



**Grand River South/Sunnyside Elementary Schools Pupil  
Accommodation Review  
Minutes of Accommodation Review Committee Meeting # 14  
January 11, 2011 - 4:30 pm**

The fourteenth meeting of the Grand River South/Sunnyside Accommodation Review Committee (ARC) was held at Sunnyside P.S., on January 11th, 2011.

Committee Members Present:

Dayle Buller-Power, Principal of Lackner Woods P.S., Maria Lotimer, Principal of Howard Robertson P.S., Andrea Michelutti, Vice Principal of Howard Robertson P.S., Julie Lobsinger, Principal of Wilson Avenue P.S., Darren Batt, Vice Principal of Franklin P.S., Heather Preddie, Principal of Rockway P.S., Jeff Lovell, Principal of Sunnyside P.S., Rebecca McCrae, Vice Principal of Sunnyside P.S., Robert Dean, parent – Wilson Avenue P.S., Naz Ritchie, parent – Lackner Woods P.S., Charlene Rushmere, parent – Howard Robertson P.S., Christine Lassel, parent – Rockway P.S., Diane Kewley, parent – Sheppard P.S., Deb Dubrick, parent – Sunnyside P.S., Mary Hingley, recording secretary, Nathan Hercanuck, Senior Planner, Lauren Manske, Senior Planner and Chris Smith, Manager of Planning, for the Waterloo Region District School Board.

Regrets:

Gregg Bereznick, Area Superintendent, Ron Dallan, Manager of Capital Projects – Facility Services, Al Watt, Vice Principal of Wilson Avenue P.S., Trish Starodub, Principal of Sheppard P.S., Stuart Gallacher, parent – Lackner Woods P.S., Jennifer Childs, parent – Sheppard P.S., Richard Briston, parent – Franklin P.S., Kelly Kempel, parent – Sunnyside P.S., Katie Anderl, Municipal Rep – City of Kitchener, Jonathan Blake, parent – Rockway P.S.

**1. Welcome/Introductions**

Chris Smith, Manager of Planning welcomed members of the ARC, wished all a Happy New Year and opened the meeting at 4:35 p.m.

**2. ARC Meeting # 13 – Draft Minutes Approved**

- Mr. Smith noted that ARC # 13 meeting minutes were approved by ARC members via email (moved by Darren Batt and seconded by Jennifer Childs) and have been posted to the Grand River South/Sunnyside webpage:

<http://www.wrdsb.ca/about-us/planning/accommodation-reviews/grand-river-south/sunnyside-elementary-schools-accommodation>

Tonight's ARC presentation can be viewed on the link above as well.

### 3. Public Meeting Feedback – Discussion

- Mr. Hercanuck summarized the comments received from Public Meeting # 3 held on November 23, 2010 at Sunnyside P.S. (33 people were in attendance that night).
  - preference of most respondents: Scenario 4
  - most respondents supportive of JK-8 model for new school
  - positive response on ‘open house’ meeting format
  - respondents felt Scenario 4 provides more opportunity for ‘walk in’ students
  - traffic concerns at proposed location

Mr. Hercanuck also noted that the City of Kitchener has provided their formal response via letter, regarding Scenarios 4 and 5, and summarized the main points:

- Zoning for Morrison Road site (Scenario 5) in place for a school.
- Lackner/Fairway site (Scenario 4) designated a ‘Mixed Use Node’ intended for more intense (dense) uses.
- City Official Plan discourages elementary schools from being located next to arterial roads (such as the Lackner/Fairway site).
- However, City staff willing to give further consideration to a zone change and site plan for an elementary school on Fairway/Lackner site that incorporates other high density and mixed uses.
- The letter was emailed to the ARC prior to the meeting and will be posted to the website along with tonight’s minutes.

Mr. Smith interpreted that the City’s response suggests a preference but also a willingness to work with the ARC’s scenarios. He then asked the ARC for their thoughts/comments regarding the City’s letter:

- Read it differently, however not being used to these types of letters, felt they prefer Scenario 5 because the school site would be easier for them and may create road blocks for us if we want Scenario 4.
- Mr. Smith advised the letter was fairly typical in its response, and pointed out the last paragraph says they will work with us.
- Mr. Hercanuck added that the Lackner/Fairway site would require additional work with the City, but can be achieved.

Q – Density and traffic issues are a big concern with the City, the corner of Lackner Blvd. and Fairway Rd. is very busy, has the ARC given this concern enough weight?

R – Traffic concerns were brought up at the public meeting as well. Mr. Smith advised the ARC that a concept drawing has been created for the proposed JK-8 school. He advised the group that the drawing demonstrates that there is enough room for a JK-8 school and does not place the school right at the corner, but rather at the north part of the site fronting onto Lackner Blvd. and backing onto the woodlot. High density residential targets could still be met with apartment building(s) on the site as well.

#### **4. Scenario Discussion (Draft Recommendation – Implementation Pieces)**

Mr. Hercanuck reviewed both Scenario 4 and 5 with the ARC and opened the floor for discussion.

##### **Scenario 4**

- Additional JK-8 accommodation constructed in the Lackner Blvd/Fairway Road area. The new school receives Areas Y and Z2 from Sheppard P.S. and Areas Q2, X2, and X4 from Lackner Woods P.S.
- Lackner Woods P.S. receives Areas Z3 and Z4 from Sheppard P.S.
- Howard Robertson receives Area X3 from Lackner Woods P.S.
- The new JK-8 facility provides the senior 7/8 program for its own catchment as well as Lackner Woods P.S.
- Sunnyside P.S. remains open but gives up Areas T, Q1, Q2, X2, X4, Y, Z2, Z3 and Z4 to the new school for its 7/8 program. Receives Area P from Stanley Park P.S.

##### **Scenario 5**

- Additional JK-8 accommodation constructed in the Morrison Road area. Receives Area Y and Area Z2 from Sheppard P.S., and Area AB from Franklin P.S.
- Lackner Woods P.S. receives Area Z1 from Sheppard P.S.
- Howard Robertson P.S. receives Area X1 from Lackner Woods P.S.
- The new JK-8 provides the senior 7/8 program for its own catchment as well as Howard Robertson P.S.
- Sunnyside P.S. continues to provide the senior 7/8 program for Wilson Avenue, Franklin, Lackner Woods and portions of Rockway and Sheppard public schools. Receives Areas P and T from Stanley Park P.S. eliminating the split feeds from Franklin and Lackner Woods public schools.

Q – Would Scenario 5 and the Morrison Road site require more busing than Scenario 4?

R – There would be slightly more busing required in Scenario 5.

Q – Can we review our reasons for Scenario 4 being our first choice?

R – The Lackner/Fairway site is in a growth area, the Morrison Road site is not where the students are projected to come from. In Scenario 4, Franklin P.S. suffers a decline in enrolment, which is noteworthy because they have just undergone a large addition and renovation. There is a possible impact on French Immersion enrolment there as well.

Q – How big is the Lackner/Fairway site?

R – 18.5 acres in total. We would propose to keep 7-8 acres for the school and sell the remainder for residential development, so that we complement the City's position to meet their density targets. There are approximately 6 acres (including a big hill) at the Morrison Road site, which may be a bit tight for a JK-8 facility.

Q – Would there be a cost difference with the two land purchases?

R – It is our understanding that the per acre price is not much different.

Mr. Smith asked the ARC if they felt they have a lead scenario and comments were solicited from each member:

- Scenario 4 is clearly the lead option.
- Scenario 4 has the most support.
- Comfortable with taking Scenario 4 forward as the lead option.
- Scenario 5 presents enrolment issues for Franklin P.S., so I support Scenario 4.
- I have faith that the traffic issues will be addressed in Scenario 4.

Q – Was there anything on the 2 sites previously, i.e. old buildings/factories?

R – No, to our knowledge there was nothing on the sites, they have been slated for development, they were fields/woodlots, probably used primarily for agriculture. Mr. Smith noted that the Board does build an out/closure into any property purchase, i.e. if soil testing indicated hazardous waste.

Mr. Smith noted that based on comments from the ARC there is consensus that Scenario 4 is the lead scenario.

- If the ARC is agreeable, Planning will compile a list of recommendations and implementation pieces for Scenario 4 for the ARC's next meeting to begin creating the ARC's Draft Accommodation Report that will be presented to the public for feedback.
  - The ARC agreed.

## **5. Public Meeting – Format – Location**

Mr. Smith proposed Tuesday, February 15, 2011 for Public Meeting # 4. It was also put forth that the meeting be Open House format.

- The ARC agreed to the date and format.
- Maria Lotimer, Principal of Howard Robertson P.S., agreed to host the Public Meeting, and suggested using the library which is nearest the parking lot.
- The ARC agreed to a proposed time for the meeting: 5 – 7 p.m.

Mr. Smith confirmed the open house format and set up:

- The ARC's Draft Accommodation Report will be available to review.
- Display boards will be set up for the public to review Scenario 4 and ask Planning staff any questions.
- Comment sheets will be provided for feedback during the meeting.
- Website info, boundary feedback email address, and contact number for Planning will be provided as well.
- Attendance will be taken at the public meeting (a requirement of the accommodation review process).

Q – Can the schools receive the Public Meeting notice flyers earlier this time around?

R – Yes, we will get them out to the schools earlier.

## **6. Roundtable**

Q – As an ARC member how do I get the public meeting information out to my neighbourhood, especially those without school aged children? Will the meeting be advertised in the local newspapers again?

R – Yes, the notice will be advertised in The Record, The Kitchener Citizen – East Edition (if there is a publication date prior to the meeting) and it will be posted on the Board’s website. We can perhaps look into a bulk mail out through Canada Post.

Q – Can the schools in the review area be asked to put the Public Meeting details on their signs out front?

R – Most do already, but we can ask them.

## **7. Future Meeting Dates:**

Mr. Smith proposed Tuesday, January 25, 2011 at 4:30 p.m. for ARC Meeting # 15 in the library at Sunnyside P.S.

- The ARC agreed to the meeting date/time and location.
- Public Meeting # 4 – Open House – will be held on Tuesday, February 15, 2011 from approximately 5:00 – 7:00 p.m. at Howard Robertson P.S.
- One final ARC meeting will be held after the public meeting – date to be determined.
- Mr. Smith thanked all for coming and the meeting adjourned at 5:30 p.m.

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### **Future Meeting Dates:**

**Tuesday, January 25, 2011 @ Sunnyside P.S. – 4:30 – 6:00 p.m.**

**Public Meeting # 4 – Open House – Tuesday, February 15, 2011 @ Howard Robertson P.S.  
from 5:00 – 7:00 p.m.**