

Grand Erie District School Board



# Long-Term Accommodation Plan 2023-28



**September 2023**

**Prepared in Collaboration with** L&C Planning Consultants

# Executive Summary

The purpose of the Grand Erie District School Board's (Grand Erie) Long-Term Accommodation Plan (LTAP), developed by L&C Planning Consultants, is to guide Grand Erie with respect to identifying the timing of:

- new school sites for designation and acquisition;
- new capital requests for additions, and new or replacement schools to the Ministry of Education;
- any major boundary reviews or program studies based on enrolment changes;
- any new programs identified through its Multi-Year Strategic Plan;
- areas where potential school consolidation should be considered;
- the anticipated timing of major development and growth;
- adjustments to elementary and secondary school capacity.

The LTAP document is based on a set of guiding principles that outline Grand Erie's beliefs with respect to its schools and programs.

## **The Plan:**

It covers the five-year period from 2023-28 and summarizes Grand Erie's planned activities concerning the acquisition and disposition of school property, planned new capital construction or expansion, and any major program or boundary changes.

Is based on a 10-year enrolment forecast, which has been developed using historical student data, census data, provincial projections and new housing data supplied by each municipality.

## **Enrolment Overview:**

From 2023 to 2033, the elementary enrolment is projected to grow by 3,291 students to 22,617. Over the same period, the secondary enrolment is projected to grow by 833 students to 9,566. Overall, Grand Erie's enrolment is forecasted to grow from 28,058 students in 2023 to 32,183 students by 2033.

In many places, there is sufficient capacity to sustain additional growth; however, the new development in the City of Brantford, Caledonia and Paris will require the construction of several new schools and the securing of several new school sites within the 10-year period.

The LTAP identifies the current and projected use of temporary accommodation (portables), the current facility condition, and identifies areas where improved accessibility is required.

Events which are subject to Ministry approval are identified as such, with the desired timelines attached. It is recognized that actions that are dependent on Ministry approvals and funding may not always occur in the year(s) proposed and may be subject to re-evaluation based on funding, approvals or both.



Over the last seven years accommodation reviews have not been undertaken due to a moratorium. These would be recommended as needed to address areas where Grand Erie has significant and prolonged under-utilization of schools





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## Glossary

Accommodation Review	As governed by board Policy, refers to a study of one or more schools where a program consolidation, school consolidation or closure is contemplated by Grand Erie
ADE	Average Daily Enrolment. This is the calculated enrolment which averages the Full Time Equivalent (See below) as of October 31 <sup>st</sup> and March 31 <sup>st</sup> during the school year
Approval to Proceed	The authority granted by the Ministry of Education to boards to tender a project for construction following the completion of design
Boundary	As governed by board Policy, refers to the area(s) to be served by an elementary or secondary school, on an interim or permanent basis
Boundary Review	The process for reviewing the creation, consolidation, or alteration of two or more elementary or secondary school boundaries conducted under board Policy
CMSM	Consolidated Municipal Service Manager, which is the authority that manages Childcare and Early Years programs for a municipality or group of municipalities
Disposition	The sale or lease of a school building or site, deemed to be surplus to Grand Erie, as governed by Ontario Regulation 444/98
EDI	Early Development Instrument, (EDI) is a short questionnaire completed by kindergarten teachers across Canada and internationally which measures children's ability to meet age-appropriate developmental expectations
EDC	Education Development Charges – A levy on new residential and non-residential construction that is utilized to purchase land for new schools. (Education Act, Ontario Regulation 20/98).
Elementary School	A school that serves students in Grades K-8 and may be called a Public School (PS) Elementary School (ES) or Community School (CS) based on the school's name currently in use
FCI	Facility Condition Index which measures the renewal required at a school divided by the school's theoretical replacement value as calculated by the Ministry of Education
FI	French Immersion. An optional program which offers French as a second language at the elementary and secondary level in either a single-track (A school with only FI) or dual-track (a school with both FI and regular track English) program
FSL	French as a second language
FTE	Full-Time Equivalent is the enrolment that addresses full-time students, and the proportion of part-time students. The FTE is calculated on October 31 and March 31 for funding purposes each year
GELA	Grand Erie Learning Alternative, an alternative secondary school serving the district

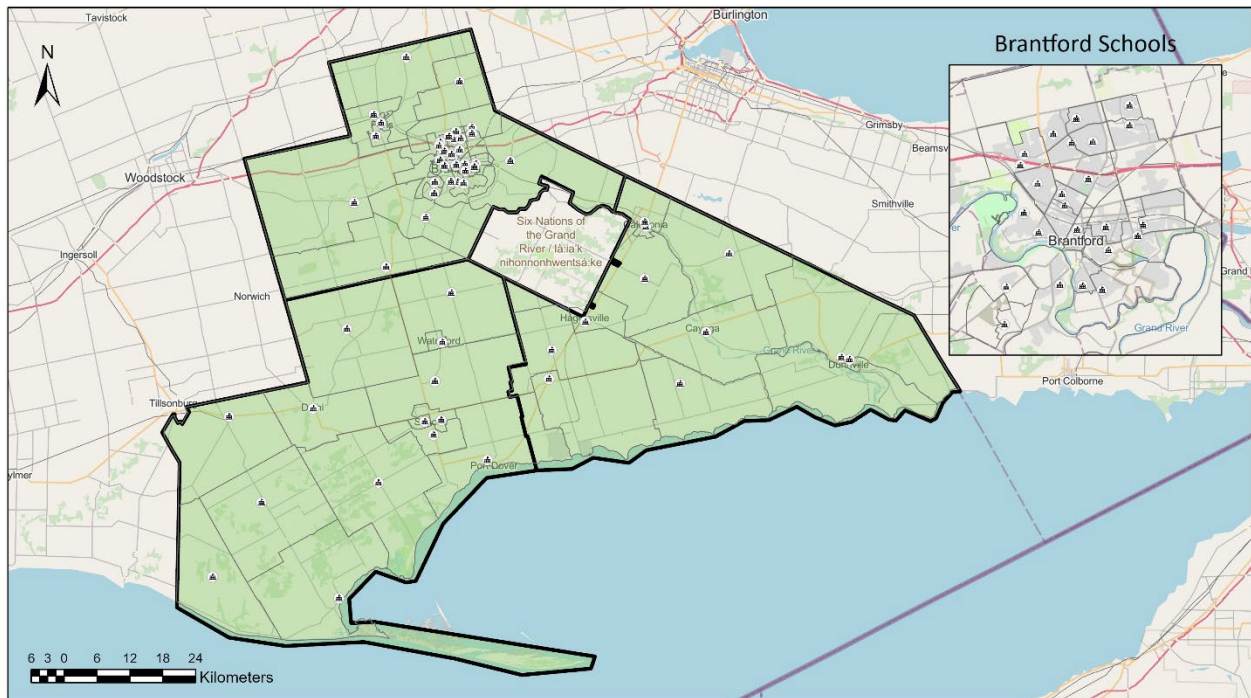
LTAP	Long-Term Accommodation Plan
Ministry Approval	The authority the Ministry of Education grants to construct new pupil places in the form of a new school, replacement school, or addition or major renovation to a school.
Multi-Year Strategic Plan	(MYSP) Required by the Ministry of Education to be completed not less than every 3 years by a board. The MYSP sets down major program directions and establishes priorities for the district.
MZO	Ministerial Zoning Order, The Planning Act authorizes the Minister of Municipal Affairs and Housing (MMAH) to make a ministerial zoning order (MZO) for regulating the use of land, buildings and structures anywhere in Ontario. If there is a conflict between an MZO and a municipal zoning by-law, the MZO prevails.
OTG Capacity	On-the-ground Capacity. A value calculated by the Ministry of Education to assess the number of students that a school can hold.
PAG	Pupil Accommodation Grants. Funding which is allocated annually to boards for renewal, repairs, temporary accommodation and planning capacity money.
Review Area (RA)	A grouping of one or more schools in a geographical area that is reviewed together in the LTAP. There are 12 elementary RA's and 4 secondary review areas as identified within this LTAP.
SCI	School Condition Improvement. This is the funding that is allocated to boards to address required repairs to building systems based on facility audits. The funding for 2023-2024 has been addressed but there is no long-term commitment for this funding in legislation.
Secondary School	A school that serves students in Grades 9-12 and may be called a Secondary School (SS), High School (HS), Collegiate (CI), or Collegiate and Vocational School (CVS) based on the school's name currently in use
SHSM	Specialist High Skills Major programming offered at secondary schools
SRA	School Renewal Amount, funding that is allocated to boards annually based on the age and eligible area of its buildings
TAG	Temporary Accommodation Grant (TAG) is allocation provided by Ministry of Education in proportion to school boards' historical share of temporary accommodation activity.
Total Enrolment	This is the raw student count and does not address either the FTE (see above) or ADE (see above).
UTZ	Utilization Rate (see below)
Utilization Rate	This is calculated by dividing the actual or projected enrolment by the OTG Capacity of the school



# Introduction

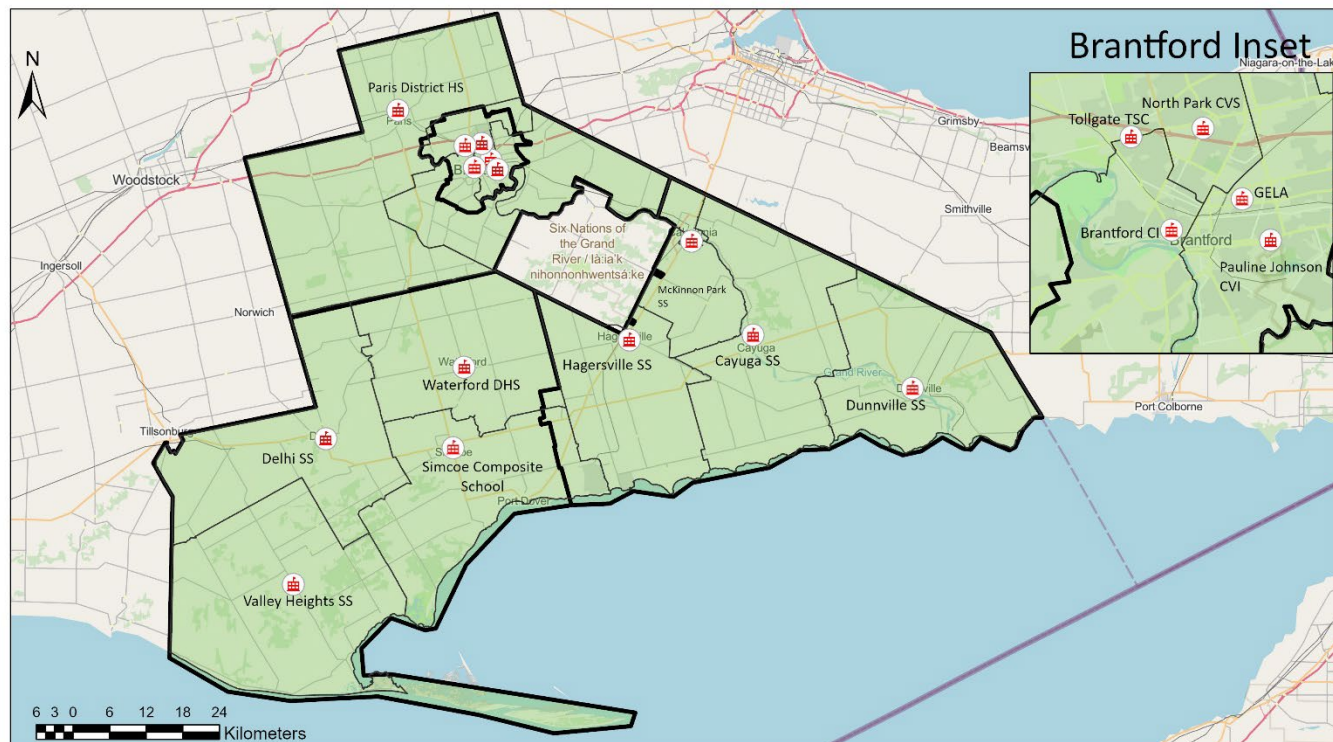
Grand Erie operates a total of 58 elementary and 14 secondary schools serving the City of Brantford, the County of Brant, Haldimand County and Norfolk County. There are 19,194 elementary and 7,270 secondary students within Grand Erie as of October 31, 2022. Grand Erie’s geography excludes the lands of the Six Nations Reserve and the Mississaugas of the Credit First Nation Reserve; Grand Erie does provide educational services for approximately 458 students on tuition agreements.

Grand Erie District School Board Elementary Schools



Overall, Grand Erie’s 58 elementary schools have a total of 21,016 pupil places operating in 1,917,912 square feet of built space. Grand Erie also operates a total of 73 portable classrooms which can accommodate a further 1,679 students in temporary accommodation. System-wide, the current utilization of space is 91.3% although this total varies by review area. Two approved new school projects will add 1,091 pupil places in 2025, while consolidation will remove 337 pupil places with the closure of West Lynn PS. Planned growth in several communities identified throughout the LTAP will require three additional elementary schools over ten years.

## Grand Erie District School Board Secondary Schools



Overall, Grand Erie's 14 secondary schools have a total of 11,967 pupil places operating in 1,819,181 square feet of built space. Grand Erie also operates a total of 18 portable classrooms and 2 portapaks which can accommodate a further 460 students in temporary accommodation. System-wide, the current utilization of space is 60.7% although this total varies by review area. The current supply of secondary schools is significantly greater than Grand Erie needs and all contemplated growth within ten years will not fill the existing space. Further, the built area per student is significantly higher than provincial benchmarks, resulting in operating inefficiencies.

In addition to the school facilities, Grand Erie operates 5 licensed childcare centres and 12 EarlyON centres with third-party providers at 15 schools. Grand Erie is constructing four new centres, which will open by September 2025, adding licensed childcare spaces.

## Limitations

The development of projections for each of the schools is based on historical student data, Ministry of Finance projections and birth rate assumptions. Notwithstanding student and population data availability, future enrolment forecasts can be skewed by larger or smaller classes in the earliest grades. The projections are built conservatively as a result and may discount recent growth and decline to be more accurate over the 10-year period.

The report assumes that there will be no significant changes to the existing birth rate assumptions for Canada, the Province of Ontario, and the communities of the City of Brantford, the County of Brant, Haldimand County and Norfolk County in particular. As such, the projections do not anticipate a higher rate of family formation.

The development of the enrolment projections synthesizes data from several sources and relies most heavily on existing and historical student data obtained on a school-by-school basis. The projections also examine data from the Official Plans for each community, the relevant Development Charges Background Studies, the Ministry of Municipal Affairs “More Homes, More Choice: Ontario’s Housing Supply Action Plan 2019” and the more recent “More Homes for Everyone” initiative announced in 2022.

The data in this report cannot be disaggregated for all of the communities due to their small size. As such, the report relies on data from the city and counties for population projections and population counts.



# Section: **Guiding Principles**



Long Term Accommodation Plan 2023-28



# Grand Erie District School Board

## Draft Guiding Principles

The LTAP is a planning tool that provides enrolment projections to guide accommodation planning needs and actions over 10 years. Updated annually, the LTAP includes plans for new schools, additions, interim accommodations, boundary reviews, program studies and major renovations or alterations to Grand Erie's elementary and secondary schools

As part of the development of the LTAP, Grand Erie has adopted a series of guiding principles to shape the actions and outcomes of the plan. The LTAP will:

- put students first;
- support a range of programs in elementary and secondary schools;
- respectfully acknowledge Six Nations of the Grand River, Mississaugas of the Credit First Nations and First Nations, Métis and Inuit Peoples with a commitment to Reconciliation;
- provide access to sustainable, quality and equitable public education in every school;
- use space effectively and efficiently;
- establish long-term attendance boundaries for each school;
- support community schools in urban and rural settings;
- build facilities to match community growth in a timely fashion;
- communicate regularly throughout the process;
- address barriers to people with disabilities who work, learn, and participate with the district;
- consider partnership and community hub opportunities.

In planning for new schools in the LTAP, where possible, considerations will include:

- create new elementary schools with an optimal size of 450 to 650 students;
- organize new elementary schools from kindergarten to Grade 8;
- seek elementary sites of approximately 6-7 acres with an adjacent park, or sites up to 8 acres in size;
- organize new secondary schools from grades 9-12;
- seek secondary school sites of approximately 12-20 acres in size;
- organize new secondary schools to serve approximately 1,000 students;
- seek to place a childcare centre and/or EarlyOn Centres in the school building;
- provide a range of academic, co-curricular and experiential education programs.



# Section: Education Programs





## Early Years

Grand Erie is committed to building strong collaborative partnerships with licensed daycare and before and after school programs, EarlyON Child and Family Centres, and authorized recreational programs to support students, families and communities. We recognize the need to have a shared understanding of our partnerships and mutual commitment to our families.

Grand Erie operates EarlyON centres at the following schools:



- Bellview PS
- Centennial Grand Woodlands PS
- Hagersville SS
- Houghton PS
- J L Mitchener PS
- King George PS
- Lakewood PS
- Major Ballachey PS
- Mapleview PS
- North Ward PS
- Prince Charles PS
- Tollgate TSC

For each of these schools, dedicated classroom space has been set aside and converted for use by the agencies that provide parenting and learning support programs for preschool children and parents.

Grand Erie operates 10 childcare centres at the following schools for infants, toddlers and/or preschool students:

- Banbury Heights PS
- Central PS
- Lakewood ES
- McKinnon Park SS
- Edith Monture PS
- Bellview PS
- Hagersville SS
- Mapleview ES
- Pauline Johnson CVS
- Waterford DHS

Five childcare centres are currently planned and/or under construction at the following schools:

- Cobblestone PS (Paris)
- Banbury Heights PS (Brantford)
- Future site in Caledonia
- Future site in Southwest Brantford (Shellard Lane)
- Elgin Ave PS (Simcoe)

Grand Erie has also provided before and after programs at 38 schools through third-party partnerships with the following agencies:

- Burford Co-operative
- Christ the King Child Care Centre
- Community Support Centre – Haldimand Norfolk
- Paris Child Care
- Today’s Family
- YMCA
- YWCA

Grand Erie should consider a study to assess additional candidate sites for new early years and childcare programs that can be added to schools in existing space or new spaces on an ongoing basis. The development of new program spaces in conjunction with existing early years sites will improve student readiness and student achievement.

The selection of new potential program sites for early years and childcare should reflect the areas identified by the Consolidated Municipal Service Managers (CMSMs) as requiring additional support areas with high EDI requirements and areas where additional program availability can be easily accommodated.



## Specialized Services

### Grand Erie Vision for Specialized Services

Services and programs supporting students with special education needs are provided in a manner that is consistent with Grand Erie's mission *"Together, we build a culture of learning, well-being and belonging to inspire each learner"*. Specialized Services Programs are delivered in the most enabling environments for learning so that students can participate fully in their educational program. School board staff and families and caregivers work collaboratively. Specialized Services Programs and services within Grand Erie are guided by the following principles:

- Students can succeed. Success looks different for different students.
- The first consideration for every student is placement in a regular class in their community schools, with appropriate special education services that would meet the student's needs and is consistent with parental preferences.
- Diversity in ability is welcomed and positively impacts educational outcomes.
- Supports and services should be developed and implemented to maximize each student's inclusion and full participation. If barriers continue to exist accommodations should be provided up to the point of undue hardship.
- Every student is unique, and many factors should be considered when determining the most appropriate placement.
- Education providers need to take steps to ensure that placement decisions are not influenced by negative attitudes toward, or stereotypes about particular students or communities
- The principles of accessible education, equity, equality, and human rights are provided in standalone, and are embedded into all, learning opportunities.
- Universal design for learning supports accessible curriculum, instruction, and assessment.
- There are high expectations for all learners, facilitated through responsive teaching pedagogies, learning and assessment opportunities.
- Resources are provided to support students to become as independent as possible in reaching their educational goals.
- The classroom educators are the primary support for all students in school. Additional human resource supports work as partners with the classroom educators by coaching, co-teaching, and co-learning to address the strengths and needs of the students.
- All work together to create and maintain inclusive and equitable school communities and to eliminate barriers to full participation.
- Intentional collection, analysis and use of relevant data to fully understand learners' strengths and needs removes barriers and supports appropriate interventions.
- Fairness is not sameness. Students are provided with resources and support that will assist them to become independent in reaching their educational goals.

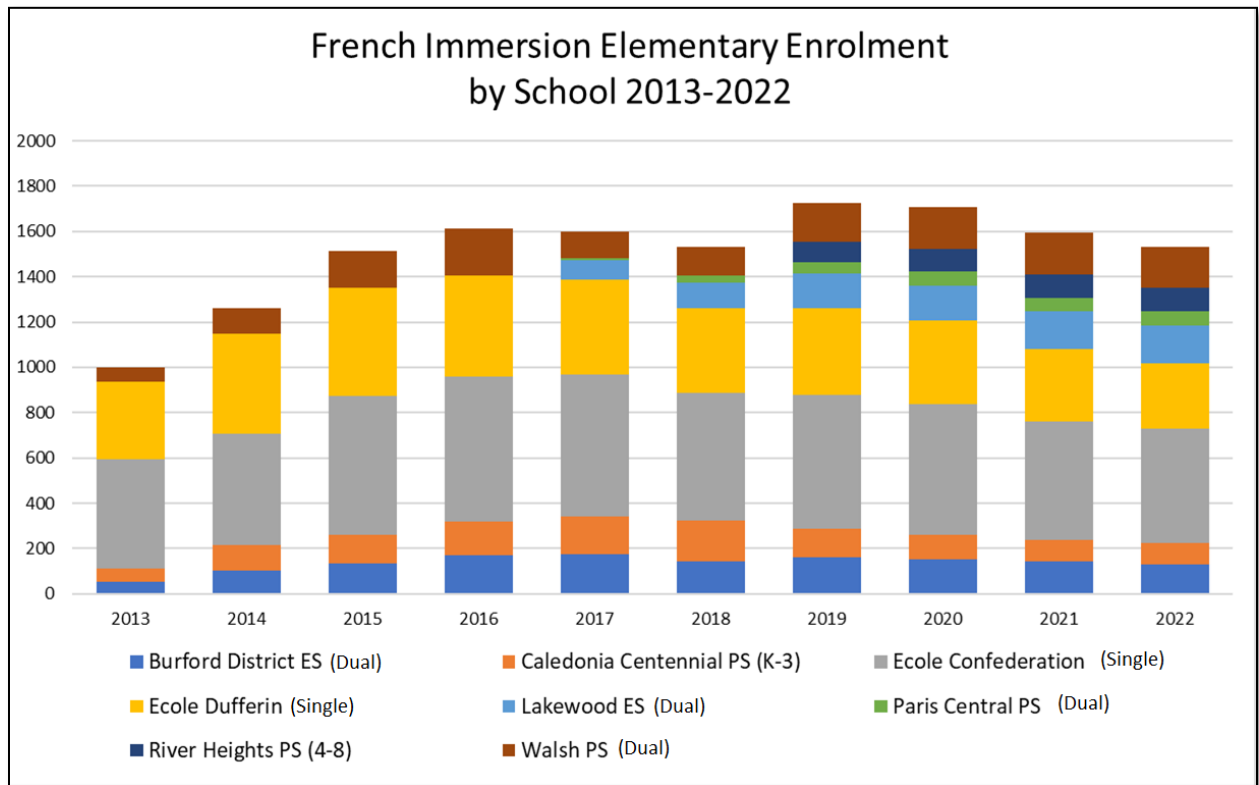
## French Immersion

Grand Erie offers French Immersion (FI) programs in eight elementary schools from grades K-8. Grand Erie’s program has both single-track and dual-track schools offering FI. The aim of Grand Erie’s FI program is to:

- provide a quality educational program that meets the expectations of the Ontario Curriculum, both at the elementary and secondary school levels;
- develop and refine the student’s ability to communicate (understand, speak, read and write) with confidence in the French language;
- help students understand and appreciate Canada's francophone heritage as well as French culture and language throughout the world;
- expand students' knowledge of the language through the study of francophone literature and research<sup>i</sup>.

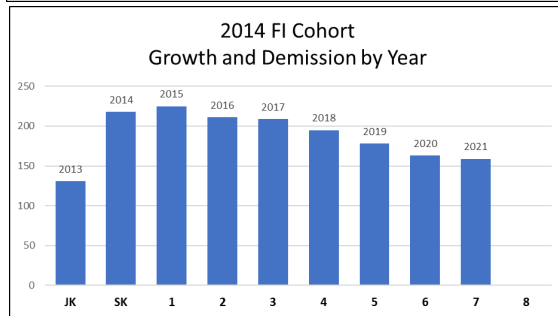
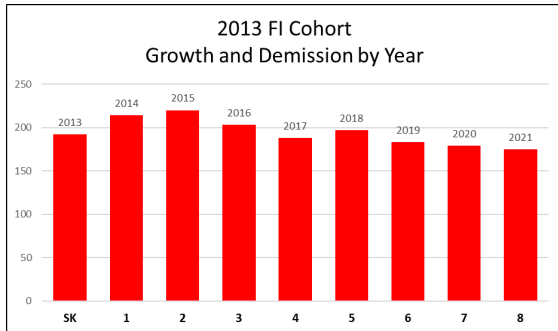
Grand Erie offers programs in each municipality with two single-track sites in the City of Brantford, two dual-track sites in the County of Brant<sup>ii</sup>, two dual-track sites in Haldimand County, and two dual-track sites in Norfolk County. The FI program historically grew from 2013-2019 by 729 students, and since 2019 the enrolment has decreased by 195 students to 1,532 in 2022.

Figure 1 Historical FI Data by School



The FI program does have a degree of attrition in the elementary panel that is a challenge. For every cohort that enters the

school, a significant portion of the students may not finish the FI program after 10 years and may leave earlier. Looking at the 2013 cohort, Grand Erie accepted enrolment into Year 2 (SK) and added students in grades 1 and 2. After Grade 2 the enrolment dropped by 20.5% by Grade 8. For the 2014 cohort, Grand Erie accepted enrolment into Year 1 (JK) and added students in Year 2 (SK) and grade 1.



After Grade 1, the enrolment dropped by 29.3% by Grade 8. Growth in the cohorts in 2014 and 2015 was based on allowing students to enter at Grade 1 and 2; in subsequent years, no entry after Year 1 or 2 has been allowed. For the 2017 cohort demission to grade 4 is 19.8%. It is anticipated that this cohort will have a demission similar to the 2014 cohort in time.

One impact of demission from the FI program is that students who leave a single-track school must relocate to another school that offers an English program, creating dislocation from their school. For dual-track students, they may already be entitled to attend the FI school by virtue of their address so there may be less dislocation or relocation involved.

Grand Erie offers a Secondary FI program for students at two schools in the City of Brantford. In the secondary FI program, students accumulate ten credits in French: four are for FSL courses; six are for other subjects for which French is the language of instruction<sup>iii</sup>. Secondary schools grant a certificate in FI if the student fulfills the requirement. Secondary FI programs are available at:

- Brantford Collegiate Institute and Vocational School
- North Park Collegiate Institute and Vocational School

Grand Erie began offering an Extended French program to Grade 9 students at Simcoe Composite Secondary School. In each subsequent year, this program will continue to grow if there is sufficient student demand. In Extended French in secondary, students are taught French as a subject and French serves as the language of instruction in at least one other subject.

A planning review for FI programs is currently underway for Grand Erie. Watson and Associates are currently completing the review and will present a strategy for the direction of FI for both elementary and secondary programs.



## Indigenous Education

Indigenous Education has a deep-rooted presence within Grand Erie, not only due to its proximity to the First Nations Reserves, but through many examples of collaboration and recognition throughout the district. This recognition begins with acknowledgement and in 2022, Grand Erie adopted a revised Land Acknowledgement Statement.

Further to this, classrooms across Grand Erie include students from the Six Nations of the Grand River Territory, the Mississaugas of the Credit First Nation, and First Nation, Métis and Inuit (FNMI) people in the community. It is the goal of Grand Erie to provide an enriching school experience that acknowledges and respects the Indigenous communities represented in our schools.

Grand Erie is dedicated to providing culturally responsive services and programs for Indigenous students that improve the school experience and success for all Indigenous students. Grand Erie encourages the development of strong partnerships with Indigenous families, communities and organizations. Some evidence of these efforts include:

- a dedicated Indigenous Education Department;
- celebration of culturally significant dates such as, but not exclusive to, Orange Shirt Day, National Indigenous Peoples Day, and National Truth and Reconciliation;
- an FNMI Board Action Plan focused on achievement, environment, engagement, and well-being;
- the Six Nations Advisory Committee;
- Education Services Agreement - Six Nations Advisory Committee and Mississaugas of the Credit First Nation;
- through the board *Honouring Indigenous Knowledges, Histories and Perspectives Policy (P-02)*, Grand Erie will focus on the Call to Action, number 63 ii, iii, iv as expectations for the system:
  - 63. We call upon the Council of Ministers of Education, Canada to maintain an annual commitment to Aboriginal education issues, including:
    - ii. Sharing information and best practices on teaching curriculum related to residential schools and Aboriginal history;
    - iii. Building student capacity for intercultural understanding, empathy, and mutual respect;
    - iv. Identifying teacher-training needs relating to the above.

In addition, Grand Erie has worked to ensure supports have been put into place that align with the Strategic Plan of Learning, Well-Being and Belonging. To support this work, efforts have been made by the Indigenous Education Team, Six Nations Counsellors and additional Cultural Mentors/Graduation Coaches who are working directly with students, to monitor the progress of students from registration to

graduation. Several new initiatives have also been put into place to support students across the district and within communities. Included are examples of what is being done within those areas:

- deliver Indigenous courses that allow students to see themselves in their learning;
- authentic learning with Indigenous peoples, communities, and perspectives;
- professional development to actively engage in the Truth and Reconciliation Commission's Calls to Action;
- promote and participate in reconciliation community engagement opportunities;
- consult with Six Nations and the Mississaugas of the Credit First Nation

The examples summarized above help guide current and future capital considerations. Whether it is a significant effort to include internal and external design on a new build, or whether dedicated spaces can be created inside and outside schools, like the Indigenous-led childcare at Hagersville SS, Grand Erie continues to acknowledge the importance of ensuring that Grand Erie buildings and facilities reflect positively with Indigenous students and staff.

## Specialist High Skills Major (SHSM) Programs

Grand Erie, in conjunction with the Ontario Ministry of Education, offers SHSM programs to secondary school students. Students enrolled in SHSM programs are required to complete a bundle of classroom courses, workplace experiences and sector certifications in order to receive a special designation on their Ontario Secondary School Diploma (OSSD)<sup>iv</sup>. Each school has different SHSM programs that have been approved by Grand Erie and the Ministry. As illustrated in Figure 3, most schools have at least one SHSM; three schools in the City of Brantford offer four SHSM programs each.

Figure 3: SHSM Programs by Secondary School 2022-2023

SCHOOL and SHSM PROGRAMS	Agricultural	Arts and Culture	Construction	Environment	Health & Wellness	Hospitality/Tourism	Information/Comm Tech Manufacturing	Sports	Transportation
Brantford CI&VS		✓			✓		✓		
Cayuga SS							✓		✓
Delhi District SS	✓				✓				
Dunnville SS			✓				✓		✓
Grand Erie Learning Alternatives									
Hagersville SS						✓			✓
McKinnon Park SS			✓						
North Park C&VS			✓		✓		✓	✓	
Paris District HS				✓			✓		
Pauline Johnson C&VS		✓		✓		✓		✓	
Simcoe Composite School						✓			✓
Tollgate Tech Skills Centre			✓		✓	✓			✓
Valley Heights SS							✓		✓
Waterford District HS			✓	✓	✓				

One of the elements of a secondary school program review is to look at the program needs of each community and address the distribution of these programs across the secondary review areas.

# Section: **Summary of Actions** **Years 1-5**



Long Term Accommodation Plan 2023-28



## Summary Timeline of LTAP Actions Year 1-5

The following projects and activities are listed by year, including the proposed purchase of property, construction of new school(s) and childcare spaces, and the revision of programs and/or boundaries between schools. All proposed actions that require Ministry approvals or Ministry processes are noted. In cases where an action is Ministry-dependent, the year of completion may be altered or adjusted.

### 2023-24

1. Implement the approved boundary changes for Paris Central PS and North Ward PS.
2. Implement the approved boundary changes for Cobblestone ES, Glen Morris Central PS, and St. George-German PS.
3. Implement the approved boundary changes for Cobblestone ES and Paris Central PS.
4. Phase out FI programming at Paris Central PS and relocate students to Burford District ES for grades 6-8.
5. Implement the approved boundary changes for Woodman-Cainsville PS and Branlyn Community School.
6. Implement the approved boundary changes for Central PS and Major Ballachey PS.
7. Implement the approved boundary changes for Major Ballachey PS and King George PS.
8. Implement the approved boundary changes for Waterford PS, Bloomsburg PS and Boston PS.
9. Address interim accommodation at Caledonia Centennial PS.
10. Address holding area boundary pressure in southwest Brantford.
11. Designate interim holding areas for the lands north of Powerline Road in the City of Brantford expansion lands for elementary and secondary schools.
12. Designate interim holding areas for the Tutela Heights community for elementary and secondary schools.
13. Conduct a secondary school FI study.
14. Conduct a system-wide childcare expansion study to identify new candidate sites for early years, childcare and Early ON programming.

### 2024-25

1. Implement the approved boundary changes for Waterford PS and add the grade 7 and 8 students to Waterford District High School.
2. Undertake a secondary school program review for the City of Brantford Secondary Review area to streamline existing program delivery and locations.
3. Designate new elementary school sites in the Northern Boundary Lands (Powerline Road) in the City of Brantford.



4. Designate new elementary and secondary school sites in the Nanticoke Community plan in Haldimand pending the outcome of the Ministerial Zoning Order.
5. Designate the new Paris Elementary School future site number 1.
6. Designate a new Caledonia Elementary School future site number 1.
7. Open new Cobblestone PS Child Care Addition.
8. Open new Banbury Heights PS Child Care Addition.
9. Implement the results of the previously undertaken secondary school FI study.
10. Undertake an updated system-wide facility accessibility study.

### **2025-26**

1. Open the new 650 Pupil Place Shellard Lane PS and Child Care Centre.
2. Open the new 441 Pupil Place Caledonia PS and Child Care Centre in conjunction with the Brant Haldimand Norfolk Catholic DSB.
3. Close West Lynn PS and relocate all students to Elgin Avenue PS (which was previously approved by Grand Erie in 2016).
4. Undertake a secondary school program review for the Haldimand Secondary Review area to streamline existing program locations and delivery.
5. Undertake a secondary school program review for the Norfolk Secondary Review area to streamline existing program locations and delivery.

### **2026-27**

1. Designate the new Paris Elementary School future site number 2.
2. Implement changes from the secondary school program review for the City of Brantford Secondary Review area.

### **2027-28**

1. Request Ministry of Education approval for the design and construction of a new 600-pupil place future site Powerline number 1 Elementary School and Child Care Centre.
2. Request Ministry of Education approval to purchase the future site Powerline Elementary Site number 1.
3. Request Ministry of Education approval to purchase the future site Caledonia Elementary Site number 1.
4. Request Ministry of Education approval for the design and construction of a new 600-pupil place future site Caledonia number 1 Elementary School and Child Care Centre.
5. Implement changes from the secondary school program review for the Haldimand Secondary Review area.
6. Implement changes from the secondary school program review for the Norfolk Secondary Review area.

**2028-29**

1. Request Ministry of Education approval for the design and construction of a new 500-pupil place future site Paris Elementary School and Child Care Centre.
2. Request Ministry of Education approval to purchase the future site Paris Elementary Site number 1.

# Section: Demographic Report



Long Term Accommodation Plan 2023-28

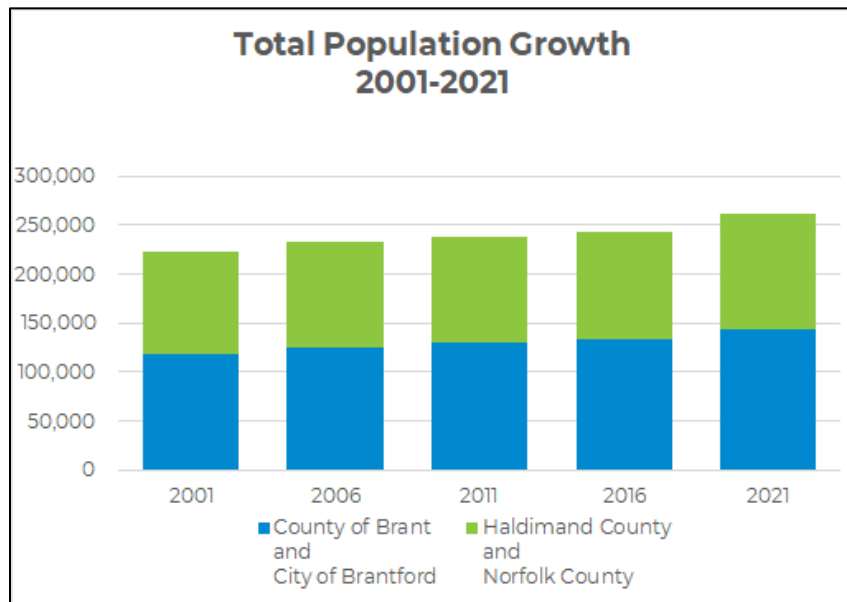


## Census Data

Census data for the 2001, 2006, 2011, 2016 and 2021<sup>v</sup> census years was collected for the areas served by Grand Erie to look at preschool children, school-aged children (elementary and secondary), women aged 20-44 and persons aged 65+. Each of the selected ages has had an impact on Grand Erie’s historic and future enrolments. The data was available for certain age groups in an aggregated form for Haldimand and Norfolk County for 2001 and 2006, and the City of Brantford and the County of Brant for 2001 and 2006. Where available, the report disaggregates data by the community. Where aggregated, the data for the County of Brant and the City of Brantford are grouped in one part of a table and Haldimand and Norfolk are aggregated in the other part of a table or graph for census-level data.

## Total Population

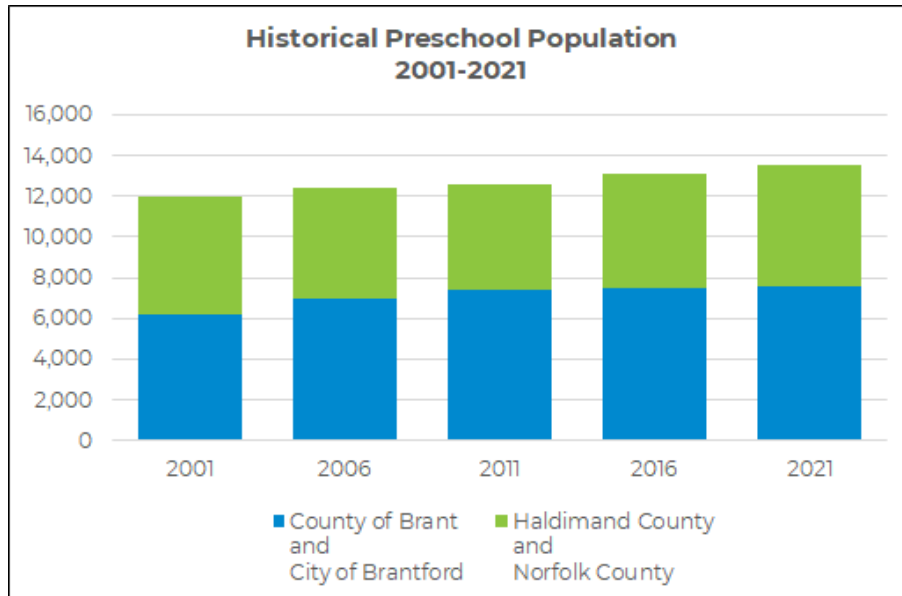
In each census period since 2001, the areas that constitute Grand Erie’s district underwent population growth. For 2001-06 and 2016-21, this growth was 4.1% and 7.0% respectively. Between 2006 and 2016, growth was more modest at 2.4% on average across the census periods. Overall, the regions grew by a total of 37,715 persons as new housing and urban expansion in the larger municipalities attracted more people.



Year	County of Brant and City of Brantford	Haldimand County and Norfolk County	Total Population	% Growth
2001	118,485	104,670	223,115	
2006	124,605	107,770	232,375	4.1%
2011	129,290	108,050	237,340	2.1%
2016	134,200	109,650	243,850	2.7%
2021	144,165	116,705	260,870	7.0%

## Preschool

The total preschool population aged 0-4 grew in each census period from 2001 to 2021. When the data is disaggregated for Haldimand County and Norfolk County, from 2001 to 2011 there was a steady decline in preschool children which correlates to declining enrolment in subsequent census periods. Since 2011, the growth in these two counties has offset all of the declines. In contrast, the City of Brantford and the County of Brant have had modest increases since 2011, adding only 100 persons per census period.



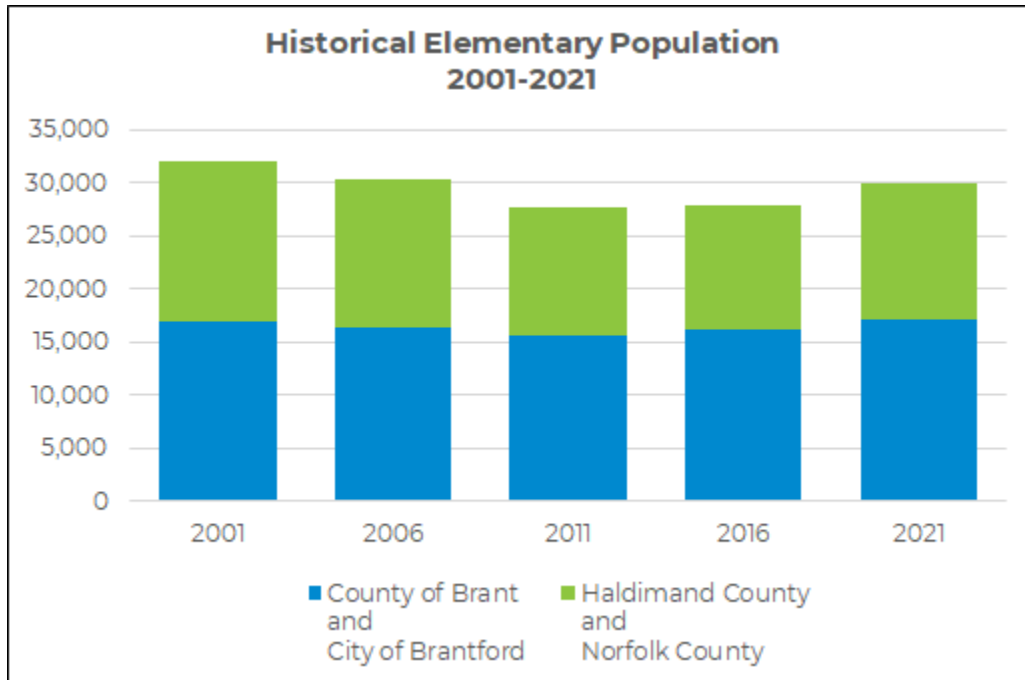
Year	County of Brant and City of Brantford	Haldimand County and Norfolk County	Total Preschool Population	% Growth
2001	6,190	5,770	11,960	
2006	6,990	5,400	12,390	3.6%
2011	7,400	5,185	12,585	1.6%
2016	7,500	5,630	13,130	4.3%
2021	7,600	5,925	13,525	3.0%



## Elementary

The census data for all four municipalities indicates a significant decline in elementary school-aged students from 2001 to 2011. Negative growth of -5.7% and -8.3% led to fewer required schools and several school closures.

From 2011-16 there was growth in the City of Brantford and the County of Brant and smaller declines in Haldimand and Norfolk Counties. From 2016-21 the growth rate has been higher with significant growth in the City of Brantford and the County of Brant.

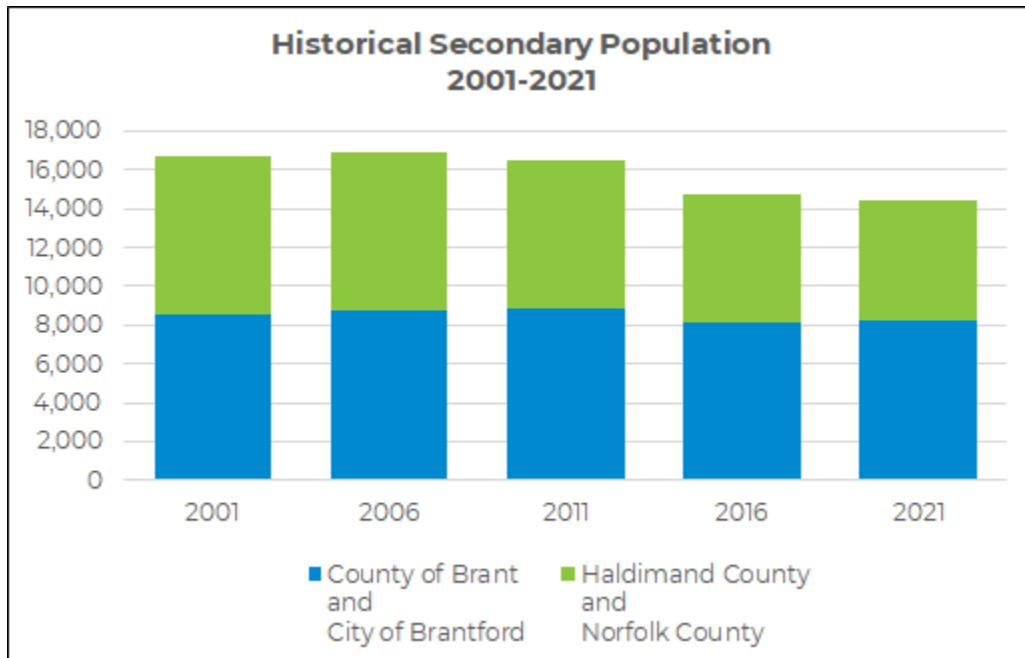


Year	County of Brant and City of Brantford	Haldimand County and Norfolk County	Total Elementary Population	% Growth
2001	16,920	15,210	32,130	
2006	16,325	13,965	30,290	-5.7%
2011	15,545	12,220	27,765	-8.3%
2016	16,105	11,800	27,905	0.5%
2021	17,075	13,000	30,075	7.8%

## Secondary

Data for secondary-aged students in the census covers persons aged 15-19 and is therefore not wholly aligned with the secondary grade structure (NB up to 2002 there was a 5-year secondary program).

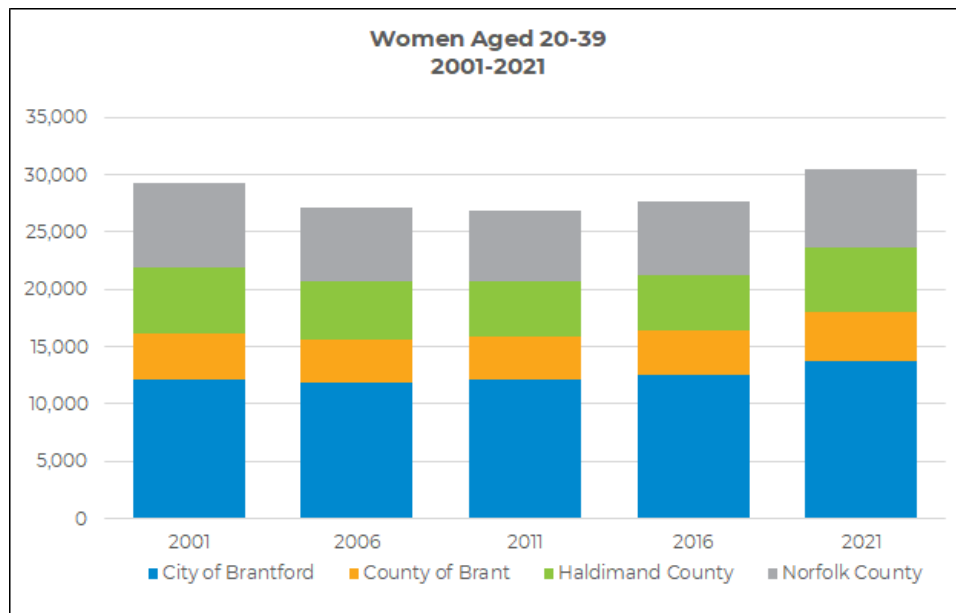
From 2001 to 2006 there was growth in the secondary age group; however, since 2006, and particularly from 2011-16, there have been stark declines in the 15-19 age cohort. There has been a greater decline in Haldimand and Norfolk Counties which accounts for the very low utilization of some secondary schools. In the most recent 5-year period, the secondary-aged population in the City of Brantford and the County of Brant is growing, principally as a result of new housing growth.



Year	County of Brant and City of Brantford	Haldimand County and Norfolk County	Total Secondary Population	% Growth
2001	8,575	8,085	16,660	
2006	8,765	8,130	16,895	1.4%
2011	8,900	7,575	16,475	-2.5%
2016	8,165	6,560	14,725	-10.6%
2021	8,260	6,200	14,460	-1.8%

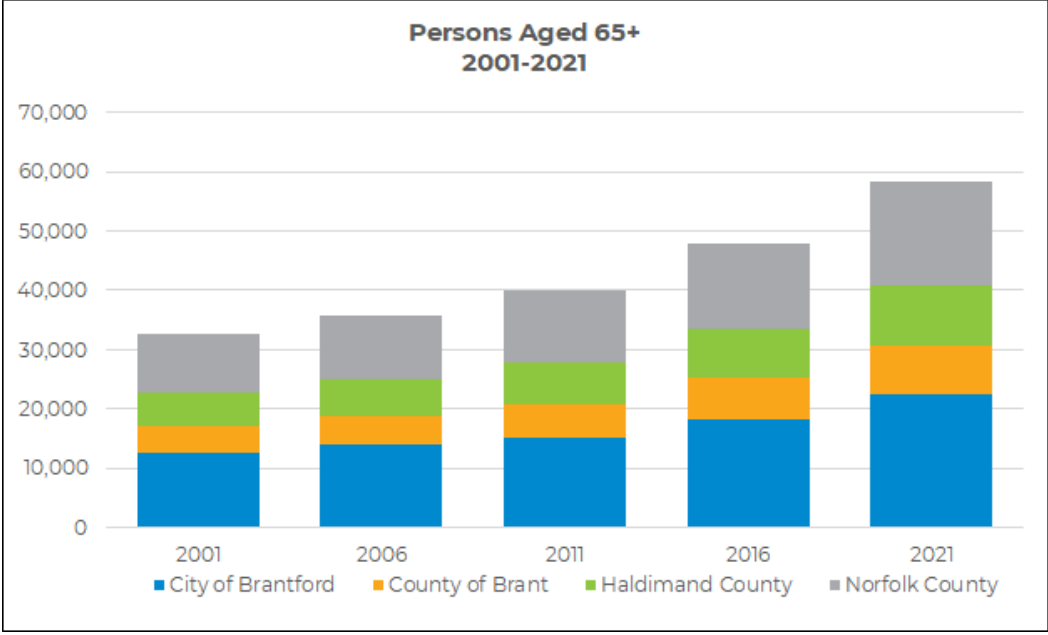
\*includes ages 15-19

Two other census age cohort issues impact the future of student growth in Grand Erie. The first is the number of women aged 20-39. This group is the census group that is directly responsible for children who will be born in current and subsequent census periods. From 2001 to 2011, the cohort shrank by 7.5% and 1.0% respectively over two five-year periods, which corresponds with a decline in the elementary and secondary panels in those years. Overall, since 2016, the cohort of women aged 20-39 has increased in size; although, in both Haldimand County and Norfolk County, this age cohort is still smaller than the 2001 size. This data shows that growth will likely be higher in the City of Brantford and the County of Brant than in Haldimand County and Norfolk County in the subsequent census period.



Women Aged 20-39	City of Brantford	County of Brant	Haldimand County	Norfolk County	Grand Erie Total	Change
2001	12,184	3,956	5,756	7,371	29,267	
2006	11,820	3,745	5,100	6,395	27,060	-7.5%
2011	12,115	3,740	4,775	6,160	26,790	-1.0%
2016	12,460	3,880	4,845	6,415	27,600	3.0%
2021	13,700	4,350	5,645	6,795	30,490	10.5%

The second census issue is the growth in the age cohort of persons aged 65+. From 2001 to 2021 this cohort had grown significantly in each census period. In absolute terms, the number of persons aged 65+ is greatest in the City of Brantford and then in Norfolk County. Growth in the 65+ cohort has averaged 15.7% per census period although there will be a point where the population aged 65+ will flatten out. Although not captured here in this graph, the population aged 85+ has grown by 78% since 2021.



Persons 65+	City of Brantford	County of Brant	Haldimand County	Norfolk County	Grand Erie Total	Change
2001	12,570	4,455	5,645	9,915	32,585	
2006	13,965	4,980	6,095	10,850	35,890	10.1%
2011	15,235	5,555	7,035	12,210	40,035	11.5%
2016	18,410	6,865	8,265	14,400	47,940	19.7%
2021	22,610	8,045	10,110	17,450	58,215	21.4%

More than 90% of persons aged 65+ remain in their homes although there are some shifts to smaller residences and a growing range of retirement-based residences. One impact on the area served by Grand Erie is that although there is a growing housing supply planned, many areas will continue to have lower levels of enrolment as persons aged 65+ remain in their residences long after their children have grown. For Norfolk County, the growth strategy recognizes the aging demographics as an important factor in forecasting growth.

“The share of the population in the 55+ age cohort steadily increased from 27% in 2001 to 39% in 2016”.<sup>vi</sup>

“Over the next 30 years, it is anticipated that housing development within the County will be increasingly concentrated in medium- and high-density forms, largely driven by declining housing affordability and the aging of the County’s population base”.<sup>vii</sup>

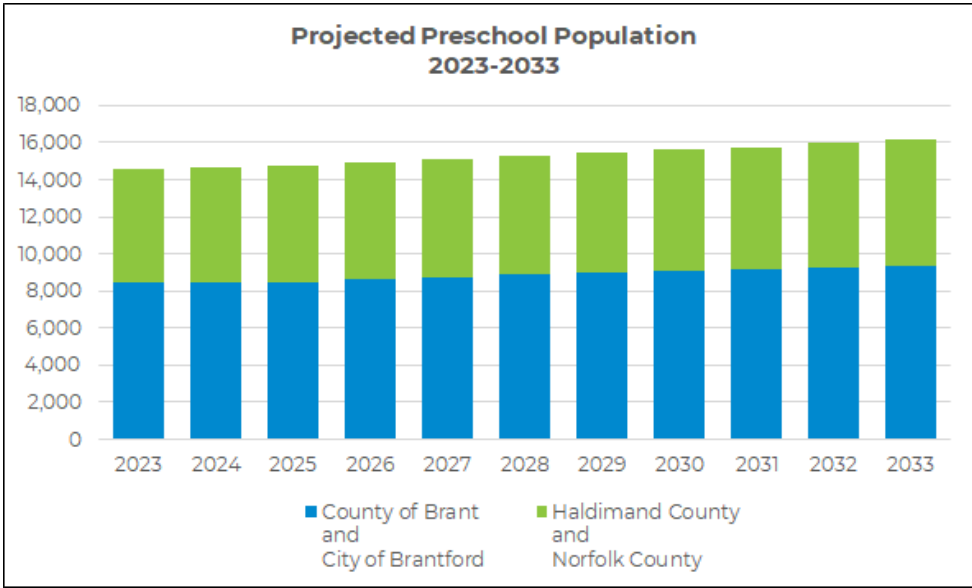


### Ministry of Finance Population Projections<sup>viii</sup>

From 2023 to 2033 the preschool population will grow from 14,544 to 16,162 persons in the areas served by Grand Erie.

In turn, Grand Erie will see 63% of the preschool population turn into potential elementary school students in time.

The preschool growth for the City of Brantford and the County of Brant is projected to be significantly higher than for Haldimand County and Norfolk County. This is due to the higher number of housing units to be built in these areas over 10 years.



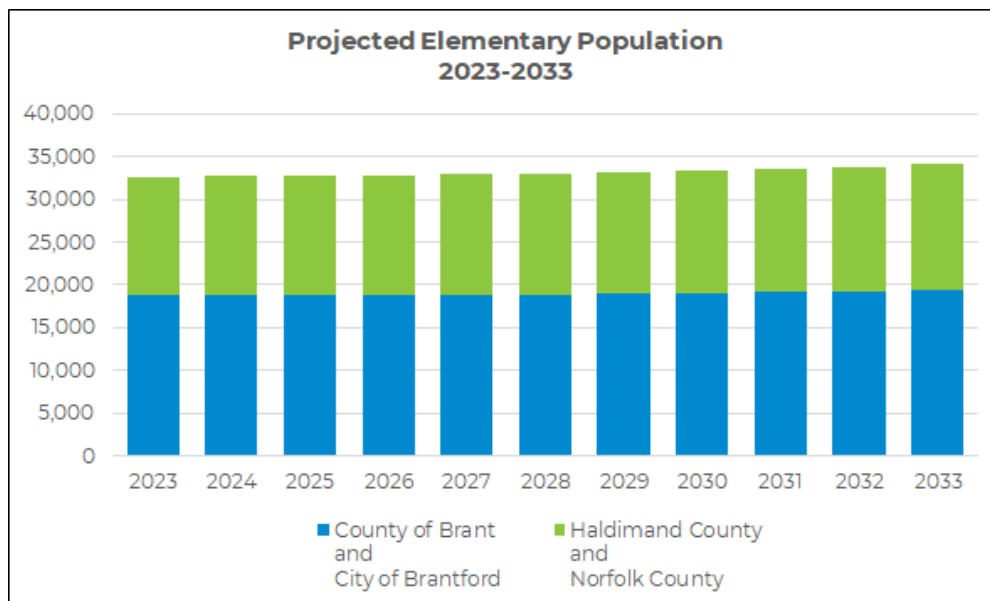
Year	County of Brant and City of Brantford	Haldimand County and Norfolk County	Total Preschool Population	% Growth
2023	8,441	6,103	14,544	
2024	8,424	6,203	14,627	0.57%
2025	8,504	6,228	14,732	0.72%
2026	8,661	6,298	14,959	1.54%
2027	8,768	6,382	15,150	1.28%
2028	8,871	6,448	15,319	1.12%
2029	8,965	6,496	15,461	0.93%
2030	9,061	6,543	15,604	0.92%
2031	9,165	6,605	15,770	1.06%
2032	9,276	6,681	15,957	1.19%
2033	9,395	6,767	16,162	1.28%

## Elementary

For the elementary-aged population projected as persons aged 5-14, there will be growth from 2023 to 2033 of 1,590 persons or 150 persons per year. Grand Erie's share of the growth is 63% of the total as shown in the second table and is forecast to be smaller at 1,002 students over the 10 years.

The larger portion of the growth will be in Haldimand County and Norfolk County representing a growth of 836 persons aged 5-14, which in turn will lead to net growth of 539 students for Grand Erie; growth in the City of Brantford and County of County will represent 462 new students.

The population forecasts include growth attributable to new housing, as well as a maturation of persons in existing housing.

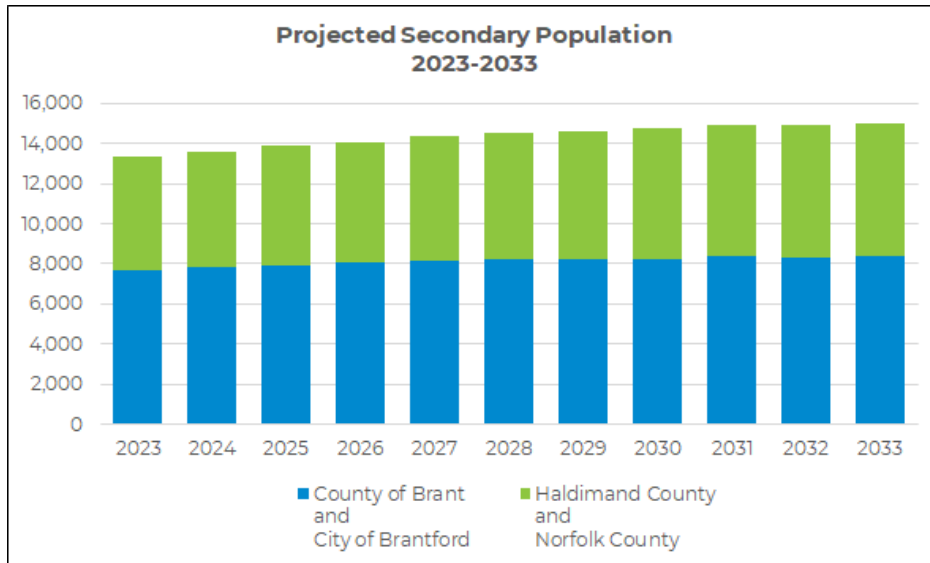


Year	County of Brant and City of Brantford	Haldimand County and Norfolk County	Total Elementary Population	% Growth
2023	18,734	13,806	32,540	
2024	18,802	13,910	32,712	0.53%
2025	18,774	14,070	32,844	0.40%
2026	18,749	14,145	32,894	0.15%
2027	18,751	14,177	32,928	0.10%
2028	18,817	14,251	33,068	0.43%
2029	18,930	14,346	33,276	0.63%
2030	19,026	14,424	33,450	0.52%
2031	19,119	14,470	33,589	0.42%
2032	19,298	14,574	33,872	0.84%
2033	19,468	14,662	34,130	0.76%

## Secondary

Growth in the secondary-aged population represents those persons aged 15-19. For this study, the data was altered to include ages 15-18 only over the period from 2023-33 to match the grades served by Grand Erie. As such the lands served by Grand Erie are projected to grow by 1,694 persons.

Grand Erie's secondary population is predicted to rise by a total of 1,067 students over the period 2023-33. This growth will not fill the existing vacant space in the secondary schools although it will add students to schools in each municipality.



Year	County of Brant and City of Brantford	Haldimand County and Norfolk County	Total Secondary Population	% Growth
2023	7,676	5,670	13,346	
2024	7,812	5,818	13,630	2.13%
2025	7,946	5,929	13,875	1.80%
2026	8,074	6,012	14,086	1.53%
2027	8,157	6,190	14,347	1.85%
2028	8,230	6,288	14,518	1.20%
2029	8,240	6,376	14,616	0.67%
2030	8,269	6,476	14,745	0.88%
2031	8,358	6,588	14,946	1.36%
2032	8,334	6,617	14,951	0.04%
2033	8,362	6,678	15,040	0.59%

## Projected Number of Persons 65+

The Ministry of Finance projections address the growth in each age cohort for each of the municipalities served by Grand Erie. The total population of the City of Brantford and the County of Brant is forecasted to grow by 24,506 persons from 2021 to 2033, while over the same period, persons aged 65+ will grow by 11,671. The impact of the growth in this cohort is that 44% of the growth will be for persons 65+. Similarly, for Haldimand County and Norfolk County, growth from 2021 to 2023 will be 20,435 persons; 11,355 of these will be aged 65+. For Haldimand County and Norfolk County, 55.5% of all growth will be for persons aged 65+.

Growth for persons aged 65+ overall will be greater than the preschool, elementary, and secondary school-aged cohorts which have been forecast by the Ministry of Finance.

Year	County of Brant and City of Brantford	Persons 65+	% Growth Per Year	Haldimand County and Norfolk County	Perons 65+	%Growth Per Year
2021	155,348	28,378		123,256	28,386	
2022	157,339	29,300	3.2%	125,630	29,420	3.6%
2023	159,514	30,267	3.3%	128,121	30,492	3.6%
2024	161,392	31,271	3.3%	129,929	31,571	3.5%
2025	163,253	32,288	3.3%	131,483	32,608	3.3%
2026	165,136	33,401	3.4%	132,875	33,628	3.1%
2027	167,202	34,496	3.3%	134,481	34,703	3.2%
2028	169,261	35,611	3.2%	136,020	35,773	3.1%
2029	171,341	36,745	3.2%	137,556	36,793	2.9%
2030	173,440	37,801	2.9%	139,089	37,703	2.5%
2031	175,560	38,664	2.3%	140,622	38,488	2.1%
2032	177,698	39,391	1.9%	142,156	39,166	1.8%
2033	179,854	40,049	1.7%	143,691	39,741	1.5%



# Section: Student Yields From Housing



Long Term Accommodation Plan 2023-28



## Student Yield from Housing

A student yield is defined as the number of elementary or secondary school students living in a single housing unit. The total student yield represents the number of elementary and secondary school students divided by the total number of housing units for a given jurisdiction.

$$\text{Total students} / \text{Housing Units} = \text{Student Yield}$$

Each municipality has different student yield characteristics based on:

- the number of existing housing units;
- the type of housing (singles, semis, townhouses, apartments);
- the urban or rural characteristics of the municipality;
- the age of the housing stock;
- the tenancy of the housing type (rental, seasonal, owner-occupied).

The total yield represents the total number of school-aged children living within the jurisdiction and includes students of all four boards and all students that may be in childcare (pre-school-aged), in private schools, home-schooled, or receiving education in another school district.

The overall long-term yield is 0.294 students per unit for elementary-aged students and 0.113 students per unit for secondary-aged students.

At a high level, the yield gives information related to the average number of students that can be expected in an average building unit. For the LTAP, the data has been aggregated to a larger municipal level.

### Student Yield

Household and dwelling characteristics	City of Brantford	County of Brant	Norfolk County	Haldimand County	Grand Erie
2021 Dwellings from Census	41,675	14,330	27,595	18,715	102,315
Census aged 5-14	12,305	4,770	7,130	5,870	30,075
<b>Gross Yield Elementary</b>	<b>0.295</b>	<b>0.333</b>	<b>0.258</b>	<b>0.314</b>	<b>0.294</b>
Census aged 15-18	4,744	1,864	2,768	2,192	11,568
<b>Gross Yield Secondary</b>	<b>0.114</b>	<b>0.130</b>	<b>0.100</b>	<b>0.117</b>	<b>0.133</b>

The yield for Grand Erie represents only those students who attend schools in Grand Erie for the 2021-22 school year which matches the year of the census.

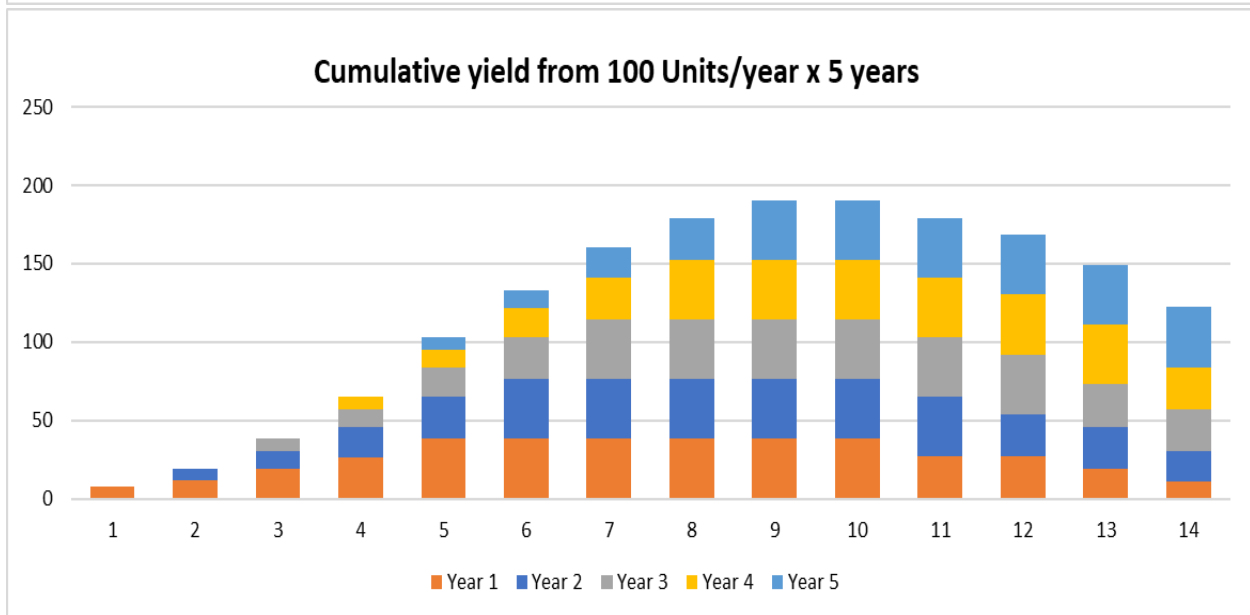
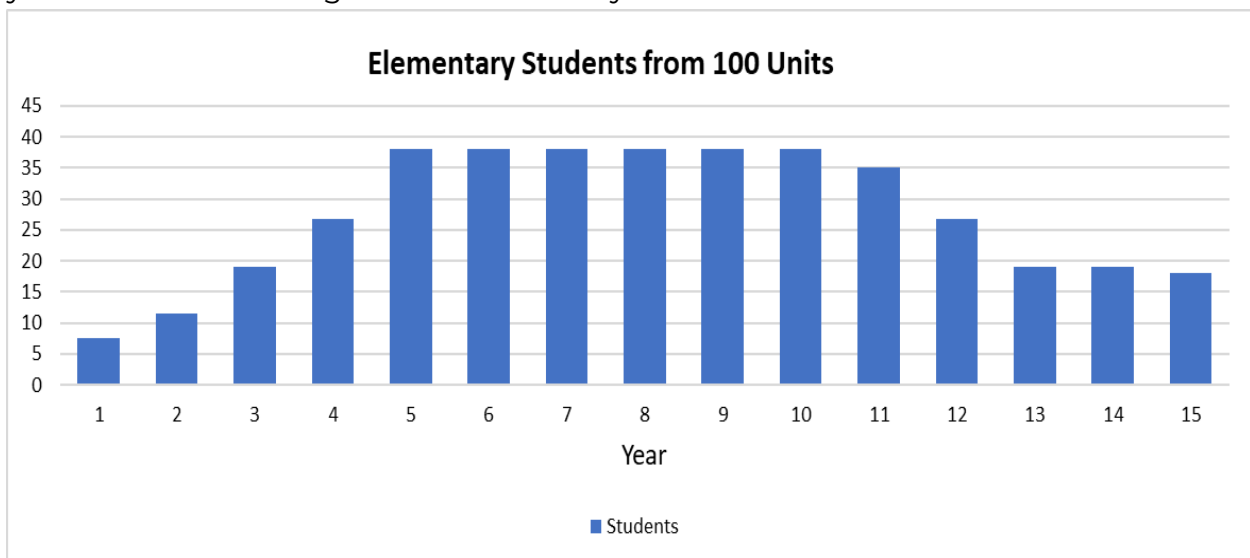
### Grand Erie Yield

Household and dwelling characteristics	City of Brantford	County of Brant	Norfolk County	Haldimand County	Grand Erie
2021 Dwellings from Census	41,675	14,330	27,595	18,715	102,315
Enrolment by Area Elementary	7,784	2,649	4,230	3,814	18,477
<b>Gross Yield Elementary</b>	<b>0.187</b>	<b>0.185</b>	<b>0.153</b>	<b>0.204</b>	<b>0.181</b>
Enrolment by Area Secondary	3,391	887	2,050	2,171	8,499
<b>Gross Yield Secondary</b>	<b>0.081</b>	<b>0.062</b>	<b>0.074</b>	<b>0.116</b>	<b>0.083</b>

The overall yield for Grand Erie is 0.181 students per unit for Elementary schools and 0.083 students per unit for Secondary schools. The yield accounts for areas where there is new residential development, areas of stable enrolment, areas where there has been declining enrolment and areas experiencing shifts in tenancy.

### Yield Curve

The development of new units will generate students over time. Each neighbourhood and subdivision will generate students for elementary and secondary schools. When constructed, the student yield may initially be low as residents may predominantly have no children or preschool-aged students. Over time, the yield rises to a peak yield which will last for several years. Following peak yield, the number of students declines as students graduate and are replaced by fewer school-aged students. In time, the yield declines to a long-term sustainable yield for Grand Erie.





# Section: New Housing and Development



Long Term Accommodation Plan 2023-28

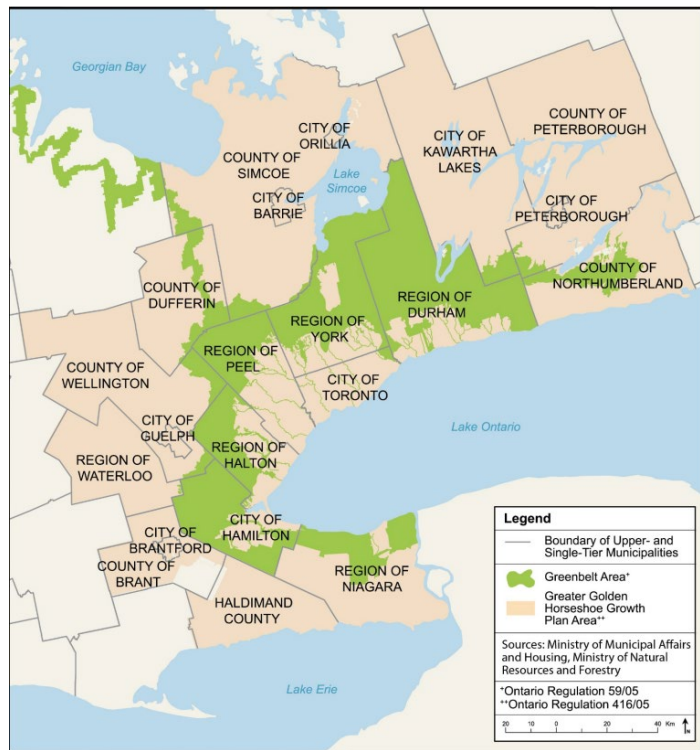


## Housing and Development

Three of the municipalities located within Grand Erie’s jurisdiction are impacted by the Province of Ontario’s ‘A Place to Grow’, ‘Growth Plan for the Greater Golden Horseshoe Plan Area (GGHPA)’. The City of Brantford, the County of Brant and Haldimand County are all identified as part of the GGHPA. The plan, as adopted in 2020, lays out additional urban developable lands in many municipalities across the province. As part of Grand Erie’s LTAP, an assessment of municipal growth and housing growth is required.

Each area municipality has adopted an Official Plan in accordance with the Planning Act and has prepared a growth strategy in response to the Province’s ‘A Place to Grow’ document and the ‘Growth Plan for the GGHPA.’

Figure 4 Greater Golden Horseshoe Planning Area





The table below identifies the municipalities that make up the Greater Toronto and Hamilton (GTAH) area which, by 2051, will have 11.1 million persons in the six upper-tier municipalities<sup>ix</sup>.

Distribution of Population and Employment for the Greater Golden Horseshoe to 2051		
	POPULATION	EMPLOYMENT
	2051	2051
Region of Durham	1,300,000	460,000
Region of York	2,020,000	990,000
City of Toronto	3,650,000	1,980,000
Region of Peel	2,280,000	1,070,000
Region of Halton	1,100,000	500,000
City of Hamilton	820,000	360,000
<b>GTHA TOTAL*</b>	<b>11,170,000</b>	<b>5,380,000</b>
County of Northumberland	122,000	44,000
County of Peterborough	82,000	26,000
City of Peterborough	125,000	63,000
City of Kawartha Lakes	117,000	39,000
County of Simcoe	555,000	198,000
City of Barrie	298,000	150,000
City of Orillia	49,000	26,000
County of Dufferin	95,000	39,000
County of Wellington	160,000	70,000
City of Guelph	203,000	116,000
Region of Waterloo	923,000	470,000
County of Brant	59,000	26,000
City of Brantford	165,000	80,000
County of Haldimand	75,000	29,000
Region of Niagara	674,000	272,000
<b>OUTER RING TOTAL*</b>	<b>3,700,000</b>	<b>1,650,000</b>
<b>TOTAL GGH*</b>	<b>14,870,000</b>	<b>7,010,000</b>

*Note: Numbers rounded off to nearest 10,000 for GTAH municipalities, GTAH Total and Outer Ring Total, and to nearest 1,000 for outer ring municipalities.*

*\*Total may not add up due to rounding*

Beyond the GTAH, there are an additional fifteen municipalities in the Outer Ring that will hold an additional 3.7 million persons by 2051. The City of Brantford will be the sixth-largest municipality in the Outer Ring at 165,000 persons. The County of Brant will be the second-smallest community with 59,000 persons. Haldimand County will have a projected 75,000 persons by 2051<sup>x</sup>.

Within Grand Erie, there is a potential for 48,393 new units of housing to be created, resulting in a population increase of 122,566 persons. The growth forecasts cover a period from 2019-2051, with some growth already materializing as new students. For the LTAP from 2023 to 2033, approximately 16,000 units of housing are anticipated to be constructed. In turn, this development will generate additional students and additional school site requirements in many growing communities.

Source data is from the Development Charges background studies for the City of Brantford (2021), County of Brant (2019), Norfolk County (2018) and Haldimand County (2014).

<b>Municipality</b>	<b>City of Brantford</b>	<b>County of Brant</b>	<b>Norfolk County</b>	<b>Haldimand County</b>	<b>Grand Erie</b>
Growth Period	2021-2051	2021-2051	2021-2051	2021-2051	
Total Units	26,436	7,710	3,665	10,582	48,393
Population Increase	73,534	17,067	8,965	23,000	122,566
Units/Year	881	257	122	353	1,613
Elementary Yield	4,944	1,426	561	2,159	9,090
Secondary Yield	2,141	478	271	1,228	4,118

The student yields used in the table above represent a long-term sustainable yield (25+ years); however, Grand Erie will likely see much higher peak yields in some communities in the short and medium term (1 to 10 years). By the time all new growth is completed, the yields are apt to reflect a long-term sustainable yield in most locations.

Potential school site requirements in new communities should address the total units to be built, the likely yield, the requirement to minimize interim accommodation and the efficient use of available built capacity.

Similarly, the emergence of new development must also address the potential that some areas within Grand Erie will have higher proportions of units designed and built for seniors, higher-density units that have smaller square footage and amenities to sustain families, and recreational properties along the Lake Erie shoreline that will be seasonal in nature. Each of these issues can ultimately reduce the requirement for the number or size of elementary and secondary school sites.

### City of Brantford Requirements

Growth in the City of Brantford to 2051 will occur through a combination of intensification within the Delineated Built-Up Area and development within the Designated Greenfield Area<sup>xi</sup>. The City of Brantford Official Plan requires that a minimum of 45% of all new residential development within the City of Brantford shall occur within the Delineated Built-Up Area on an annual basis until 2031. After 2031, a minimum of 50% of all new residential development within the City shall occur within the Delineated Built-Up Area on an annual basis<sup>xii</sup>. According to the Draft Infrastructure Staging Report prepared for the City of Brantford, “There is no requirement for the Blocks to be sequentially phased. However, in some cases, development within a Block will rely on external infrastructure extension in an adjacent Block(s)”<sup>xiii</sup>. The Designated Greenfield Area consists of the Northern Boundary Lands and Tutela Heights. The new housing development in the City of Brantford consists of a 30-year land supply and is divided as follows:

### City of Brantford Residential Growth by Community 2021-2051

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Tutela Heights	1,230	228	467	0.5	0.9
Northern Boundary Lands	7,688	1,422	2,921	2.8	5.8
Other Growth Areas	17,518	3,241	6,657	6.5	13.3
<b>TOTAL</b>	<b>26,436</b>	<b>4,891</b>	<b>10,046</b>	<b>10</b>	<b>20</b>

The long-term yield from the new housing represents the minimum requirements for new schools over 25 years in the development areas based on building schools at 500 pupil places in a grade K-8 configuration. As such, Tutela Heights requires the designation of one elementary site at peak yield. For the Northern Boundary Lands (illustrated in Figure 5), the long-term sustainable yield requires between three and six new elementary school sites to meet Grand Erie’s requirements. During the secondary planning stage, Grand Erie should establish at least four future elementary school sites to address growth (Powerline East, Powerline West, Powerline Central and Balmoral).

The greatest growth component for the City of Brantford will come from meeting the intensification targets established by the Province of Ontario. As such, new housing will convert industrial and commercial land uses to residential lands, convert institutional land uses to residential uses, and intensify residential uses. The potential yield from the housing requires several additional school sites; however, in intensified development, Grand Erie may not have the ability to designate 5–6-acre school sites due to the small size of each infill development. In this case, Grand Erie may opt instead to augment some existing school sites or redevelop existing elementary schools to match the growth requirements.

**City of Brantford Residential Growth by Community 2021-2051**

<b>Secondary Yield by Area</b>	<b>Units</b>	<b>Long Term Yield</b>	<b>Peak Yield</b>	<b>Sties at Long-Term</b>	<b>Sites at Peak Yield</b>
Tutela Heights	1,230	102	187	0.1	0.2
Northern Boundary Lands	7,688	638	1,169	0.6	1.2
Other Growth Areas	17,518	1,454	2,663	1.5	2.7
<b>TOTAL</b>	<b>26,436</b>	<b>2,194</b>	<b>4,018</b>	<b>2</b>	<b>4</b>

For secondary school requirements, Grand Erie has an existing supply of pupil places that will impact the designation of additional new secondary school sites in the short to medium term. As such, one secondary school site is required in the Northern Boundary Lands to serve new student growth. In order to justify the acquisition of a new site in the Northern Boundary Lands, the existing supply of schools and pupil places will have to be re-examined. Beyond 2031, as additional lands are developed, Grand Erie will have to revisit the long-term requirements and likely designate one to two future secondary school sites of 12-15 acres to serve growth. The greatest potential impact for secondary school requirements will come from intensification; as such, there will be limited opportunity to acquire 12-15 acres in the existing lands in the City of Brantford. Salvaging existing school sites offers an option for Grand Erie to address future secondary school requirements.

Figure 5 City of Brantford Expansion Lands

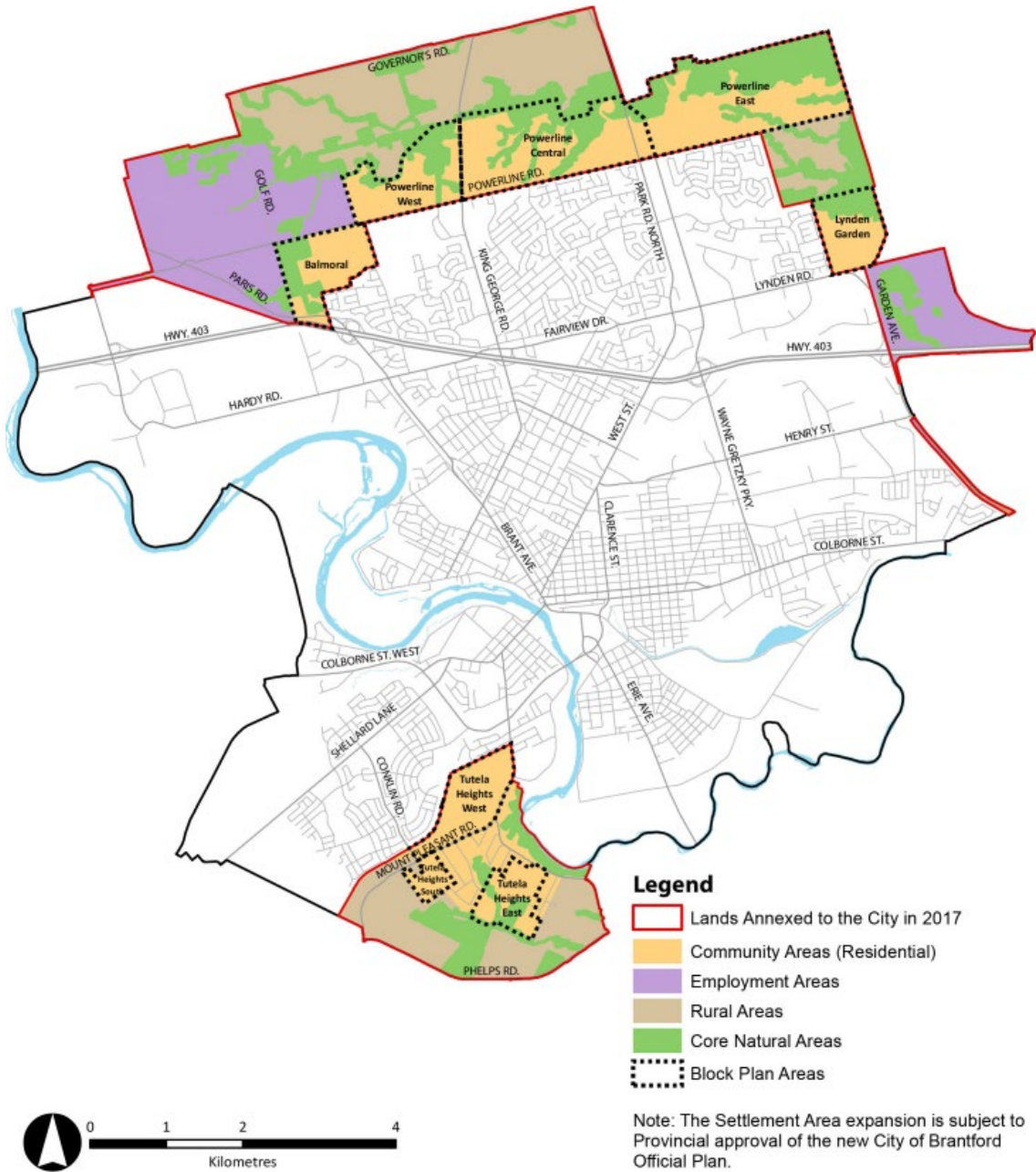




Figure 6 City of Brantford Northeast Expansion Lands

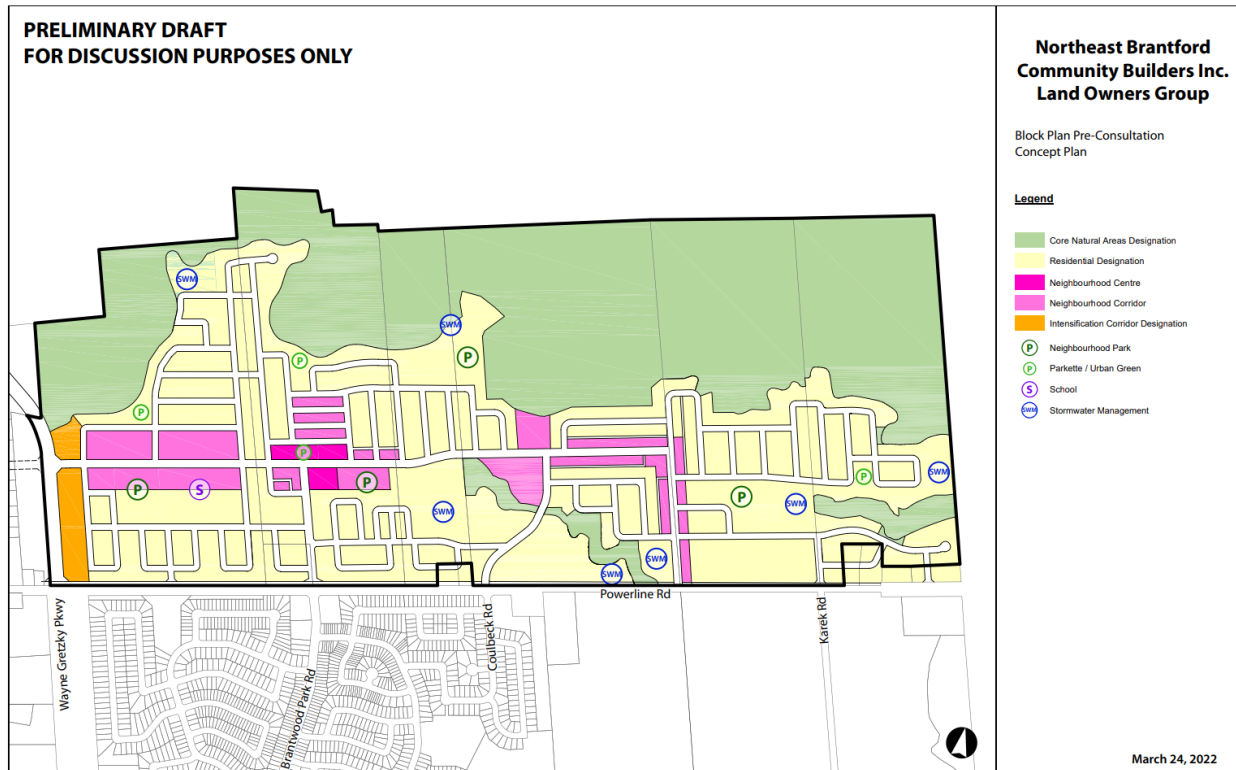


Figure 7 City of Brantford Central Expansion Lands

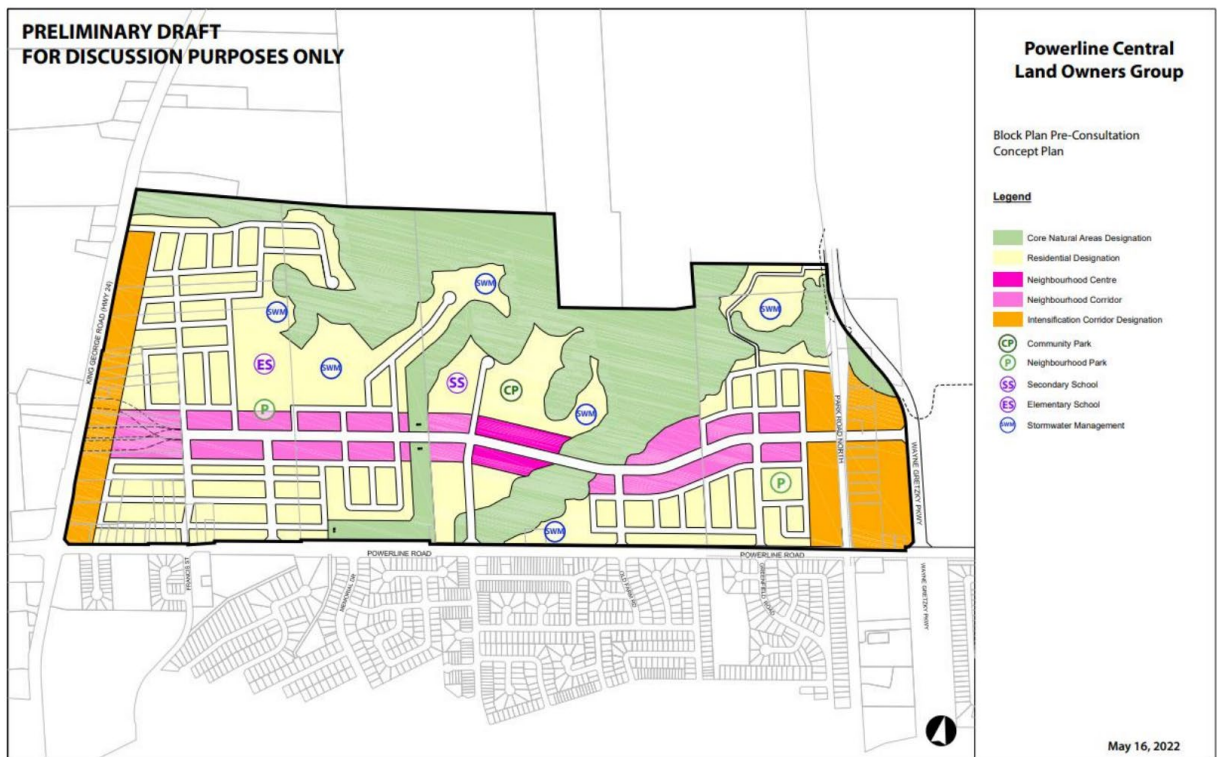
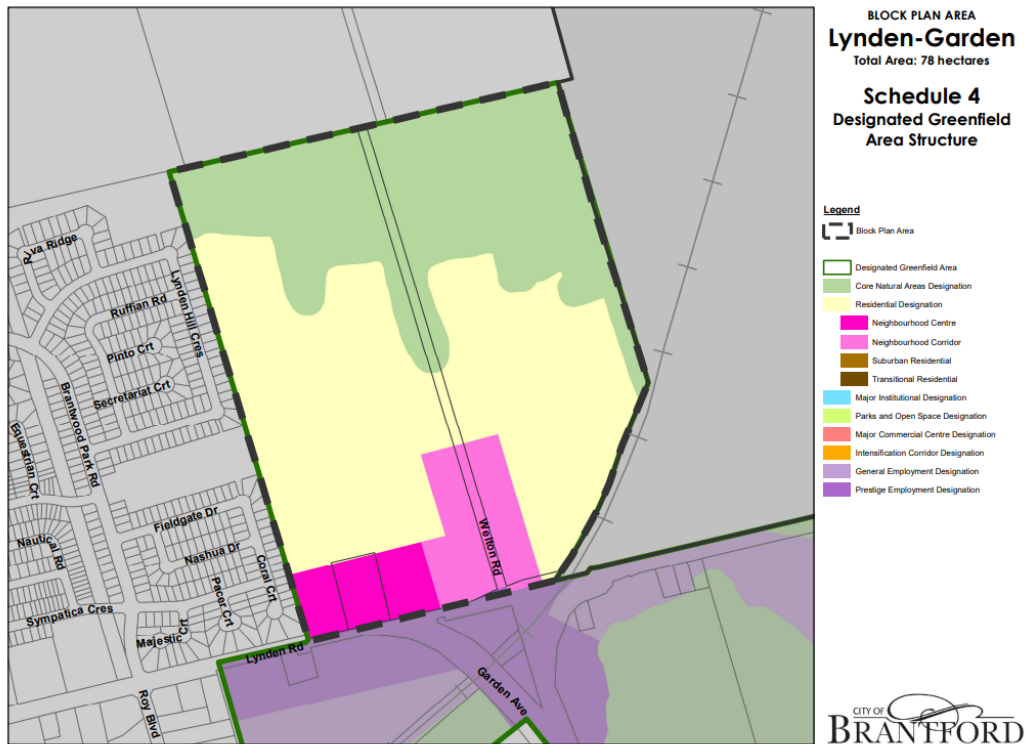
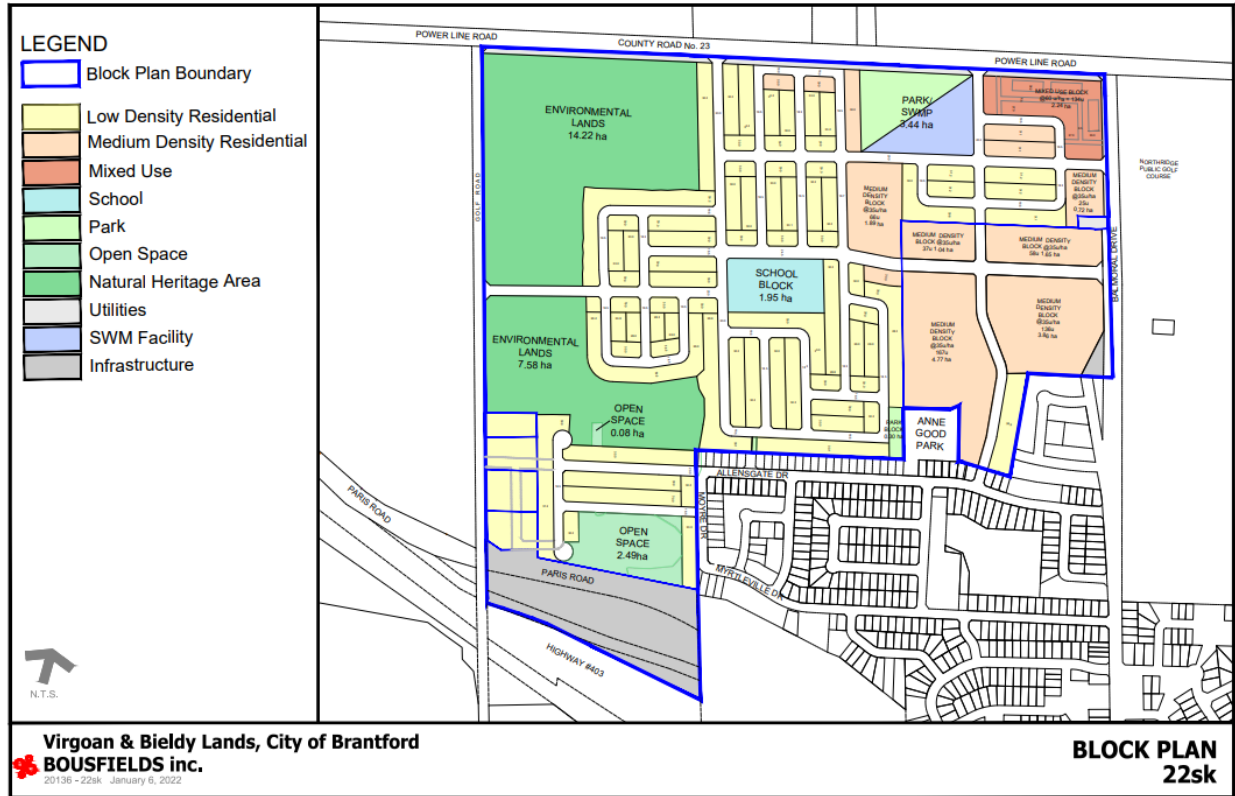


Figure 8 City of Brantford Balmoral Expansion Lands



### County of Brant Growth Requirements

Planning information for this report has been incorporated from 'A Simply Grand Plan', which is the County of Brant's Draft Official Plan. The plan was presented to Council on July 29 and August 10, 2021. According to the County of Brant, "County staff along with Council have done everything we can to advance this project to conform with A Place to Grow by July 1, 2022, in accordance with the policy planning framework set forth by the Province. At this point, we do not have a timeframe for the approval of our New Official Plan until we receive direction from the Province".

Brant County's Primary Settlement Areas consist of Paris, St. George, and Burford, and are intended to accommodate the majority of current and future residential and employment growth to 2051. These settlement areas have a defined settlement area boundary, a delineated Built-Up Area with a built boundary line defined by the province, a Designated Greenfield Area, and existing or planned municipal water and wastewater systems<sup>xiv</sup>. Of the 7,710 units of future housing, over 55% are designated for Paris, while a further 22% are designated for St. George.

### County of Brant Residential Growth by Community

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Paris	4,240	784	1611	1.6	3.2
St. George	1,610	298	612	0.6	1.2
Burford	255	47	97	0.1	0.2
Rural Settlement	1,140	211	433	0.4	0.9
Rural Areas	465	86	177	0.2	0.4
<b>TOTAL</b>	<b>7,710</b>	<b>1,426</b>	<b>2,930</b>	<b>2.9</b>	<b>5.9</b>

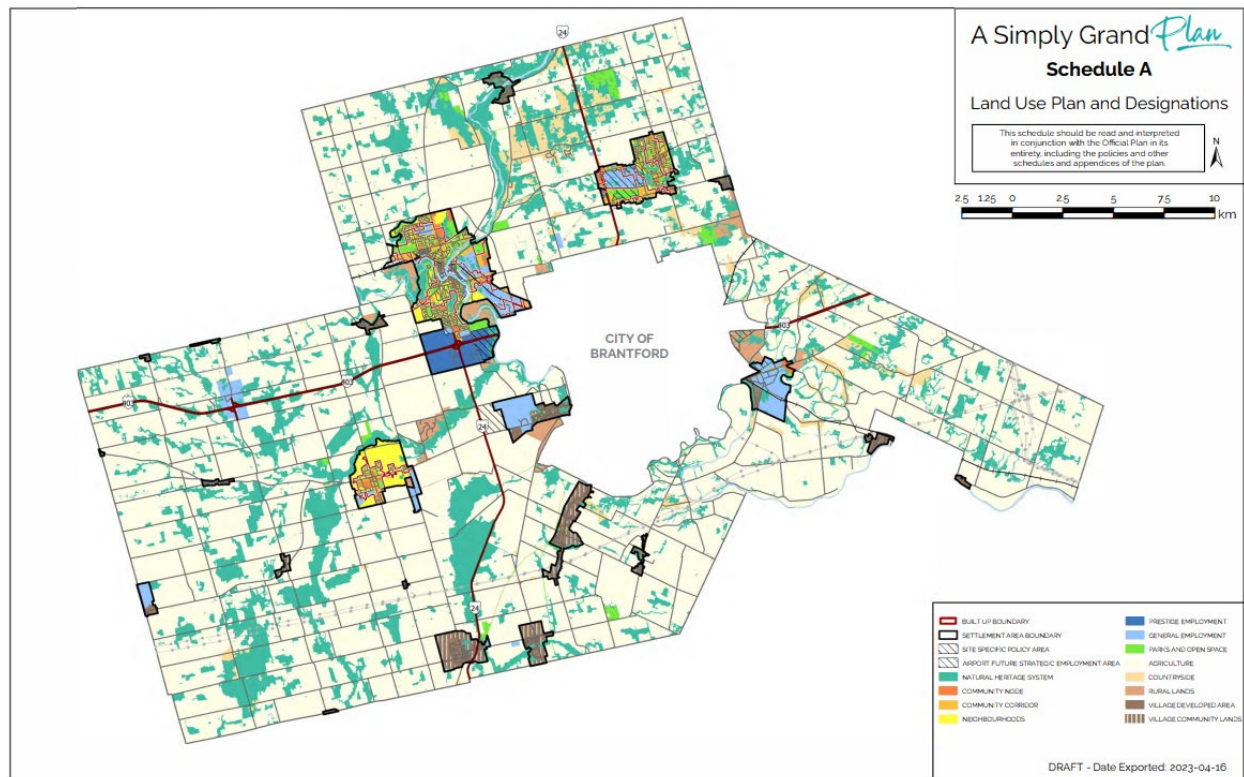
The future growth for Paris will require between one and three new elementary schools to serve the proposed growth. As secondary and tertiary plans are identified for each community, new school sites should be set aside to manage growth. The St. George community also requires a potential elementary site to be identified. The balance of the growth in the County of Brant will, at this point, not require additional elementary school sites. As the growth plan and Official Plan have not been formally approved by the Province of Ontario, the short-term growth may be limited.

## County of Brant Residential Growth by Community

Secondary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Paris	4,240	352	644	0.4	0.6
St. George	1,610	134	245	0.1	0.2
Burford	255	21	39	0.0	0.0
Rural Settlement	1,140	95	173	0.1	0.2
Rural Areas	465	39	71	0	0.1
<b>TOTAL</b>	<b>7,710</b>	<b>640</b>	<b>1,172</b>	<b>0.6</b>	<b>1.2</b>

The proposed development in the County of Brant to 2051 does not likely warrant the designation of an additional secondary school at this point. If a new school site is required, Paris is the area which will experience the greatest long-term increase in enrolment. As the growth plan and the Official Plan have not been formally approved by the Province of Ontario, the short-term growth may be limited.

Figure 9 County of Brant Land Use Plan and Designations 2023



## Water Resources

The County of Brant has relied heavily on groundwater resources for its water supply, which can be limited in availability and quality. Some areas of the County of Brant have experienced declining water levels and reduced well yields due to over-pumping. Some of the County of Brant's water supply infrastructure is aging and

requires significant maintenance or replacement. This can lead to disruptions in water supply and quality issues.

Future development for Paris, St. George and Cainsville relies on the construction of new water source projects that total \$25 million and are scheduled for completion between 2022 and 2028<sup>xv</sup>. Similarly, there are requirements for expanded wastewater treatment plants to serve Paris and St. George, which have a combined cost of \$49 million and are to be built between 2025 and 2028<sup>xvi</sup>. The required sewer and water infrastructure improvements total more than \$200 million.

## **Rural Areas**

The rural community includes rural settlement areas, and an agricultural system consisting of prime agricultural areas, countryside, and rural lands which are to be protected from large-scale urban development. A key objective of the agricultural system is to protect agricultural land, natural resources, and natural heritage features and areas. Rural settlement areas support the health and prosperity of rural areas by providing designated areas for non-farm uses such as economic and cultural activities and limited residential growth. Rural settlements have been allocated a small percentage of future growth, based on land inventory, current residential units and potential for future development<sup>xvii</sup>.

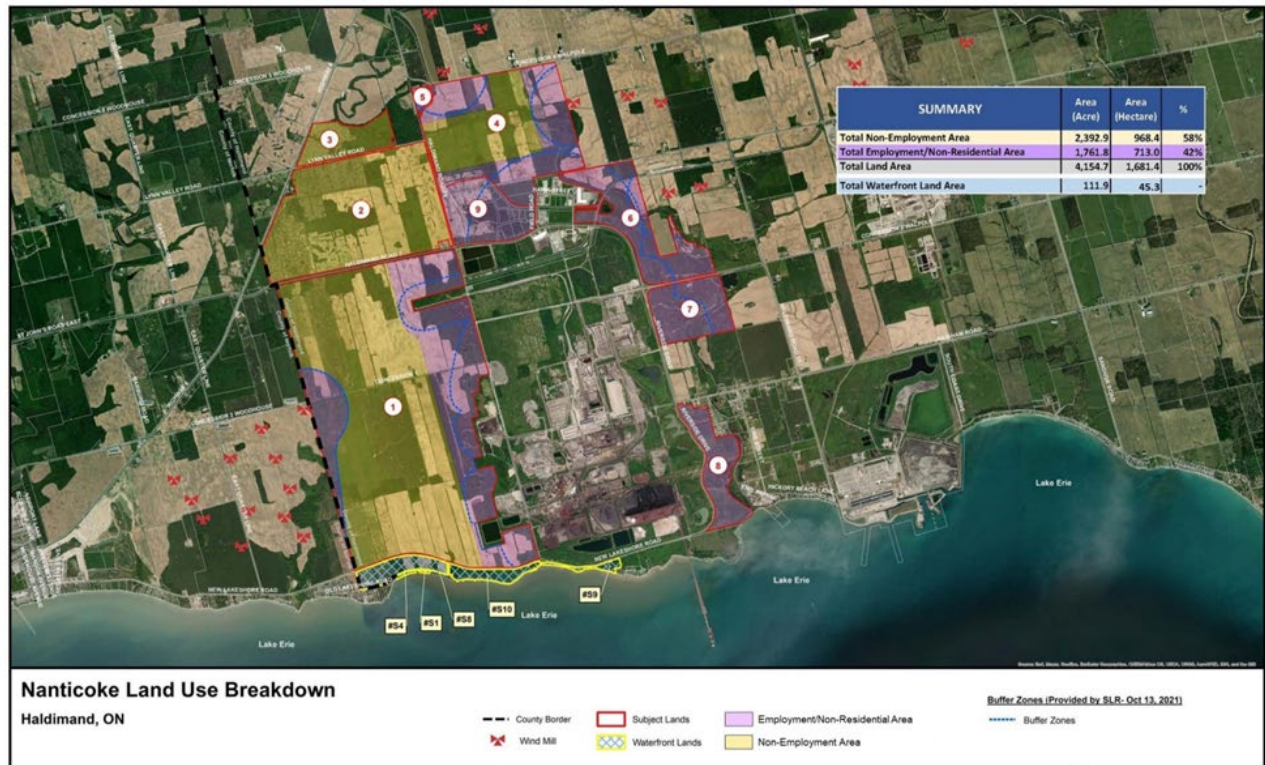
## **Haldimand County Growth Requirements**

The Growth Strategy Report was prepared for Haldimand County in 2021 as part of the Official Plan Review and was intended to bring Haldimand County's Official Plan into conformity with the growth policies of the Provincial Policy Statement 2020 (PPS 2020) and the growth plan for the Greater Golden Horseshoe. The growth strategy identifies six urban areas for future residential development. In the growth strategy, there are additional residential lands to be set aside, primarily in Caledonia and, to a lesser extent, in Hagersville. Two of the communities (Jarvis and Townsend) are expected to experience less future residential growth, and a total of 94 hectares of future growth in Caledonia is being set aside to address future land claim issues. The growth data contained in the following tables<sup>xviii</sup> represents growth from 2021 to 2051, of which a portion can proceed on current servicing agreements for water and sewer services. In addition to the lands in the Growth Strategy Report, the County of Haldimand has received a Request for Minister's Zoning Order – Proposed New Community in Nanticoke. On February 14th, 2022, Haldimand Council received a presentation from Empire Communities relating to a planned new complete community in the Nanticoke area on 4200 acres of land comprising 40,000 residents in 15,000 dwellings with 7,500 to 11,000 new jobs on employment lands. The lands are surplus to the Lake Erie Works steel manufacturing plant and were recently placed on the open market under a court-ordered proceeding associated with the bankruptcy of the former US Steel company<sup>xix</sup>. Section 47 of the Planning Act allows the Province (Minister), at their discretion, to supersede local and Provincial Planning



regulations through the issuance of a Minister’s Order that sets out the lands subject to the order, permitted uses, and terms of use. The potential impact for Grand Erie is significant although a definitive time frame is unclear for the lands being brought into residential development.

Figure 10 Nanticoke Community Planning Area



### Haldimand County Residential Growth by Community 2021-2051

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Caledonia	6,928	1,413	2,633	2.8	5.3
Cayuga	688	140	261	0.3	0.5
Dunnville	850	173	323	0.3	0.6
Hagersville	1,794	366	682	0.7	1.4
Jarvis	239	49	91	0.1	0.2
Nanticoke	15,000	3,060	5,700	6.7	11.4
Townsend	83	17	32	0.0	0.1
<b>TOTAL</b>	<b>25,582</b>	<b>5,219</b>	<b>9,721</b>	<b>10.4</b>	<b>19.4</b>

The growth in Caledonia has already resulted in one new elementary school being approved and constructed. The new school is scheduled to open in 2025 and will give Grand Erie additional capacity to serve students. Over time, an additional 2 to 4 elementary school sites may be required to serve growth in Caledonia. As secondary and tertiary plans are identified, a series of new school sites should be set aside to manage new growth. In Hagersville, new growth will generate the potential for one

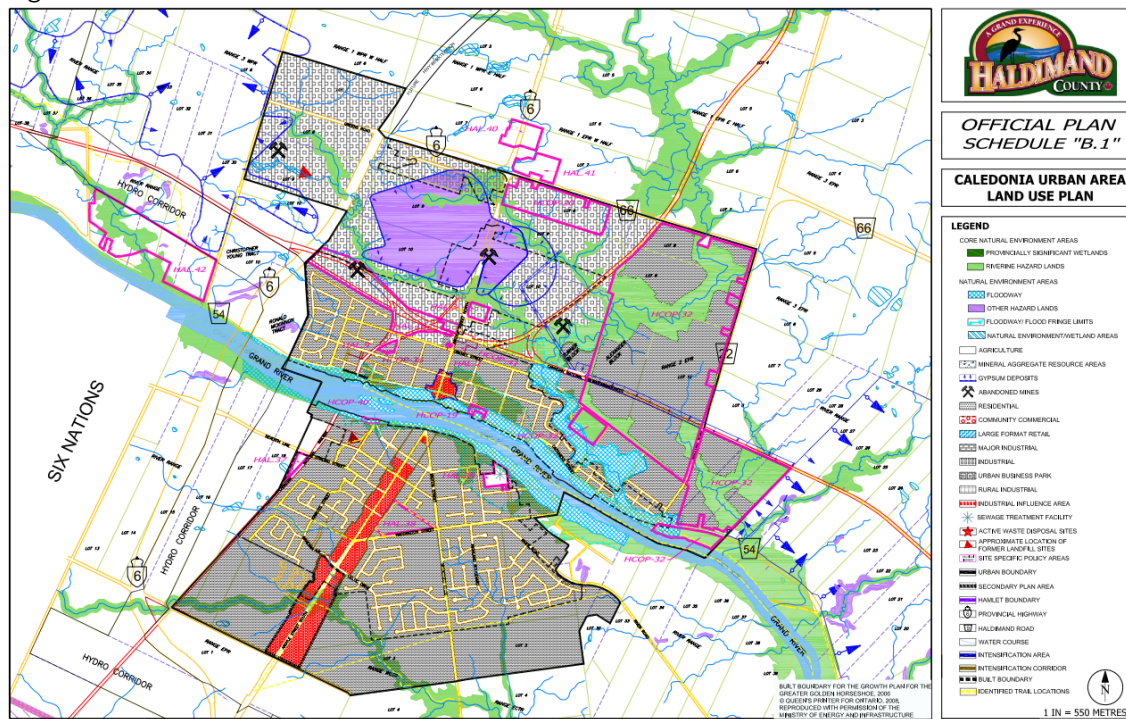
additional school site. The growth in Nanticoke will require a significant number of new elementary school sites to be set aside. This development will generate a need for at least 3,000 pupil places and as many as 5,700 pupil places at peak yield. As such, Grand Erie will be required to add at least 6 and as many as 10 new elementary schools. Growth in the other communities may not generate the need for an additional school site.

### Haldimand County Residential Growth by Community 2021-2051

Secondary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Caledonia	6,928	804	1053	0.8	1.1
Cayuga	688	80	105	0.1	0.1
Dunnville	850	99	129	0.1	0.1
Hagersville	1,794	208	273	0.2	0.3
Jarvis	239	28	36	0.0	0.0
Nanticoke	15,000	1,740	2,280	1.7	2.3
Townsend	83	10	13	0.0	0.0
<b>TOTAL</b>	<b>25,582</b>	<b>2,968</b>	<b>3,888</b>	<b>3.0</b>	<b>3.9</b>

The growth for the secondary panel represents a different series of challenges. In the long term, Grand Erie may likely require at least one new secondary school site to serve growth in Caledonia and two new secondary school sites to serve development in Nanticoke. In every other community with a secondary school, there is a surplus of secondary school capacity.

Figure 11 Caledonia Land Use Plan 2023



## **Water Supply Issues**

Overall, Haldimand County faces several impediments to its water supply, including limited resources, aging infrastructure, population growth, climate change, environmental regulations, and funding constraints. Addressing these challenges will require a comprehensive and integrated approach that involves multiple stakeholders and strategies.

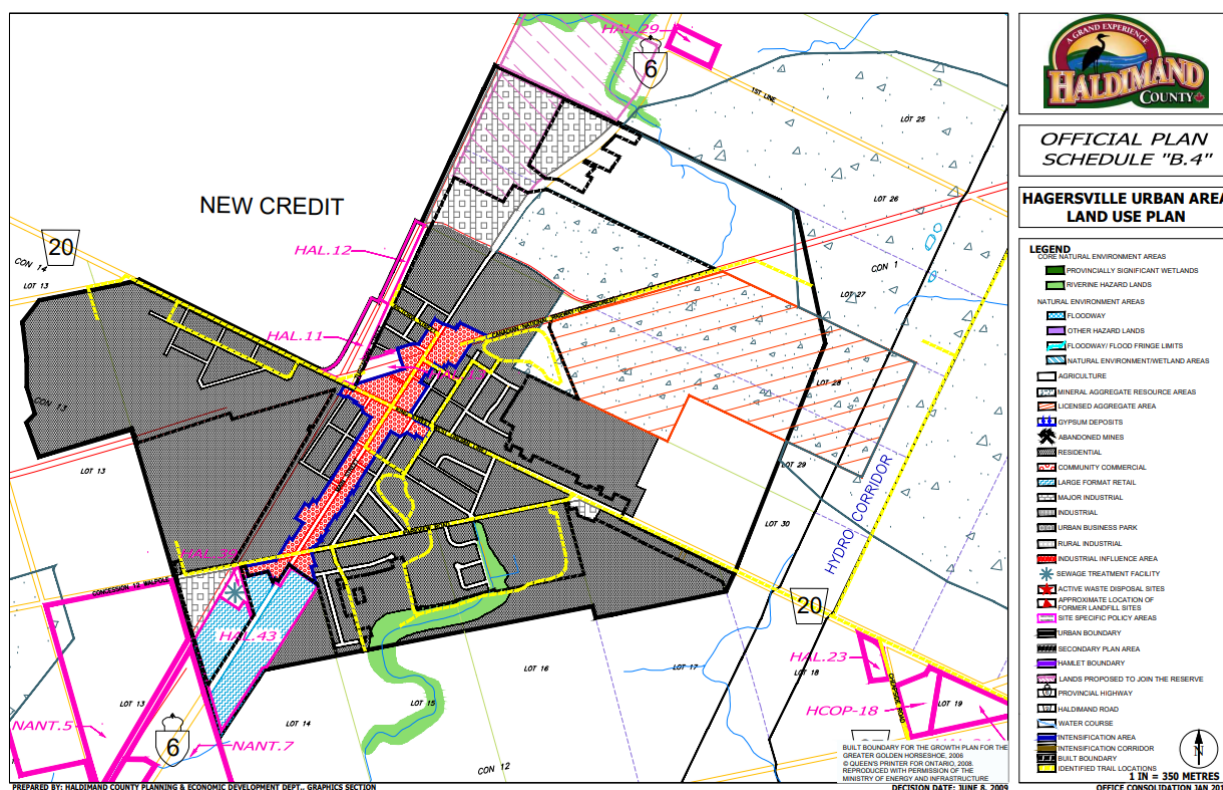
Haldimand County's population has been growing in recent years, particularly in areas such as Caledonia and Dunnville. This growth can increase the demand for water supply and put pressure on existing infrastructure (source: Haldimand County Community Profile, 2021).

The Nanticoke Water Treatment Plant was originally designed to be part of a regional water supply system serving urban communities in Haldimand County, Norfolk County, the Mississaugas of the Credit First Nation, the Six Nations of the Grand River Territory and potentially other communities further north along the Grand River. The County has sought to address these challenges by entering into a water-sharing agreement with the City of Hamilton.

Under the agreement, which was first signed in 2001 and has since been renewed several times, Hamilton provides treated water to Haldimand County. The agreement is renewed until 2034<sup>xx</sup>, after which there are currently no provisions to extend the agreement further. The existing water supply agreement with the City of Hamilton to supply Caledonia and Cayuga with potable water is insufficient to meet these two communities' growing needs to 2051<sup>xxi</sup>. Based on the water demand identified through the review and population projections, the low-end trigger point for additional capacity requirements is reached in 2028, with the longer trigger anticipated in 2038<sup>xxii</sup>. The cost to expand the Nanticoke Water Treatment plant to serve Caledonia and Cayuga is \$40.2 million. The costs to add service to the planned Nanticoke community have not been addressed.



Figure 12 Hagersville Land Use Map



## Agricultural Land Preservation

A prime component of Haldimand County’s economy is the extensive area of highly productive agricultural lands. This asset is fundamental to the economic base and rural lifestyle of the Haldimand County. It is in Haldimand County’s interest to preserve that lifestyle and to foster the agricultural industry. The land base must be protected, and the use of the lands must be predominantly agriculturally oriented to achieve these objectives. The agricultural industry forms the prime economic basis for the rural community and, to the benefit of the Haldimand County, the range of agricultural activities is quite broad. Generally, new non-agricultural uses shall be located in urban areas, hamlets, industrially designated areas and resort residential nodes<sup>xxiii</sup>.

## Norfolk County Requirements

The Norfolk County Official Plan was last updated and approved in October 2018. An update to the Official Plan is also underway to bring the land use and growth policies into conformity with the Places to Grow document. As part of its Official Plan review exercise, Norfolk County embarked on a Comprehensive Review of the County’s long-term growth projections and urban land requirements<sup>xxiv</sup>. Growth is identified in six communities, albeit with almost 50% of the allocated growth in Port Dover.

## Norfolk County Residential Growth by Community 2021-2051

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Port Dover	1,620	300	616	0.6	1.2
Simcoe	787	146	299	0.3	0.6
Waterford	513	95	195	0.2	0.4
Port Rowan	256	47	97	0.1	0.2
Delhi	183	34	70	0.1	0.1
<b>TOTAL</b>	<b>3,359</b>	<b>621</b>	<b>1,276</b>	<b>1.2</b>	<b>2.6</b>

The growth allocated to Port Dover has the potential to add up to one additional elementary school over the next 30 years; however, if development is spread out over a long period, there may not be sufficient students to warrant the construction of a typical school. Simcoe may, at peak yield, generate the need for half a school while the other growth areas will generate minimal new school requirements.

Secondary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Port Dover	1,620	134	246	0.1	0.2
Simcoe	787	65	120	0.1	0.1
Waterford	513	43	78	0.0	0.1
Port Rowan	256	21	39	0.0	0.0
Delhi	183	15	28	0.0	0.0
<b>TOTAL</b>	<b>3,359</b>	<b>279</b>	<b>511</b>	<b>0.3</b>	<b>0.5</b>

The secondary school yield from development will add students that will fill the existing surplus capacity in secondary schools serving Norfolk County. As such, no additional secondary school sites are required to be identified from 2021 to 2051.

### Water Supply Issues

Norfolk County relies primarily on groundwater resources for its water supply, which can be limited in availability and quality. In some areas, groundwater resources have been over-pumped, leading to declining water levels and reduced well yields<sup>xxv</sup>. Adequate funding is required to maintain and upgrade the existing water supply infrastructure, but this can be a challenge for Norfolk County, particularly in light of other competing priorities. Norfolk County has identified the need for significant investments in water supply infrastructure in its Water Supply Master Plan.

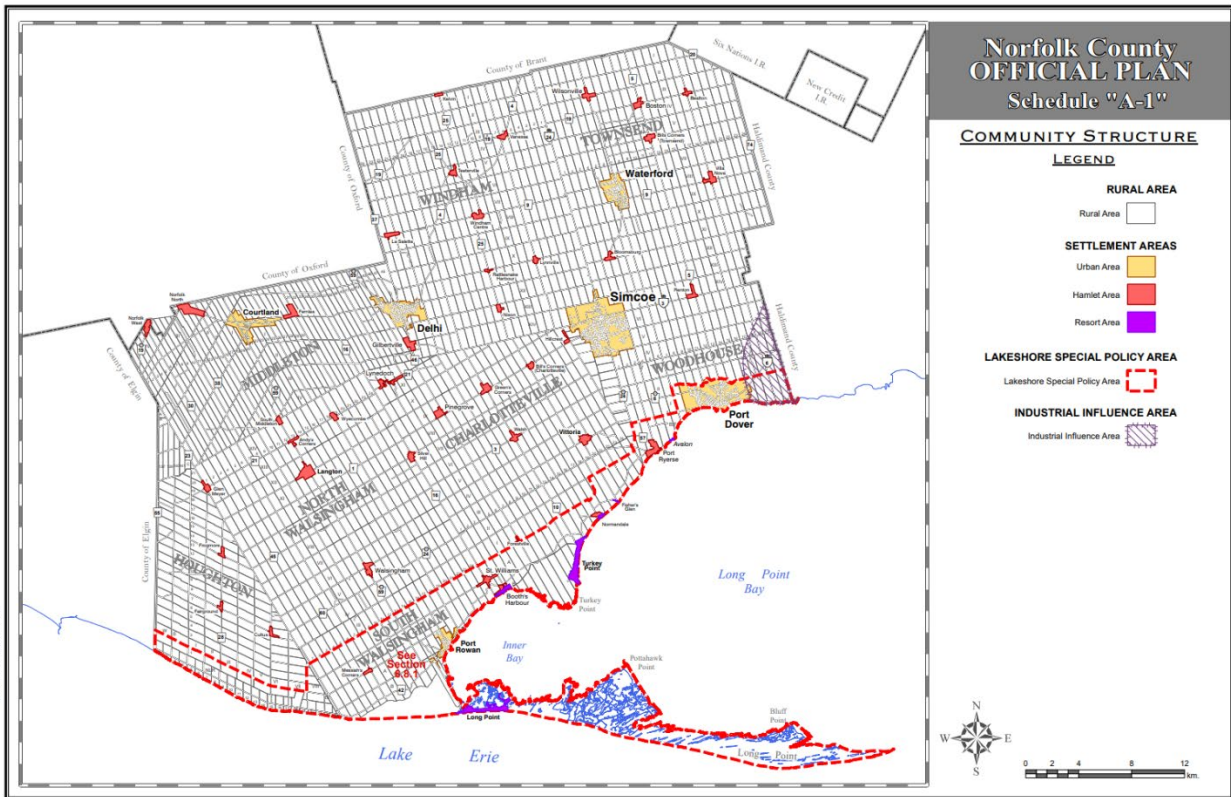
Overall, addressing these challenges will require a comprehensive approach that involves multiple stakeholders and strategies, such as investing in infrastructure upgrades, promoting water conservation, implementing sustainable agricultural practices, and monitoring and adapting to the impacts of climate change.



## Lakeshore Secondary Plan

Norfolk County has a notable seasonal population estimated at approximately 5,200 as of 2021. While Norfolk County is anticipated to accommodate an additional 300 to 400 additional new seasonal dwellings by 2051 (primarily along the Lake Erie shoreline area), Norfolk County's seasonal population is anticipated to remain relatively constant over the long-term planning horizon due to the conversion of existing seasonal housing units to permanent dwellings.<sup>xxvi</sup>

Figure 13 Norfolk County Community Structure Plan



## Agricultural Land Issues

The majority of land within Norfolk County is designated as Agricultural land uses which reflects the importance of agriculture. The Norfolk County Official Plan stipulates the following concerning its agricultural lands:

*Lands designated as Agricultural in this Plan are comprised predominantly of Class 1, 2 and 3 soil capability as identified by the Canada Land Inventory. The Agricultural Designation also contains lands with a lower soil capability classification for agriculture production. The Agricultural Designation is intended to strengthen the agricultural community in the County. The policies are designed to protect agriculture from the intrusion of incompatible uses, such as non-farm-related residential dwellings and other uses that are sensitive to agricultural practices. The policies of the*

*Agricultural Designation are also intended to provide the opportunity for businesses that support agricultural operations to locate on farms or near farms. The policies support the agricultural community by providing opportunities for farm operators to engage in secondary business activities that supplement farm incomes<sup>xxvii</sup>.*

## Summary of School Site Requirements

Based on the proposed growth and development in each of the four municipalities, Grand Erie will require 18 new elementary and secondary school sites between 2023 and 2040. Each of the new school sites should be identified in a secondary plan area and then set aside in a plan of subdivision<sup>xxviii</sup>. Should new plans not contain the land required for Grand Erie, then raw land assemblies (including potential expropriations) will be required to address site needs. The table illustrates the potential cost for land assuming a valuation of \$1.5 to \$1.6 million per acre in 2023 dollars, an escalation of 6% per year and a value of \$35,000 per acre for site preparation. Actual land costs need to be negotiated with the landowner using certified land appraisals, which will address market conditions at the time of acquisition or based on the terms that the site is secured by in the subdivision plan process.

Table 1: Grand Erie Site Requirements

Community	Review Area	Panel E/S	Site Name	Acreage Required	Cost per Acre	Site Preparation	Total Cost	Escalation	Year Required
Paris	RA1	E	Future Site Number 1	7	\$ 1,600,000	\$ 245,000	\$ 13,461,000	18%	2026
Caledonia	RA8	E	Future Site Number 1	7	\$ 1,600,000	\$ 245,000	\$ 14,133,000	24%	2027
Brantford	RA5	E	Powerline Centre Number 1	7	\$ 1,600,000	\$ 245,000	\$ 14,805,000	30%	2028
Brantford	RA5	E	Tutela Heights	6	\$ 1,600,000	\$ 210,000	\$ 12,690,000	30%	2028
Caledonia	RA8	E	Future Site Number 2	7	\$ 1,600,000	\$ 245,000	\$ 14,805,000	30%	2028
Brant County	RA1	E	St. George	7	\$ 1,500,000	\$ 245,000	\$ 15,155,000	42%	2030
Nanticoke	RA12	E	Future Site Number 1	7	\$ 1,600,000	\$ 245,000	\$ 16,149,000	42%	2030
Brantford	RA5	E	Powerline East Number 1	7	\$ 1,600,000	\$ 245,000	\$ 16,149,000	42%	2030
Brantford	RA5	E	Powerline Centre Number 2	7	\$ 1,600,000	\$ 245,000	\$ 16,821,000	48%	2031
Brantford	RA5	E	Powerline West Number 1	7	\$ 1,600,000	\$ 245,000	\$ 17,493,000	54%	2032
Brantford	RS1	S	Powerline Number 1	12	\$ 1,600,000	\$ 420,000	\$ 29,988,000	54%	2032
Hagersville	RA10	E	Future Site Number 1	7	\$ 1,500,000	\$ 245,000	\$ 17,045,000	60%	2033
Nanticoke	RA12	E	Future Site Number 2	7	\$ 1,600,000	\$ 245,000	\$ 18,837,000	66%	2034
Nanticoke	RA12	E	Future Site Number 3	7	\$ 1,600,000	\$ 245,000	\$ 19,509,000	72%	2035
Nanticoke	RA12	E	Future Site Number 4	7	\$ 1,600,000	\$ 245,000	\$ 21,525,000	90%	2038
Port Dover	RS12	E	Port Dover	7	\$ 1,500,000	\$ 245,000	\$ 21,455,000	102%	2040
Brantford	RA5	E	Balmoral	7	\$ 1,500,000	\$ 245,000	\$ 21,455,000	102%	2040
Nanticoke	RS3	S	Nanticoke Number 1	12	\$ 1,600,000	\$ 420,000	\$ 39,204,000	102%	2040
<b>TOTAL</b>				<b>135</b>		<b>\$ 4,725,000</b>	<b>\$ 340,679,000</b>		

The list of site purchases may also be altered due to the pace of growth, or the number of new students being generated in one area. As such, site priorities may adjust over time.

Notwithstanding Grand Erie's priorities to identify and acquire new sites over the 10 years, the Ministry of Education's regulation requires approval for all contemplated purchases. A 60-day approval period is required for each transaction.

*"School boards are reminded that they are now required to provide the ministry with advance notification of all site acquisitions, expropriations, and leases and that the Minister has the authority to deny the transaction. This requirement applies to all site acquisitions, whether funded through ministry-provided funding, Education Development Charge revenues, or otherwise<sup>xxix</sup>."*

The Ministry approval timeline must be considered for all future site designations. Future acquisitions at this point will rely on Ministry funding from the Land Priorities amount in so far as Grand Erie does not have an approved Educational Development Charges (EDC) Bylaw in place to collect funds for the purchase of future school sites<sup>xxx</sup>.

There are several additional sites that will be identified from 2040-2051 as servicing availability expands the lands that can be developed within Grand Erie’s jurisdiction. Ultimately, Grand Erie may require an EDC Bylaw to fund all the required land purchases generated by new growth in Grand Erie.

The plans active at present within Grand Erie account for 10,861 units of housing that the municipal planning departments are processing. The timing of each plan is subject to the factors listed throughout the section on development.





# Section: Grand Erie Enrolment Projections



Long Term Accommodation Plan 2023-28





## How do we forecast enrolment?

The development of the projections in the LTAP is governed by a series of assumptions. Each assumption was reviewed with Grand Erie and verified so that the projections are based on the best data available and updated with actual enrolment data as time progresses.

- The enrolment data on a grade-by-grade basis was supplied by Grand Erie from 2016-2022.
- Grand Erie provided the Ministry's FTE and ADE on a grade-by-grade basis which presented a great picture of the historical data by school.
- The projections use a cohort survival method that matures students in grades each year using a series of retention rates. The retention of students can be greater than 1, less than 1, or equal to 1.
- The variability of retentions addresses in-migration and out-migration for a variety of reasons, including relocation to another address, school, board, panel or program.
- Retention rates were compiled on a school basis, by grade, for a 1-year, 3-year, and 5-year term for each elementary grade.
- Retention rates were created for the students moving from Grade 8 to Grade 9 from each of the feeder schools. Over time, the impact of both changes in the projected grade data and the retention rates impact the secondary school projections.
- Junior Kindergarten (Year 1) data was compiled using 1-year, 3-year, and 5-year averaged values and a trend line based on the historical data.
- Senior Kindergarten (Year 2) data was projected using retention rates. In most, if not all cases, the Senior Kindergarten class size is larger than Junior Kindergarten.
- The Junior Kindergarten (Year 1) data has the highest volatility and changes in this one grade affect the overall projections more significantly than any other data over time.
- The housing growth and student yields have been accounted for in the projections based on reviews with each municipality.
- Outliers in the data have been questioned, and there are times when an unusual grade value can or should be discounted whether it is higher or lower than the previous years.
- Each grade enrolment is rounded to the nearest whole number and therefore the total projection may be higher or lower by some students due to rounding rules.
- School capacity data has been added to the graphs to indicate the utilization rate for each school.

# Summary of Enrolment Projections 2023-2033 By Review Area

## GEDSB PROJECTIONS 2023

Review Area 1		Brant													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033	
Cobblestone ES	536	501	503	521	512	554	640	519	528	537	557	580	640	686	
Glen Morris PS	222	170	168	166	162	209	184	197	196	191	189	183	171	167	
North Ward PS	504	377	369	419	410	414	408	445	466	495	533	580	597	582	
Paris Central PS	259	170	194	220	213	221	220	259	280	325	377	454	606	645	
St. George-German PS	479	403	405	408	380	395	410	392	396	403	409	421	505	534	
<b>Total For RA1</b>	<b>2000</b>	<b>1621</b>	<b>1639</b>	<b>1734</b>	<b>1677</b>	<b>1793</b>	<b>1862</b>	<b>1813</b>	<b>1866</b>	<b>1952</b>	<b>2065</b>	<b>2218</b>	<b>2520</b>	<b>2615</b>	
Utilization		81%	82%	87%	84%	90%	93%	91%	93%	98%	103%	111%	126%	131%	

Review Area 2		Brant													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033	
Burford District ES	541	489	474	484	431	415	404	483	470	461	446	450	444	448	
Mount Pleasant PS	236	219	212	212	238	252	255	252	252	254	252	251	252	255	
Oakland-Scotland PS	225	157	164	170	179	189	202	204	204	204	203	202	202	207	
<b>Total for RA2</b>	<b>1002</b>	<b>865</b>	<b>850</b>	<b>866</b>	<b>848</b>	<b>856</b>	<b>861</b>	<b>939</b>	<b>926</b>	<b>919</b>	<b>902</b>	<b>904</b>	<b>898</b>	<b>909</b>	
		86%	85%	86%	85%	85%	86%	94%	92%	92%	90%	90%	90%	91%	

Review Area 3		Brantford													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033	
Ecole Dufferin PS	380	409	388	370	345	297	291	307	315	315	328	354	399	413	
Graham Bell-Victoria PS	305	174	148	141	128	231	218	211	219	220	218	217	206	206	
Grandview PS	334	182	183	181	176	283	220	201	189	178	187	184	176	175	
James Hillier PS	314	298	299	300	313	287	301	291	287	291	291	297	305	305	
Lansdowne-Costain PS	328	267	247	265	281	293	317	315	322	330	335	338	337	326	
Prince Charles PS	300	180	187	202	202	198	219	217	213	216	213	221	231	227	
<b>Total for RA 3</b>	<b>1961</b>	<b>1510</b>	<b>1452</b>	<b>1459</b>	<b>1445</b>	<b>1589</b>	<b>1566</b>	<b>1542</b>	<b>1544</b>	<b>1549</b>	<b>1571</b>	<b>1612</b>	<b>1653</b>	<b>1651</b>	
		77%	74%	74%	74%	81%	80%	79%	79%	79%	80%	82%	84%	84%	

Review Area 4		Brantford													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033	
Central PS	190	196	205	213	187	194	245	206	206	201	200	192	170	161	
Echo Place PS	213	150	156	162	162	153	162	157	165	174	170	170	177	171	
King George PS	412	302	285	292	266	264	282	330	329	335	344	343	339	348	
Major Ballachey PS	377	343	330	317	283	298	322	313	323	335	335	335	353	349	
Onondaga-Brant PS	190	199	212	221	211	225	231	227	237	242	248	241	245	242	
Woodman-Cainsville PS	236	308	337	344	368	399	431	250	249	243	238	234	206	212	
<b>Total for RA4</b>	<b>1618</b>	<b>1498</b>	<b>1525</b>	<b>1549</b>	<b>1477</b>	<b>1533</b>	<b>1673</b>	<b>1483</b>	<b>1510</b>	<b>1529</b>	<b>1536</b>	<b>1517</b>	<b>1490</b>	<b>1483</b>	
		93%	94%	96%	91%	95%	103%	92%	93%	95%	95%	94%	92%	92%	

Review Area 5		Brantford													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033	
Banbury Heights PS	469	374	370	377	383	365	403	409	430	446	462	477	589	628	
Branlyn PS	426	314	310	307	287	264	289	455	468	481	507	518	631	677	
Brier Park PS	363	325	325	314	294	303	330	326	332	343	366	387	416	405	
Cedarland PS	348	259	278	290	287	266	280	290	295	309	333	341	392	409	
Centennial-Grand Woodland PS	326	259	278	290	287	266	280	290	295	309	333	341	392	409	
Ecole Confederation	547	614	589	571	535	494	471	468	453	435	426	412	406	406	
Greenbrier PS	303	218	243	236	229	234	212	220	236	250	264	286	334	316	
Russell Reid PS	377	303	284	274	272	266	245	239	235	238	242	258	335	386	
<b>Total for RA5</b>	<b>3159</b>	<b>2666</b>	<b>2677</b>	<b>2659</b>	<b>2574</b>	<b>2458</b>	<b>2510</b>	<b>2698</b>	<b>2746</b>	<b>2812</b>	<b>2932</b>	<b>3022</b>	<b>3496</b>	<b>3636</b>	
		84%	85%	84%	81%	78%	79%	85%	87%	89%	93%	96%	111%	115%	

Review Area 6&7		Brantford													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033	
A.G. Hodge PS	492	421	416	396	400	400	649	753	810	473	519	622	764	779	
Bellview PS	308	221	210	221	218	193	215	216	224	230	234	243	248	250	
Princess Elizabeth PS	294	198	198	213	211	206	223	226	220	212	205	199	196	189	
Edith Montour ES	616	578	607	636	737	789	809	801	813	725	743	753	707	708	
Unnamed Shelard Lane PS (2025)	650	0	0	0	0	0	0	0	0	550	600	625	950	1000	
Walter Gretzky PS	498	673	674	697	684	616	658	631	616	614	603	595	548	549	
<b>Total for RA 6&amp;7</b>	<b>2858</b>	<b>2091</b>	<b>2105</b>	<b>2163</b>	<b>2250</b>	<b>2204</b>	<b>2554</b>	<b>2627</b>	<b>2684</b>	<b>2805</b>	<b>2904</b>	<b>3036</b>	<b>3412</b>	<b>3474</b>	
		73%	74%	76%	79%	77%	89%	92%	94%	98%	102%	106%	119%	122%	

Review Area 8		Haldimand												
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Caledonia Centennial PS	366	334	426	425	437	446	561	610	640	366	344	335	319	314
Oneida Central PS	213	246	249	250	238	235	249	241	239	237	244	238	243	236
River Heights ES	668	531	541	608	579	599	623	601	593	576	573	561	551	564
Unnamed Caledonia PS (2025)	441	0	0	0	0	0	0	0	0	300	360	400	475	500
<b>Total for RA 8&amp;9</b>	<b>1688</b>	<b>1111</b>	<b>1216</b>	<b>1283</b>	<b>1254</b>	<b>1280</b>	<b>1433</b>	<b>1453</b>	<b>1471</b>	<b>1479</b>	<b>1521</b>	<b>1534</b>	<b>1587</b>	<b>1614</b>
		66%	72%	76%	74%	76%	85%	86%	87%	88%	90%	91%	94%	96%

Review Area 9 & 10		Haldimand												
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Thompson Creek ES	539	506	514	515	471	503	525	526	524	532	543	540	532	529
Mapleview PS	421	0	381	386	397	381	350	375	384	409	435	462	547	597
J. L. Mitchener PS	420	302	317	333	346	354	346	345	332	336	327	326	319	328
Rainham Central PS	297	238	239	233	228	251	270	267	264	265	272	281	273	265
Seneca Central PS	164	137	142	153	163	166	180	177	186	192	203	208	212	205
<b>Total for RA 10</b>	<b>1841</b>	<b>1183</b>	<b>1593</b>	<b>1620</b>	<b>1605</b>	<b>1655</b>	<b>1671</b>	<b>1689</b>	<b>1692</b>	<b>1734</b>	<b>1779</b>	<b>1816</b>	<b>1884</b>	<b>1924</b>
		64%	87%	88%	87%	90%	91%	92%	92%	94%	97%	99%	102%	105%

Review Area 11		Haldimand												
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Hagersville ES	338	253	272	248	245	268	308	306	304	311	314	322	316	312
Jarvis PS	400	285	309	325	369	368	360	362	357	361	364	364	372	384
Walpole North ES	236	255	258	253	231	243	234	232	238	229	232	227	243	250
<b>Total for RA 11</b>	<b>974</b>	<b>793</b>	<b>839</b>	<b>826</b>	<b>845</b>	<b>879</b>	<b>902</b>	<b>901</b>	<b>899</b>	<b>901</b>	<b>907</b>	<b>914</b>	<b>932</b>	<b>946</b>
		81%	86%	85%	87%	90%	93%	92%	92%	92%	93%	94%	96%	97%

Review Area 12		Norfolk												
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Elgin Avenue PS	469	252	228	221	230	313	262	269	282	291	531	528	528	527
Lakewood ES	705	516	528	557	551	570	609	610	610	610	616	628	636	639
Lynndale Heights ES	465	394	430	436	437	439	453	449	454	446	458	462	474	482
Walsh PS	421	383	400	416	410	404	399	399	401	393	393	399	419	429
West Lynn PS to close 2025	337	298	278	263	238	242	224	223	228	233				
<b>Total for RA 12</b>	<b>2397</b>	<b>1843</b>	<b>1864</b>	<b>1893</b>	<b>1866</b>	<b>1968</b>	<b>1947</b>	<b>1950</b>	<b>1975</b>	<b>1972</b>	<b>1999</b>	<b>2018</b>	<b>2057</b>	<b>2077</b>
		77%	78%	79%	78%	82%	81%	81%	82%	82%	93%	93%	95%	96%

Review Area 13		Norfolk												
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Bloomsburg PS	268	192	207	201	184	194	192	241	247	242	238	236	214	204
Boston PS	233	189	188	190	192	203	197	264	271	271	269	270	280	271
Delhi PS	412	424	421	422	373	378	382	383	367	350	343	364	400	471
Teeterville PS	272	200	204	215	210	216	221	216	215	219	226	226	226	226
Waterford PS	285	341	340	377	376	410	405	236	236	246	245	250	259	259
<b>Total for RA 13</b>	<b>1470</b>	<b>1346</b>	<b>1360</b>	<b>1405</b>	<b>1335</b>	<b>1401</b>	<b>1397</b>	<b>1340</b>	<b>1337</b>	<b>1329</b>	<b>1321</b>	<b>1346</b>	<b>1379</b>	<b>1431</b>
		92%	93%	96%	91%	95%	95%	91%	91%	90%	90%	92%	94%	97%

Review Area 14		Norfolk												
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Courtland PS	294	227	215	225	192	211	209	218	221	226	230	233	238	227
Houghton PS	305	295	341	341	253	244	259	262	261	249	248	245	250	250
Langton PS	245	192	184	187	174	180	193	187	185	174	172	167	152	157
Port Rowan PS	294	236	227	224	210	226	231	224	222	216	224	222	222	224
<b>Total for RA 14</b>	<b>1138</b>	<b>950</b>	<b>967</b>	<b>977</b>	<b>829</b>	<b>861</b>	<b>892</b>	<b>891</b>	<b>889</b>	<b>865</b>	<b>874</b>	<b>867</b>	<b>862</b>	<b>857</b>
		83%	85%	86%	73%	76%	78%	78%	78%	76%	77%	76%	76%	75%

## Summary of Enrolment Projections 2023-2033 By Review Area

Review Area 1		Brant													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033	
Paris District HS	948	819	833	849	846	887	905	921	966	1020	1007	1048	1109	1113	
<b>Total for SA1</b>	<b>948</b>	<b>819</b>	<b>833</b>	<b>849</b>	<b>846</b>	<b>887</b>	<b>905</b>	<b>921</b>	<b>966</b>	<b>1020</b>	<b>1007</b>	<b>1048</b>	<b>1109</b>	<b>1113</b>	
		86%	88%	90%	89%	94%	95%	97%	102%	108%	106%	111%	117%	117%	

Review Area 2		Brantford													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033	
Brantford CI&VS	1260	1273	1198	1133	1093	1075	1094	1131	1155	1148	1125	1077	1161	1254	
Grand Erie Learning Alternatives	168	107	90	81	79	39	101	101	101	101	101	101	101	101	
North Park C&VS	1386	1116	1135	1070	1096	1145	1092	1030	1020	1028	1015	1038	1072	1101	
Pauline Johnson C&VS	1374	854	833	849	846	887	905	936	973	995	962	950	1014	996	
Tollgate Tech Skills Centre	630	320	317	306	291	258	260	262	262	283	257	253	239	225	
<b>Total for SA2</b>	<b>4818</b>	<b>3670</b>	<b>3573</b>	<b>3439</b>	<b>3405</b>	<b>3404</b>	<b>3452</b>	<b>3460</b>	<b>3511</b>	<b>3556</b>	<b>3461</b>	<b>3420</b>	<b>3586</b>	<b>3678</b>	
		76%	74%	71%	71%	71%	72%	72%	73%	74%	72%	71%	74%	76%	

Review Area 3		Haldimand													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033	
Cayuga SS	927	490	492	505	512	525	581	626	698	772	788	800	845	890	
Dunnville SS	978	419	404	367	319	341	315	306	332	331	322	337	337	367	
Hagersville SS	801	502	476	420	386	364	392	401	390	424	410	417	410	410	
McKinnon Park SS	558	762	720	711	711	697	672	676	674	702	708	711	725	723	
<b>Total for SA3</b>	<b>3264</b>	<b>2173</b>	<b>2092</b>	<b>2003</b>	<b>1928</b>	<b>1927</b>	<b>1960</b>	<b>2009</b>	<b>2094</b>	<b>2230</b>	<b>2228</b>	<b>2265</b>	<b>2317</b>	<b>2390</b>	
		67%	64%	61%	59%	59%	60%	62%	64%	68%	68%	69%	71%	73%	

Review Area 4		Norfolk													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033	
Delhi District SS	546	534	519	543	577	585	610	645	655	691	687	695	707	717	
Simcoe Composite School	1083	723	694	657	648	687	691	735	759	767	774	783	799	811	
Valley Heights SS	702	462	453	448	425	411	423	408	392	421	391	395	377	359	
Waterford District HS	606	471	475	455	393	485	621	554	586	523	487	463	474	499	
<b>Total for SA4</b>	<b>2937</b>	<b>2190</b>	<b>2141</b>	<b>2103</b>	<b>2043</b>	<b>2168</b>	<b>2345</b>	<b>2342</b>	<b>2392</b>	<b>2402</b>	<b>2339</b>	<b>2335</b>	<b>2358</b>	<b>2386</b>	
		75%	73%	72%	70%	74%	80%	80%	81%	82%	80%	80%	80%	81%	

## Summary of Projections by Panel 2023-2033

Panel	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Elementary	22106	17477	18087	18434	18005	18477	19268	19325	19539	19847	20311	20802	22168	22617
Secondary	11967	8852	8639	8394	8222	8386	8662	8733	8964	9208	9035	9068	9370	9566
<b>Total for Board</b>	<b>34073</b>	<b>26329</b>	<b>26726</b>	<b>26828</b>	<b>26227</b>	<b>26863</b>	<b>27930</b>	<b>28058</b>	<b>28503</b>	<b>29056</b>	<b>29346</b>	<b>29871</b>	<b>31538</b>	<b>32183</b>
		77%	78%	79%	77%	79%	82%	82%	84%	85%	86%	88%	93%	94%

<b>ELEMENTARY</b>	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Review Area 1	2000	1621	1639	1734	1677	1793	1862	1813	1866	1952	2065	2218	2520	2615
Review Area 2	1002	865	850	866	848	856	861	939	926	919	902	904	898	909
Review Area 3	1961	1510	1452	1459	1445	1589	1566	1542	1544	1549	1571	1612	1653	1651
Review Area 4	1618	1498	1525	1549	1477	1533	1673	1483	1510	1529	1536	1517	1490	1483
Review Area 5	3159	2666	2677	2659	2574	2458	2510	2698	2746	2812	2932	3022	3496	3636
Review Area 6&7	2858	2091	2105	2163	2250	2204	2554	2627	2684	2805	2904	3036	3412	3474
Review Area 8&9	1688	1111	1216	1283	1254	1280	1433	1453	1471	1479	1521	1534	1587	1614
Review Area 10	1841	1183	1593	1620	1605	1655	1671	1689	1692	1734	1779	1816	1884	1924
Review Area 11	974	793	839	826	845	879	902	901	899	901	907	914	932	946
Review Area 12	2397	1843	1864	1893	1866	1968	1947	1950	1975	1972	1999	2018	2057	2077
Review Area 13	1470	1346	1360	1405	1335	1401	1397	1340	1337	1329	1321	1346	1379	1431
Review Area 14	1138	950	967	977	829	861	892	891	889	865	874	867	862	857
<b>Total for Board</b>	<b>22106</b>	<b>17477</b>	<b>18087</b>	<b>18434</b>	<b>18005</b>	<b>18477</b>	<b>19268</b>	<b>19325</b>	<b>19539</b>	<b>19847</b>	<b>20311</b>	<b>20802</b>	<b>22168</b>	<b>22617</b>
		79%	82%	83%	81%	84%	87%	87%	88%	90%	92%	94%	100%	102%

<b>SECONDARY</b>	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Review Area 1	948	819	833	849	846	887	905	921	966	1020	1007	1048	1109	1113
Review Area 2	4818	3670	3573	3439	3405	3404	3452	3460	3511	3556	3461	3420	3586	3678
Review Area 3	3264	2173	2092	2003	1928	1927	1960	2009	2094	2230	2228	2265	2317	2390
Review Area 4	2937	2190	2141	2103	2043	2168	2345	2342	2392	2402	2339	2335	2358	2386
<b>Total for Board</b>	<b>11967</b>	<b>8852</b>	<b>8639</b>	<b>8394</b>	<b>8222</b>	<b>8386</b>	<b>8662</b>	<b>8733</b>	<b>8964</b>	<b>9208</b>	<b>9035</b>	<b>9068</b>	<b>9370</b>	<b>9566</b>
		74%	72%	70%	69%	70%	72%	73%	75%	77%	75%	76%	78%	80%



# Section: **School Capacity and Utilization**



Long Term Accommodation Plan 2023-28



## ECIS/SFIS DATA

The On-the-Ground (OTG) capacity of each school facility is based on the Ministry of Education's Education Capital Information System (ECIS)<sup>xxxi</sup> 2021/22 data and current instructional space loading per the Ministry's space type categorization. At present, Grand Erie has a built capacity of 21,015 elementary and 11,967 secondary pupil places. In addition, Grand Erie manages 73 elementary portable classrooms and 18 secondary portable classrooms along with 2 portapaks. Within Grand Erie's capacity, there are 94 Relocatable Classroom Modules (RCMs) in use, most of which are considered to be permanent built capacity (see the section on Temporary Accommodation for greater detail).

The OTG capacity of a facility is used along with pupil enrolment to calculate the utilization rate (UTZ) or the ratio between pupil places required relative to the number of enrolled pupils expressed as a percentage. Ideally, schools should operate between 80% and 120% of capacity. Schools operating at greater than 100% of capacity often require temporary accommodation in the form of portable classrooms, or portable clusters (portapaks). All temporary accommodation has a life cycle and useful life that is far shorter than the permanent building. Temporary accommodation is meant to be just that, and schools which require significant temporary accommodation for periods in excess of 5 years should be examined for more permanent practical solutions.

The OTG capacity data included within this document includes completed capital projects and additions and/or renovations effective for the 21/22 school year, as well as approved and/or under-construction projects to be completed prior to the 24/25 school year.

Secondary School Building	Total FTE Oct 31/22	Ministry OTG	Capacity % in use	Excess/ Short Capacity	Community Partner Use of Rooms	Portables	Portapaks	RCMs
Brantford Collegiate Institute & Vocational School	1054	1260	84%	205.6				
Cayuga Secondary School	539	927	58%	387.9				
Delhi District Secondary School	552	546	101%	-6.1				
Dunnville Secondary School	291	957	30%	666.1	1			
Grand Erie Learning Alternatives	95	168	57%	73.1				
Hagersville Secondary School	369	801	46%	431.6		1		
McKinnon Park Secondary School	632	558	113%	-74.2		10		
North Park Collegiate & Vocational School	1016	1386	73%	370.5		2		
Paris District High School	857	948	90%	90.9		4		
Pauline Johnson Collegiate & Vocational School	801	1374	58%	572.8				
Simcoe Composite School	652	1083	60%	431.3				
Tollgate Tech Skills Centre	237	630	38%	392.8	1	1	2	
Valley Heights Secondary School	371	702	53%	330.5				
Waterford District High School	351	606	58%	255.1				
<b>Total Secondary:</b>	<b>7,818</b>	<b>11,967</b>	<b>65.3%</b>	<b>4,128</b>	<b>2</b>	<b>18</b>	<b>2</b>	<b>0</b>

Elementary School Building	Total FTE Oct 31/22	Ministry OTG	Capacity % in use	Excess/ Short Capacity	Community Partner Use of Rooms	Portable Classrooms	Portapaks	RCMs
Agnes G. Hodge Public School	645	492	131%	-153.0		4		1
Banbury Heights School	406	469	87%	63.0				6
Bellview Public School	216	285	76%	69.0	1			1
Bloomsburg Public School	190	268	71%	78.0				
Boston Public School	198	233	85%	35.0				
Branlyn Community School	290	403	72%	113.0	1			
Brier Park Public School	330	363	91%	33.0		1		
Burford District Elementary School	431	541	80%	110.0				
Caledonia Centennial Public School	554	366	151%	-188.0		8		
Cedarland Public School	277	348	80%	71.0				
Centennial-Grand Woodlands School	146	326	45%	180.0				
Central Public School	240	190	126%	-50.0		2		1
Cobblestone Elementary School	647	536	121%	-111.0		4		
Courtland Public School	208	294	71%	86.0				
Delhi Public School	375	412	91%	37.0				5
Echo Place School	162	213	76%	51.0				
École Confédération	475	547	87%	72.0				4
École Dufferin	291	380	77%	89.0				
Edith Monture Elementary School	818	616	133%	-202.0		9		
Elgin Avenue Public School	261	469	56%	208.0				
Glen Morris Central Public School	183	222	82%	39.0				2
Graham Bell-Victoria Public School	150	305	49%	155.0				
Grandview Public School	298	334	89%	36.0				
Greenbrier Public School	213	303	70%	90.0				
Hagersville Elementary School	310	338	92%	28.0				2
Houghton Public School	252	282	89%	30.0	1	5		4
J. L. Mitchener Public School	342	374	91%	32.0	2			
James Hillier Public School	300	314	96%	14.0		2		1
Jarvis Public School	358	377	95%	19.0	1			9
King George School	275	389	71%	114.0	1			
Lakewood Elementary School	610	682	89%	72.0	1			
Langton School	192	245	78%	53.0				
Lansdowne-Costain Public School	316	328	96%	12.0				4
Lynndale Heights Public School	451	465	97%	14.0		1		9
Major Ballachey Public School	322	354	91%	32.0	1			
Mapleview Elementary School	376	398	94%	22.0	1	1		
Mt. Pleasant School	253	236	107%	-17.0		1		
North Ward School	420	481	87%	61.0	1			7
Oakland-Scotland Public School	201	225	89%	24.0				
Oneida Central Public School	250	213	117%	-37.0		2		
Onondaga-Brant Public School	232	190	122%	-42.0		2		1
Paris Central Public School	235	259	91%	24.0				
Port Rowan Public School	230	294	78%	64.0				5
Prince Charles Public School	216	254	85%	38.0	1			1
Princess Elizabeth Public School	218	248	88%	30.0	1			
Rainham Central School	268	297	90%	29.0		2		3
River Heights School	625	668	94%	43.0				12
Russell Reid Public School	244	377	65%	133.0				
Seneca Central Public School	179	164	109%	-15.0		1		
St. George-German Public School	409	479	85%	70.0				5
Teeterville Public School	219	272	81%	53.0				
Thompson Creek Elementary School	526	539	98%	13.0				
Walpole North Elementary School	234	236	99%	2.0		1		
Walsh Public School	398	421	95%	23.0		2		3
Walter Gretzky Elementary	646	498	130%	-148.0		9		
Waterford Public School	402	285	141%	-117.0		7		
West Lynn Public School	226	337	67%	111.0				7
Woodman-Cainsville School	455	236	193%	-219.0		9		1
<b>Total Elementary:</b>	<b>19,194</b>	<b>21,015</b>	<b>91.3%</b>	<b>1476</b>	<b>13</b>	<b>73</b>	<b>0</b>	<b>94</b>



# Section: **School Facility Condition**



Long Term Accommodation Plan 2023-28



## SCHOOL FACILITY CONDITION INDEX

The Facility Condition Index (FCI) measures the comparative cost between a school facility's total required renewal and repair needs and the cost of replacing the school facility in total<sup>xxxii</sup>. The FCI is expressed as a percentage and is calculated on a five-year basis by a third party that audits school facilities across the province on behalf of the Ministry of Education<sup>xxxiii</sup>. The FCI measurement indicates a facility's state of repair relative to other schools. The elements of the FCI include the estimated costs to repair or replace building components including architectural elements, electrical systems, life safety systems, HVAC systems, plumbing systems and conveying systems<sup>xxxiv</sup>. By maintaining and renewing the building systems in schools, a board can ensure that the buildings can support Grand Erie's commitment to a high-quality, accessible learning environment.

### Measuring FCI

School facilities with an excellent (lower) FCI require less renewal and repair than a school with a higher FCI. As the FCI of a building approaches 100% it will become more cost-effective to replace the school in whole or in part to address the backlog of required repairs to essential building systems. In the past, the Ministry of Education used a threshold of 65% to determine if a school was prohibitive to repair. Boards should examine

Figure 14 FCI vs UTZ

Facility Condition Index (FCI)	>65%	Poor FCI Low UTZ	Poor FCI Medium UTZ	Poor FCI High UTZ
	40-64%	Fair FCI Low UTZ	Fair FCI Medium UTZ	Fair FCI High UTZ
	<39%	Excellent FCI Low UTZ	Excellent FCI Medium UTZ	Excellent FCI High UTZ
		<80%	80-120%	>120%
		Utilization (UTZ)		

both the FCI data and utilization when developing capital plans. Schools with a poor FCI (>65%) and a low UTZ (<80%) are typical candidates for consolidation when the Ministry allows boards to close schools. Schools with a high UTZ (>120%) require additional pupil place construction and the FCI of a school can help shape the type of project (i.e., an addition, a replacement school, a renovation and addition, or a new school). The LTAP will assess the FCI and UTZ of all schools by each Review Area based on the most recent year of assessment, and both the current UTZ, 5-year, and 10-year UTZ.



**Funding Renewal**

The Ministry provides boards with Pupil Accommodation Grants (PAG) on an annual basis to give boards funding to address required renewal. For the 2023- 24 school year, the ministry will be investing an additional \$1.4 billion through the following two programs<sup>xxxv</sup>:

- School Condition Improvement (SCI) \$1,070 million; and
- School Renewal Allocation (SRA) is projected to be about \$375 million.

This investment is in addition to approximately \$656.5 million in combined federal-provincial funding provided under the COVID-19 Resilience Infrastructure Stream of the Investing in Canada Infrastructure Program<sup>xxxvi</sup>. School Condition Improvement (SCI) funding is a capital renewal program intended to help boards revitalize and renew aged building components that have exceeded or will exceed their useful life cycle. Many of these items will have been identified through the Ministry’s School Facility Condition Assessment Program.

The School Renewal Allocation (SRA) is a multi-faceted program that allows school boards to revitalize and renew aged building systems and components. This includes roof replacement and replacing of aged HVAC systems. The program also allows school boards to undertake capital improvements (e.g., install new building automation systems and air conditioning systems, address program-related needs and invest in accessibility-related enhancements such as ramps, elevators, and electronic door opening systems). In addition, SRA also allows school boards to address maintenance requirements such as painting, roof patching and pavement/parking repairs.

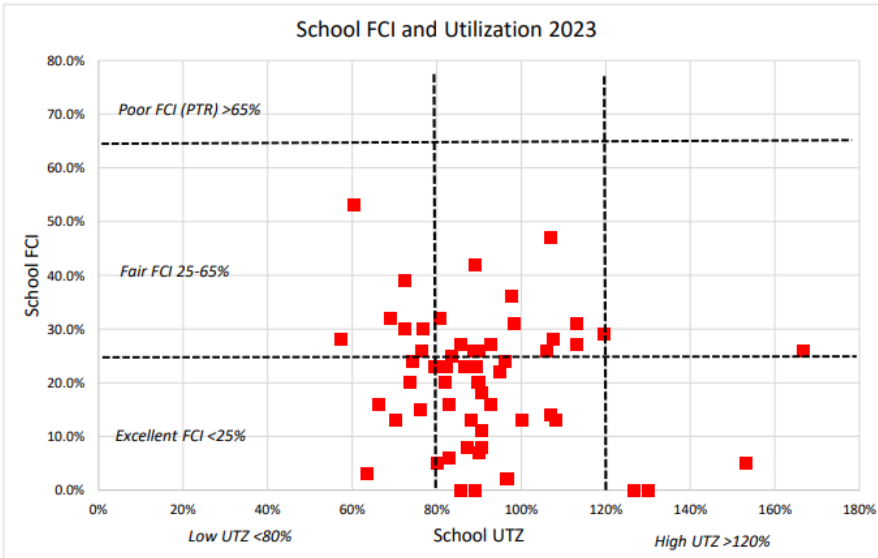
**Grand Erie’s share of the funds is as follows for 2023-2024:**

SCI	\$ 17,304,503
SRA	\$ 5,912,475
<hr/>	<hr/>
Total	\$ 23,216,978

Since 2018, the Ministry has allocated \$92,194,753 in SCI funds and \$29,892,242 in SRA funds to Grand Erie totaling \$122,086,995.

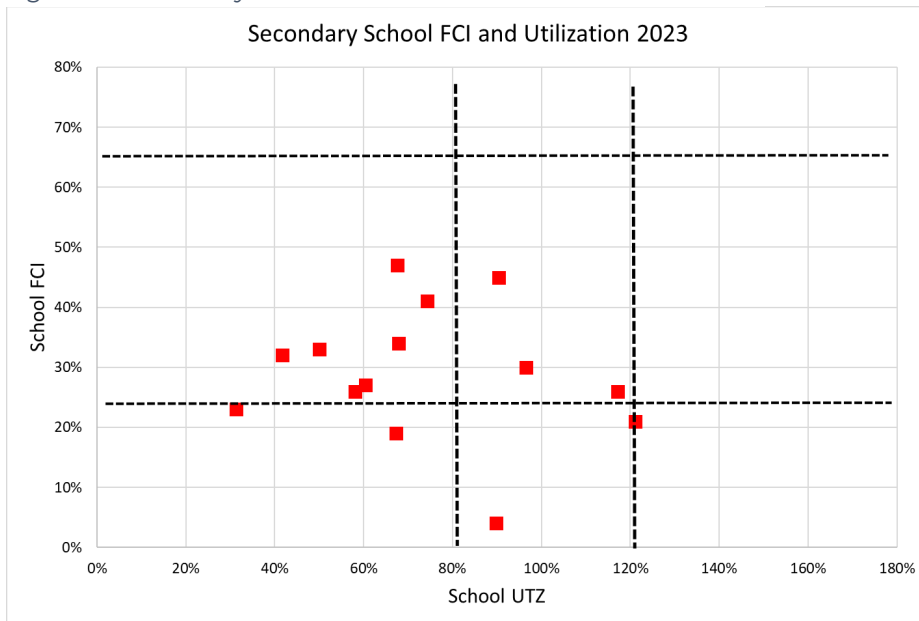
## Facility Condition vs Utilization

Figure 15 Elementary FCI and UTZ



Grand Erie has no elementary schools with a Poor FCI (>65%) however there are seven schools with a low UTZ and a fair FCI and a further eight schools with a low UTZ and an excellent FCI. For Grand Erie’s secondary schools, there are seven schools with a low UTZ and a fair FCI and two schools with a low UTZ and an excellent FCI. The lowest UTZ is 31% for a secondary school.

Figure 16 Secondary FCI and UTZ



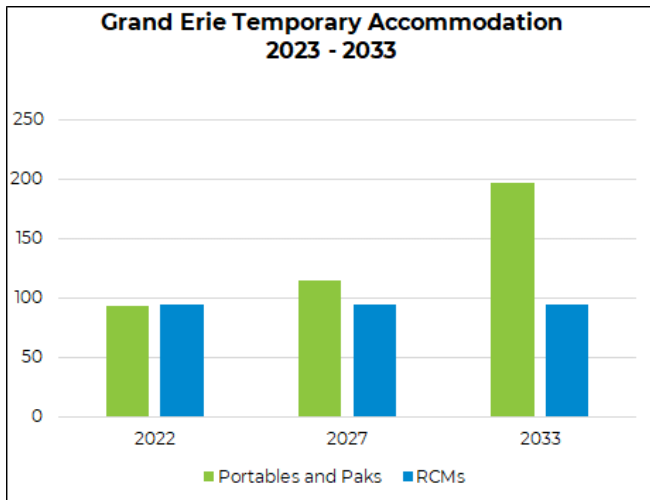
## Temporary Accommodation

The Ministry of Education provides \$40 million for the Temporary Accommodation Grant (TAG) Allocation in proportion to school boards' historical share of temporary accommodation activity. The funding is used for portable moves, leases, and purchases, as well as for lease costs for permanent instructional space<sup>xxxvii</sup>.

For 2023-24, Grand Erie will receive \$322,117 in temporary accommodation funding to address required portable moves and relocations. There is no funding for the annual operating costs and renewal costs for temporary accommodation within Grand Erie's annual TAG amounts. Rules regarding SCI preclude the spending of that money on renewal for temporary accommodation. The idea for boards is that portables are required on a temporary (short-term) basis and will be removed once a more long-term solution is found.

At present, Grand Erie operates a total of 91 portables, 2 portapaks and 94 Relocatable Classroom Modules (RCMs)<sup>xxxviii</sup> for a total of 187 non-permanent classrooms. Each of these classrooms was designed to be a temporary accommodation solution with a theoretical life cycle of 25 to 30 years. The 187 classrooms represent the ability to accommodate 4,301 students. For the elementary panel, this represents 15% of the system's built capacity<sup>xxxix</sup>. By 2027 the system will need to add at least a net 22 new portables in addition to the two new schools. By 2033, without additional new schools or additions, there will be a net new 102 portables required in addition to the two new schools.

Figure 17 Temporary Accommodation



By 2033, the reliance on temporary accommodation will reach 22% of the system's capacity, placing 1 in 5 elementary students in temporary accommodation.

As the number of portables increases, Grand Erie will have to either purchase or lease new portables. Similarly, Grand Erie will also have to relocate existing portables and potentially retire older portables from service over the next 10 years. The challenge of relocating a portable is that the costs are significant<sup>xi</sup> and there is the potential

that the portable may be required again at the site within a short time. As a result, the number of portables may be higher than is forecast here. The cost to add 102 portables is \$13.3 million to purchase or \$1.63 million in annual lease costs with a minimum 5-year lease period<sup>xii</sup>. The portable move costs for 2021-22 were \$512,659 for the owned portables and \$167,928 for relocating leased portables; \$345,708 was spend on portable leases.

Annually the costs for the temporary accommodation are as follows:

- cost per square foot for custodial services is \$2.88;
- cost per square foot for maintenance services is \$0.41;
- cost per square foot for energy services (Gas, Electricity and Water) is \$1.55;
- cost per square foot for renewal upgrades is \$1.54;
- cost per square foot for custodial supplies is \$0.10.

The total annual cost per portable is \$4,898.71.

### **Relocatable Classroom Modules (RCMs)**

Grand Erie currently uses 94 RCM's which were constructed from 1995 to 2007. These units have been included in Grand Erie's capacity and are attached to the building but are non-permanent construction with a shorter lifespan than traditionally built classrooms<sup>xlii</sup>. In many boards, there have been programs to replace, refurbish or demolish RCMs due to age, condition, mold, air quality or space requirements.

By 2033, most of these units will be more than 30 years old and past their original design life. A plan is required to assess each RCM and either renovate, replace these units over time with more permanent construction, or remove the units that are not required.

# Section: Accommodation Options





Grand Erie can consider a range of Accommodation and Renewal Options at each school within the review area to address issues in the short (0 to 5 years), medium (5 to 10 years) and long term (10 years plus).

The choice of Accommodation and Renewal Options should address and improve the individual school's FCI and UTZ within a family of schools. Some options are simply a continuation of previous good practices for the maintenance and renewal of school facilities. Other options require Board and/or Ministry approval to implement. This list of options should be reviewed, and projects added to the LTAP on an annual basis to address changes in Policy, new Ministry initiatives, and to address changes to capacity, enrolment and utilization.

## **Renewal-Based Options – Improving FCI**

### **Maintain Building**

Indicates that the school facility is in reasonable condition and does not need minor or major renovations within the first five years of the plan period. Minor and routine maintenance should be scheduled to ensure that the building(s) is in good order over the next five years.

### **Minor Renovations**

Indicates that the school facility will require minor renovations costing between \$250,000 and \$1,000,000 per project within the first five years of the plan period. These renewal projects may be identified through VFA Canada Corporation (VFA) facility audits, routine third-party inspections or identified by board staff.

### **Major Renovations**

Indicates that the school facility requires major renovations costing more than \$1,000,000 per project sometime within the 10-year plan period. These renewal projects may be identified through the VFA facility audits, routine third-party inspections, additional facility audits and studies, or identified by board staff.

### **Site Improvements**

Indicates that the school facility needs site improvements costing more than \$250,000 per site within the first five years of the plan period. Examples include parking lot expansions, bus loop improvements, traffic management projects, site drainage and/or field improvements. These renewal projects may be identified through the VFA facility audits, routine third-party inspections or identified by the school or board staff.

## **Program and Boundary Options – Improving UTZ**

### **Program Alterations**

Indicates that the school facility needs alterations to certain areas of the school to meet changing program needs, or to facilitate a reorganization within the facility. In this case, a program review may lead to one or more program changes being initiated at a school (i.e., a new French Immersion program or a new SHSM). The programs considered at a site should be aligned with Grand Erie’s strategic priorities. In each case, the program review will identify any required facility components that have to be added or modified within a school building to sustain the program. Program alterations are carried out under board Secondary Programs of Choice Procedure (PR-009)

### **Boundary Changes**

Indicates that the school is either undersized for the needs of the student population or overcrowded based on the current boundary. In this case, Grand Erie may wish to relocate programs or grades and alter the existing attendance boundaries permanently between one or more schools to balance the student population. Boundary changes are carried out under Boundary Reviews Policy (FA-08) and Procedure (FA-008) and Transition Committees Policy (FA-09) and Procedure (FA-009).

### **Overflow and Interim Attendance**

In advance of new pupil places being available for a school or schools, and where there is no additional capacity to accommodate students, Grand Erie may wish to relocate programs or alter the existing attendance boundaries temporarily between one or more schools to balance the student population

### **Capping Enrolment**

In some cases, the number of students at a school will reach a threshold where additional students, staff or occupants cannot be accommodated on-site. Limitations may come from a lack of physical space for additional classrooms (or portables), insufficient washroom capacity, a lack of parking etc. Grand Erie may wish to relocate existing programs or alter the existing attendance boundaries temporarily to cap the student population at the affected school.

## **Pupil Place Options – Improving UTZ and FCI**

### **School Replacement**

Indicates that all or a significant portion of the school should be demolished and replaced with a new structure which could be on the same site or could be on a new site. This option may change the UTZ but will reset the FCI to 0% and forestall renewal for several years. A school replacement project will require both Grand Erie's and the Ministry of Education's approval for the project and funding. Board approval is required under Major Construction Policy (FA-01) and related Procedure (FA-001).

### **Additional Space**

Indicates that the present facility is undersized for the needs of the student population and an addition to the building is required. The addition may be done in conjunction with renovations to the existing facility. An addition to a school will require the Ministry of Education's approval for the project and funding. Board approval is required under Major Construction Policy (FA-01) and related Procedure (FA-001).

### **New School**

A new school building is required to accommodate growth from a development area which cannot be accommodated in existing schools over the term (10 years plus) period. A new school project will require both Grand Erie's and the Ministry of Education's approval for the project and funding. The construction of a new school will improve UTZ in a review area and will set the FCI to 0% and avoid renewal for several years. Board approval is required under Major Construction Policy (FA-01) and related Procedure (FA-001).

### **Right-sizing**

Indicates that the present school facility is oversized relative to the needs of the student population in the long term (10 years plus). There may be a net benefit from demolishing a portion of the building or removing an RCM addition. The demolition may be done in conjunction with another measure such as a program or boundary change to the school. This option can improve UTZ, reduce ongoing maintenance, renewal and operating costs and reduce the FCI. A school right-sizing project will require both Grand Erie's and the Ministry of Education's approval for the project and funding. Board approval is required under Major Construction Policy (FA-01) and related Procedure (FA-001).

### **Partnering Space**

Indicates that the present school facility is oversized relative to the needs of the student population in the long term (10 years plus). Grand Erie may wish to engage with community non-profit or profit entities who express interest in participating in Facility Partnership Agreements that are deemed eligible by Grand Erie. There may be a net benefit to licensing<sup>xliii</sup> a portion of the school for uses which comply with

Grand Erie's Community Planning and Facility Partnership Policy (FA-11) and related Procedure (FA-011). In each case, the space must operate on a full cost recovery basis.

### **Mothballing Space**

Indicates that the present school facility is oversized relative to the needs of the student population in the short term (1 to 5 years). Mothballing includes closing permanent or temporary classroom space in a school, adjusting operating temperatures to reduce energy use, and eliminating regular custodial and maintenance services. The spaces must be inspected periodically by an authorized person. This practice reduces annual operating costs until a more permanent solution can be found.

## **Consolidation and Closure Options - Improving UTZ and FCI**

### **Consolidation**

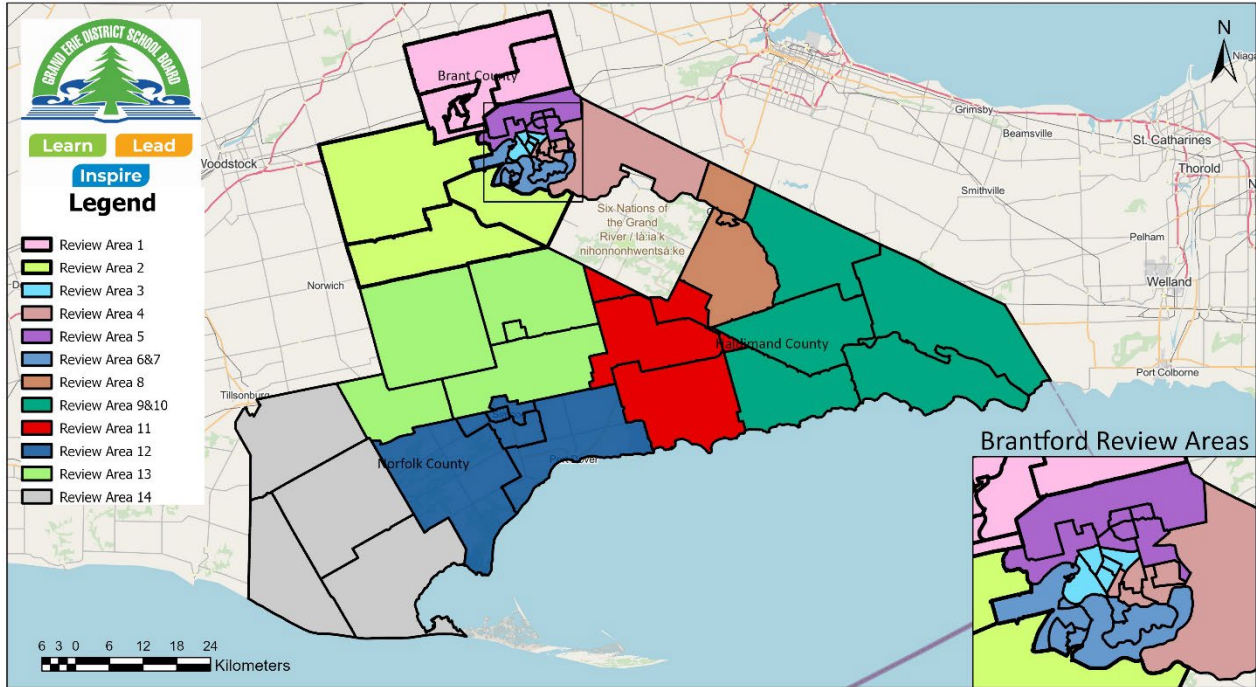
Indicates that the present school facilities in a review area are oversized relative to the needs of the student population in the long term (10 years plus) at one or more schools. In this case, a Pupil Accommodation Review may lead to the consolidation of one or more schools and the potential closure of one or more schools. Consolidation of space would be carried out under board Pupil Accommodation Reviews Policy (FT-05). *At present, the Ministry of Education has a moratorium in place regarding school closures.*

### **Disposition**

If it is determined that the facility or property is surplus to the needs of Grand Erie, the facility and/or property should be disposed of in accordance with provincial regulations. The status assigned to each facility are shown in the following table as well as some comments to provide additional information. The process of disposition under Ontario Regulation 444/98 requires both Grand Erie's approval to initiate and the Ministry of Education's approval to complete a transaction.

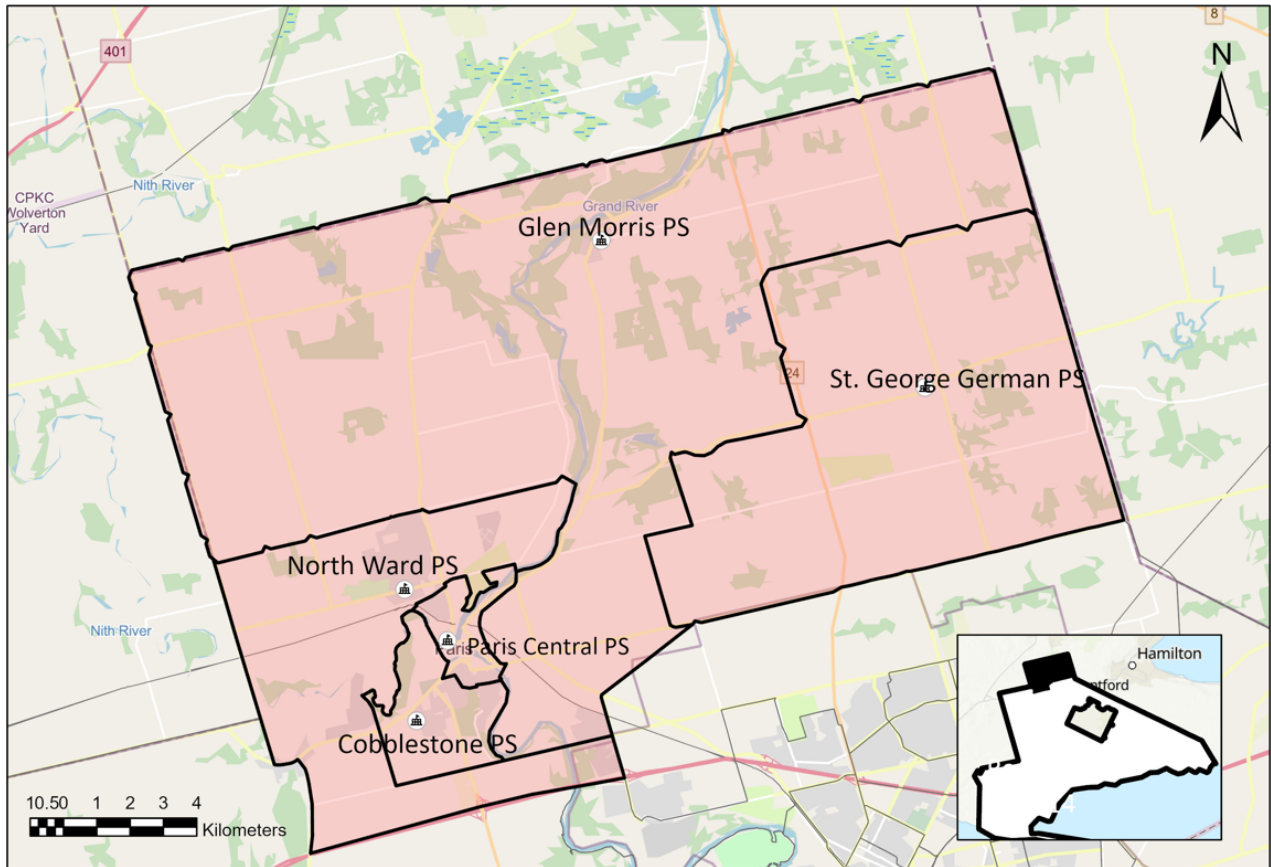
# Elementary Review Areas

## GRAND ERIE DISTRICT SCHOOL ELEMENTARY REVIEW AREAS





## Elementary Review Area 1: County of Brant



### Projections and Utilization

The schools in Review Area 1 have had a series of boundary changes approved for the 2023-2024 school year. The changes result in the relocation of students at all five schools in the review area. Over the next 10 years, Grand Erie requires two additional elementary school sites to be designated in Paris to address growth while a third site should be secured in the St George-German community as the County of Brant approves new growth plans.

Review Area 1	Brant													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Cobblestone ES	536	501	503	521	512	554	<b>640</b>	<b>519</b>	528	537	557	580	640	686
Glen Morris PS	222	170	168	166	162	209	<b>184</b>	<b>197</b>	196	191	189	183	171	167
North Ward PS	504	377	369	419	410	414	<b>408</b>	<b>445</b>	466	495	533	580	597	582
Paris Central PS	259	170	194	220	213	221	<b>220</b>	<b>259</b>	280	325	377	454	606	645
St. George-German PS	479	403	405	408	380	395	<b>410</b>	<b>392</b>	396	403	409	421	505	534
Total For RAI	2000	1621	1639	1734	1677	1793	<b>1862</b>	<b>1813</b>	1866	1952	2065	2218	2520	2615
Utilization		81%	82%	87%	84%	90%	<b>93%</b>	<b>91%</b>	93%	98%	103%	111%	126%	131%

# Elementary Review Area 1: County of Brant

## Growth and Development

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Paris	4,240	784	1611	1.6	3.2
St. George	1,610	298	612	0.6	1.2
Burford	255	47	97	0.1	0.2
Rural Settlement	1,140	211	433	0.4	0.9
Rural Areas	465	86	177	0.2	0.4
<b>TOTAL</b>	<b>7,710</b>	<b>1,426</b>	<b>2,930</b>	<b>2.9</b>	<b>5.9</b>

Future development in Paris will require at least 2 future elementary school sites to be set aside in the near future. The three existing plans of subdivision propose that an additional 245 singles and 442 semis and townhouses are to be built in three plans of subdivision. The yield from this development will generate 221 students.

### Planned Actions 2023-28

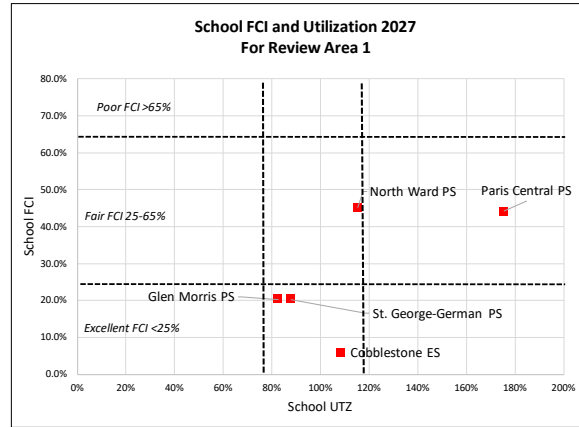
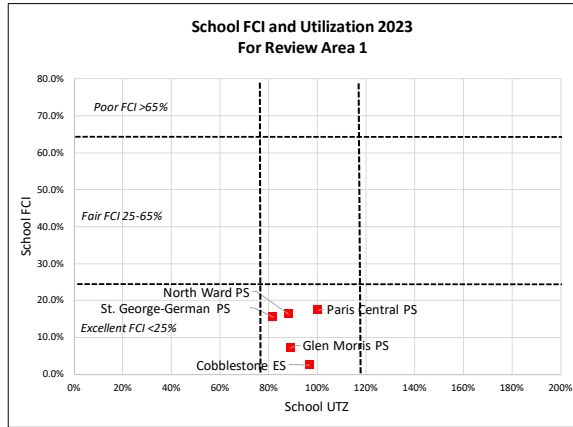
#### 2023-24

1. Implement the approved boundary changes for Paris Central PS and North Ward PS.
2. Implement the approved boundary changes for Cobblestone ES, Glen Morris Central PS, and St. George-German PS.
3. Implement the approved boundary changes for Cobblestone ES and Paris Central PS.
4. Phase out French Immersion programming at Paris Central PS and relocate students to Burford District ES for grades 6-8.

#### 2024-25

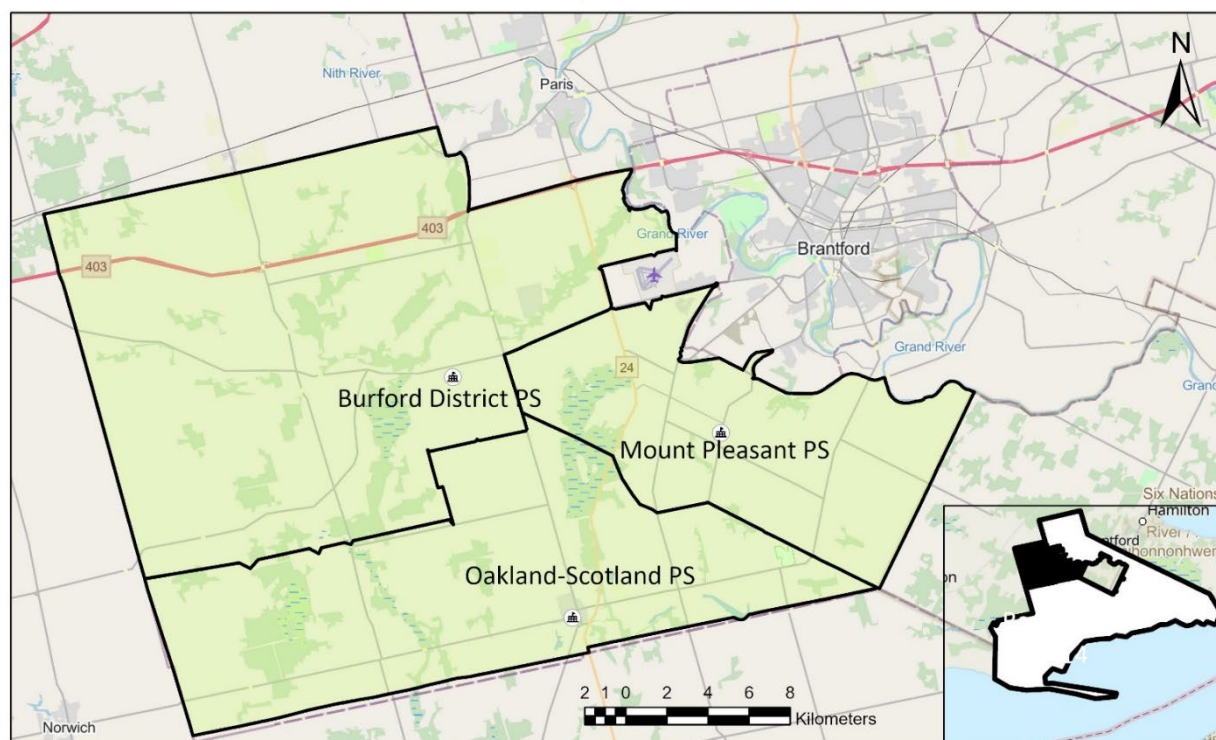
1. Designate a new Paris Elementary School site.
2. Open new Cobblestone PS Child Care Addition.

## FCI and School Conditions



The FCI and utilization of the schools in Review Area 1 is optimal for 2023 with all schools loaded between 80-120% of capacity. Most schools have an FCI<25% which indicates that the schools are in good shape. By 2027, all schools' FCI is still either excellent or fair. By 2027, Paris Central PS will be overcrowded, operating at 180% of capacity; a new school will be required.

## Elementary Review Area 2: County of Brant



### Projections and Utilization

Review Area 2	Brant													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Burford District ES	541	489	474	484	431	415	<b>404</b>	<b>483</b>	470	461	446	450	444	448
Mount Pleasant PS	236	219	212	212	238	252	<b>255</b>	<b>252</b>	252	254	252	251	252	255
Oakland-Scotland PS	225	157	164	170	179	189	<b>202</b>	<b>204</b>	204	204	203	202	202	207
Total for RA2	1002	865	850	866	848	856	<b>861</b>	<b>939</b>	926	919	902	904	898	909
		86%	85%	86%	85%	85%	<b>86%</b>	<b>94%</b>	92%	92%	90%	90%	90%	91%

The schools in review area 2 are located in the rural west and southwest portion of the County of Brant and the smaller community of Burford. There is limited growth anticipated in the current County of Brant Growth Strategy.

### Growth and Development

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Paris	4,240	784	1611	1.6	3.2
St. George	1,610	298	612	0.6	1.2
Burford	255	47	97	0.1	0.2
Rural Settlement	1,140	211	433	0.4	0.9
Rural Areas	465	86	177	0.2	0.4
<b>TOTAL</b>	<b>7,710</b>	<b>1,426</b>	<b>2,930</b>	<b>2.9</b>	<b>5.9</b>

There is a smaller allocation of future development for Review Area 2 with Burford anticipated to grow by 250 units once services are available. The rural areas will see an

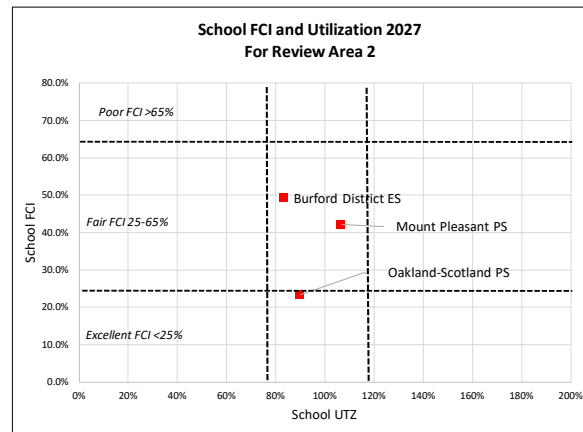
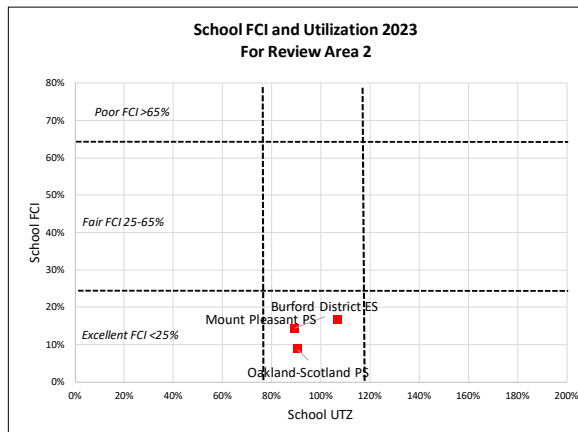
additional 1,600 units of housing built by 2051. No additional school sites are required within the review area at an elementary or secondary level.

## Planned Actions 2023-28

### 2023-24

1. Phase out French Immersion programming at Paris Central PS and relocate students to Burford District ES for grades 6-8.

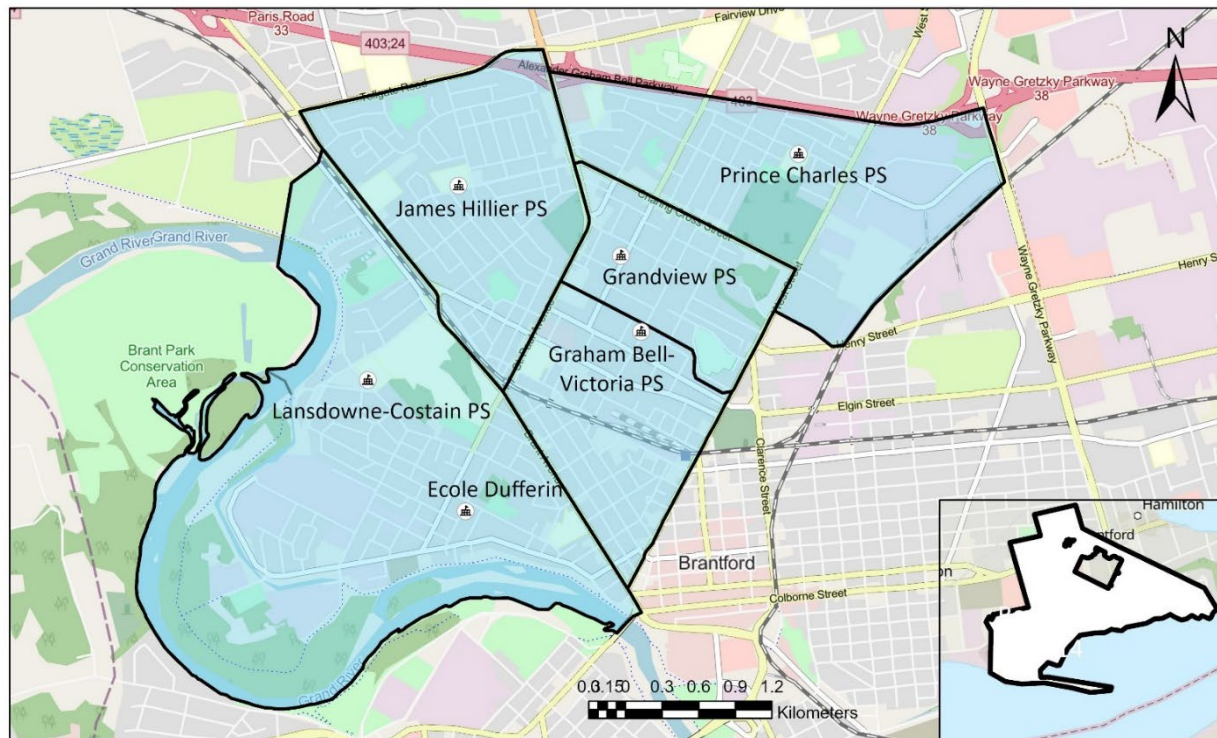
## FCI and School Conditions



For 2023 the utilization and FCI for all schools are in the desirable range. By 2027 the FCI for Burford District ES approaches 50%. Over time minor and major renewals are needed at all schools to lower the FCI and improve the school condition.



## Elementary Review Area 3: City of Brantford



### Projections and Utilization

Review Area 3	Brantford													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Ecole Dufferin PS	380	409	388	370	345	297	<b>291</b>	<b>307</b>	315	315	328	354	399	413
Graham Bell-Victoria PS	305	174	148	141	128	231	<b>218</b>	<b>211</b>	219	220	218	217	206	206
Grandview PS	334	182	183	181	176	283	<b>220</b>	<b>201</b>	189	178	187	184	176	175
James Hillier PS	314	298	299	300	313	287	<b>301</b>	<b>291</b>	287	291	291	297	305	305
Lansdowne-Costain PS	328	267	247	265	281	293	<b>317</b>	<b>315</b>	322	330	335	338	337	326
Prince Charles PS	300	180	187	202	202	198	<b>219</b>	<b>217</b>	213	216	213	221	231	227
Total for RA 3	1961	1510	1452	1459	1445	1589	<b>1566</b>	<b>1542</b>	1544	1549	1571	1612	1653	1651
		77%	74%	74%	74%	81%	<b>80%</b>	<b>79%</b>	79%	79%	80%	82%	84%	84%

The schools in review area 3 are located downtown in the City of Brantford and represent schools where redevelopment and intensification of residential areas will cause challenges in the future. There are no available lands to set aside for additional school sites so any local growth will have to be addressed by portables, boundary changes, additions, or potentially replacing a school on its site. In the short term, however, most schools will be at or slightly under capacity.

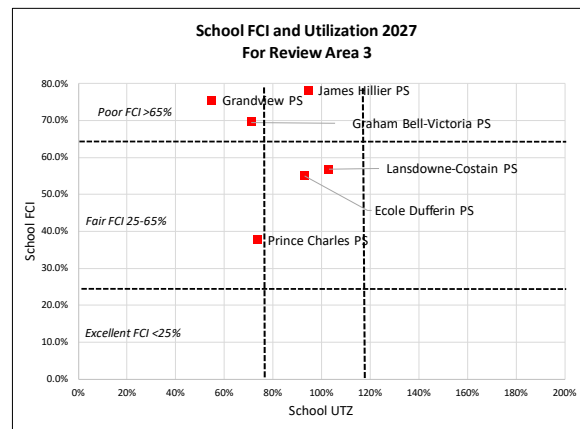
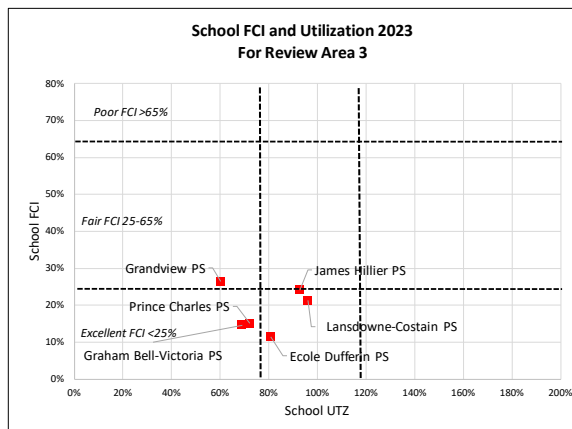
## Growth and Development

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Tutela Heights	1,230	228	467	0.5	0.9
Northern Boundary Lands	7,688	1,422	2,921	2.8	5.8
Other Growth Areas	17,518	3,241	6,657	6.5	13.3
<b>TOTAL</b>	<b>26,436</b>	<b>4,891</b>	<b>10,046</b>	<b>10</b>	<b>20</b>

A total of 17,518 units are allocated to the existing lands in the City of Brantford. Much of this growth will be infill housing and intensification. At present, there are plans for 124 units of housing in the Prince Charles PS boundary.

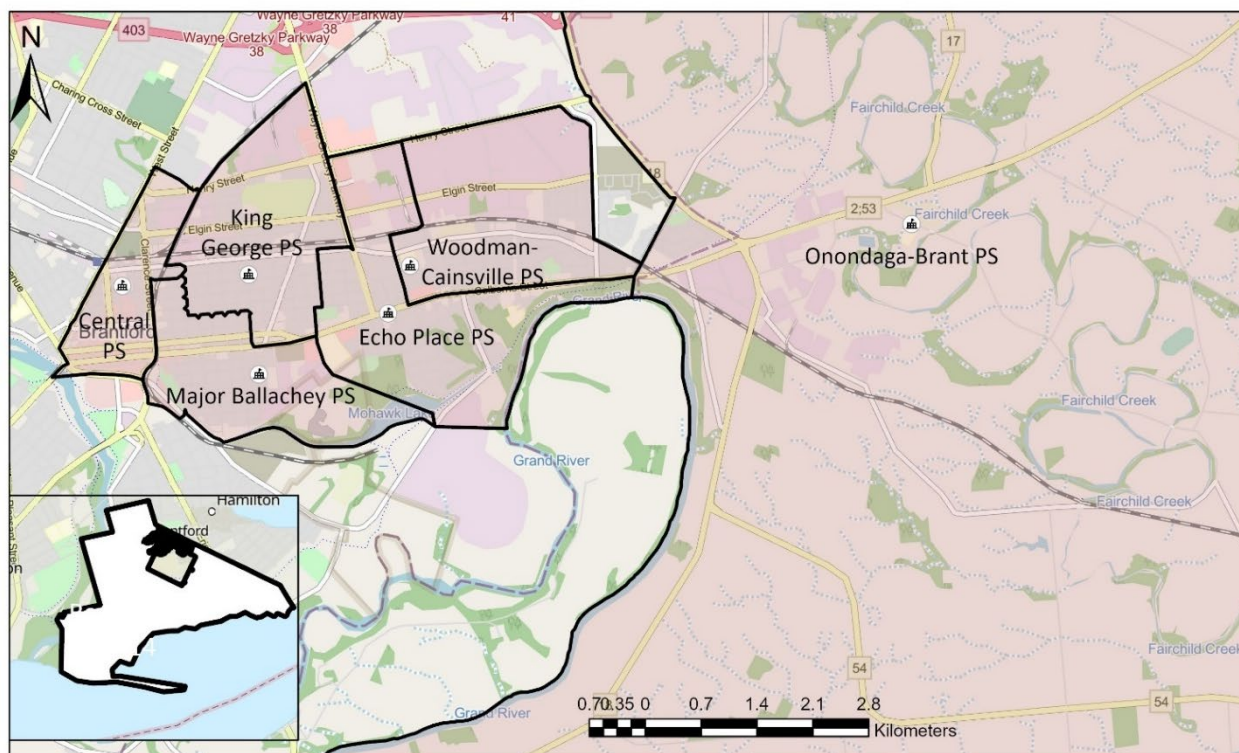
### Planned Actions 2023-28 - None

### FCI and School Conditions



In 2023, the UTZ is lower than 80% for 3 schools and only 1 school has an FCI >25%. By 2027, 3 schools in the review area will have an FCI >65% and will require significant capital investments over time to preserve the existing buildings. Notwithstanding the low UTZ, all schools should be retained in the short to medium term to address additional growth from infill, redevelopment and intensification.

## Review Area 4: City of Brantford



### Projections and Utilization

Review Area 4	Brantford													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Central PS	190	196	205	213	187	194	<b>245</b>	<b>206</b>	206	201	200	192	170	161
Echo Place PS	213	150	156	162	162	153	<b>162</b>	<b>157</b>	165	174	170	170	177	171
King George PS	412	302	285	292	266	264	<b>282</b>	<b>330</b>	329	335	344	343	339	348
Major Ballachey PS	377	343	330	317	283	298	<b>322</b>	<b>313</b>	323	335	335	335	353	349
Onondaga-Brant PS	190	199	212	221	211	225	<b>231</b>	<b>227</b>	237	242	248	241	245	242
Woodman-Cainsville PS	236	308	337	344	368	399	<b>431</b>	<b>250</b>	249	243	238	234	206	212
Total for RA4	1618	1498	1525	1549	1477	1533	<b>1673</b>	<b>1483</b>	1510	1529	1536	1517	1490	1483
		93%	94%	96%	91%	95%	<b>103%</b>	<b>92%</b>	93%	95%	95%	94%	92%	92%

The schools in review area 4 are located in downtown City of Brantford and southeast Brantford and represent schools where redevelopment and intensification of residential areas will cause challenges in the future. There are no available lands to set aside for additional school sites, so any local growth will have to be addressed by portables, boundary changes, additions, and/or potentially replacing a school on its site. Following approved boundary changes to several schools in 2022, the schools in the review area will be at or slightly under capacity over the following 10 years.

## Growth and Development

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Tutela Heights	1,230	228	467	0.5	0.9
Northern Boundary Lands	7,688	1,422	2,921	2.8	5.8
Other Growth Areas	17,518	3,241	6,657	6.5	13.3
<b>TOTAL</b>	<b>26,436</b>	<b>4,891</b>	<b>10,046</b>	<b>10</b>	<b>20</b>

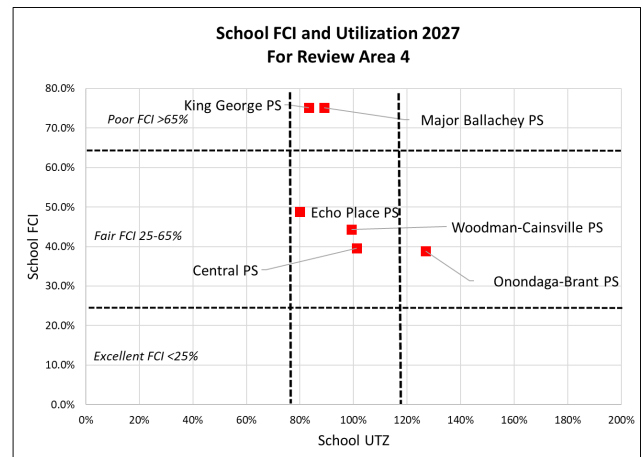
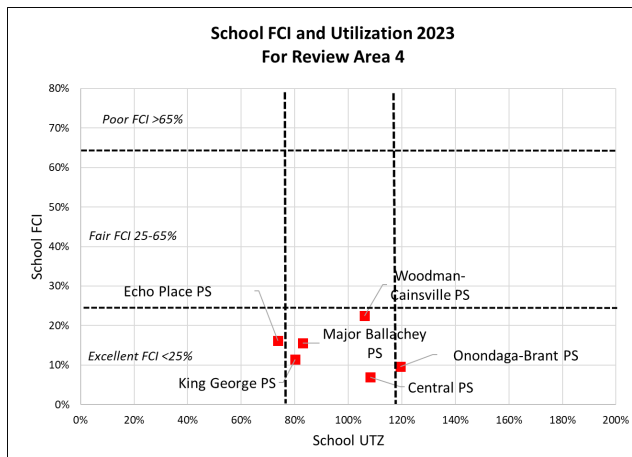
A total of 17,518 units are allocated to the existing lands in the City of Brantford. Much of this growth will be infill housing and intensification. At present, there are 697 units of proposed housing in the review area, most of which are within the Major Ballachey PS catchment area. The potential yield from the housing is 265 students at peak yield and 129 students over the long term. No school sites are required to address this growth.

## Planned Actions 2023-28

### 2023-24

1. Implement the approved boundary changes for Woodman-Cainsville PS and Branlyn Community School.
2. Implement the approved boundary changes for Central PS and Major Ballachey PS.
3. Implement the approved boundary changes for Major Ballachey PS and King George PS.

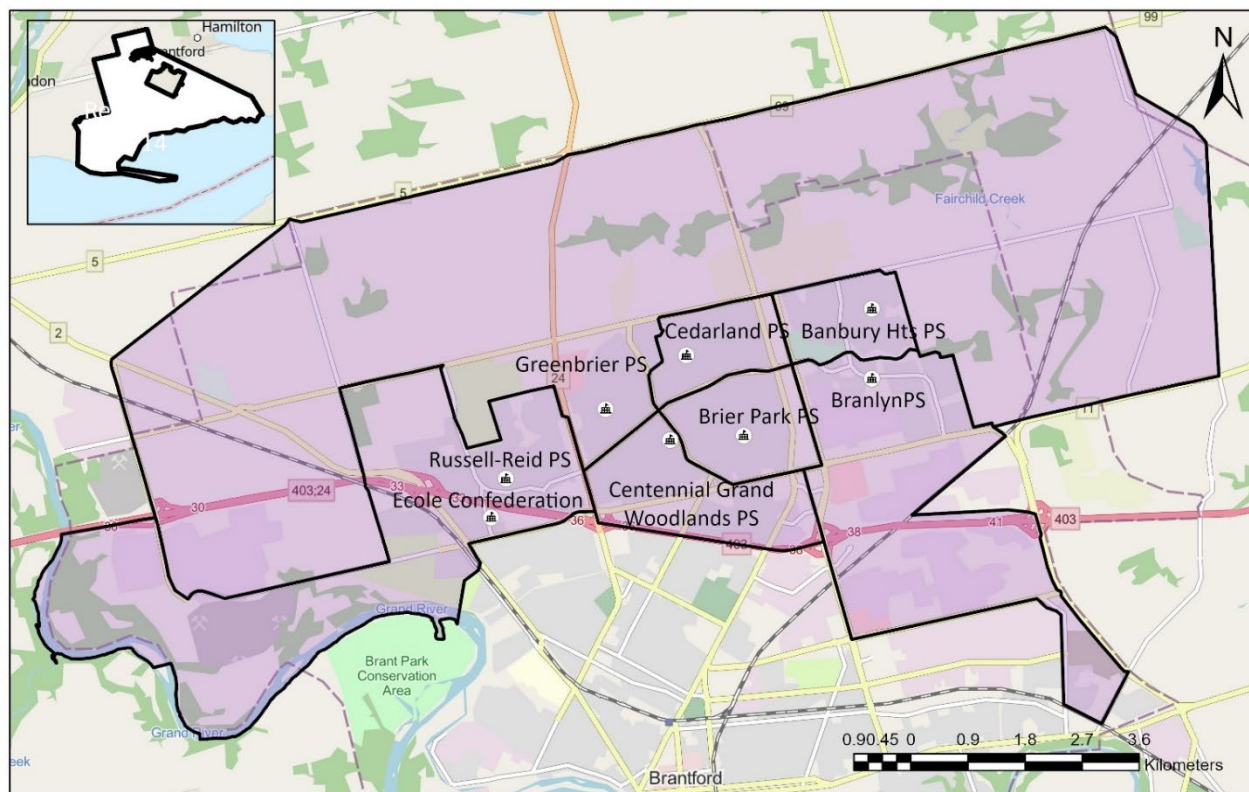
## FCI and School Condition



For 2023, the utilization and FCI for most schools is in the desirable range. By 2027, the FCI of two schools King George PS and Major Ballachey PS will be >65% (Poor) and will require significant renewal. Similarly, all other schools in the review area will be in the Fair category 25%-65%.



## Review Area 5: City of Brantford



### Projections and Utilization

Review Area 5	Brantford													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Banbury Heights PS	469	374	370	377	383	365	<b>403</b>	<b>409</b>	430	446	462	477	589	628
Branlyn PS	426	314	310	307	287	264	<b>289</b>	<b>455</b>	468	481	507	518	631	677
Brier Park PS	363	325	325	314	294	303	<b>330</b>	<b>326</b>	332	343	366	387	416	405
Cedarland PS	348	259	278	290	287	266	<b>280</b>	<b>290</b>	295	309	333	341	392	409
Centennial-Grand Woodland PS	326	259	278	290	287	266	<b>280</b>	<b>290</b>	295	309	333	341	392	409
Ecole Confederation	547	614	589	571	535	494	<b>471</b>	<b>468</b>	453	435	426	412	406	406
Greenbrier PS	303	218	243	236	229	234	<b>212</b>	<b>220</b>	236	250	264	286	334	316
Russell Reid PS	377	303	284	274	272	266	<b>245</b>	<b>239</b>	235	238	242	258	335	386
Total for RA5	3159	2666	2677	2659	2574	2458	<b>2510</b>	<b>2698</b>	2746	2812	2932	3022	3496	3636
		84%	85%	84%	81%	78%	<b>79%</b>	<b>85%</b>	87%	89%	93%	96%	111%	115%

The schools in Review Area 5 are located in the north part of the City of Brantford and are adjacent to the Northern Boundary Lands. As such, the schools in this review area will be required to provide interim accommodation in advance of the first new school being constructed.



## Growth and Development

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Tutela Heights	1,230	228	467	0.5	0.9
Northern Boundary Lands	7,688	1,422	2,921	2.8	5.8
Other Growth Areas	17,518	3,241	6,657	6.5	13.3
<b>TOTAL</b>	<b>26,436</b>	<b>4,891</b>	<b>10,046</b>	<b>10</b>	<b>20</b>

The growth and development affecting this area is generated primarily by planned growth in the Northern Boundary Lands. A total of 7,688 units are planned which will generate the need for several new elementary schools in the Review Area. Grand Erie will require at least three and as many as five elementary school sites to be designated to address growth in this planning area. In addition, local infill and redevelopment will add units to the existing fabric of schools.

### Planned Actions 2023-28

#### 2023-24

1. Implement the approved boundary changes for Woodman-Cainsville PS and Branlyn Community School.
2. Designate interim holding areas for the lands north of Powerline Road in the City of Brantford expansion lands for elementary and secondary schools.

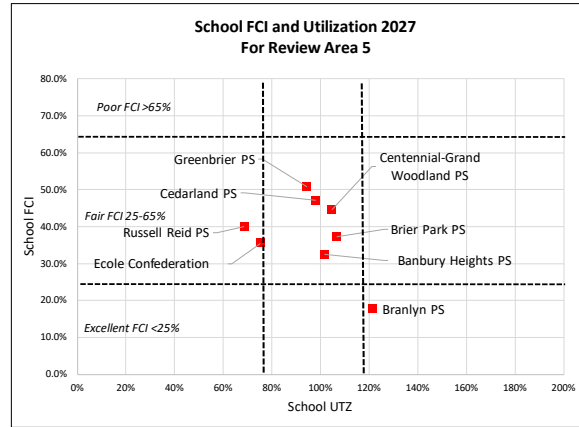
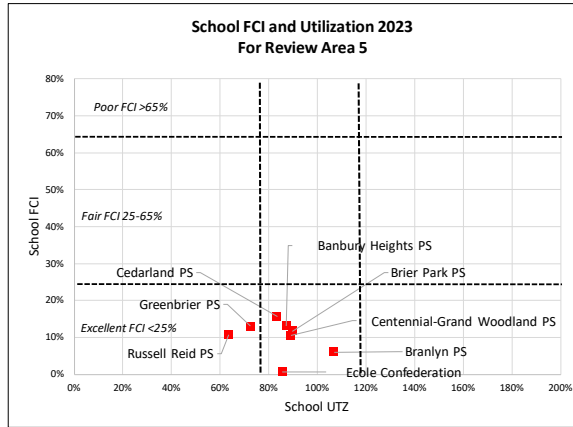
#### 2024-25

1. Designate new Elementary School future sites in the Northern Boundary Lands (Powerline Road) in the City of Brantford.
2. Open new Banbury Heights PS Child Care Addition.

#### 2027-28

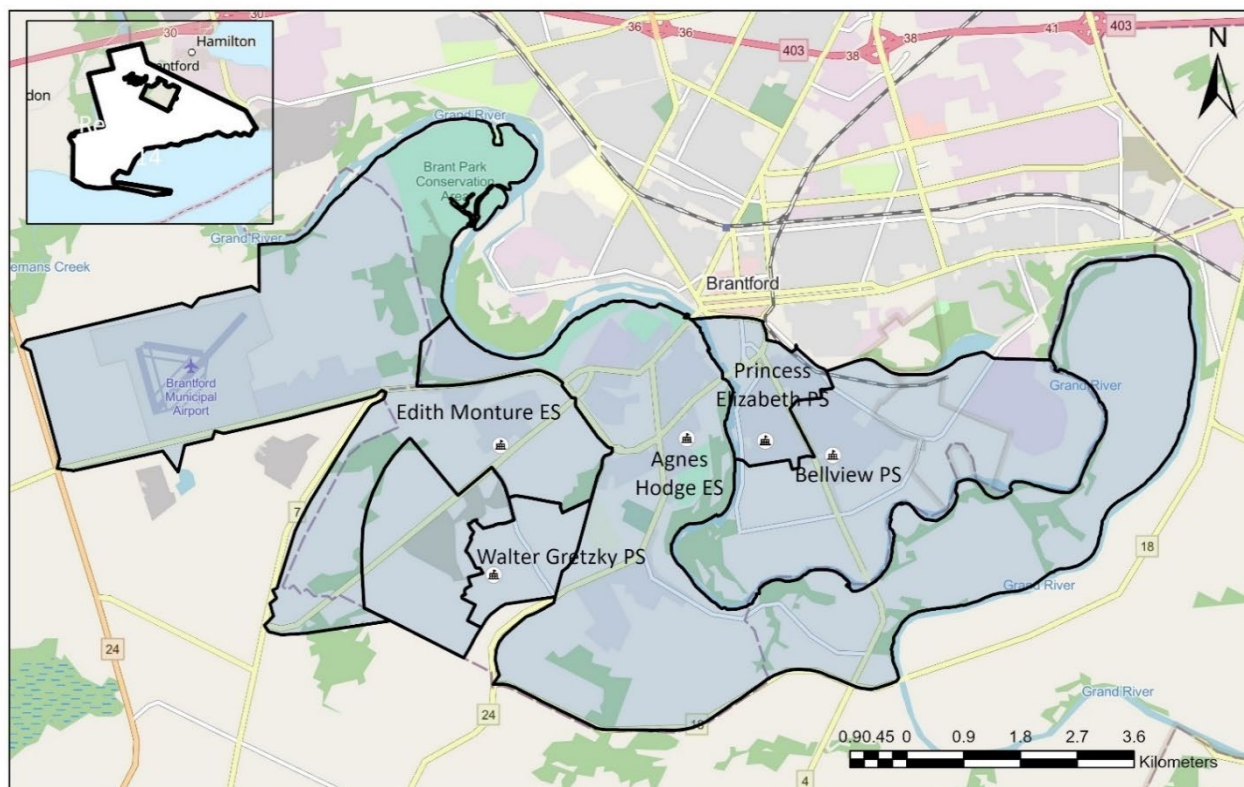
1. Request Ministry of Education approval for the design and construction of a new 600-pupil place future site Powerline number 1 Elementary School and Child Care Centre.
2. Request Ministry of Education approval to purchase the future site Powerline Elementary number 1.

## FCI and School Conditions



In 2023 the UTZ is lower than 80% for 2 schools (Greenbrier PS and Russell Reid PS) and all schools have an FCI <25%. By 2027, 1 school in the review area will have a UTZ >120%. By 2027 no schools will have an FCI >65%.

## Review Area 6/7: City of Brantford



### Projections and Utilization

Review Area 6&7	Brantford													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
A.G. Hodge PS	492	421	416	396	400	400	<b>649</b>	<b>753</b>	810	473	519	622	764	779
Bellview PS	308	221	210	221	218	193	<b>215</b>	<b>216</b>	224	230	234	243	248	250
Princess Elizabeth PS	294	198	198	213	211	206	<b>223</b>	<b>226</b>	220	212	205	199	196	189
Edith Montoure ES	616	578	607	636	737	789	<b>809</b>	<b>801</b>	813	725	743	753	707	708
Unnamed Shelard Lane PS (2025)	650						<b>0</b>	<b>0</b>	0	550	600	625	950	1000
Walter Gretzky PS	498	673	674	697	684	616	<b>658</b>	<b>631</b>	616	614	603	595	548	549
<b>Total for RA 6&amp;7</b>	<b>2858</b>	<b>2091</b>	<b>2105</b>	<b>2163</b>	<b>2250</b>	<b>2204</b>	<b>2554</b>	<b>2627</b>	2684	2805	2904	3036	3412	3474
		73%	74%	76%	79%	77%	<b>89%</b>	<b>92%</b>	94%	98%	102%	106%	119%	122%

The schools in Review Area 6 are under significant growth pressures and will require at least two new schools to manage the growth over the short, medium and long term. Grand Erie is constructing a new Unnamed Shellard Lane PS which will open in 2025. This opening will alleviate some growth pressure but both a new Tutela Heights PS and potentially a third elementary school are required to address long-term growth. At present, Grand Erie does not have a third site identified in the official plan or secondary plans for this area.

## Growth and Development

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Tutela Heights	1,230	228	467	0.5	0.9
Northern Boundary Lands	7,688	1,422	2,921	2.8	5.8
Other Growth Areas	17,518	3,241	6,657	6.5	13.3
<b>TOTAL</b>	<b>26,436</b>	<b>4,891</b>	<b>10,046</b>	<b>10</b>	<b>20</b>

The growth and development affecting Review Area is due to the development in the Shellard Lane and Tutela Heights area. A total of 1,230 units are planned which will generate the need for one new elementary school in the Review Area. In addition, local infill and redevelopment will add units to the existing fabric of schools.

## Planned Actions 2023-28

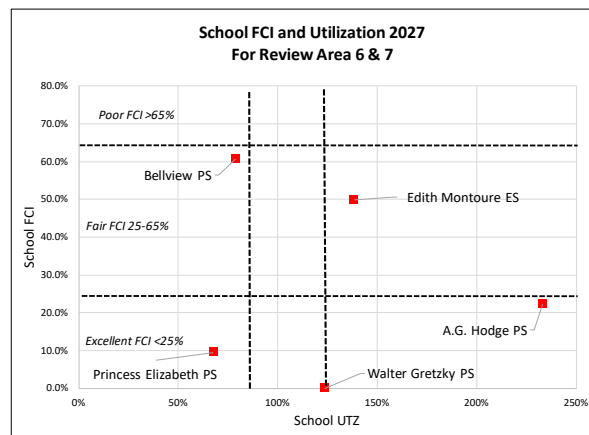
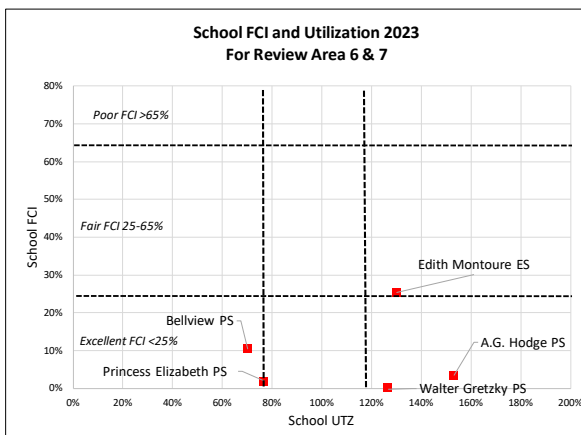
### 2023-24

1. Address holding boundary pressure in southwest Brantford.
2. Designate interim holding areas for the Tutela Heights community for elementary and secondary schools.

### 2025-26

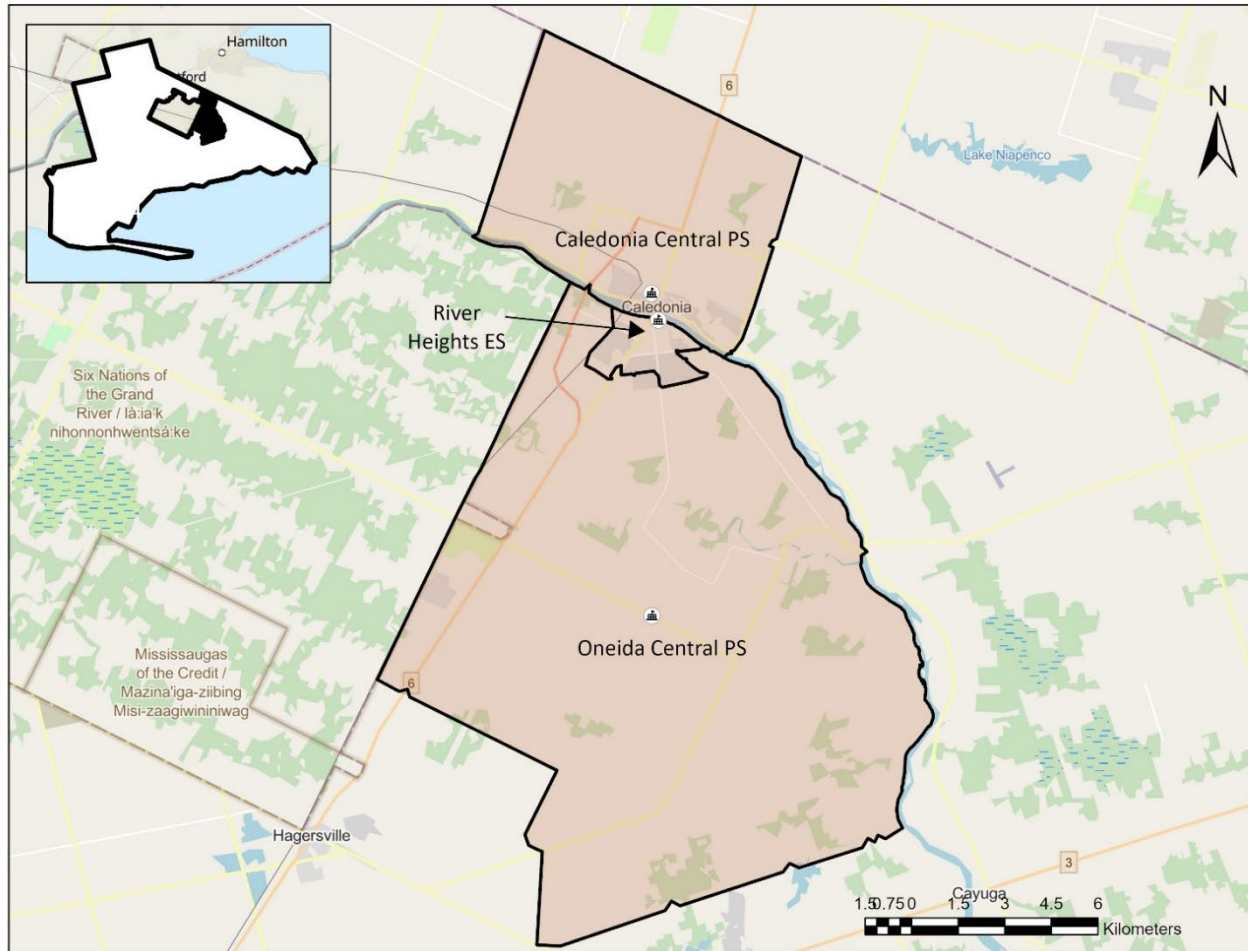
1. Open the new Future 650 Pupil Place Shellard Lane PS and Child Care Centre.

## FCI and School Conditions



The schools in Review Area 6 and 7 have a low FCI in 2023. Three schools are overcrowded, and a new school will be opened by 2025 which will reduce the UTZ in the review area. By 2027, both Bellview PS and Edith Montoure PS will have an FCI >50% which will require major renewal to be planned at one or both sites.

## Review Area 8: Haldimand



## Projections and Utilization

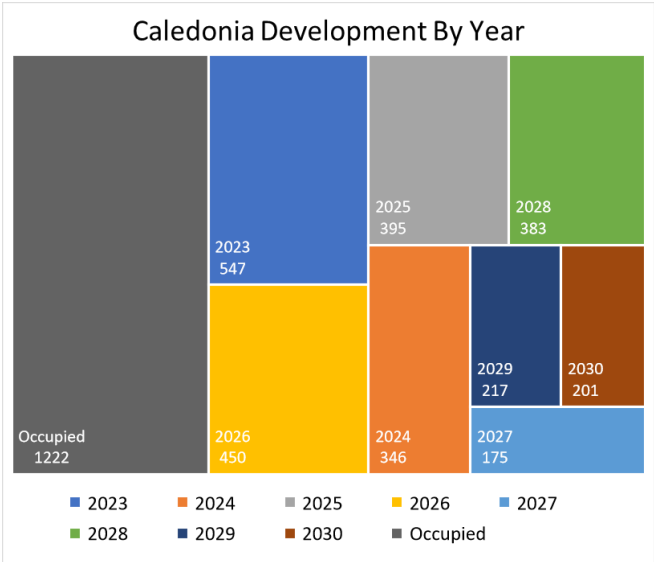
Review Area 8	Haldimand													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Caledonia Centennial PS	366	334	426	425	437	446	561	610	640	366	344	335	319	314
Oneida Central PS	213	246	249	250	238	235	249	241	239	237	244	238	243	236
River Heights ES	668	531	541	608	579	599	623	601	593	576	573	561	551	564
Unnamed Caledonia PS (2025)	441	0	0	0	0	0	0	0	0	300	360	400	475	500
Total for RA 8&9	1688	1111	1216	1283	1254	1280	1433	1453	1471	1479	1521	1534	1587	1614
		66%	72%	76%	74%	76%	85%	86%	87%	88%	90%	91%	94%	96%

Review area 8 is comprised of Caledonia and surrounding lands in Haldimand County. The new Unnamed elementary school is scheduled to open in 2025. Growth in the community will require an interim boundary to be created along with the permanent boundary for the new school. In addition to the new school, at least one additional elementary school site is required in Caledonia to accommodate growth within the next 10 years and an additional elementary site in the subsequent 10-year period.



# Growth and Development

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Caledonia	6,928	1,413	2,633	2.8	5.3
Cayuga	688	140	261	0.3	0.5
Dunnville	850	173	323	0.3	0.6
Hagersville	1,794	366	682	0.7	1.4
Jarvis	239	49	91	0.1	0.2
Nanticoke	15,000	3,060	5,700	6.1	11.4
Townsend	83	17	32	0.0	0.1
<b>TOTAL</b>	<b>25,582</b>	<b>5,219</b>	<b>9,721</b>	<b>10.4</b>	<b>19.4</b>



From 2021 to 2051, a total of 6,928 units of housing are forecast for Caledonia of which 3,936 units are in plans of subdivisions that will be built and occupied by 2030. The development chart identifies the various anticipated completion dates of new housing by phase from the major developers in Caledonia with approved plans of subdivision. To date, 1222 units have been occupied and a further 547 were forecast to be occupied by the end of 2023. In total, these units will generate enough students for two schools by 2030.

Post 2030, additional servicing is required to bring more lands under development. The servicing issues that face Haldimand County are addressed throughout the report.

## Planned Actions 2023-28

### 2023-24

1. Address interim accommodation at Caledonia Centennial PS.

### 2024-25

1. Designate a new Caledonia Elementary school site number 1.

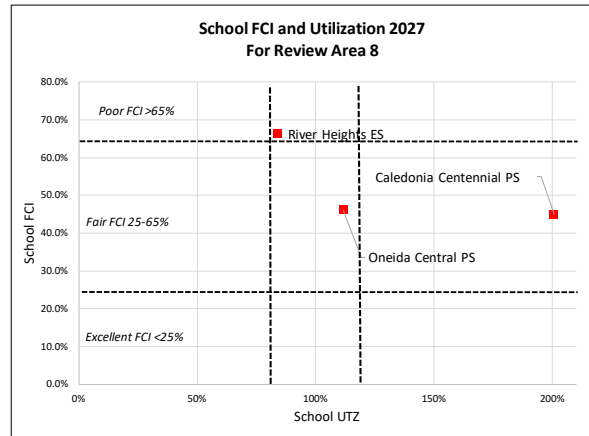
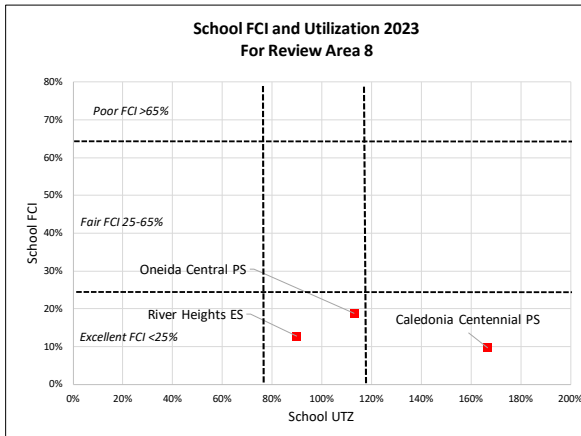
### 2025-26

1. Open the new Future 441 Pupil Place Caledonia PS and Child Care Centre in conjunction with the Brant Haldimand Norfolk Catholic DSB.

## 2027-28

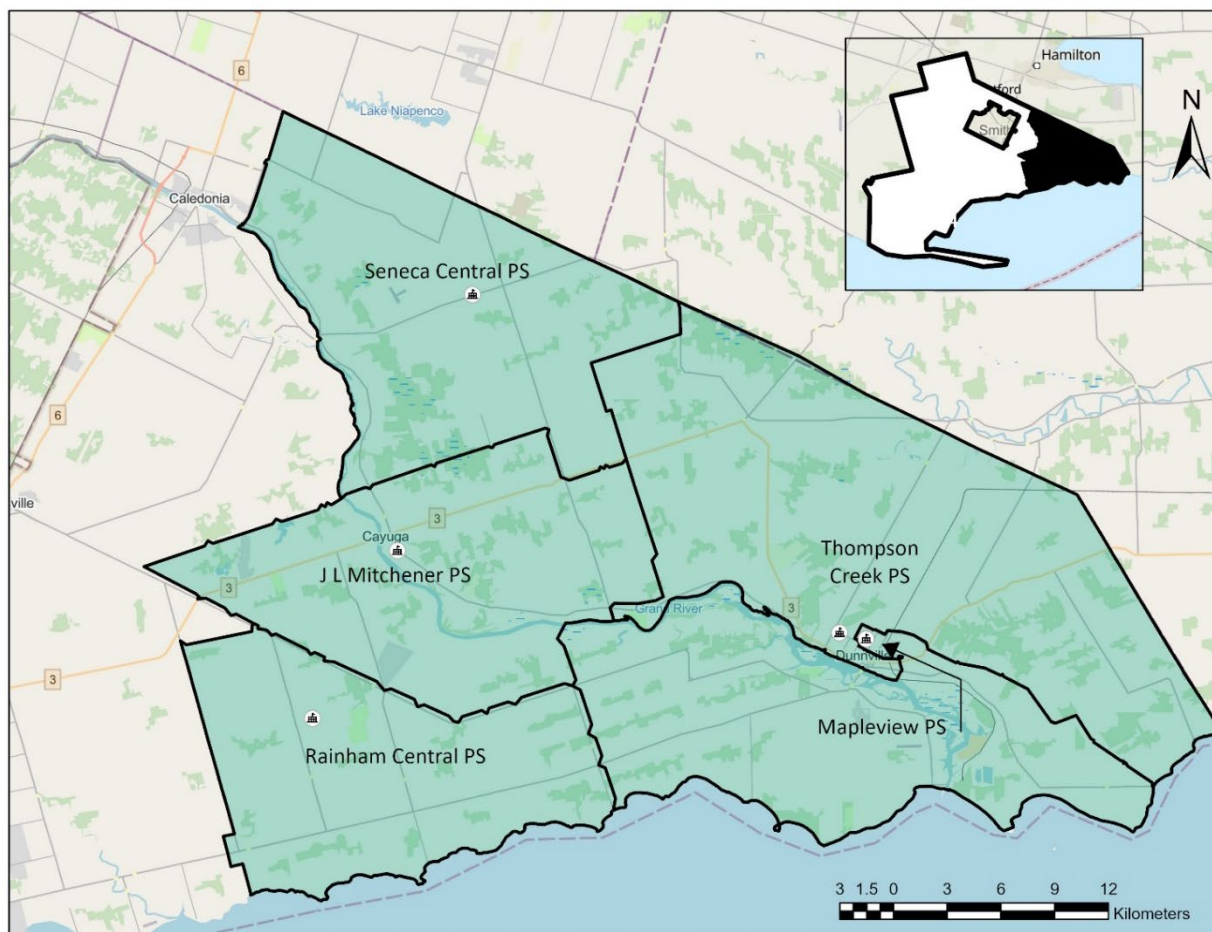
1. Request Ministry of Education approval to purchase the Future Caledonia Elementary site number 1.
2. Request Ministry of Education approval for the design and construction of a new 600-pupil place Future Caledonia number 1 Elementary School and Child Care Centre.

## FCI and School Conditions



The schools in Review Area 8 currently have a low FCI although Caledonia Central is reaching a maximum UTZ. By 2027, all three schools will require significant renewal on-site. At Caledonia Central PS, a feasibility study should be undertaken on-site to address the building and site limitations concerning accessibility and adaptability.

## Review Area 10: Haldimand



### Projections and Utilization

Review Area 9 & 10	Haldimand													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Thompson Creek ES	539	506	514	515	471	503	525	526	524	532	543	540	532	529
Mapleview PS	421	0	381	386	397	381	350	375	384	409	435	462	547	597
J. L. Mitchener PS	420	302	317	333	346	354	<b>346</b>	<b>345</b>	332	336	327	326	319	328
Rainham Central PS	297	238	239	233	228	251	<b>270</b>	<b>267</b>	264	265	272	281	273	265
Seneca Central PS	164	137	142	153	163	166	<b>180</b>	<b>177</b>	186	192	203	208	212	205
Total for RA 10	1841	1183	1593	1620	1605	1655	<b>1671</b>	<b>1689</b>	1692	1734	1779	1816	1884	1924
		64%	87%	88%	87%	90%	<b>91%</b>	<b>92%</b>	92%	94%	97%	99%	102%	105%

The schools in Review Areas 9 and 10 are located near Cayuga and Dunnville. The area is forecast to have some limited growth in each community over the 10 years and the schools should have a somewhat full utilization over the 10 years. Mapleview PS does have a need for additional pupil places in the long term to address growth in the community.

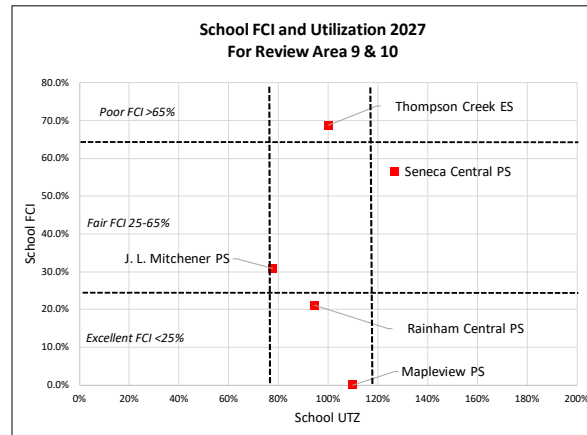
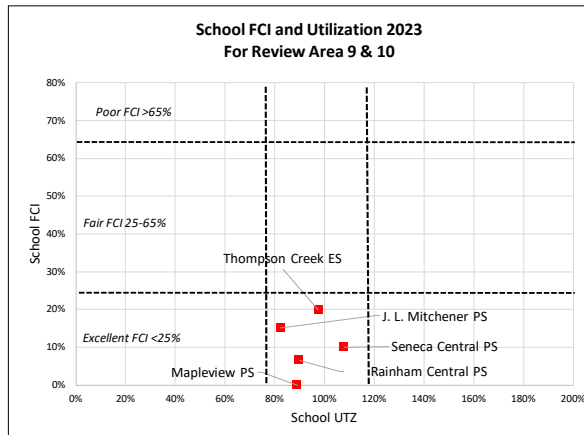
## Growth and Development

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Caledonia	6,928	1,413	2,633	2.8	5.3
Cayuga	688	140	261	0.3	0.5
Dunnville	850	173	323	0.3	0.6
Hagersville	1,794	366	682	0.7	1.4
Jarvis	239	49	91	0.1	0.2
Nanticoke	15,000	3,060	5,700	6.7	11.4
Townsend	83	17	32	0.0	0.1
<b>TOTAL</b>	<b>25,582</b>	<b>5,219</b>	<b>9,721</b>	<b>10.4</b>	<b>19.4</b>

From 2021 to 2051, a total of 688 units are proposed for Cayuga while 850 units are proposed for Dunnville. Given the anticipated pace of development, no new elementary schools are required to serve this growth. It is possible that in the long term, the growth will offset the natural decline in the school-aged population.

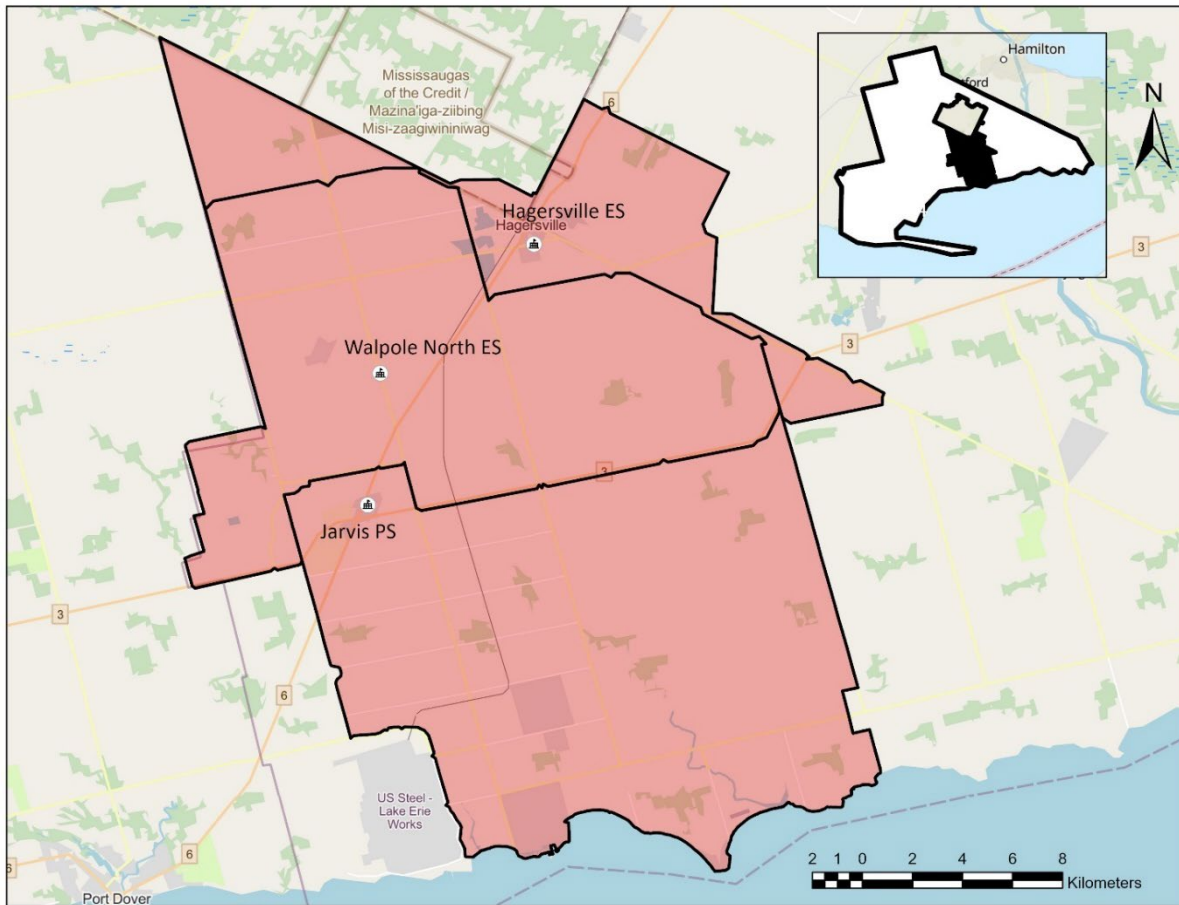
## Planned Actions 2023-28 - None

### FCI and School Condition



For 2023, all the schools are in the optimal range for UTZ and FCI. By 2027 there will be 3 schools which require significant renewal. Over time additional minor and major renewal projects will be required at schools to maintain the FCI. Only Seneca Central PS will be at >120% of capacity; however, it is a very small school (164 pupil places).

## Review Area 11: Haldimand



### Projections and Utilization

Review Area 11	Haldimand													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Hagersville ES	338	253	272	248	245	268	<b>308</b>	<b>306</b>	304	311	314	322	316	312
Jarvis PS	400	285	309	325	369	368	<b>360</b>	<b>362</b>	357	361	361	364	372	384
Walpole North ES	236	255	258	253	231	243	<b>234</b>	<b>232</b>	238	229	232	227	243	250
Total for RA 11	974	793	839	826	845	879	<b>902</b>	<b>901</b>	899	901	907	914	932	946
		81%	86%	85%	87%	90%	<b>93%</b>	<b>92%</b>	92%	92%	93%	94%	96%	97%

The schools in Review Area 11 are located in Hagersville and Jarvis along Highway 6. The short term will see the schools in the review area remain at or near their capacity until new growth can take place. All of the schools have fairly stable enrolment and all are able to address any growth within the building over the next 10 years.



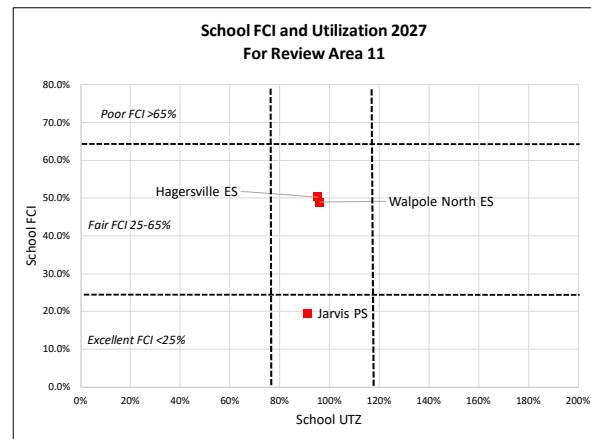
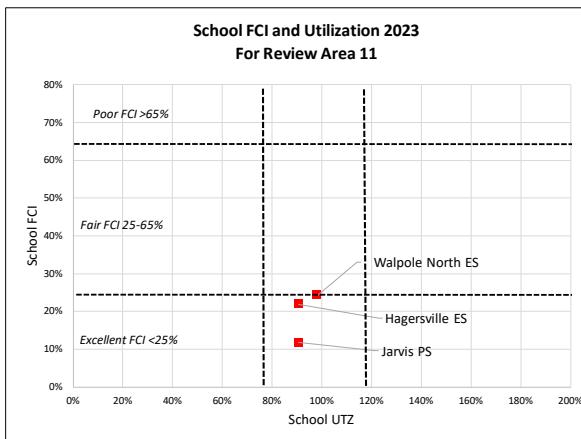
## Growth and Development

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Caledonia	6,928	1,413	2,633	2.8	5.3
Cayuga	688	140	261	0.3	0.5
Dunnville	850	173	323	0.3	0.6
Hagersville	1,794	366	682	0.7	1.4
Jarvis	239	49	91	0.1	0.2
Nanticoke	15,000	3,060	5,700	6.7	11.4
Townsend	83	17	32	0.0	0.1
<b>TOTAL</b>	<b>25,582</b>	<b>5,219</b>	<b>9,721</b>	<b>10.4</b>	<b>19.4</b>

From 2021 to 2051, a total of 1,794 units are proposed for Hagersville and 239 units are proposed for Jarvis. West of Review Area 11 is the proposed Nanticoke community which can contain a further 15,000 units of housing. All of the development in this area in Haldimand requires the expansion of municipal services. In Hagersville, new growth will generate the potential for one additional school site. The growth in Nanticoke will require a significant number of new elementary school sites to be set aside.

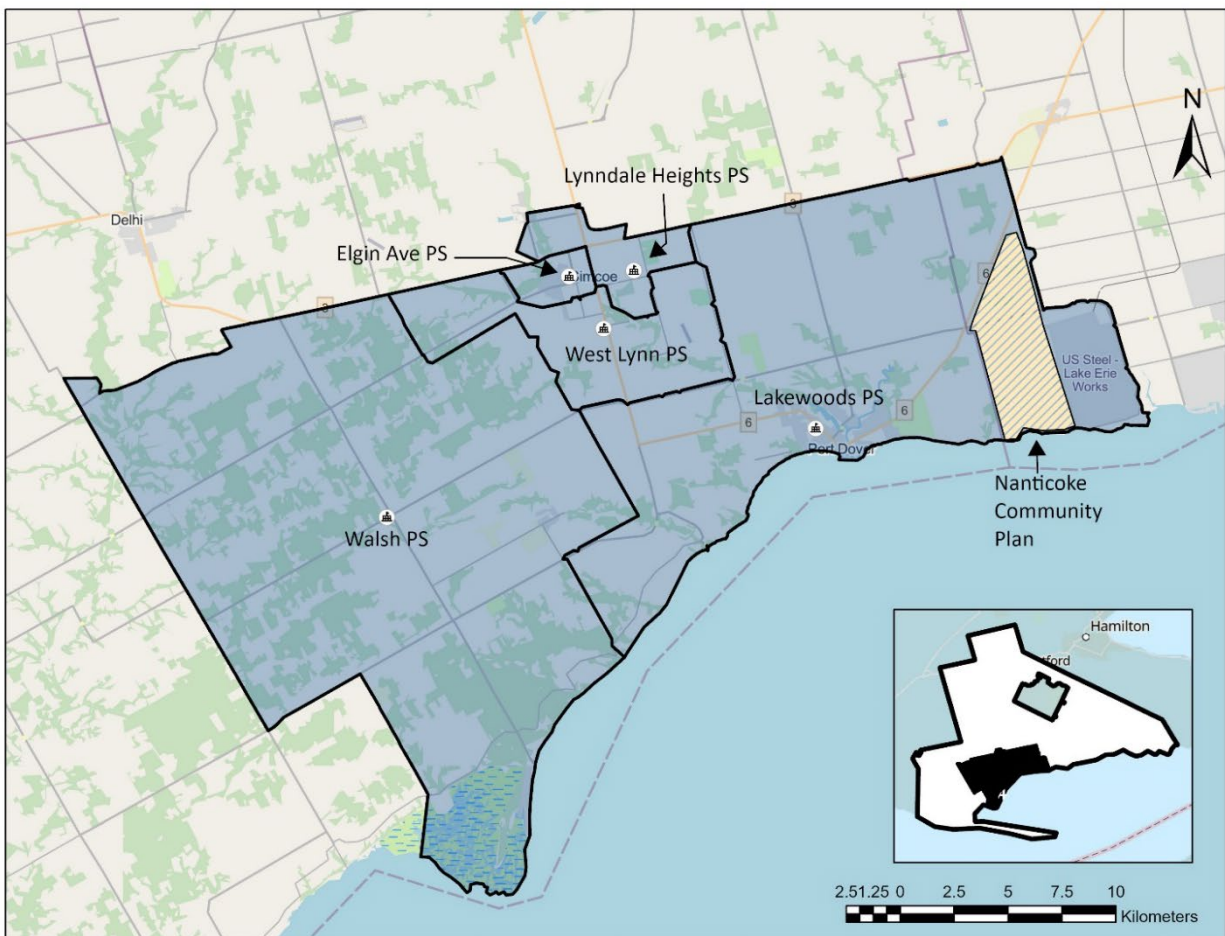
## Planned Actions 2023-28 - None

### FCI and School Condition



The UTZ and FCI of the schools in Review Area 13 are optimal with all schools having an FCI<25% which indicates that the schools are in good shape. By 2027, the UTZ is still optimal while the FCI at all schools will remain either excellent or fair. Over time minor and major renewals are needed at all schools to lower the FCI and improve the school condition.

## Review Area 12: Norfolk County



### Projections and Utilization

Review Area 12		Norfolk													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033	
Elgin Avenue PS	469	252	228	221	230	313	<b>262</b>	<b>269</b>	282	291	531	528	528	527	
Lakewood ES	705	516	528	557	551	570	<b>609</b>	<b>610</b>	610	610	616	628	636	639	
Lynndale Heights ES	465	394	430	436	437	439	<b>453</b>	<b>449</b>	454	446	458	462	474	482	
Walsh PS	421	383	400	416	410	404	<b>399</b>	<b>399</b>	401	393	393	399	419	429	
West Lynn PS to close 2025	337	298	278	263	238	242	<b>224</b>	<b>223</b>	228	233					
<b>Total for RA 12</b>	<b>2397</b>	<b>1843</b>	<b>1864</b>	<b>1893</b>	<b>1866</b>	<b>1968</b>	<b>1947</b>	<b>1950</b>	1975	1972	1999	2018	2057	2077	
		77%	78%	79%	78%	82%	<b>81%</b>	<b>81%</b>	82%	82%	93%	93%	95%	96%	

The schools within Review Area 12 are in the southern and eastern portion of Norfolk County centered around the Town of Simcoe. A completed Accommodation Review will lead to the closure of West Lynn PS by the 2025-26 school year and the consolidation of enrolment at Elgin Avenue PS in Simcoe. With the planned closure, the utilization in the review area improves to 96% by 2033. The Lakewood PS boundary does include a small portion of Haldimand County which contains the future Nanticoke planned community.

## Growth and Development

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Port Dover	1,620	300	616	0.6	1.2
Simcoe	787	146	299	0.3	0.6
Waterford	513	95	195	0.2	0.4
Port Rowan	256	47	97	0.1	0.2
Delhi	183	34	70	0.1	0.1
<b>TOTAL</b>	<b>3,359</b>	<b>621</b>	<b>1,276</b>	<b>1.2</b>	<b>2.6</b>

The growth allocated to Port Dover has the potential to add up to one additional elementary school over the next 30 years; however, if development is spread out over a long period, there may not be sufficient students to warrant the construction of a typical school. The growth allocated to Simcoe may at peak yield generate the need for half a school while the other growth areas will generate minimal new school requirements.

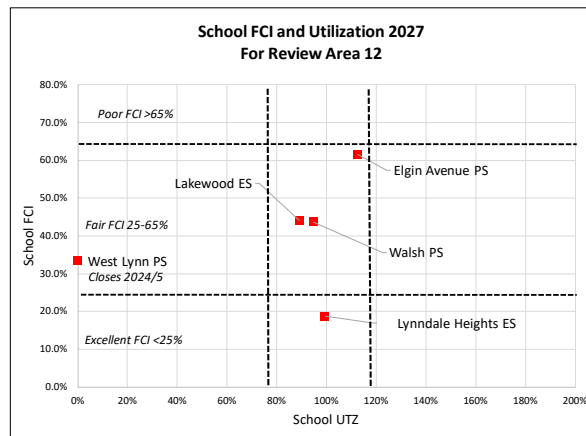
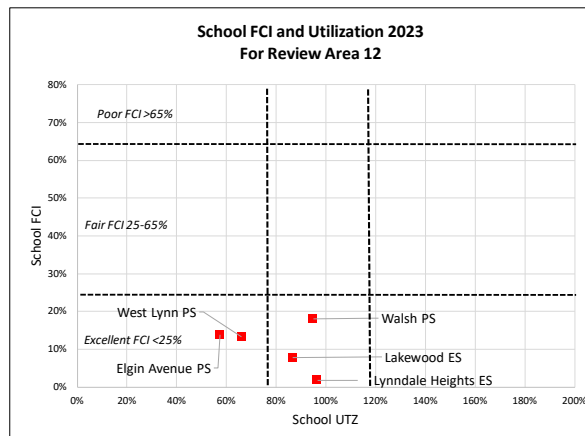
The boundaries for the schools in this area contain the lands for the planned Nanticoke (see Review Area 11). As such, when development starts, boundary changes and interim holding areas will be required to accommodate growth from that community.

## Planned Actions 2023-28

### 2025-26

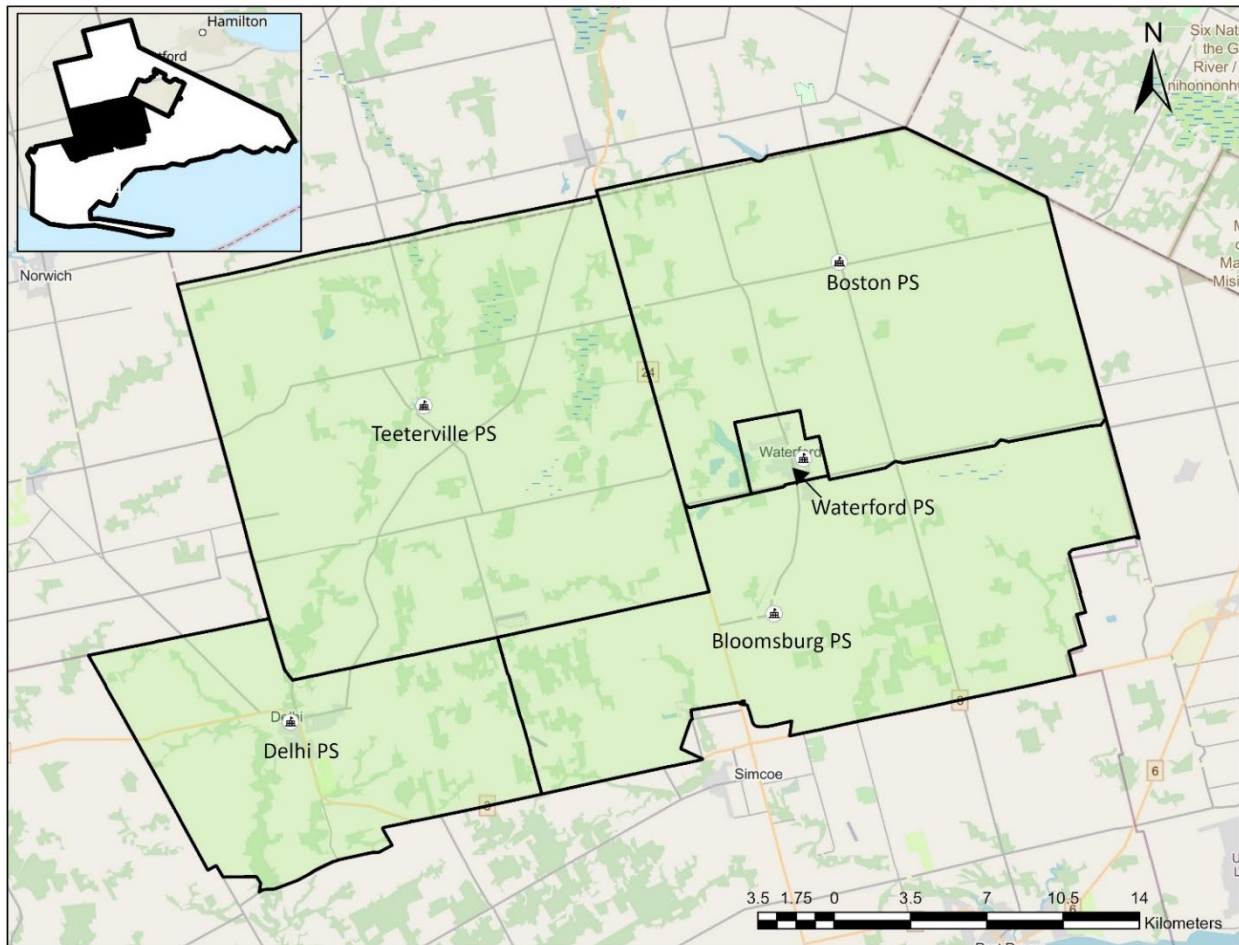
1. Close West Lynn PS and relocate all students to Elgin Avenue PS (which was previously approved by Grand Erie in 2016).

## FCI and School Conditions



The FCI of the schools in Review Area 12 is optimal with all schools having an FCI<25% which indicates that the schools are in good shape. West Lynn PS is scheduled to close in 2024. By 2027, the FCI at Elgin Avenue PS will approach 65% while other schools will have a fair FCI. Over time, minor and major renewals are needed at all schools to lower the FCI and improve the school condition.

## Review Area 13: Norfolk County



### Projections and Utilization

Review Area 13	Norfolk													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Bloomsburg PS	268	192	207	201	184	194	<b>192</b>	<b>241</b>	247	242	238	236	214	204
Boston PS	233	189	188	190	192	203	<b>197</b>	<b>264</b>	271	271	269	270	280	271
Delhi PS	412	424	421	422	373	378	<b>382</b>	<b>383</b>	367	350	343	364	400	471
Teeterville PS	272	200	204	215	210	216	<b>221</b>	<b>216</b>	215	219	226	226	226	226
Waterford PS	285	341	340	377	376	410	<b>405</b>	<b>236</b>	236	246	245	250	259	259
<b>Total for RA 13</b>	<b>1470</b>	<b>1346</b>	<b>1360</b>	<b>1405</b>	<b>1335</b>	<b>1401</b>	<b>1397</b>	<b>1340</b>	1337	1329	1321	1346	1379	1431
		92%	93%	96%	91%	95%	<b>95%</b>	<b>91%</b>	91%	90%	90%	92%	94%	97%

The schools in Review Area 13 are in Delhi, Waterford, and the northwest portion of Norfolk County. Over the 10 years, the utilization will be improved slightly across the Review Area. There is planned growth and development for Delhi that cannot be easily accommodated in the existing building. In the long term, it may be prudent to identify a new site in Delhi and construct a school capable of accommodating the enrolment from the existing community and all planned growth. The projections for Waterford PS incorporate the planned change to a grade K-6 structure.

## Planned Development

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Port Dover	1,620	300	616	0.6	1.2
Simcoe	787	146	299	0.3	0.6
Waterford	513	95	195	0.2	0.4
Port Rowan	256	47	97	0.1	0.2
Delhi	183	34	70	0.1	0.1
<b>TOTAL</b>	<b>3,359</b>	<b>621</b>	<b>1,276</b>	<b>1.2</b>	<b>2.6</b>

Limited growth has been identified for both Waterford and Delhi; however, a new application in Delhi has proposed a total of 700 homes which would exceed the growth allocation for this community significantly.

## Planned Actions 2023-28

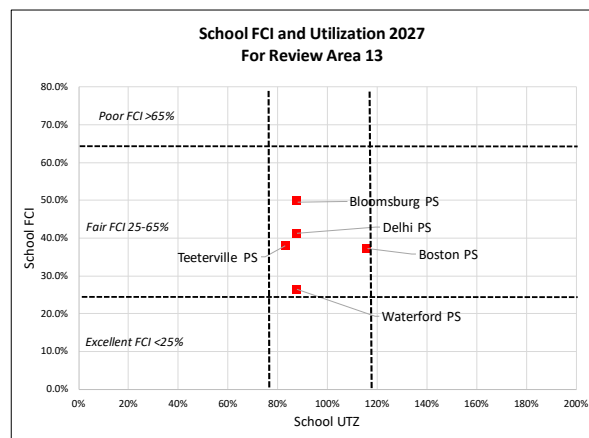
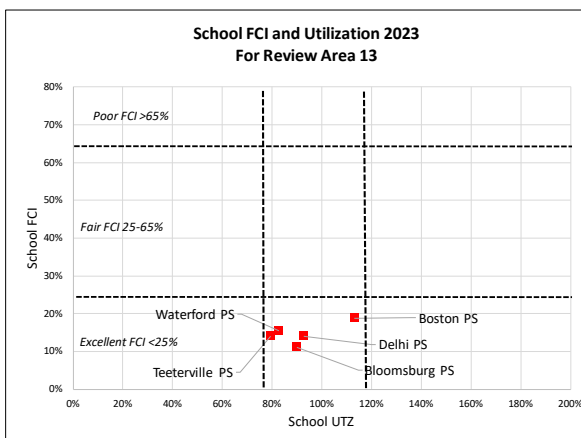
### 2023-24

1. Implement the approved boundary changes for Waterford PS, Bloomsburg PS and Boston PS.

### 2024-25

1. Implement the approved boundary changes for Waterford PS and add the grade 7&8 students to Waterford District High School.

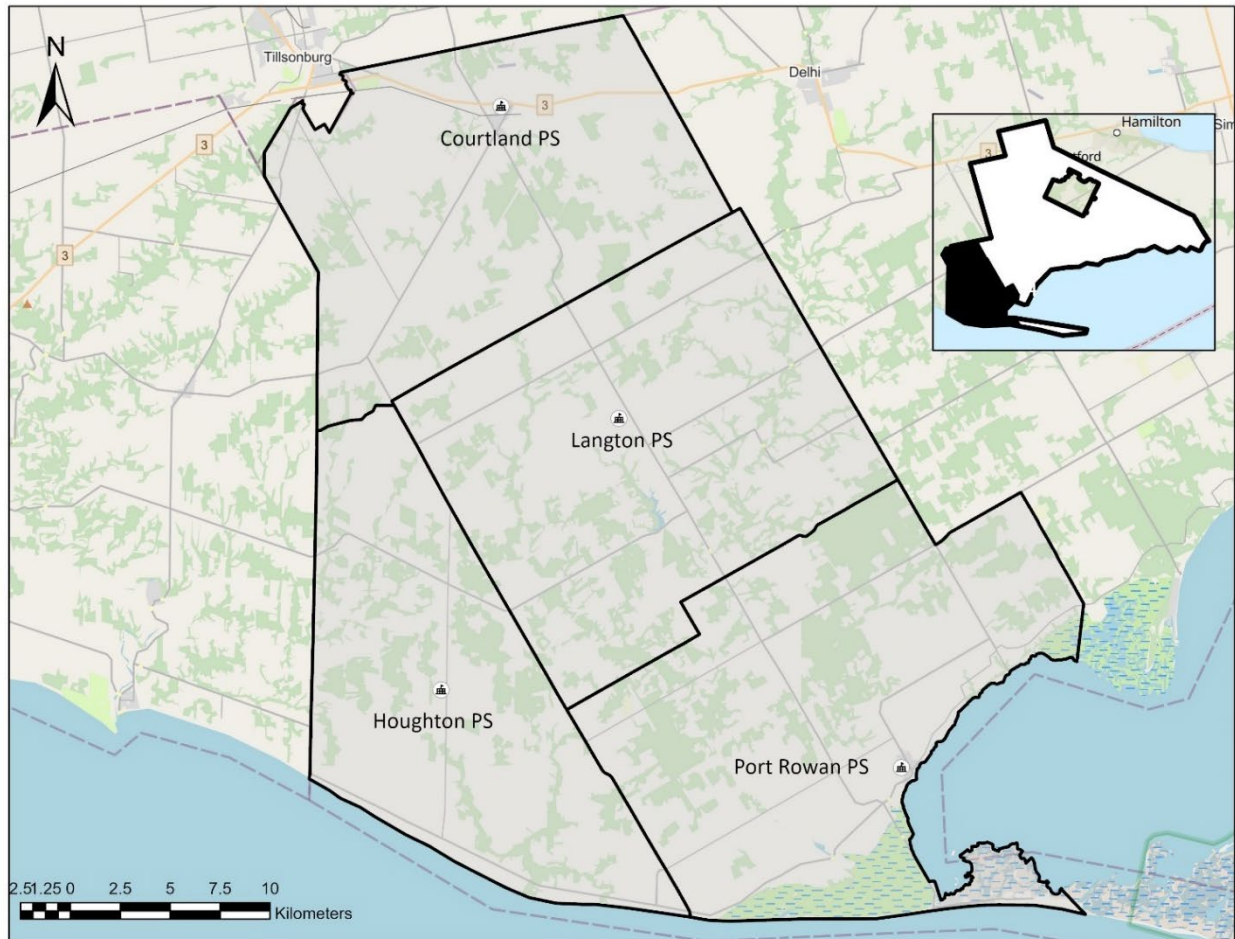
## FCI and School Condition



The FCI and UTZ of the schools in Review Area 13 are optimal with all schools having an FCI <25% which indicates that the schools are in good shape. By 2027, all schools' FCI is fair (25%-65%). Over time, minor and major renewals are needed at all schools to lower the FCI and improve the school condition.



## Review Area 14: Norfolk County



### Projections and Utilization

Review Area 14	Norfolk													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Courtland PS	294	227	215	225	192	211	<b>209</b>	<b>218</b>	221	226	230	233	238	227
Houghton PS	305	295	341	341	253	244	<b>259</b>	<b>262</b>	261	249	248	245	250	250
Langton PS	245	192	184	187	174	180	<b>193</b>	<b>187</b>	185	174	172	167	152	157
Port Rowan PS	294	236	227	224	210	226	<b>231</b>	<b>224</b>	222	216	224	222	222	224
Total for RA 14	1138	950	967	977	829	861	<b>892</b>	<b>891</b>	889	865	874	867	862	857
		83%	85%	86%	73%	76%	<b>78%</b>	<b>78%</b>	78%	76%	77%	76%	76%	75%

Review area 14 comprises 4 elementary schools located in the rural southwest portion of Norfolk County. The existing schools include a significant out-of-district enrolment at Houghton PS which comes from the Thames Valley DSB. Over the next 10 years, the utilization will remain constant albeit somewhat lower than the optimal condition.

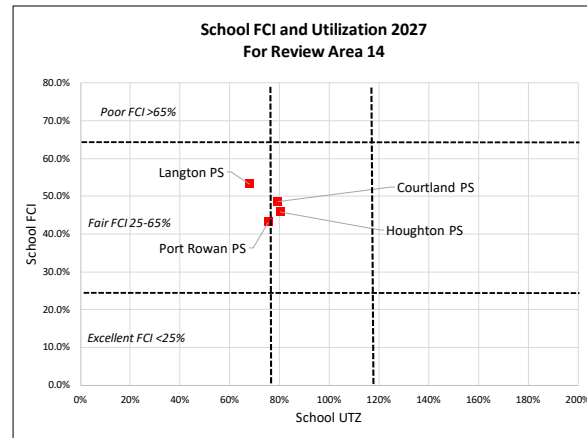
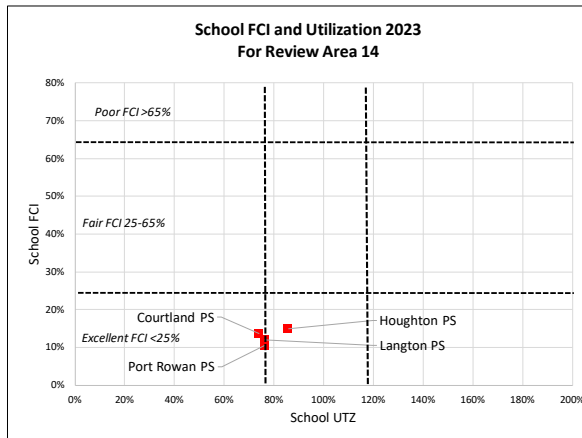
## Planned Development

Elementary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Port Dover	1,620	300	616	0.6	1.2
Simcoe	787	146	299	0.3	0.6
Waterford	513	95	195	0.2	0.4
Port Rowan	256	47	97	0.1	0.2
Delhi	183	34	70	0.1	0.1
<b>TOTAL</b>	<b>3,359</b>	<b>621</b>	<b>1,276</b>	<b>1.2</b>	<b>2.6</b>

The growth allocated to this rural area is limited and will not require a new school.

## Planned Actions 2023-28 - None

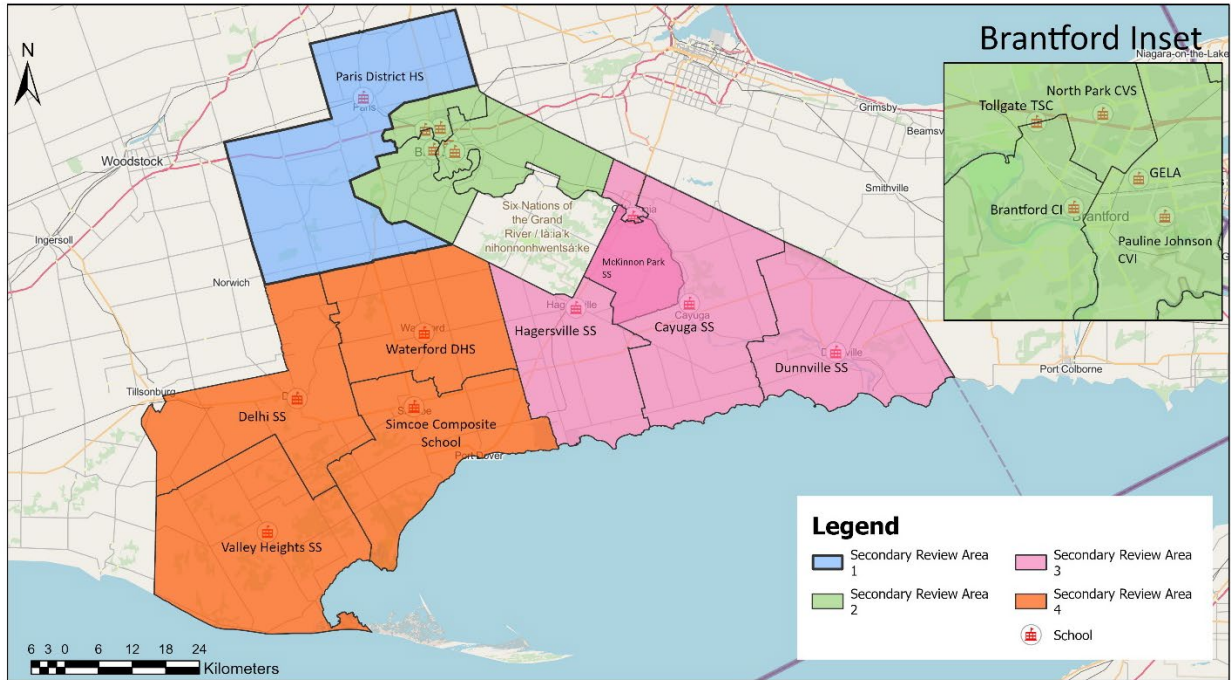
### FCI and School Conditions



The FCI of the schools in Review Area 14 is optimal with all schools having an FCI <25% which indicates that the schools are in good shape. The UTZ of three schools is, however, below the desired range. By 2027, all schools' FCI is fair (25%-65%) and three schools are at or above the minimum desired UTZ. Over time, minor and major renewals are needed at all schools to lower the FCI and improve the school condition.

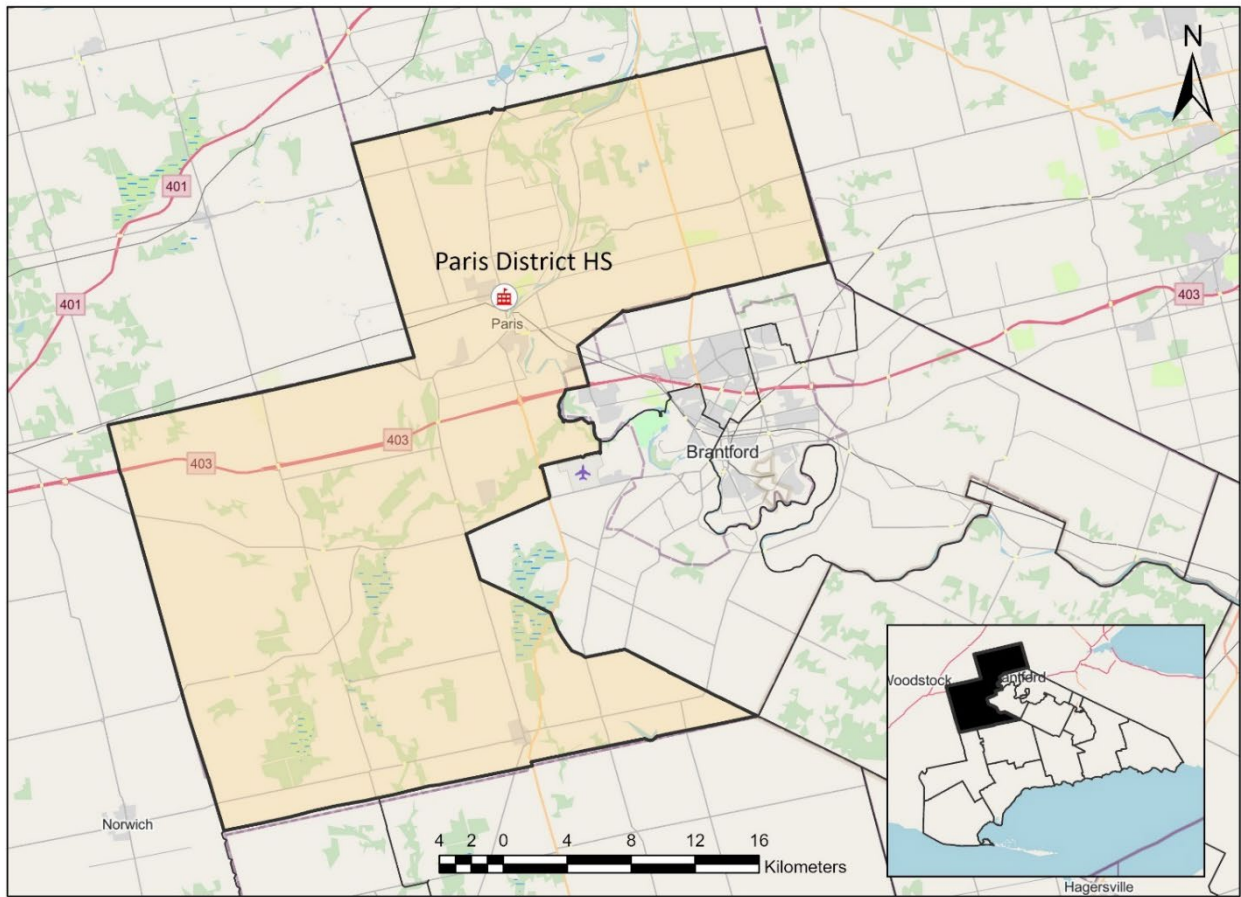
# Secondary Review Areas

## Grand Erie District School Board Secondary Review Areas



Four secondary review areas contain Grand Erie's 14 secondary schools. Review Area 1 is the County of Brant with 1 school. Review Area 2 is the City of Brantford with 5 schools. Review Area 3 is Haldimand County with 4 schools, and Review Area 4 is Norfolk County with 4 schools.

## Secondary Review Area 1: County of Brant



### Projections and Utilization

Review Area 1	Brant													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Paris District HS	948	819	833	849	846	887	905	921	966	1020	1007	1048	1109	1113
Total for SAI	948	819	833	849	846	887	<b>905</b>	<b>921</b>	966	1020	1007	1048	1109	1113
		86%	88%	90%	89%	94%	<b>95%</b>	<b>97%</b>	102%	108%	106%	111%	117%	117%

For Secondary Review Area 1, the enrolment and utilization will grow over the 10-year period. While there is significant planned growth for Paris and the County of Brant as a whole, the impact will be felt most significantly in the elementary panel in the short-term. By the 10-year mark, Paris District HS will require additional pupil places to accommodate growth. A new secondary school site should be reserved in the Paris community which contains the majority of planned growth. A new secondary school will be needed once a significant portion of the new housing is completed.



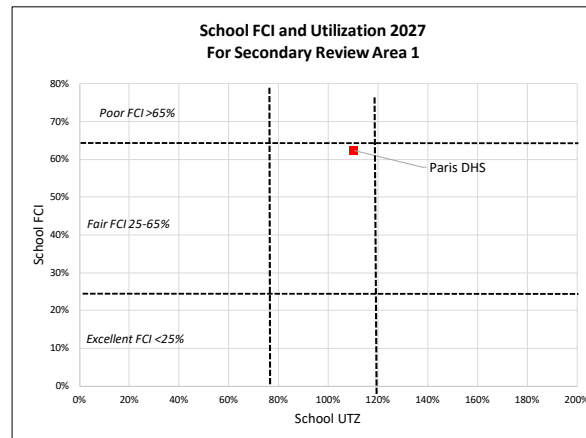
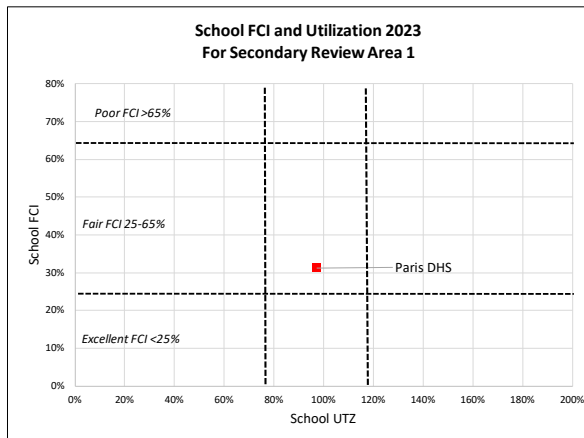
## Growth and Development

Secondary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Paris	4,240	352	644	0.4	0.6
St. George	1,610	134	245	0.1	0.2
Burford	255	21	39	0.0	0.0
Rural Settlement	1,140	95	173	0.1	0.2
Rural Areas	465	39	71	0	0.1
<b>TOTAL</b>	<b>7,710</b>	<b>640</b>	<b>1,172</b>	<b>0.6</b>	<b>1.2</b>

The projected new units of housing for the County of Brant will potentially require one additional secondary school site to address the growth over the long term. The existing plans of subdivision propose that an additional 245 singles and 442 semis and townhouses are to be built in three plans of subdivision. The yield from this development will generate approximately 109 secondary school students.

## Planned Actions 2023-28 – None

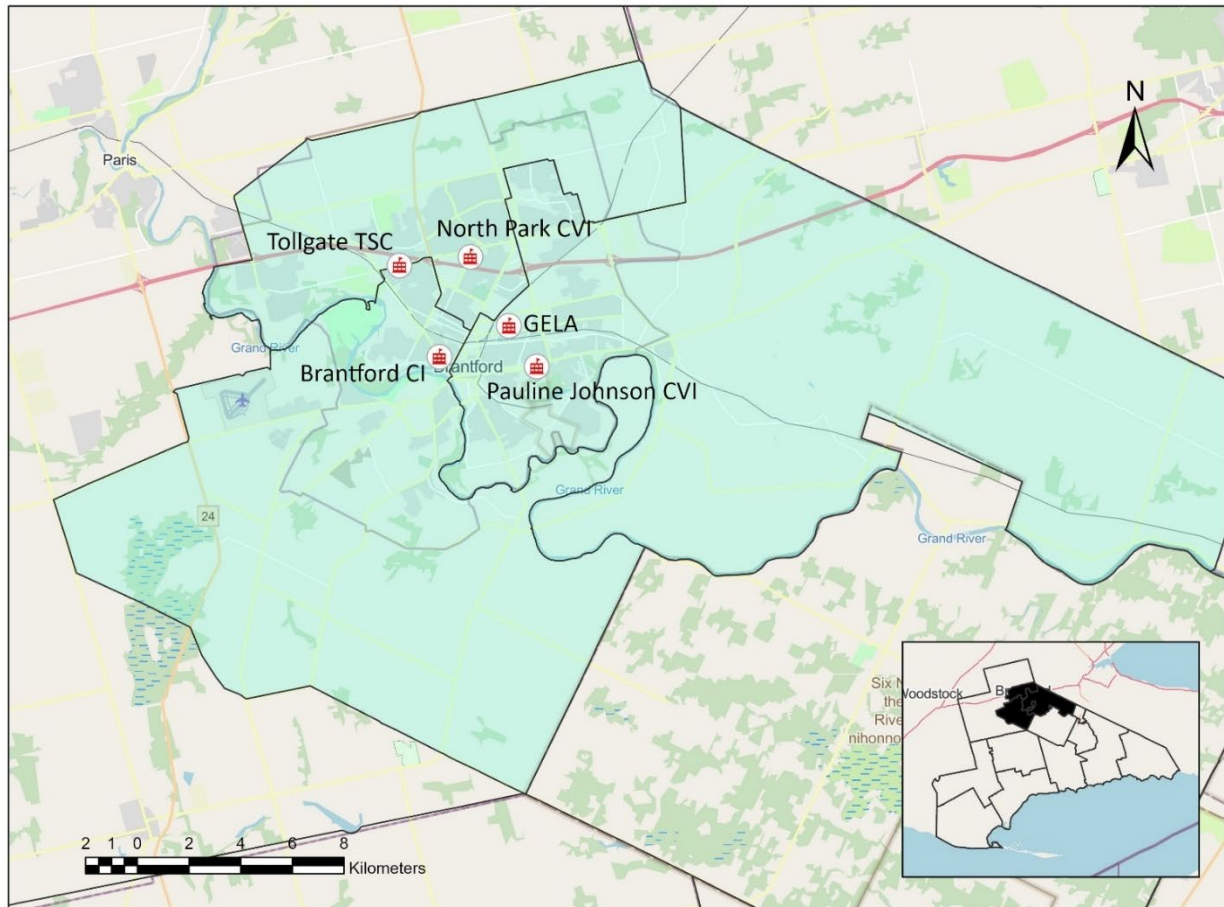
### FCI and School Condition



Paris DHS has an optimal UTZ and a Fair FCI in 2023. At present, the High and Urgent renewal is \$9.1 million. By 2027 the school will require additional maintenance and renewal to stay in the Fair FCI range.



## Secondary Review Area 2: City of Brantford



### Projections and Utilization

Review Area 2	Brantford													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Brantford CI&VS	1260	1273	1198	1133	1093	1075	1094	1131	1155	1148	1125	1077	1161	1254
Grand Erie Learning Alternatives	168	107	90	81	79	39	101	101	101	101	101	101	101	101
North Park C&VS	1386	1116	1135	1070	1096	1145	1092	1030	1020	1028	1015	1038	1072	1101
Pauline Johnson C&VS	1374	854	833	849	846	887	905	936	973	995	962	950	1014	996
Tollgate Tech Skills Centre	630	320	317	306	291	258	260	262	262	283	257	253	239	225
Total for SA2	4818	3670	3573	3439	3405	3404	3452	3460	3511	3556	3461	3420	3586	3678
		76%	74%	71%	71%	71%	<b>72%</b>	<b>72%</b>	73%	74%	72%	71%	74%	76%

For Secondary Review Area 2, the enrolment and utilization will grow slightly over the 10-year period; however, the five secondary schools within the City of Brantford will be significantly underutilized. Beyond 10 years, there will be additional growth from new development areas that will begin to fill the existing schools. Over the 10 years, there will be 1,150 empty pupil places among the five schools and there is a need to plan for a consolidation of the programs in some secondary spaces to improve the utilization overall. One way to address the improved utilization is to complete a program review of all five schools to determine what program options can be offered by site and address where future opportunities to grow or consolidate enrolment lie. Two schools have no boundaries and attract students for alternative or vocational programming.

## Growth and Development

Secondary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Tutela Heights	1,230	102	187	0.1	0.2
Northern Boundary Lands	7,688	638	1,169	0.6	1.2
Other Growth Areas	17,518	1,454	2,663	1.5	2.7
<b>TOTAL</b>	<b>26,436</b>	<b>2,194</b>	<b>4,018</b>	<b>2.2</b>	<b>4.1</b>

The City of Brantford will generate an additional 26,436 units of housing from 2021-2051. Much of the growth is planned for the existing community in the form of intensification and conversion of land uses. The growth outside of the two planned communities will be incremental and may include housing stock that does not generate students. It will be difficult to secure any additional secondary school sites in the existing City of Brantford built-up area as a new school site requires 12-15 acres.

For the northern boundary lands, there is a need to set aside a future secondary school site to accommodate growth in that community. This site should be identified in the secondary plan and acquired within a 10-year period as addressed in the report.

## Planned Actions 2023-28

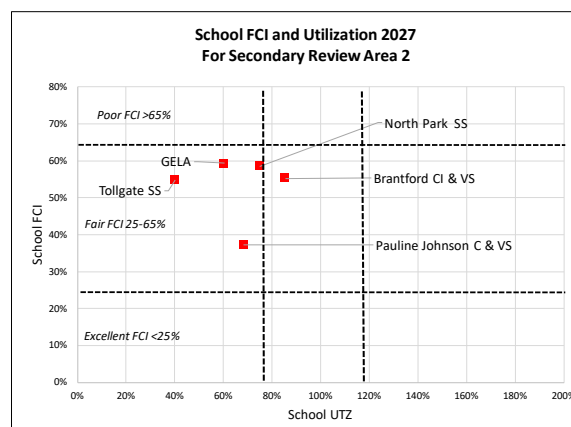
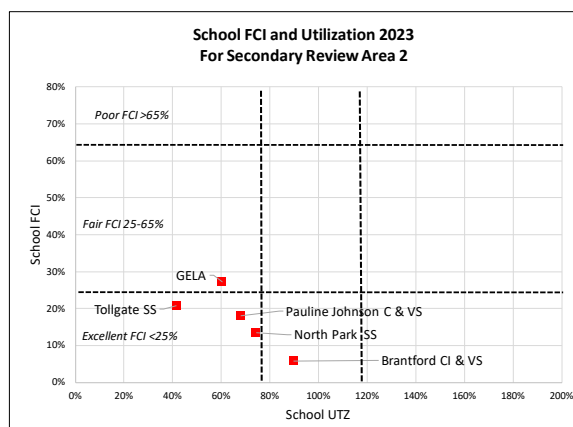
### 2024-25

- Undertake a secondary school program review for the City of Brantford Secondary Review area to streamline existing program locations and delivery.

### 2026-27

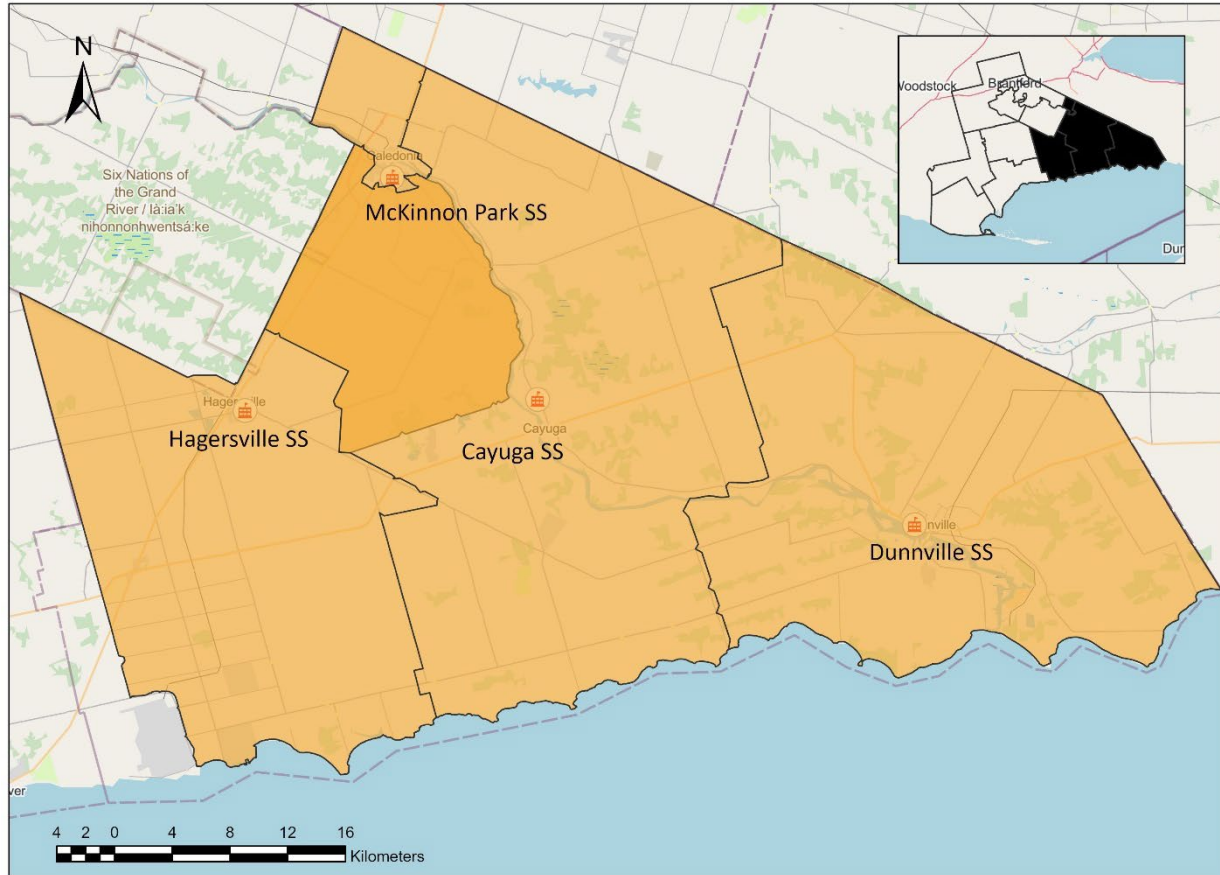
- Implement the recommended actions from the secondary school program review for the City of Brantford.

## FCI and School Condition



As of 2023, four secondary schools in the City of Brantford have a UTZ below the minimum desired, although the FCI of all schools is either excellent or fair. By 2027, the UTZ for three schools is still below the minimum and all five schools have an FCI that is fair.

## Secondary Review Area 3: Haldimand County



### Projections and Utilization

The four schools in this review area are operating at 60% of the Ministry capacity and two schools, Dunnville SS and Hagersville SS, are operating at 31% and 50% of capacity respectively. By 2033, the growth at Cayuga and Caledonia will improve utilization to 73% overall but the issues with Dunnville SS and Hagersville SS will persist.

Both Hagersville SS and McKinnon Park SS have traditionally received a significant number of students on tuition agreements from the Six Nations of the Grand River and Mississaugas of the Credit First Nation Reserves. While the number of students has fluctuated over time, the projected enrolment assumes that this participation will continue over the 10-year period. The low enrolment at Dunnville SS is directly impacted by students choosing to attend schools outside Grand Erie’s jurisdiction.

Review Area 3	Haldimand													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Cayuga SS	927	490	492	505	512	525	581	626	698	772	788	800	845	890
Dunnville SS	978	419	404	367	319	341	315	306	332	331	322	337	337	367
Hagersville SS	801	502	476	420	386	364	392	401	390	424	410	417	410	410
McKinnon Park SS	558	762	720	711	711	697	672	676	674	702	708	711	725	723
Total for SA3	3264	2173	2092	2003	1928	1927	1960	2009	2094	2230	2228	2265	2317	2390
		67%	64%	61%	59%	59%	<b>60%</b>	<b>62%</b>	64%	68%	68%	69%	71%	73%

Given the challenges with addressing low enrolment and utilization, Grand Erie should undertake a program review of the four secondary schools and determine what potential programs can be located at one or more schools to enhance the retention of students. Potentially, Grand Erie could also look at right-sizing one or more schools by removing unused portions of the building and renovating existing spaces to provide programming.

**Growth and Development**

<b>Secondary Yield by Area</b>	<b>Units</b>	<b>Long Term Yield</b>	<b>Peak Yield</b>	<b>Sties at Long-Term</b>	<b>Sites at Peak Yield</b>
Caledonia	6,928	804	1053	0.8	1.1
Cayuga	688	80	105	0.1	0.1
Dunnville	850	99	129	0.1	0.1
Hagersville	1,794	208	273	0.2	0.3
Jarvis	239	28	36	0.0	0.0
<i>Nanticoke</i>	<i>15,000</i>	<i>1,740</i>	<i>2,280</i>	<i>1.7</i>	<i>2.3</i>
Townsend	83	10	13	0.0	0.0
<b>TOTAL</b>	<b>25,582</b>	<b>2,968</b>	<b>3,888</b>	<b>3.0</b>	<b>3.9</b>

There is significant potential growth for Haldimand County which will require additional secondary school sites in Caledonia and the future Nanticoke planned community. All future growth is predicated on the expansion of the Nanticoke Water treatment plant and a resolution to the water supply issue in the county.

**Planned Actions 2023-28**

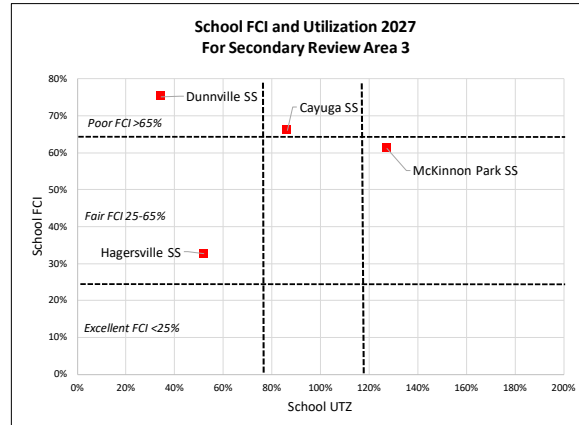
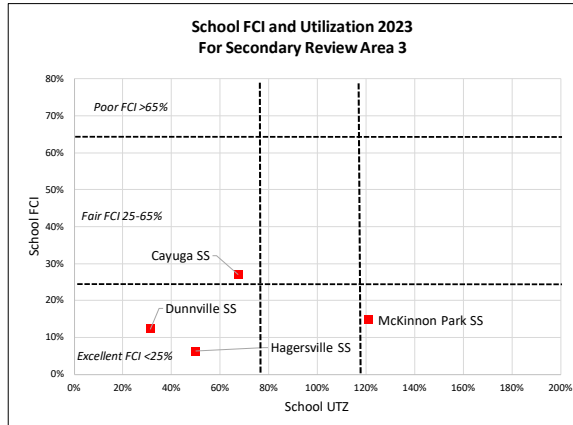
**2025-26**

- 1. Undertake a secondary school program review for the Haldimand Secondary Review area to streamline existing program locations and delivery.

**2027-28**

- 1. Implement the recommended actions from the secondary school program review for Haldimand County.

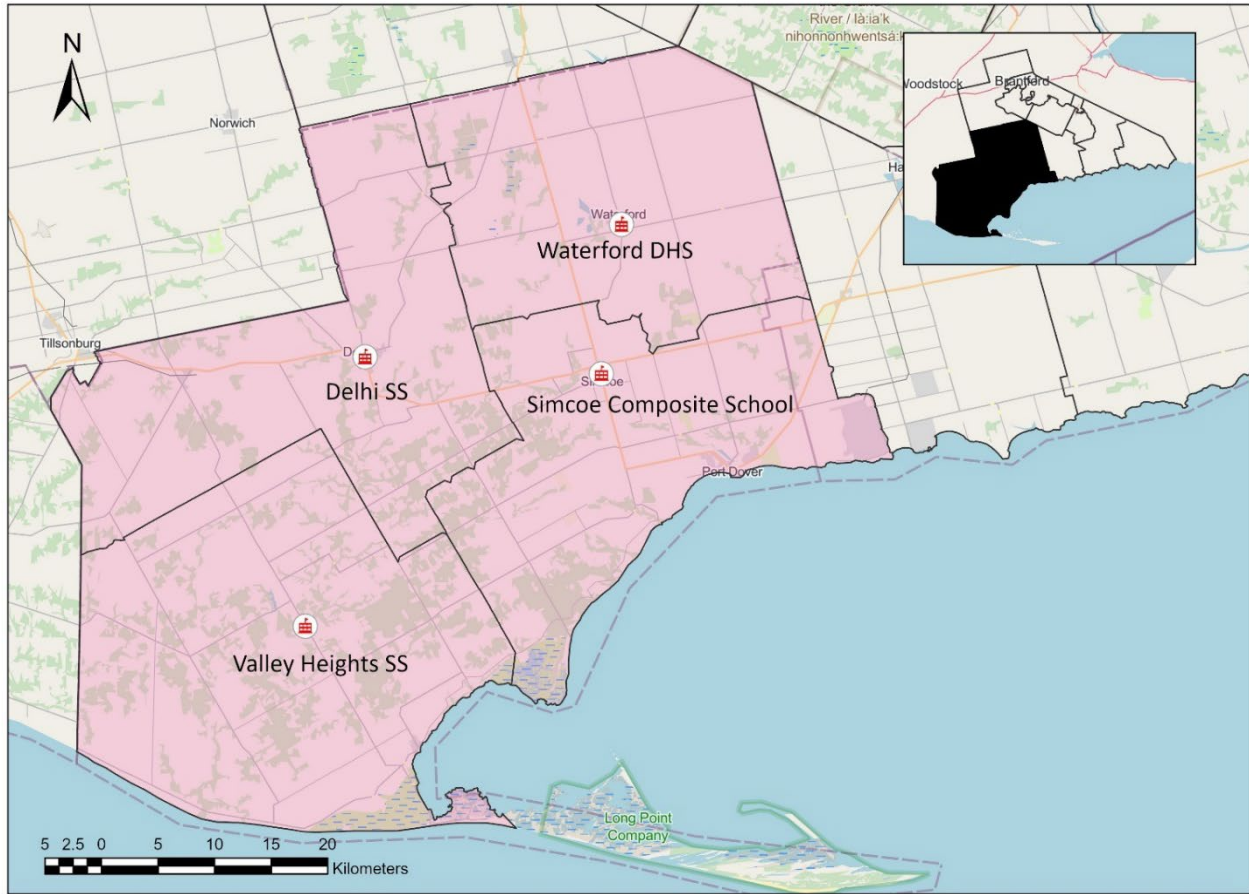
## FCI and School Condition



For 2023, the UTZ of three schools is <80% with both Hagersville SS and Dunnville SS <60%. The FCI of all schools is below 30% in 2023. By 2027, the UTZ of Cayuga SS improves, but the FCI of three schools is >60% with Dunnville SS >75%. A review of these schools is required to assess options to renew or replace aging facilities.



## Secondary Review Area 4: Norfolk County



### Projections and Utilization

Review Area 4	Norfolk													
SCHOOL	CAP	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2033
Delhi District SS	546	534	519	543	577	585	610	645	655	691	687	695	707	717
Simcoe Composite School	1083	723	694	657	648	687	691	735	759	767	774	783	799	811
Valley Heights SS	702	462	453	448	425	411	423	408	392	421	391	395	377	359
Waterford District HS	606	400	378	356	338	367	376	370	428	397	383	368	379	392
Total for SA4	2937	2119	2044	2004	1988	2050	2100	2159	2234	2276	2235	2241	2262	2278
		72%	70%	68%	68%	70%	<b>72%</b>	<b>74%</b>	76%	78%	76%	76%	77%	78%

Three of the four schools in the review area are operating below their capacity in 2023 and, even with the changes at Waterford District DHS to add grade 7&8 students, the overall utilization will remain below 80% over the 10 years. Growth in Delhi will require temporary accommodation, but otherwise, the other three schools will have up to 777 empty pupil places. For Valley Heights SS and Waterford District HS, the low enrolment may impact programming for students at one or both schools.

Given the challenges with addressing low enrolment and utilization, Grand Erie should undertake a program review of the four secondary schools and determine what potential programs can be located at one or more schools to enhance the retention of students. Potentially, Grand Erie could also look at right-sizing one or more schools by removing unused portions of the building and renovating existing spaces to provide programming.

## Growth and Development

Secondary Yield by Area	Units	Long Term Yield	Peak Yield	Sties at Long-Term	Sites at Peak Yield
Port Dover	1,620	134	246	0.1	0.2
Simcoe	787	65	120	0.1	0.1
Waterford	513	43	78	0.0	0.1
Port Rowan	256	21	39	0.0	0.0
Delhi	183	15	28	0.0	0.0
<b>TOTAL</b>	<b>3,359</b>	<b>279</b>	<b>511</b>	<b>0.3</b>	<b>0.5</b>

The growth allocated to Port Dover has the potential to maintain enrolment at existing secondary schools. Limited growth has been identified for both Waterford and Delhi; however, a new application in Delhi has proposed a total of 700 homes which would exceed the growth allocation for this community significantly.

## Planned Actions 2023-28

### 2024-25

1. Implement the approved boundary changes for Waterford PS and add the grade 7&8 students to Waterford District High School.

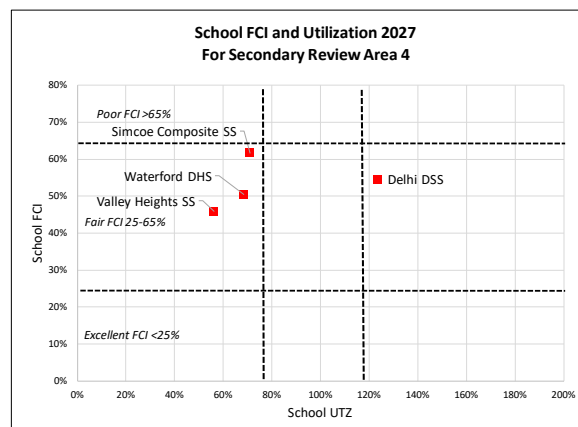
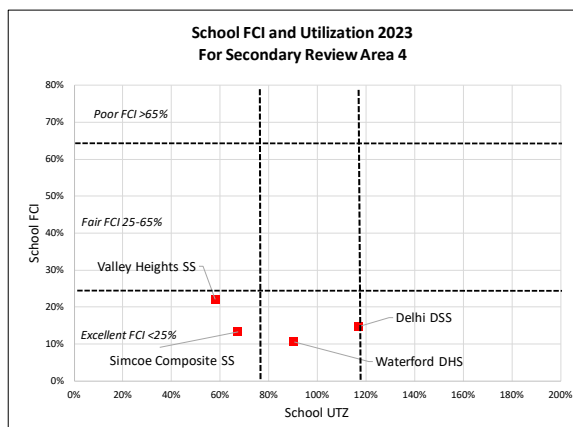
### 2025-26

1. Undertake a secondary school program review for the Norfolk Secondary Review area to streamline existing program locations and delivery.

### 2027-28

1. Implement the recommended actions from the secondary school program review for Norfolk County.

## FCI and School Condition



For 2023, the UTZ of two schools is <80%. The FCI of all schools is below 30% in 2023. By 2027, the UTZ of Delhi DSS improves, but the UTZ of the other schools is >80%. A review of these schools is required to assess options to renew or replace aging facilities.

## **Appendix 1: Grand Erie School Site Standards**

The following are the preferred standards for a Grand Erie school site.

### **Size**

- Elementary - 7 acres (minimum)
- Secondary - 20 acres (minimum)
- The Education Development Charges Regulation specifies available funding for site sizes (generally 1 acre/100 pupil places).
- Minimum site size to accommodate known requirements with flexibility for unknown program and partnership requirements or topographical constraints.
- If childcare centres are part of a build, and in most cases they are, then including an additional acre would be required.
- Rural sites may also be subject to the Ministry of the Environment Reasonable Use Policy related to the location and separation distance between on-site wastewater treatment and water supply.

### **Frontage**

- Elementary - Dual frontage, 120m on principal frontage, 60m secondary frontage
- Secondary – Dual frontage, 305 m principal frontage, 60m secondary frontage
- Opportunity for bus lay-by, drop-off areas (disperse congestion), and driveway width. Alternate access to site.

### **Site Shape and Adjacent Uses**

- Elementary – Rectangular, prefer co-location with municipal park
- Secondary – Rectangular, prefer co-location with municipal park
- The site's shape should be optimized for playfield layouts.
- Ease of public transit access (secondary).
- Co-location with greenspace preferred; overall increase in usable greenspace.
- Sites should be centrally located within the community they serve, with connections to active transportation infrastructure.

### **Site Grading and Topography**

- The site should generally be level with a maximum cross-fall of 2% across 90% of the site.
- The site should be located outside of all flood lines.
- The site should be well-drained.
- No stormwater management facilities should be located on the site.
- Minimal forested cover.
- The site must be graded according to board and Municipal plans
- The site should be seeded with appropriate playground mix grass seed
- Uncontaminated, sound soil suitable for a multi-story building
- Sites should be handed over in a 'ready to build' state.

- The area that contains the building envelope must be compacted to 100% standard proctor density, and the balance of the site must be compacted to 95% standard proctor density.

### **Road Requirements**

- Elementary – Schools should be located on Minor Collector Roads for one frontage.
- Secondary – Schools should be located on Arterial Roads for one frontage.
- Traffic management concerns (elementary)
- Ease of public transit access (secondary)

### **Services**

- All available municipal services are to be provided to the site in the road right-of-way.
- All sites should have 3-phase Hydro.

### **Avoidances**

- Grand Erie will prudently avoid selecting and developing school sites that have:
  - Unmanageable safety concerns.
  - Incompatible adjacent land uses.
  - Regulations to protect natural heritage/hazards which will delay permits or approvals.

### **Notes:**

- Building may not be located closer than 120m to a Hydro transmission line greater than 13.5 Kilovolt-amps (kVA).
- Sites should not be located closer than 200m to a major gas trunk line or rail right-of-way
- Sites should not be located near convenience commercial uses, gas stations, alcohol or cannabis stores, incompatible industrial uses, adult entertainment establishments, amusement arcades, or food service facilities.
- Sites should not be located near any non-board-owned storm water mgt facilities or standing water exceeding 0.3 m. (1 ft.) in depth.
- Sites should avoid natural hazard or natural heritage lands, or the adjacent buffer lands (avoid Conservation Authority permits and further MNR-related encumbrances - e.g., wetlands, breeding birds, butternut trees, significant woodlands etc.).
- Not located near noxious or hazardous land uses.

### **Timing**

- Available in Phase 1 or 2 of a development and not independently staged (should be part of a larger phase with abutting streets and services).
- The site must be available as the area it serves begins to generate students to minimize temporary accommodation needs.

## References and Resources

- 1 A Master Plan for Downtown Brantford 2008
- 2 A Place to Grow Growth Plan for the Greater Golden Horseshoe Office Consolidation 202
- 3 A Simply Grand Plan, Draft Final Official Plan, April 2023
- 4 Addendum to the Municipal Comprehensive Review County of Brant Draft Final Report, April 2023
- 5 Brant Haldimand Norfolk Catholic DSB Education Development Charge Background Study, 2018
- 6 Brantford and Brant Community Profile 2021
- 7 Burford Water and Wastewater Servicing and Drainage Master Plan
- 8 City of Brantford Development Charges Background Study August 23, 2021
- 9 City of Brantford Official Plan
- 10 City of Brantford Parks and Recreation Master Plan 2018
- 11 Comprehensive Review Phase 1: Long-Term Growth Analysis Norfolk County, Watson
- 12 County of Brant Development Charges Update 2021
- 13 Development Charges Update Study County of Brant
- 14 Grand Erie Financial Statements 2021-2022
- 15 Grand Erie Budget 2023-24
- 16 Grand Erie Energy Consumption and Greenhouse Gas Emissions Report 2021-22
- 17 Grand Erie: Energy Conservation and Demand Management Plan for 2018-2023
- 18 Grand Erie Boundary Reviews Policy (FA-08)
- 19 Grand Erie Boundary Reviews Procedure (FA-008)
- 20 Grand Erie Community Planning and Facility Partnerships Policy (FA-11)
- 21 Grand Erie Community Planning and Facility Partnerships Procedure (FA-011)
- 22 Grand Erie Major Construction Policy (FA-01)
- 23 Grand Erie Major Construction Procedure (FA-001)
- 24 Grand Erie New Construction Policy (FA-02)
- 25 Grand Erie New Construction Procedure (FA-002)
- 26 Grand Erie Pupil Accommodation Reviews Policy (FA-05)
- 27 Grand Erie Secondary Programs of Choice Procedure (PR-009)
- 28 Haldimand County Official Plan 2014
- 29 Haldimand County Official Plan Update: Growth Strategy, Reiners 2021
- 30 Long-Term Growth Analysis, Norfolk County, December 2021
- 31 Ministry of Education 2016 B:19 Request for School Consolidation Capital Funding Submissions
- 32 Ministry of Education 2020: B09 Capital Funding for the 2020-21 School Year
- 33 Ministry of Education 2022: B04 Capital Funding for the 2022-23 School Year



- 34 Ministry of Education 2022: B07 Proportions of Enrolment for purposes of the Education Act, subsections 238(2) and 257.8(3)
- 35 Ministry of Education 2023: B04 2023–24 Grants for Student Needs Funding
- 36 Ministry of Education 2023: B07 Capital Funding for the 2023-24 School Year
- 37 Ministry of Education GSN Technical Paper 2022–23
- 38 Norfolk County Official Plan
- 39 Norfolk County Water Supply Master Plan, 2017
- 40 Operational Review Report Grand Erie District School Board 2011
- 41 Report CAO-01-2022 Request for Minister’s Zoning Order – Proposed New Community in Nanticoke, 2022
- 42 Report PDD-04-2021 Growth Management Strategy and Official Plan Amendment – Phase 1

# Endnotes

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- i Source: Grand Erie website: [French Immersion programs](#)
- ii The Paris Central PS program is being phased out by 2024 leaving only 1 program in County of Brant
- iii Source: Grand Erie website: [French Immersion programs](#)
- iv Source: Grand Erie website: [Secondary programs](#)
- v Source: data obtained from Statistics Canada for Brantford, County of Brant, Haldimand County and Norfolk County
- vi Long-Term Growth Analysis, Norfolk County, December 2021 (page 3-1)
- vii Long-Term Growth Analysis, Norfolk County, December 2021 (page 3-3)
- viii The Ministry of Finance projections can be disaggregated by the 49 regional/county divisions. Brantford and County of Brant are in the Brant data, while Haldimand and Norfolk are combined.
- ix A Place to Grow, Growth Plan for the Greater Golden Horseshoe Plan Area (GGHPA)
- x Excluding the Nanticoke Community which was announced after 2020
- xi City of Brantford Official Plan (page 23)
- xii City of Brantford Official Plan (page 23)
- xiii City of Brantford DRAFT Infrastructure Staging Report (page 45)
- xiv A Simply Grand Plan, Draft Final Official Plan, April 2023
- xv County of Brant Development Charges Update 2021 (page 4-10)
- xvi County of Brant Development Charges Update 2021 (page 4-14)
- xvii A Simply Grand Plan, Final Draft Official Plan, April 2023
- xviii Haldimand County Official Plan Update: Growth Strategy, Reiners 2021
- xix Report CAO-01-2022 Request for Minister’s Zoning Order – Proposed New Community in Nanticoke, 2022
- xx Report PDD-04-2021 Growth Management Strategy and Official Plan Amendment – Phase 1 (page 11)
- xxi Haldimand County Official Plan Update: Growth Strategy, Reiners 2021 (page viii)
- xxii Report PDD-04-2021 Growth Management Strategy and Official Plan Amendment – Phase 1 (page 11)
- xxiii Haldimand County Official Plan 2014
- xxiv Comprehensive Review Phase 1: Long-Term Growth Analysis Norfolk County, Watson (page 1-1)
- xxv Norfolk County Water Supply Master Plan, 2017
- xxvi Comprehensive Review Phase 1: Long-Term Growth Analysis Norfolk County, Watson (page 1-8)
- xxvii Norfolk County Official Plan
- xxviii Typically, a site can be secured through an option agreement which gives Grand Erie a specified period under which it can purchase the school site with a known set of conditions.
- xxix Ministry of Education 2022: B04 Capital Funding for the 2022-23 School Year (page 5)
- xxx Grand Erie at present fails to meet any of the three triggers for an EDC Bylaw as defined in the Education Act and Regulations.
- xxxi Replacing the former School Facility Information System (SFIS) in 2022
- xxxii The Cost to replace is based on the Ministry of Education’s formula that addresses the number of pupil places and the cost per pupil place.
- xxxiii The province is inspecting 900 schools in 2023-2024 to update the FCI data. This data drives funding for the School Renewal Amount (SRA), and School Condition Index (SCI)

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- funds that Boards receive annually for school renewal to improve the FCI. Ministry B Memo B-07 2023 Capital Funding for the 2023-24 School Year
- xxxiv The systems are evaluated based on the replacement of like-for-like and do not include any required upgrades for accessibility (such as adding elevators), removal of designated substances (such as asbestos) or improvements (such as adding air conditioning).
- xxxv Ministry B Memo B-07 2023 Capital Funding for the 2023-24 School Year
- xxxvi Ministry B Memo B-07 2023 Capital Funding for the 2023-24 School Year
- xxxvii Ministry of Education GSN Technical Paper 2022–23 (page 169)
- xxxviii It appears that the RCMs are included in the OTG calculation and would receive SRA and SCI funding although an audit may be required
- xxxix This is calculated by taking the capacity for each portable and RCM and dividing it by the total capacity of the school including the temporary accommodation.
- xl Portable relocation costs include the required permits, physical disconnection, removing the stairs and skirting, remediating the site, physical relocation and supervision, disposal of old materials, reconnection to hydro, computer, and security, new structural pads or piers, tie downs, recladding and decking, and testing all systems. A single relocation may also trigger improvements to access and walkways, new parking etc.
- xli CL Martin builds and leases portable classrooms to several Boards province-wide with a typical lease period of 5 years
- xlii Typically, the lifespan is 25-30 years depending on the date of construction.
- xliii Leasing is a disposition of space and therefore falls under Ontario Regulation 444/98. Licensing is essentially the same thing but does not have the same requirements under the Act and Regulations



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