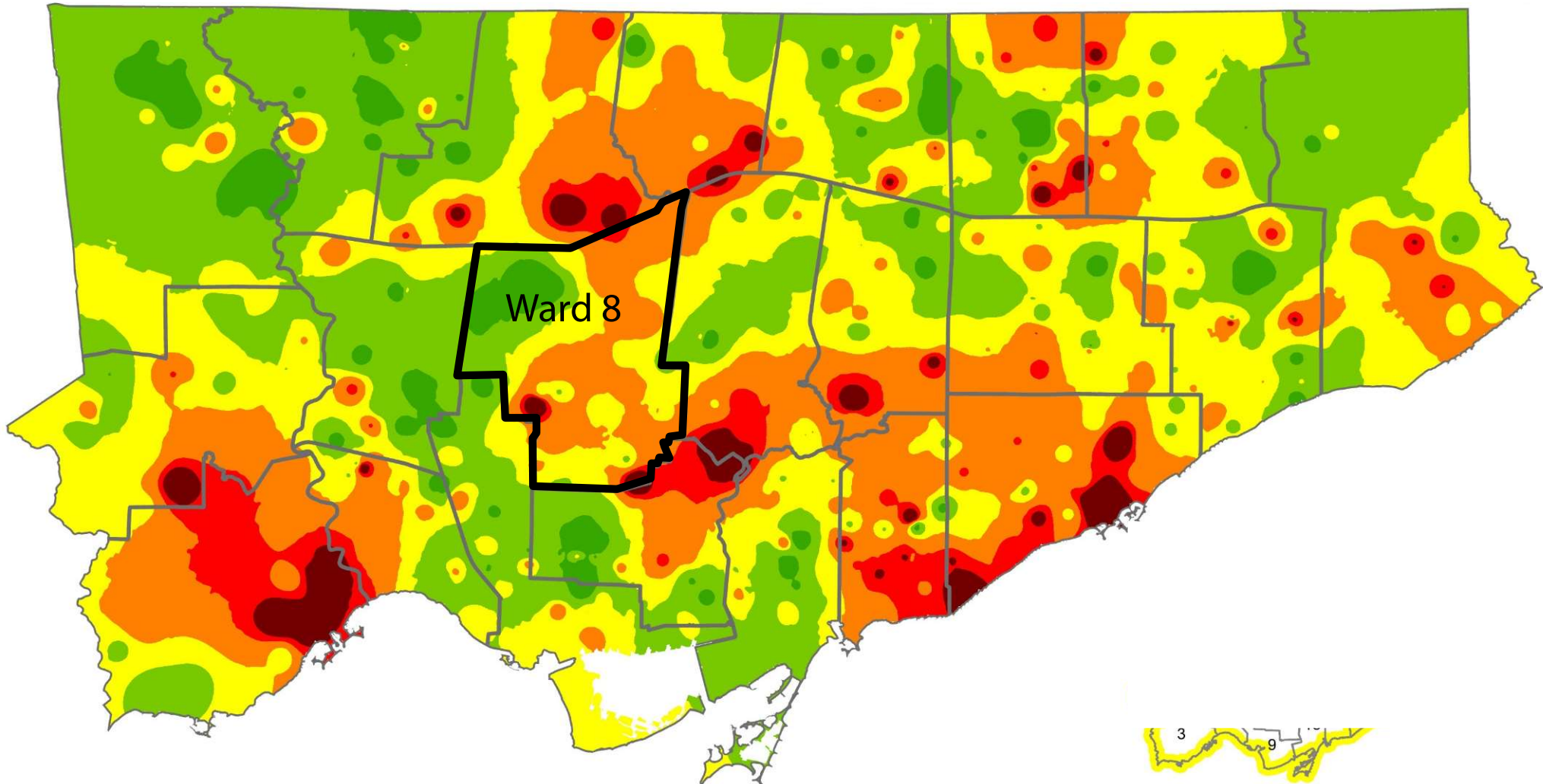
Changes in Enrolment at Ward 8 Schools



- Projections suggest elementary enrolment will increase through to 2028 (+6.7%) and to 2033 (+5.8%)
- 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 grow through to 2028 (5.7%) and 2033 (7.1%).

Based on July 2023
Enrolment Projections

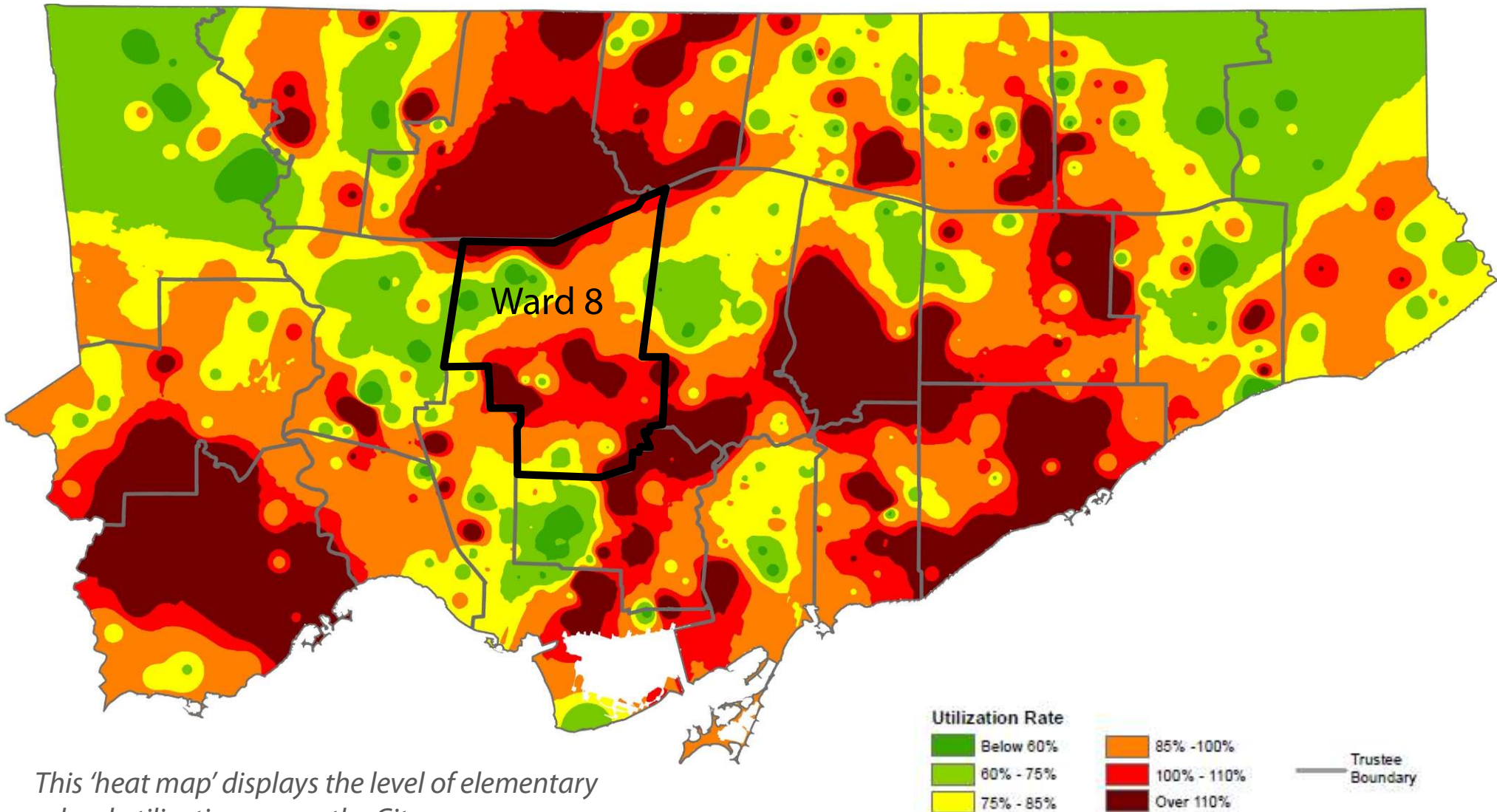
Elementary Utilization Rate – Actual Enrolment 2023



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

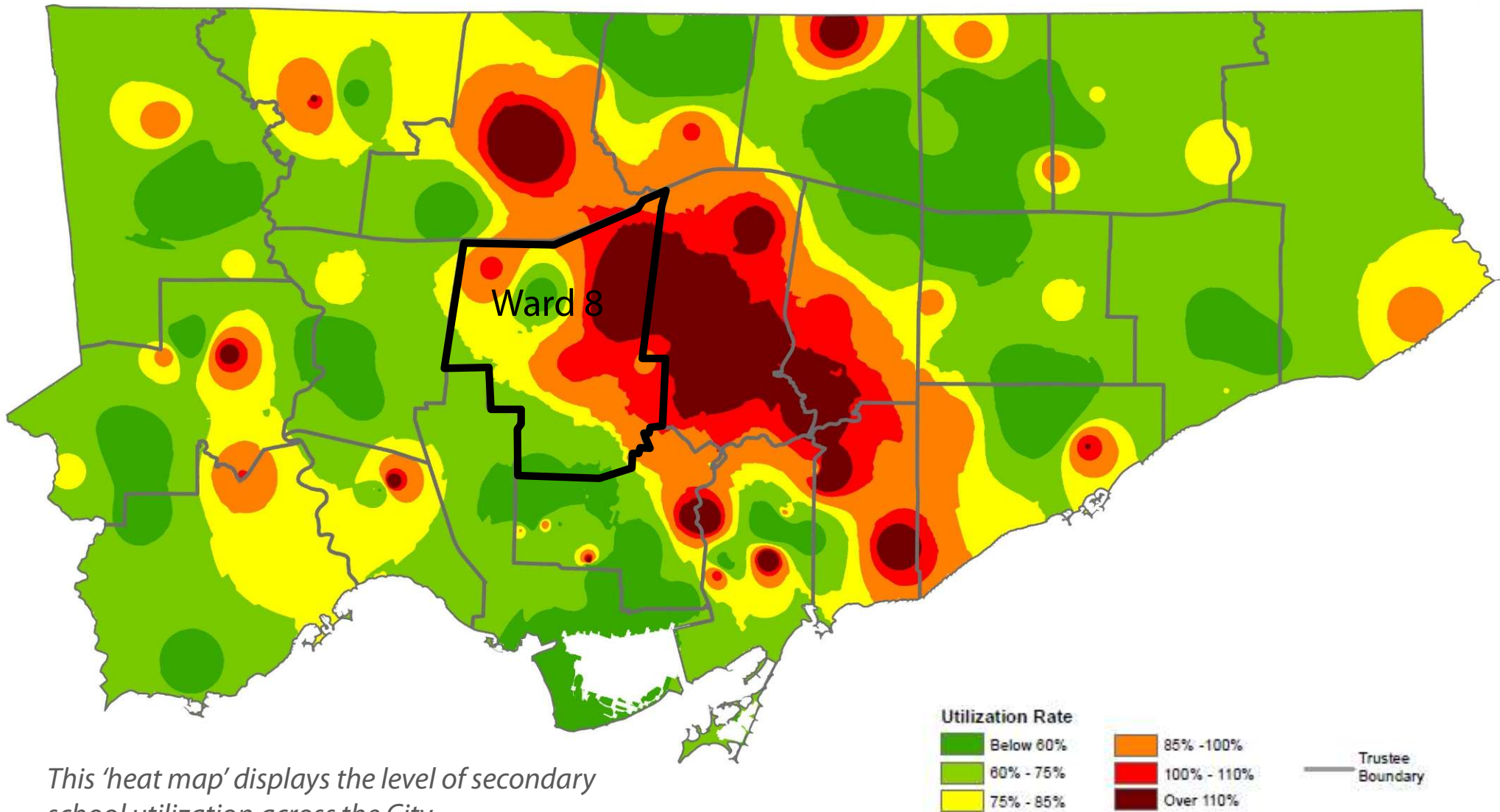
Legend

Elementary Utilization Rate – Projected Enrolment 2033



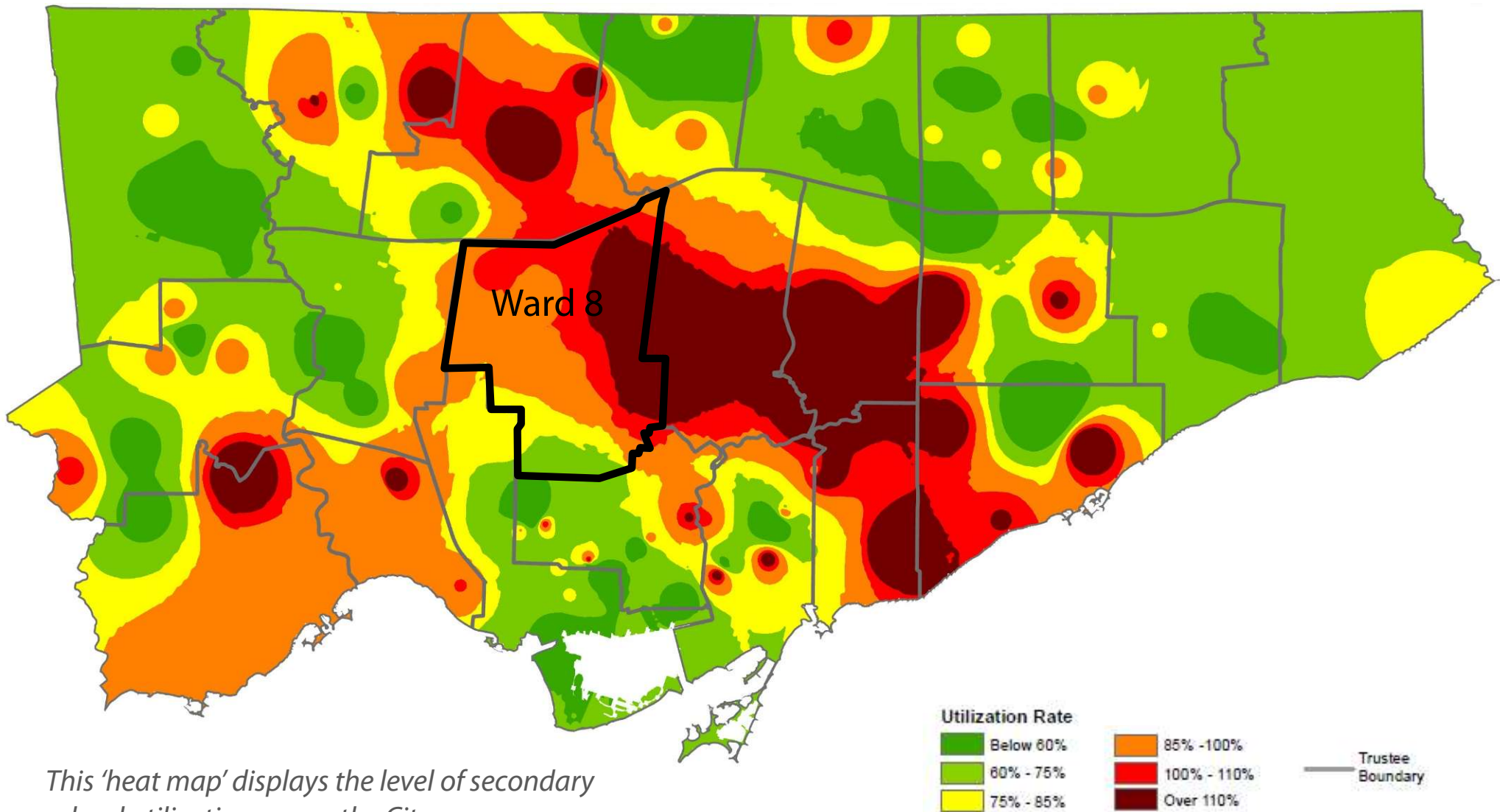
This 'heat map' displays the level of elementary school utilization across the City

Secondary Utilization Rate – Actual Enrolment 2023



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

Secondary Utilization Rate – Projected Enrolment 2033



This 'heat map' displays the level of secondary 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 700,000 units in the long-term development pipeline, with over 62,000 in Ward 8.
- 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 62,000 new residential units are proposed, approved or under construction within the attendance areas of Ward 8 elementary schools.
- Over 10,000 new residential units fall within the attendance area of Baycrest PS, and over 11,000 in the Eglinton Jr. PS boundary.
- Many new developments are situated within Urban Growth Centres, and along the 'Avenues'.

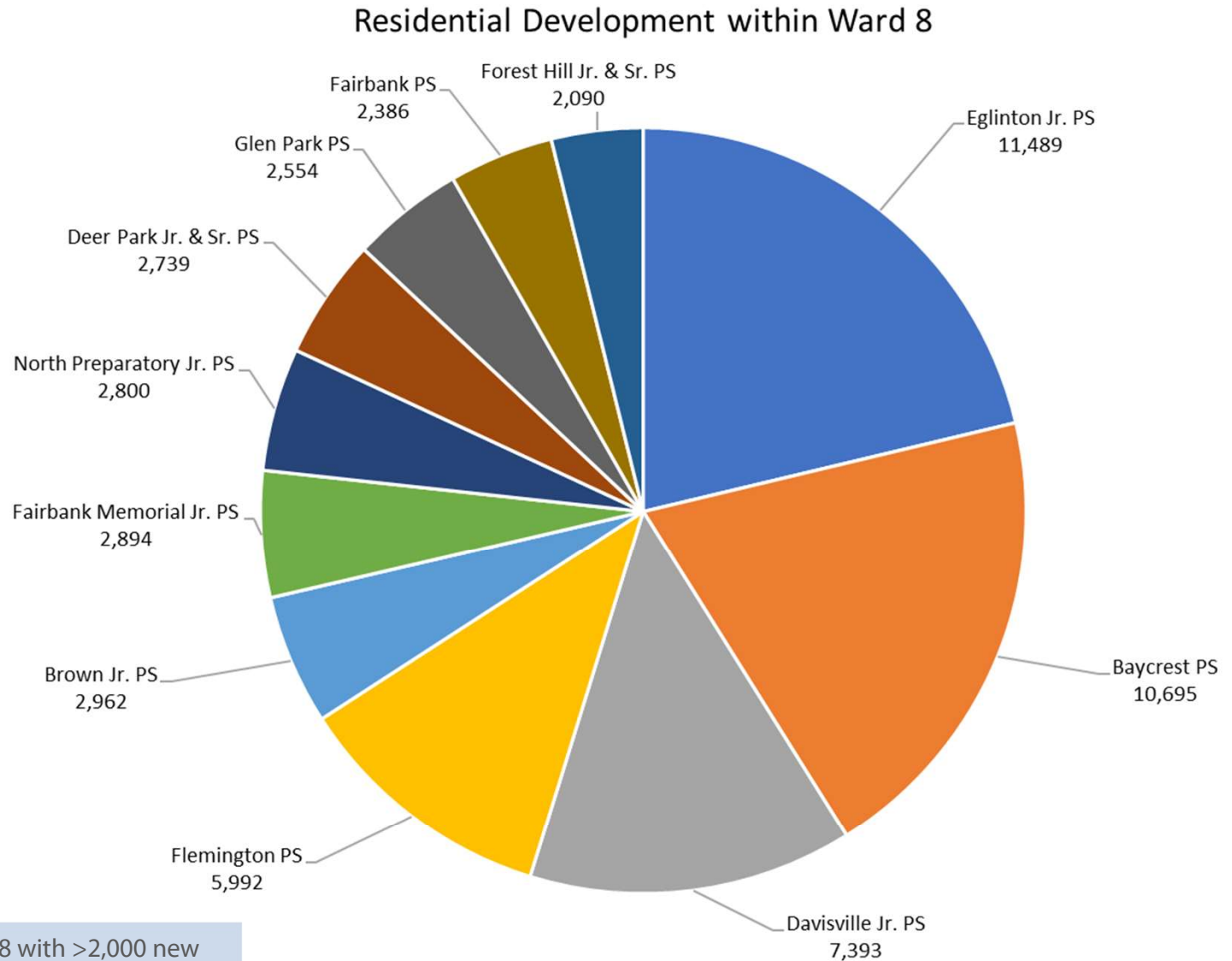


Chart reflects elementary schools in Ward 8 with >2,000 new residential units in the pipeline as of March 2024

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

Ward 8 – 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. A report was brought to Board in February 2024 providing an overview and highlights of TDSB/TLC's ongoing work in relation to the Strategy.

Available on the TDSB public website:

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

Affecting Change within the Municipal Planning Process

- TLC, in collaboration with TDSB accommodation planning staff, provide input to City staff through:
 - Reviewing and providing comments on draft policy documents
 - Membership of Technical Advisory Committees and Working Groups
 - Regular meetings with City Planning's Strategic Initiatives, Policies and Analysis team
- TLC will advise on any requirements for new school space, so that these needs are reflected within planning background and policy documents.
- TLC advocate for policies that reflect the critical role schools play in achieving complete communities. We seek policy language which provides flexibility in school design and outdoor space provision, while omitting unnecessary policy requirements for school boards.
- Within Ward 8, TLC/TDSB have outlined the status of active and proposed capital projects, as well as long-term school space needs, through our input into the City's Midtown Infrastructure Implementation Strategy.
- Currently, TLC continues to monitor the City's Midtown Zoning Review, to ensure zoning of TDSB properties is appropriately considered and that schools are protected from adverse development impacts as far as possible.

Representation at the Ontario Lands Tribunal

- The OLT is a provincial tribunal that hears, decides and mediates appeals related to land use planning, among other matters.
- TLC, on behalf of the TDSB, may seek party or participant status in an appeal where the interests of the TDSB need to be protected. This may occur in the following situations:
 - Appeals related to policy initiatives, particularly where new school sites need to be secured
 - Appeals related to development applications where adverse impacts to a TDSB site are anticipated
- To avoid the need for lengthy and costly hearings where outcomes are uncertain, TLC prioritizes negotiating a resolution of some or all issues through mediation.
- A Ward 8 example: TLC was party to an appeal of a development application for a new residential tower located south of Brown Jr Public School. Through mediation, TLC secured a reduction in building height, thereby reducing shadow impact on the school's outdoor play space.

Greater Participation in the City's Development Application Process

- TLC, on behalf of the TDSB, is a commenting agency for development applications in the City of Toronto.
- TLC letters will typically provide comment on the following matters:
 - The situation regarding capacity at schools assigned to the development application address
 - Whether signage and warning clauses are required as a condition of approval to inform local and future residents of the school accommodation situation, or whether new school space opportunities are being sought in the area; and,
 - Whether there are concerns relating to proximity of developments to TDSB sites
- Where issues are identified, TLC will continue to work in close partnership with the City and developers to resolve matters, including opportunities for securing new school space.
- Through TLC commenting letters and subsequent meetings with the City, developer and community, a revised development application with new elementary school space was achieved at Canada Square (Yonge and Eglinton), with the application currently under review by the City.

Affecting Change within the Provincial Policy, Funding and Regulatory Context

- TDSB and TLC advocate to the provincial government for greater presence, influence and autonomy in land use and capital planning processes, to ensure that schools are available to address growth and intensification in the city.
- **Recent proposed changes:**
 - Provincial Planning Statement – policies that recognize schools as an important component of complete communities, direct early collaboration between school boards and planning authorities, optimizing and efficiently using school sites, and encourage innovative approaches in school design
 - Bill 185 *Cutting Red Tape to Build More Homes Act, 2024* – Province is consulting on a new expedited approval process for community service facilities starting with K-12 public schools
- **Leveraging the value of TDSB assets:** TLC has been exploring potential alternatives through a modernization strategy that seeks to leverage the value of TDSB assets to support the renewal and construction of new schools, along with exploring other broader city building objectives which strengthen the communities these schools serve

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 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 200 school communities across the City where residential intensification will contribute to enrolment growth.
- Over 198,000 residential units are in various stages of the development approvals process and will become occupied over the next 15 years*.
- 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

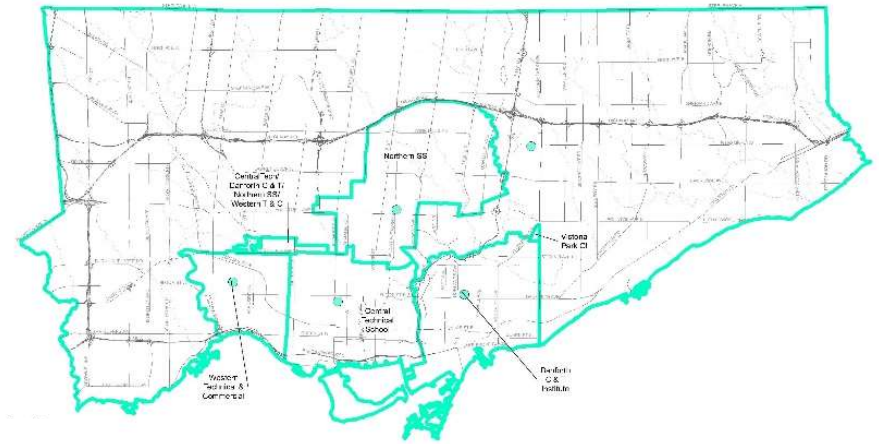
Program Priorities

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

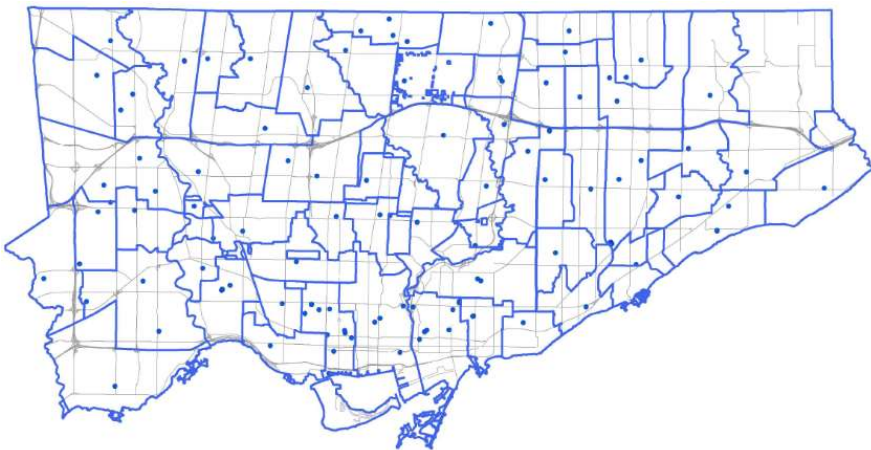
Secondary Program Review – Legacy Technical and Commercial Boundaries

- A review of legacy technical and commercial boundaries is underway.
- Staff has recommended that the legacy boundaries be dissolved for September 2025.

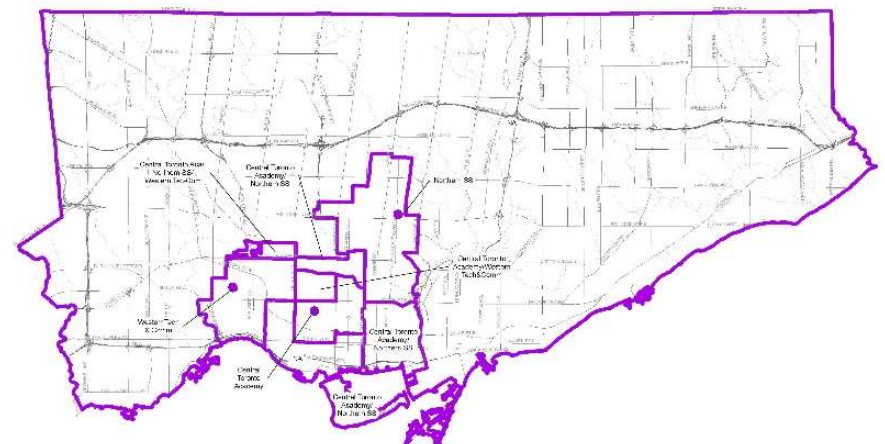
Technical Boundaries



Collegiate Boundaries

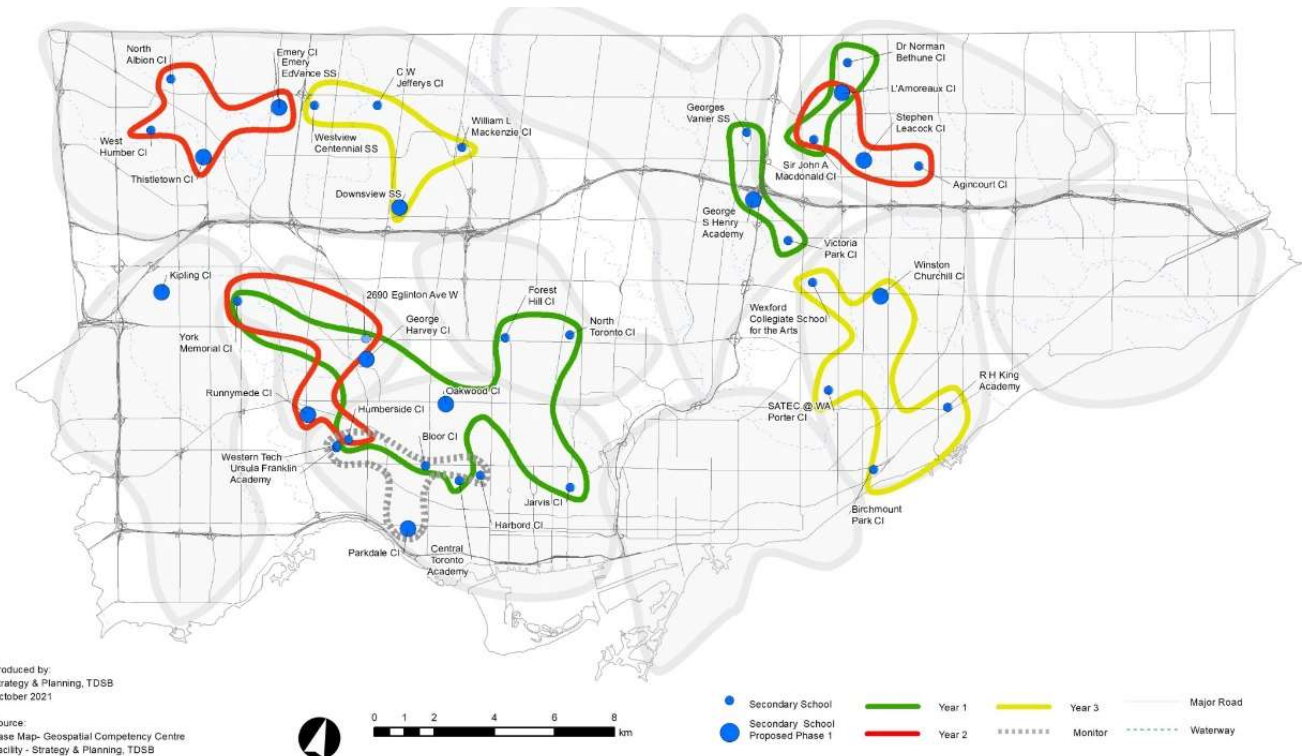


Commercial Boundaries



Secondary Program Review – Pupil Accommodation Reviews to Address Small Collegiates

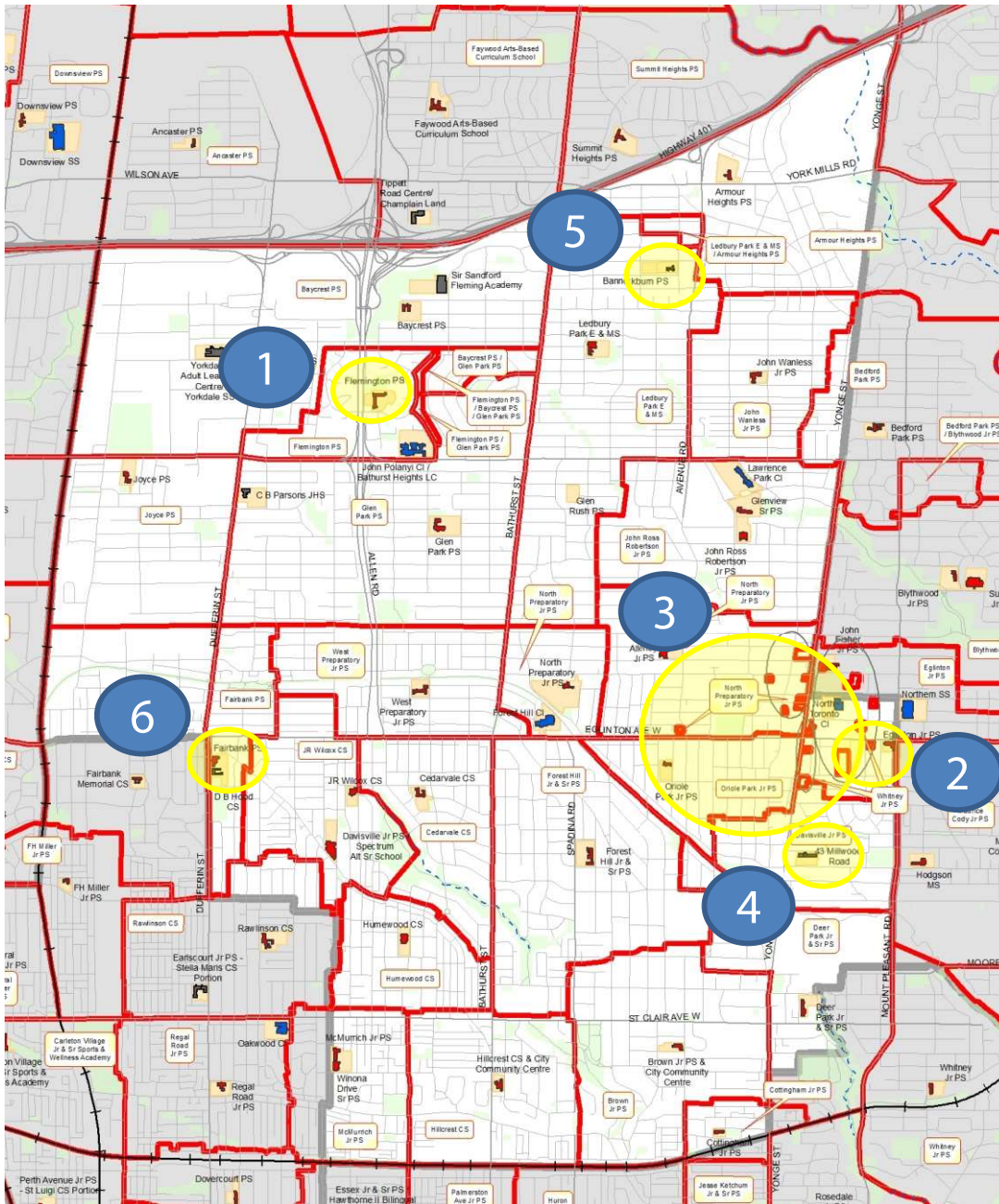
- Eight Pupil Accommodation Reviews were included in the most recent LTPAS document.
- The reviews are to take place over a 3-year period.
- The provincial moratorium on Pupil Accommodation Review remains in place at this time.



Studies in the Long-Term Program and Accommodation Strategy

Ward 8

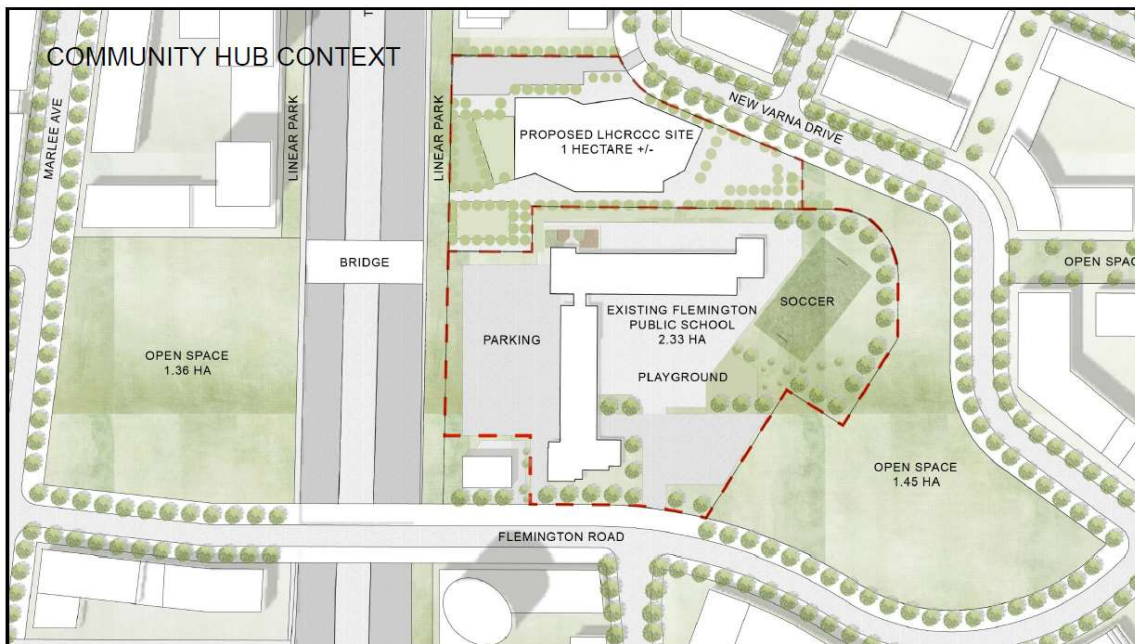
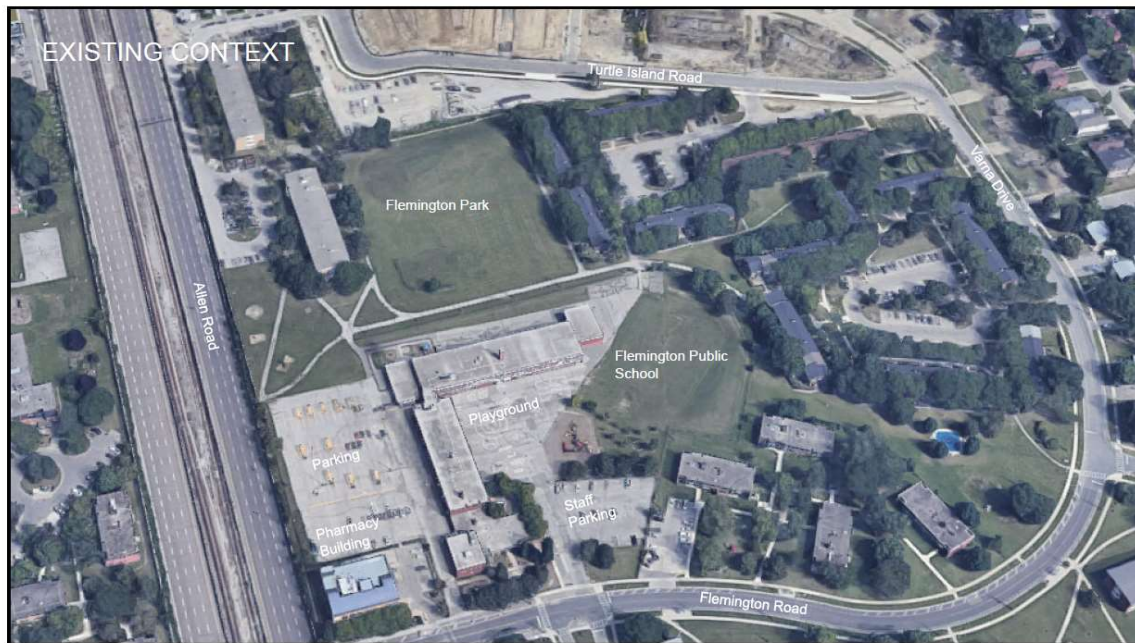
Ward 8 – Long Term Program & Accommodation Strategy



Emerging Capital Priority Projects

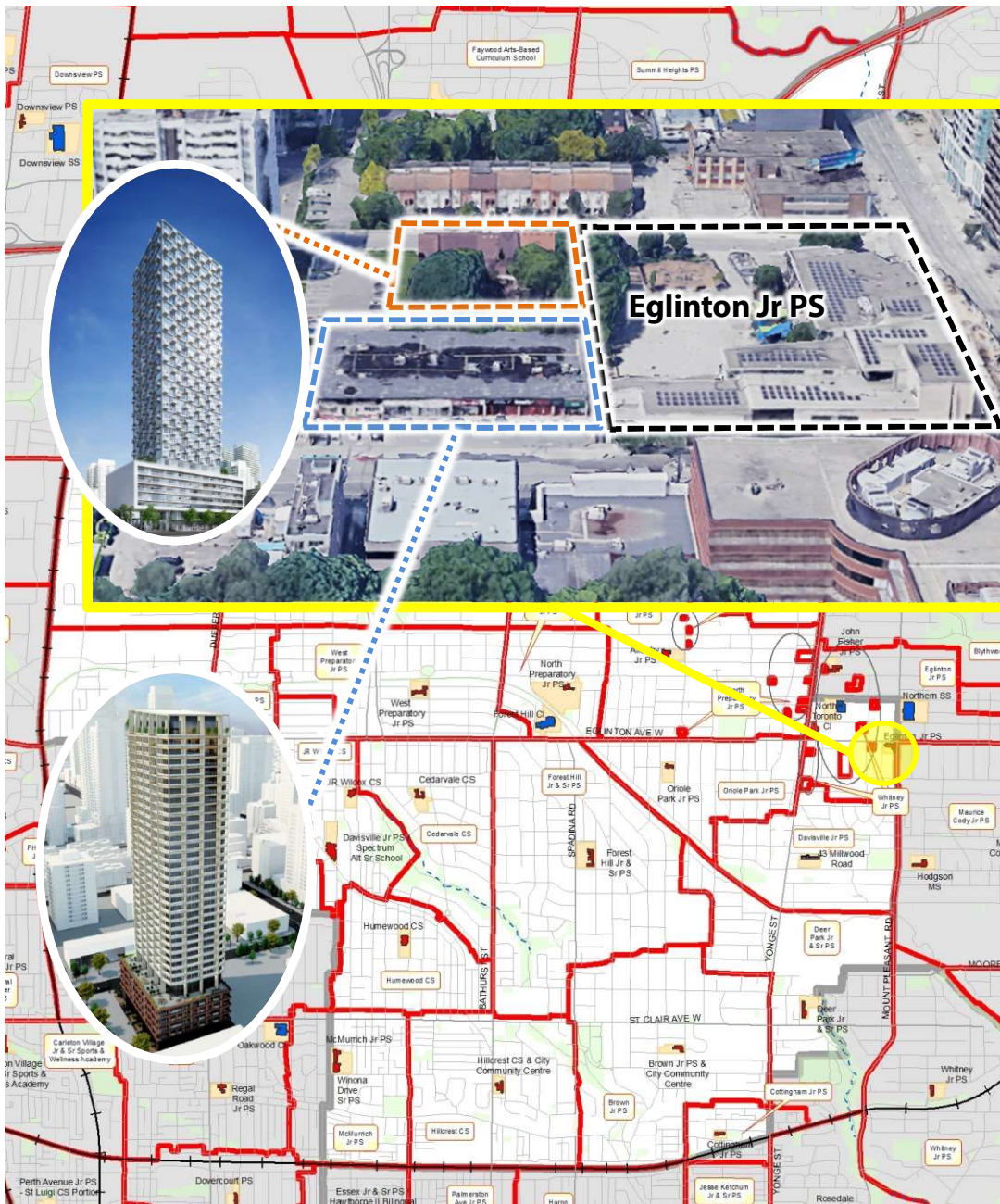
- These major capital projects are being pursued to provide additional school capacity and revitalize school facilities.

1. Flemington PS replacement school
2. Redevelopment of Eglinton Jr. PS.
3. Future school capacity in the Midtown area, west of Yonge Street
4. Davisville Jr. PS / Spectrum Alt. Sr. School addition
5. Bannockburn PS (underway)
6. Fairbank PS



Emerging Capital Priority Projects – Flemingington PS

- TDSB, TLC, TCHC and the City are exploring options for the Flemingington PS site.
- The plan for the new school will be determined through a future Pupil Accommodation Review (subject to the moratorium).
- The site will be planned to align with the principles of the Lawrence Heights Secondary Plan and allow for the construction of the proposed Lawrence Heights Community and Recreation Centre to the north.



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.

Emerging Capital Priority Projects – Eglinton Jr. PS

- Preliminary design for the future elementary school is currently underway.
- The school will be designed for approximately 1,000 students, and 'future-proofed' to become a JK-8 school.
- The school will be situated within the podium of the development, spanning xx floors.
- Play space will be expanded by retaining the current playfield and adding additional areas on the roof deck.
- The childcare has been included in the planned rebuild.
- The project is planned to be constructed in two phases is anticipated to take approximately 8 years to complete.
- Eglinton Jr. PS will need to be relocated offsite to facilitate construction of the second phase.
- Information sessions for the community will be arranged to share more information about the project.

Emerging Capital Priority Projects – Davisville Jr. PS

- A business case requesting funding to construct a 5-room addition at Davisville Jr. PS was submitted in October 2023 as one of the Board's top Capital Priority projects.
- The Board is currently awaiting funding announcements.
- Two portables will be added to the Davisville Jr. PS site for the 2024-25 school year.
- The Board will update the community on next steps.



2 CONCEPT VIEW FROM SW



1 CONCEPT VIEW FROM SE



1 SOUTH ELEVATION - FUTURE



2 WEST ELEVATION - FUTURE

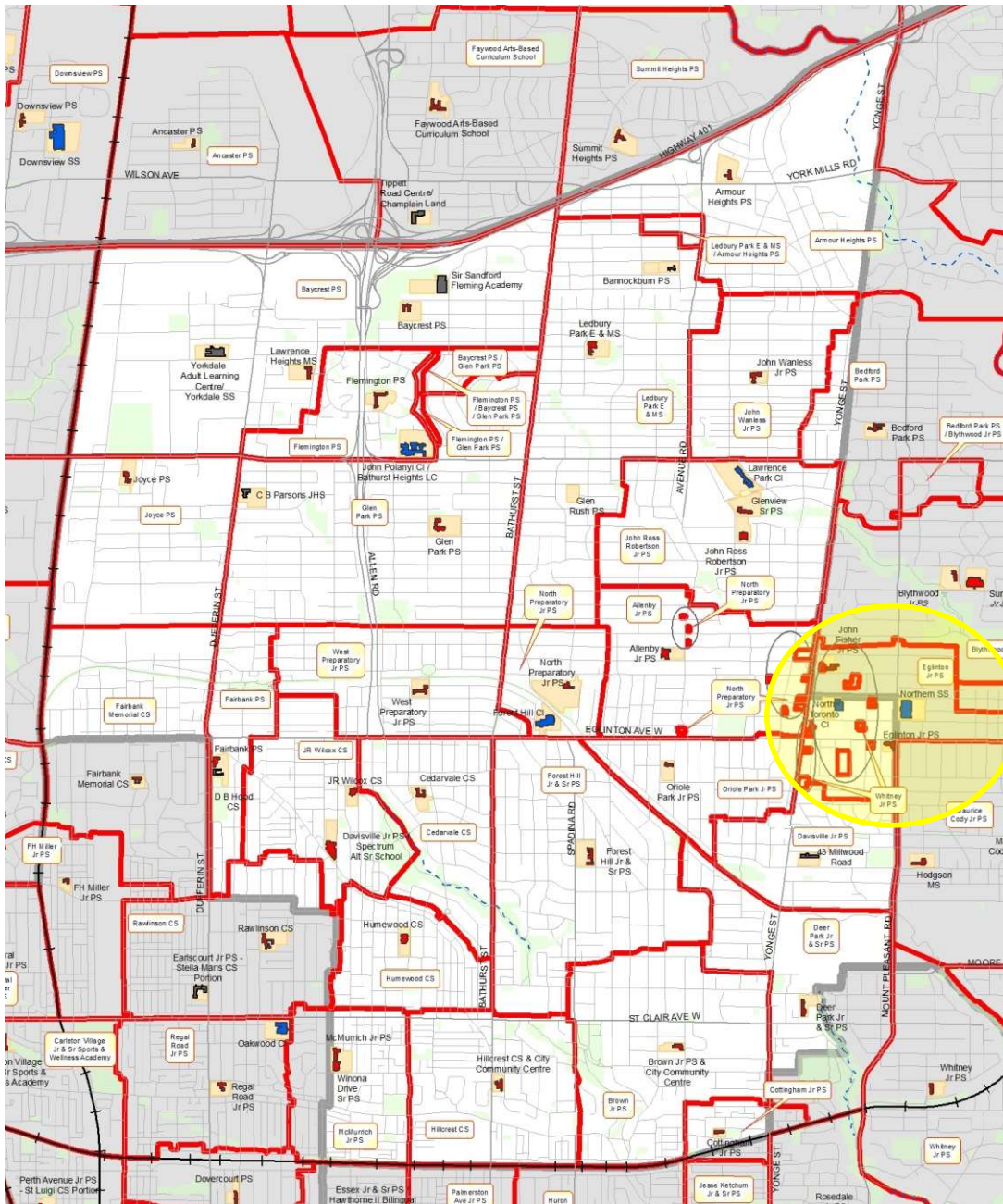
PROPOSED WEST ELEVATION W/ ADDITION:
EXPOSING BUILDING FACE: 412.4m²
OSB TABLE 2.3.1.D
3m @ 25% = 93.7m² max.
UNPROTECTED OPENING: 63.9m²



Capital Projects – Bannockburn PS

- Bannockburn PS will be re-opened in September 2024 as a French Immersion Centre for students in JK to Grade 3. The school will expand to JK to Grade 6 by 2027.
- The building is being extensively renovated and the site extensively rehabilitated.
- The re-opening supports the outcomes of a Program Area Review completed in June 2021 that resulted in John Fisher Jr. PS (Ward 11) becoming a dual track school, allowing for a large boundary change with Eglinton Jr. PS.

Ward 8 – Long Term Program & Accommodation Strategy

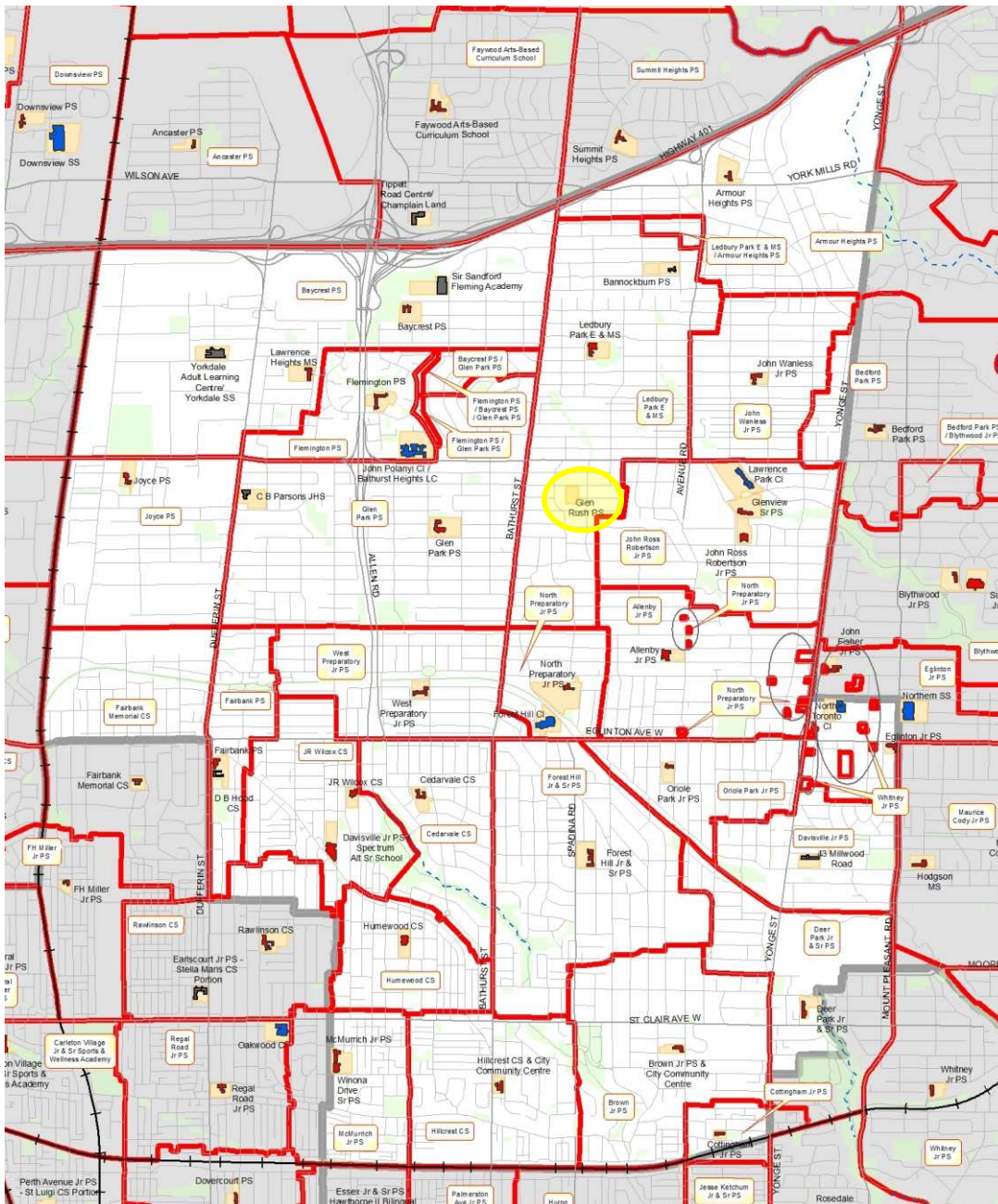


Redirections of Residential Development from Eglinton Jr. PS

- 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.
- In June 2024, new development will be redirected, subject to Board approval.

Underway

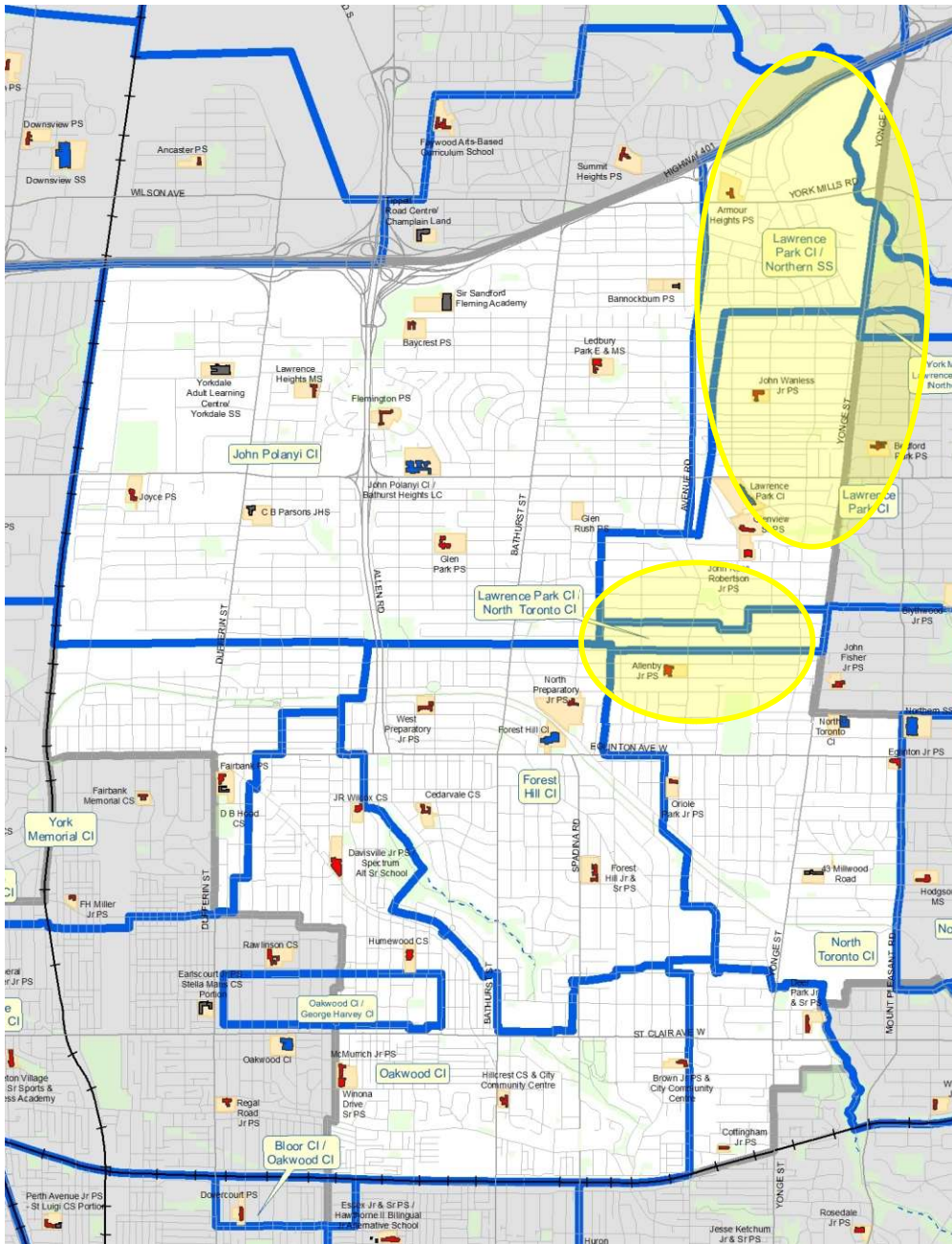
Ward 8 – Long Term Program & Accommodation Strategy



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.
- Glen Rush: 2024-25

Ward 8 – Long Term Program & Accommodation Strategy

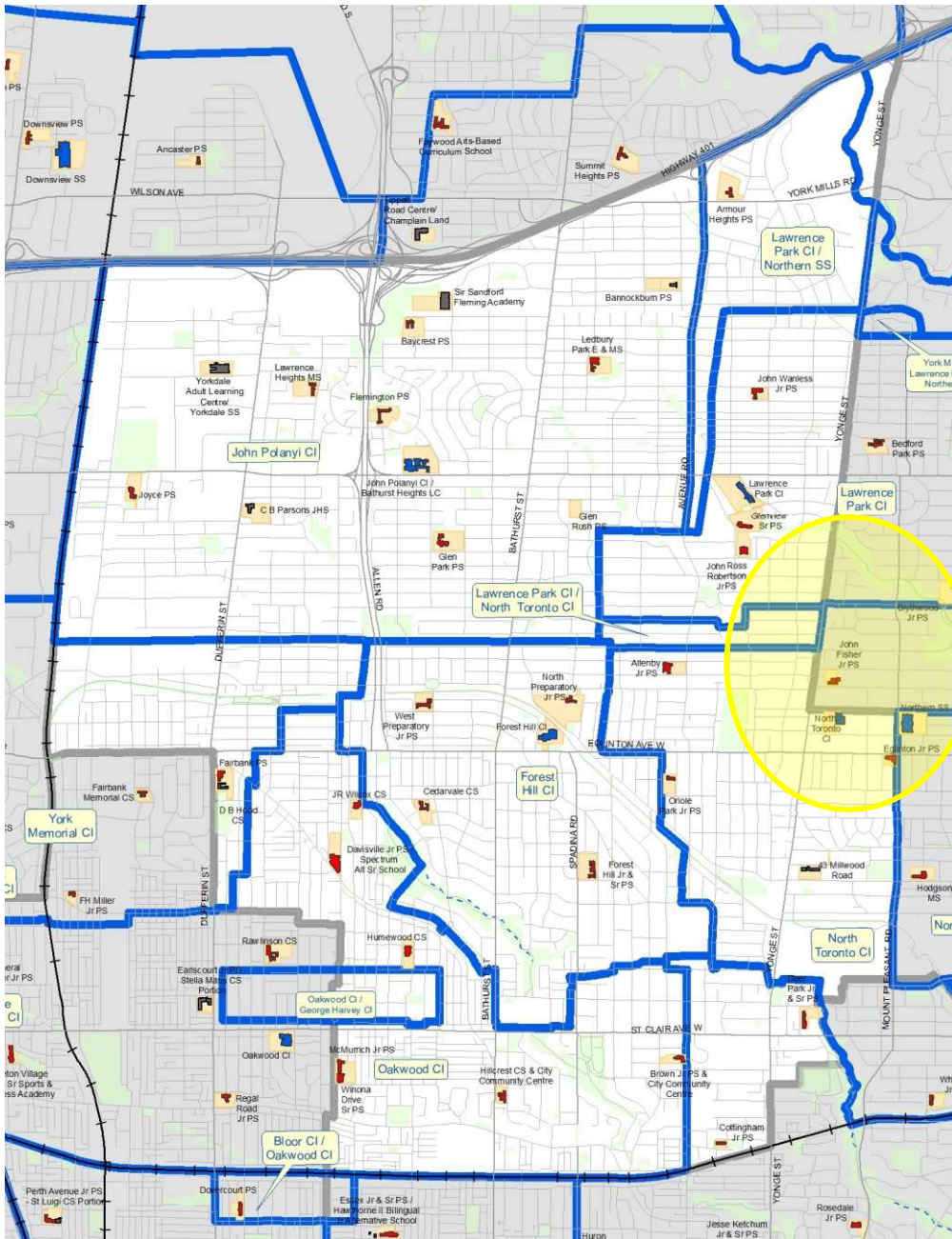


Boundary Change Studies – Secondary Schools

- 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

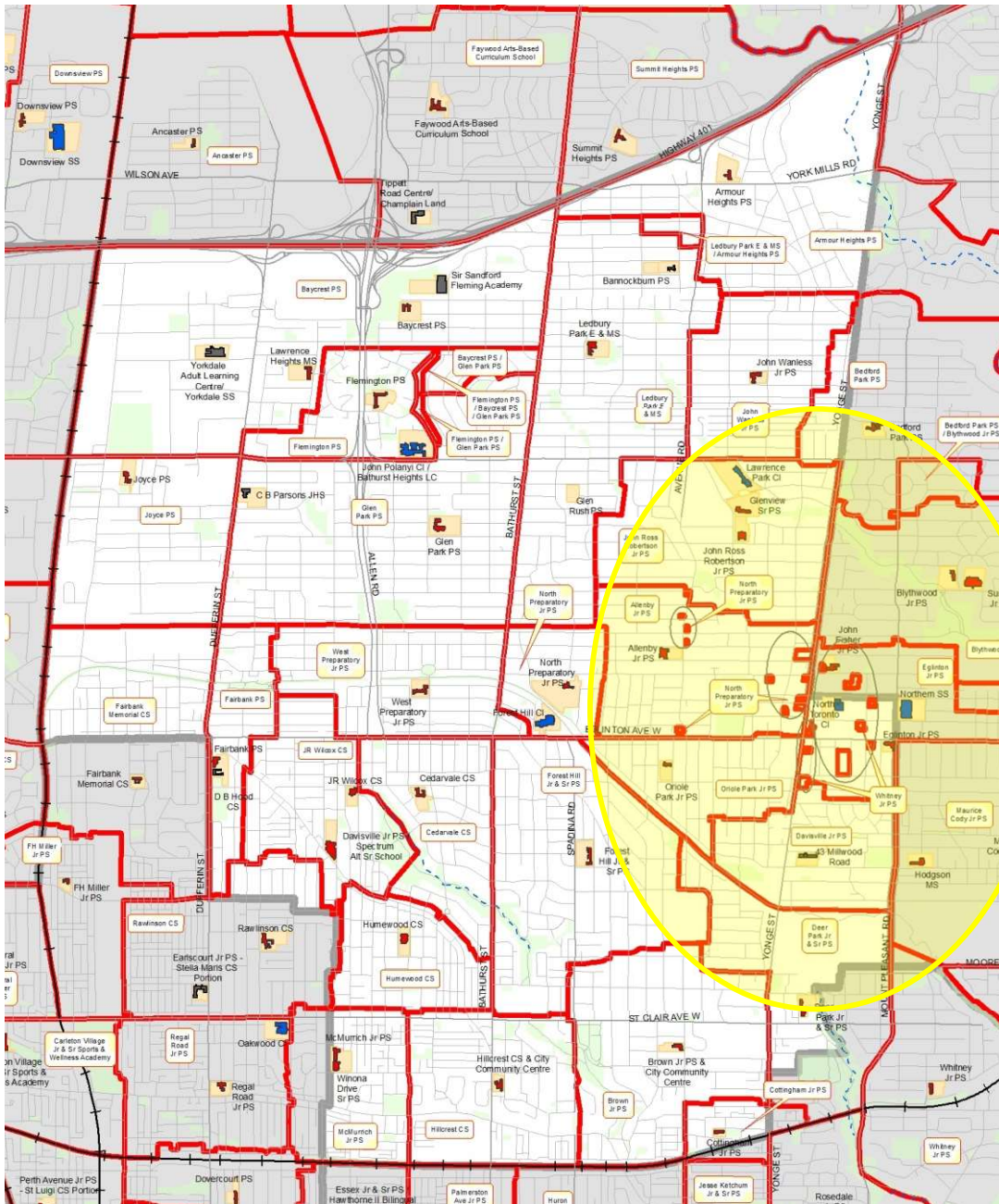
Ward 8 – Long Term Program & Accommodation Strategy



Boundary Change Studies – Northern Secondary School

- A study was added to the LTPAS in the Fall of 2023 to explore a larger collegiate boundary for Northern Secondary School (Ward 11).
- This study, to take place over the 2024-25 school year, will include nearby secondary schools in Ward 8.

2024-25

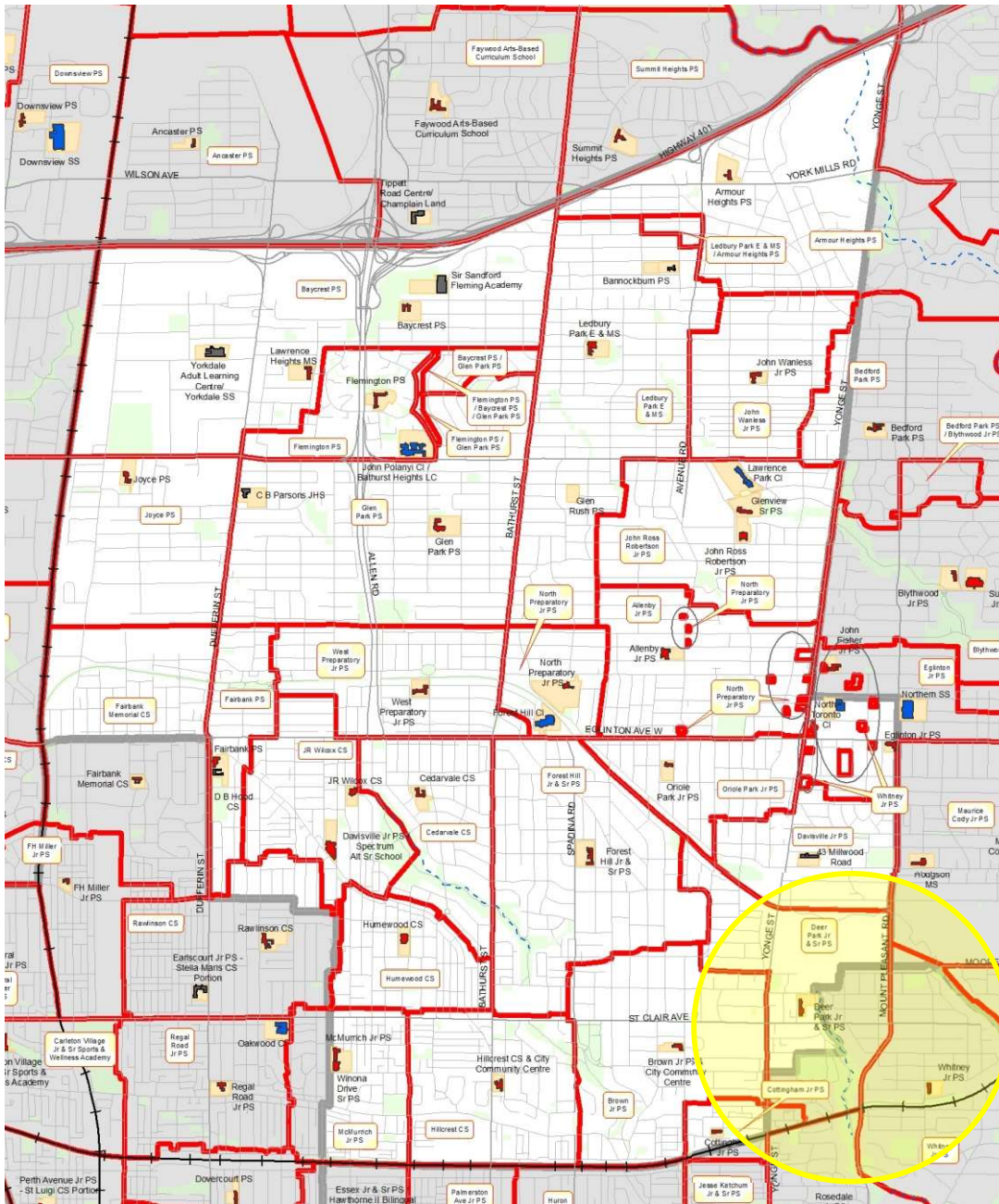


Yonge-Eglinton Review – Phase III

- 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).
- Some redirected developments may be returned to their local school.

2024-25

Ward 8 – Long Term Program & Accommodation Strategy

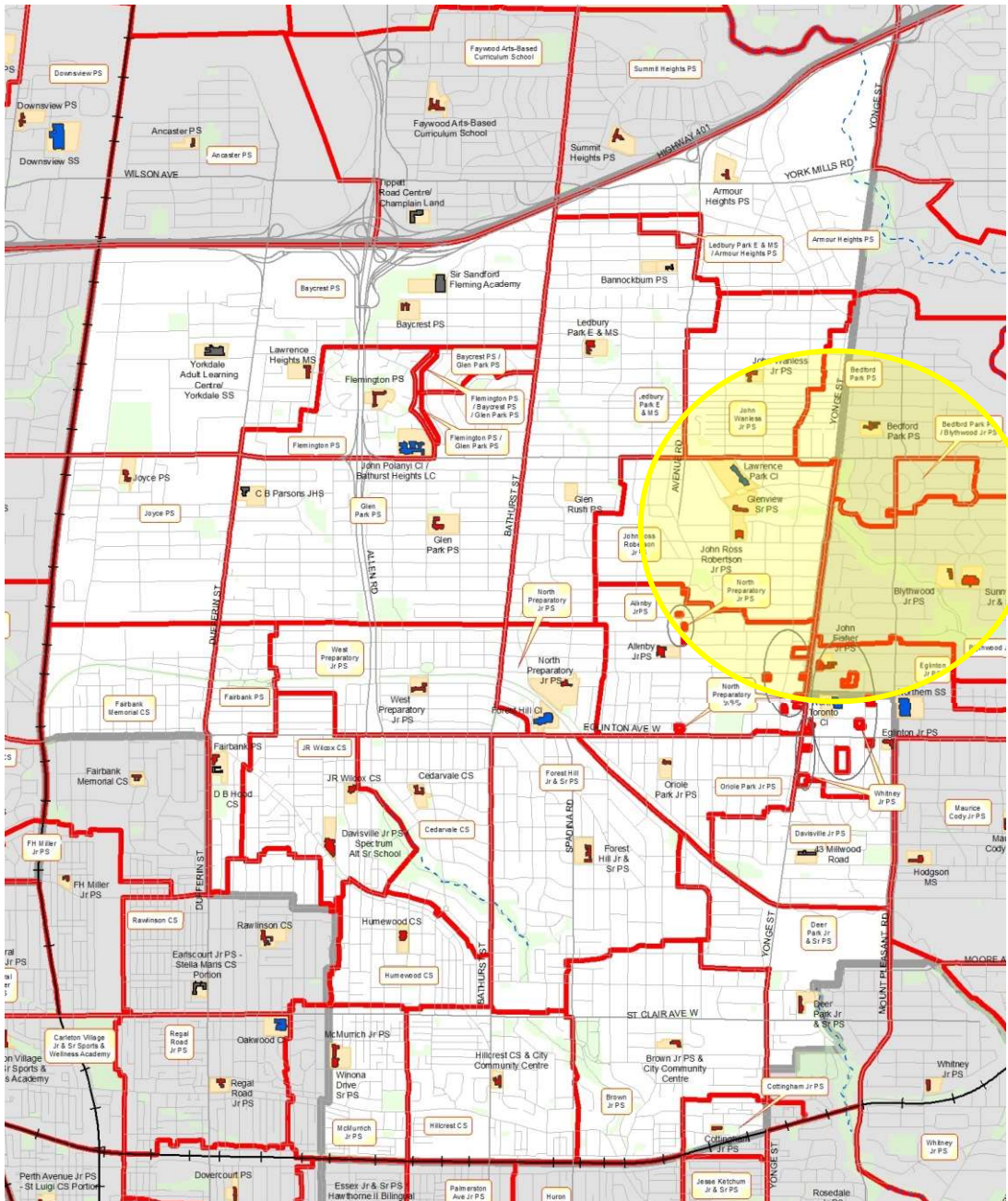


Grade Change Study

- This study will explore changing the grades of Rosedale Jr. PS (Ward 10), a feeder to Deer Park Jr. & Sr. PS to mitigate emerging accommodation pressures at the school.
- The site cannot accommodate portables.
- Significant residential development is a contributing factor.

2024-25

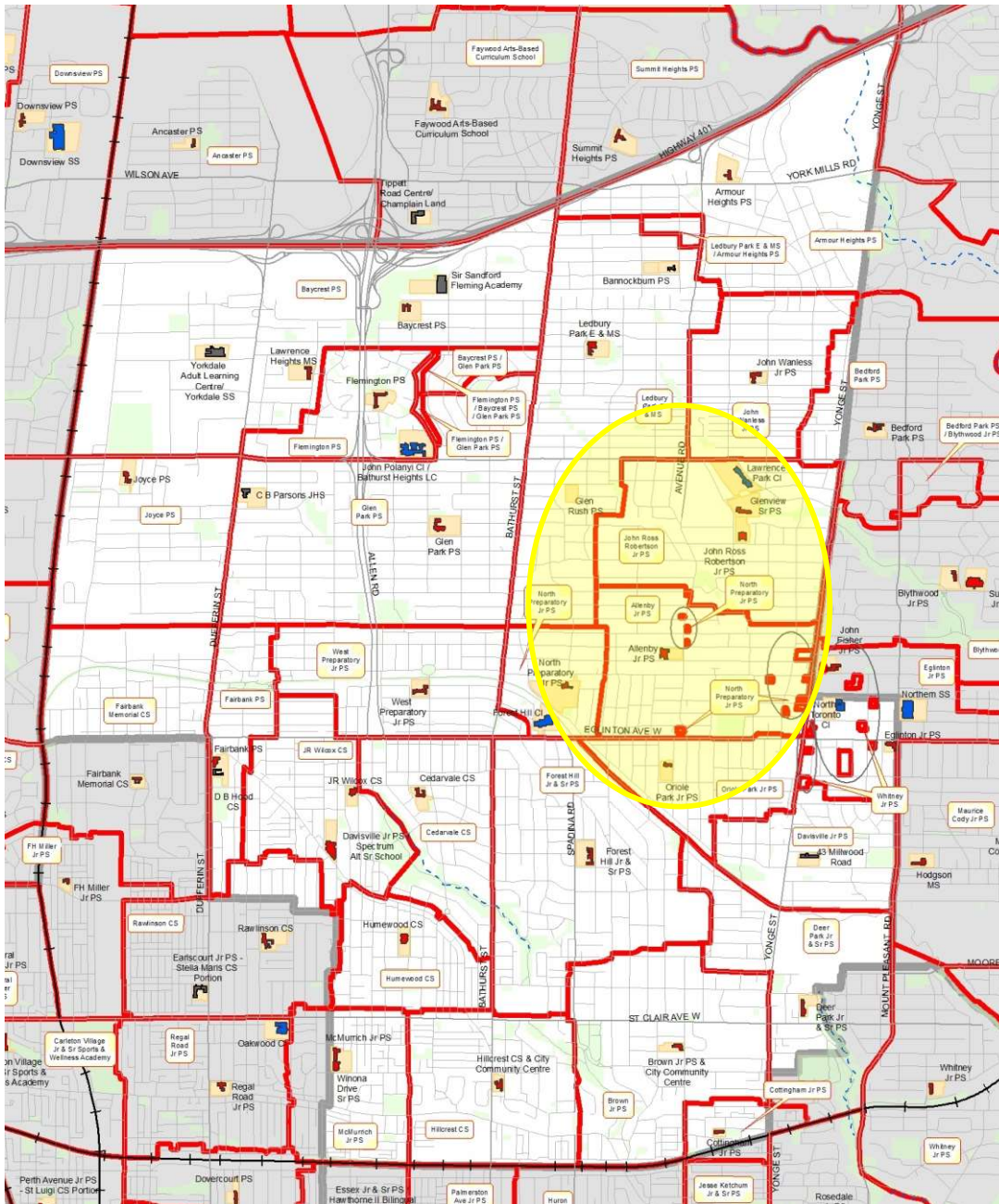
Ward 8 – Long Term Program & Accommodation Strategy



Grade Change Study

- This study will explore changing the grades of Blythwood Jr. PS (Ward 11) to relieve projected pressures at Glenview Sr. PS, and to address projected underutilization at Blythwood Jr. PS.

2024-25

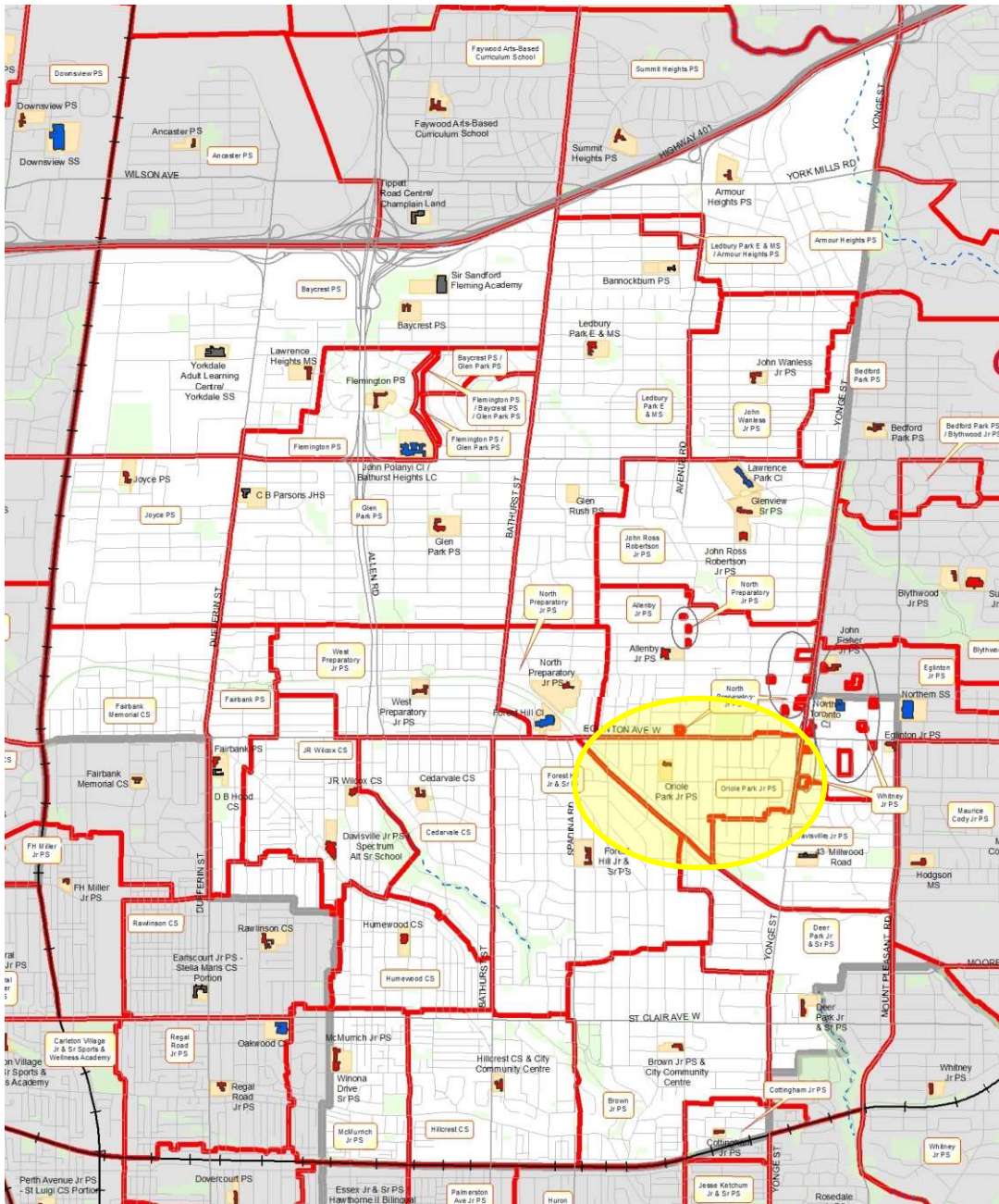


Boundary Change Study

- This review would examine attendance boundaries on the west side of Yonge Street, specifically 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

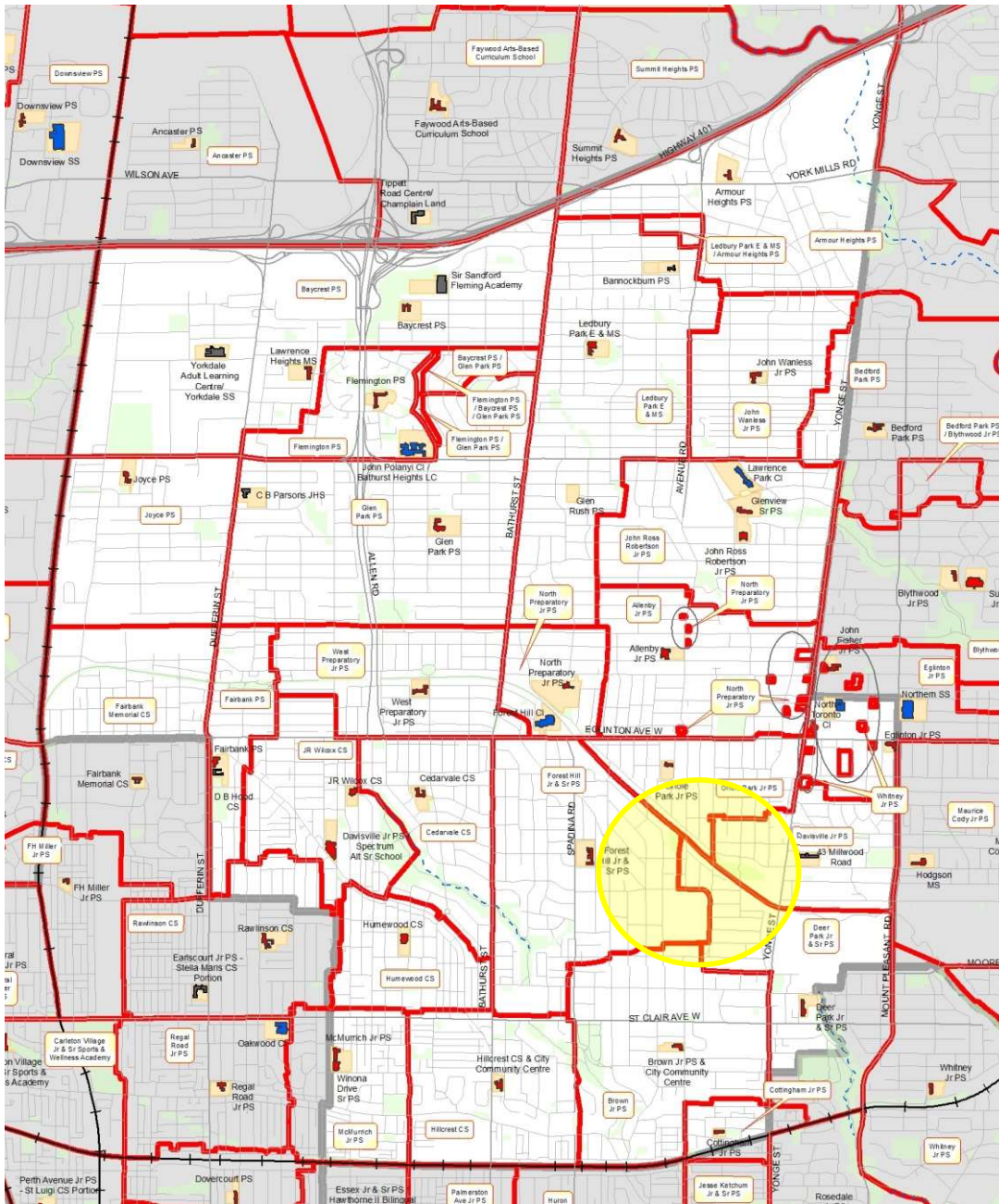
Ward 8 – Long Term Program & Accommodation Strategy



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.

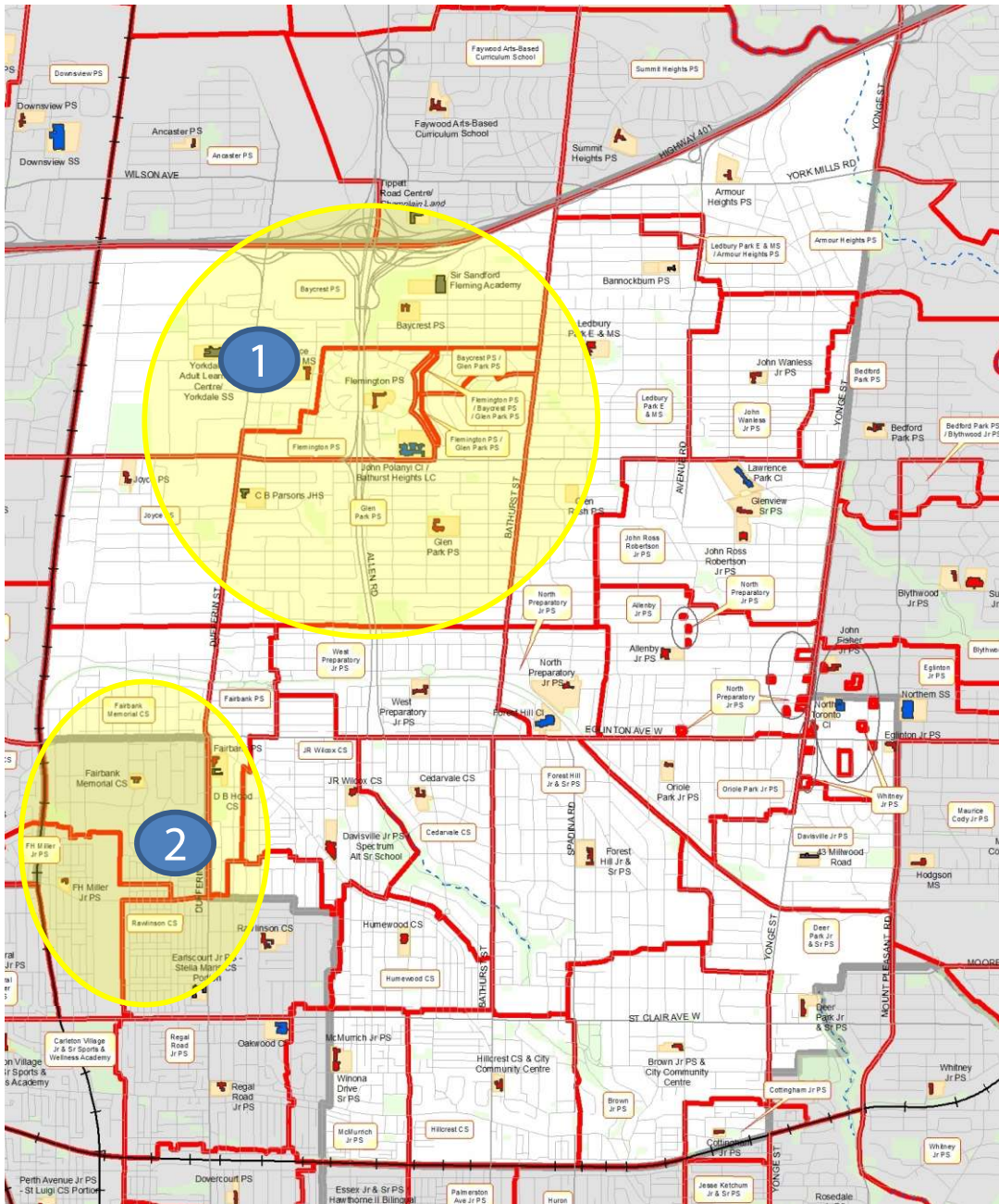
2025-26



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 **(2025-26)**.
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)**.

In conclusion...

- At a system level, elementary enrolment is projected to stabilize.
 - There are areas within Ward 8 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 schools.
- Residential development and intensification is primarily focused in the Urban Growth Centres, the 'Avenues' and major redevelopment initiatives within the Ward.
- 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.
- 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!



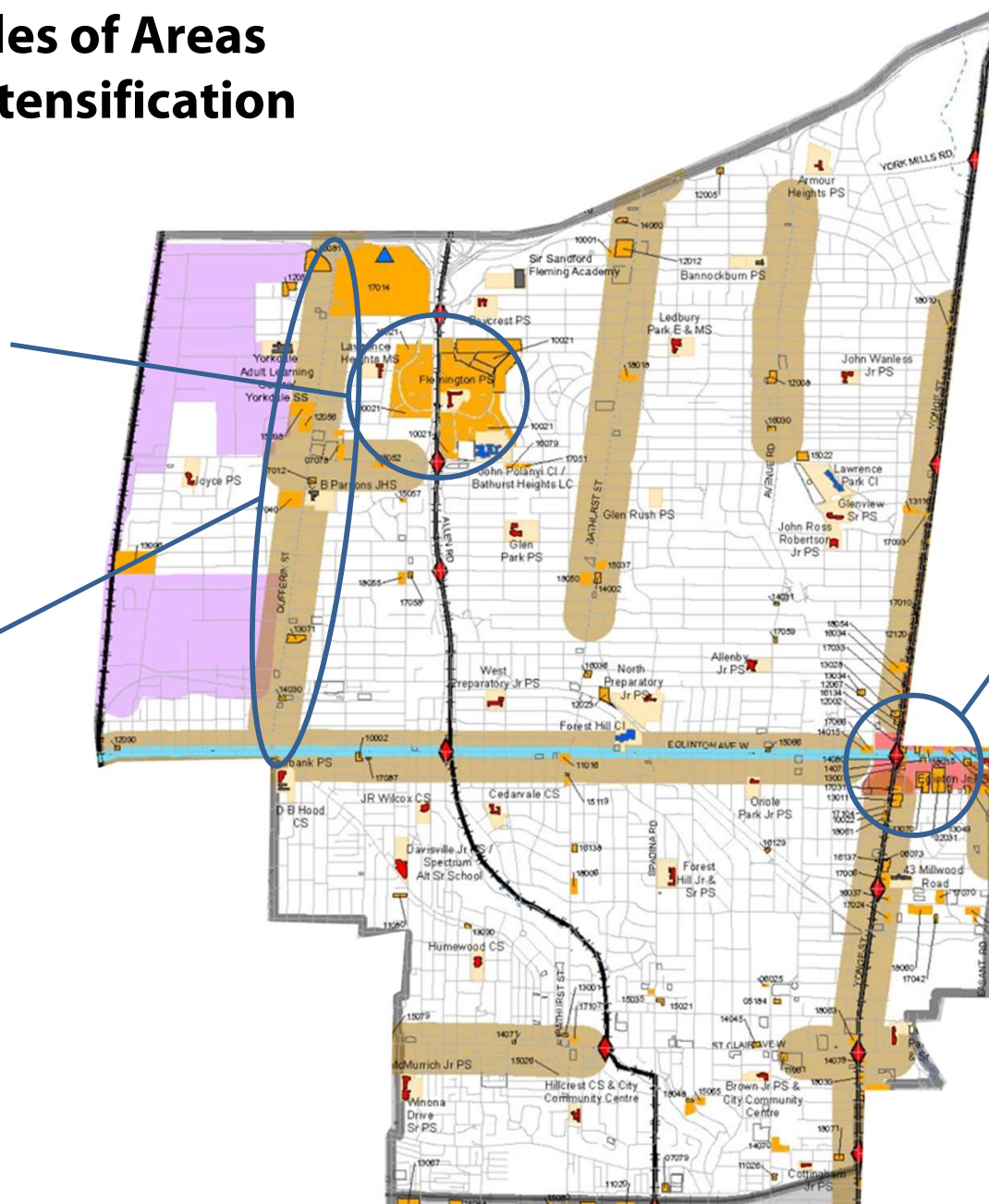
Ward 8 - Examples of Areas Experiencing Intensification

1

Lawrence Heights

2

Dufferin Street Corridor / Yorkdale Mall



3

Yonge St. & Eglinton Ave. E