

LONG-TERM FACILITIES PLAN



Section 2.2: Facility Assessment

In an effort to provide a more comprehensive representation of HWDSB building inventory condition, staff developed a three-category assessment. The intent is to provide a more rounded approach to determining the building conditions taking into consideration not only building renewal needs but also aligning the condition of HWDSB facilities to include accessibility. The facility assessment criteria were first presented to Trustees at the April 22, 2021, Finance and Facilities meeting and at the May 7, 2021, Board Meeting. The categories were modified via Board approval in April 2023, the update included removing the community consultation category and redistributing the weighted percentages.

The categories of facility assessment now include:

1. Facility Condition Index (60%):

Facility Condition Index (FCI) is the ratio of renewal costs to the estimated replacement value of the school facility, presented in a percentage format. This category, and associated values, will fluctuate over time and vary from year to year, depending on renewal needs of each facility. Through the process of the building condition assessments completed by the Ministry and appropriate Capital planning, Ministry School Renewal Funds and School Condition Improvement funds are to be allocated to address the immediate upcoming renewal needs.

2. Equity and Accessibility (25%): This category takes into consideration how accessible and equitable the school is. The assessment under this section includes whether the school has an elevator, if applicable, a Barrier Free (BF) single stall washroom, a Barrier Free Entrance and washrooms for all. The four categories were provided an equal weighting (i.e. each was out of 25%). The following assumptions are made in the assessment of this category:

- Elevator: Schools with an elevator or Limited Use and Limited Access (LULA) were allocated full points. No points were allocated for the interior ramps or chair lifts.
- Accessible Washroom: A single stall restroom with grab bars and appropriate signage was considered an accessible washroom; they may not include a door operator, may not meet the most up to date AODA requirements and are not necessarily universal barrier free washrooms (i.e. they do not all contain change tables and lifts).
- BF Entrance: Schools with ground level entrances and/ or ramps and include a door operator at the door are considered barrier free. This may not constitute as the main entrance door, i.e. door off of the parking lot. The assessment did not review door sizes.
- Washrooms for All: This category was specific to the availability of single stall washrooms. As there is no current mandate or direction on single-use washrooms in elementary schools, the assessment assumed that in every facility there is a single stall barrier free washroom, this would also be used as a washroom for all. This is applicable to both elementary and secondary schools. This assessment does not account for conversions of washrooms that schools may have completed independently.
- New school have adopted the single-use stall washroom design for students. This allows for less stalls that serve more students and provide access to active supervision.

3. Alignment to System Renewal Work (15%):

This category reviews the facilities condition as it relates to the Board's renewal categories:

- | | |
|-------------------------------------|--------------------------------|
| ◦ Accessibility Renovations | ◦ Mechanical Upgrades |
| ◦ Changeroom Renovations | ◦ Music Room Upgrades |
| ◦ Corridor Renovations | ◦ Other Project Requests |
| ◦ Dust Collector Replacement | ◦ Paving & Site Renovations |
| ◦ Electrical Upgrades | ◦ Program Renovations |
| ◦ Ground Sign Installation | ◦ Roof Replacements |
| ◦ Gym Renovations | ◦ Security Upgrades |
| ◦ Interior Renovations & Painting | ◦ Student Washroom Renovations |
| ◦ Safe Schools | ◦ Window Replacement |
| ◦ Main Entrance & Foyer Renovations | ◦ Maintenance |



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Facility Assessment Classification

Each Facility Falls into one of the three categories (good, fair, poor). The placement of each school into the appropriate classification will assist Facility Services staff in determining where resources are required to improve each of the corresponding four evaluation criteria, in addition to discussions with the related Superintendent, Administration team and school community. The categories are as defined:

GOOD (66% – 100%): Highly suited for program delivery. Building infrastructure is appropriate and readily available to support program and use. Limited and manageable infrastructure and equipment failure may occur.

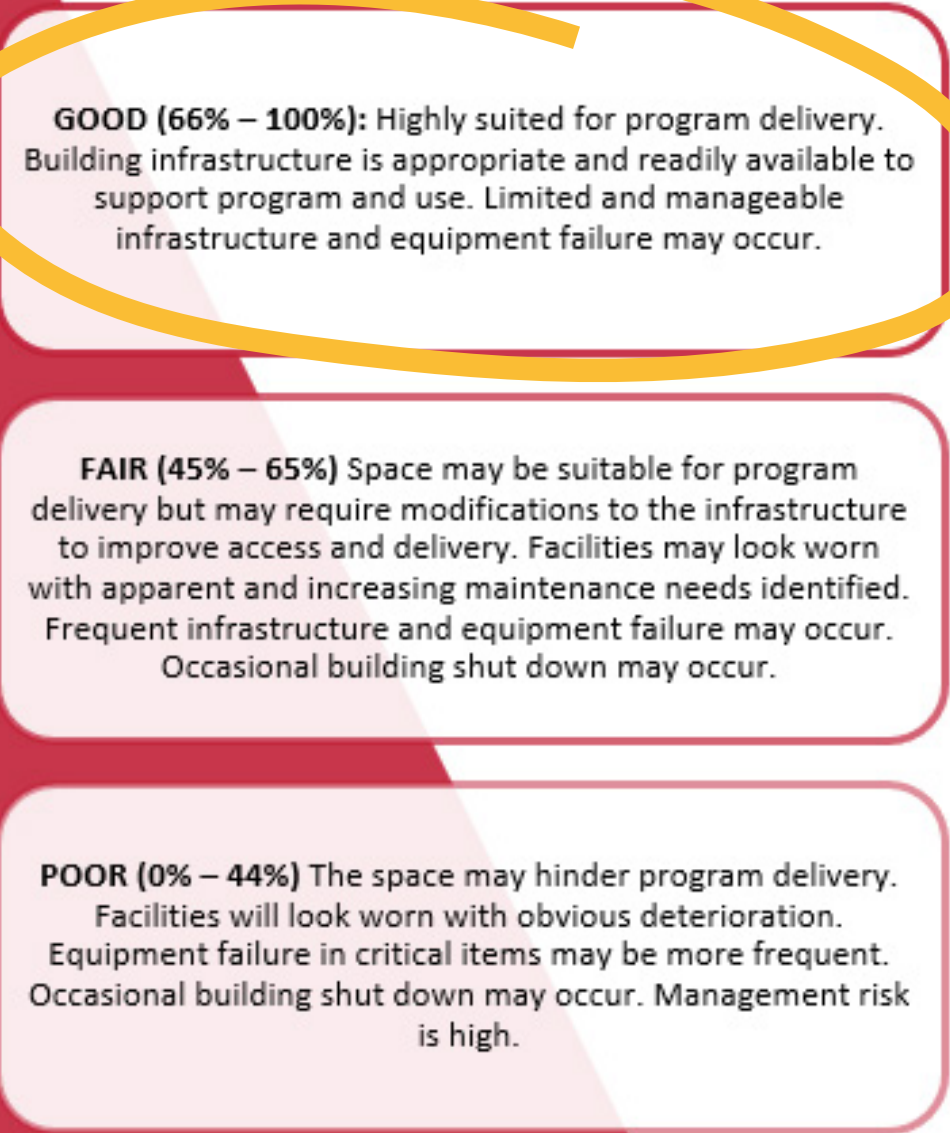
FAIR (45% – 65%) Space may be suitable for program delivery but may require modifications to the infrastructure to improve access and delivery. Facilities may look worn with apparent and increasing maintenance needs identified. Frequent infrastructure and equipment failure may occur. Occasional building shut down may occur.

POOR (0% – 44%) The space may hinder program delivery. Facilities will look worn with obvious deterioration. Equipment failure in critical items may be more frequent. Occasional building shut down may occur. Management risk is high.

Facility Condition Index Data Updates

HWDSB monitors facility condition through facility condition assessments completed by Gordian/VFA Canada. Gordian/VFA Canada is tasked with assessing all the schools under the Ministry of Education in Ontario. Assessments have been underway since 2012 with initial school assessments completed by 2015. Schools are reassessed approximately every five (5) years depending on capital project schedules and pending closures. Assessment data is calculated by Gordian/VFA Canada. Once assessments are complete and data provided, it is the responsibility of the school board to update the facility condition database. School assessments were paused in 2020 and recommenced in 2024 with multiple trips addressing the backlog of assessments. Twenty-four (24) schools were reassessed in the 2024 with an additional nineteen (19) scheduled for the summer of 2025. FCI data will be updated by Gordian/VFA Canada as soon as possible and staff expect the 2025/26 Facility Assessments to more accurately reflect the current state of schools.

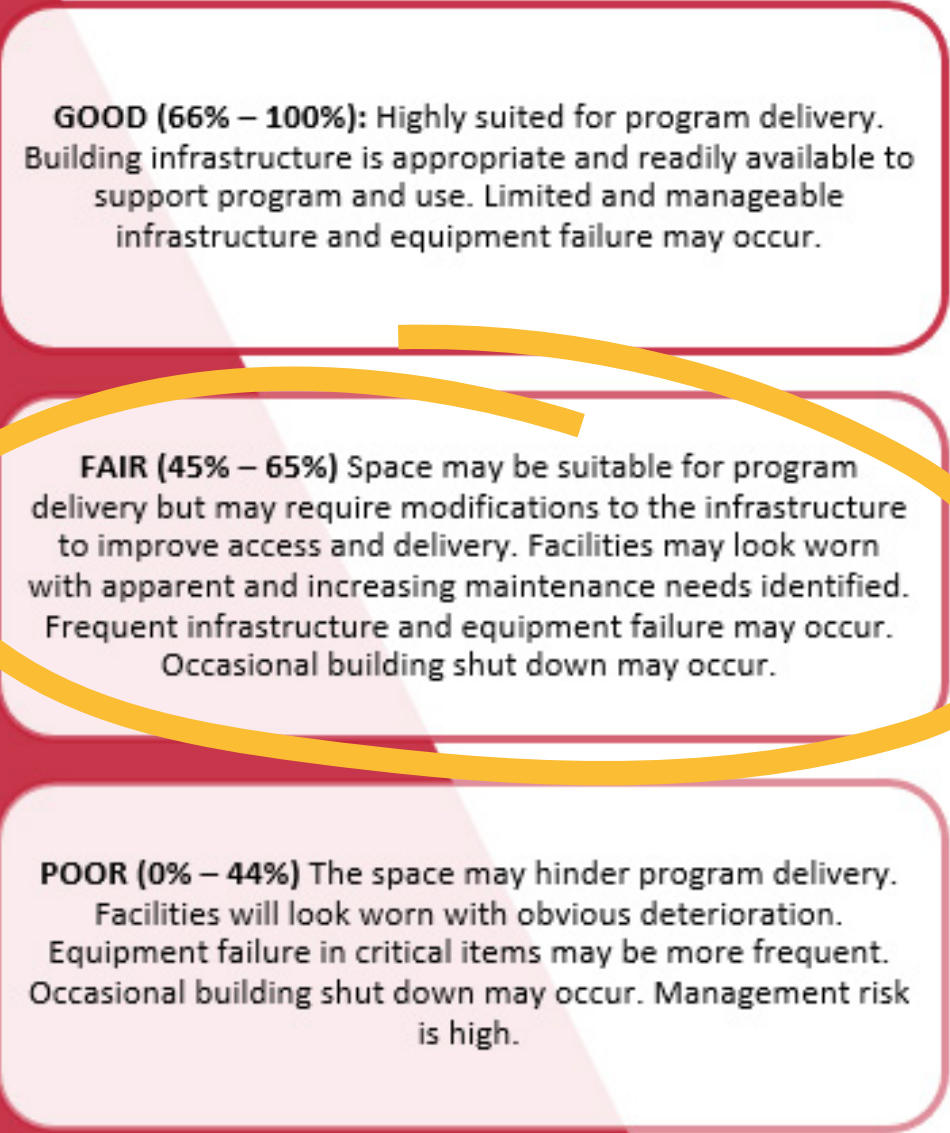




57 Schools in good condition in 2024
59 schools in good condition in 2025

- | | |
|--|---|
| 1. Allan A. Greenleaf - 86% ³ | 41. Saltfleet - 79% ³ |
| 2. Ancaster High – 81% ³ | 42. Shannen Koostachin - 100% |
| 3. Ancaster Meadow - 91% | 43. Sherwood - 99% |
| 4. Balaclava - 72% ³ | 44. Sir William Osler - 90% |
| 5. Bellmoore - 95% ³ | 45. Sir Allan MacNab – 80% |
| 6. Bennetto - 74% | 46. Sir Winston Churchill - 74% |
| 7. Bernie Custis - 100% | 47. South Meadow - 100% |
| 8. Cathy Wever - 89% ² | 48. Spring Valley - 100% |
| 9. Central - 73% ² | 49. Templemead – 79% |
| 10. Chedoke - 72% | 50. Tiffany Hills - 100% |
| 11. Collegiate - 89% | 51. Viola Desmond - 100% ² |
| 12. Dalewood - 70% ³ | 52. Viscount Montgomery - 80% ^{2, 3} |
| 13. Dr. J Edgar Davey - 95% ² | 53. W. H. Ballard - 79% |
| 14. Dundas Valley - 80% ³ | 54. Waterdown - 85% ³ |
| 15. Earl Kitchener - 71% ³ | 55. Westdale - 69% |
| 16. Eastdale - 100% | 56. Westmount - 69% |
| 17. Frank Panabaker South - 73% | 57. Westview - 78% ³ |
| 18. Franklin Road - 68% | 58. Winona - 98% ³ |
| 19. Gatestone - 95% | 59. Yorkview – 73% |
| 20. George L. Armstrong - 79% | |
| 21. Glendale - 84% ³ | |
| 22. Greensville - 100% | |
| 23. Guy Brown - 95% ³ | |
| 24. Hillcrest - 92% ² | |
| 25. Janet Lee – 87% | |
| 26. Kanetskare – 81% | |
| 27. Lawfield - 81% | |
| 28. Millgrove - 87% | |
| 29. Mount Hope - 75% | |
| 30. Nora Frances Henderson - 100% | |
| 31. Norwood – 87% | |
| 32. Orchard Park - 76% ³ | |
| 33. Pauline Johnson - 77% ² | |
| 34. Prince of Wales - 93% ² | |
| 35. Queen Mary - 82% ² | |
| 36. Queen Victoria - 93% ² | |
| 37. Ray Lewis – 90% | |
| 38. Ridgemount - 79% ³ | |
| 39. Rockton - 100% | |
| 40. Rosedale - 68% | |

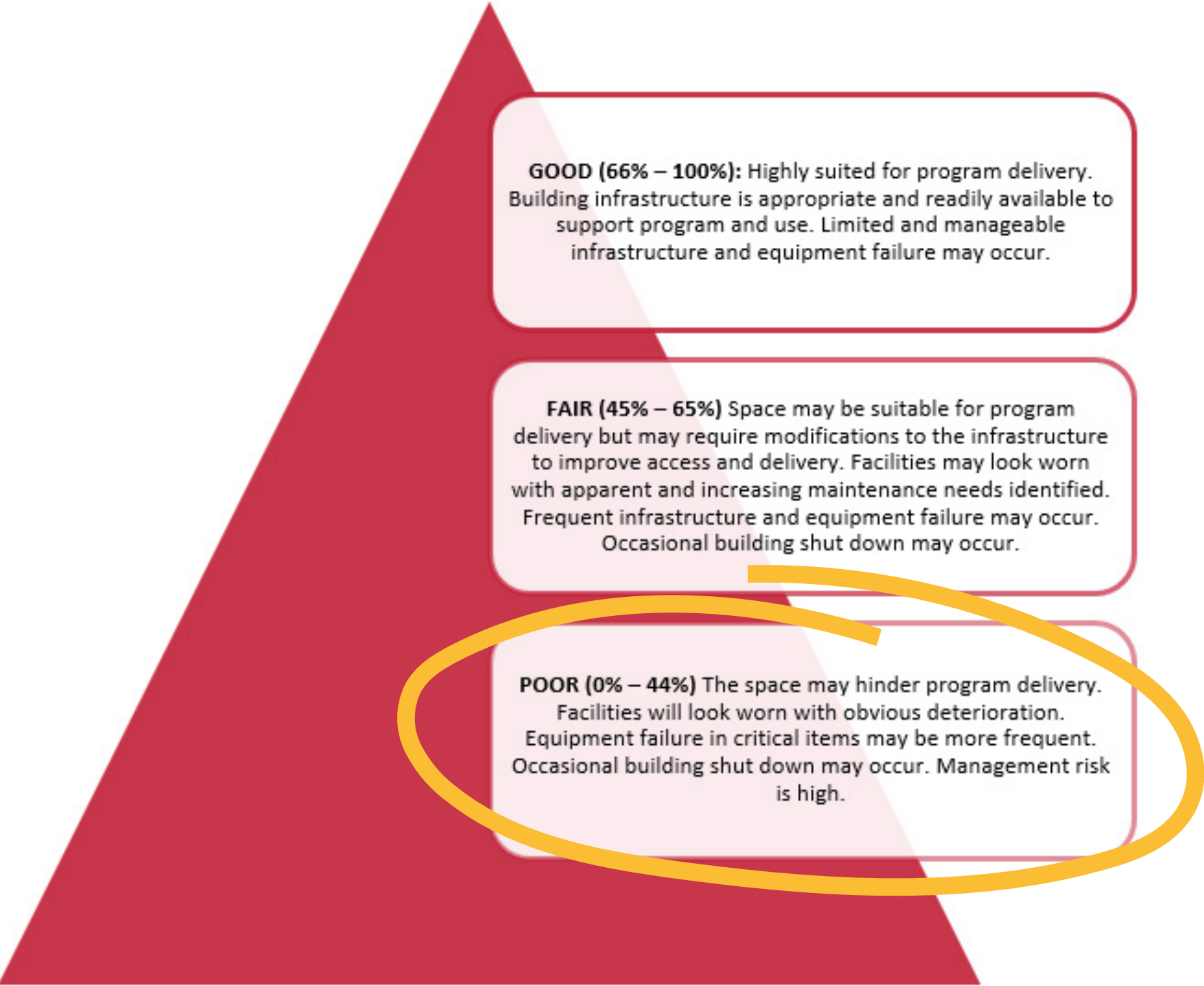
¹ Approved Closure Pending Ministry Funding
² High Priority School
³ Summer 2025 Scheduled School Condition Assessment



- 1. A. M. Cunningham - 51%
- 2. Adelaide Hoodless - 49%²
- 3. Billy Green – 55%
- 4. Buchanan Park - 45%
- 5. Cootes Paradise - 65%
- 6. Dundas Central - 56%
- 7. E.E. Michaelle Jean – 57%
- 8. Flamborough Centre - 51%
- 9. Glenwood - 62%
- 10. Gordon Price - 65%
- 11. Helen Detwiler - 58%
- 12. Hess Street - 57%^{1,2}
- 13. Highview - 52%³
- 14. Huntington Park - 62%
- 15. James MacDonals – 49%
- 16. Lake Avenue - 55%²
- 17. Lincoln M. Alexander - 53%
- 18. Lisgar - 45%
- 19. Memorial – 50%
- 20. Mount Albion – 50%
- 21. Mountview – 46%³
- 22. Parkdale - 65%²
- 23. Queensdale – 60%
- 24. Richard Beasley – 58%
- 25. Rousseau – 63%
- 26. Sir Wilfrid Laurier – 59%
- 27. Tapleystown - 49%
- 28. Westwood - 52%²

¹ Approved Closure Pending Ministry Funding
² High Priority School
³ Summer 2025 Scheduled School Condition Assessment

20 Schools in fair condition in 2024
28 schools in fair condition in 2025



- 1. Cecil B. Stirling - 21%
- 2. Dundana - 18%
- 3. Frank Panabaker North - 26%¹
- 4. Holbrook - 43%
- 5. Mary Hopkins - 41%³
- 6. R A Riddell - 41%
- 7. Strathcona - 36%¹

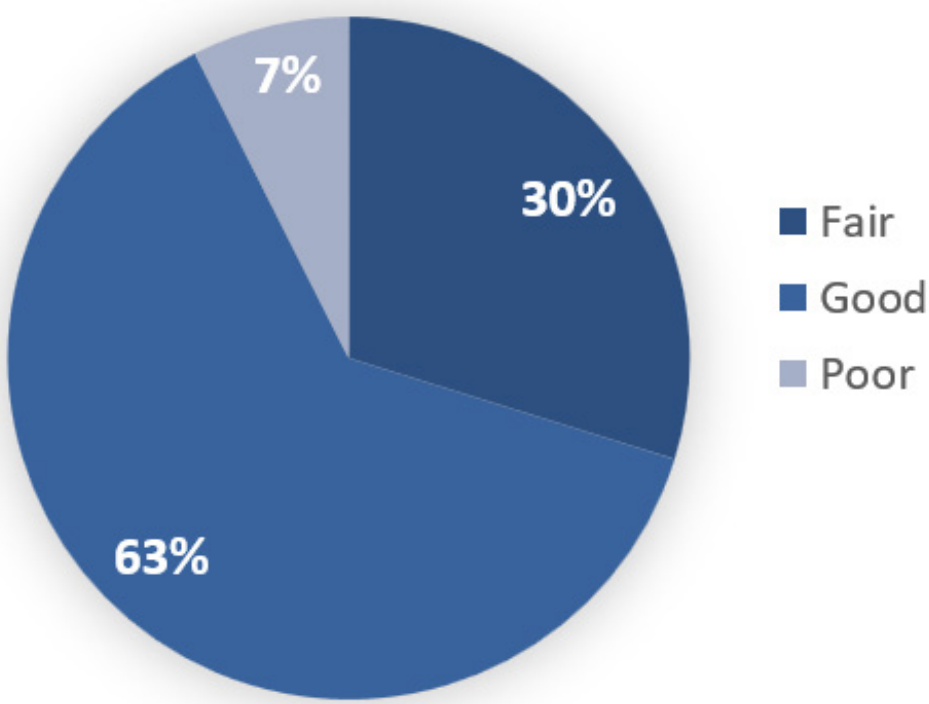
¹ Approved Closure Pending Ministry Funding
² High Priority School
³ Summer 2025 Scheduled School Condition Assessment

17 Schools in poor condition in 2024
7 schools in poor condition in 2025

Facility Assessment Classification Percentages

As of May 2025, there are fifty-nine (59) buildings in good condition, twenty-seven (27) in fair condition and eight (7) in poor condition.

Facility Assessment



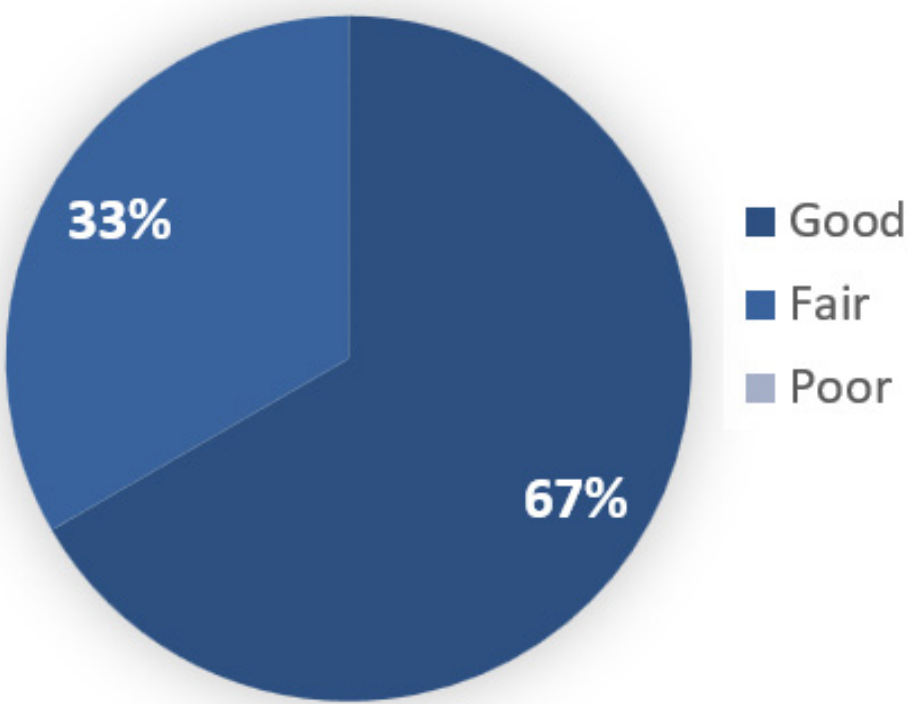
High Priority Schools Facility Assessment

The High Priority School Strategy launched in 2017-18 initially identified 20 elementary schools as high priority based on previous high/moderate needs, low student achievement, data from the census, the Early Development Instrument, and superintendent visits. High Priority Schools Strategy involves assigning administrators to the schools based on the best fit; extra resources including reading specialists, student success teachers, math facilitators and elementary program consultants; regular meetings of diverse staff groups to identify successful practices; and the nurturing of community partnerships.

As of May 2025, there are 18 identified High Priority Schools, 12 in good condition, and 6 in fair condition.

High Priority School	Rating
Bennetto, Cathy Wever, Central, Dr Davey, Hillcrest, Pauline Johnson, Prince of Wales, Queen Mary, Queen Victoria, Viola Desmond, Viscount Montgomery, and W.H. Ballard	Good
Adelaide Hoodless, Hess Street, Lake Ave, Parkdale, Sir Wilfrid Laurier, and Westwood	Fair

High Priority School - Building Assessment



Student Enrolment by Facility Rating

The following tables break down the percentage of students attending facilities based on their rating. As per the chart above, 61% of HWDSB facilities are in good condition. Over 38,000 students attend school rated as good which accounts for 74% of HWDSB’s total enrolment. Schools rated in fair condition accommodate approximately 21% of student enrolment while the final 5% of students attend a school rated in poor condition.

Facility Assessment Rating	Facility Count	Student Enrolment	Enrolment Percentage
Good	59	38,837	74%
Fair	28	11,012	21%
Poor	7	2,599	5%

Facility Assessment Categories

The following chart illustrates how each facility is rated in the three (3) facility assessment categories.

Elementary Schools					
Facility	FCI Value (60%)	Equity and Accessibility (25%)	System Renewal Work (15%)	Total	Building Condition
A. M. Cunningham	31	13	8	51%	Fair
Adelaide Hoodless	13	25	11	49%	Fair
Allan A. Greenleaf	50	25	11	86%	Good
Ancaster Meadow	55	25	11	91%	Good
Balaclava	53	8	11	72%	Good
Bellmoore	59	25	11	95%	Good
Bennetto	47	13	15	74%	Good
Billy Green	30	25	0	55%	Fair
Buchanan Park	29	13	4	45%	Fair
Cathy Wever	55	19	15	89%	Good
Cecil B. Stirling	11	6	4	21%	Poor
Central	41	25	8	73%	Good
Chedoke	47	25	0	72%	Good
Collegiate	49	25	15	89%	Good
Cootes Paradise	40	25	0	65%	Fair
Dalewood	34	25	11	70%	Good
Dr. J Edgar Davey	59	25	11	95%	Good
Dundana	12	6	0	18%	Poor
Dundas Central	27	25	4	56%	Fair
Earl Kitchener	49	19	4	71%	Good
Eastdale	60	25	15	100%	Good
E. E. Michaelle Jean	23	19	15	57%	Fair
Flamborough Centre	35	8	8	51%	Fair
Franklin Road	40	25	4	68%	Good
Frank Panabaker North	20	6	0	26%	Poor
Frank Panabaker South	41	25	8	73%	Good
Gatestone	55	25	15	95%	Good
George L. Armstrong	43	25	11	79%	Good
Glenwood	37	25	0	62%	Fair
Gordon Price	36	25	4	65%	Fair
Greensville	60	25	15	100%	Good
Guy Brown	59	25	11	95%	Good
Helen Detwiler	46	8	4	58%	Fair
Hess Street	43	6	8	57%	Fair
Highview	26	19	8	52%	Fair
Hillcrest	56	25	11	92%	Good
Holbrook	37	6	0	43%	Poor
Huntington Park	37	25	0	62%	Fair
James MacDonald	22	13	15	49%	Fair
Janet Lee	55	17	15	87%	Good
Kanetskare	50	17	15	81%	Good

Facility	FCI Value (60%)	Equity and Accessibility (25%)	System Renewal Work (15%)	Total	Building Condition
Lake Avenue	31	17	8	55%	Fair
Lawfield	45	25	11	81%	Good
Lincoln M. Alexander	45	8	0	53%	Fair
Lisgar	41	0	4	45%	Fair
Mary Hopkins	19	19	4	41%	Poor
Memorial	21	25	4	50%	Fair
Millgrove	54	25	8	87%	Good
Mount Albion	10	25	15	50%	Fair
Mount Hope	50	25	0	75%	Good
Mountview	34	8	4	46%	Fair
Norwood Park	59	13	15	87%	Good
Parkdale	44	6	15	65%	Fair
Pauline Johnson	44	25	8	77%	Good
Prince of Wales	57	25	11	93%	Good
Queen Mary	53	25	4	82%	Good
Queen Victoria	57	25	11	93%	Good
Queensdale	35	25	0	60%	Fair
R.A. Riddell	33	0	8	41%	Poor
Ray Lewis	54	25	11	90%	Good
Richard Beasley	43	0	4	47%	Fair
Ridgemount	47	25	8	79%	Good
Rockton	60	25	15	100%	Good
Rosedale	39	25	4	68%	Good
Rousseau	38	25	0	63%	Fair
Shannen Koostachin	60	25	15	100%	Good
Sir Wilfrid Laurier	46	13	0	59%	Fair
Sir William Osler	53	25	11	90%	Good
South Meadow	60	25	15	100%	Good
Spring Valley	60	25	15	100%	Good
Strathcona	29	6	0	36%	Poor
Tapleytown	24	25	0	49%	Fair
Templemead	43	25	11	79%	Good
Tiffany Hills	60	25	15	100%	Good
Viola Desmond	60	25	15	100%	Good
Viscount Montgomery	44	25	11	80%	Good
W.H. Ballard	43	25	11	79%	Good
Westview	49	25	4	78%	Good
Westwood	43	8	0	52%	Fair
Winona	58	25	15	98%	Good
Yorkview	43	19	11	73%	Good

Facility Assessment Categories

Secondary Schools					
Facility	FCI Value (60%)	Equity and Accessibility (25%)	System Renewal Work (15%)	Total	Building Condition
Ancaster High	44	25	12	81%	Good
Bernie Custis	60	25	15	100%	Good
Dundas Valley	49	25	6	80%	Good
Glendale	47	25	12	84%	Good
Nora Frances Henderson	60	25	15	100%	Good
Orchard Park	42	25	9	76%	Good
Saltfleet	51	25	3	79%	Good
Sherwood	59	25	15	99%	Good
Sir Allan MacNab	43	25	12	80%	Good
Sir Winston Churchill	46	25	3	74%	Good
Waterdown	53	25	8	85%	Good
Westdale	38	25	6	69%	Good
Westmount	38	25	6	69%	Good



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