



Accommodation of Students From Residential Developments in the Eglinton Junior Public School Area

To: Committee of the Whole

Date: 13 November, 2019

Report No.: 11-19-3770

Strategic Directions

- Provide Equity of Access to Learning Opportunities for All Students

Recommendation

It is recommended that, effective immediately, Whitney Junior Public School be the designated elementary school for students residing in the new residential development located at 11 Lillian Street, and Rippleton Public School be the designated elementary school for students residing in the new residential developments located at 200-214 Keewatin Avenue, 85 Broadway Avenue, 14-16 Elvina Gardens, and 71 Redpath Avenue as shown in Appendix A of this report.

Context

The purpose of this report is to obtain approval to designate Whitney Junior Public School (Trustee Moise, Ward 10) as the elementary school for students residing in the new residential development located at 11 Lillian Street, and Rippleton Public School (Trustee Chernos Lin, Ward 11) as the elementary school for students residing in the new residential developments located at 200-214 Keewatin Avenue, 85 Broadway Avenue, 14-16 Elvina Gardens, and 71 Redpath Avenue.

These developments are located within the junior attendance area of Eglinton Junior Public School (Trustee Laskin, Ward 8). Appendix A shows the location of the new developments and the affected schools.

Description of the Development

These five developments consist of approximately 720 new units in three high-rise buildings (rental replacement units are not counted as new units) and 43 new townhouse units. Construction is underway for the three high-rise buildings with expected occupancy between early 2020 and late 2021. At full occupancy, all developments are projected to generate approximately 25 students in JK to Grade 5, 10 students in Grades 6 to 8, and 15 students in Grades 9 to 12.

Current Designated Schools

The new developments are located in the attendance areas of Eglinton Junior Public School (JK to Grade 5), Hodgson Middle School (Grades 6 to 8), and North Toronto Collegiate Institute (Grades 9 to 12).

Eglinton Junior Public School has and continues to experience accommodation pressures. The school has 597 students (109% utilization) and is projected to increase to 795 students (145% utilization) by 2029. The school sits on a 1.6 acre site which does not have capacity for portables. Internally, the building does not have sufficient physical space for additional retrofits to support projected enrolment growth. To address continued accommodation pressures at the school, a number of boundary changes, grade range changes, program moves, and internal retrofits have been approved and implemented over the last ten years. In addition to this, nine residential developments within Eglinton Junior Public School's attendance area were redirected to Whitney Junior Public School in 2018. Despite this, enrolments at Eglinton Junior Public School continue to grow beyond the site's capacity.

Hodgson Middle School has an enrolment of 590 students (151% utilization) and is projected to increase to 916 students (235%) by 2029. The school currently has six portables onsite. The Ministry of Education approved a 12-room addition in 2016. Revised long-term projections for Hodgson Middle School now suggest that a larger addition is required to support additional enrolment growth so a business case was submitted to the Ministry in September 2019 for seven additional rooms.

North Toronto Collegiate Institute has an enrolment of 1,396 students (113% utilization) and is projected to remain at this level to 2029. The school accepts a fairly large number of students on optional attendance (approximately 500 Regular program students in the 2018-19 school year).

Proposed Designated Schools

Staff is proposing that one of the developments (11 Lillian Street) be redirected to Whitney Junior Public School, and that the other four developments (200-214 Keewatin Avenue, 85 Broadway Avenue, 14-16 Elvina Gardens, and 71 Redpath Avenue) be redirected to Rippleton Public School. All of the developments are located more than 1.6km from the proposed receiving schools, so the elementary students (JK to Grade 5) will require bussing.

Whitney Junior Public School (JK to Grade 6) has an enrolment of 319 students (79% utilization). As discussed above, the school was previously approved to receive nine developments (twelve buildings) in Eglinton Junior Public School's attendance area. Four of the twelve buildings are completed and occupied. So far, 41 JK to Grade 6 students from these four buildings are attending Whitney Junior Public School. By 2029, assuming these nine existing redirections are still in place, enrolment at Whitney Junior Public School is projected to increase to 470 students (116% utilization).

Given the projected increase in utilization at the school, staff is recommending that only one additional development (11 Lillian Street) be redirected to Whitney Junior Public School. 11 Lillian Street is located next to another development that was previously assigned to Whitney Junior Public School and is in close proximity to the current bus stop for the receiving school. Once completed, this development is projected to yield less than ten JK to Grade 6 students. If students from 11 Lillian Street are included at Whitney Junior Public School, the projected enrolment for 2029 could increase marginally to 478 students (118% utilization).

Rippleton Public School (JK to Grade 5) has an enrolment of 272 students (79% utilization) and has no portables onsite. The enrolment is projected to increase to 297 students (86% utilization) by 2029. Assuming that the full projected yield from this development is realized, and factoring in other redirected developments from the Don Mills-Eglinton area, enrolment at Rippleton Public School could increase to 350 students (101% utilization) by 2029. The Rippleton PS school site is large at over 7 acres with space to accommodate multiple portables.

Staff is not recommending a change to the currently-assigned intermediate school, Hodgson Middle School, which serves Grades 6 to 8 students. It is anticipated that the additional capacity being planned for Hodgson Middle School will be able to accommodate the projected growth. Recognizing that Whitney Junior Public School goes up to Grade 6, students from 11 Lillian Street will have the option to remain at Whitney Junior Public School until graduation in Grade 6 and attend Hodgson Middle School in Grade 7, or to remain at Whitney Junior Public School until Grade 5 and

attend Hodgson Middle School in Grade 6. It should be noted that, as per the TDSB's Transportation Policy, any students wishing to remain at Whitney Junior Public School in Grade 6 would not be provided with transportation because the school is within the walking distance that applies to students in Grades 6 to 8 (3.2km).

Staff is not recommending a change to the currently-assigned secondary school, North Toronto Collegiate Institute. This school will be able to accommodate the enrolment growth occurring in the Yonge-Eglinton area by reducing admission of out-of-area students through optional attendance.

Appendix B shows the impact of the new development under two scenarios. Table 1 shows the status quo, if students from the five new developments were to register at Eglinton Junior Public School as per the current boundary. Table 2 shows the impact of the recommended change, which assigns 11 Lillian Street to Whitney Junior Public School and the remaining four developments (200-214 Keewatin Avenue, 85 Broadway Avenue, 14-16 Elvina Gardens, and 71 Redpath Avenue) to Rippleton Public School.

The local Trustees, Superintendents of Education, and the affected Principals have discussed this proposal and are supportive of the recommendation.

Larger Accommodation Solution

Staff continue to work on a larger accommodation solution for the Yonge-Eglinton area, recognizing that students anticipated from other proposed developments within the Eglinton Junior Public School attendance area cannot be accommodated locally.

As approved in the TDSB's Long-Term Program and Accommodation Strategy 2018-2027, in early 2019, phase two of the Yonge-Eglinton Program Area Review began to discuss potential solutions involving a number of elementary schools in the area. The review was suspended in April 2019 to allow staff time to review and accommodate changes regarding class sizes and funding. System-wide reviews of secondary schools and French programming are also currently underway; recommendations coming out of these reviews will likely impact options that will be considered through the Yonge-Eglinton Program Area Review when it resumes in 2020.

Action Plan and Associated Timeline

If approved, implementation of staff's recommendation would be effective immediately.

Resource Implications

All JK to Grade 5 elementary students from the new developments will require bussing. The annual cost for one large bus is \$54,000. It is anticipated that the students from 11 Lillian Street could be accommodated within the existing busses that are going to Whitney Junior Public School. Another bus will be required for students being directed to Rippleton Public School.

Staffing requirements are subject to annual enrolment projections and staffing cycles.

Internal renovations will likely be required as more students arrive at Whitney Junior Public School from the redirected developments. Planning staff will monitor the enrolment and identify space changes required to support the growth. These renovations, should they be required, will be funded through existing budgets.

Communications Considerations

These developments are currently in the construction/pre-construction stage and are unoccupied. As such, no direct mail or backpack letter is required.

If approved, notation will be added to the TDSB street guide to notify anyone using the 'Find Your School' search function of the changes.

Board Policy and Procedure Reference(s)

Not applicable.

Appendices

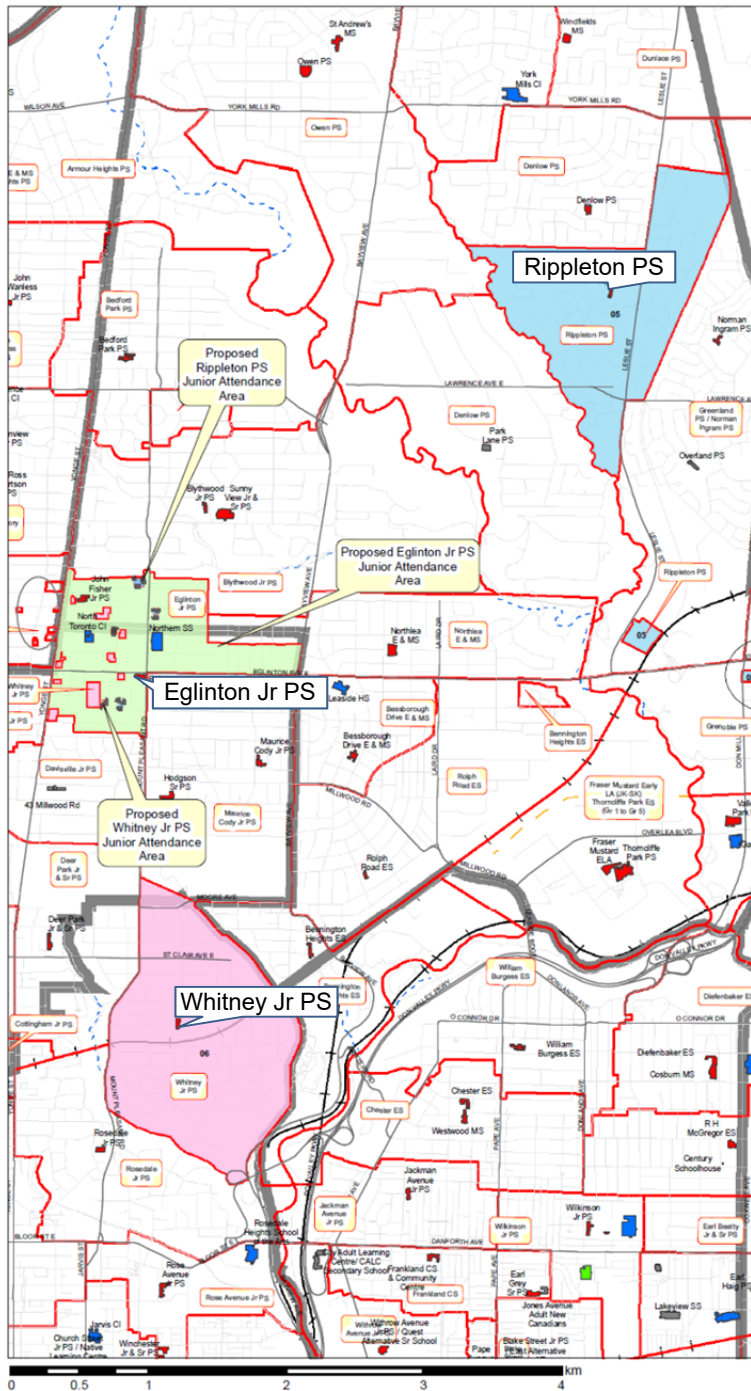
- Appendix A: Map of Current and Proposed Attendance Areas
- Appendix B: Planning and Enrolment Data

From

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Map of Current and Proposed Attendance Areas



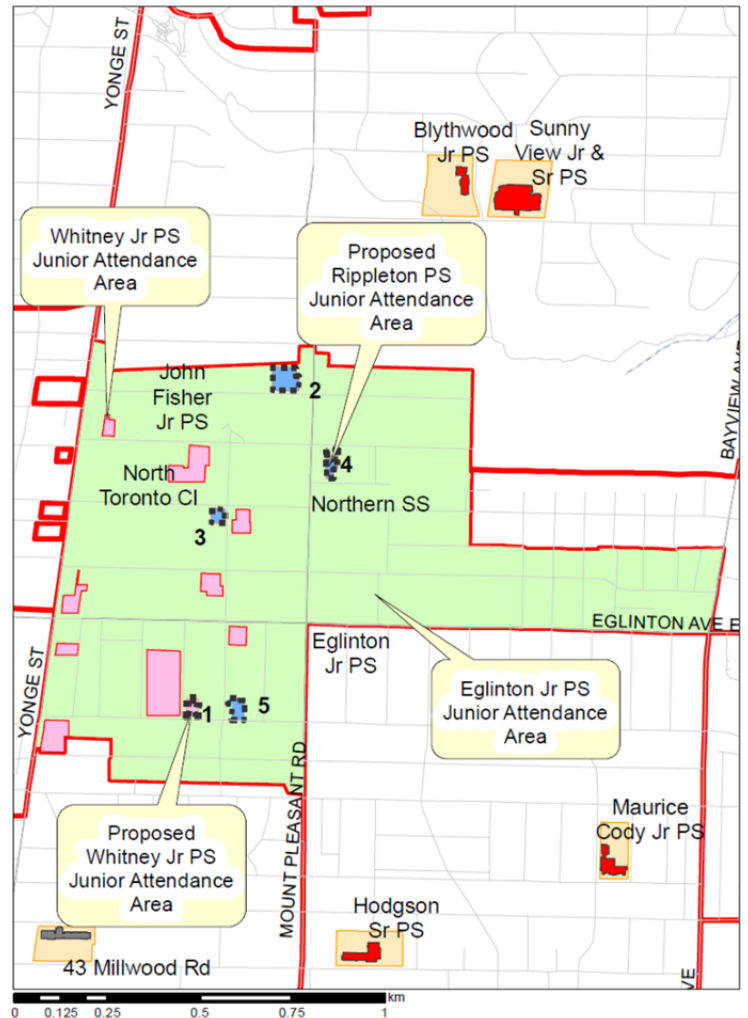
Legend:

- Elementary School
- Elementary & Secondary School
- Secondary School
- Other Facility
- Site

- Road
- Railway
- Utilityline
- Waterway
- Junior Attendance Area
- Proposed Junior Attendance Area

Please note:
The lines on this map representing the Attendance Areas are approximate.
For specific information on designated schools to serve individual addresses, please consult the TDSB Street Guide.

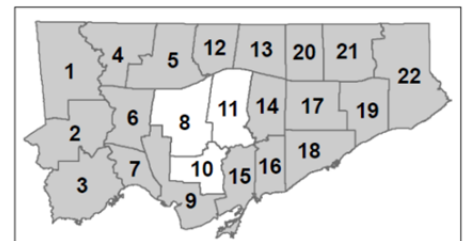
Produced by:
Planning Division, TDSB
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Source:
Base Map- Geospatial Competency Centre
Facility - Planning Division, TDSB
Data- City of Toronto



- Proposed Re-direction to Rippleton Jr PS
- Proposed Re-direction to Whitney Jr PS
- Eglinton Jr PS
- Rippleton PS
- Whitney Jr PS

New Residential Developments

1. 11-17 Lillian St (Whitney Jr PS)
2. 200-214 Keewatin Ave (Rippleton PS)
3. 85-91 Broadway Ave (Rippleton PS)
4. 14-16 Elvina Grdns (Rippleton PS)
5. 71 Redpath Avenue (Rippleton PS)



Planning and Enrolment Data

Table 1: Status Quo

Developments at 11 Lillian Street, 200-214 Keewatin Avenue, 85 Broadway Avenue, 14-16 Elvina Gardens, and 71 Redpath Avenue are assigned to Eglinton Jr PS

Facility	Cap- acity	September 30, 2019 Actual			October 31, 2024 Projection			October 31, 2029 Projection		
		Enrol- ment	Utili- zation	Por- tables	Enrol- ment	Utili- zation	Por- tables	Enrol- ment	Utili- zation	Por- tables
Eglinton Jr PS ¹	548	597	109%	5	771	141%	12	795	145%	13
Hodgson MS ²	390	590	151%	6	819	210%	15	916	235%	18
Rippleton PS	346	272	79%	0	284	82%	0	297	86%	0
Whitney Jr PS	406	319	79%	0	478	118%	2	470	116%	3
North Toronto CI	1,233	1,396	113%	0	1,466	119%	0	1,399	113%	0
Total	2,923	3,174	109%	11	3,818	131%	29	3,877	133%	34

Table 2: Redirection Scenario

Development at 11 Lillian Street is assigned to Whitney Jr PS and developments at 200-214 Keewatin Avenue, 85 Broadway Avenue, 14-16 Elvina Gardens, and 71 Redpath Avenue are assigned to Rippleton PS

Facility	Cap- acity	September 30, 2019 Actual			October 31, 2024 Projection			October 31, 2029 Projection		
		Enrol- ment	Utili- zation	Por- tables	Enrol- ment	Utili- zation	Por- tables	Enrol- ment	Utili- zation	Por- tables
Eglinton Jr PS ¹	548	597	109%	5	744	136%	11	767	140%	12
Hodgson MS ²	390	590	151%	6	818	210%	15	914	234%	18
Rippleton PS ³	346	272	79%	0	333	96%	2	350	101%	2
Whitney Jr PS ⁴	406	319	79%	0	485	119%	3	478	118%	3
North Toronto CI	1,233	1,396	113%	0	1,466	119%	0	1,399	113%	0
Total	2,923	3,174	109%	11	3,846	132%	31	3,908	134%	35

¹ Eglinton Jr PS has no portables on site - the 5 portables reported for 2019 reflects the number of classrooms the school is short. The school has accommodated these 5 additional classes through re-organization (no withdrawal room, no special education room, using small spaces as classrooms, and using exemptions on primary class size).

² Hodgson MS has received Ministry approval for an addition that would increase its capacity to 666 pupil places. A subsequent request for an additional 172 pupil places has been submitted to the Ministry to address continued enrolment growth. If approved, the total capacity for Hodgson MS would be 838 pupil places.

³ The Rippleton PS projection in the Redirection Scenario includes additional students from 2-44 Sonic Way, a proposed redirection from Grenoble PS.

⁴ Assumption made that students will stay at Whitney Jr PS until graduation in Grade 6 and then move to Hodgson MS for Grade 7, with the understanding that some parents and students may exercise the choice to enter Hodgson MS in Grade 6.

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