

**SOUTHEAST GALT ELEMENTARY
SCHOOLS PUPIL ACCOMMODATION
REVIEW**

**ACCOMMODATION REVIEW COMMITTEE
SCHOOL VALUATION REPORT
FINDINGS AND RECOMMENDATIONS**

EXECUTIVE SUMMARY

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1.0 Purpose

To report to the Waterloo Region District School Board's senior administration, the recommendation(s) of the Southeast Galt Elementary Schools Pupil Accommodation Review Committee on pupil accommodation within the Southeast Galt Review Area.

2.0 Background

The Waterloo Region District School Board's comprehensive long-range plan for pupil accommodation, adopted in 2001, first identified the need for an elementary accommodation review for the South-east Galt community in the City of Cambridge for the 2007-08 school year. The review area suggested at that time included Alison Park, Central, Lincoln Avenue and Manchester Public Schools.

The 2001 plan also identified a new, Junior Kindergarten to Grade 8 school in the as yet undeveloped residential area bounded by Main Street East, Dundas Street (Hwy 8) and the east side Cambridge city limits.

Later updates of the Board's accommodation plans postponed that new school to 2011, since the new housing activity in this large quadrant had been delayed by issues associated with the extension of the major trunk sanitary sewer to service the development.

The accommodation review was also deferred: firstly, because the Ministry of Education had placed a moratorium on school closure considerations until late 2006, and secondly, because changes to school capital financing and programming such as primary class size of 20, changed the Board's accommodation priorities.

However, the accommodation situation in the Southeast Galt community had not changed. The Board still had a number of outstanding issues:

- small school organizations and underutilized capacity
- declining enrollment in older neighbourhoods
- older facilities with building systems – plumbing, roofing, heating, grounds – and accessibility deficiencies
- mix of elementary program delivery models: JK-6, JK-8, 7/8
- overcrowded buildings with large student populations (portables, small sites)
- poor distribution of facilities, creating gaps in service and requiring student transportation

The most appropriate way to address these issues would have been through an accommodation review, which provides a process to look at all of these issues in a larger context.

The unfortunate fire at Alison Park Public School in May 2008, and the subsequent demolition of the entire building and relocation of the students and staff as a unit to

temporary facilities, provided the need and opportunity for the Board and the community to look at the Southeast Galt elementary accommodation situation.

The Southeast Galt Elementary Schools Pupil Accommodation Review was formally initiated by the Waterloo Region District School Board in late June 2008. It has followed the Board's policy on Pupil Accommodation Review (#4000) which was adopted in June 2007 and is consistent with the Ontario Ministry of Education's Pupil Accommodation Review Guidelines issued in October 2006 (2006:SB12).

3.0 Rationale

The ARC agreed at the outset to the development of a set of Review Objectives. These would be the criteria used to evaluate the various scenarios developed and a preferred accommodation option for the Southeast Galt community should be the scenario that came closest to meeting all of the Review Objectives.

The ARC, through consensus, decided that Scenario 'B' best met these Objectives.

The Review Objectives and how well each of these two scenarios meets these Objectives are set out in the following ARC recommendations.

4.0 Accommodation Review Committee Recommendation(s)

The Accommodation Review Committee for the Southeast Galt Elementary Schools Pupil Accommodation Review recommends:

That Scenario 'B' attached be implemented in its entirety; and specifically:

That Alison Park Public School be formally closed by the Waterloo Region District School Board in June 2011; and

That Lincoln Avenue Senior Public School be formally closed in June 2012; and

That a new Junior Kindergarten to Grade 8 school, of approximately 640 pupil place capacity, be constructed on a new site generally in the vicinity of Myers Road and Dundas Street in the City of Cambridge, to open in September 2011; and

That an addition of approximately 200 pupil place capacity including a second gymnasium, senior program facilities, additional washrooms, site upgrades and parking, etc., be constructed at Avenue Road Public School to be completed by September 2011; and

That the elementary boundaries be adjusted as proposed for Chalmers Street, Central, Avenue Road, Manchester, Stewart Avenue Public Schools, and the new school, including the Grades 7 and 8 boundaries for the Elgin Street Public School area, effective September 2011 for Junior Kindergarten to Grade 7 students and September 2012 for the Grade 8 students; and

That funds be allocated by the Waterloo Region District School Board to undertake the required accessibility upgrades as well as renovations at Manchester Public School to be completed by September 2012; and

That transportation be provided to Junior Kindergarten to Grade 8 students in the current (2008-09) Alison Park boundary to their new school; and

That Waterloo Region District School Board staff work with parents in this review area who are interested in initiating another location for an elementary French Immersion program.

Should Scenario 'B' not receive support, the ARC recommends as a reasonable second choice:

That Scenario 'F' attached be implemented in its entirety; and specifically,

That Manchester Public School be formally closed by the Waterloo Region District School Board in June 2011; and

That Lincoln Avenue Public School be formally closed in June 2012; and

That a new Junior Kindergarten to Grade 8 school, of approximately 600 pupil place capacity, be constructed on a new site generally in the vicinity of Myers Road and Dundas Street in the City of Cambridge, to open in September 2011; and

That a new Junior Kindergarten to Grade 6 school of approximately 400 pupil place capacity be built on the existing Alison Park school site (Lauris Avenue), to open in September 2011; and

That an addition of approximately 200 pupil place capacity including a second gymnasium, senior program facilities, additional washrooms, site upgrades and parking, etc., be constructed at Avenue Road Public School, to be completed for September 2011; and

That the elementary boundaries be adjusted as proposed for Alison Park, Chalmers Street, Central, Avenue Road, Stewart Avenue Public Schools, and the new school, including the Grades 7 and 8 boundaries for the Elgin Street Public School area, effective September 2011 for Junior Kindergarten to Grade 7 students and September 2012 for the Grade 8 students; and

That transportation be provided to Junior Kindergarten to Grade 6 students living in the area of the current (2008-09) Manchester P.S. boundary, shown as Areas 'E' and 'F' on Appendix 'A' of the ARC Valuation Report, to their new school; and

That Waterloo Region District School Board staff work with parents in this Review area who are interested in initiating another location for an elementary French Immersion program.

Scenario B

Description

- Alison Park P.S. 30 Lauris Ave, Cambridge (existing site) location closed
- A new school (JK-8) built in the Myers Rd/Dundas St area to accommodate Alison Park students and a portion of Chalmers Street students
- Lincoln Avenue P.S. closed
- An addition at Avenue Road P.S. to accommodate a 7-8 program, converting it to JK-8, Manchester P.S. and Elgin Street P.S. feed Avenue Road for grades 7-8.
- Central P.S. feeds Stewart Avenue P.S. for grades 7-8
- Chalmers Street P.S. gains Avenue Road's bussed area (Area M) and feeds the new school for grades 7-8

Programming

- Senior 7/8 program phased out, JK-8 with a JK-6 feeder becomes the model
- Recommend French Immersion program commence at New School (Grade 1 only in the first year) if enough interest is generated
- Recommend Avenue Road as home for Development Education and Life Skills classes in the area
- Recommend Orthopedic and Learning Disabilities classes remain at Stewart Avenue
- Recommend ESL (English as a Second Language) support continue at all schools

School	JK-6	JK-8	7-8	French Immersion	Special Education	ESL
Avenue Road		•			•	•
Central	•					•
Chalmers St	•					•
Manchester	•					•
Stewart Ave		•			•	•
New School		•		○		•

Enrolment Projections

School	Built Capacity 2011	2011		2015		2018	
		Total	% Capacity	Total	% Capacity	Total	% Capacity
New School	640	568	89%	682	107%	605	95%
Alison Park	Closed						
Avenue Road	482	451	94%	467	97%	450	93%
Central	236	237	100%	255	108%	231	98%
Chalmers St.	360	361	100%	330	92%	309	86%
Elgin Street	320	429	134%	385	120%	369	115%
Lincoln Ave.	Closed						
Manchester	256	302	118%	290	113%	282	110%
Stewart Ave.	621	613	99%	593	95%	583	94%
Total	2915	2961	102%	3002	103%	2829	97%

Notes:

- Built capacity includes permanent construction and any Portapack (PPK) additions (not portables)
- Built capacity includes additions which require budget approval
- Special Education classes tend to occupy more space in a school than a regular class, which will modify the available capacity of a school
- % Capacity calculated using built capacity (with PPK) and Total students [% Capacity = (Built Capacity/Total)*100]
(Consideration for the impact on facilities with the potential introduction all day, every day kindergarten)
- Boundary changes would not occur until necessary facilities are built – estimated date of completion is September 2011

Please note these numbers are approximations calculated based on the most current information available.

Capital Construction Costs

Location	Description	Estimated Cost	Funding
Avenue Road	200 pupil place addition with senior elementary facilities, gymnasium, washrooms, parking lot modifications and possible child care	\$5.5M (less \$600,000 if no child care)	New Pupil Place grants, Proceeds of Disposition
Myers Rd and Dundas St (New School)	JK-8 school of 640 pupil places with a double gym, senior elementary facilities and possible child care	\$11.5M (less \$600,000 if no child care)	New pupil place grants, Proceeds of Disposition, Insurance claim
TOTAL		\$15,800,000 - \$17,000,000	

*Estimated costing based on benchmarks set by the Ministry of Education

Staffing Impact (Administration)

School	Principal	VP	Head Secretary	Custodian
Alison Park	-1		-1	-1
Avenue Road	1	+1	1	1
Central	1		1	1
Chalmers St	1	-1	1	1
Manchester	1		1	1
Stewart Ave	1	1	1	1
Lincoln Ave	-1	-1	-1	-1
New School	+1	+1	+1	+1
Total (gross)	6	3	6	6
Total (net)	-1	0	-1	-1

Accessibility Assessment

Location	Description	Estimated Cost	Funding
Avenue Road	Install proper ramp at front entrance, install automated doors, HC bus access	Included in addition project cost	Unknown
Central	Elevator/stair lift to lower floor, automated doors	Unknown	Unknown
Manchester	Elevator/stair lift to all levels, automated doors, ramps/access to front entrance, HC washrooms	\$1,000,000	Unknown

Potential Revenue

Location	Description	Estimated Revenue	Account
Alison Park	Sale of 30 Lauris Ave, Cambridge property; 3.78 acres with dual street frontage, Zoned N1R4	Market value – Approximately \$900,000 +/-	Proceeds of Disposition
Lincoln Avenue	Sale of 77 Lincoln Avenue, Cambridge property; 4.48 acre property; 46,500 sq ft building, Zoned N1R5	Market value – Approximately \$600,000 +/- (includes demolition)	Proceeds of Disposition
Total Estimated Revenue		\$1,500,000	

Review Objectives

To determine a permanent option for Alison Park (not portables), and where possible, keep Alison Park students together

- A new built JK-8 facility will accommodate all Alison Park area students together

To find a solution that is long-term, considers permanent construction, and has regard for future demographic changes and development patterns

- Have taken into consideration in the enrolment projections, the proposed development in the area
- Concern that because Alison Park area is a bused community that they will not be at the new school for the long-term (as new development comes in closer to the new school)
- Board's commitment can be to have the new JK-8 school as Alison Park area's new home

To address enrolment impact on programs at all schools by maintaining/developing equitable facilities that are financially feasible

- Solution provides a better organization than current situation

Where possible, reduce busing to reduce environmental and transportation costs in the long-term

- Reduces transportation for grades 7 and 8 overall
- Transportation costs reduced overall

To address physical accessibility of facilities in the study area

- New school and Avenue Road P.S. would be fully accessible
- Manchester P.S. stays, priority to do upgrades
- Central P.S. would be recommended to have priority for upgrades

Where possible, to provide access to specialized programs more broadly across schools in the study area

- Recommend to maintain programming at Stewart Avenue P.S. and Avenue Road P.S.
- Recommend to elicit support for French Immersion at one of the schools in the study area

To support optimal use of facilities (school and site), capital and operating resources

- Good use of facilities, eliminating 2 schools to build 1 and an addition at another

To have regard for secondary school boundaries

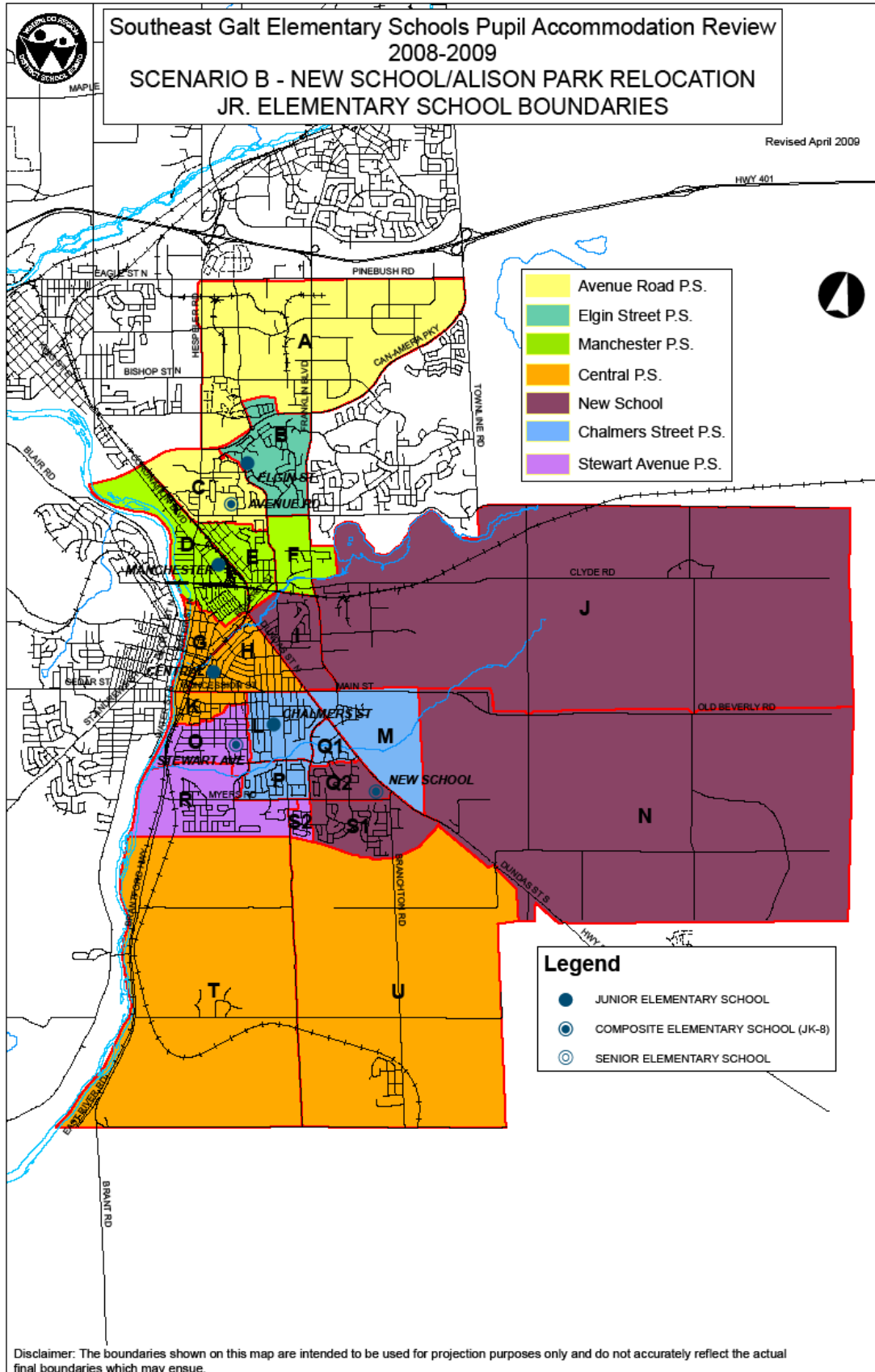
- Alison Park area and Central P.S. students now tied to Glenview Park Secondary School feeder schools (New school and Stewart Avenue P.S.)

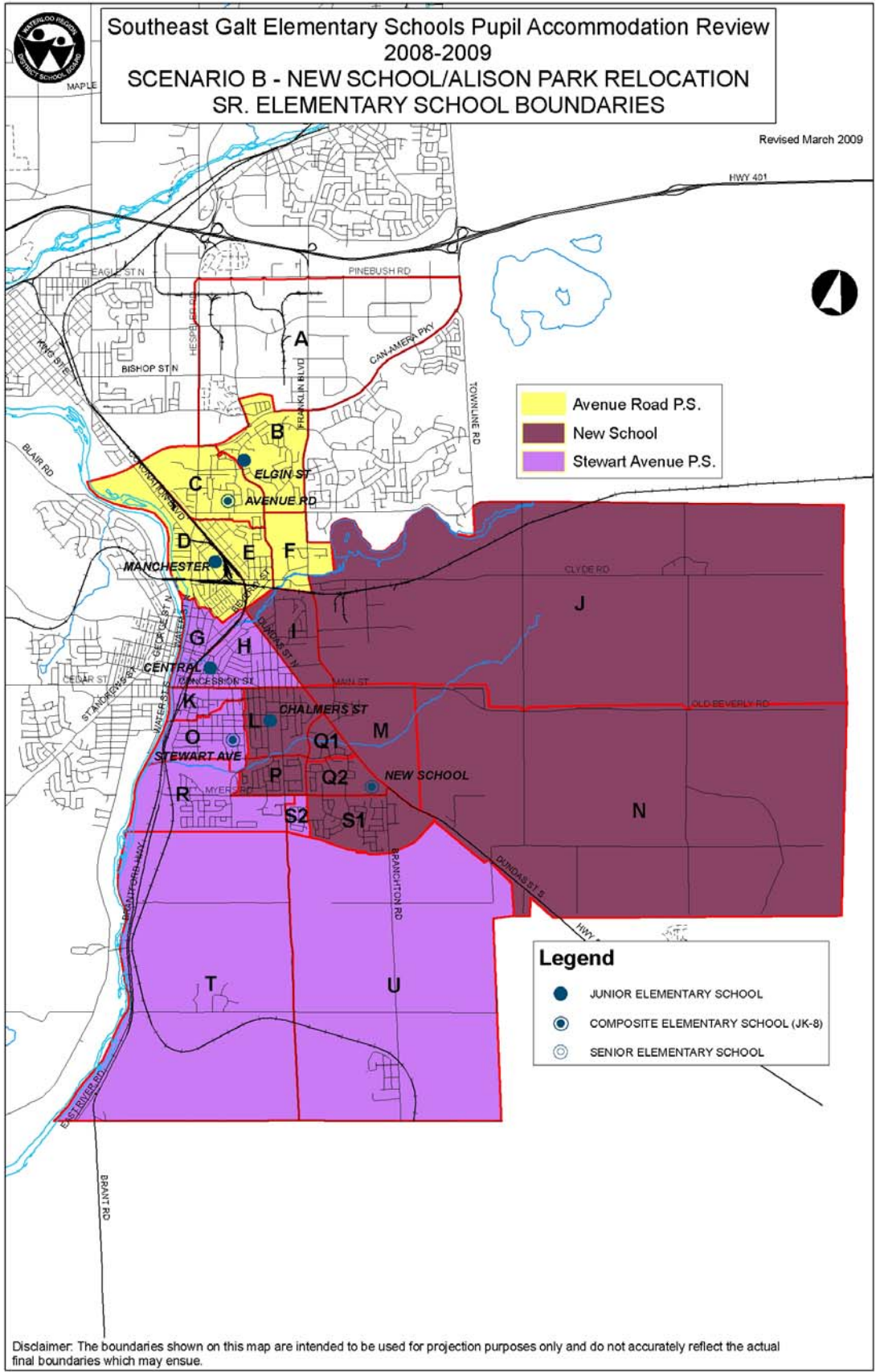
To address student transitions where changes are proposed

- If school is finished in December 2010, Alison Park students could move right away
- Recommend that students entering Grade 8 in the 2011 school year be allowed to finish out at Lincoln Avenue P.S. (Lincoln Avenue P.S. operates for 1 year offering only grade 8)

Appendix 'A'

- Loss of 'neighbourhood' school (at Alison Park and Lincoln Avenue) transitions necessary for property owners and families





Scenario 'F'

Description:

- Rebuild Alison Park P.S. at 30 Lauris Ave, Cambridge (existing site) as JK-6
- A new school (JK-8) built in the Myers Rd/Dundas St area to accommodate Alison Park students (7-8) and a portion of Chalmers Street (JK-8), Avenue Road (JK-8) and Central (7-8) students
- Lincoln Avenue P.S. closed
- Manchester P.S. closed
- An addition at Avenue Road P.S. to accommodate grade 7-8 program, converting it to JK-8, Elgin Street P.S. feeds Avenue Road for grades 7-8.
- Central P.S. feeds Stewart Avenue P.S. for grades 7-8
- Chalmers Street P.S. and Alison Park feed the new school for grades 7-8

Programming

- Senior 7/8 program phased out, JK-8 with a JK-6 feeder becomes the model
- Recommend French Immersion program commence at New School (Grade 1 only in the first year) if enough interest is generated
- Recommend Avenue Road as home for Development Education and Life Skills classes in the area
- Recommend Orthopedic and Learning Disabilities classes remain at Stewart Avenue
- Recommend ESL (English as a Second Language) support continue at all schools

School	JK-6	JK-8	7-8	French Immersion	Special Education	ESL
Alison Park	•					•
Avenue Road		•			•	•
Central	•					•
Chalmers St	•					•
Stewart Ave		•			•	•
New School		•		○		•

Transportation Implications

School	2008/2009		Scenario F (2011/2012 and beyond)	
	Runs	Cost/Year	Runs	Cost/Year
Alison Park	3	\$53,400	5	\$89,000
Avenue Road	1	\$17,800	2	\$35,600
Central	1	\$17,800	0	\$0
Chalmers Street	3	\$53,400	1	\$17,800
Lincoln Avenue	6	\$106,800	-0	-
Manchester	2	\$35,600	0	-
Stewart Avenue	3 with 2 combined	\$53,400	2	\$35,600
New School	-	-	3 or 4	\$71,200
Total	19 or 20 runs	\$338,200	13 or 14 runs	\$249,000
Annual Savings			6 or 7 runs	\$89,000

Cost per year based on the assumption that all routes are multi-routed (combined with another school). If a route cannot be multi-routed, the cost would change to \$35,600 per run.

Changes to existing facilities

School	Closure	Addition/Construction	Accessibility Upgrades
Alison Park		● New JK-6 school	
Avenue Road		● 7-8 facilities	○ minor
Central			○
Chalmers St			
Lincoln Avenue	●		
Manchester	●		
Stewart Ave			
Other		● New JK-8 school	

● Required ○ Recommended priority – subject to budget approval

*Estimated date of completion is September 2011

Enrolment Projections

School	Built Capacity 2011	2011		2015		2018	
		Total	% Capacity	Total	% Capacity	Total	% Capacity
New School	600	559	93%	655	109%	594	99%
Alison Park	400	389	97%	387	97%	367	92%
Avenue Road	482	468	97%	477	99%	460	95%
Central	236	234	99%	243	103%	219	93%
Chalmers St.	360	275	76%	271	75%	248	69%
Elgin Street	320	429	134%	385	120%	369	115%
Lincoln Ave.	Closed						
Manchester	Closed						
Stewart Ave.	621	607	98%	584	94%	572	92%
Total	3019	2961	98%	3002	99%	2829	94%

Notes:

- Built capacity includes permanent construction and any Portapack (PPK) additions (not portables)
- Built capacity includes additions which require budget approval
- Special Education classes tend to occupy more space in a school than a regular class, which will modify the available capacity of a school
- % Capacity calculated using built capacity (with PPK) and Total students [% Capacity = (Built Capacity/Total)*100]
(Consideration for the impact on facilities with the potential introduction all day, every day kindergarten)
- Boundary changes would not occur until necessary facilities are built – estimated date of completion is September 2011

Please note these numbers are approximations calculated based on the most current information available.

Capital Construction Costs

Location	Description	Estimated Cost	Funding
Avenue Road	200 pupil place addition with senior elementary facilities, gymnasium, washrooms, parking lot modifications and possible child care	\$5.5M (less \$600,000 if no child care)	New Pupil Place grants, Proceeds of Disposition
Myers Rd and Dundas St (New School)	JK-8 school of 600 pupil places with a double gym, senior elementary facilities and possible child care	\$11.5M (less \$600,000 if no child care)	New pupil place grants, Proceeds of Disposition
Alison Park	JK-6 school of 400 pupil places with a double gym and possible child care	\$7.5M (less \$600,000 if no child care)	Insurance claim, New pupil place grants, Proceeds of Disposition
TOTAL		\$22,700,000- \$24,500,000	

*Estimated costing based on benchmarks set by the Ministry of Education

Staffing Impact (Administrative)

School	Principal	VP	Head Secretary	Custodian
Alison Park	1		1	1
Avenue Road	1	+1	1	1
Central	1		1	1
Chalmers St	1	-1	1	1
Manchester	-1		-1	-1
Stewart Ave	1	1	1	1
Lincoln Ave	-1	-1	-1	-1
New School	+1	+1	+1	+1
Total (gross)	6	3	6	6
Total (net)	-1	0	-1	-1

Accessibility Assessment

<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Funding</i>
Avenue Road	Install proper ramp at front entrance, install automated doors	Included in addition project cost	Unknown
Central	Elevator, automated doors	Unknown	Unknown

Potential Revenue

<i>Location</i>	<i>Description</i>	<i>Estimated Revenue</i>	<i>Account</i>
Manchester	Sale of 455 Dundas Street, Cambridge; 4.11 acres property; 3 storey, 26,415 sq ft building	Market value – Approximately \$400,000 +/- (includes demolition)	Proceeds of Disposition
Lincoln Avenue	Sale of 77 Lincoln Avenue, Cambridge property; 4.48 acre property; 46,500 sq ft building	Market value – Approximately \$600,000 +/- (includes demolition)	Proceeds of Disposition
Total Estimate Revenue		\$1,000,000	

Review Objectives

To determine a permanent option for Alison Park (not portables), and where possible, keep Alison Park students together

- A new built JK-6 facility will accommodate all Alison Park area students together at the Lauris Avenue site
- Keeps Alison Park students together, but splits Manchester P.S. students 3 ways, not equitable

To find a solution that is long-term, considers permanent construction, and has regard for future demographic changes and development patterns

- Meets definition of "long-term"
- Meets the core area development objective of the City of Cambridge and Region of Waterloo
- Locks into current locations, may take away from future school locations in new development areas (replaces building, but is in a mature neighbourhood), we may be over-building school capacity in the area

To address enrolment impact on programs at all schools by maintaining/developing equitable facilities that are financially feasible

- Solution provides a better organization than current situation

Where possible, reduce busing to reduce environmental and transportation costs in the long-term

- Reduces transportation for grades 7 and 8 overall
- Transportation costs reduced overall
- Costs more than Scenario B because a few additional runs required for Manchester area students for hazards (not distance)

To address physical accessibility of facilities in the study area

- Eliminates need for upgrades at Manchester P.S.
- New school and Avenue Road P.S. would be fully accessible
- Central P.S. would be recommended to have priority for upgrades

Where possible, to provide access to specialized programs more broadly across schools in the study area

- Recommend to maintain programming at Stewart Avenue P.S. and Avenue Road P.S.
- Recommend to elicit support for French Immersion at one of the schools in the study area

To support optimal use of facilities (school and site), capital and operating resources

- Closing an existing JK-6 facility to build a new one – costs more than Scenario B
- Long-term not supporting optimal use

To have regard for secondary school boundaries

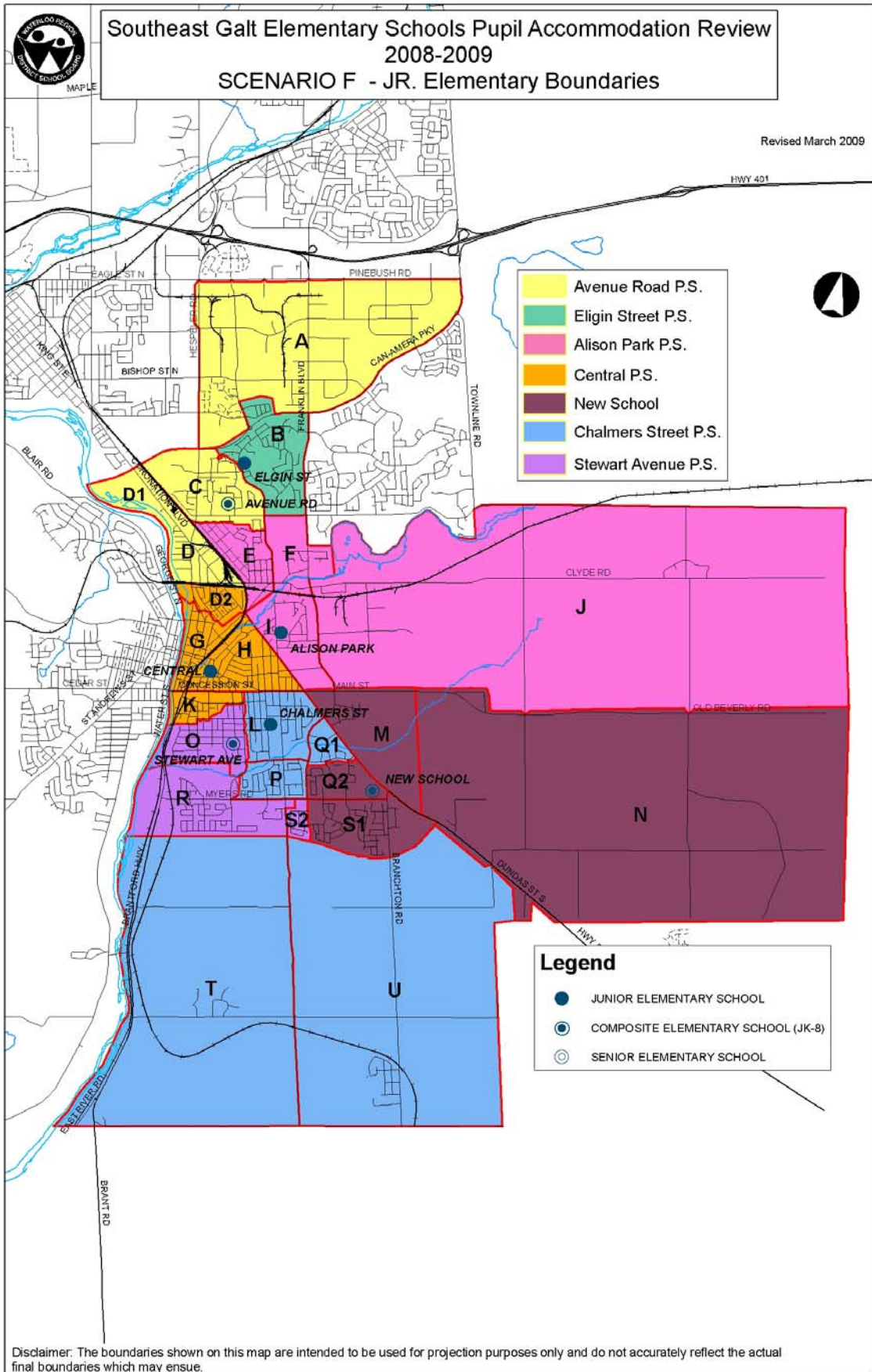
- Alison Park area and Central P.S. students now tied to Glenview Park Secondary School feeder schools (New school and Stewart Avenue P.S.)

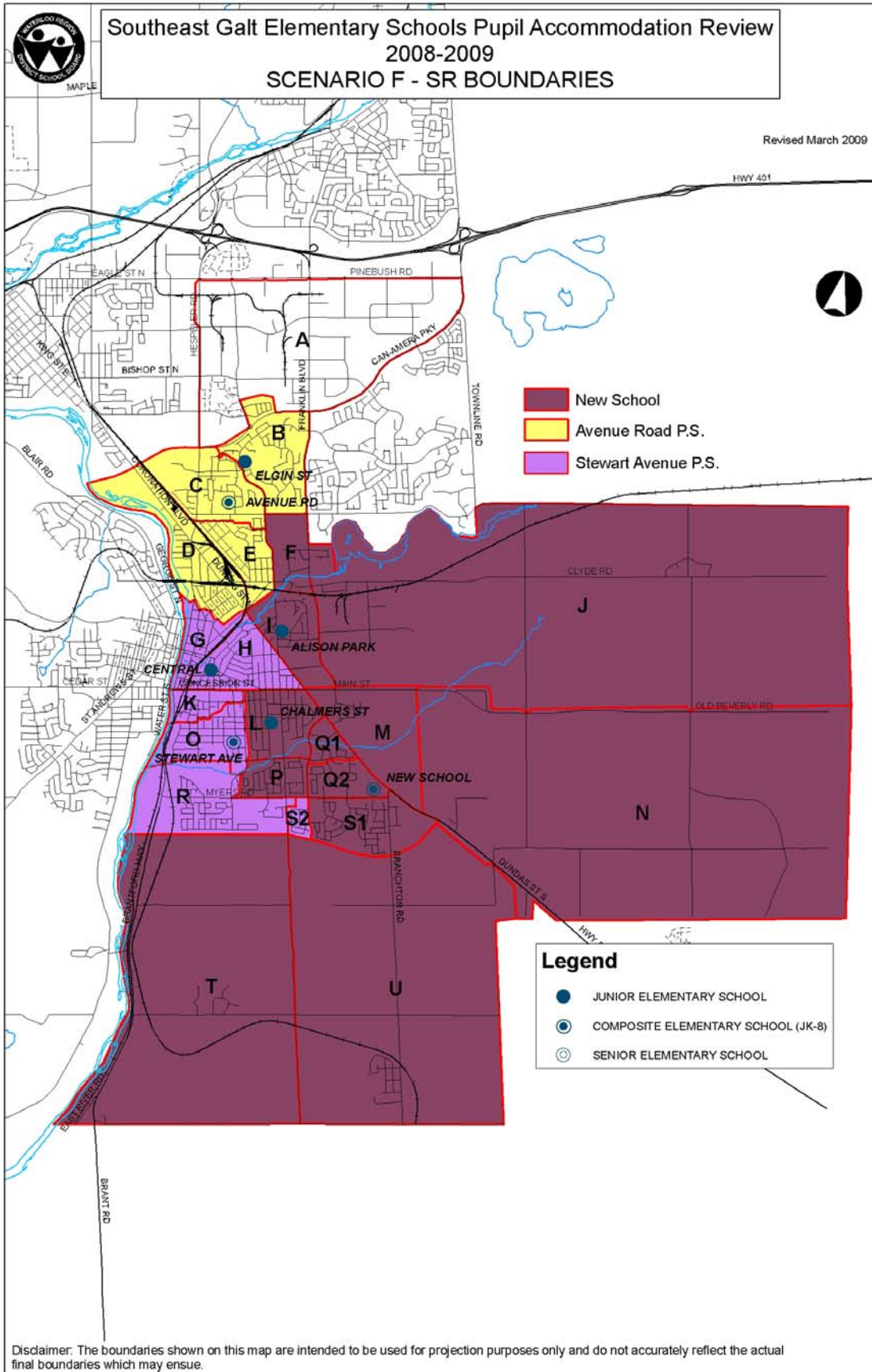
To address student transitions where changes are proposed

- If school is finished in December 2010, Alison Park students could move right away
- Recommend that students entering Grade 8 in the 2011 school year be

Appendix 'A'

- allowed to finish out at Lincoln Avenue P.S. (Lincoln Avenue P.S. operates for 1 year offering only grade 8)
- Loss of 'neighbourhood' school (at Manchester and Lincoln Avenue) transitions necessary for property owners and families





Appendix 'B'

Southeast Galt Accommodation Review Committee
Comprised of:

Name	Representative for:
Margaret Montague, Parent	Alison Park P.S.
Muhammad Arif, Parent	Alison Park P.S.
Koula Malatches, Parent	Avenue Road P.S.
Ann Quenneville, Parent	Central P.S./Lincoln Avenue P.S.
Janis Doran, Parent	Central P.S.
Tracy Wegener, Parent	Central P.S.
Linda Roechner, Parent	Chalmers Street P.S.
Colleen Cade, Parent	Chalmers Street P.S.
Jennifer Kevan, Parent	Manchester P.S.
Colin Kevan, Parent	Manchester P.S.
Terri Nikolasevic, Parent	Stewart Avenue P.S.
Michelle List, Parent	Stewart Avenue P.S.
Sue Thorne-McCaffrey, Principal	Alison Park P.S.
Brian Ward, Principal	Avenue Road P.S.
Geoff Suderman-Gladwell/ Jennifer Crits, Principal	Central P.S. (Ms. Crits joined the ARC February 24, 2009 when she assumed the role of Principal at Central P.S.)
Cindy Benedetti, Principal	Chalmers Street P.S.
Alan MacKay, Principal	Manchester P.S.
Linda Rogers, Principal	Lincoln Avenue P.S. (on leave as of November 25, 2009)
Brian Beney, Vice-Principal	Lincoln Avenue P.S. (joined the ARC November 25, 2009 for Ms. Rogers)
Leslie Tinning, Principal	Stewart Avenue P.S.
Diane DeCoene, Superintendent of Education	WRDSB (School Area Superintendent)
Jim Kirchin, Director of Planning Operations	City of Cambridge (Municipal Representation)
Amneh Hamdan, Immigrant Services	Cambridge YMCA (Community Representative)
Jim Berry, Assistant Superintendent Learning Services (Special Education)	WRDSB (Other Board Representative)
Chris Smith, Manager of Planning	WRDSB (Planning Staff/ARC Support)
Nathan Hercanuck, Senior Planner	WRDSB (Planning Staff/ARC Support)
Lauren Manske, Planner	WRDSB (Planning Staff/ARC Support)
Mary Hingley, Planning Secretary	WRDSB (Planning Staff/ARC Support)

Southeast Galt Elementary Schools Pupil Accommodation Review
Meeting Dates

Date	Meeting
September 23, 2009	ARC #1
September 30, 2009	ARC #2
October 28, 2009	ARC #3
November 4, 2009	Public Meeting #1
November 11, 2009	ARC #4
November 25, 2009	ARC #5
December 9, 2009	ARC #6
January 8, 2009	ARC #7
January 20, 2009	ARC #8
January 28, 2009	Public Meeting #2
February 5, 2009	ARC #9
February 24, 2009	ARC #10
April 7, 2009	ARC #11
April 21, 2009	Public Meeting #3
April 30, 2009	ARC #12
May 21, 2009	ARC #13
May 26, 2009	Public Meeting #4