



**Southeast Galt Elementary Schools Pupil Accommodation  
Review  
Minutes of Accommodation Review Committee Meeting # 3  
October 28, 2008 - 4:30 pm**

The third meeting of the Southeast Galt Accommodation Review Committee (ARC) was held at Stewart Avenue Public School, on October 28, 2008.

Committee Members Present:

Jim Kirchin, Director of Planning Operations – City of Cambridge, Sue Thorne-McCaffrey, Principal of Alison Park P.S., Wendy Daley, Vice Principal of Stewart Ave. P.S., Allan MacKay, Principal of Manchester P.S., Brian Ward, Principal of Avenue Rd. P.S., Cindy Benedetti, Principal of Chalmers Street P.S., Geoff Suderman-Gladwell, Principal of Central P.S., Leslie Tinning, Principal of Stewart Ave. P.S., Colin and Jennifer Kevan, parents – Manchester P.S., Janis Doran, parent – Central P.S., Linda Roechner, parent – Chalmers St. P.S., Tracy Wegener, parent – Central P.S., Michele List, parent – Stewart Avenue P.S., Mary Hingley, recording secretary, Nathan Hercanuck, Senior Planner, Lauren Manske, Planner and Chris Smith, Manager of Planning, for the Waterloo Region District School Board.

Regrets:

Diane DeCoene, Superintendent, Jim Berry, Assistant Superintendent – Special Education, Linda Rogers, Principal of Lincoln Avenue P.S., Amneh Hamdan, Immigrant Services, Cambridge YMCA, Ann Quenneville, parent – Central P.S., Colleen Cade, parent – Chalmers St. P.S., Koula Malatches, parent – Avenue Rd. P.S., Muhammad Arif, parent – Alison Park P.S., Terri Nikolasevic, parent – Stewart Ave. P.S., Heather Forman, Vice Principal of Chalmers Street P.S., Margaret Montague, parent – Alison Park P.S. (sent a second)

1. Welcome

- Chris Smith, Manager of Planning opened the meeting at 4:30 pm, and welcomed Lachlan Montague who was attending the meeting on behalf of Margaret Montague.

2. Meeting # 2 – draft minutes attached

- Mr. Smith asked if there were any comments or corrections on the draft minutes from our Sept. 30, 2008 meeting. Seemed, all agreed. Moved by: Brian Ward, Second: Michele List. It was advised that once the meeting minutes have been approved by the committee at each subsequent meeting, they will be posted on the Board website.

### 3. Questions or comments

- Mr. Smith asked if the November 4, 2008 Public Meeting Notices were received at all the schools and delivered to the students. The principals present confirmed that. Mr. Smith and Mr. Hercanuck posted a sign at the original Alison Park school site announcing the Public meeting, as well as directions to the meeting, so that the school community is well informed.
- Sue Thorne-McCaffrey, principal of Alison Park P.S. asked for a picture/copy of the sign to include in their next school newsletter.

### 4. Jim Kirchin – Director of Planning Operations – City of Cambridge

- Mr. Kirchin was asked to speak to the ARC regarding future residential development in the review area, and what he sees happening with development activity.
- Mr. Kirchin displayed a map from the Staging of Development Report; he advised that the City does an annual forecast of development activity for a five-year period. They circulate this information to school boards and other agencies to coordinate the capital projects needed to support growth. Mr. Kirchin advised that the staging report includes all pending and draft approved plans of subdivision and their anticipated registration dates. The Annual staging of Development Report 2007 – 2011 is available on the City's website:  
<http://www.city.cambridge.on.ca/relatedDocs/Staging%20of%20development%202007-2011.pdf>
- The maps highlighted that much of the City's greenfield lands are now built out with future growth and development concentrated in a few areas like Southeast Galt and Cambridge West. As an example: in the Clemens Mill area there are only five vacant blocks of land remaining on Saginaw Parkway: an apartment block, townhouse block, seniors block and two commercial blocks. On Lena Crescent there are plans for two more high-rise buildings, aimed at seniors and empty nesters, not likely to generate student enrolment. The former Moore's Sawmill property on Franklin Boulevard is draft approved with 49 lots and should be registered by early 2009 to start building.
- In the East Galt area, on the south side of Myers Road, there will be development right out to the municipal boundary. Chrisview (at Myers and Water) is to be registered at the end of 2008. Empire (Cheese Factory Road) was registered May 2008, and will be built out by summer of 2009. Activa has applied for two hundred dwelling units (Dundas and Branchton Road), however this plan is impacted by the South Boundary Road preferred alignment.
- The last remaining greenfield area is on the east side of Dundas, in the Southeast Galt area where the Moffat Creek sanitary sewer is required.
- A question was asked: What does he see as a completion date for this area to be built up? Mr. Kirchin responds: Depends upon the ultimate completion of the Moffat Creek Sanitary Sewer extension which has been postponed because the tenders came in significantly over budget. The City is proposing to re-tender the sewer in January. Once the sewer is complete the development (both North and South sides of the Creek) could take eight to ten years to build out depending on economic conditions.

- Mr. Kirchin noted that the City has acquired thirty plus acres for a joint schools/library/park site in Southeast Galt. Mr. Smith commented that the Board is a partner with the City on this site. Mr. Smith also noted that with greenfield development, the first flush of enrolment is with new residential. The enrolment numbers for elementary students are holding steady in our Board, versus soft and declining enrolment in other areas of the Province.
- The Southeast Galt area has been planned since the early 1990's, for a total of four thousand units – with approximately twelve thousand people moving in over time. The City foresees a future community with a mix of residential land uses, at least two schools, parks and necessary road networks.
- Mr. Kirchin advised that land use planning is also impacted by a new Provincial directive through the Places to Grow Act and the Growth Plan for the Greater Golden Horseshoe Area whereby cities are to make better use of built areas and existing infrastructure. The Growth Plan requires forty percent of new growth to be within the existing built area, and sixty percent to come from greenfield development. As an example, the old Kanmet foundry in Preston has been re-zoned for residential apartments, and townhouses. Mr. Kirchin sees more of this happening in the future. The City is not at the forty percent target within its built boundary yet. The Growth Plan is also stipulating that new residential areas must also meet higher density targets in greenfield areas.
- Mr. Kirchin also discussed changing demographics – people are not having as many children, having them later in life, there are many more single parent families, and our average number of people per unit (ppu) has been declining. It used to be that the new families wanted a new home, in a new subdivision with a brand new school, but this may be changing. The younger generation may not want the same housing as their parents did.
- Mr. Smith asked Mr. Kirchin if anything was happening in the Manchester P.S. area with the older industrial sites (referred to as brownfield sites). The City has identified this area as an Area in Transition, and does encourage landowners to look at alternative development forms including high-density residential and mixed-use buildings. This area is also along the proposed Regional Rapid Transit Corridor where higher density uses are being promoted. Mr. Smith commented that traditionally, not a lot of enrolment comes from brownfield redevelopment sites. The Board does not want to abandon our presence in these areas – in case you need to address enrolment from potential re-development, for example, townhouses.
- Mr. Smith asked that if Alison Park P.S. were not re-built, would it have potential to be a re-development site? Mr. Kirchin responded that yes, if it is not re-built as a school, it would make sense for re-development, most likely residential use.
- A question was asked regarding the Southeast Galt area, as to a best guess for the number of students that might be housed in the two new schools. The response was that four thousand units would yield approximately one thousand to twelve hundred students. Most likely they would be accommodated in two schools, a JK-6 feeding a JK-8 facility. Mr. Smith added that we might proceed first on the joint site, with a City library and pool, however with no sewer construction, nothing is happening at the moment.

- A question was asked if families would move into the older neighbourhoods instead of the new subdivisions (greenfield development). Mr. Hercanuck advised that the older core areas have a stable student population; we may see this move happening as greenfield development runs out. Mr. Kirchin said that some planners are predicting that as the baby boomer generation ages, they will sell their homes and move to downtown core areas – to lofts, high-rises etc.; however, the City is not seeing this happening to any extent - seniors are staying in their homes longer, reluctant to move.
- It was also noted that in some areas the families moving in are new immigrants, new to our country, looking for affordable housing. Some are locating in the higher density housing such as apartments. These apartments see a lot of turnover; families stay perhaps two years, and then move on, but are replaced with others of similar demographics. Others are sharing housing with multiple families or generations in one unit.

#### 5. Discussion: Draft Objectives

- The draft objectives established at the last meeting were put up on the slide presentation and reviewed.
- Mr. Smith asked if there were any comments, he added that the objectives could be revisited at any time during the process, or added to, it is always open during the ARC process.
- It was suggested that consideration be given to the high school boundaries, and the schools that will feed into them. It was also noted that the solution needs to take into account future development, and how our ARC plan will mesh with that.

#### 6. Discussion: Valuation Templates

- Mr. Hercanuck advised the committee that an updated version of the valuation template was emailed to all before the meeting, it was named: Version 1, and reflected the changes made/suggested at the last meeting.
- Re: Section 3.1 Community Use through Rentals. It was put forth for discussion that the fees paid column be removed from the template, as these details are not necessary. There are different rates charged depending on the group, some are subsidized, some are not. Mr. Hercanuck advised that the spirit of this section was to address how much the community uses the school, not to be a measure of how much the Board collects from the use of a particular site. Rates in total are a cost recovery for the Board, not a revenue generator.
- Mr. Smith added that the fees are not relevant in this context, and if the ARC agrees we can modify the template. The consensus from the group was that the fees column was not needed, and it will be removed. Mr. Hercanuck will modify the template, name it: Version 1.1, and post it on the Board Website, for committee members to access.
- The ARC will continue to work on completing the valuation templates, and once that is done, the information will be collated into one template package per school. A complete file containing all the schools, parent, community input will be kept by the Planning department. Mr. Smith advised that the Planning staff would bring a school's completed template to that school's parent council meetings to present, if desired, as a final "check".

- Mr. Smith also talked about touring the schools in the study, an idea that was addressed in the first meeting. A school bus could be arranged to take ARC members on a tour, but if we started the tour at 4:30 p.m., we would run out of daylight. There are two PD days coming up: Friday November 7, and Friday December 5. It was put forth that we could run the tours on either of those days – the tour lasting approximately three hours.
- Response was that with the PD days, the students are at home, so some of the parent representatives may not be able to attend. It was also suggested to do a self-tour, to make arrangements with each principal to visit their school at an arranged time.
- Mr. Smith summed up that a full group tour seems to be desirable so that committee members are there to discuss issues as they come up. Group feedback is very useful, especially when it comes to scenario development.
- Planning staff can arrange the tours, and will set a schedule up for Friday December 5, and advise the schools.

#### 7. Roundtable

- Mr. Smith asked if there were any comments or questions.
- Mr. Smith wanted to remind the ARC about the Public Meeting on Tuesday November 4, 2008 at Lincoln Avenue P.S. The purpose of the public meeting is to explain the process/timelines/draft objectives. There will be break out rooms provided if needed for any translation issues. The meeting has been advertised in the Cambridge Times and The Record.
- Sue Thorne-McCaffrey, Principal at Alison Park P.S., wanted to express her appreciation to the Planning Department, for their effort in preparing for the Public Meeting, having the translation to Urdu on the Public Notices.

#### 8. Future Meeting Dates:

- The future meeting dates: November 11, November 25, and December 9, will all be held at Stewart Avenue P.S. Leslie Tinning, Principal of Stewart Avenue P.S. offered one of these dates as a time for the Stewart Avenue P.S. tour.
- Chris Smith thanked all for coming; meeting ended at 6:00 pm.

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#### **Future Meeting Dates:**

**Public Meeting – Nov 4<sup>th</sup> @ Lincoln Ave. P.S. – 7:00 pm**  
**Tuesday November 11, 2008 – 4:30 – 6:00 p.m. Stewart Avenue P.S. Library**  
**Tuesday November 25, 2008 – 4:30 – 6:00 p.m. Stewart Avenue P.S. Library**  
**Tuesday December 9, 2008 – 4:30 – 6:00 p.m. Stewart Avenue P.S. Library**