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**Subject:** 2019 Capital Strategy and 2019-20 Capital Priorities Program Submission List

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**Department(s):** Planning and Property Development Services

**Meeting Date:** September 17, 2019

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### Recommendations

This report is being presented to the Property Management Committee for information.

A recommendation for the Board to approve the 2019-20 Capital Priorities Program Submission List will be presented at the October 2, 2019 Board meeting.

### Purpose

The 2019 Capital Strategy report identifies the need for potential new schools, additions to schools and replacement schools. This report also highlights small schools, underutilized schools and identifies areas that may require a potential pupil accommodation review. This information will serve as the basis for the Board's 2019-20 Capital Priorities Program request to the Ministry of Education.

The 2019 Capital Strategy includes the 2019-20 Capital Priorities Program Submission List (Appendix A). All proposed projects are subject to funding approval from the Ministry of Education.

## Background

On an annual basis, a Capital Strategy List is brought to the Board of Trustees for approval.

Last year, the Board of Trustees approved the [2018 to 2022 Capital Strategy List](#) that was part of a comprehensive Capital Strategy document that detailed school by school enrolment projections, capacity and school utilization information, and portable use of all schools in the Region. It also provided information on small schools/potential pupil accommodation reviews, underutilized schools for facility partnerships, Facility Condition Index (FCI), French Immersion and residential development trends. This comprehensive document is produced on a three-year cycle with condensed Capital Strategy documents being produced in other years.

The goals of the Board's Capital Strategy are provided below. The implementation of each goal is subject to Ministry approvals and funding.

- A. To provide community schools for all students wherever possible.
  - Designate school sites in new community areas.
  - Review residential development applications as part of the municipal planning process to determine school accommodation requirements.
- B. To provide permanent accommodation to match sustainable community growth in a timely fashion.
  - Annually review enrolment projections for all schools.
  - Submit business cases to the Ministry of Education for new pupil places where student threshold has been reached and surrounding pupil places are utilized.
  - Construct new schools/additions with a capacity to align with long term sustainable enrolment.
- C. To minimize the reliance on portable accommodation.
  - Use portables for temporary accommodation.
  - Locate portables at holding schools until a viable threshold is reached for a new school or at existing schools experiencing peak enrolment.
- D. To replace older school facilities where conditions warrant.
  - Review facility condition and renewal needs for all schools.
  - Focus on schools with facility and site constraints as well as accommodation pressures from new development.

- E. To utilize excess capacity within the system wherever practical.
- Consider existing vacant pupil spaces when locating programs such as French Immersion and Gifted or other board uses (e.g. administrative requirements).
  - Encourage partnerships with municipalities and other agencies in locations with excess capacity according to [Board Policy 422, Facility Partnerships](#).
- F. To combine schools and/or undertake pupil accommodation reviews where circumstances warrant according to [Board Policy 463, Student Accommodation Review](#).

## Connection to Multi-Year Strategic Plan

The Planning Team supports the work specifically in three main areas in the Multi-Year Strategic Plan and goals in the Director's Action Plan.



### Foster Well-Being and Mental Health

- Build safe, healthy and inclusive learning and working environments where students and staff feel they matter and belong.



### Build Collaborative Relationships

- Build trust and collaborative relationships with students, families and staff through respectful and responsive communication focused on shared solutions.



### Empower Ethical Leadership

- Build a collective understanding of ethical leadership.

## Budget Impact

Not applicable at this time.

## **Timelines**

Executive Council	September 11, 2019
Property Management Committee	September 17, 2019
Board Meeting	October 2, 2019
Post on the Board website	Following Board meeting

## **Appended Data**

- Appendix A: 2019-20 Capital Priorities Program Submission List
- Appendix B: Small Schools/Pupil Accommodation Review Update
- Appendix C: Underutilized Schools for Facility Partnerships
- Appendix D: School Utilizations

The Ministry of Education's Capital Priorities Program (CPP) is an opportunity for School Boards to identify their most urgent pupil accommodation needs.

**\*New school construction is subject to Ministry of Education funding approval.**

\*Proposed opening dates are based on a timeline of 3 years for elementary and 5 years for secondary,  
if Ministry approval is received prior to Spring 2020.

**For Submission to the Ministry of Education CPP**

Panel	* Proposed Opening	Project Name	Municipality	Project Type	Proposed Capacity
Elem	2023	Sharon PS (Replacement) / New School	East Gwillimbury	Growth / Replacement	638
Elem	2023	Aurora 2C ES	Aurora	Growth	638
Elem	2023	Stouffville ES	Whitchurch-Stouffville	Growth	638
Elem	2023	Kleinburg / Nashville ES	Vaughan	Growth	638
Elem	2023	Markham Centre ES	Markham	Growth	638

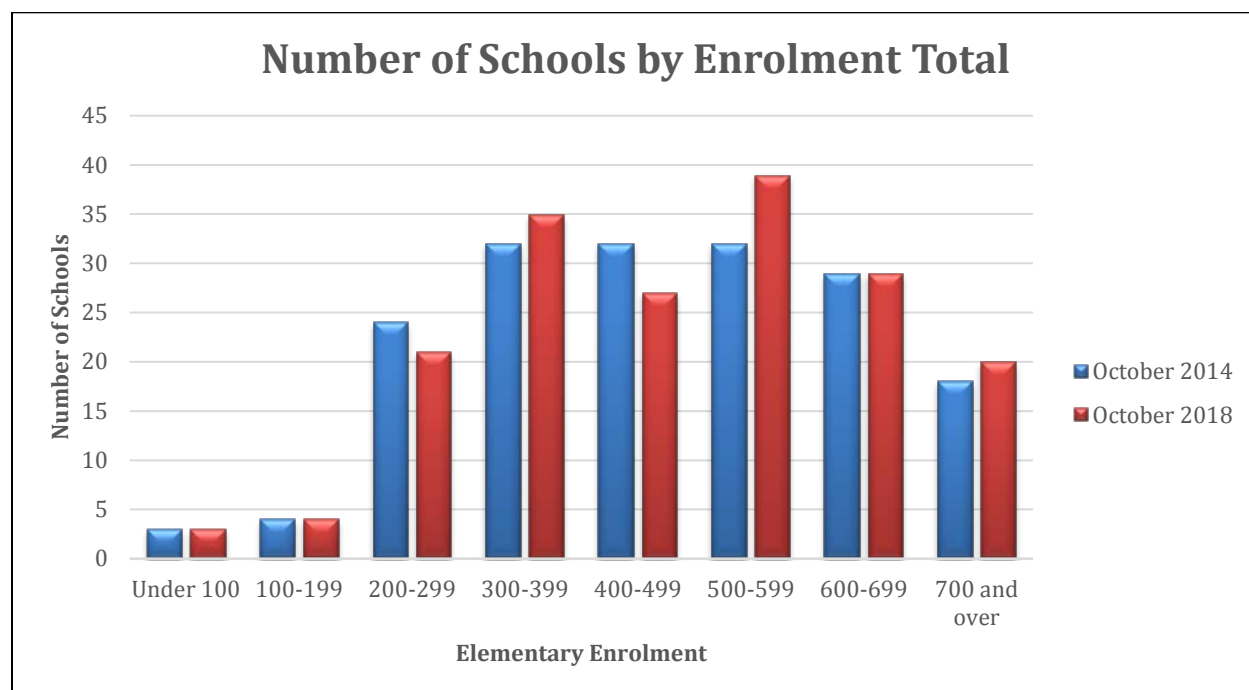
Panel	* Proposed Opening	Project Name	Municipality	Project Type	Proposed Capacity
Sec	2025	Block 11 SS	Vaughan	Growth	TBD
Sec	2025	Oak Ridges SS (Dr. Bette Stephenson addition)	Richmond Hill	Growth	TBD

**Emerging Projects**

Panel	Year	Project Name	Municipality	Project Type	Proposed Capacity
Elem	2024	North Leslie ES	Richmond Hill	Growth	638
Elem	2024	Oak Ridges East #1 ES	Richmond Hill	Growth	638
Elem	2024	Queensville ES	East Gwillimbury	Growth	638
Elem	Post 2024	Block 40 ES (South site)	Vaughan	Growth	638
Elem	Post 2024	Cornell ES	Markham	Growth	638
Elem	Post 2024	Holland Landing ES	East Gwillimbury	Growth	638
Elem	Post 2024	King City ES	King City	Growth	638
Elem	Post 2024	New School / Adrienne Clarkson PS (Addition)	Markham / Richmond Hill	Growth	TBD
Elem	Post 2024	Newmarket SE ES	Newmarket	Growth	TBD
Sec	Post 2025	Stouffville DSS (Addition)	Whitchurch-Stouffville	Growth	TBD

## SMALL SCHOOLS/PUPIL ACCOMMODATION REVIEW UPDATE

The Board has identified elementary schools with enrolment less than 200 students as small, and enrolment less than 100 as very small. The very small school category of less than 100 students is based on the Ministry of Education's consultation on underutilized and small schools that was part of a larger strategy to modernize school board funding (School Board Efficiencies and Modernization Consultations, October 2013). The following table demonstrates the Board's inventory of elementary school enrolments in 2014 and 2018.



In previous Capital Strategies, small schools have been reviewed. Recommendations were brought forward to annually review or propose that Pupil Accommodation Reviews (PARs) be considered where appropriate. A number of variables would impact the consideration for a Pupil Accommodation Review (PAR), as small schools could have more than one emerging concern. Staff proposed potential PARs for J.L.R. Bell Public School and Stornoway Crescent Public School be considered. However, due to a Ministry of Education moratorium on PARs, initial staff reports were not presented to the Board for consideration.

In April 2018, the Ministry of Education updated and released a revised [Pupil Accommodation Review Guideline](#) (PARG). Boards of Education anticipated in the 2018/19 school year that the Ministry of Education would release updated templates for use in future PARs. As of yet, the Ministry of Education has not released these revised documents and has placed a moratorium on PARs. Once the moratorium is lifted and Ministry of Education documents released, the Board will then be tasked with updating its PAR policy, [Board Policy #463 Student Accommodation Review](#) to reflect the changes to the PARG prior to presenting initial staff reports to Trustees.

The Ministry of Education moratorium on PARs remains in effect while the 2019 Capital Strategy is brought forward to the Board. Should the moratorium be lifted, staff propose that PARs for Markham Thornhill (Stornoway Crescent Public School) and Newmarket Central (J.L.R. Bell Public School) be considered by the Board. The proposed PARs will be part of a separate report (Initial Staff Report) to the Board as described in [Board Policy #463, Student Accommodation Review](#). All communities impacted by a PAR will be notified in advance of the first Board meeting where an initial staff report would be presented.

For Deer Park Public School, Kettleby Public School and Schomberg Public School, staff are proposing to continue to operate these schools as long as it is viable from a financial and/or program perspective. This will be reviewed on an annual basis.

Queensville Public School will be replaced with a larger school capacity that will accommodate additional students from new residential development growth. The timing for the replacement school is dependent on the pace of new development, a threshold of students and Ministry of Education funding approval.

The following table outlines small schools with an enrolment of 200 or less as of 2019 Projection:

School	Grade Structure	Category	2014	2015	2016	2017	2018	2019 Proj	* % Utilization	Facility Condition Index (FCI)
Deer Park PS	Kindergarten to Gr 8	Small	174	190	178	154	153	150	83%	59%
J.L.R. Bell PS**	Kindergarten to Gr 5	Very Small	95	88	77	72	73	84	42%	46%
Kettleby PS	Kindergarten to Gr 8	Small	177	167	162	160	146	147	84%	25%
Queensville PS	Kindergarten to Gr 6	Very Small	77	74	83	75	88	86	237%	n/a
Schomberg PS	Kindergarten to Gr 6	Small	135	136	127	126	140	142	61%	21%
Stornoway Crescent PS**	Kindergarten to Gr 6	Very Small	93	94	84	84	92	91	72%	71%

\* % utilization excludes portables

\*\* Staff is proposing a pupil accommodation review (PAR) for these schools.

In addition to providing the grade structure, enrolment, and utilization for these small schools, the Facility Condition Index (FCI) is also included. FCI data is from the Ministry of Education release on October 10, 2017.

The Facility Condition Index indicates a buildings state of repair. The Ministry determines FCI by calculating the ratio between the five-year renewal needs and the replacement value for a given facility. Components of the FCI include the building structure (e.g. foundations, roof, exterior walls, door, and windows), interiors (e.g. stairs, floor finishes, ceilings, interior doors), services (e.g. plumbing, HVAC, fire protection, electrical), site and other (e.g. site utilities, paved areas such as parking lots and walkways). Information is gathered through inspections carried out by the Ministry of Education in 5 year cycles. Based on the inspections, the Ministry can determine the projected 5-year renewal costs. These costs are then compared against the cost of rebuilding the school. The results of the comparison give the school an FCI, which is measured as a percentage. A school with a low FCI rating needs less repair and renewal work than a school with a higher FCI rating. The FCI of a school is a snapshot in time based on the date of the inspection.



## UNDERUTILIZED SCHOOLS FOR FACILITY PARTNERSHIPS

According to the [Ministry's Community Planning and Partnership Guideline](#) and the [Board's Policy #422, Facility Partnerships](#), all the following schools (Part A and Part B) meet the following criteria consecutively between 2019 to 2023:

- a utilization rate of 60% or lower or;
- more than 200 pupil places available (excluding portables)

The schools identified in Part A below are potential facility partnership opportunities; however, they are subject to a review to determine partner requirements and confirm suitability at these identified schools.

Even though the schools in Part B meet the partnership criteria, they are not available for potential facility partnership opportunities as they are required for planned student programming or proposed partnership requirements.

All submissions from eligible partners will be reviewed for suitability of the following, but not limited to building configuration, separate access being available or created where appropriate, suitable parking and access exists, space not required for other Board programming, and other conditions as determined by the Board.

### Part A: Schools that Meet the Ministry's Facility Partnership Criteria

Municipality	Panel	School Name
Georgina	Elementary	Morning Glory PS
Georgina	Secondary	Sutton DHS
Markham	Secondary	Thornlea SS
Newmarket	Elementary	J.L.R. Bell PS
Vaughan	Elementary	Brownridge PS
Vaughan	Elementary	Charlton PS
Vaughan	Elementary	Wilshire ES
Vaughan	Elementary	Yorkhill ES

### Part B: Schools that Meet the Ministry's Facility Partnership Criteria and Not Eligible for Partnerships due to Proposed Program/Partnership Requirements

Municipality	Panel	School Name
Richmond Hill	Secondary	Langstaff SS

Underutilized schools are subject to change and are identified on an annual basis based on the Board's Capital Strategy.

## SCHOOL UTILIZATIONS

School Boards use 'utilization' as a method to determine the status of available space in schools. School utilization is a calculation of the enrolment as a percentage of the OTG (On-the-Ground) capacity of a school (excluding portables) as prescribed by the Ministry of Education. Enrolment at a school can shift due to changes in demographics, programming and new residential development. Long term enrolment projections may indicate available or a lack of pupil places over time. Boards are expected to examine and implement options to efficiently utilize space, provide space to accommodate growth or consider undertaking a Pupil Accommodation Review (PAR).

The Ministry of Education defines underutilized schools as those schools with a utilization rate of 60% or lower, or more than 200 pupil places available (excluding portables). The chart below demonstrates elementary school utilization rates by York Region area, sorted lowest to highest (in 2023/24).

York Region Areas	Projected Utilization				
	2019/20	2020/21	2021/22	2022/23	2023/24
Vaughan Thornhill	76%	74%	70%	69%	68%
King Township	72%	74%	74%	75%	75%
Newmarket Central	75%	75%	76%	75%	76%
Georgina	72%	74%	76%	79%	82%
Aurora West	81%	82%	83%	84%	85%
Richmond Hill East	96%	95%	90%	88%	86%
Keswick	82%	83%	85%	86%	89%
Markham Centre West	98%	95%	92%	91%	90%
Oak Ridges	96%	95%	93%	92%	91%
Vaughan Carrville	94%	93%	93%	92%	91%
Richmond Hill West	91%	91%	91%	91%	93%
Markham Thornhill	97%	95%	96%	95%	94%
Markham South	89%	91%	91%	93%	95%
Vaughan Maple	97%	96%	95%	98%	101%
Vaughan Woodbridge	94%	97%	98%	100%	102%
Markham North East	98%	100%	100%	101%	103%
Newmarket West	98%	101%	102%	103%	105%
Newmarket East	95%	97%	100%	103%	106%
Whitchurch Stouffville	97%	99%	101%	104%	107%
Markham Centre East	102%	101%	102%	104%	107%
Richmond Hill North	84%	85%	93%	101%	108%
Vaughan Vellore	97%	99%	102%	106%	108%
Markham North West	100%	103%	103%	105%	109%
Aurora East	107%	104%	105%	107%	110%
East Gwillimbury	84%	95%	104%	113%	119%
Vaughan Kleinburg	87%	96%	103%	113%	123%

When reviewing the elementary planning areas for projected utilization, the Vaughan-Thornhill area, which is comprised of 10 schools, is projected to decline from 76% to 68% utilization over the next five years. As 4 of the 10 schools within this planning area have either utilization rates of 60% or less, or more than 200 pupil places available, as referenced in Appendix C. Staff will continue to monitor and analyze the demographic and long-term enrolment trends in the Vaughan-Thornhill area.