PLN: 22-24 File Code: R12

Planning Department Memo 2023/24 Development Area School Assignments



To: Peter Sovran, Director of Education

From: Glen Regier, Executive Superintendent of Business Operations and

Support Services

Ruchika Angrish, Manager of Planning

Date: November 8, 2022

Report Type: DECISION

Background

A Development Area (DA) is a geographically distinct area designated by the Board where students are assigned to holding schools that have space available temporarily. DA's provide the Board with flexibility to assign students from new residential developments to schools outside the attendance area when the local school is unable to accommodate the students due to capacity limitations. In some cases, DAs continue to be assigned to holding schools until a new school is built in the community. In other cases, all or a portion of a DA may be incorporated into an existing school's attendance area. Temporary holding school assignments are reviewed each year.

Individuals who move into a DA are advised of the DA status through a clause in their Purchase and Sale Agreement, and by a warning statement posted on subdivision signs in new residential developments.

Each year the Planning Department reviews the current and projected enrolments of holding schools to determine if any school assignments should be changed for the upcoming school year.

<u>Issue</u>

To provide trustees with Development Area school assignments for the 2023/24 school year.

Recommendations

1. That memo PLN: 22-24 "2023/24 Development Area School Assignments" dated November 8, 2022 be received.

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2. That the Development Area School Assignments as outlined in Appendix A to memo PLN: 22-24 "2023/24 Development Area School Assignments" be approved for the 2023/24 school year.

Rationale

The following information outlines the recommended additions and changes to the DAs and school assignments for the 2023/24 school year.

New DA's Under Consideration for 2023/24

Centre Wellington

Cachet Salem DA (Map 20)

The subdivision located at 75 Woolwich St E in Salem proposes approximately 147 single detached residential dwelling units and 149 townhouse units. Planning staff is projecting the construction for this new development to start in 2025. This subdivision is being established as a DA to provide the Board with flexibility given the amount of residential dwelling units proposed in this area and due to current enrolment pressure at the local school. The Regular Track holding school assignments for this development are Salem PS for JK-3 and Elora PS for Grades 4-8. Planning staff is aware and monitoring the enrolment pressure at both schools. The DA provides the Board flexibility to assign the students to other schools in the area that have capacity. There is no impact on the French Immersion (FI) student accommodation. FI students in JK-2 will attend James McQueen PS and JD Hogarth PS for Grades 3-8. The secondary school students will also not be impacted due to this DA and students will attend Centre Wellington DHS for RT and FI.

Mulmur Township

Armstrong Mansfield DA (Map 33)

The subdivision located at 937045 Airport Road in Mansfield proposes approximately 42 single detached residential dwelling units. The construction for this subdivision is projected to start in 2025. Although not a large subdivision, this area is being established as a DA to provide the Board with flexibility given the current enrolment pressure at the local school. The Regular Track holding school assignment for this development is Primrose ES for JK-8. Planning staff is aware and monitoring the increase in enrolment at Primrose ES in recent years. While the holding school assignment for this development is Primrose ES, the DA provides staff the flexibility to

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hold students to other schools in the area that have capacity. There is no impact on the French Immersion (FI) student accommodation. FI students in JK-8 will attend Centennial Hylands ES. The secondary school students will also not be impacted due to this DA and students will attend Centre Dufferin DHS for RT and Erin DHS for FI.

Erin

Erin Heights Golf Course DA (Map 36)

The subdivision located at 5525 Eighth Line in Erin proposes approximately 288 residential units including a mixture of single detached dwellings and townhouses. The construction for the new development is projected to start in 2024. This area is being established as a DA to provide the Board with flexibility given the amount of new residential units proposed in the Town of Erin. The Regular Track holding school assignment for this development is Erin PS for JK-8. Planning staff will continue to monitor the enrolment at Erin PS. Although the holding school is Erin PS, the DA will provide staff with flexibility to reassign students from this development to other schools in the area that have capacity. There is no impact on the French Immersion (FI) student accommodation. FI students in JK-6 will attend Brisbane PS and Grades 7-8 will attend Erin PS. The secondary school students will also not be impacted due to this DA and students will continue to attend Erin DHS for RT and FI.

Hillsburgh North DA (Map 37)

The Hillsburgh Heights subdivision in northwest Hillsburgh proposes approximately 330 residential units including a mixture of single detached dwellings and townhouses. Although an elementary school block is included in the plan of subdivision, this development is established as a DA to provide the Board with flexibility until the school site is acquired and constructed. The subdivision construction is expected to start in 2025. The Regular Track holding school assignments for this residential development are Ross R. MacKay PS for JK-6 and Erin PS for Grades 7-8. Planning staff will be monitoring the enrolment at Ross R. MacKay PS and Erin PS given the amount of residential growth planned in the Town of Erin and in Hillsburgh. Although the holding schools are Ross R. MacKay PS and Erin PS, the DA will provide staff with flexibility to reassign students from this development to other schools in the area that have capacity. There is no impact on the French Immersion (FI) student accommodation. FI students in JK-6 will attend Brisbane PS and Grades 7-8 will attend Erin PS. The secondary school students will also not be impacted due to this DA and students will continue to attend Erin DHS for RT and FI.

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French Immersion Assignments

This section outlines where there are grade structure changes at FI schools in the DA School Assignments table and maps.

A new FI program began at Gateway Drive PS in September 2018. The new FI boundary resulted in a change to the FI assignments of the South Paisley DA. In accordance with the implementation plan from the boundary review, effective 2023/24, JK-3 FI students in the DA will attend Gateway Drive PS, Grade 4-5 FI attend Willow Rd PS, Grade 6 FI will attend Paisley Road PS and Grades 7-8 FI are assigned to John McCrae PS. Map 8 reflects these grade changes.

DA School Assignments Under Consideration for Future Changes

Morning Crest DA (Map 6)

The Morning Crest DA was also identified in the 2022-23 Development Area Report as an area to be monitored. This DA was developed in 2008/09 in order to manage the growth associated with the Morning Crest subdivision which is located north of Eastview Rd and east of Watson Rd to the limit of the City. The Morning Crest subdivision is now fully built out and there is an established school community attending Brant Ave PS for JK-6 and Waverley Dr PS for Grade 7-8.

Brant Ave PS is projected to start experiencing enrolment growth as a result of a new subdivision development within its attendance area boundary (NIMA subdivision). Brant Ave PS is a small school of 282 pupil places and there is currently 1 portable on site.

Phase 1 of the NIMA subdivision is currently under construction. At this time, staff will continue to monitor the enrolment at Brant Ave and does not recommend changing the holding school assignment for the Morning Crest DA for the 2023/24 school year.

North Fergus Phase 1, 2 & 3 DA (Map 14)

Staff identified the North Fergus Phase 1, 2 & 3 DA in the 2022-23 Development Area Report an area to be monitored due to the enrolment pressure and portable requirements at the holding schools and specifically at Salem PS.

The North Fergus Phase 1, 2 & 3 DA is the location of the Storybrook subdivision in northwest Fergus. Construction of the Storybrook subdivision Phase 1 is complete and Phase 2 is well underway. The Board has reserved a school site in Phase 1 of the development and received approval in November 2021 from the Ministry of Education to fund the construction of an elementary school.

In 2020/21, the North Fergus DA was split into three parts due to the enrolment pressure at Salem PS and to provide future flexibility. The holding school assignment for all 3 phases (Phase 1, 2 & 3) was revised to Salem PS for JK-3 (previous JK-6) and Elora PS for Grade 4-8 (previous 7-8).

Currently, there are 4 portables on the Salem PS site. Salem PS is a small school with an On The Ground (OTG) capacity of 213 pupil places. Comparatively, Elora PS currently has 1 portable. Elora PS has an OTG capacity of 464 pupil places.

Consideration was given to shifting additional grades of students in the North Fergus Phase 1, 2 & 3 DA from Salem PS to Elora PS however, given the potential timing of opening the new elementary school in the Storybrook subdivision, staff is recommending that holding school assignments remain the same for 2023/24 and will continue to monitor the enrolment at both Salem PS and Elora PS.

Appendices

Enclosed are the following Appendices:

Appendix A – 2023/24 Development Area School Assignments Chart

Appendix B – Development Area Maps

APPENDIX A 2023/24 Development Area School Assignments Chart

2023/24 Development Area School Assignments Table

Guelph

Development Area	Grades	Program	School Assignment	Development Area	Grades	Program	School Assignment
	JK- 8	RT	Rickson Ridge PS		JK-8	RT	William C. Winegard PS
Arkell Road	9-12	RT	Centennial CVI	Centennial CVI North Eastview		RT	JF Ross CVI
	JK-8	FI	École Arbour Vista PS	École Arbour Vista PS		FI	École Guelph Lake PS
Map 1	9-12	FI	JF Ross CVI	Map 7	9-12	FI	JF Ross CVI
	JK-8	RT	Kortright Hills PS		JK-8	RT	Taylor Evans PS
Clair Road	9-12	RT	Centennial CVI	South Paisley	9-12	RT	Guelph CVI
	JK-6	FI	Fred A Hamilton PS		JK-3	FI	Gateway Drive PS
	7-8	FI	École Arbour Vista PS		4-5	FI	Willow Rd PS
Map 2	9-12	FI	JF Ross CVI	Map 8	6	FI	Paisley Rd PS
					7-8	FI	John McCrae PS
					9-12	FI	JF Ross CVI
	JK-8	RT	Aberfoyle PS		JK-8	RT	Ken Danby PS
Clair-Maltby	9-12	RT	Centennial CVI	Starwood East	9-12	RT	JF Ross CVI
_	JK-6	FI	Fred A Hamilton PS		JK-8	FI	École Guelph Lake PS
Map 3	7-8	FI	École Arbour Vista PS	Map 9	9-12	FI	JF Ross CVI
	9-12	FI	JF Ross CVI				
	JK-6	RT	Priory Park PS		JK-8	RT	William C. Winegard PS
Guelph	7-8	RT	Jean Little PS		9-12	RT	JF Ross CVI
Innovation				Starwood West			
District (GID)	9-12	RT	Centennial CVI		JK-8	FI	École Guelph Lake PS
Map 4	JK-8	FI	École Guelph Lake PS	Map 10	9-12	FI	JF Ross CVI
	9-12	FI	JF Ross CVI	map .o	0 .2		0. 1.000 01.
	JK-8	RT	Sir Isaac Brock PS		JK-6	RT	Priory Park PS
Lowes Road	9-12	RT	Centennial CVI	Victoria Road	7-8	RT	Jean Little PS
West	JK-6	FI	Fred A Hamilton PS		9-12	RT	Centennial CVI
Map 5	7-8	FI	École Arbour Vista PS	Map 11	JK-8	FI	École Arbour Vista PS
·	9-12	FI	JF Ross CVI		9-12	FI	JF Ross CVI
	JK-6	RT	Brant Ave PS		JK-6	RT	Paisley Rd PS
Morning Crest	7-8	RT	Waverley Dr PS	Silvercreek DA	7-8	RT	Willow Rd PS
	9-12	RT	JF Ross CVI		9-12	RT	Guelph CVI
Map 6	JK-8	FI	École Guelph Lake PS	Map 12	JK-6	FI	Paisley Rd PS
-	9-12	FI	JF Ross CVI		7-8	FI	John McCrae PS
				'	9-12	FI	JF Ross CVI

Centre Wellington

Development Area	Grades	Program	School Assignment	Development Area	Grades	Program	School Assignment
	JK-6	RT	Victoria Terrace PS		JK-8	RT	Elora PS
East Fergus	7-8	RT	John Black PS	South Elora -		RT	Centre Wellington DHS
_uot: 0.guo	9-12	RT	Centre Wellington DHS	Youngblood	JK-2	FI	James McQueen PS
	JK-2	FI	James McQueen PS		3-8	FI	JD Hogarth PS
Map 13	3-8	FI	JD Hogarth PS	Map 17	9-12	FI	Centre Wellington DHS
	9-12	FI	Centre Wellington DHS				
	JK- 3	RT	Salem PS		JK- 8	RT	Elora PS
North Fergus	4-8	RT	Elora PS	Granwood	9-12	RT	Centre Wellington DHS
Phase 1, 2 & 3	9-12	RT	Centre Wellington DHS	0.4	JK-2	FI	James McQueen PS
	JK-2	FI	James McQueen PS		3-8	FI	JD Hogarth PS
Map 14	3-8	FI	JD Hogarth PS	Map 18	9-12	FI	Centre Wellington DHS
	9-12	FI	Centre Wellington DHS				
	JK-8	RT	JD Hogarth PS		JK-6	RT	Salem PS
South Fergus	9-12	RT	Centre Wellington DHS	Ainley DA	7-8	RT	Elora PS
	JK-2	FI	James McQueen PS		9-12	RT	Centre Wellington DHS
Map 15	3-8	FI	JD Hogarth PS		JK-2	FI	James McQueen PS
	9-12	FI	Centre Wellington DHS	Map 19	3-8	FI	JD Hogarth PS
South Elora -	JK-8	RT	Elora PS		9-12	FI	Centre Wellington DHS
Haylock	9-12	RT	Centre Wellington DHS	Cachet Salem	JK-6	RT	Salem PS
пауюск	JK-2	FI	James McQueen PS	DA DA	7-8	RT	Elora PS
	3-8	FI	JD Hogarth PS	DA	9-12	RT	Centre Wellington DHS
Map 16	9-12	FI	Centre Wellington DHS		JK-2	FI	James McQueen PS
			_	Map 20	3-8	FI	JD Hogarth PS
			<u> </u>		9-12	FI	Centre Wellington DHS

Shading indicates new or altered DA

2023/24 Development Area School Assignments Table

Shelburne

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Development Area	Grades	Program	School Assignment	Developm
	JK-8	RT	Hyland Heights ES	
West Shelburne	9-12	RT	Centre Dufferin DHS	Hyland
Map 21	JK-8 9-12	FI FI	Centennial Hylands ES Erin DHS	Мар
	JK-8	RT	Centennial Hylands ES	
East Shelburne	9-12	RT	Centre Dufferin DHS	Mair
	JK-8	FI	Centennial Hylands ES	
Map 22	9-12	FI	Erin DHS	Мар

Development Area	Grades	Program	School Assignment
	JK-8	RT	Hyland Heights ES
Hyland Village	9-12	RT	Centre Dufferin DHS
Мар 23	JK-8 9-12	FI FI	Centennial Hylands ES Erin DHS
	JK-8	RT	Glenbrook ES
Main St	9-12	RT	Centre Dufferin DHS
	JK-8	FI	Centennial Hylands ES
Map 24	9-12	FI	Erin DHS

Orangeville

Development Area	Grades	Program	School Assignment
Edgewood	JK-8	RT	Laurelwoods ES
	9-12	RT	Westside SS
Valley Map 25	JK-5 6-8 9-12	FI FI FI	Princess Elizabeth PS Mono-Amaranth PS Erin DHS
North Hansen	JK-8	RT	Laurelwoods ES
	9-12	RT	Westside SS
Map 26	JK-5	FI	Princess Elizabeth PS
	6-8	FI	Mono-Amaranth PS
	9-12	FI	Erin DHS

Development Area	Grades	Program	School Assignment
Cachet	JK-8 9-12 JK-5	RT RT FI	Credit Meadows ES Orangeville DSS Princess Elizabeth PS
Мар 27	6-8 9-12	FI FI	Mono-Amaranth PS Erin DHS
North West Orangeville Map 28	JK-8 9-12 JK-5 6-8 9-12	RT RT FI FI	Credit Meadows ES Orangeville DSS Princess Elizabeth PS Mono-Amaranth PS Erin DHS
Wap 20	3-12	'''	Lilli Bi io

Grand Valley

Development Area	Grades	Program	School Assignment
East Grand Valley Map 29	JK-8 9-12 JK-5 6-8 9-12	RT RT FI FI	Grand Valley and District PS Centre Dufferin DHS Princess Elizabeth PS Mono-Amaranth PS Erin DHS
West Grand Valley Map 30	JK-8 9-12 JK-5 6-8 9-12	RT RT FI FI	Grand Valley and District PS Centre Dufferin DHS Princess Elizabeth PS Mono-Amaranth PS Erin DHS

Development Area	Grades	Program	School Assignment
Southeast Grand Valley Map 31	JK-8 9-12 JK-5 6-8 9-12	RT RT FI FI	Grand Valley and District PS Centre Dufferin DHS Princess Elizabeth PS Mono-Amaranth PS Erin DHS
Southwest Grand Valley Map 32	JK-8 9-12 JK-5 6-8 9-12	RT RT FI FI	Grand Valley and District PS Centre Dufferin DHS Princess Elizabeth PS Mono-Amaranth PS Erin DHS

Mulmur

Development Area	Grades	Program	School Assignment
	JK-8	RT	Primrose ES
Armstrong Mansfield	9-12	RT	Centre Dufferin DHS
Mansheid	JK-8	FI	Centennial Hylands ES
Map 33	9-12	FI	Erin DHS

2023/24 Development Area School Assignments Table Wellington North

Development Area	Grades	Program	School Assignment
	JK-8	RT	Victoria Cross PS
South Mount	9-12	RT	Wellington Heights SS
Forest	JK-8	FI	Palmerston PS
Map 34	9-12	FI	Norwell DSS

Erin

Development Area	Grades	Program	School Assignment
	JK-8	RT	Erin PS
Solmar DA	9-12	RT	Erin DHS
	JK-6	FI	Brisbane PS
Map 35	7-8	FI	Erin PS
	9-12	FI	Erin DHS
Development Area	Grades	Program	School Assignment
·	Grades JK-8	Program RT	School Assignment Erin PS
Development Area Erin Heights Golf Course DA			
Erin Heights	JK-8	RT	Erin PS
Erin Heights	JK-8 9-12	RT RT	Erin PS Erin DHS

Development Area	Grades	Program	School Assignment
	JK-6	RT	Ross R MacKay PS
Hillsburgh North DA	7-8	RT	Erin PS
DA	9-12	RT	Erin DHS
	JK-6	FI	Brisbane PS
Map 37	7-8	FI	Erin PS
	9-12	FI	Erin DHS

Shading indicates new or altered DA

APPENDIX B Development Area Maps

Arkell Road Development Area - Map 1



Clair Road Development Area - Map 2 2023/24 School Assignments Legend Development Area Boundary English: Municipal Boundary JK to 8 - Kortright Hills PS 9 to 12 - Centennial CVI French Immersion: JK to 6 - Fred A. Hamilton PS 7 to 8 - École Arbour Vista PS 9 to 12 - JF Ross CVI MOINTYREC GIBBS CRES CARROLL COOPERS CT HÁYWARDÖ COMANPL LAIRDRD

Clair-Maltby Development Area - Map 3 2023/24 School Assignments Ν Legend Development Area Boundary English: Municipal Boundary JK to 8 - Aberfoyle PS 9 to 12 - Centennial CVI French Immersion: JK to 6 - Fred A. Hamilton PS 7 to 8 - École Arbour Vista PS 9 to 12 - JF Ross CVI UGDSB Planning Dept., NDyer, 10/19/2022, D:\GIS\Maps\Boundary Maps\Development Areas\2023-24\Clair-Maltby_Rd_DA.mxd NOTE: This map is for reference purposes only. It is subject to change.

Guelph Innovation District Development Area - Map 4 Ν Legend **Development Area Boundary** Municipal Boundary WATSONPKYS WHITEST ELIZABETH ST 2023/24 School Assignments English: JK to 6 - Priory Park PS 7 to 8 - Jean Little PS 9 to 12 - Centennial CVI French Immersion: JK to 8 - École Guelph Lake PS 9 to 12 - JF Ross CVI

NOTE: This map is for reference purposes only. It is subject to change.

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Lowes Road West Development Area - Map 5



Morning Crest Development Area - Map 6



North Eastview Development Area - Map 7



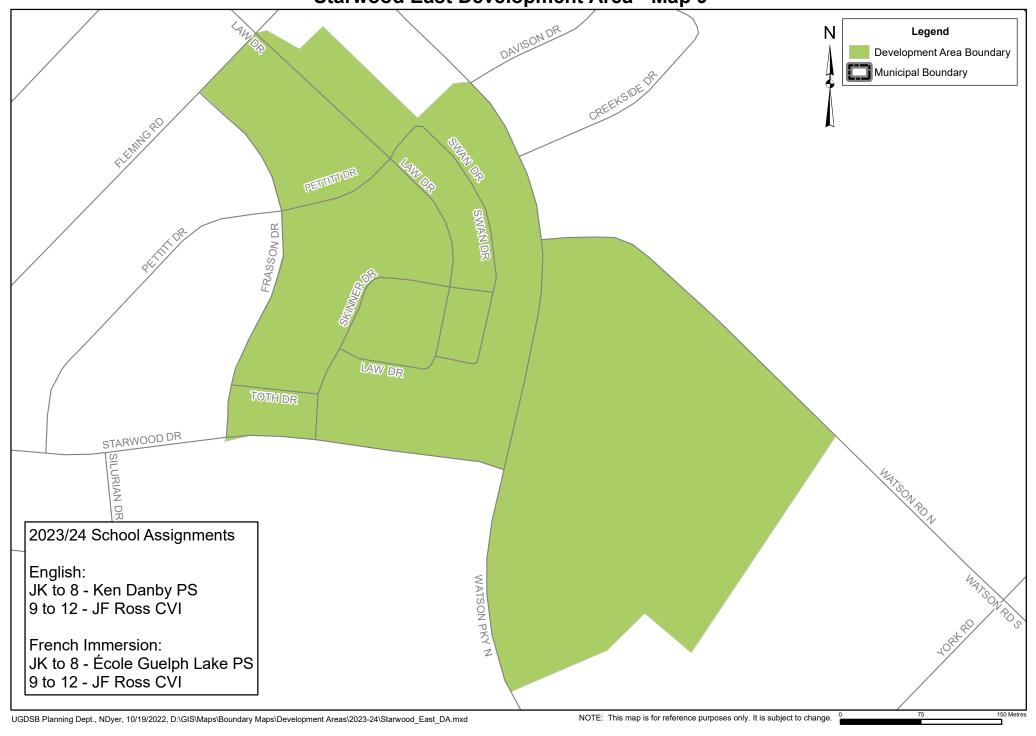
South Paisley Development Area - Map 8 IMPERIAL RD S Ν Legend **Development Area Boundary** Municipal Boundary 2023/24 School Assignments English: JK to 8 - Taylor Evans PS 9 to 12 - Guelph CVI French Immersion: JK to 3 - Gateway Dr PS 4 to 5 - Willow Rd PS 6 - Paisley Rd PS 7 to 8 - John McCrae PS 9 to 12 - JF Ross CVI

UGDSB Planning Dept., NDyer, 10/19/2022, D:\GIS\Maps\Boundary Maps\Development Areas\2023-24\South Paisley DA.mxd

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NOTE: This map is for reference purposes only. It is subject to change.

Starwood East Development Area - Map 9



Starwood West Development Area - Map 10 2023/24 School Assignments Ν Legend **Development Area Boundary** SKINNER TOTH DR LAW DR English: Municipal Boundary JK to 8 - William C. Winegard PS 9 to 12 - JF Ross CVI LEE ST STARWOOD DR French Immersion: SILURIAN DR JK to 8 - École Guelph Lake PS 9 to 12 - JF Ross CVI KEARNEY ST RASPBERRY LN BREESEGARDENLN UGDSB Planning Dept., NDyer, 10/19/2022, D:\GIS\Maps\Boundary Maps\Development Areas\2023-24\Starwood West DA.mxd NOTE: This map is for reference purposes only. It is subject to change.

Victoria Road Development Area - Map 11 2023/24 School Assignments Ν Legend Development Area Boundary English: Municipal Boundary JK to 6 - Priory Park PS 7 to 8 - Jean Little PS 9 to 12 - Centennial CVI French Immersion: JK to 8 - École Arbour Vista PS 9 to 12 - JF Ross CVI

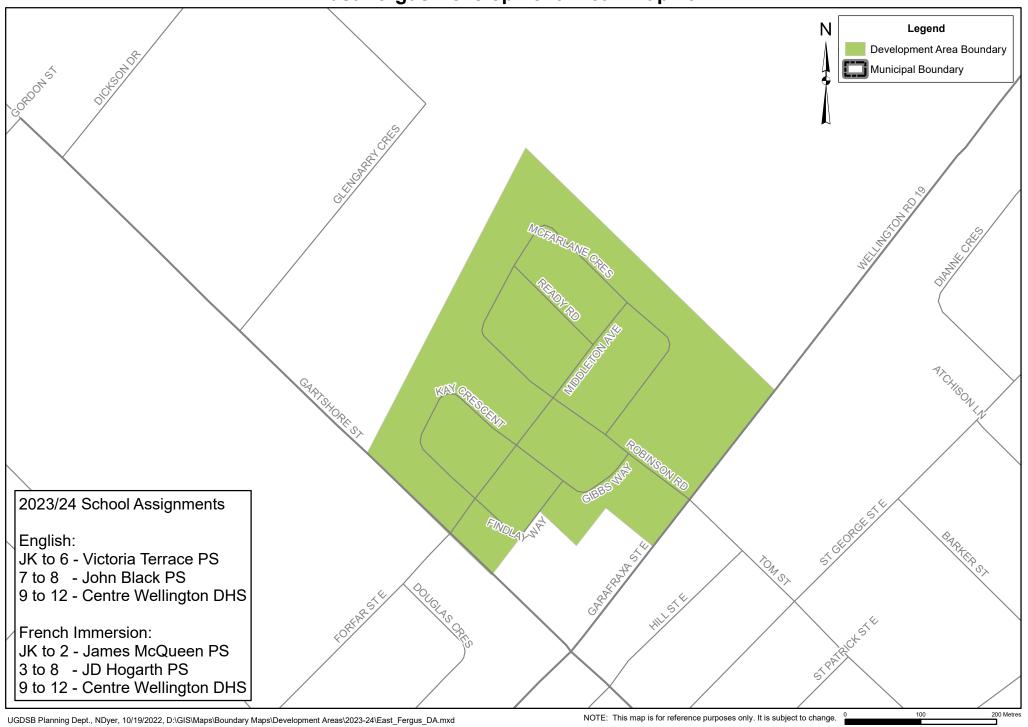
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Silvercreek Development Area - Map 12



East Fergus Development Area - Map 13



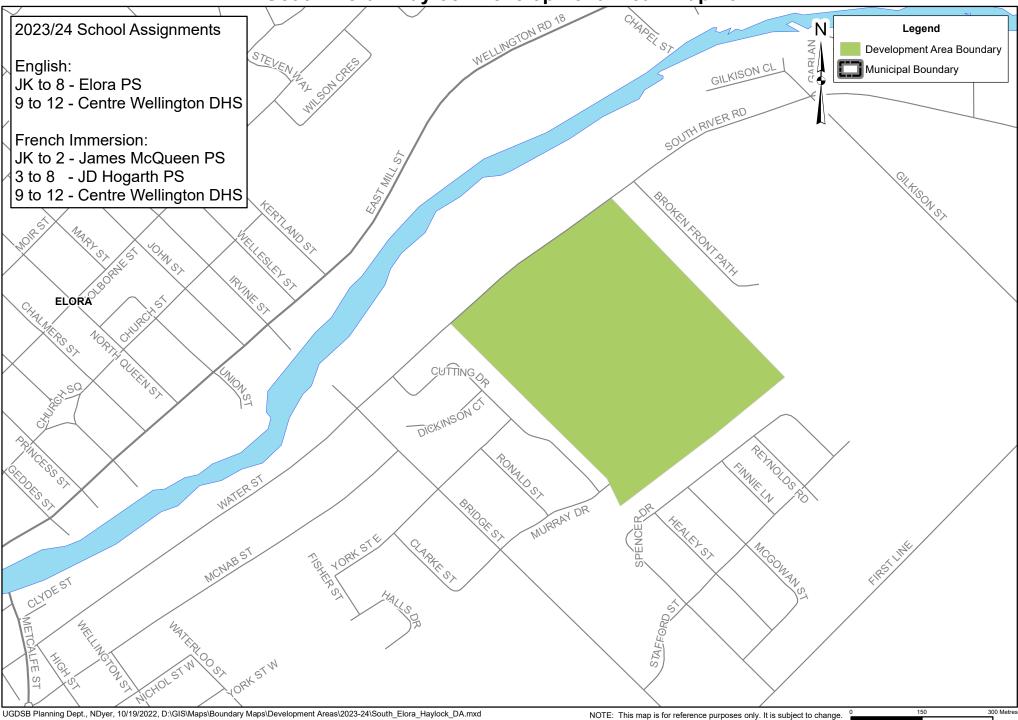
North Fergus Phase 1, 2 & 3 Development Areas - Map 14



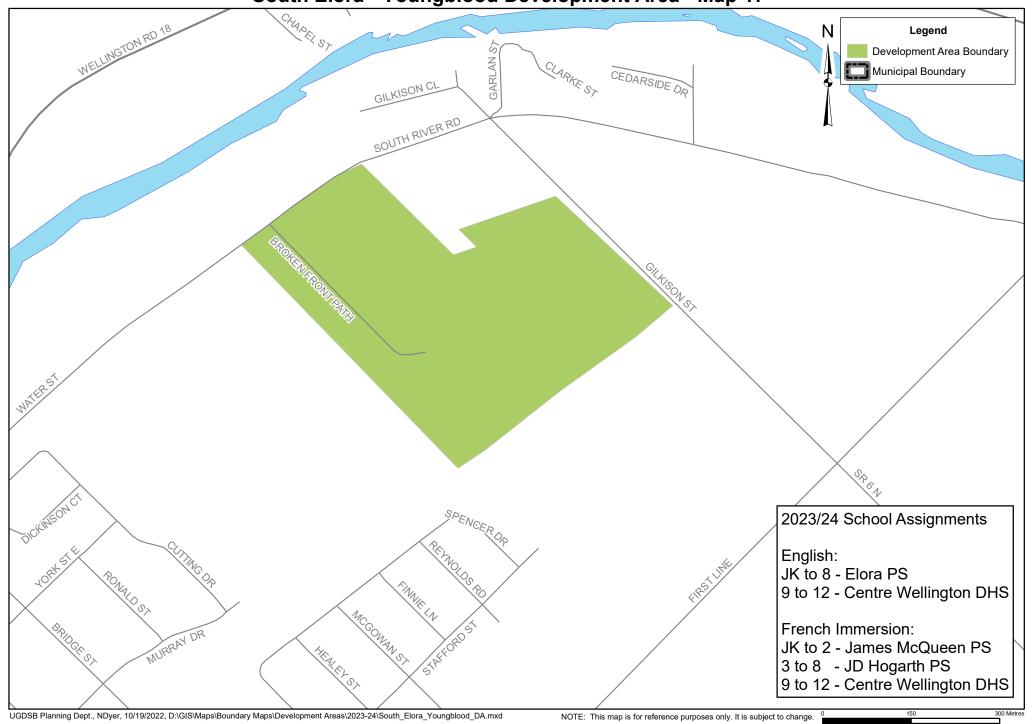
South Fergus Development Area - Map 15



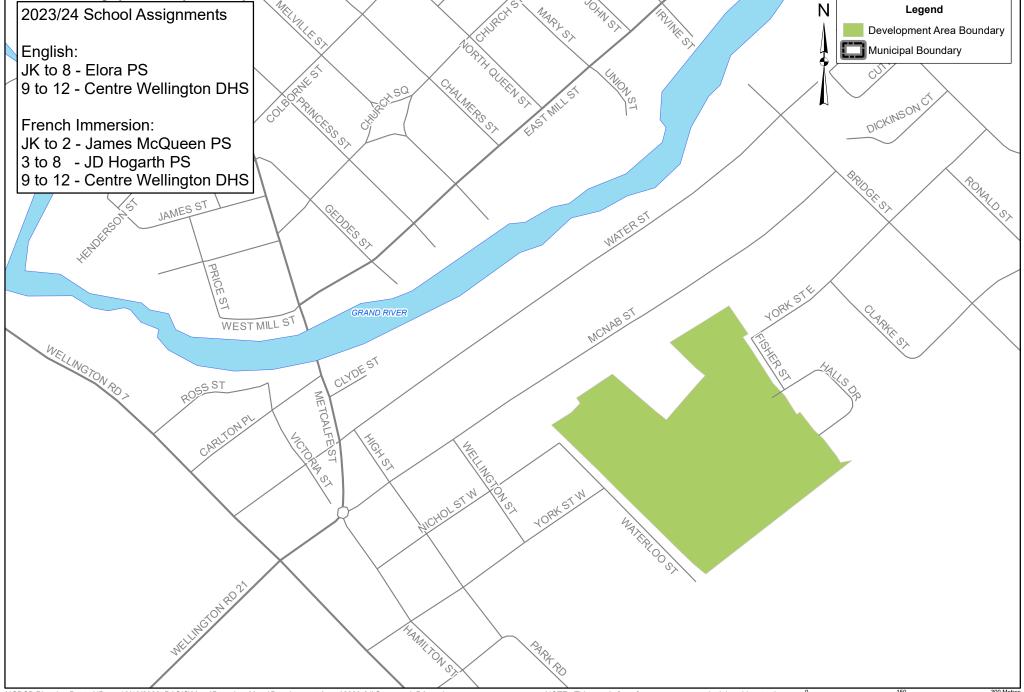
South Elora - Haylock Development Area - Map 16



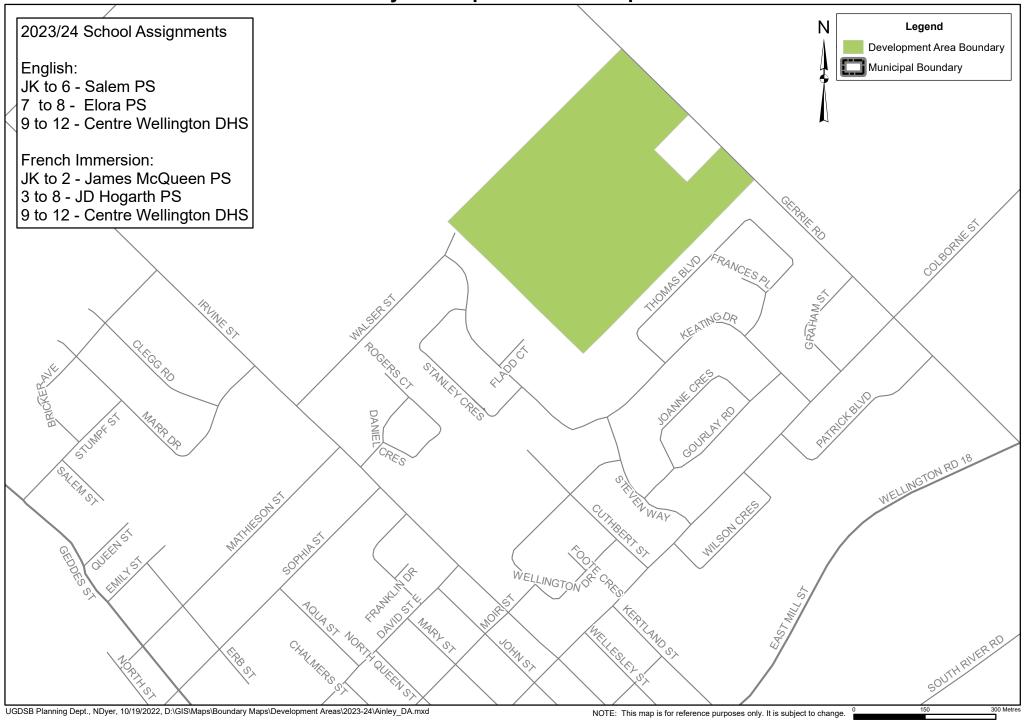
South Elora - Youngblood Development Area - Map 17



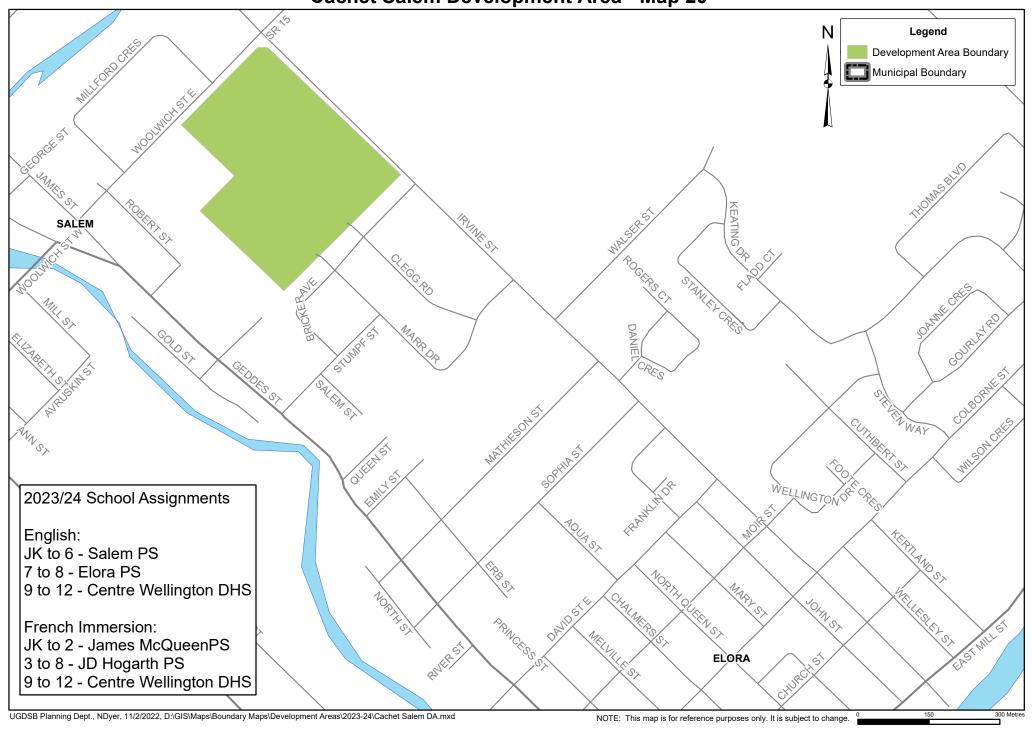
Granwood Development Area - Map 18 Ν Legend **Development Area Boundary** Municipal Boundary JAMES ST **GRAND RIVER** WEST MILL S



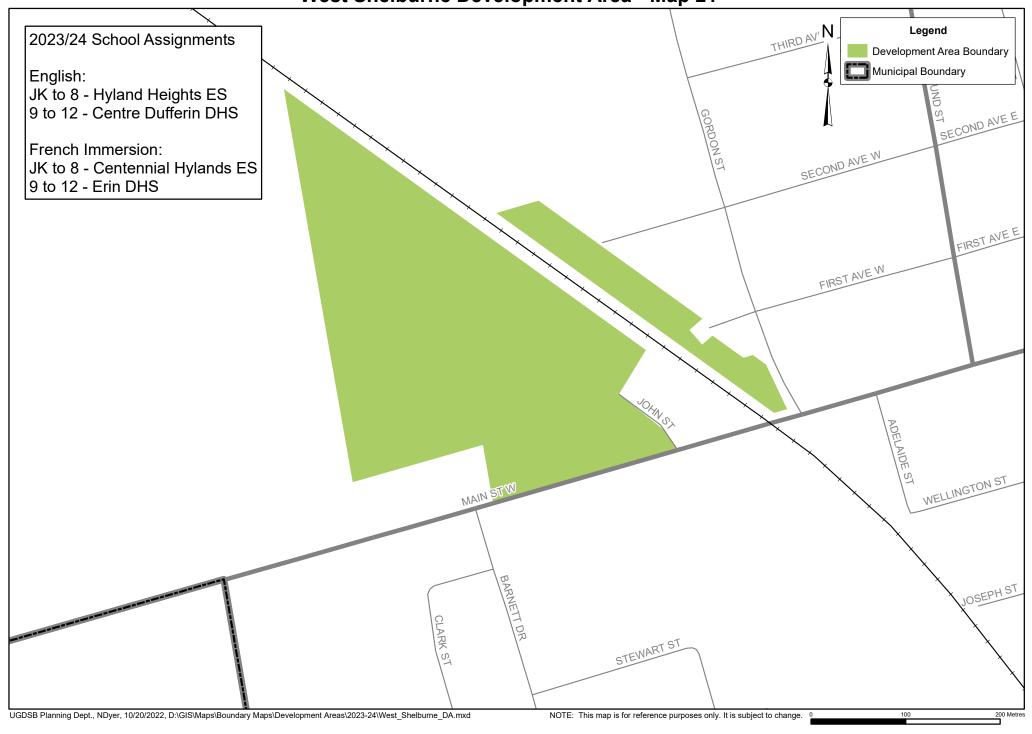
Ainley Development Area - Map 19



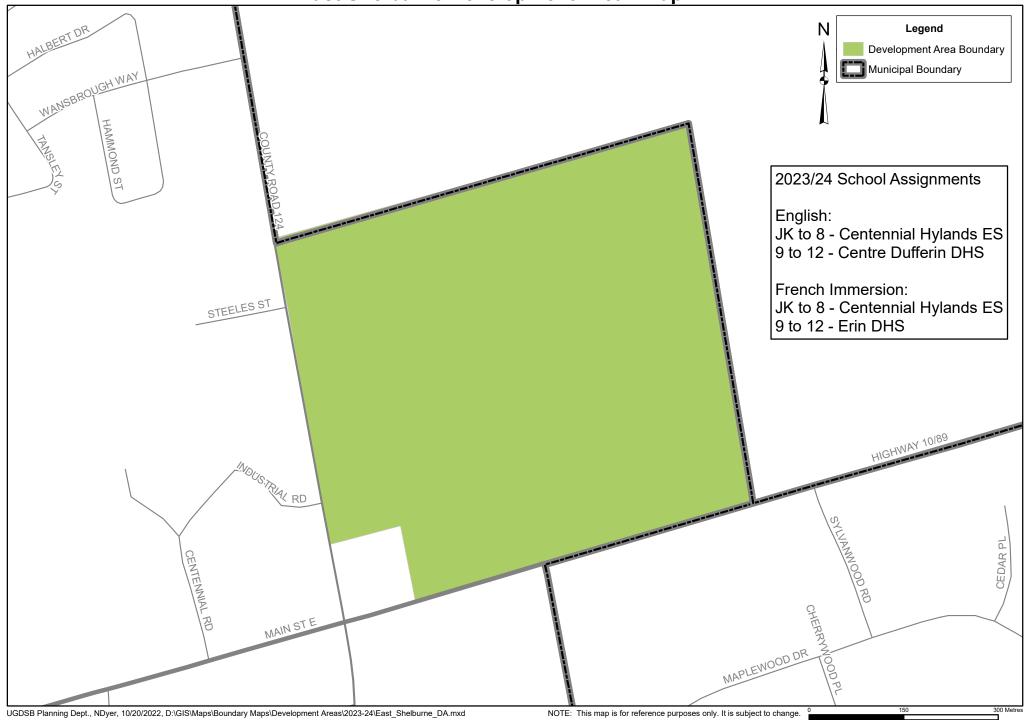
Cachet Salem Development Area - Map 20



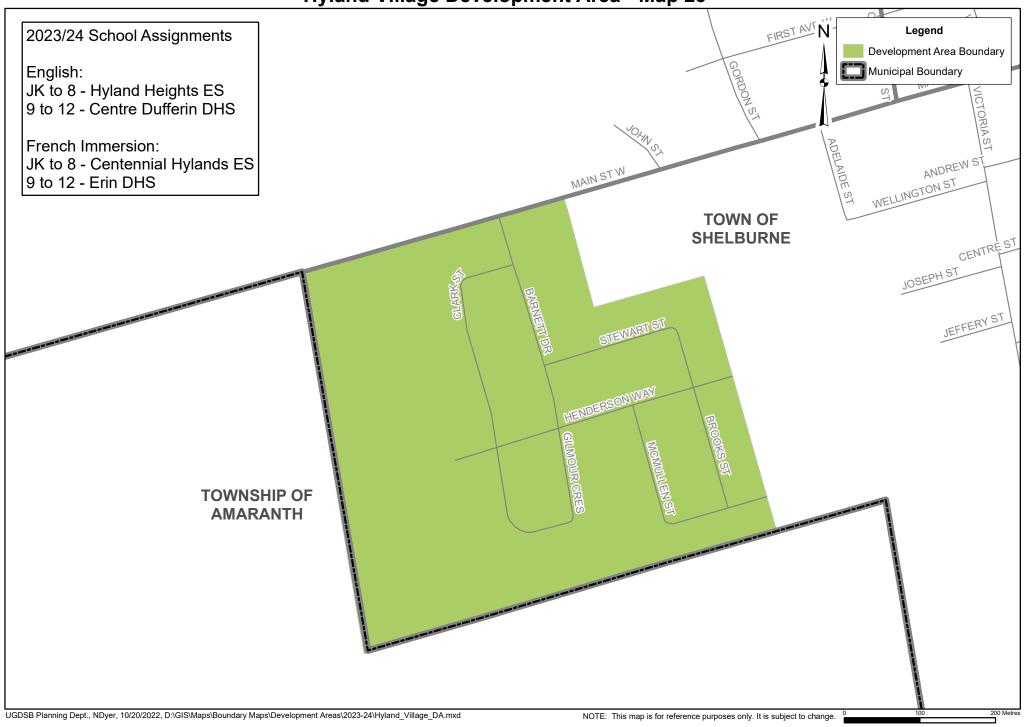
West Shelburne Development Area - Map 21



East Shelburne Development Area - Map 22



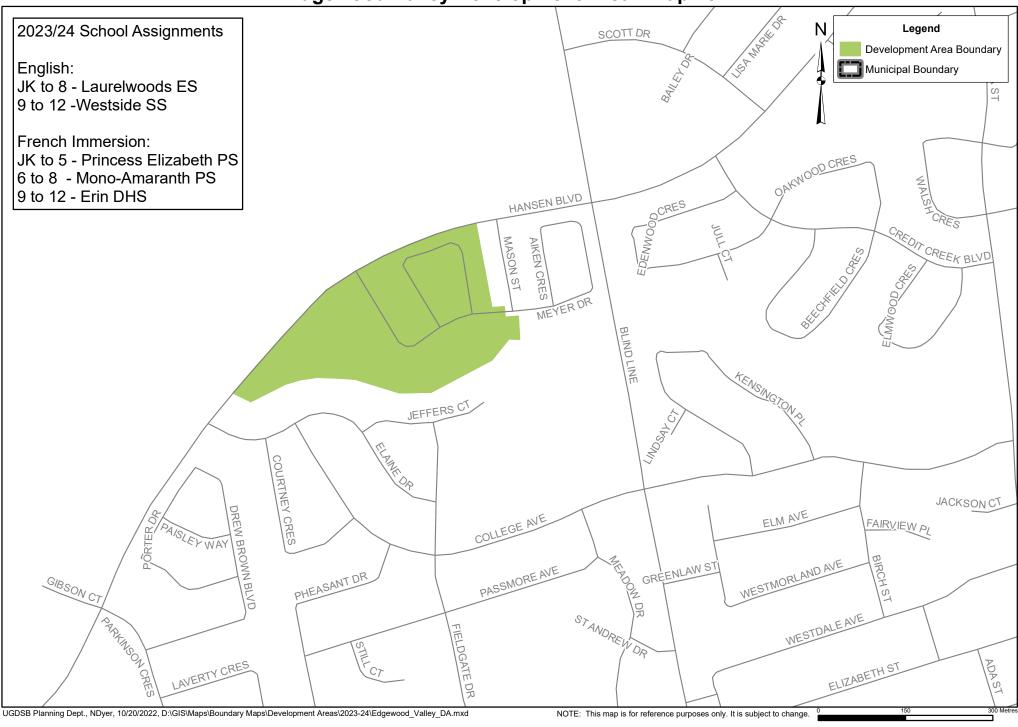
Hyland Village Development Area - Map 23



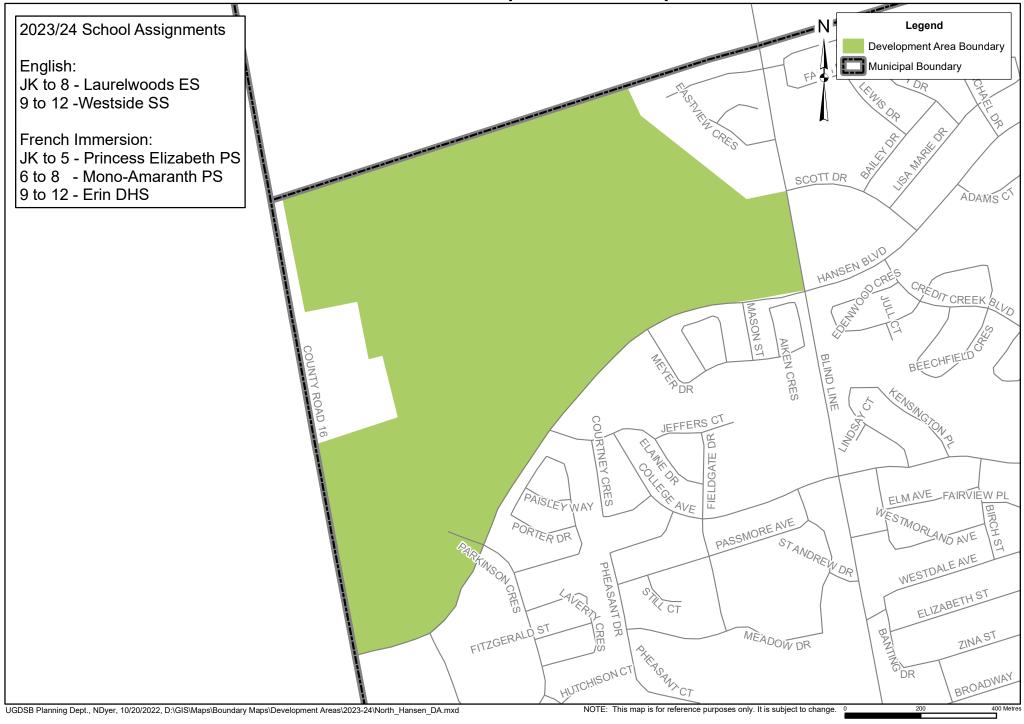
Main St Development Area - Map 24



Edgewood Valley Development Area - Map 25



North Hansen Development Area - Map 26



Cachet Development Area - Map 27



North West Orangeville Development Area - Map 28 JEFFERS C 2023/24 School Assignments Ν Legend COURTNEY CRES Development Area Boundary FIELDGATE DR English: Municipal Boundary JK to 8 - Credit Meadows ES 9 to 12 - Orangeville DSS BLIND LINE French Immersion: JK to 5 - Princess Elizabeth PS GIBSON CT 6 to 8 - Mono-Amaranth PS STANDREWOR 9 to 12 - Erin DHS MEADOW DR HUTCHISON CT PHEASANT CT WARDLAW AVE PRESTONDR

NOTE: This map is for reference purposes only. It is subject to change.

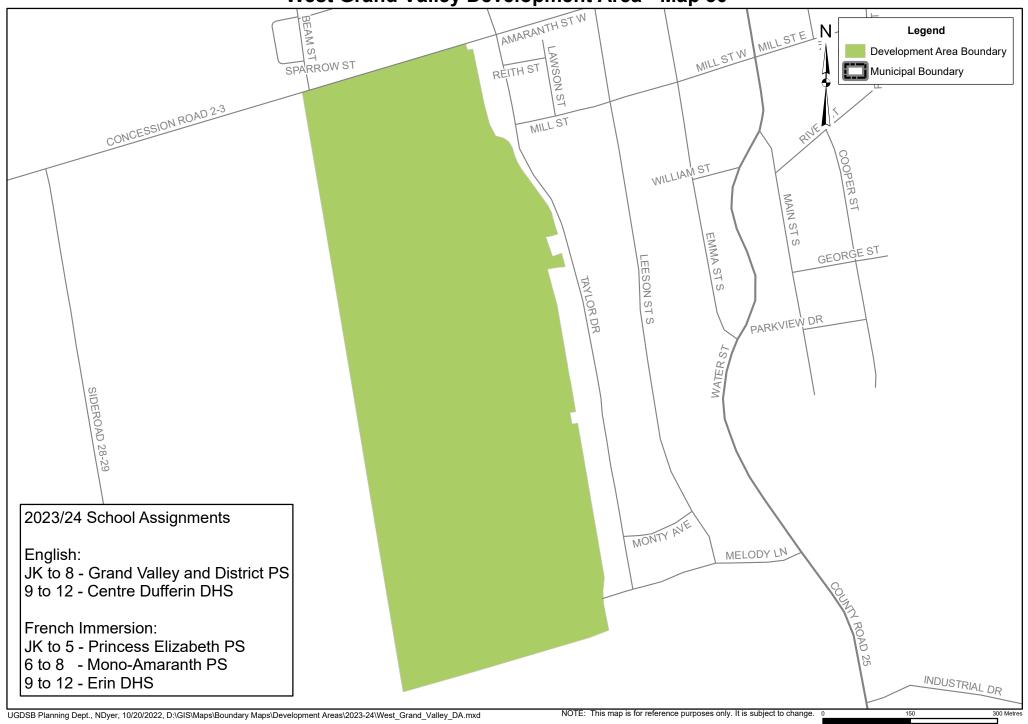
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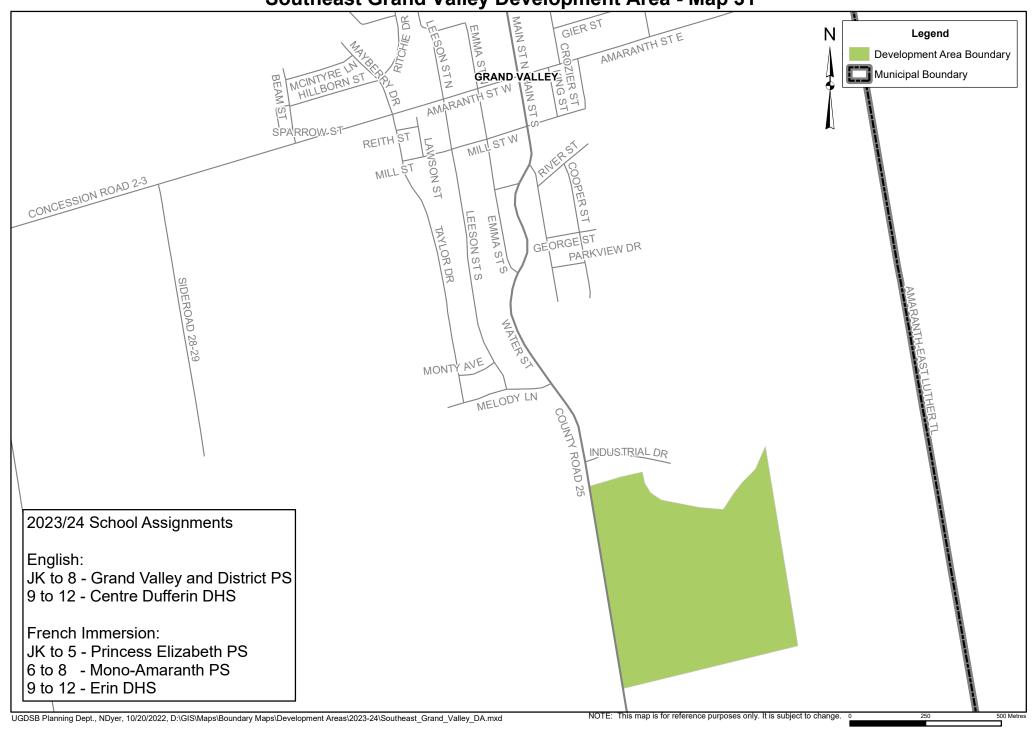
East Grand Valley Development Area - Map 29



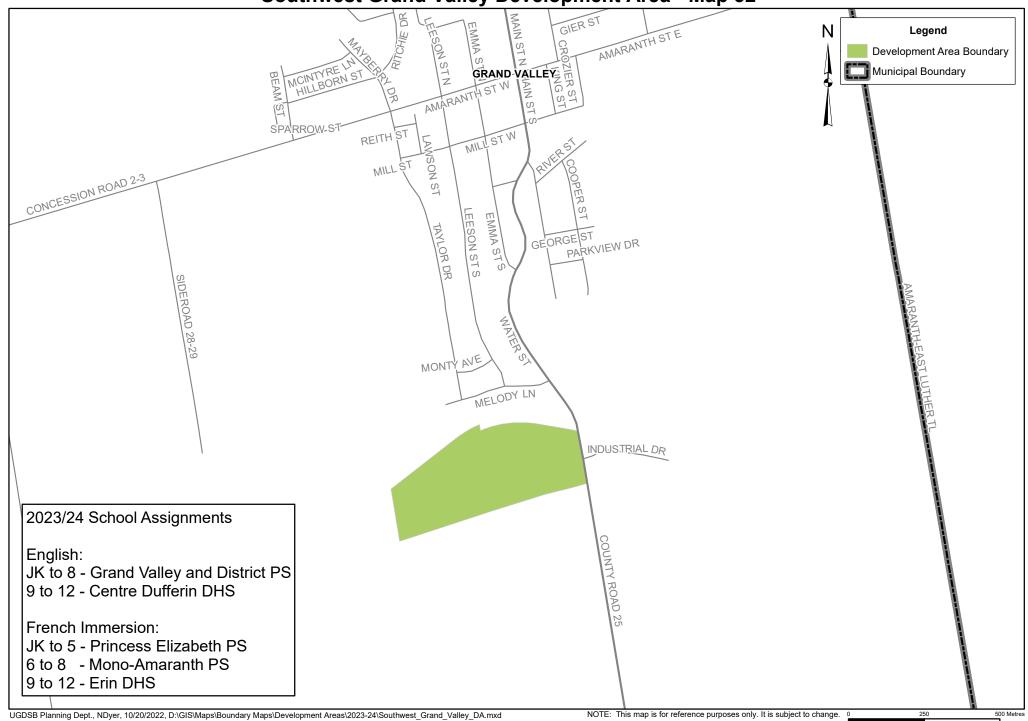
West Grand Valley Development Area - Map 30



Southeast Grand Valley Development Area - Map 31



Southwest Grand Valley Development Area - Map 32



Armstrong Mansfield Development Area - Map 33



South Mount Forest Development Area - Map 34



Solmar Development Area - Map 35 Ν Legend 2023/24 School Assignments **Development Area Boundary** English: Municipal Boundary JK to 8 - Erin PS 9 to 12 - Erin DHS French Immersion: JK to 6 - Brinsbane PS 7 to 8 - Erin PS 9 to 12 - Erin DHS THOMPSONC PINE RIDGE RD

Erin Heights Golf Course Development Area - Map 36 Ν Legend 2023/24 School Assignments **Development Area Boundary** Municipal Boundary English: JK to 8 - Erin PS 9 to 12 - Erin DHS French Immersion: JK to 6 - Brisbane PS 7 to 8 - Erin PS 9 to 12 - Erin DHS CHURCHHILLLN

Hillsburgh North Development Area - Map 37

