

April 24, 2015

Memorandum to: Paul Lowes,
SGL Planning & Design Inc.

From: Daryl Keleher, Director
Altus Group Economic Consulting

Subject: Bronte Green – School Site Needs
Our File: P-5073

This memo reviews the needs for a Halton District School Board (HDSB) school site in the Bronte Green lands, based on the estimated pupil generation and available capacity at nearby schools.

Summary

- Based on the HDSB's pupil yields, provided to us on April 14, 2015, the Bronte Green development can be expected to generate 232 elementary pupils and 89 secondary school pupils. According to the pupil yields from the 2013 EDC Study, the development would yield 271 elementary pupils and 95 secondary school pupils;
- According to the HDSB's 2014/2015 Long-Term Accommodation Plan, Elementary Review Area 114 (ERA114), which the subject site is located within, is projected to be under OTG capacity (or permanent capacity) starting in 2018, and is projected to be at 88% of OTG capacity, with 257 pupil places available by 2024. If capacity in potential portables were accounted for, there would be available capacity for 1,085 additional pupils in ERA 114;
- Additionally, there is significant capacity projected to be available in the adjacent elementary review area immediately to the east of the Bronte Green lands (ERA115). ERA115 is forecast to be under capacity by 2019, and at 94% of OTG capacity by 2024;
- The HDSB has recently taken steps to review the boundaries of ERA114 and ERA115 in tandem to better utilize available capacity at schools in each review area. The recommendations from North West Oakville Boundary Review saw the catchment area for schools in ERA114 and



ERA115 cross the traditional review area borders – the two review areas appear to now be functioning as one large review area where capacity is more efficiently utilized. For example, the Bronte Green lands are shown as now being within the Heritage Glen English language program boundary (even though Heritage Glen is otherwise in ERA115);

- Opening a new school on the Bronte Green lands would only increase the amount of surplus capacity in Northwest Oakville over the medium and long-term. The *Provincial Policy Statement* requires that public service facilities are used efficiently and optimized before consideration is given to developing new facilities. Similarly, the Ministry of Education’s funding criteria requires that existing available capacity is used before building new capacity, and only where the needs for new capacity are persistent over a long-term horizon – a criteria which is not met based on the forecasts of capacity and enrolment in North West Oakville.
- We also reviewed whether a new school site could possibly be required to accommodate pupils generated from North Oakville. There are two elementary schools in North Oakville that are expected to be open in time for the start of the 2016/17 school year, which would provide more than enough capacity to accommodate the projected number of pupils from new development in North Oakville. There are three other schools being planned in North Oakville, each timed to coincide with projected pupil requirements. Therefore, there should be no need to build additional capacity for North Oakville public elementary students on the Bronte Green lands.
- There is more than enough capacity in the existing secondary schools in the HDSB’s secondary school review area.

ESTIMATED PUPIL GENERATION BY BRONTE GREEN

Applying the HDSB and 2013 EDC Study Pupil Yields

The figures below show the number of units in the Bronte Green plan, and estimates of pupils generated based on pupil yields provided to us by HDSB, and those from the 2013 EDC Study, respectively. These pupil yield factors are estimates of the number of school-aged children that will be generated by a particular unit type over the 15-year planning forecast horizon that will attend Halton District School Board schools.

When these pupil yield factors are applied to the units in the Bronte Green plan, based on the HDSB pupil yields, it results in an estimated pupil generation of 232 public elementary panel students, and



89 public secondary panel students. If the school block is to be used or set aside for a school, the site would generate only 217 elementary pupils and 84 secondary pupils.

Figure 1

Estimated Pupils Generated by Bronte Green - HDSB Pupil Yields

Unit Type	Units	2015 HDSB Pupil Yields		HDSB - Pupils Generated	
		Elementary	Secondary	Elementary	Secondary
		<i>Pupils / Unit</i>		<i>Pupils</i>	
Tow ns	229	0.2325	0.1148	53	26
Singles	531	0.3050	0.1076	162	57
Apartment/High-Density	100	0.1700	0.0584	17	6
Total w/o School Block	860			232	89
Less: School Block	49	0.3050	0.1076	15	5
Total w/ School Block	811			217	84

Source: Altus Group Economic Consulting based on pupil yields from Halton District School Board

If instead we use the pupil yields from the 2013 EDC Study, the development results in 271 public elementary panel students and 95 public secondary panel students. If the school block is to be used or set aside for a future school site, the development would generate only 251 elementary pupils and 88 secondary pupils.

Figure 2

Estimated Pupils Generated by Bronte Green - 2013 EDC Study Pupil Yields

Unit Type	Units	2013 EDC Study Pupil Yields		HDSB - Pupils Generated	
		Elementary	Secondary	Elementary	Secondary
		<i>Pupils / Unit</i>		<i>Pupils</i>	
Tow ns	229	0.2156	0.0799	49	18
Singles	531	0.4127	0.1363	219	72
Apartment/High-Density	100	0.0285	0.0408	3	4
Total w/o School Block	860			271	95
Less: School Block	49	0.4127	0.1363	20	7
Total w/ School Block	811			251	88

Source: Altus Group Economic Consulting based on Watson & Associates, Halton District School Board, Education Development Charges Background Study, (June 3, 2013), as amended

Difference between HDSB Pupil Yields and 2013 EDC Background Study Pupil Yields

Figure 3 shows the difference in the pupil yields used by the HDSB for ERA114 and the Oakville-wide pupil yields used by Watson in their 2013 EDC Background Study. The HDSB is using low-



density yields that are 26% lower than the EDC Study, and high-density yields that are 496% higher than the EDC Study. We are unsure of the reasons for such significant differences. However, the HDSB yields generate fewer students from the Bronte Green development than the 2013 EDC Study yields do.

Figure 3

Differences Between Pupil Yields, 2013 Halton EDC Study and 2015 HDSB Yields

Unit Type	2013 EDC Study		HDSB Yields - 2015		Percent Change	
	Elementary	Secondary	Elementary	Secondary	Elementary	Secondary
	<i>Pupils / Unit</i>		<i>Pupils / Unit</i>		<i>Pupils / Unit</i>	
Low Density	0.4127	0.1363	0.3050	0.1076	-26.10%	-21.06%
Medium Density	0.2156	0.0799	0.2325	0.1148	7.84%	43.68%
High Density	0.0285	0.0408	0.1700	0.0584	496.49%	43.14%

Source: Altus Group Economic Consulting based on Watson & Associates, Halton District School Board, Education Development Charges Background Study, (June 3, 2013), as amended, and data provided by HDSB

Figure 4 demonstrates how much higher the HDSB yields are compared to other public school boards in the GTA. Elsewhere, the high-density yields range from a low of 0.038 in Durham Region (or 78% less than the 2015 HDSB yield) to a high of 0.0621 in Peel (63% less than 2015 HDSB). The Peel, York and Durham Boards each had their EDC studies completed in 2014.

Figure 4

Comparison of High Density Public Elementary Pupil Yields

	High-Density Elementary Pupil Yields	% Difference from HDSB 2015 Yields
	<i>Pupils / Unit</i>	<i>Percent</i>
Halton DSB - 2015 Yields	0.1700	n.a.
2013 Halton EDC Study	0.0285	-83%
2014 Peel EDC Study	0.0621	-63%
2014 York EDC Study	0.0530	-69%
2014 Durham EDC Study	0.0380	-78%

Source: Altus Group Economic Consulting based on various recent EDC studies and pupil yields from HDSB



PROVINCIAL POLICY STATEMENT, 2014

One of the key issues about whether a new school site is required, is whether the HDSB should utilize existing and available capacity in the surrounding area, or open a new school that may be less than fully utilized. The *Provincial Policy Statement* provides guidance about how public service facilities, like schools, are to be efficiently provided and optimized before consideration is given to building new facilities. According to section 1.1.3.2 of the *Provincial Policy Statement*:

1.1.3.2 Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which :

- 1. efficiently use land and resources;*
- 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*

Section 1.6 of the *PPS* states that public service facilities are to be provided in an efficient manner while accommodating projected needs, and should be financially viable over their lifecycle:

1.6.1 Infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs.

Planning for infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be coordinated and integrated with land use planning so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and*
- b) available to meet current and projected needs.*

Section 1.6.3 states that before new public service facilities are considered, the use of existing facilities should be optimized:

1.6.3 Before consideration is given to developing new infrastructure and public service facilities:



a) the use of existing infrastructure and public service facilities should be optimized; and

b) opportunities for adaptive re-use should be considered, wherever feasible.

Section 1.7 of the PPS states that public service facilities should be optimized, to support the long-term economic prosperity of Ontario. Unnecessarily opening new schools when they are not required to accommodate students is not an efficient use of land, and imposes significant costs on the school board, the Province, and the provincial tax base:

1.7.1 Long-term economic prosperity should be supported by: ...

b) optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities;

The PPS defines “public service facilities” as follows, which includes land, buildings and structures associated with the provision of educational programs:

Public Service Facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include infrastructure. (page 47)

REVIEW OF RECENT HDSB PLANNING DOCUMENTS

This section of our memo reviews the projections contained in recent HDSB planning documents, to understand whether the elementary pupils projected to be generated by the Bronte Green lands can be accommodated by existing available capacity.

2013 Education Development Charges Background Study

Elementary Review Area 114

The Bronte Green lands are located in Halton District School Board elementary review area number 114 (ERA114). There are three existing elementary schools in ERA114:

- Captain R. Wilson, with a capacity of 671 pupil places, and a current enrolment of 671 pupils. However, at the end of the EDC Study forecast horizon (15 years), enrolment from the existing community at Captain R. Wilson PS is forecast to drop to 478 pupils over the 15-year forecast period, leaving 193 pupil places available to accommodate pupils generated from new



development (or other existing areas of ERA114). Captain R. Wilson is the nearest school in ERA114 to the Bronte Green lands (see Figure 6 later in this memo);

- Emily Carr PS has a capacity of 763 pupils, and a current enrolment of 764 pupils. However, enrolment from the existing community is also expected to fall significantly to 579 pupils over the 15-year forecast period, meaning that 184 pupil places will be available to accommodate other pupils in the review area, including those from new development potentially including those from Bronte Green;
- Palermo PS has a capacity of 718 pupil places, and is currently over capacity with 791 pupils. The enrolment from the existing community is projected to increase to 836 pupils, meaning it will be over capacity by 118 pupils at the end of the EDC Study forecast horizon, and will be unlikely to be able to accommodate additional new students from developing areas. The HDSB requested funding approval for an 8-room addition to Palermo PS, which would have increased capacity to 902 pupils, but the Ministry did not approve the project.

In the 2013 EDC Study calculations, the capacity on a review area-wide basis is used to project the need for new school sites - the projected 118 pupils over capacity at Palermo PS are first assumed to be accommodated in the 377 available pupil places at Captain R. Wilson PS and Emily Carr PS combined. Therefore, overall, the review area has 259 available elementary pupil places to accommodate new development. The EDC Study forecasts that there will be 258 new pupils generated from new development after the 15-year horizon. The EDC Study forecasts likely do not include the Bronte Green development in its housing and pupil forecast.

According to the EDC Study, there will be no additional OTG capacity in ERA114¹ as a whole to accommodate additional students generated by the Bronte Green development, and so there would be a need to accommodate these pupils either in existing schools (particularly those projected to be under capacity) or a new school. However, in other review areas, the HDSB takes the approach of planning to accommodate additional pupils in existing facilities and either operate those existing schools above capacity, typically utilizing portables for a period of time, until existing enrolment declines, freeing up permanent capacity. For example, in ERA119, at the end of the 15-year forecast

¹ These numbers would be later updated through the HDSB's Long-Term Accommodation Plan reports, which showed more than enough capacity to accommodate the pupils from Bronte Green.



period, the review area will be 294 pupils above capacity – however, instead of planning for a new school site, the Board is instead planning to accommodate these students in existing facilities.

Figure 5

**School Capacity and Projected Enrolment, Halton District School Board
Elementary Review Area 114**

	Current OTG Capacity	Current Enrolment	Year 15 (2027/2028) Enrolment	Year 15 Capacity Surplus / Shortage
ERA 114		<i>Pupil Places</i>		
Captain R. Wilson PS	671	671	478	(193)
Emily Carr PS	763	764	579	(184)
Palermo PS	718	791	836	118
Total	2,152	2,226	1,893	(259)
Requirements of New Development (Pupil Places)				258
Net Growth-Related Pupil Place Requirements				0

Source: Altus Group Economic Consulting based on Watson & Associates, Halton District School Board, Education Development Charges Background Study, (June 3, 2013), as amended

Elementary Review Area 115

Elementary Review Area 115 (ERA115) is located immediately east of the subject site (see map in Figure 6). Based on the data presented in the 2013 EDC Study, there is considerable elementary school capacity to accommodate pupils from Bronte Green and other developments that may occur over the 15-year planning horizon.

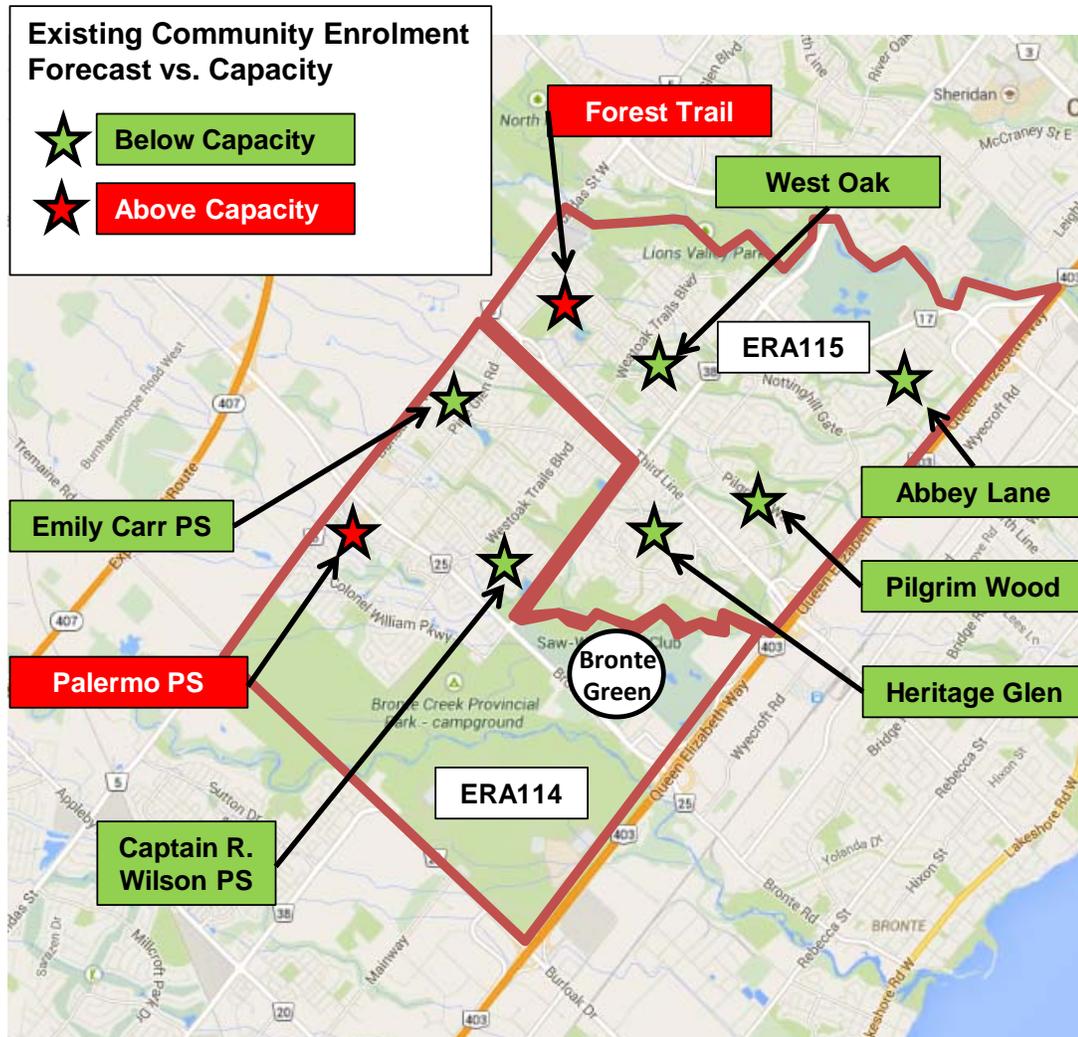
Figure 7 shows that by the end of the 15-year planning period in the EDC Study, ERA115 is forecast to be 625 pupils under OTG capacity, with only 104 new pupils estimated to be generated by new growth over the 15-year period. This leaves 521 pupil places available to accommodate pupils generated by additional new development over and above what was included in the EDC Study housing forecasts.

As an alternative to accommodating the pupils from Bronte Green at existing (and potentially over capacity facilities) in ERA114, the HDSB could choose to accommodate pupils from ERA114 in some of the under capacity ERA115 schools, and avoid having to purchase a new school site, or build a new school on the Bronte Green lands. In fact, this approach was utilized in the HDSB’s 2012 North West Oakville Boundary Review report, which treated ERA114 & ERA115 as one large area for the purposes of accommodating pupils in the two review areas.



Figure 6

Halton District School Board, Elementary Review Areas 114 & 115



Source: HDSB 2013 EDC Background Study



Figure 7

**School Capacity and Projected Enrolment, Halton District School Board
Elementary Review Area 115**

	Current OTG Capacity	Current Enrolment	Year 15 (2027/2028) Enrolment	Year 15 Capacity Surplus / Shortage
ERA115		<i>Pupil Places</i>		
Abbey Lane PS	441	384	244	(197)
Forest Trail PS	736	879	893	157
Heritage Glen PS	642	607	542	(100)
Pilgrim Wood PS	685	552	446	(239)
West Oak PS	720	852	474	(246)
	3,224	3,274	2,599	(625)
Requirements of New Development (Pupil Places)				104
Net Growth-Related Pupil Place Requirements				0

Source: Altus Group Economic Consulting based on Watson & Associates, Halton District School Board, Education Development Charges Background Study, (June 3, 2013), as amended

North West Oakville Boundary Review - ERA114 & ERA115

The HDSB staff report dated February 29, 2012 commented on the elementary boundary review of ERA114 and ERA115 (combined known as North West Oakville). According to the staff report, the purpose of the review was to:

...address accommodation pressures at some schools (specifically Forest Trail PS and Palermo PS) and the under-utilization of pupil places at other schools (specifically the schools south of Upper Middle Road) to ensure that elementary pupil accommodation needs are sufficiently addressed for the North-West Oakville community. (page 1)

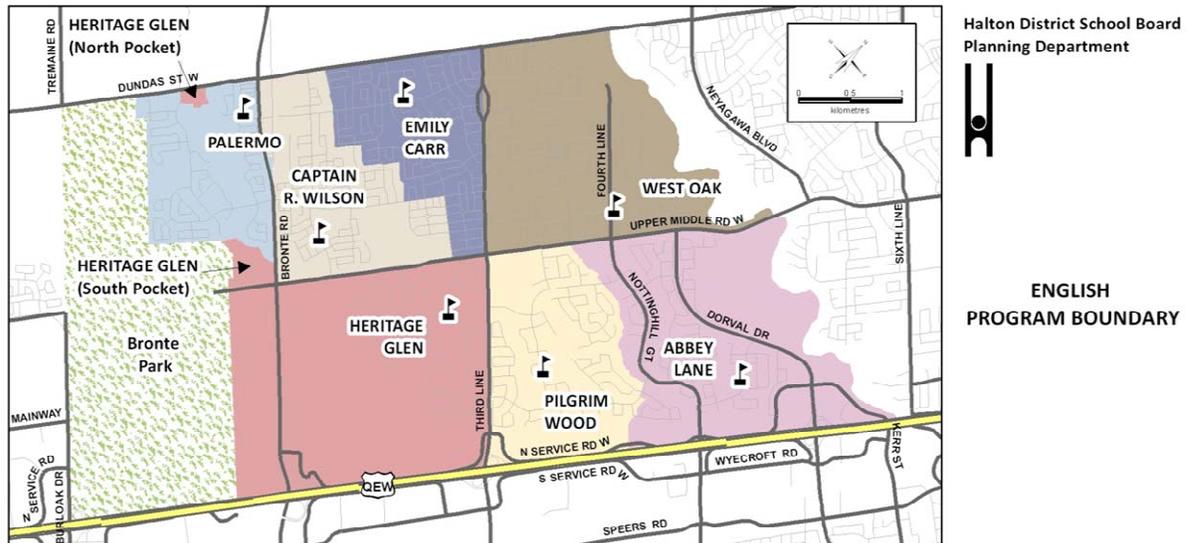
The report presents a number of recommendations to address the issues raised during the Board's Boundary Review process. The recommended scenario was "Scenario 24", and the report showed the recommended blended boundaries of the schools across both ERA114 and ERA115.

Based on the program boundaries shown in Figure 8, the HDSB has begun treating ERA 114 and ERA115 as one large review area, so as to most efficiently utilize the available capacity across the North West Oakville area. The Bronte Green lands are shown as being within the program boundary for Heritage Glen, an ERA115 school currently under capacity, as per the 2013 EDC Study.



Figure 8

Recommended School Boundaries, North West Oakville Elementary Schools



Source: Halton District School Board, Report Number 12036, February 29, 2012

Under the Frequently Asked Questions section of the report, it is asked why a new school is not being considered for North West Oakville:

If we are 20% overcapacity across the board, why aren't we pushing for a new school?

Funding for new school construction comes from the Ministry of Education and they would need to assess the request by reviewing projected enrolments from the area. Based on our review of the long term projections, there is not sufficient need to construct another school in the NW Oakville area. Moreover, we do not have a school site available to construct another elementary school in this area. (Appendix 8) (emphasis added)

The approach recommended through the Boundary Review document – basing need on long-term projections, and not solely on current (but temporary) needs, is a prudent one.



HDSB Long Term Accommodation Plan, 2013/14

The HDSB annually completes a Long-Term Accommodation Plan (LTAP). While the HDSB recently released a LTAP for 2014/15, we have also reviewed the 2013/14 LTAP report as it discussed the 2012 Boundary Review for North West Oakville, and noted how the Board is accommodating pupils from the two review areas in schools across the North West Oakville area. For example, Heritage Glen PS is accommodating students from parts of ERA114 located west of the Bronte Green lands:

NW Oakville Elementary School Boundary Review was conducted in Winter 2011 to Spring 2012. Study results were approved in March 2012 and implemented September 2012. (page 16)

Heritage Glen is the home school for English and FI students in new developments in ERA 114 in the Palermo community (new townhouses located south of Dundas Street West at Colonel William Parkway and the north side of Upper Middle Road, west of Bronte Road). (page 80)

When summarizing the trends in ERA114 and ERA115, the 2013/2014 LTAP confirmed that the North West Oakville Boundary Review resulted in changes to boundaries in the areas:

The North West Oakville Elementary Schools Boundary Review resulted in the approval of new boundaries for the both ERA114 and 115. ...

The report then went on to discuss a request for capital funding for Palermo PS for 2014/15, which would have increased capacity at that school by 184 pupil places (even though the school is currently over capacity), but was not approved. Even without the 8-room addition being approved, portables will no longer be required at Palermo PS by 2021.

As part of the Ministry of Education Capital Priorities request in October 2013, trustees included an 8-room addition to Palermo PS for 2014/15, which would result in the school having an OTG capacity of 902. This would make the school the largest OTG elementary school in the Board. The Ministry did not approve the project as part of the 2013 Capital Priorities program. Based on the projections and current OTG of 718 pupil places, it would appear that enrolments at Palermo PS will continue to decline to the point that no portables would be required by 2021 over the next 8 years. By adding 8 classrooms to the school, no portables would be required and by 2023, the school would have a utilization rate of 77%. ...



As part of the Ministry of Education Capital Priorities request in October 2013, trustees approved a 6-room retrofit/addition to Heritage Glen PS. This request was approved by the Ministry of Education...

The report also noted that other recent additions that were approved, will result in a utilization rate of schools in ERA115 of 79% by 2023, with the Abbey Lane school at just 52% capacity by 2023.

The recent and proposed additions to the schools are projected to result in an overall review are OTG utilization rate of 79% by 2023. Abbey Lane PS enrolments will continue to decline to the point that by 2023 the OTG utilization will be at 52%. (pages 4-5)

HDSB Long-Term Accommodation Plan 2014/2015

The HDSB recently released the LTAP for the 2014/2015 school year, and is the most up-to-date set of enrolment projections for ERA114 and ERA115 available. It should be noted that the OTG capacity figures in the LTAP report in some instances differ from those in the EDC Study, as they reflect the most up-to-date estimates of capacity, accounting for anything that might have changed since the release of the EDC Study (i.e., things such as new school additions, conversion of space into classrooms, etc.) The LTAP enrolment projections are also generally preferable to those from the EDC Study because they are more recent and take into account actual enrolment and both recent and planned changes to Board programs and facilities.

ERA 114

The three elementary schools within ERA114, based on current enrolment have a combined OTG utilization rate of 109%. However, the level of utilization is projected to decrease over the 10-year horizon of the LTAP, and is projected to be 88% by 2024, based on OTG capacity. According to the LTAP report “there will be room for any growth for any growth from future Palermo development applications that may be submitted in the future.” Once portable capacity is accounted for, capacity in 2024 is projected to be just 63%, or 1,872 pupils in 2,957 pupil places.

ERA 115

The Board was facing ongoing accommodation pressures at Heritage Glen PS and was approved for an addition which will come online for the 2015/16 school year, which will increase capacity from 3,202 to 3,340 pupil places. With the addition to the school, there is projected to be an OTG utilization rate of 94% by 2024, which is down significantly from the current utilization rate of 107%.



If we also include maximum portable capacity in comparing enrolment with capacity, there utilization rate will be approximately 70%, or 4,536 pupil places for 3,154 pupils.

Combined ERA114 & ERA115

Figure 9 summarizes the OTG capacity and maximum capacity (with a full set of portables) at each school in ERA114 and ERA115. Combined, the 2024 enrolment projection of 5,025 pupils and the 5,469 pupil places of OTG capacity would mean schools in North West Oakville would be at 92% capacity by 2024, with 444 available pupil places. Of these 444 pupil places, 257 would be in ERA114, which based on HDSB’s pupil yields, would be more than enough to accommodate the elementary pupils generated by Bronte Green.

Alternatively, if we look at maximum capacity, or the combined OTG capacity plus the maximum number of portables permitted on each school site, North West Oakville schools, based on 2024 enrolment would be at just 67% of potential capacity – and would be able to accommodate 2,468 additional pupils.

Figure 9

Projected Capacity and Enrolment, ERA 114 and ERA 115, Halton District School Board, 2014/15 Long-Term Accommodation Plan

	Capacity		Enrolment		Available Capacity		Enrolment as % of Capacity	
	OTG Capacity	Max w/ Portables	Actual 2014	Projected 2024	OTG Capacity	Max Capacity	OTG Capacity	Max Capacity
	Pupil Places		Pupils		Pupil Places		Percent	
ERA 114								
Captain R. Wilson	668	944	699	589	79	355	88%	62%
Emily Carr	743	1,019	822	671	72	348	90%	66%
Palermo	718	994	800	612	106	382	85%	62%
Subtotal	2,129	2,957	2,321	1,872	257	1,085	88%	63%
ERA 115								
Abbey Lane PS	441	579	354	286	155	293	65%	49%
Forest Trail PS	708	984	868	762	(54)	222	108%	77%
Heritage Glen PS	780	872	702	788	(8)	84	101%	90%
Pilgrim Wood PS	708	984	613	603	105	381	85%	61%
West Oak PS	703	1,117	880	714	(11)	403	102%	64%
Subtotal	3,340	4,536	3,417	3,153	187	1,383	94%	70%
Combined NW Oakville	5,469	7,493	5,738	5,025	444	2,468	92%	67%

Source: Altus Group Economic Consulting based on 2014/2015 Long Term Accommodation Plan, Report Number 15054, (April 10, 2015)

Based on the data from the 2014/15 LTAP summarized in Figure 9, there is sufficient OTG capacity to accommodate the 232 elementary pupils (based on HDSB yields) in existing facilities. Further,



once the capacity provided by portables are included in the HDSB's analysis, it is clear that there is a vast amount of potential to accommodate elementary pupils generated from Bronte Green, without any need for a new school.

Using portables to accommodate a temporary shortage is a far more sustainable and efficient option than building a new school that would not be fully utilized by students within Bronte Green. Otherwise, the HDSB would have to deal with the costs and/or time associated with purchasing a new school site, acquiring funding for a new school building from the Province, and operating a new school - all of which would be inefficient use of public resources when there are other schools elsewhere in North West Oakville that are currently underutilized. Of the eight elementary schools in North West Oakville, five are under capacity with utilization rates between 65% and 90% of OTG capacity in 2024. Opening a new school when other nearby schools are significantly underutilized is not an efficient use of public resources, as guided by the *Provincial Policy Statement*.

Ministry of Education - Capital Priorities

When considering whether it is efficient for the HDSB to purchase a new school site, it is useful to review the Ministry of Education's criteria for review of funding requests for building new schools.

March 29, 2012 Memo on Request for Capital Priorities - Business Case Considerations

For the HDSB to build a new school it requires funding from the Ministry of Education, similar to recent requests for school additions at Palermo (which was denied) and at Heritage Glen (which was approved), there is a business case that needs to be made. According to a memo from the Assistant Deputy Minister of Education to Directors of Education, dated March 29, 2012, among the business case considerations are:

- **Accommodation Pressure** – scenarios where enrolment is projected to persistently exceed capacity at a school or within a group of schools. Under this bullet point in the MOE's letter, it is stated that the Boards have to demonstrate "that there is not sufficient surplus capacity at nearby schools to accommodate the excess enrolment at the school(s)," and "that this issue is expected to persist for the next 10 years."
- **Facility Condition** – projects that involve replacement or major retrofit of schools that have high renewal needs relative to the cost of an appropriately sized new facility.



- **School Consolidations** – projects that enable a Board to reduce their excess capacity to better focus their resources. *[emphasis added]*

Based on our review of the data provided by the HDSB in the EDC Study, the NW Oakville Boundary Review and the 2014/15 Long Term Accommodation Plan, there is not a persistent projection of overcapacity in either of the North West Oakville review areas (separately or combined), even with development on the Bronte Green lands. The HDSB's 2014/15 LTAP report noted that both ERA114 and ERA115 will be under capacity starting in 2019 (ERA114 is expected to be under capacity starting in 2018).

The memo goes on to discuss that capital investments and capital facilities need to be used effectively, which mirrors the policies of the *Provincial Policy Statement*:

...the ministry is responsible to all Ontarian for ensuring the effective use of capital investments and capital facilities. As a result, we ask that school boards be mindful of these considerations when determining Capital Priorities and preparing business cases. ...

As part of ongoing practice, the ministry reviews the availability of space in neighbouring schools when assessing business cases. The ministry wants to underscore that available space in both panels will be considered. ...

Business Case Manual – 2013-14 Capital Priorities

The SFIS & Business Case Manual 2013-14 Capital Priorities (“Capital Priorities Manual”) detailed the various inputs required from school boards for their requests for capital funding for new schools. One of the inputs to the Ministry’s decision-making process is what the “Closest School Facilities” are. The Capital Priorities Manual clarifies that these are not nearby schools that should be included in the analysis, but simply the closest schools by proximity, presumably whether they are inside the same review area as the proposed capital project:

Boards are to have considered the enrolment impacts on facilities in proximity to the project site in the rationale for the proposed project.

The initial list of closest school facilities will not be the exact list of schools that should be included in the analysis of the proposed project. It is simply your board’s closest 9 schools, within a 40km radius, to the SFIS number identified. (page 12)



Another input to the Ministry's decision is both OTG capacity (permanent capacity) and temporary capacity:

For the selected schools the board is required to input enrolment, OTG and temporary capacity data for the required year of the proposed project, as well as four and eight years after the required year. (page 13)

It is noteworthy that the capacity criteria looks not just at current enrolment and capacity, but also the projections 4-8 years after the year the project is required.

Other Considerations or Issues Raised

Accommodating Students from North Oakville

We have reviewed whether a new school site may be required to accommodate pupils generated from North Oakville. Based on our review of the 2013/2014 Long Term Accommodation Plan, there are two new schools scheduled to open before the start of the 2016 school year in North Oakville:

- Oakville NE#1 public school “has been identified to open for 2015/2016, subject to municipal approvals and issuance of building permits”
- Oakville NE#2 public school in North Oakville “has been identified to open for 2016/2017 years, subject to funding from the Ministry of Education and pending the purchase of a suitable site.”

Combined, these schools can be expected to provide 1,408 pupil places to accommodate pupils from new development in North Oakville.² The 2013 EDC Study projects that development in North Oakville will generate 1,193 elementary pupils by the start of the 2016/17 school year.

The 2013 EDC Study also shows three additional public elementary school sites planned for in North Oakville, which will accommodate pupil needs from new development over the entire 15-year forecast period.

Therefore, there should be more than enough capacity in North Oakville schools to accommodate pupils related to the on-going development of those lands, and no need to utilize capacity elsewhere in Oakville, assuming that the new schools are opened on schedule.

² The 2013 EDC Study shows a planned capacity of 704 pupils for each new elementary school site in North Oakville.



Also More Than Enough Secondary School Capacity for Bronte Green

Between the five high schools in Secondary Review Area 102, there are 1,091 pupil places forecasted to be available at the end of the 15-year EDC Study forecast horizon. There are expected to be 695 pupils generated by new development, all of which can be accommodated in the available pupil places.

Even if the 89 secondary pupils forecasted to be generated by Bronte Green (based on the HDSB yields) are not included in the 695 pupils forecast from new development in the EDC Study, there is more than enough secondary school capacity forecast to be available at the end of the EDC Study forecast period (1,091 pupil places).

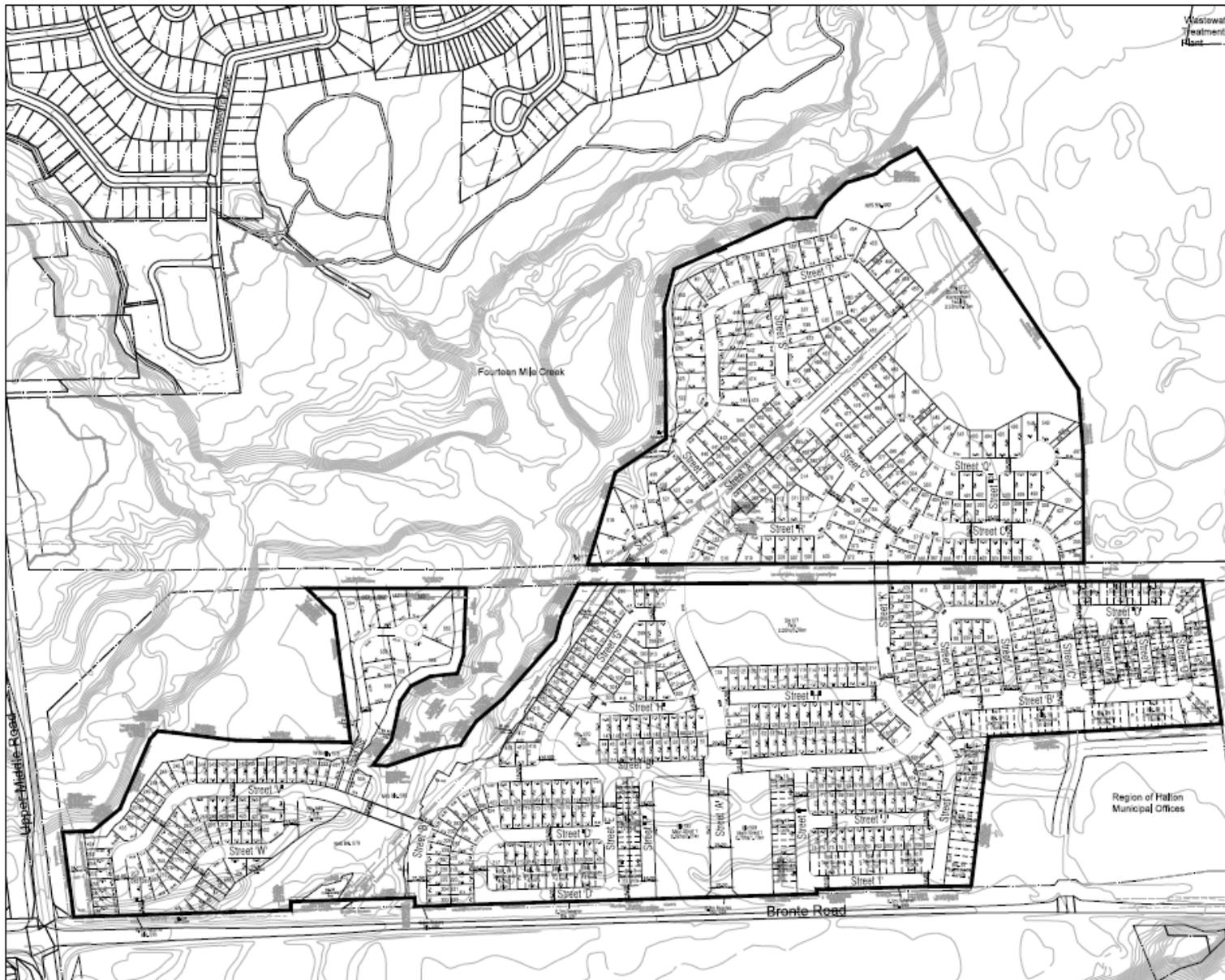
Therefore, there should be no need for new secondary school sites required from the development of the Bronte Green lands.

Figure 10

**School Capacity and Projected Enrolment, Halton District School Board
Secondary Review Area 102**

	Current OTG Capacity	Current Enrolment	Year 15 (2027/2028) Enrolment	Year 15 Capacity Surplus / Shortage
<i>Pupil Places</i>				
SRA 102				
Abbey Park HS	924	1,156	551	(373)
Iroquois Ridge HS	1,218	1,258	935	(283)
Oakville Trafalgar HS	1,158	1,290	885	(273)
Thomas A. Blacklock HS	1,344	1,168	1,202	(142)
White Oaks Secondary School	1,704	2,019	1,973	269
Less: Holding for SRA 102	0	24	289	289
Total	6,348	6,867	5,257	(1,091)
Requirements of New Development (Pupil Places)				695
Net Growth-Related Pupil Place Requirements				0

Source: Altus Group Economic Consulting based on Watson & Associates, Halton District School Board, Education Development Charges Background Study, (June 3, 2013), as amended



DRAFT PLAN OF SUBDIVISION

PART OF LOTS 28, 29 AND 30
 CONCESSION 2, SOUTH OF DUNDAS STREET
 (GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

SCALE: 1:2,000 METRIC
 0 20 40 60 80 100 METERS

Owner's Certificate
 I hereby authorize Senator Oswald Lewis Planning Associates Inc. to submit this plan for approval.

[Signature]
 Senator Oswald Lewis Planning Associates Inc. April 14, 2015 DATE

Surveyor's Certificate
 I hereby verify that the boundaries of the land to be subdivided as shown on this plan, and their relationship to the adjacent land are accurate and correctly shown.

[Signature]
 J.J. Steves Limited April 14, 2015 DATE

Schedule of Land Use

DISCUSSION	CODE / NOTES	AREA (Sq.)	UNIT
1. Residential - Single Detached	R1D	100	100
2. Residential - Semi-Detached	R2D	200	200
3. Residential - Town	R3D	100	100
4. Residential - Medium Density	R4D	100	100
5. Residential - High Density	R5D	100	100
6. Residential - Medium Density - Attached	R6D	100	100
7. Residential - Medium Density - Attached	R7D	100	100
8. Residential - Medium Density - Attached	R8D	100	100
9. Residential - Medium Density - Attached	R9D	100	100
10. Residential - Medium Density - Attached	R10D	100	100
11. Residential - Medium Density - Attached	R11D	100	100
12. Residential - Medium Density - Attached	R12D	100	100
13. Residential - Medium Density - Attached	R13D	100	100
14. Residential - Medium Density - Attached	R14D	100	100
15. Residential - Medium Density - Attached	R15D	100	100
16. Residential - Medium Density - Attached	R16D	100	100
17. Residential - Medium Density - Attached	R17D	100	100
18. Residential - Medium Density - Attached	R18D	100	100
19. Residential - Medium Density - Attached	R19D	100	100
20. Residential - Medium Density - Attached	R20D	100	100
21. Residential - Medium Density - Attached	R21D	100	100
22. Residential - Medium Density - Attached	R22D	100	100
23. Residential - Medium Density - Attached	R23D	100	100
24. Residential - Medium Density - Attached	R24D	100	100
25. Residential - Medium Density - Attached	R25D	100	100
26. Residential - Medium Density - Attached	R26D	100	100
27. Residential - Medium Density - Attached	R27D	100	100
28. Residential - Medium Density - Attached	R28D	100	100
29. Residential - Medium Density - Attached	R29D	100	100
30. Residential - Medium Density - Attached	R30D	100	100
31. Residential - Medium Density - Attached	R31D	100	100
32. Residential - Medium Density - Attached	R32D	100	100
33. Residential - Medium Density - Attached	R33D	100	100
34. Residential - Medium Density - Attached	R34D	100	100
35. Residential - Medium Density - Attached	R35D	100	100
36. Residential - Medium Density - Attached	R36D	100	100
37. Residential - Medium Density - Attached	R37D	100	100
38. Residential - Medium Density - Attached	R38D	100	100
39. Residential - Medium Density - Attached	R39D	100	100
40. Residential - Medium Density - Attached	R40D	100	100
41. Residential - Medium Density - Attached	R41D	100	100
42. Residential - Medium Density - Attached	R42D	100	100
43. Residential - Medium Density - Attached	R43D	100	100
44. Residential - Medium Density - Attached	R44D	100	100
45. Residential - Medium Density - Attached	R45D	100	100
46. Residential - Medium Density - Attached	R46D	100	100
47. Residential - Medium Density - Attached	R47D	100	100
48. Residential - Medium Density - Attached	R48D	100	100
49. Residential - Medium Density - Attached	R49D	100	100
50. Residential - Medium Density - Attached	R50D	100	100
51. Residential - Medium Density - Attached	R51D	100	100
52. Residential - Medium Density - Attached	R52D	100	100
53. Residential - Medium Density - Attached	R53D	100	100
54. Residential - Medium Density - Attached	R54D	100	100
55. Residential - Medium Density - Attached	R55D	100	100
56. Residential - Medium Density - Attached	R56D	100	100
57. Residential - Medium Density - Attached	R57D	100	100
58. Residential - Medium Density - Attached	R58D	100	100
59. Residential - Medium Density - Attached	R59D	100	100
60. Residential - Medium Density - Attached	R60D	100	100
61. Residential - Medium Density - Attached	R61D	100	100
62. Residential - Medium Density - Attached	R62D	100	100
63. Residential - Medium Density - Attached	R63D	100	100
64. Residential - Medium Density - Attached	R64D	100	100
65. Residential - Medium Density - Attached	R65D	100	100
66. Residential - Medium Density - Attached	R66D	100	100
67. Residential - Medium Density - Attached	R67D	100	100
68. Residential - Medium Density - Attached	R68D	100	100
69. Residential - Medium Density - Attached	R69D	100	100
70. Residential - Medium Density - Attached	R70D	100	100
71. Residential - Medium Density - Attached	R71D	100	100
72. Residential - Medium Density - Attached	R72D	100	100
73. Residential - Medium Density - Attached	R73D	100	100
74. Residential - Medium Density - Attached	R74D	100	100
75. Residential - Medium Density - Attached	R75D	100	100
76. Residential - Medium Density - Attached	R76D	100	100
77. Residential - Medium Density - Attached	R77D	100	100
78. Residential - Medium Density - Attached	R78D	100	100
79. Residential - Medium Density - Attached	R79D	100	100
80. Residential - Medium Density - Attached	R80D	100	100
81. Residential - Medium Density - Attached	R81D	100	100
82. Residential - Medium Density - Attached	R82D	100	100
83. Residential - Medium Density - Attached	R83D	100	100
84. Residential - Medium Density - Attached	R84D	100	100
85. Residential - Medium Density - Attached	R85D	100	100
86. Residential - Medium Density - Attached	R86D	100	100
87. Residential - Medium Density - Attached	R87D	100	100
88. Residential - Medium Density - Attached	R88D	100	100
89. Residential - Medium Density - Attached	R89D	100	100
90. Residential - Medium Density - Attached	R90D	100	100
91. Residential - Medium Density - Attached	R91D	100	100
92. Residential - Medium Density - Attached	R92D	100	100
93. Residential - Medium Density - Attached	R93D	100	100
94. Residential - Medium Density - Attached	R94D	100	100
95. Residential - Medium Density - Attached	R95D	100	100
96. Residential - Medium Density - Attached	R96D	100	100
97. Residential - Medium Density - Attached	R97D	100	100
98. Residential - Medium Density - Attached	R98D	100	100
99. Residential - Medium Density - Attached	R99D	100	100
100. Residential - Medium Density - Attached	R100D	100	100
TOTAL		10000	10000

ADDITIONAL INFORMATION REQUIRED: Under Section 51(17) of the Planning Act R.S.O. 1990, C.P.13

A, AS SHOWN	S, AS SHOWN
B, AS SHOWN	G, AS SHOWN
C, AS SHOWN	H, AS SHOWN
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Q, AS SHOWN	V, AS SHOWN
R, AS SHOWN	W, AS SHOWN
S, AS SHOWN	X, AS SHOWN
T, AS SHOWN	Y, AS SHOWN
U, AS SHOWN	Z, AS SHOWN

Revisions	DATE	INITIALS
Internal Draft Plan Revisions	October 27, 2014	UMG
Internal Draft Plan Revisions	December 5, 2014	UMG
Internal Draft Plan Revisions	December 15, 2014	UMG
Internal Draft Plan Revisions	April 3, 2015	UMG

Date: April 14, 2015
 File Name: 150414 Bronte Green SGL Draft Plan.dwg

