



**Southeast Galt Elementary Schools Pupil Accommodation  
Review  
Minutes of Accommodation Review Committee Meeting # 10  
February 24, 2009 - 4:30 pm**

The tenth meeting of the Southeast Galt Accommodation Review Committee (ARC) was held at Stewart Avenue Public School, on February 24, 2009.

Committee Members Present:

Sue Thorne-McCaffrey, Principal of Alison Park P.S., Cindy Benedetti, Principal of Chalmers Street P.S., Allan MacKay, Principal of Manchester P.S., Brian Ward, Principal of Avenue Road P.S., Brian Beney, Vice Principal of Lincoln Avenue P.S., Wendy Daley, Vice Principal of Stewart Ave. P.S., Heather Forman, Vice Principal of Chalmers Street P.S., Jim Kirchin, Director of Planning Operations – City of Cambridge, Amneh Hamdan, Immigrant Services, Cambridge YMCA, Colin Kevan, parent – Manchester P.S., Margaret Montague, parent – Alison Park P.S., Janis Doran, parent – Central P.S., Koula Malatches, parent – Avenue Rd. P.S., Colleen Cade, parent – Chalmers Street P.S., Muhammad Arif, parent – Alison Park P.S., Linda Roechner, parent – Chalmers Street P.S., Mary Hingley, recording secretary, Lauren Manske, Planner, Nathan Hercanuck, Senior Planner and Chris Smith, Manager of Planning, for the Waterloo Region District School Board.

Regrets:

Diane DeCoene, Area Superintendent, Leslie Tinning, Principal of Stewart Ave. P.S., Jim Berry, Assistant Superintendent – Special Education, Linda Rogers, Principal of Lincoln Avenue P.S., Jennifer Crits, Principal of Central P.S., Ann Quenneville, parent – Central P.S., Jennifer Kevan, parent – Manchester P.S., Tracy Wegener, parent – Central P.S., Terri Nikolasevic, parent – Stewart Ave. P.S., Michele List, parent – Stewart Avenue P.S.

1. Welcome

- Chris Smith, Manager of Planning welcomed the ARC and opened the meeting at 4:30 p.m.

2. Meeting # 9 – draft minutes approval

- Mr. Smith asked if there were any comments or corrections on the draft minutes from our February 5, 2009 meeting.
  - None were raised.
- Minutes from February 5, 2009 were approved, mover: Cindy Benedetti, seconded: Sue Thorne-McCaffrey.

### 3. Ongoing: Questions or Comments, Draft Objectives, Valuation Templates

- Mr. Smith asked the ARC if there were any questions/comments regarding the draft objectives.
  - None were raised.
- Mr. Smith advised that the Valuation Templates are available online.

### 4. Review New Scenarios – Lauren Manske

- Ms. Manske gave a brief outline of the 2 new scenarios, which had been emailed to the ARC for their review before the meeting.

#### **Scenario Z**

- This scenario will have Manchester closing, rebuilding Alison Park on the Lauris Avenue site as a JK-6, and building a new JK-6 school off Myers Road.
- There would be no change to existing programming.

#### **Scenario W**

- This scenario will have Manchester and Lincoln Avenue closing, rebuilding Alison Park on the Lauris Avenue site as a JK-6, building a new JK-8 school off Myers Road and adding grades 7 and 8 to Avenue Road.
- Mr. Smith asked the ARC for their thoughts on these new scenarios.
  - A comment was made about financial viability, and the busing costs in scenario Z.
- Mr. Smith advised that scenario W would require less busing than Z, due to the elimination of the central 7/8 program. Manchester students may need busing to Alison Park due to hazards, but Area S will reduce, so this may equal out.
  - Does scenario Z have more busing?
- Yes it does, at first glance.
  - A question was raised about selling the land; financial implications.
- There is a process in place for selling Board property. The money from a sale goes into a capital reserve fund at the Board, to be used for things such as additions, upgrades and new construction. Mr. Smith added that scenario W would reduce 7/8 transportation, because we would have three 7/8 programs instead of the two we have currently. As stated earlier regarding the students from Manchester going to Alison Park, we would suggest transportation, due to hazards.
- There was general agreement of the committee with that last point.
- Mr. Smith noted that ideally we would like to get down to 2 or 3 scenarios, and then we can begin the process of costing/detailing them out. We can look at the big picture then: efficient, accessible buildings, size of schools; we don't have to have a JK-6 at 400 and JK-8 at 500 – that's a guideline. Cost should not be the only consideration, but it is important.
  - A committee member made the comment that she was sensitive to school closures; however the boundaries seemed good in the new scenarios. There was a concern with the Manchester students going to Alison Park and dealing with Dundas Street.

- Mr. Smith noted that busing will be an issue, and that there are safety issues north of the “delta”, also around the public walkway going under the railway. He added that in all scenarios, there will be busing to the new JK-8 school.
  - What could the upgrade to Chalmers Street be?
- Removing the port-a-pak. This would be the result of a smaller organization, which is not ideal.
  - A comment was made that there are advantages in closing an older school. The two and three storey buildings have supervision issues; they are not energy efficient, too hot in the summer months. The cost savings of a newer building would be an offset.
- Mr. Smith noted that accessibility upgrades would also not be necessary then. With Avenue Road as JK-8, and Manchester students going south to a new Alison Park, would some/all of them still go north for grades 7 and 8?
  - A question was raised, why capacity at Stewart Avenue goes down in scenario W?
- Ms. Manske noted that the port-a-pak is removed, thereby reducing the numbers. We may however continue to use the port-a-pak if it is in good shape. It could be used for a special education program for instance.
- Mr. Smith led the group through a summary of the 5 scenarios that were brought to the Public Meeting on January 28, 2009, in an effort to get down to 2 or 3 front runners.
- By consensus:

#### **Scenario A**

- This scenario does not meet the review objectives.

#### **Scenario B**

- This scenario does a good job of meeting the review objectives, there are a number of positives – it could be a front runner.

#### **Scenario C**

- This scenario does a fairly good job of meeting the review objectives, with Manchester and Alison Park closing as opposed to rebuilding on the Lauris Avenue site. It's still in the mix.

#### **Scenario D**

- This scenario does a pretty good job at meeting the review objectives. There was some interest and some concern. However, with no direction from either board, this scenario can't really proceed.

#### **Scenario E**

- This scenario doesn't really meet the review objectives, and is not a long-term solution.
- Mr. Smith suggested that we re-name the new Scenario W above, to **Scenario F** for consistency.
  - The ARC agreed.
- Mr. Smith advised that it would be difficult to do a detailed costing on all of the scenarios, so we need to drop the scenarios that we don't see working, we can however re-visit them. He asked the group if we have consensus to drop Scenarios A and E.
  - The ARC agreed not to pursue Scenarios A and E at this time.
  - It was also suggested that Scenario D not be pursued as well. There has been no direction from either Board, so it was felt there is no purpose in costing it out.

- The ARC agreed not to pursue Scenario D at this time.
- Mr. Smith did advise that we can come back to any of these scenarios at a later date if needed.
- It was agreed that Scenario B and C will go forward and be costed/detailed out.
- Mr. Smith asked the group if they felt Scenario F was a good choice to be costed out as well. This scenario involved rebuilding Alison Park on the current site as a JK-6, closing Manchester and Lincoln Avenue, adding grades 7 and 8 to Avenue Road, and building a new JK-8 school off Myers Road. Mr. Smith noted that the Alison Park site is pretty small for a new school, it might be tight. We could have a two storey structure built into the hill; however this may pose a security risk. Most new school construction these days prefer to have one main entrance. Due to the hill, he could see the school being built on the flat area, and the parking lot and playfield on the higher part.
- Ms. Manske passed around a map of the Alison Park site to see what a potential JK-6 school footprint would look like; it did not include any parking lot however.
  - It was agreed that Scenario F will go forward and be costed out as well.
- Mr. Smith led the group through a recap of the 3 scenarios now going forward for some detailed costing work: Scenarios **B, C and F**.

### **Scenario B**

- This is the JK-8 model; the scenario closes Alison Park and Lincoln Avenue. It requires an addition and program change at Avenue Road to make them JK-8. It also builds a new JK-8 school off Myers Road.
  - A question was asked why the numbers at Stewart Avenue are over built capacity.
- Mr. Smith advised not look at those percentages; look instead at the student totals and organization.
- The details will show us the cost of busing, needed facility item costs, etc.
- It was felt by the ARC that this scenario met with a lot of support; it also meets a lot of the draft objectives.
  - A question was asked about the students living in the townhouses in Area M, where do they go in this scenario?
- They would be bused to Chalmers Street.

### **Scenario C**

- In this scenario, Manchester and Alison Park close, Lincoln Avenue goes to JK-6, Avenue Road becomes JK-8, and a new JK-8 school is built off Myers Road.
  - A comment was made that Central and Chalmers Street numbers go down.
- Mr. Smith agreed that this scenario does not do so well on distribution; it will also mean that there will be surplus space at Lincoln Avenue.
  - It was also noted that the numbers are low for some schools, and for organization this is not ideal. A comment was made that Lincoln Avenue changing to a JK-6 model is not appealing.
- Mr. Smith asked the group at this point if we had consensus to drop Scenario C at this time, and not pursue a detailed costing for it.
  - The ARC agreed not to pursue Scenario C at this time.

### **Scenario F**

- In this scenario, Manchester and Lincoln Avenue close, grade 7 and 8 are added to Avenue Road, Alison Park is rebuilt on the Lauris Avenue site as JK-6, and a new JK-8 school is built off Myers Road.

- Mr. Smith noted that the numbers look pretty good in this scenario; Planning Staff will bring a footprint for rebuilding Alison Park on the existing site. We can also work out detailed costing for busing, boundary changes, the new school etc.
  - What is the future for the proposed residential development on the other side of highway 8?
- This area can support a school on its own. However, with the proposed new school from scenarios B & F, we could accommodate the first phase of increased enrolment, once the sewer construction has been completed. Mr. Smith also noted that the concept of a new school is getting some good feedback.
  - Mr. Kirchin, from the City of Cambridge noted that at this point there is no sanitary sewer at the proposed new school site off Myers Road, this could pose a problem.
- Mr. Smith asked Mr. Kirchin to check into this for the ARC, he also advised that he has spoken to the landowners of a potential parcel.
- The ARC agreed to continue with this scenario.

## 5. Roundtable

- Mr. Smith commented that for Public Meeting # 3, we hope to have a recommendation and at least one back up. We would like to get to a lead scenario.
- Mr. Smith confirmed that for the next meeting scheduled for Tuesday, April 7, 2009, Planning Staff will cost out Scenarios B & F. We will send the detailed packages to the group before the meeting, and ask that the ARC determine if the draft objectives are being met or not.
- At the next meeting, each objective will be reviewed with the scenarios. We will decide on a Public Meeting # 3 draft date, and work towards a recommendation.
  - Will there be a Public Meeting # 4?
- Yes, the fourth meeting is the one where we would advise the public of the recommendation going to the Board, and can be a drop in session.
- Mr. Smith commented that Special Education will need to be looked at while detailing the scenarios, and we will be contacting Jim Berry, the Assistant Superintendent over the next couple of weeks.
- Mr. Smith advised the group that when we get to the recommendation, the public will see what we have planned and what will happen. He then asked if there were any further questions or concerns.
  - None were raised.

## 6. Future Meeting Dates

- The next ARC meeting is scheduled for Tuesday, April 7, 2009, to be held at Stewart Avenue P.S.
- Mr. Smith thanked all for coming; meeting ended at 5:30 pm.

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### **Future Meeting Dates:**

**Tuesday, April 7, 2009, 4:30 – 6:00 pm at Stewart Avenue P.S.**