



Accommodations Committee
Tuesday, April 29, 2025 - 3:00 pm
Boardroom or Microsoft Teams

Members:

Trustees:

Mark Watson (Chair), Carol Luciani, Dan Dignard, Dennis Blake, Bill Chopp

Senior Administration:

John Della Fortuna (Superintendent of Education), Kevin Greco (Superintendent of Education), Michael Lawlor (Superintendent of Education), Mike McDonald (Director of Education & Secretary), Phil Wilson (Superintendent of Education), Rajini Nelson (Superintendent of Business & Treasurer)

Staff and Other Resources:

Lou Citino (Manager of Facility Services), Katherine Reddicliffe (Recording Secretary), Jack Ammendolia (Watson & Associates), Sarah Lees (Watson & Associates)

1. Opening Business

- 1.1 Opening Prayer
- 1.2 Attendance
- 1.3 Approval of the Agenda
- 1.4 Declaration of Interest
- 1.5 Approval of the Minutes of October 7, 2024
- 1.6 Business Arising from the Minutes

Pages 2-4

2. Staff Reports & Information Items

- 2.1 Accommodation Planning Update
Presenters: Michael McDonald, Director of Education & Secretary and
Jack Ammendolia, Managing Partner, Watson & Associates Economists Ltd.

Pages 5-29

4. Move to In-Camera Session – N/A

5. Report on In-Camera Session – N/A

6. Future Meetings

7. Adjournment

Next Meeting: Autumn 2025



**Accommodations Committee
Monday, October 7, 2024 – 3:00 p.m.
Boardroom / Microsoft Teams Meeting**

Trustees: Rick Petrella (Chair), Dan Dignard, Dennis Blake, Bill Chopp, Carol Luciani, Mark Watson

Senior Administration:

John Della Fortuna (Superintendent of Education)
Kevin Greco (Superintendent of Education)
Mike McDonald (Director of Education & Secretary)
Phil Wilson (Superintendent of Education)

Staff and Other Resources:

Lou Citino (Manager of Facility Services)
Jack Ammendolia (Watson & Associates Economists Ltd.)
Katherine Reddicliffe (Recording Secretary)

Regrets: Lorrie Temple (Superintendent of Education)
Sarah Lees (Watson & Associates Economists Ltd.)

1. Opening Business

1.1 Opening Prayer

The meeting was opened with prayer led by Chair Petrella.

1.2 Attendance

Attendance was noted as above.

1.3 Approval of the Agenda

Moved by: Denise Blake
Seconded by: Carol Luciani
THAT the Accommodations Committee approves the Agenda of October 7, 2024.
Carried

1.4 Declaration of Interest: Nil.

1.5 Approval of the Minutes:

Moved by: Carol Luciani
Seconded by: Mark Watson
THAT the Accommodations Committee approves the Minutes of February 21, 2024.
Carried

1.6 Business Arising from the Minutes: Nil.



2. Staff Reports & Information Items:

2.1 Enrolment, Accommodation Planning and School Attendance Boundary Review

Jack Ammendolia, Managing Partner, Watson & Associates Economists Ltd. who provided an update on enrolment, the Board's projected enrolment, accommodation pressures and the need for school attendance boundary reviews for the Committee.

Mr. Ammendolia provided general information regarding the 2021 Census, enrolment projections and the utilization of permanent space in our schools and how these combined factors indicate the need for elementary and secondary school boundary reviews.

Highlights from Mr. Ammendolia's presentation include:

- Numerous large-scale developer trends in our region.
- Current overview of utilization and projections for upcoming years.
- Trend amongst all our schools is that we are running out of space.
- There is a need for more schools to be built. Business Cases have been submitted to the Ministry and awaiting review. Awarded Business Cases are watched under a microscope. Project achievements/deadlines/closings will be watched closely.
- Future Business Cases will reflect that the Board has done everything possible to balance out the utilization (various Attendance Boundary Reviews) to elevate the pressures. With the constant growth projected, this may not be enough to balance. This may show the Board in a crisis. New school builds would be the resolution.
- Priorities for the upcoming decade will be the purchase of land and the building of new schools. Areas to be identified as Holding Zones in new subdivisions. Recognizing that growth will be continuous, and that as jurisdictions start to change, the secondary schools will feel the pressures the most.
- Communication channels are improving between Watsons and the County's. Building a strong relationship is essential for the Board. This will keep lines of communication open when new subdivisions are being mapped out and land is being allocated for various zoning developments. Essential goal would be that the planning departments communicate prior to permits being issued. This practice is being done with certain municipalities and others are struggling. Watsons is working towards changing the current situation.
- Looking at the BHNCD SB long term growth, accommodation plan is necessary. At this time, it may be beneficial to look at the programs being offered. Starting to breakdown enrolment by different components i.e. French Immersion (locations/needs) and overall impacts on bus transportation.

Mr. Ammendolia outlined the process, which would be taken should trustees approve the motion to begin the Attendance Boundary Review of Norfolk County elementary schools in autumn 2024. Followed by a City of Brantford elementary school and Board-wide Secondary review in winter 2025.

The committee agreed with the considerations presented before them and that these considerations can be brought to the Committee of the Whole.



BRANT HALDIMAND NORFOLK
Catholic District School Board

Minutes

Catholic Education Centre
322 Fairview Drive
Brantford, ON N3T 5M8

Moved by: Dan Dignard

Seconded by: Carol Luciani

THAT the Accommodation Committee recommends that the Committee of the Whole refers the Enrolment, Accommodations Planning and School Attendance Boundary Review report to the Brant Haldimand Norfolk Catholic District School Board for receipt.

Carried

Moved by: Dan Dignard

Seconded by: Carol Luciani

THAT the Accommodations Committee recommends that the Committee of the Whole refers the Attendance Boundary Review to the Brant Haldimand Norfolk Catholic District School Board for approval of the following attendance boundary reviews:

- Norfolk County (Elementary) in Fall 2024.
- City of Brantford (Elementary) in Winter 2025.
- Board-wide (Secondary) in Winter 2025.

Carried

3. Trustee Inquiries – N/A

4. Move to In-Camera Session – N/A

5. Report on In-Camera Session – N/A

5. Future Meetings

Chair Petrella noted that the next Accommodations Committee Meeting will be scheduled on December 2, 2024.

6. Adjournment

Moved by: Dennis Blake

Seconded by: Carol Luciani

THAT the Accommodations Committee adjourns the meeting of October 7, 2024.

Carried

Next Meeting: Monday, December 2, 2024 – 3:00 p.m.



 Watson
& Associates
ECONOMISTS LTD.



BHNCDSB Accommodation Planning

Brant Haldimand Norfolk Catholic District School Board

Accommodations Committee April

April 29, 2025

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Previously Completed

A Look Across BHNCD SB

Previously Completed



Attendance Boundary Reviews

- Southwest Brantford Attendance Boundary Review (Spring 2023)
- Brant County Attendance Boundary Review (Fall 2023)
- Haldimand County Attendance Boundary Review (Winter-Spring 2024)

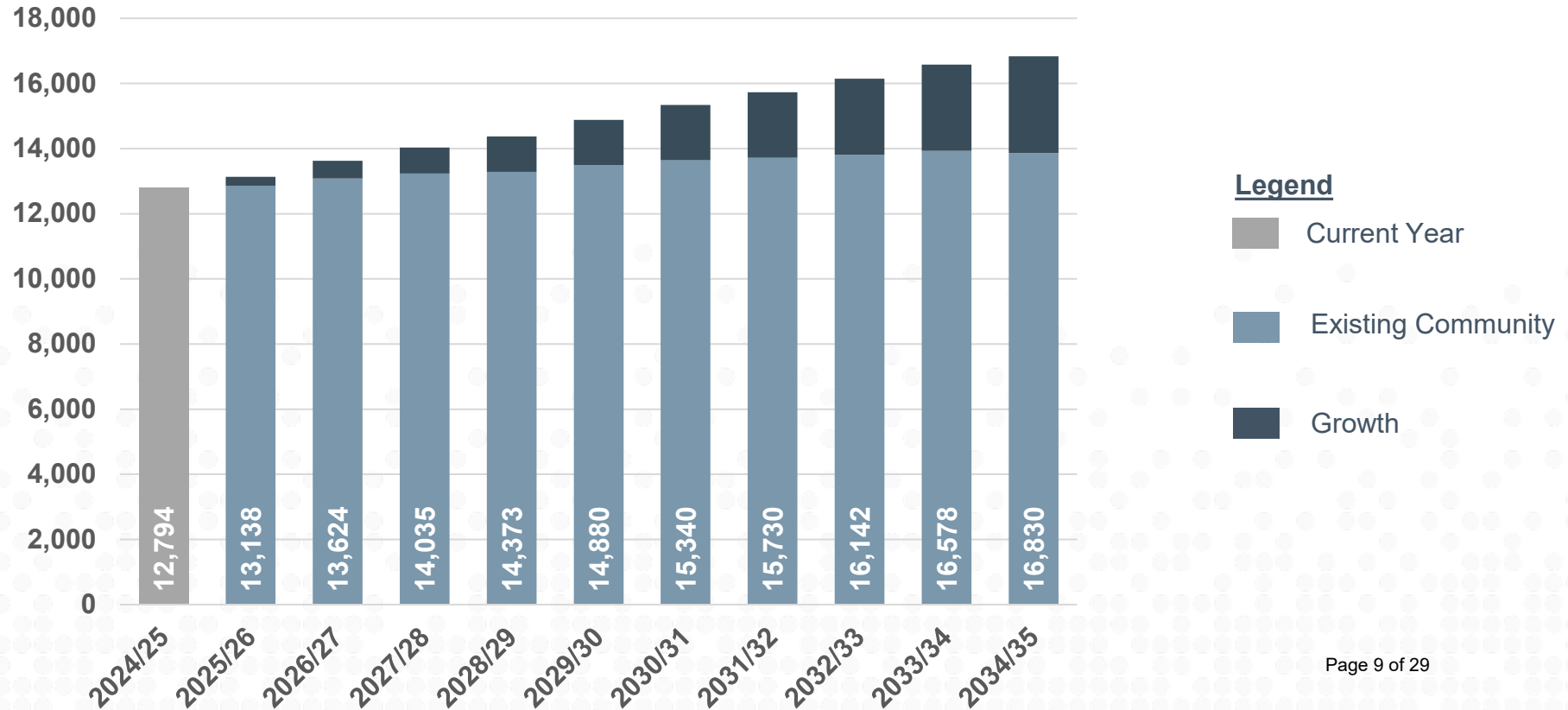
New School Funding

- New Pope Francis Catholic Elementary School in Caledonia (opening 2025)
- New Padre Pio Catholic Secondary School in Brantford (opening 2026/2027)
- New Paris Elementary School (2024/25 Capital Priorities Submission)
- New Southwest Brantford Elementary School (2024/25 Capital Priorities Submission)

Enrolment Projections

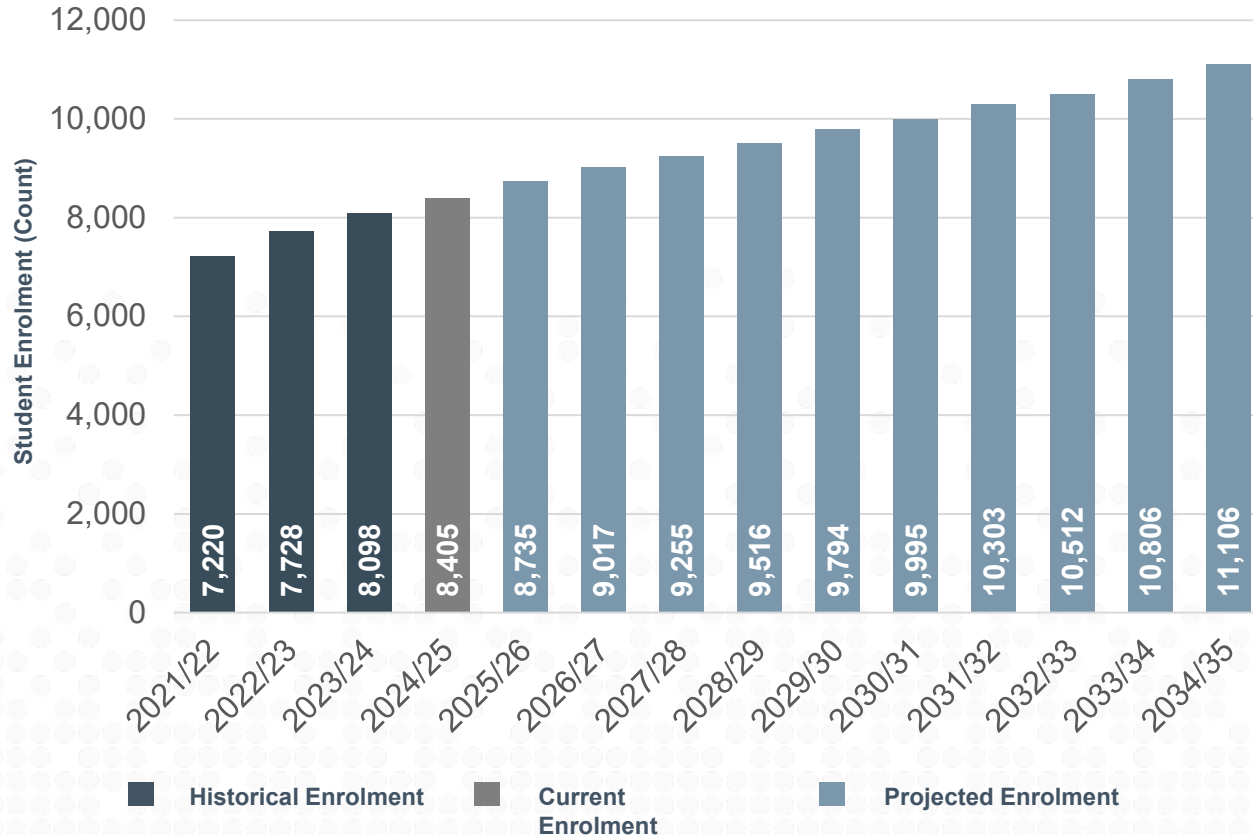
2024 / 2025 Snapshot – BHNCDSB

10-Year Enrolment Projection by Component



2024 / 2025 Snapshot – BHNCDSB

Total Elementary Student Enrolment – Historical and Projected



2021/22 - 2024/25

+16%

Elementary
Enrolment
Increase

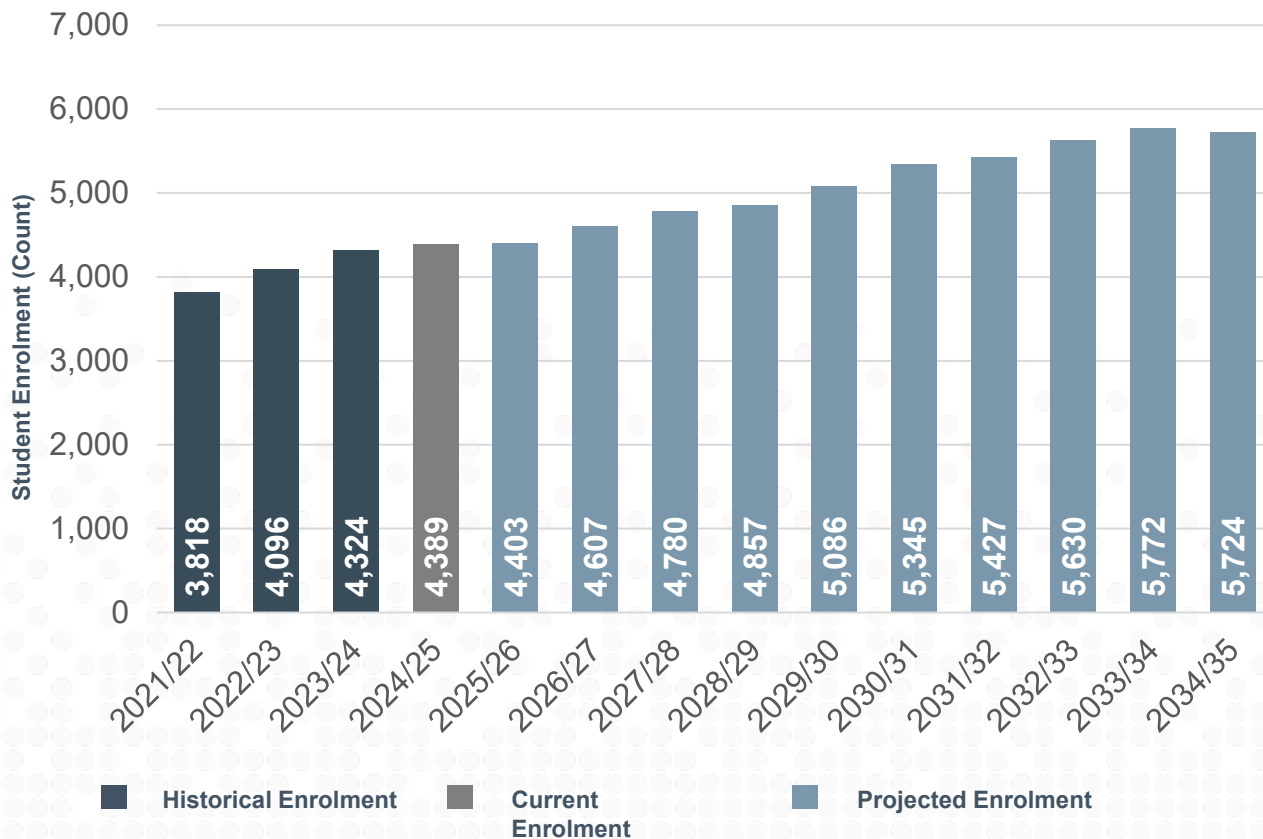
2024/25 - 2034/35

+32%

Elementary
Enrolment
Increase

2024 / 2025 Snapshot – BHNCDSB

Total Secondary Student Enrolment – Historical and Projected



2021/22 - 2024/25

+15%

Secondary
Enrolment
Increase

2024/25 - 2034/35

+30%

Secondary
Enrolment
Increase

Residential Development & Economic Uncertainty

Residential Development

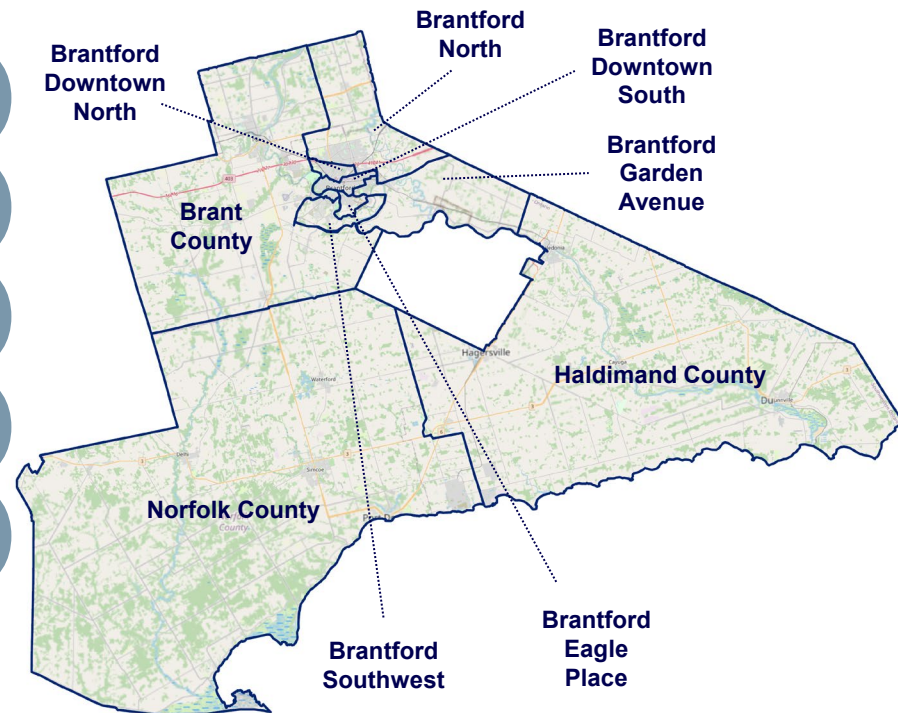
Cumulative Forecasted New Residential Development by Family of Schools (2025-2034)



- | | |
|--|--|
| 1 Brantford North (3,920 units) | 6 Brantford Southwest (3,087 units) |
| 2 Brantford Garden Avenue (178 units) | 7 Brant County (1,983 units) |
| 3 Brantford Downtown North (232 units) | 8 Norfolk County (2,653 units) |
| 4 Brantford Downtown South (464 units) | 9 Haldimand County (4,074 units) |
| 5 Brantford Eagle Place (1,396 units) | TOTAL PLANNED NEW DWELLING UNITS
17,987 |

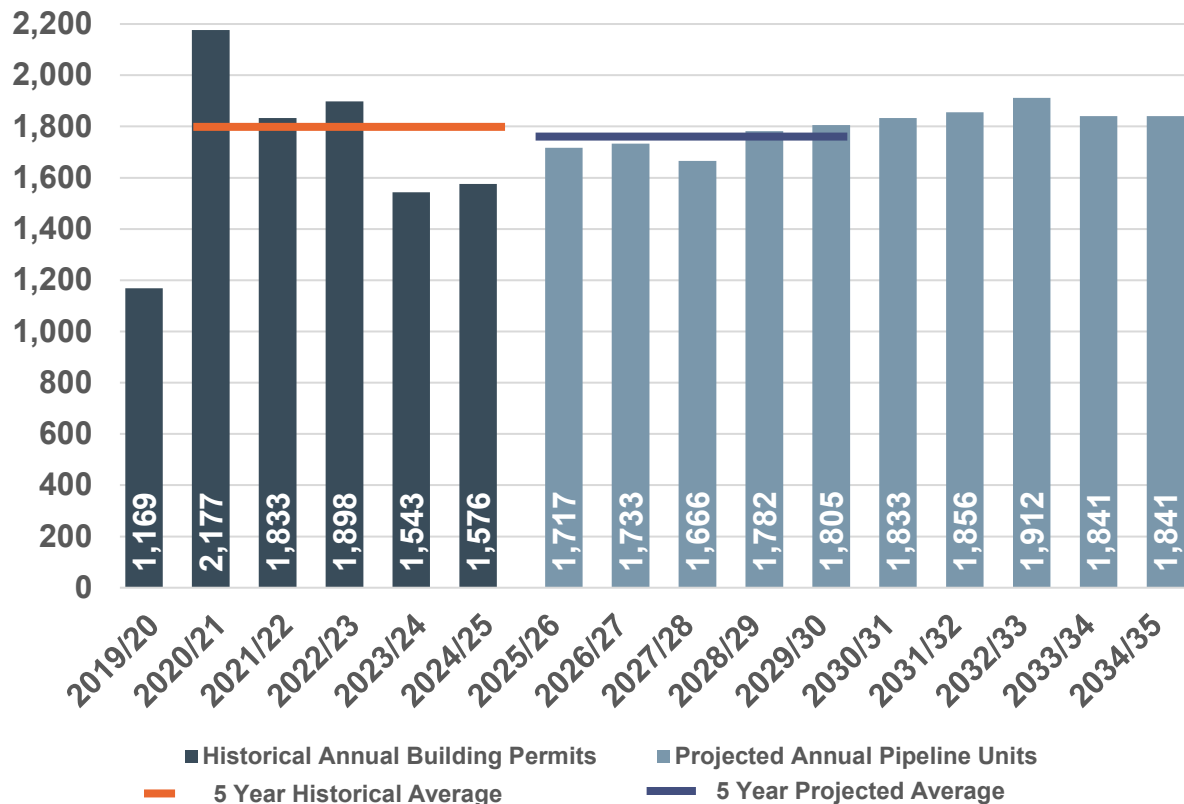
Sources

- Development Charges Background Studies
- Official Plans



Planning for Changing Conditions

Historical Annual Building Permits and Projected Annual Pipeline Units



5 Year
Historical Average



1,805
Average
Units

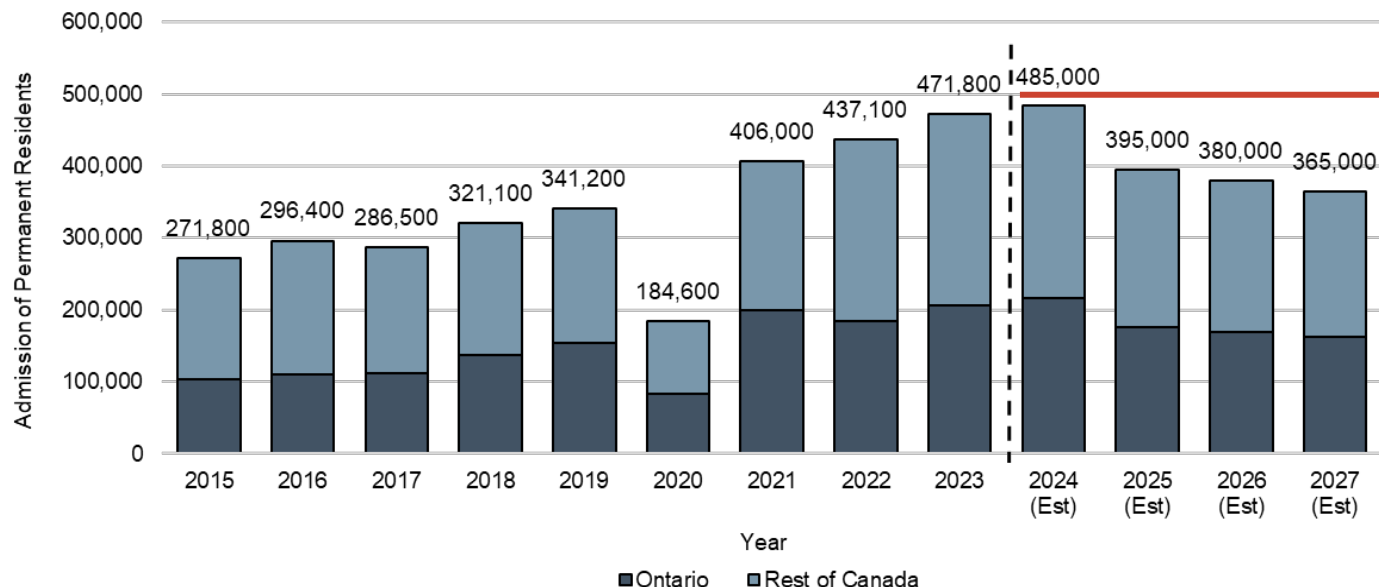
5 Year
Projected Average



1,741
Average
Units

Population Trends

Immigration To Canada



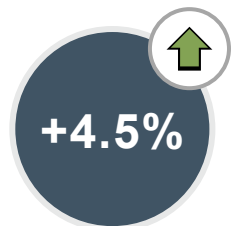
Source: 2015 to 2023 derived from Immigration, Refugees, and Citizenship Canada (I.R.C.C.) April 30, 2024 data. 2024 to 2027 federal targets from Government of Canada's Immigration Levels Plan for 2024 to 2026 and 2025 to 2027, and Ontario target estimated based on historical share of about 45% of the Canadian Permanent Residents Admissions from 2018 to 2023, by Watson & Associates Economists Ltd.

Population Outlook

A Provincial Perspective



0-3 Population



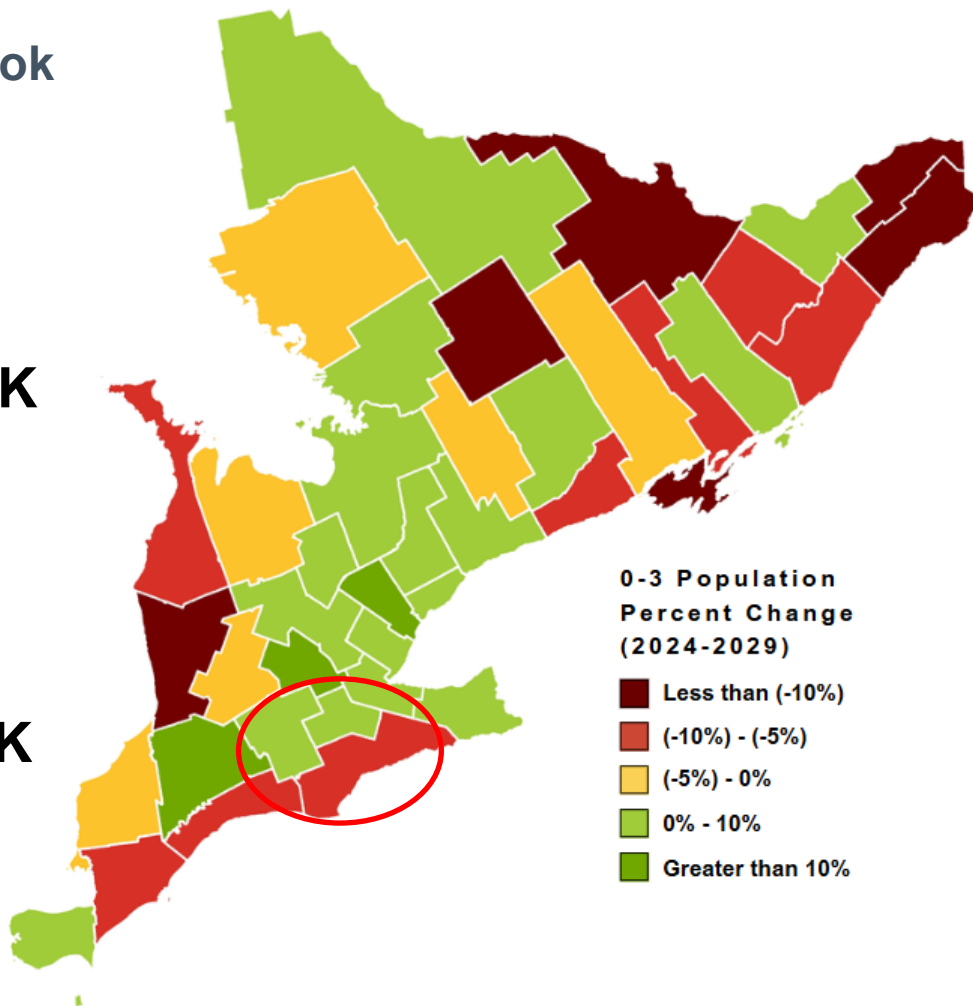
+26K

5 Year Provincial
Increase



+59K

10 Year Provincial
Increase




**Steady Births
In GTA and
GGHA**


Planning for Changing Conditions

Circulation and Commenting Procedures





Watson & Associates Economists Ltd.
2233 Argente Road, Suite 301
Mississauga, Ontario, L5N 2K7
Tel: 905.275.3600
watsonecon.ca



Provided on behalf of the Brant Haldimand Norfolk Catholic District School Board

January 18, 2025

Electronic Copy

Attention:
Fabian Serra
Norfolk County
12 Gilbertson Drive,
Simcoe, Ontario, N3Y 5L6
Fabian.Serra@norfolkcounty.ca

Re: **COMMENT LETTER**
Application for Draft Plan of Subdivision and Zoning By-law Amendment
Location: West of Basswood Road and Woodway Trail
Legal: WOODHOUSE CON 5 PT LOTS 2, AND
3 RP 37R10090 PART 2 PT, PART 1
File No.: 26TPL2024308 & ZNPL2024307

Dear Fabian Serra,

On behalf of the Brant Haldimand Norfolk Catholic District School Board, we confirm receipt of the Draft Plan of Subdivision and Zoning By-law Amendment application dated 2024-10-25. A total of 356 single-dwellings, semi-detached and townhouse units are proposed for this development. With respect to this application, the following comments are submitted.

Location:
This development falls within the attendance boundaries of:

- St. Joseph Elementary School
- Holy Trinity CHS

Comments:
At this time, the local elementary school is operating above built capacity and may not be able to accommodate additional students from all new development. Students from this development may not be accommodated at this location. Interim accommodation measures such as portables are being utilized to accommodate existing students. Additional interim accommodation measures are required until long-term accommodation is available.

Page 1 of 2

Circulation Inbox (planning@bhncdsb.ca): Watson & Associates Economists Ltd. manages this inbox as the primary point of contact for all municipal circulations on behalf of the Brant Haldimand Norfolk Catholic District School Board (BHNCDSB). **This inbox is actively monitored and used to issue formal correspondence on the Board's behalf.** This includes responding to planning applications, commenting on development proposals and community plans, and issuing clearance letters.

Watson maintains a **comprehensive database** of municipal circulations, community plans and development proposals, which serves as a reference during accommodation planning exercises to support informed decision-making.

Circulations are **triaged based on comment response deadlines**, with Watson preparing **comments to submit on behalf of the board for proposals that may impact local BHNCDSB schools**. These impacts could be physical, due to the proximity of nearby construction, or related to accommodation needs in areas where the board has identified future school site requirements to support population growth from residential development.

Comments typically include an **analysis from an accommodation perspective** and may outline **approval conditions** along with **requests for meetings** to address specific school accommodation needs at the project level.

Planning for Changing Conditions

Municipal Partner Meeting



Topics of Discussion

- Student Accommodation Planning
- Enrolment Projections
- Dynamic Legislation and Conditions
- Official/Secondary Plans
- Agency Comments
- Partnership Opportunities

Information Sharing



Development Tracking



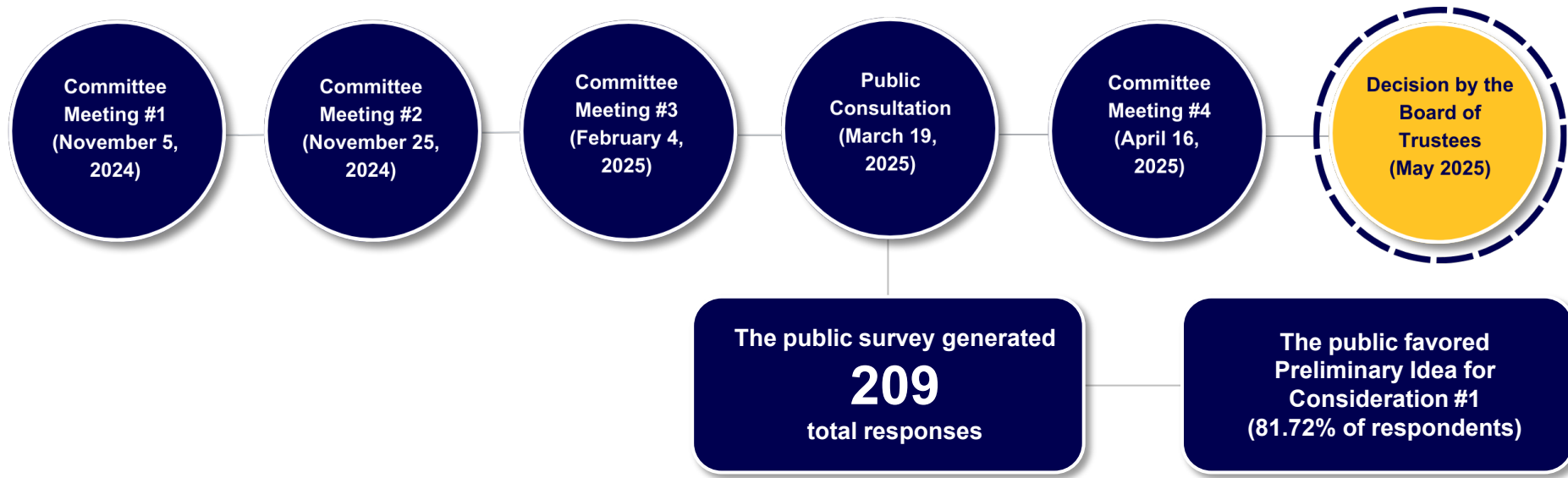
Improved Communication



Norfolk Attendance Boundary Review

Norfolk County Attendance Boundary Review

Status Update



Norfolk County Attendance Boundary Review

Ideas Presented



1. Boundary Adjustment

- ***Consultant thinks there is potential to move areas 4-7, 9, 15, 20-22, 24, & 25***

2. Program Relocation

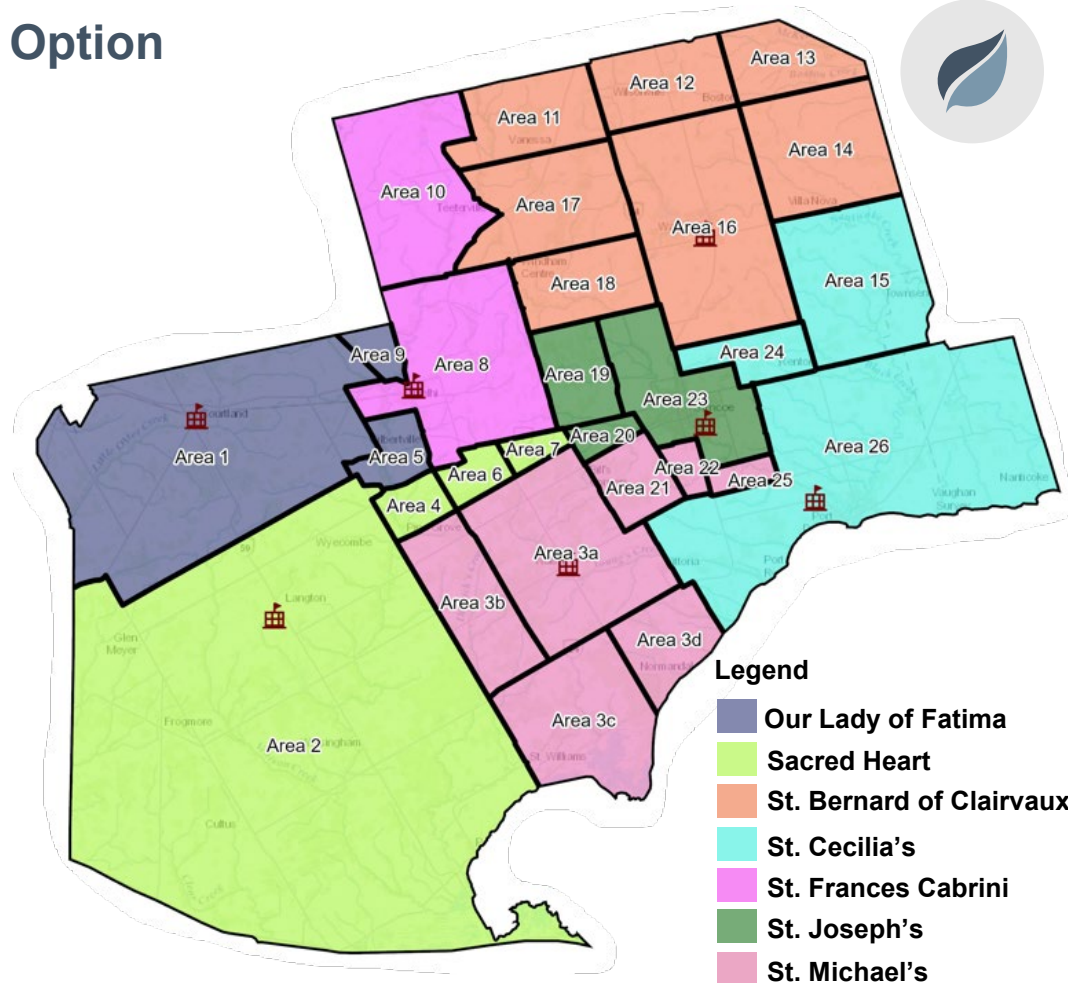
- ***Expansion of the French Immersion program to under-enrolled schools (e.g., Our Lady of Fatima, Sacred Heart, St. Michael's).***
- ***Consider splitting the French Immersion program by grade level with an under-enrolled school: JK-3 at one school and Grades 4-8 at another.***
- ***Consider relocating the French Immersion program entirely to an under-enrolled school and establishing a single-track French Immersion school.***
- ***Committee liked the idea of FI program relocation but only if it could be a single-track FI program contained all within one school.***

Final Committee Recommended Option

Preliminary Idea for Consideration 1

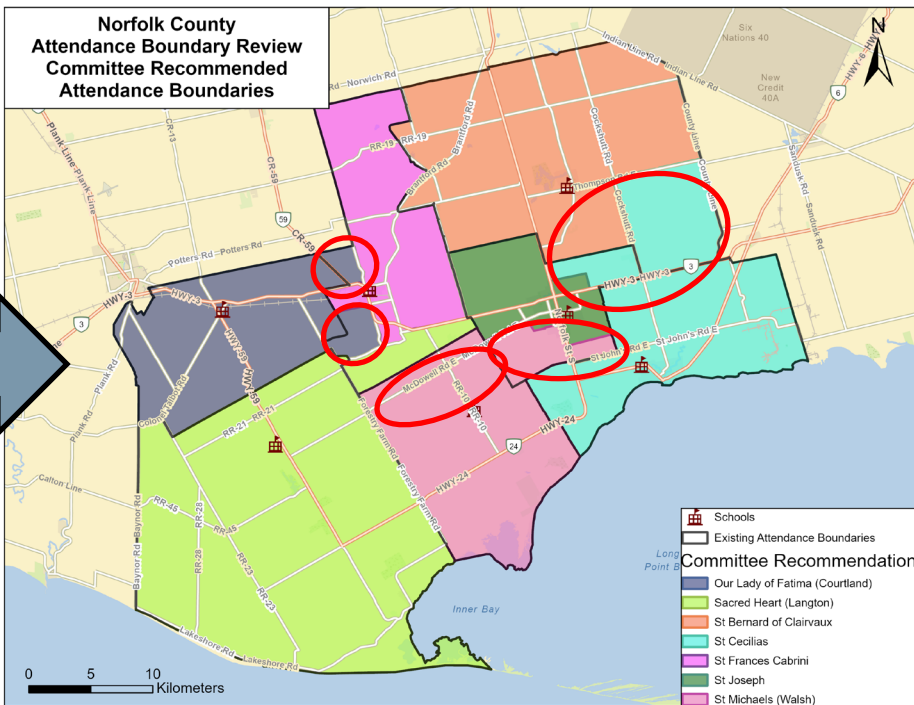
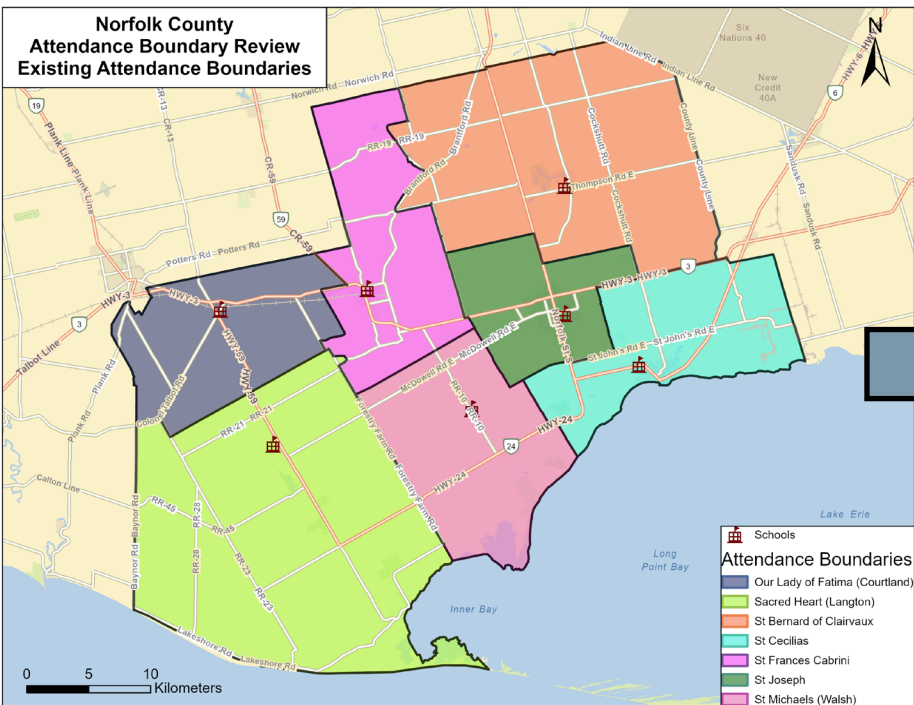
- Areas 5+9 from St. Frances Cabrini sent to Our Lady of Fatima
- Areas 4+6+7 from St. Frances Cabrini sent to Sacred Heart
- Area 15 from St. Bernard of Clairvaux and Area 24 from St. Joseph's sent to St. Cecilia's
- Areas 21+22+25 from St. Joseph's sent to St. Michael's
- **FI remains unchanged**
- Sacred Heart's utilization remains around 50%
- St. Bernard of Clairvaux's utilization remains high, but has 5 portables on site to accommodate students (and would only need 4)

School	On-the-Ground Capacity	2024/2025		
		Enrol	Utz	Ports
Our Lady of Fatima (Courtland)	141	105	75%	0
Sacred Heart (Langton)	294	153	52%	0
St. Bernard of Clairvaux	210	302	144%	4
St Cecilia's	190	180	95%	0
St Frances Cabrini	268	262	97%	0
St. Joseph's	446	553	124%	5
St Michael's (Walsh)	164	157	96%	0
Total	1,713	1,712	100%	9



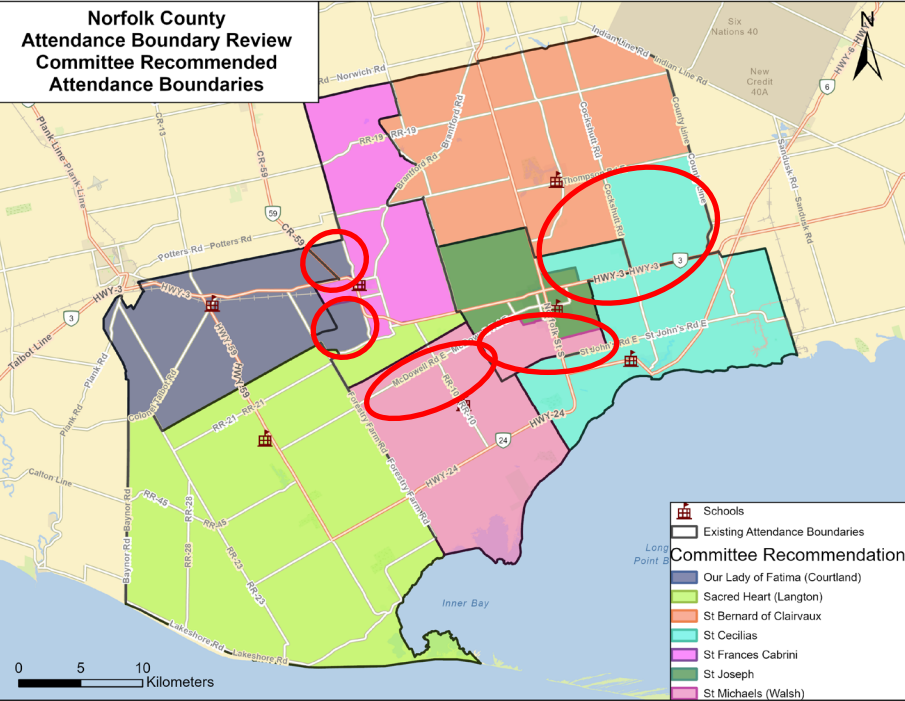
Norfolk County Attendance Boundary Review

Status Update



Norfolk County Attendance Boundary Review

Status Update



Preliminary Idea for Consideration 1 with Legacy Provisions

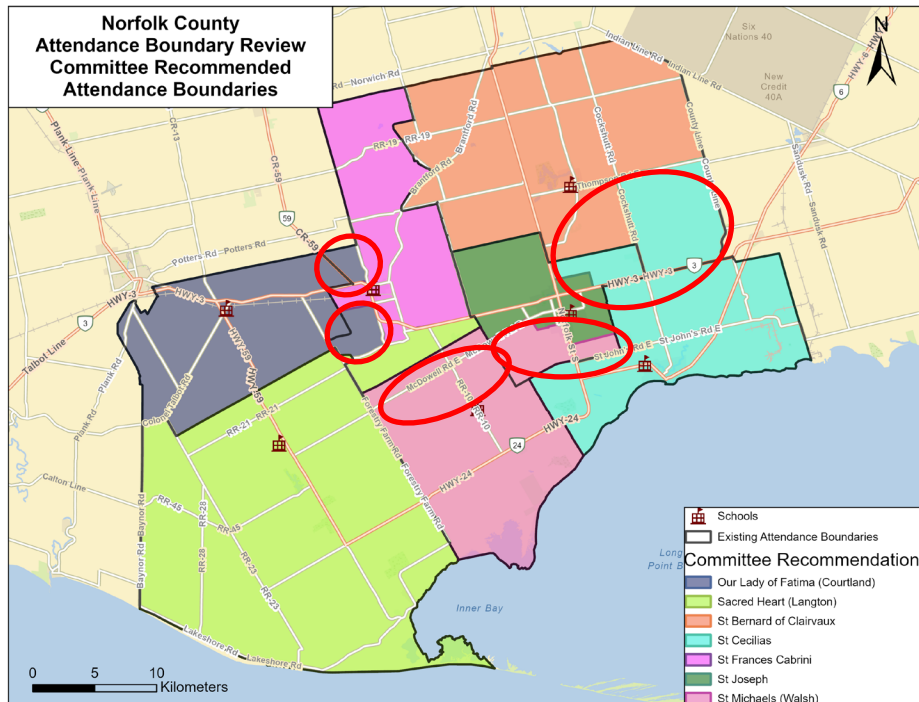
School	On-the-Ground Capacity	2024/2025			Difference		
		Enrol	Utz	Ports	Enrol	Utz	Ports
Our Lady of Fatima (Courtland)	141	93	66%	0	+23	+16%	0
Sacred Heart (Langton)	294	157	53%	0	+9	+3%	0
St. Bernard of Clairvaux	210	311	148%	4	-16	-8%	-1
St Cecilia's	190	166	87%	0	+24	+13%	0
St Frances Cabrini	268	285	106%	1	-32	-12%	0
St. Joseph's	446	579	130%	6	-34	-8%	-6
St Michael's (Walsh)	164	119	73%	0	+26	+16%	0
Total	1,713	1,710	100%	11	+0	0%	-7

Proposed Implementation Year with Legacy Provisions

School	On-the-Ground Capacity	2026/2027			Difference		
		Enrol	Utz	Ports	Enrol	Utz	Ports
Our Lady of Fatima (Courtland)	141	98	69%	0	+31	+22%	0
Sacred Heart (Langton)	294	152	52%	0	+12	+4%	0
St. Bernard of Clairvaux	210	308	147%	4	-21	-10%	-1
St Cecilia's	190	205	108%	1	+32	+17%	1
St Frances Cabrini	268	283	106%	1	-43	-16%	-2
St. Joseph's	446	584	131%	6	-45	-10%	-2
St Michael's (Walsh)	164	120	73%	0	+35	+21%	0
Total	1,713	1,752	102%	12	+0	0%	-4

Norfolk County Attendance Boundary Review

Status Update



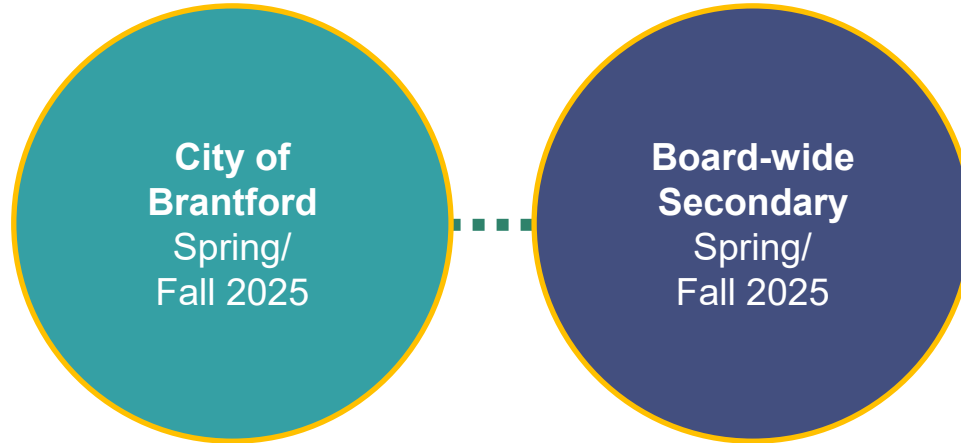
Full Implementation Year with Legacy Provisions

School	On-the-Ground Capacity	2028/2029			Difference		
		Enrol	Utz	Ports	Enrol	Utz	Ports
Our Lady of Fatima (Courtland)	141	100	71%	0	+38	+27%	0
Sacred Heart (Langton)	294	146	50%	0	+15	+5%	0
St. Bernard of Clairvaux	210	307	146%	4	-27	-13%	-1
St Cecilia's	190	241	127%	2	+40	+21%	1
St Frances Cabrini	268	277	103%	0	-53	-20%	-3
St. Joseph's	446	580	130%	6	-57	-13%	-2
St Michael's (Walsh)	164	129	79%	0	+43	+26%	0
Total	1,713	1,781	104%	12	+0	0%	-5

What is to Come

A Look Across BHNCD SB

What is to Come

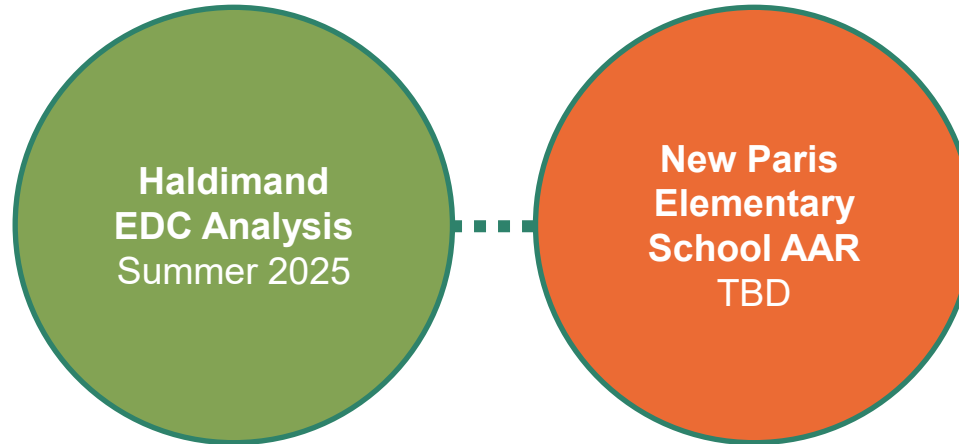


May 6, 2025
Principal Meeting

June 2025
First Committee Meeting

A Look Across BHNCD SB

What is to Come





QUESTIONS