

Report to Committee of the Whole

October 19, 2009



Waterloo Region
District School Board



Director of Education

SUBJECT: RECOMMENDATIONS RESULTING FROM THE SOUTHEAST GALT ELEMENTARY SCHOOLS' PUPIL ACCOMMODATION REVIEW

ORIGINATOR: This report was prepared by Marilyn Marklevitz, Executive Superintendent of Business and Financial Services and Treasurer, Ian Gaudet, Controller of Facility Services, Marion Jarrell, Controller of Financial Services, Chris Smith, Manager of Planning, Nathan Hercanuck, Senior Planner and Lauren Manske, Planner, in consultation with the Executive Committee.

PURPOSE:

To seek approval for recommendations resulting from the Southeast Galt Elementary Schools' Pupil Accommodation Review, including boundary changes, approval for the construction of a new Junior Kindergarten to Grade 8 school, an addition and program change for Avenue Road Public School and the closure of Alison Park and Lincoln Avenue Public Schools.

BACKGROUND:

On June 23, 2008, the Board approved the undertaking of a Pupil Accommodation Review of the elementary schools in the Southeast Galt community of the City of Cambridge, comprising Alison Park, Avenue Road, Central, Chalmers Street, Lincoln Avenue, Manchester and Stewart Avenue Public Schools.

An Accommodation Review is a formal process that may result in school closure and consolidation, school construction and renovations and boundary and program changes in a defined area within the Board's jurisdiction. The Southeast Galt community was identified for an Accommodation Review in the Board's Long-range Pupil Accommodation Plan, adopted in 2001, but the need to undertake the review was delayed by the Ministry of Education's moratorium on school closure considerations until late 2006, and by changes to school capital financing and programming. However, the loss of the Alison Park facility due to irreparable fire damage in May 2008 necessitated an urgent need to review accommodation issues within the Southeast Galt community.

In accordance with the Board's Accommodation Review Policy (4000) and in compliance with the Ontario Ministry of Education's Pupil Accommodation Review Guidelines (2006:SB12), the Board directed the establishment of an Accommodation Review Committee to carry out the Accommodation Review.

The Accommodation Review Committee (ARC) for the Southeast Galt community has carried out its investigations and deliberations and formally submitted its School Valuation Report and Recommendations on June 3, 2009. Upon request from the Director of Education and Executive Committee on July 6, 2009, staff have reviewed the ARC's report and are now presenting their proposals and recommendations in response to the work carried out by the ARC.

Board Policy 4000 requires that there must be no fewer than sixty days notice prior to the meeting where trustees will vote on the recommendations. School holidays such as the summer vacation must not be considered part of the 60 day period; therefore, the board will have met this criterion by consideration of the recommendations at this time.

STATUS:

The Southeast Galt ARC, as submitted on June 3, 2009, chose Scenario 'B' as their preferred accommodation solution.

In summary, Scenario 'B' contains the following proposals:

- closure of Alison Park P.S. and Lincoln Avenue P.S.
- construction of a 200 pupil place addition at Avenue Road P.S. to accommodate a senior 7/8 program
- construction of a new 640 pupil place JK-8 school in the Myers Road area.
- facility upgrades including accessibility components at the remaining schools as appropriate

- changes to boundaries to implement JK-8 program at Avenue Road P.S., and the proposed new school, and other boundary changes to implement the scenario.
- net reduction in transportation, particularly for 7/8 students

The Staff Recommendations differ from the ARC Recommendations in timing of the implementation, but otherwise parallel the findings and strategic direction of the ARC.

The findings and recommendations of the Southeast Galt ARC are attached as Appendix ‘A’.

Existing Situation

The Southeast Galt review area (Appendix ‘B’) has five Junior Kindergarten to Grade 6 schools (Alison Park P.S., Avenue Road P.S., Central P.S., Chalmers Street P.S. and Manchester P.S.), one Junior Kindergarten to Grade 8 school (Stewart Avenue P.S.) and one Senior Elementary, or Grade 7 and 8 school (Lincoln Avenue P.S.). Currently there are area Special Education classes located at Avenue Road P.S., Lincoln Avenue P.S., and Stewart Avenue P.S. None of the facilities in the area have licensed child care facilities on site.

Alison Park P.S., originally built in 1964 on a 3.79 acre site, was demolished after a May 2008 fire. Students have been accommodated at Forward Baptist Church on Myers Road since that time.

Avenue Road P.S., built in 1960, is situated on a 6.25 acre site which abuts a smaller 1.5 acre city park. The school, which has an on-the-ground (OTG) capacity of 282, houses a Developmental Education area class.

Central P.S. is a 2-storey school, built in 1968 on a 3.5 acre site. The building is situated on the upper level of the property, and the playfield is on the lower level. It has an OTG capacity of 241.

Chalmers Street P.S. is a single storey building situated on a dead-end street. It was built in 1960 on a 4.83 acre site. A porta-pack structure was added to the building when Little’s Corners P.S. was closed in September 1999. With the porta-pack structure, the school has a capacity of 360.

Lincoln Avenue P.S. was originally built in 1946 as a Kindergarten to Grade 8 school, but has since had a number of additions including specialized classrooms to accommodate its conversion to a senior elementary school. The site is small for a senior school at 4.48 acres, but is situated on a dead-end street. The school’s boundary includes all of the review area outside of the Stewart Avenue P.S. and Chalmers Street P.S. boundaries, so approximately half of its students are transported. The facility includes a Life Skills Special Education program.

Manchester P.S., constructed in 1916, is the oldest school in the review. Its 3-storey building has an OTG capacity of 256 and is situated on a 4.11 acre site that is zoned institutional/industrial.

Stewart Avenue P.S., the only composite school in the review area, is a single-storey building constructed in 1953 on a 7.6 acre site. It has a six classroom porta-pack structure to accommodate its growing population. With the porta-pack, it has a capacity of 621. Stewart Avenue P.S. houses area Orthopedic and Learning Disabilities classes.

Throughout the discussions staff had with members of the Southeast Galt community, it became apparent that many feel the distance Grade 7 and 8 students in the area are required to travel to school is too great. Many expressed interest in the potential for students to attend more localized Junior Kindergarten to Grade 8 schools. Staff support this direction as it aligns with the Ministry’s curriculum and eliminates an elementary school transition for a number of students. The Junior Kindergarten to Grade 8 organization is also supported by data gathered by Learning Services and presented to the Good Schools Standing Committee; therefore, this approach aligns with the Board’s direction.

Throughout its deliberations, the ARC considered several accommodation options and presented six of these options to the public for feedback. The two front-runners, Scenarios ‘B’ and ‘F’, were considered in greater detail. Staff support the preferred Scenario ‘B’ which eliminates the area-wide senior school, and phases in a model whereby Junior Kindergarten to Grade 6 schools feed closer composite Junior Kindergarten to Grade 8 schools ensuring adequate class numbers for Grade 7 and 8 programming.

Southeast Galt ARC Preferred Accommodation Option ‘B’

This option would not see Alison Park Public School, located at 30 Lauris Avenue, Cambridge, rebuilt. Students within the Alison Park P.S. boundary would be directed to a new school, to be constructed north of Myers Road and west of Dundas Street, on a property to be acquired. The new school would have Junior Kindergarten to Grade 8 and would be built with a capacity of approximately 640. A child care operator would be sought for this facility. This new facility would also serve the housing developments on the east side of Franklin Boulevard and south of Myers

Road, easing the pressure on Chalmers Street P.S. and Stewart Avenue P.S. The junior elementary boundaries for this option can be seen on Appendix 'C'.

Due to current safety hazards (sidewalks do not exist), all students within the existing Alison Park P.S. boundary would initially require busing for Junior Kindergarten to Grade 8 to the new school under this option. As the Municipality completes the pedestrian infrastructure in that area, transportation would be provided in accordance with the WRDSB Student Transportation eligibility policy.

This option also sees the closure of Lincoln Avenue P.S., located at 77 Lincoln Avenue, Cambridge. Senior elementary (Grades 7 and 8) programming would be provided at Stewart Avenue P.S., the proposed new school, and a proposed addition to Avenue Road P.S. The approximately 200 pupil place addition at Avenue Road P.S. would include senior elementary facilities, washrooms, and modifications to the gymnasium (conversion of single gymnasium to a double) and parking lot. The Learning Resource Centre would need additional senior program resources. Any necessary retrofitting to the existing structure would be included in the project cost. A child care operator would also be sought for this facility. The senior elementary boundaries can be seen on Appendix 'D'.

Since this scenario proposes to keep the multi-storey Manchester and Central Public Schools in operation, the ARC recommended a review of accessibility issues, including elevators or lifts to all levels, automated doors, ramps/access to the front entrances and accessible washrooms, as well as consideration of existing program spaces such as the Learning Resource Centre and gymnasium storage.

The ARC recommendations suggest that staff work with parents in the review area who are interested in initiating another location for an elementary French Immersion program. Currently none of the review area schools offer French Immersion classes. As Board Administrative Procedure 1000 indicates, a school may be tentatively designated to begin a partial French Immersion program where numbers are sufficient and space is available. Should enough interest be generated, the location for this program should be determined by the area exhibiting of the greatest support. Staff also recommend that the Life Skills program currently offered at Lincoln Avenue P.S. may be better located at Avenue Road P.S. to offer continuity of program for the students in the Developmental Education classes currently at Avenue Road P.S.

The enrolment projections for this scenario are shown on Appendix 'A'.

Discussion and Conclusion

Using the review objectives, Administration is in agreement with the selection of Scenario 'B' for student accommodation within the Southeast Galt community.

Although this results in the consolidation and closure of two schools including the elimination of the area senior school, it provides a better fit of enrolment to capacity now and in the future.

While appreciative of the strong support for the ARC's second choice, Scenario 'F' within the Alison Park community, staff does not support it for the following reasons:

- enrolment in the Alison Park community has been low, and declining for a number of years (September 2009 unofficial enrolment was 119 total students, down from 210 total students as of October 31, 2004)
- boundaries necessary to support adequate enrolment for programming require that students within the Manchester P.S. boundary be divided amongst three different schools (Alison Park P.S., Avenue Road P.S. and Central P.S.)
- transportation would cost slightly more because additional runs would be required to transport Manchester area students to Alison Park P.S. due to safety hazards
- it requires the closure of an existing Junior Kindergarten to Grade 6 school in order to construct a new facility, which does not appear fiscally responsible
- it does not support the optimal use of facilities for the long-term
- it does not maintain consistent feeder school boundaries

Although Scenario 'B' does not rebuild the Alison Park P.S. facility on the Lauris Avenue site, students who experienced displacement after the fire in 2008 will be accommodated at a new facility and will be able to remain there until they complete Grade 8, avoiding additional transitions.

As a result, administration is recommending Scenario 'B' for student accommodation in the Southeast Galt community of Cambridge. Of most significance, staff believe Scenario 'B' is more strategic for the Board in the long-term and provides a "walk-in" option for Junior Kindergarten to Grade 8 students in a larger proportion of the review area.

The initial source of financing for the Avenue Road P.S. addition is the New Pupil Place (NPP) reserve. The amount of NPP funding available may not cover the entire cost of construction at Avenue Road P.S., meaning the Board may be required to compensate using the Proceeds of Disposition (POD) reserve.

Financing for the new Southeast Galt school qualifies as NPP expenditure, but would also include the insurance claim from the Alison Park P.S. fire.

The suggestions related to accessibility should be referred to the Accommodation Steering Committee for further review and prioritization with system needs, as the envisioned plan requires further review, design and a significant capital infusion.

Implementation and Timing

It is anticipated that construction of the addition on Avenue Road P.S. and the new school would not be complete until September 2012. Between now and September 2012, staff would work with the affected school communities on transition strategies. A key consideration will be accommodating the Alison Park P.S. students during the 2011-2012 school year.

Once construction is complete, students can start to transition to the appropriate schools. Junior elementary (Junior Kindergarten to Grade 6) boundaries as shown on Appendix 'C', would take effect in September 2012. To avoid multiple transitions within a short period of time, students commencing Grade 8 in September 2012, should be allowed to finish out at their school. As a result, the new school would open in September 2012 as Junior Kindergarten to Grade 7, and Grade 8 students would stay at Lincoln Avenue P.S. and Stewart Avenue P.S. for the 2012-2013 school year. Similarly, Avenue Road would operate as a Junior Kindergarten to Grade 7 school for the 2012-2013 school year; while the Grade 8 students stay at Lincoln Avenue P.S. Full implementation of the senior elementary boundaries (Grades 7 and 8) would take effect in September 2013 (see Appendix 'D').

Lincoln Avenue P.S. would offer only Grade 8 for the 2012-2013 school year, and would be formally closed in August 2013. Additional support to provide adequate program opportunities for the students at Lincoln Avenue P.S. during the 2012-2013 school year will be necessary.

Alison Park P.S. would be formally closed in August 2012. If construction on the new facility is completed prior to the end of the 2012-2013 school year, students housed at the temporary Alison Park P.S. facility could attend the new facility.

COMMUNICATIONS:

Throughout the Accommodation Review, there were four public meetings held to inform the broader community and to receive input regarding the accommodation options. The dates and minutes of those meetings were posted on the Southeast Galt Elementary Schools' Pupil Accommodation Review section on the Board's website, and were available in hard copy at each of the schools in the review area. The meetings were publicized through advertisements in the local papers, flyers sent home to every student and on signs in front of the schools.

In addition to ARC and Public Meetings, staff received comments and suggestions via electronic correspondence (Board's *boundaryfeedback@wrdsb.on.ca* address), written correspondence and telephone conversations.

Following decisions on the accommodation of students in the Southeast Galt community, a newsletter with the information, including a map, will be prepared for distribution to the existing school communities, as well as posted on the Board's website. The current JK-8 boundaries will remain intact until the construction is complete in September 2012.

A transition committee will be sought through school councils, consisting of community members and school administrators, to develop a plan to ensure a smooth transition for affected students and families.

New facilities, additions, and closures will be reported to the Ministry of Education and Board personnel as appropriate.

FINANCIAL IMPLICATIONS:

The estimated cost of construction at Avenue Road P.S. is \$5.8M. This includes the construction of a child care facility, should an appropriate partner be found. The school portion would be funded from the NPP reserve and if necessary with POD. In the event the selected child care operator is unable to contribute capital funds for the child care portion of the building, this would be funded from POD and the operator would enter into a capital lease agreement to repay the Board.

The estimated cost of construction for the new JK-8 school on the north side of Myers Road is \$12.4M. This also includes the construction of a child care facility, should an appropriate partner be found. The school portion would be funded from proceeds of the Insurance Claim, NPP reserve and if necessary with POD. In the event the selected child care operator is unable to contribute capital funds for the child care portion of the building, this would be funded from POD and a capital lease repayment arranged as noted above.

Facility Space Templates will need to be submitted to the Ministry prior to retaining architects for these projects.

Facility upgrades at the remaining schools, would be from capital maintenance funding or POD. The specific deficiencies will be referred to the Accommodation Steering Committee for assessment, project scope and prioritization with board needs.

The recommended Scenario 'B' would see an overall reduction in the number of students requiring transportation. It is estimated that eligible transportation could be reduced by 8 or 9 school bus runs for a savings of about \$180,000 to \$270,000 annually. The majority of students who would no longer be eligible for transportation are Grade 7 and 8 students. It should be noted that transportation will be required to the new school for Junior Kindergarten to Grade 8 students living in Area 'I' as shown on Appendix 'B' due to distance and hazard, replacing the temporary transportation for Alison Park P.S. students to their interim facility.

Any funds acquired through the sale of the site at 30 Lauris Avenue, Cambridge and the property at 77 Lincoln Avenue, Cambridge would go into the POD reserve.

SYSTEM SUCCESS PLAN:

The implementation of this accommodation plan relates to the Caring and Connecting areas of focus by addressing the following priorities:

- safe and secure learning environments
- caring and supportive school cultures and communities
- communication with students and parents and consultation with community members and staff
- operational effectiveness and efficiency
- quality information for planning, decision-making and accountability

RECOMMENDATION:

It is recommended:

That the Waterloo Region District School Board formally close Alison Park Public School (MIDENT #012688) effective August 31, 2012 and advise the Ministry of Education;

And that the Waterloo Region District School Board declare the Alison Park Public School property surplus;

And that the Waterloo Region District School Board close Lincoln Avenue Public School (MIDENT #312851) effective August 31, 2013 and advise the Ministry of Education;

And that the Waterloo Region District School Board declare the Lincoln Avenue Public School building and property surplus, effective August 31, 2013;

And that the Waterloo Region District School Board approve an addition of approximately 200 pupil places and renovations, including a child care, at Avenue Road Public School at an estimated amount of \$5.8M, to tentatively be completed for September 2012, subject to Ministry approval;

And that \$3.6M of the estimated total cost for this addition be funded from New Pupil Place grants, \$1.45M be funded from the Proceeds of Disposition reserve and \$750,000 be funded by the child care operator;

And that the Waterloo Region District School Board approve the conversion of Avenue Road Public School to a Junior Kindergarten to Grade 8 elementary program, offering Junior Kindergarten to Grade 7 classes, to coincide with the planned new construction completion, effective September 2012, and Grade 8 classes effective September 2013;

And that the Waterloo Region District School Board approve the construction of a new Junior Kindergarten to Grade 8 school, of approximately 640 pupil places, including a child care, at an estimated

amount of \$12.4M, on a site to be acquired on the north side of Myers Road, west of Dundas Street, to tentatively open September 2012, subject to land acquisition and Ministry approval;

And that \$8.85M of the estimated total cost of this new school be funded from New Pupil Place grants, \$2.8M be funded from the Proceeds of Disposition reserve, which represents the insurance claim amount from the Alison Park Public School fire, and \$750,000 be funded by the child care operator;

And that the Waterloo Region District School Board seek non-profit child care operators to partner in the new construction at Avenue Road Public School and the new Junior Kindergarten to Grade 8 school on the north side of Myers Road;

And in the event the child care operator(s) are unable to provide a capital contribution, the initial capital funding for the child care facility(ies) estimated at \$750,000 per facility, will come from the Proceeds of Disposition reserve to be repaid by the operator(s) over the term of their agreement;

And that the Waterloo Region District School Board approve the Junior Kindergarten to Grade 6 boundaries for Avenue Road P.S., Chalmers Street P.S., Stewart Avenue P.S. and the new Junior Kindergarten to Grade 8 school on the north side of Myers Road, as illustrated on Appendix 'C' attached to this report, dated October 19, 2009, to coincide with the planned new facility openings, tentatively effective September 2012;

And that the Waterloo Region District School Board approve boundaries for Avenue Road P.S., Stewart Avenue P.S. and the new Junior Kindergarten to Grade 8 school on the north side of Myers Road, as illustrated on Appendix 'D' attached to this report, dated October 19, 2009, to coincide with the planned new facility openings, tentatively effective September 2012 for Grade 7 students and September 2013 for Grade 8 students;

And that the Waterloo Region District School Board refer facility upgrades, including accessibility, at all the remaining schools to the Accommodation Steering Committee for consideration and prioritization;

And that Facility Space Templates for the construction of the new Junior Kindergarten to Grade 8 school on the north side of Myers Road and Avenue Road Public School be submitted to the Ministry of Education for approval.

**SOUTHEAST GALT ELEMENTARY
SCHOOLS PUPIL ACCOMMODATION
REVIEW**

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

EXECUTIVE SUMMARY

Table of Contents

1.0 Purpose..... 1
 2.0 Background..... 1
 3.0 Rationale 2
 4.0 Accommodation Review Committee Recommendation(s) 3

Appendices

Appendix ‘A’- Proposed Scenarios

- Scenario ‘B’
 - Description
 - Programming
 - Transportation implications
 - Changes to existing facilities
 - Enrolment projections
 - Capital construction costs
 - Staffing impact
 - Accessibility assessment
 - Potential revenue
 - Review Objectives – Scenario match
 - Proposed JK-6 boundaries
 - Proposed 7-8 boundaries

- Scenario ‘F’
 - Description
 - Programming
 - Transportation implications
 - Changes to existing facilities
 - Enrolment projections
 - Capital construction costs
 - Staffing impact
 - Accessibility assessment
 - Potential revenue
 - Review Objectives – Scenario match
 - Proposed JK-6 boundaries
 - Proposed 7-8 boundaries

Appendix ‘B’ – ARC Membership

Appendix ‘C’ – Meeting Schedules (ARC and Public Meetings)

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

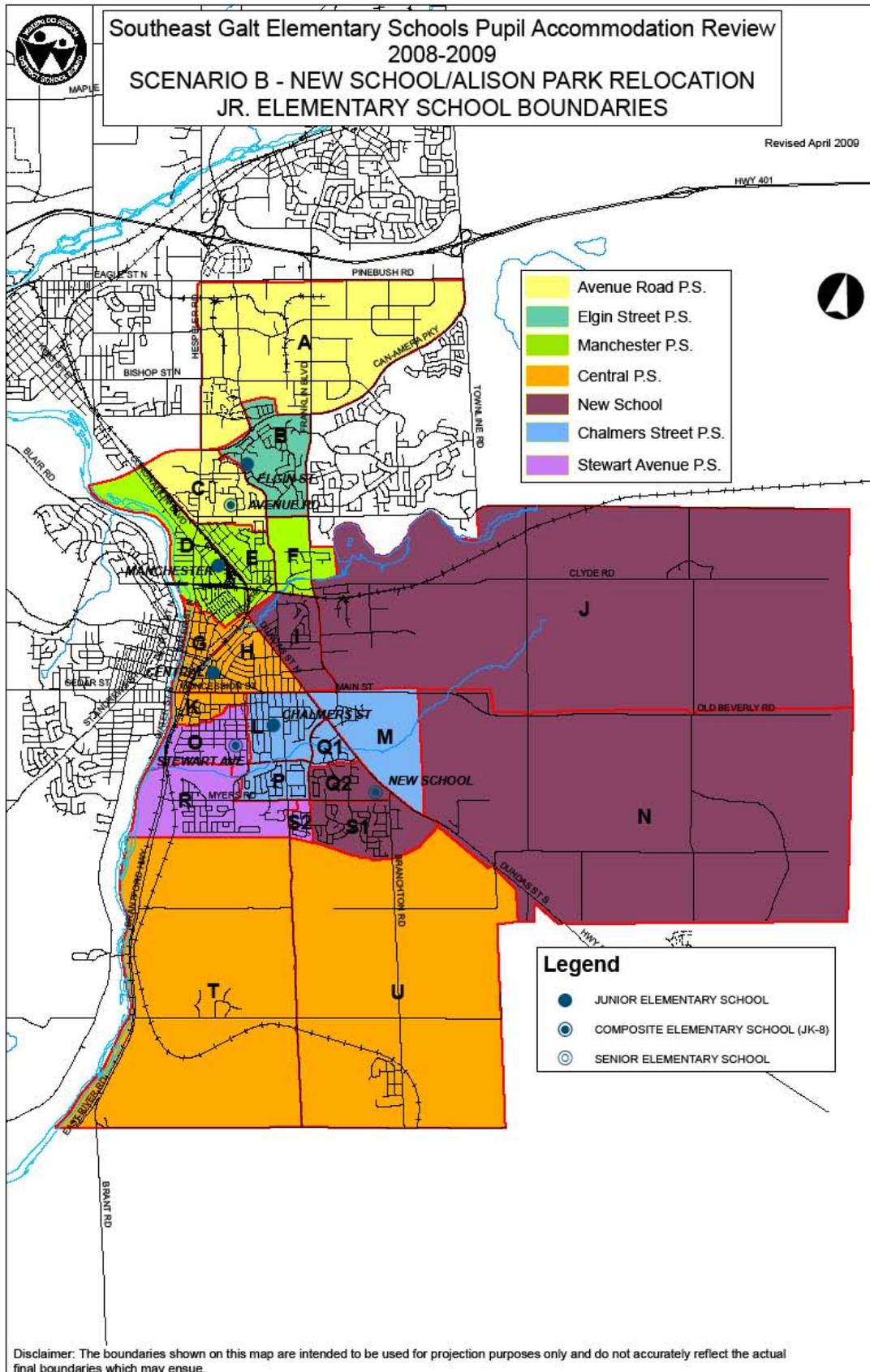
To have regard for secondary school boundaries

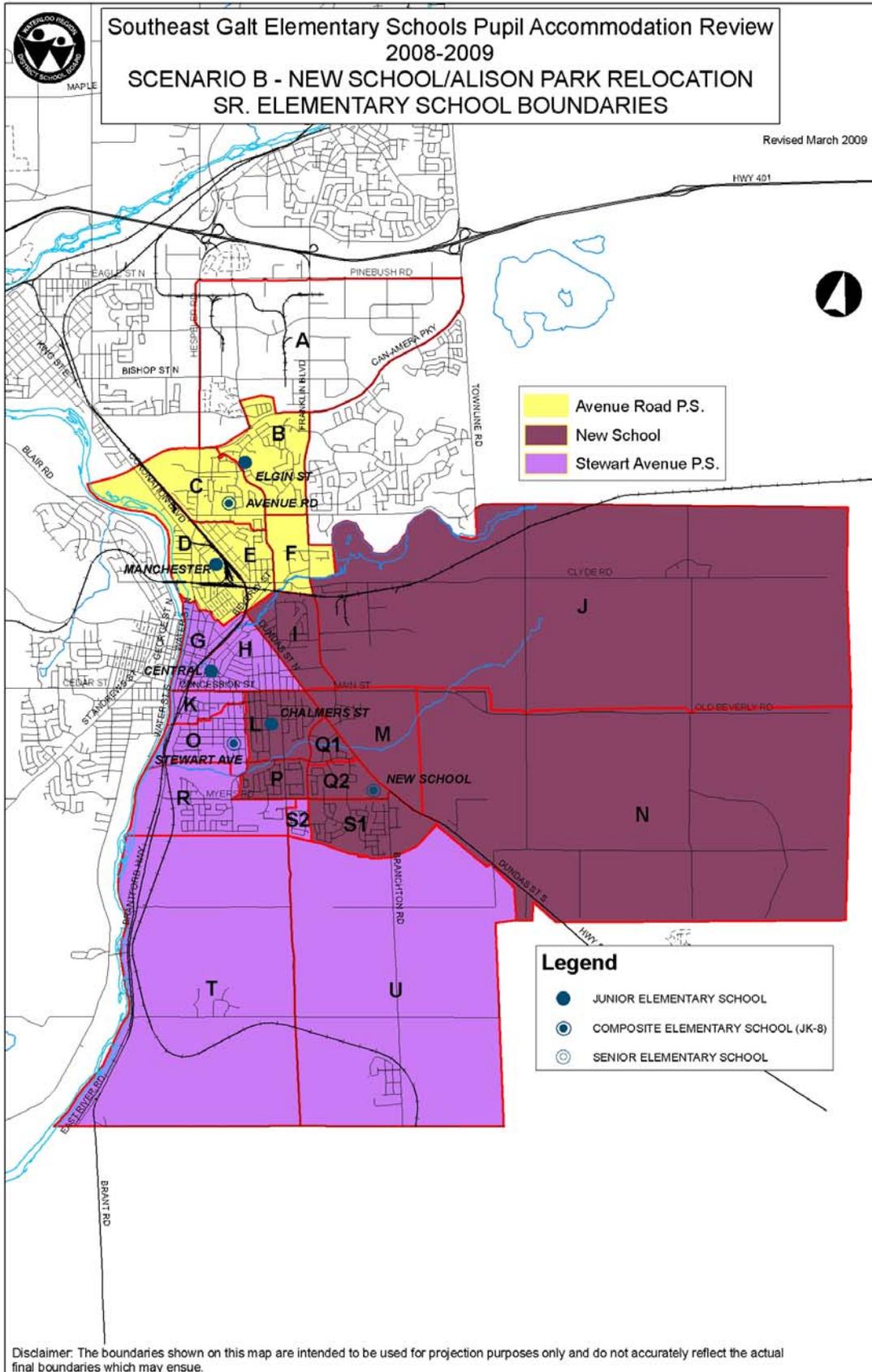
- Alison Park area and Central P.S. students now tied to Glenview Park Secondary School feeder schools (New school and Stewart Avenue P.S.)

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)

- 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		•		○		•

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

- 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

