

# Ontario School Boards

## School Building Condition, Student Capacity and Capital Budgeting

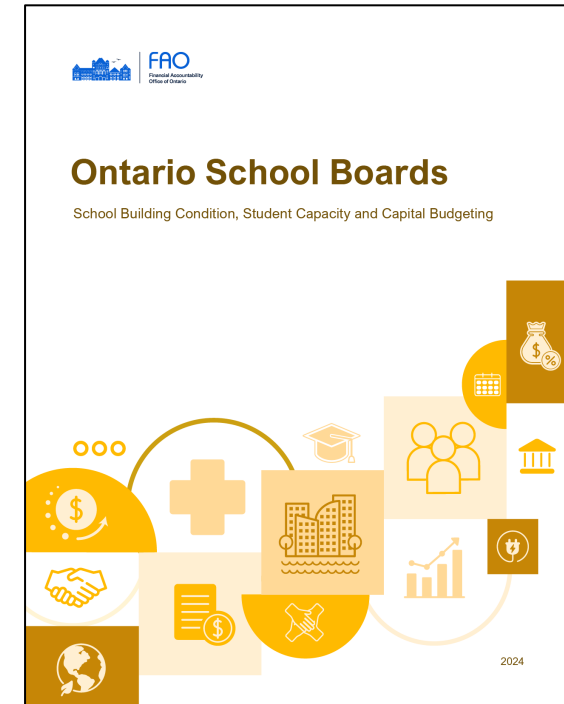
Briefing Deck



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# Purpose and Overview

- This report reviews school buildings in Ontario, including:
  - school building inventory;
  - school building condition and the cost to maintain a state of good repair;
  - student enrolment, school capacity and utilization;
  - the cost to address capacity pressures; and
  - an analysis of the Province's 10-year school building capital plan in the 2024 Ontario Budget.
- Additional information for each school board is available on the FAO's website: [www.fao-on.org/school-boards-capital-2024-data](http://www.fao-on.org/school-boards-capital-2024-data)



# School Inventory



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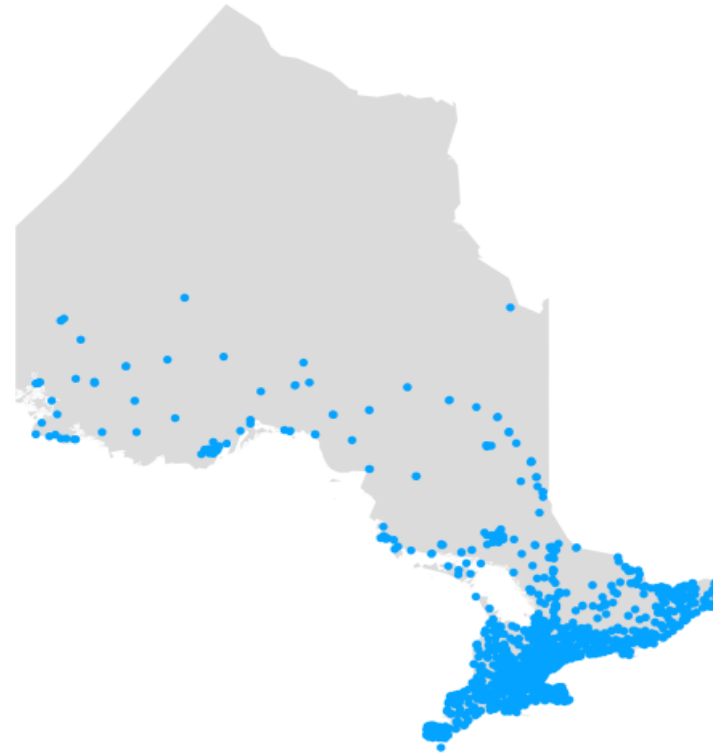
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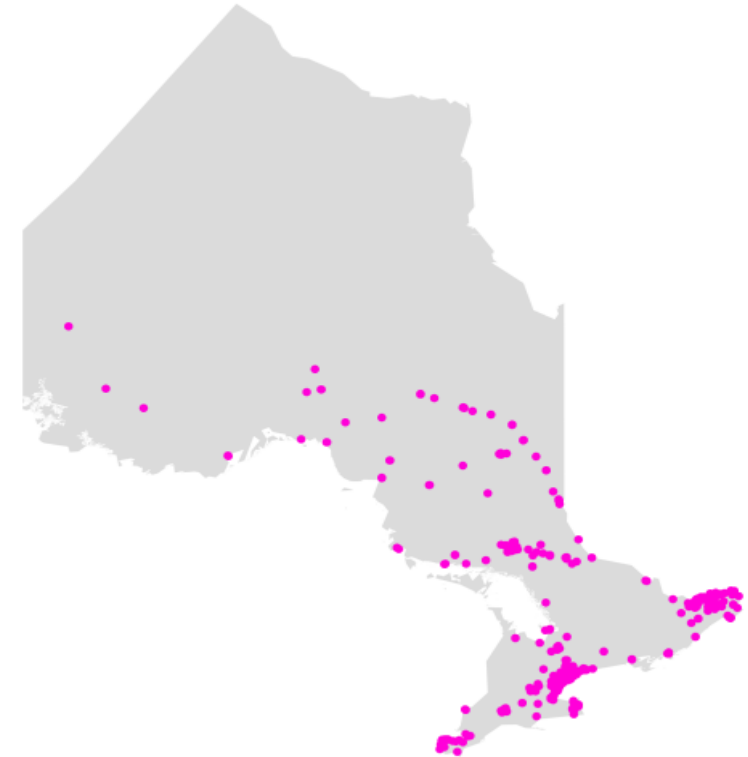
# Location of Schools

- In the 2023-24 school year, there were 4,850 schools in Ontario.
- Three economic regions account for over 60% of all schools, with about 1,800 schools in the Toronto region, 610 schools in the Hamilton – Niagara Peninsula region and 550 schools in the Ottawa region.

English Schools



French Schools



Source: FAO analysis of information provided by the Province.



# Value of Ontario School Buildings

- As of March 31, 2024, the FAO estimates that the total current replacement value (CRV) of Ontario school buildings was \$123.3 billion.

School System	Total Number of Schools	Total Square Footage (millions)	Total School CRV (\$ billions)
English Public	3,033	188.4	80.9
English Catholic	1,331	72.5	32.5
French Public	167	6.4	3.0
French Catholic	319	13.4	6.9
<b>Total</b>	<b>4,850</b>	<b>280.6</b>	<b>123.3</b>

Note: CRV refers to current replacement value. Square footage excludes portables.  
Source: FAO analysis of information provided by the Province.



# School Building Condition and State of Good Repair



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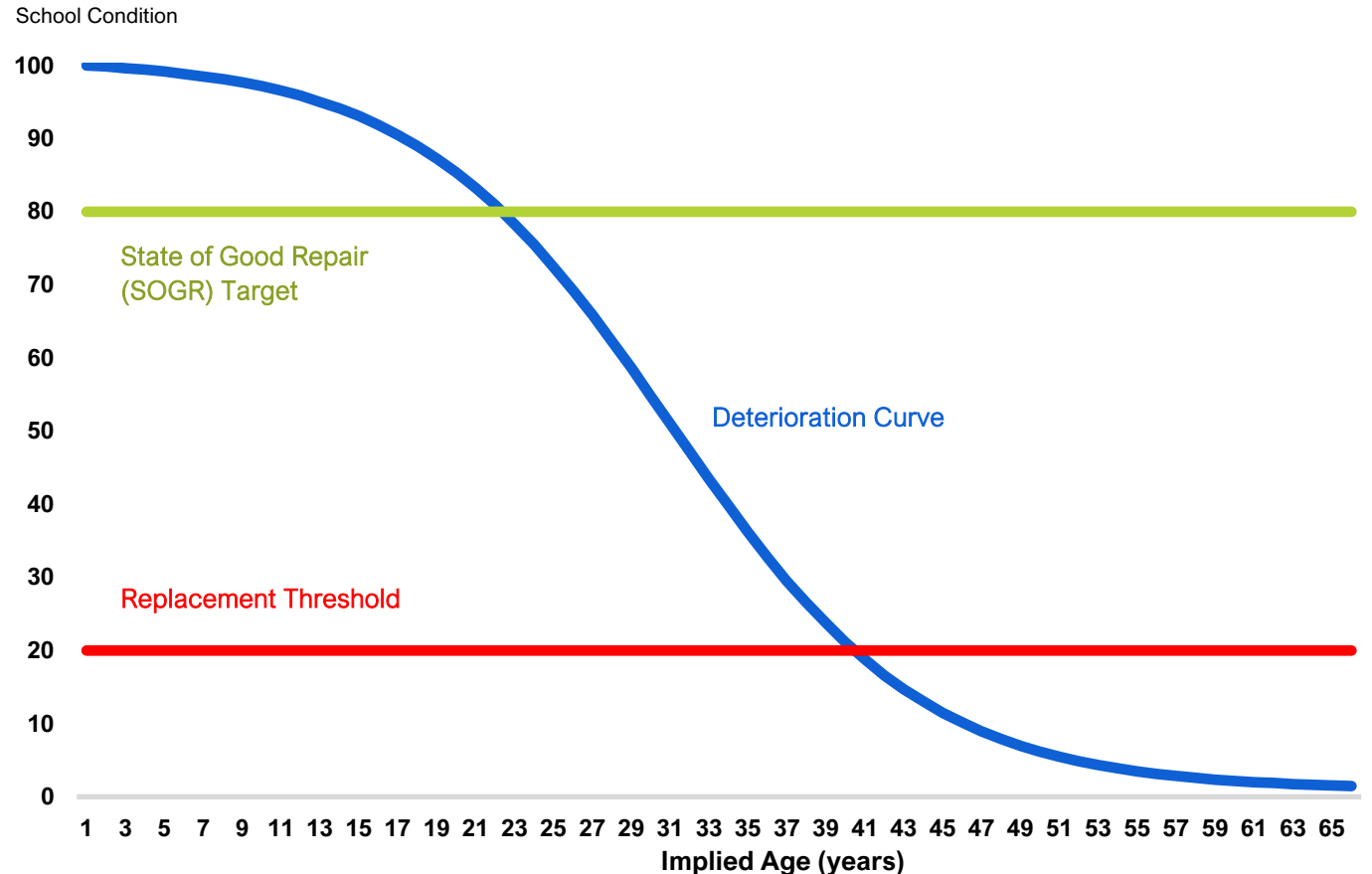
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# State of Good Repair and the Infrastructure Backlog

- The condition of Ontario’s school buildings is assessed by independent engineers who identify building components that need repair and replacement, and then quantify how much it would cost to address these issues.
- Based on this assessment, the FAO estimates whether a school building is in a “state of good repair” or “below a state of good repair”, which means that the school building either requires rehabilitation (repairs) or replacement (rebuilt) with a new school.
- The FAO defines the infrastructure backlog as the cost to bring all school buildings into a state of good repair. As school buildings continue to age and degrade, additional spending would be required to maintain buildings in a state of good repair.

## How a school building’s condition deteriorates over time



Note: The FAO defines school condition based on the Facility Condition Index (FCI), where 100 represents the highest condition and 0 the lowest. Source: FAO analysis of information provided by the Province.



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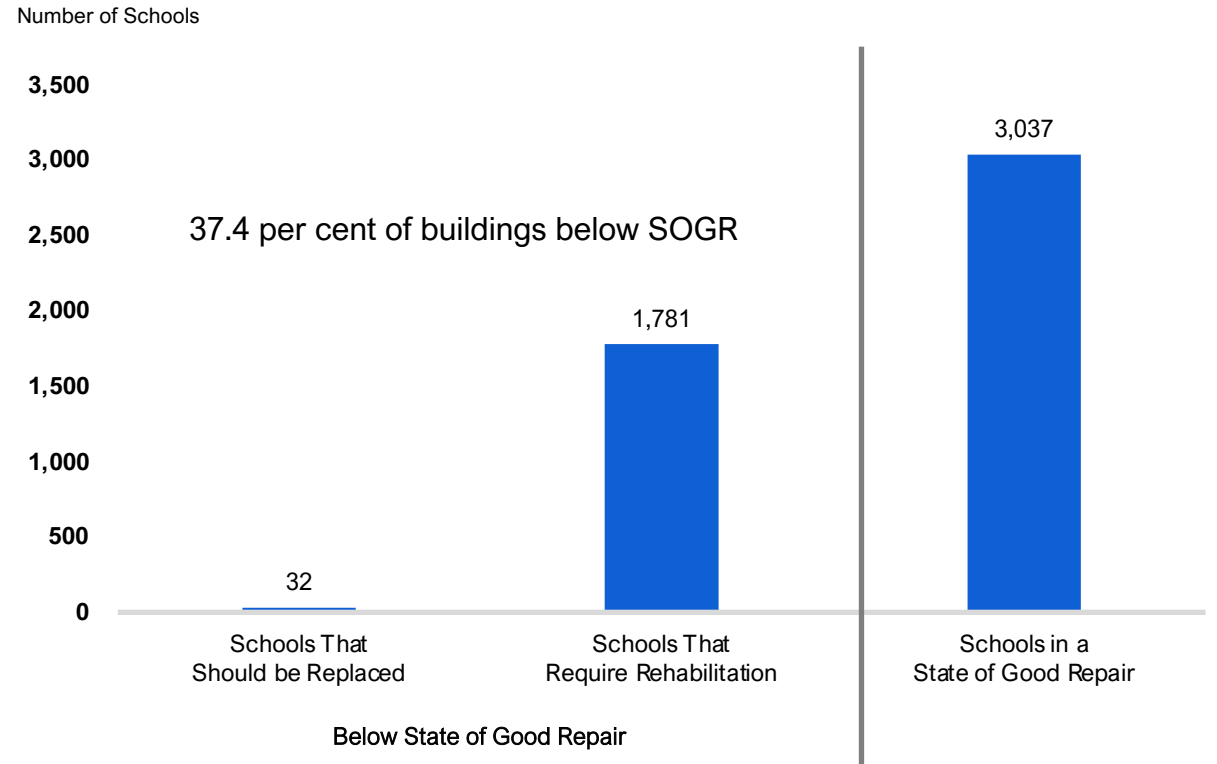
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# Condition of Ontario's School Buildings

- As of March 31, 2024, the FAO estimates that 3,037 schools (62.6%) were in a state of good repair and 1,813 schools (37.4%) were below the state of good repair (SOGR).

**FAO estimate of the number of schools by condition rating as of March 31, 2024**



Source: FAO analysis of information provided by the Province.

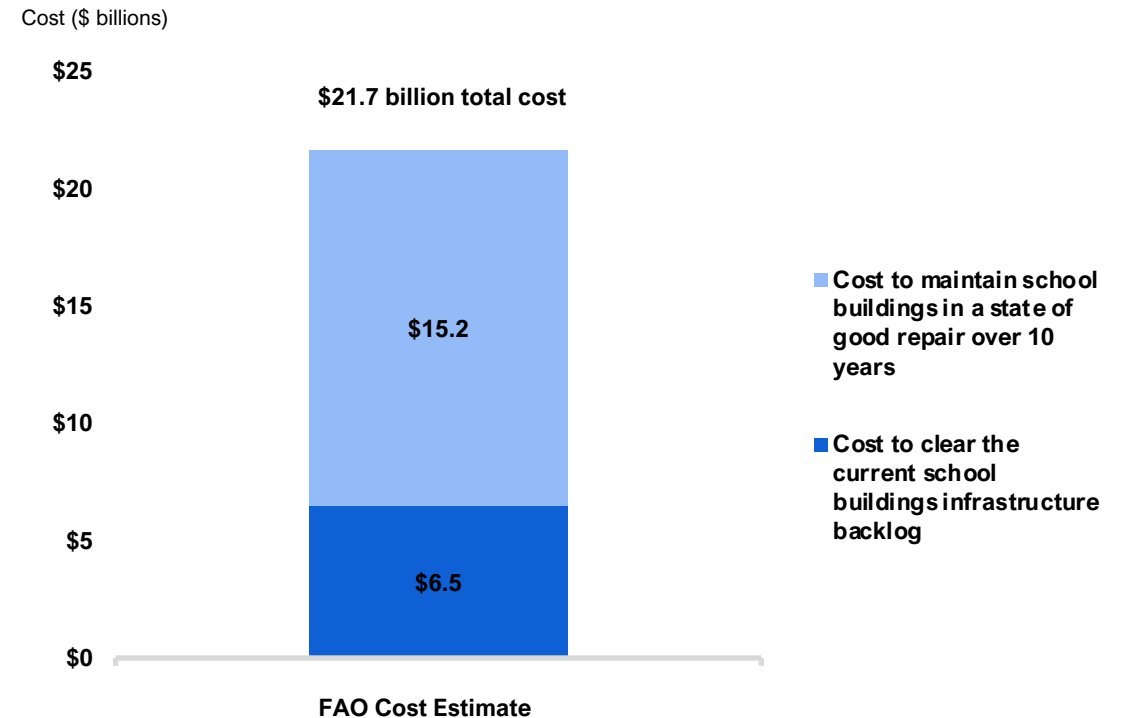




# Infrastructure Backlog and Cost to Maintain SOGR

- The FAO estimates that the current cost to bring all schools buildings into a state of good repair (the infrastructure backlog) is \$6.5 billion.
- Over the 10-year period to 2033-34, as school buildings continue to age and degrade, the FAO estimates that an additional \$15.2 billion would need to be spent to maintain school buildings in a state of good repair.
- In total, it would cost \$21.7 billion to clear the infrastructure backlog and maintain school buildings in a state of good repair over 10 years.

**FAO estimate of the cost to clear the infrastructure backlog and keep all buildings in a state of good repair, 2024-25 to 2033-34, \$ billions**



Source: FAO analysis of information provided by the Province.



# Infrastructure Backlog by School System

- The English Public school system had the highest share of buildings below a state of good repair at 43.3%, and the FAO estimates the infrastructure backlog at \$5.3 billion for this system.
- The French Catholic school system had the lowest share of buildings below a state of good repair at 25.7%, and the FAO estimates the infrastructure backlog at \$0.3 billion for this system.

School System	Number of Buildings Below SOGR	Share of Buildings Below SOGR (%)	Infrastructure Backlog as of March 31, 2024 (\$ millions)	Additional Cost to Maintain SOGR (\$ millions)	Total 10-Year Cost (\$ millions)
English Public	1,314	43.3	5,302	10,982	16,284
English Catholic	364	27.3	831	3,131	3,962
French Public	53	31.7	99	270	369
French Catholic	82	25.7	270	772	1,042
<b>Total</b>	<b>1,813</b>	<b>37.4</b>	<b>6,502</b>	<b>15,155</b>	<b>21,657</b>

Note: SOGR refers to the state of good repair.  
Source: FAO analysis of information provided by the Province.



# Infrastructure Backlog by School Board

School Board	Number of Buildings Below SOGR	Share of Buildings Below SOGR (%)	Infrastructure Backlog as of March 31, 2024 (\$ millions)	Additional Cost to Maintain SOGR (\$ millions)	Total 10-Year Cost (\$ millions)
Toronto DSB	486	84.1	2,863	3,902	6,765
Peel DSB	65	25.0	259	765	1,023
York Region DSB	24	11.3	33	309	342
Toronto Catholic DSB	93	45.6	246	704	950
Thames Valley DSB	84	52.5	353	565	918
Ottawa-Carleton DSB	45	30.6	127	433	561
Dufferin-Peel Catholic DSB	36	23.8	77	339	416
Durham DSB	32	24.6	76	313	389
Waterloo Region DSB	55	44.7	178	401	579
Halton DSB	19	17.3	48	218	267
All other school boards	874	31.5	2,241	7,205	9,447
<b>Total</b>	<b>1,813</b>	<b>37.4</b>	<b>6,502</b>	<b>15,155</b>	<b>21,657</b>

Note: SOGR refers to the state of good repair.  
Source: FAO analysis of information provided by the Province.



# School Capacity and Utilization



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# Capacity Utilization Overview

- In the 2023-24 school year, there were 2.0 million elementary and secondary students in Ontario schools, and the total classroom capacity was 2.3 million, which resulted in an average utilization rate of 87.6%.
- Utilization varied across schools:
  - 858 schools had utilization rates below 60% (referred to as underutilized schools).
  - 1,458 schools had utilization rates over 100% (referred to as overcapacity schools).

School System	Number of Enrolled Students	Capacity (students)	Utilization Rate (%)
English Public	1,367,485	1,553,485	88.0
English Catholic	570,552	627,487	90.9
French Public	35,122	48,521	72.4
French Catholic	76,572	110,509	69.3
<b>Total</b>	<b>2,049,953</b>	<b>2,340,002</b>	<b>87.6</b>

Utilization Rate	Number of Schools	Share of Schools (%)
Under 60 per cent	858	17.7
Between 60 and 100 per cent	2,534	52.2
Over 100 per cent	1,458	30.1
<b>Total</b>	<b>4,850</b>	<b>100.0</b>

Note: According to the Ministry of Education Community Planning and Partnerships Guideline (2015), schools with utilization rates below 60 per cent are defined as “underutilized.” Schools with over 100 per cent utilization are experiencing capacity pressures and are referred to as overcapacity.  
Source: FAO analysis of information provided by the Province.



# Capacity Utilization by School System

- The English Catholic system had the highest proportion of overcapacity schools at 35.2%.
- The French Catholic system had the highest proportion of underutilized schools at 42.3%.

School System	Number of Schools with Utilization Rates of:			Percentage of Schools with Utilization Rates of:		
	< 60%	60% – 100%	> 100%	< 60%	60% – 100%	> 100%
English Public	443	1,688	902	14.6	55.7	29.7
English Catholic	215	647	469	16.2	48.6	35.2
French Public	65	65	37	38.9	38.9	22.2
French Catholic	135	134	50	42.3	42.0	15.7
<b>Total</b>	<b>858</b>	<b>2,534</b>	<b>1,458</b>	<b>17.7</b>	<b>52.2</b>	<b>30.1</b>

Source: FAO analysis of information provided by the Province.



# Capacity Utilization by School Board

- The Durham DSB had the highest proportion of overcapacity schools at 69.2%.
- The Dufferin-Peel Catholic DSB had the highest proportion of underutilized schools at 27.8%.

School Board	Number of Schools with Utilization Rates of:			Percentage of Schools with Utilization Rates of:		
	< 60%	60% – 100%	> 100%	< 60%	60% – 100%	> 100%
Toronto DSB	108	381	89	18.7	65.9	15.4
Peel DSB	33	180	47	12.7	69.2	18.1
York Region DSB	15	117	81	7.0	54.9	38.0
Toronto Catholic DSB	47	101	56	23.0	49.5	27.5
Thames Valley DSB	12	83	65	7.5	51.9	40.6
Ottawa-Carleton DSB	19	76	52	12.9	51.7	35.4
Dufferin-Peel Catholic DSB	42	76	33	27.8	50.3	21.9
Durham DSB	4	36	90	3.1	27.7	69.2
Waterloo Region DSB	4	71	48	3.3	57.7	39.0
Halton DSB	9	63	38	8.2	57.3	34.5
All other school boards	565	1,350	859	20.4	48.7	31.0
<b>Total</b>	<b>858</b>	<b>2,534</b>	<b>1,458</b>	<b>17.7</b>	<b>52.2</b>	<b>30.1</b>

Source: FAO analysis of information provided by the Province.



# Overcapacity Students and Available Spaces

- For the 1,458 schools that were overcapacity in the 2023-24 school year, there were 150,881 more students than spaces.
  - The FAO estimates that 112,274 students were accommodated through 4,893 portables and 38,607 students were accommodated through other means, such as larger class sizes or teachers holding classrooms in non-classroom spaces.
- For the 3,392 schools that were undercapacity in the 2023-24 school year, there were 440,930 more spaces than students.

Utilization Rate	Number of Schools	Overcapacity Students	Available Spaces
Under 60 per cent	858	-	198,481
Between 60 and 100 per cent	2,534	-	242,449
Over 100 per cent	1,458	150,881	-
<b>Total</b>	<b>4,850</b>	<b>150,881</b>	<b>440,930</b>

Note: According to the Ministry of Education Community Planning and Partnerships Guideline (2015), schools with utilization rates below 60 per cent are defined as “underutilized.” Schools with over 100 per cent utilization are experiencing capacity pressures and are referred to as overcapacity.

Source: FAO analysis of information provided by the Province.





# Cost to Address Capacity Pressures



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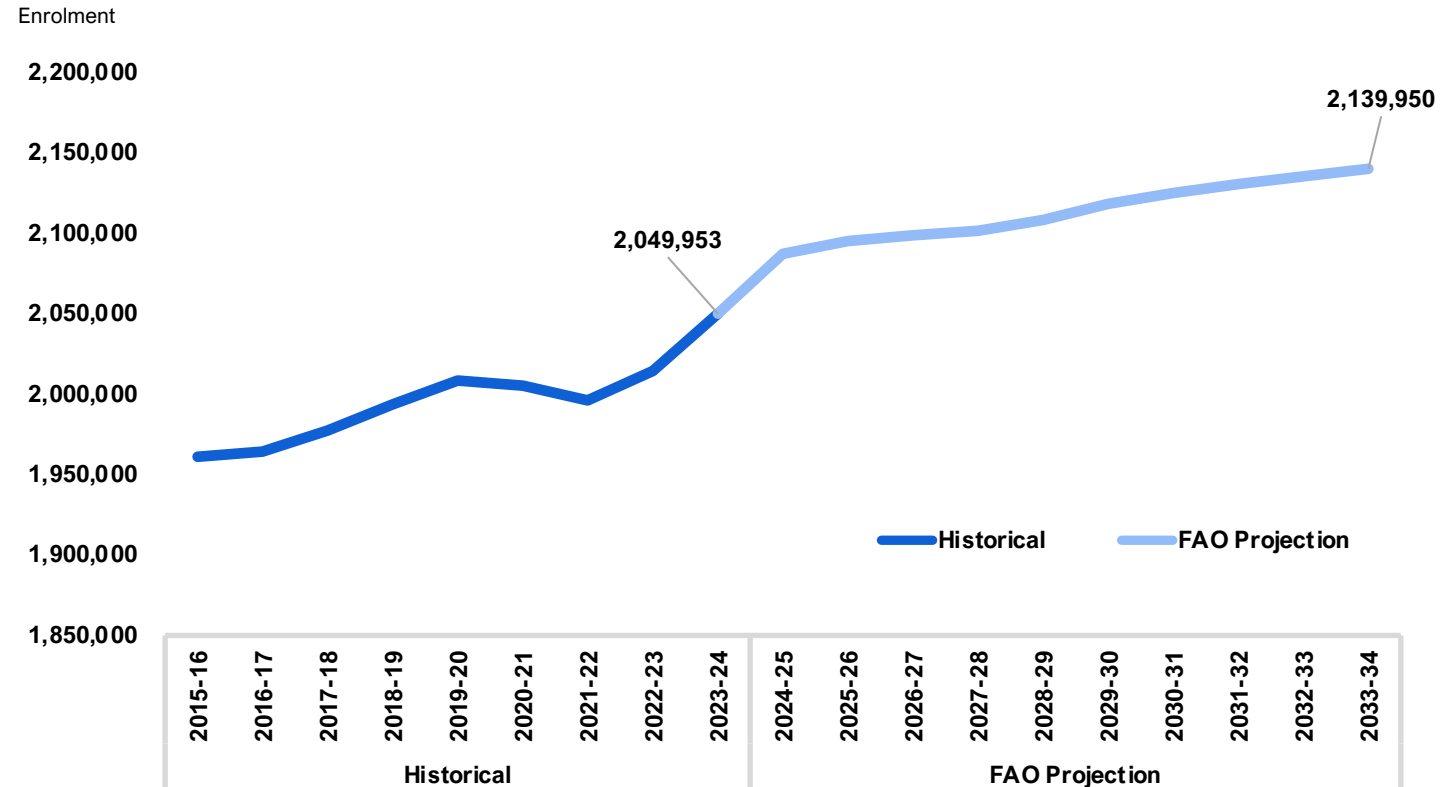
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# FAO Projected Capacity Pressures

- The FAO estimates that school enrolment will increase by 89,996 students over the 10-year period to 2033-34, from 2.05 million to 2.14 million.
- When combined with the 150,881 overcapacity students (as of the 2023-24 school year) and the projected 10-year enrolment growth of 89,996 students, the FAO estimates that school boards will be required to address total capacity pressures of 240,878 students in 2033-34.

**FAO projection for total school board enrolment to 2033-34**



Source: FAO analysis of information provided by the Province.



# How School Boards Address Capacity Pressures

- To address capacity pressures, after accounting for projected enrolment growth in undercapacity schools, school boards can change school boundary areas, use portables for temporary capacity pressures, or build new schools for permanent capacity pressures.
- Based on the FAO's review of the Ministry of Education's programs and directives, and school boards' policies, the FAO estimates that the projected capacity pressure of 240,878 students in 2033-34 could be addressed as follows:
  - Enrolment growth in undercapacity schools could offset capacity pressures by 23,408 students in 2033-34.
  - Boundary area changes could offset capacity pressures by 39,225 students.
  - The use of portables for temporary capacity pressures would require 239 portables for 6,058 students in 2033-34.
- After accounting for these factors, the FAO estimates that 172,187 student spaces will need to be built by 2033-34 to address permanent capacity pressures.



# Cost to Address Permanent Capacity Pressures

- The FAO estimates that to create 172,187 new school spaces, the Province would need to build the equivalent of 227 new schools at a cost of \$9.8 billion over 10 years.

School System	Number of New Student Spaces Required by 2033-34	10-year Cost to Build New Schools (\$ millions)
English Public	109,945	6,215
English Catholic	56,828	3,213
French Public	1,898	113
French Catholic	3,516	219
<b>Total</b>	<b>172,187</b>	<b>9,761</b>

Note: Cost to build new schools represents the cost to build new student spaces.  
Source: FAO analysis of information provided by the Province.



# Cost to Address Capacity Pressures by School Board

- The Durham DSB has the highest 10-year cost at \$880 million.

School Board	Number of New Student Spaces Required by 2033-34	10-year Cost to Build New Schools (\$ millions)
Toronto DSB	5,346	320
Peel DSB	6,085	360
York Region DSB	9,966	553
Toronto Catholic DSB	3,159	181
Thames Valley DSB	8,758	490
Ottawa-Carleton DSB	8,795	494
Dufferin-Peel Catholic DSB	3,346	199
Durham DSB	16,625	880
Waterloo Region DSB	7,804	445
Halton DSB	8,382	464
All other school boards	93,921	5,375
<b>Total</b>	<b>172,187</b>	<b>9,761</b>

Note: Cost to build new schools represents the cost to build new student spaces.  
Source: FAO analysis of information provided by the Province.



# Analysis of the Province's School Board Capital Plan



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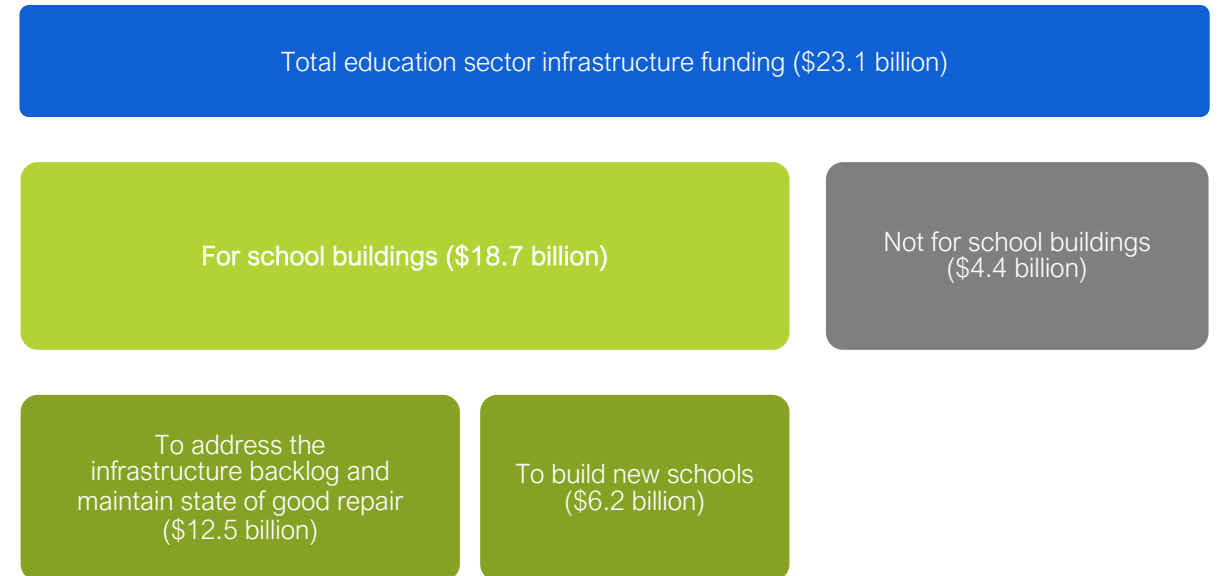


# 2024 Ontario Budget Capital Plan

- The Province's 10-year capital plan in the 2024 Ontario Budget, allocates a total of \$23.1 billion to the education sector for infrastructure investments.
- Of this amount, the FAO estimates that \$18.7 billion is specifically designated for capital investments in school buildings.

## FAO estimate of the 10-year school building capital funding allocation in the 2024 Ontario Budget, \$ billions

\$ billions



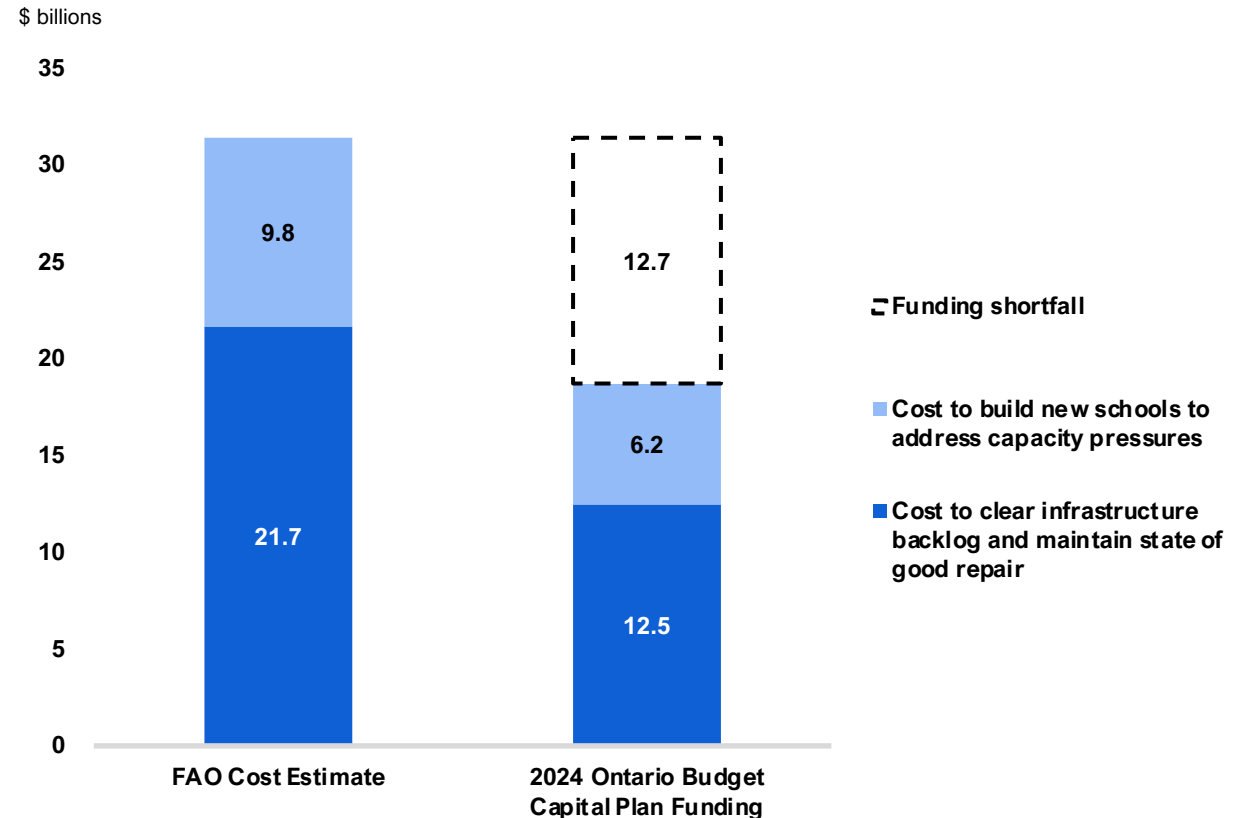
Source: FAO analysis of information provided by the Province.



# Estimated Funding Shortfall

- The FAO estimates that, over the next 10 years, it will cost a total of \$21.7 billion to clear the school building infrastructure backlog and maintain schools in a state of good repair, and \$9.8 billion to build new schools to address projected capacity pressures, for a total combined cost of \$31.4 billion over 10 years.
- Compared to the \$18.7 billion over 10 years available for school buildings in the 2024 budget, this represents an estimated funding shortfall of \$12.7 billion.

**FAO estimate of the 2024 Ontario Budget 10-year capital plan funding shortfall for school buildings, \$ billions**



Source: FAO analysis of information provided by the Province.

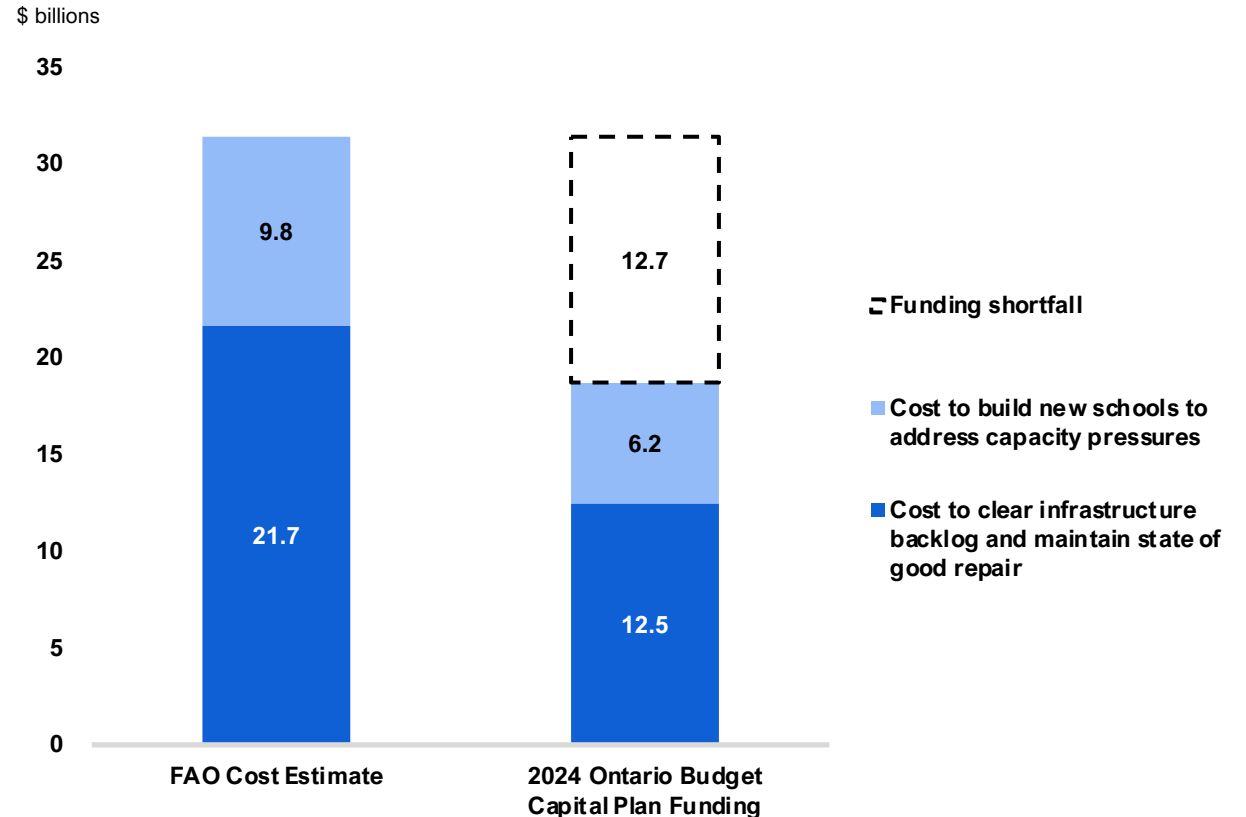




# The Effects of the Funding Shortfall

- If funded at the 2024 budget level, the FAO estimates that after 10 years:
  - The percentage of school buildings that are not in a state of good repair would increase from 37.4% in 2023-24 to 74.6% in 2033-34 and the infrastructure backlog would grow from \$6.5 billion in 2023-24 to \$22.1 billion; and
  - The number of overcapacity students would decline by 54.7 per cent from the 150,881 overcapacity students in the 2023-24 school year to 68,299 overcapacity students in 2033-34.

**FAO estimate of the 2024 Ontario Budget 10-year capital plan funding shortfall for school buildings, \$ billions**



Source: FAO analysis of information provided by the Province.



# Thank you!



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