



**Grand River South/Sunnyside Elementary Schools Pupil
Accommodation Review
Minutes of Accommodation Review Committee Meeting # 9
September 14, 2010 - 4:30 pm**

The ninth meeting of the Grand River South/Sunnyside Accommodation Review Committee (ARC) was held at Sunnyside P.S., on September 14th, 2010.

Committee Members Present:

Dayle Buller-Power, Principal of Lackner Woods P.S., Al Watt, Vice Principal of Wilson Avenue P.S., Maria Lotimer, Principal of Howard Robertson 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., Trish Starodub, Principal of Sheppard P.S., Stuart Gallacher, parent – Lackner Woods P.S., Naz Ritchie, parent – Lackner Woods P.S., Christine Lassel, parent – Rockway P.S., Jennifer Childs, parent – Sheppard P.S., Diane Kewley, parent – Sheppard P.S., Robert Dean, parent – Wilson Avenue P.S., Ron Dallan, Manager of Capital Projects – Facility Services, 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:

Gregg Bereznick, Area Superintendent, Julie Lobsinger, Principal of Wilson Avenue P.S., Andrea Michelutti, Vice Principal of Howard Robertson P.S., Richard Briston, parent – Franklin P.S., Kelly Kempel, parent – Sunnyside P.S., Charlene Rushmere, parent – Howard Robertson 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 back after the summer break and opened the meeting at 4:30 p.m.

- A special welcome was extended to Trish Starodub, the new Principal at Sheppard P.S., and introductions were made around the table. Trish takes over from Jane McVeigh, who retired in June.
- Mr. Smith noted that Bonnie Heimbecker, parent rep from Wilson Avenue P.S. has stepped down from the ARC effective today. Al Watt, the Vice Principal advised that he would let their School Council know and will ask for another parent rep, otherwise it was agreed by all that we will go forward with one parent rep from Wilson Avenue P.S.
- Mr. Smith also noted that Planning staff have been unable to contact Edda Kerr, parent rep for Sunnyside P.S., and in consultation with the Principal and Vice Principal, it was agreed that another parent rep for Sunnyside P.S. would be sought.
- The ARC was advised that the handouts this evening included a copy of Board Policy 3002 – Elementary School Size and Configuration, effective June 2010. Mr. Hercanuck noted that this new policy will provide current and future ARC's with guidelines to work with going forward.

2. ARC Meeting # 8 – Draft Minutes Approval

- The minutes from ARC # 8 dated June 8, 2010 had been approved by the ARC via email and posted to the website in late June 2010.
 - Mover: Darren Batt
 - Seconded: Robert Dean

3. Draft Review Objectives

Mr. Hercanuck noted that at the June 8th ARC meeting the Draft Review Objectives were revised and approved by the ARC.

The revised objectives can be viewed on the Board's website under ARC # 8 – June 8, 2010, using the following link:

<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.

Mr. Hercanuck noted that the ARC will soon need to remove the *Draft* designation from the Review Objectives (perhaps at the next meeting) and make them the final version.

- The ARC agreed, and had no further suggestions/comments on the Draft Review Objectives.

4. School Information Profiles

Mr. Hercanuck advised the ARC that the School Information Profiles are complete and have been posted on the Board's website under the Grand River South/Sunnyside Accommodation Review.

- He also noted that these profiles will continue to play an important role as we continue on in the process. For example, looking at Section 2 – Value to the Board and the Facility Condition Report (FCI). The FCI is a percentage ratio of the estimated repair and upkeep costs over Ministry replacement value. (i.e. if the FCI is 100% the school would cost as much to repair as it would to rebuild).
- The higher the FCI percentage means the greater number of components have reached or are reaching their 'useful life' at that facility.

5. Scenarios – Review and New

Mr. Hercanuck led the group through a review of the current scenarios and introduced modifications and newly created scenarios.

- It was noted that the enrolment projection time lines for each scenario have been modified; we will look at the numbers beginning in 2012, then 2016 and 2021. It was felt that no changes or construction would likely take place before 2012.

Scenario 4 (Review)

- 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. Does get Area P from Stanley Park P.S.

A chart detailing the opportunities and issues for all of the scenarios is part of tonight's presentation and can be viewed at the following link:

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

Discussion:

Mr. Hercanuck noted that it may be a challenge to acquire this site, due to the City of Kitchener's planning status and intentions.

Ms. Manske indicated that current zoning for the Fairway Road/Lackner Blvd. site is R9 and C2 which is reserved for high density use (residential/commercial). The City is planning for a mixed-use node at this corner which would include high density residential use and a commercial component at the site creating a hub with transit connections, etc. to meet their density targets.

- Katie Anderl (our Municipal rep on the ARC) indicated she could be available to discuss the zone change application process if needed.

Q – Are there any other potential school sites we can explore besides the Fairway Road/Lackner Blvd. and Morrison Road sites?

R – In a recent meeting with the City of Kitchener, they did propose a few alternate sites:

- close to the airport, but west of the Grand River, in Area Z3 and Z4 (the Board had already declined a school in that area due to airport traffic safety issues)
- Lackner Blvd. and Ottawa Street (currently zoned R8 and would require rezoning, creates awkward boundaries). This is preferred by City staff as it is not within their planned mixed-use node
- parcel located opposite the Fairway Road/Lackner Blvd. site (small at around 3 acres, zoned C6)
- an area north of Q1 (which does get us farther away from our growth areas)

Mr. Smith noted that if the ARC decides that the Fairway Road/Lackner Blvd. site is the best option, we can go back to City staff. It can be argued that a school is a hub as well, and if we have strong community support, perhaps something compatible can be worked out. Wherever we don't go (i.e. Morrison Road site) the City can include that area to reach towards their density targets).

Q – Can we look at a modification to Scenario 4 where Lackner Woods P.S. feeds to Sunnyside P.S. and the new school supports its own catchment for 7/8?

R – We had discussed at the last meeting that Areas Z3 and Z4 are quite a distance to Sunnyside P.S. and might end up driving past the new JK-8 school. Our goal is to establish logical and strategic feeds from JK-6.

Q – Can we also look at a variation to Scenario 4 that takes Area Z3 to the new school, and Area Z4 continues to Sunnyside P.S.?

- Planning will make both modifications to Scenario 4 as requested for the next meeting.

Scenario 5 (Review)

- 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.

Discussion:

Mr. Hercanuck noted that the enrolment numbers are still high at Lackner Woods P.S., and it would likely require an addition. Numbers at Franklin P.S. are down, after they have undergone a renovation/addition, so does leave it underutilized. Sheppard P.S. numbers are down, while Howard Robertson P.S. is getting very large by 2021.

Q – Does this scenario meet any of our goals? It doesn't really help the enrolment pressure at Lackner Woods P.S., and Franklin P.S. has just had that nice renovation/addition and we would propose to take students away, does it look like we admit to making a mistake having spent that money?

R – Scenario 5 does not do as well as Scenario 4, and one of our tasks here is to narrow down the scenarios for the next stage in the process which is costing them out. We did need to answer City staff's suggestion to go with the Morrison Road site.

Scenario 5 (modified)

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

Discussion:

C – Lackner Woods P.S. is still very large, and would require an addition of some kind likely. Franklin P.S. numbers are down, and would be underutilized with their recent addition/renovation. Sheppard P.S. numbers are also down, while Howard Robertson P.S. is getting large by 2021.

R – A key issue is always balance.

Rockway/Sheppard option (New)

- Rockway P.S. closes, students attend Sheppard P.S.
- No change from current JK-6 feed to 7/8 facility
- Addition/renovations at Sheppard P.S.

Discussion:

Mr. Hercanuck noted that in the scenarios created thus far, when the area temporarily being bussed to Sheppard is diverted to another school, Sheppard P.S. enrolment declines. A solution for this could be to close Rockway P.S. and have those students transfer to Sheppard, thereby utilizing the larger capacity facility and consolidating two smaller school organizations. There would be no change to the senior school boundaries.

Q – Any impact on Wilson Avenue P.S.?

R – Potentially a slight change, additional enrolment of 20 or 30 if the pocket just south of the expressway is included in Wilson Avenue's boundary.

Q – How many students would transfer?

R – Approximately 230 from Rockway P.S.

Q – Can we add to the list of issues that we would be moving students from a fully accessible school (Rockway) to one that is not accessible (Sheppard) which would require significant capital dollars?

R – Yes, that is an issue we would have to address with this option.

Q – The built capacity at Sheppard, does that reflect the areas in the school currently used for Board staff?

R – We will verify that for the next meeting.

(Since confirmed, that no this area is not included in the built capacity for the school. Capacity is 426.)

Q – Won't all schools need more space for JK/SK when they go all day?

R – Yes, Full Day Kindergarten (FDK) will be fully implemented by 2015.

Q – Concern with bussing students away from their community, wasn't our goal to avoid that?

R – We could be creating a hole; we will need to look at the pluses and minuses of an option like this. We have however been asked to look at addressing the smaller school organizations through this accommodation process.

Q – Has the other ARC come to any decisions yet?

R – No, the Breslau/Stanley Park ARC is at the same stage in the process as this group.

Q – Which schools in that review are being looked at for closure?

R – The various scenarios look at Stanley Park, Smithson and Mackenzie King public schools.

Q – Would it be viable to close Smithson and send those students to Sheppard?

R – The Breslau/Stanley Park ARC looked at that, but decided not to pursue it. It would mean bussing students across the expressway and Sheppard's boundary would be split 3 ways for the

senior 7/8 program .The Smithson neighbourhood just experienced a closure of the Catholic school (Notre Dame) and the ARC felt losing our presence there as well might not be in line with the review objectives.

Mr. Hercanuck advised that newly created Scenario 6 explores a joint option with the Breslau/Stanley Park ARC (effectively combining Scenario 5 from this ARC with Scenario 2 from the other ARC).

Scenario 6

- New JK-8 accommodation constructed in the Morrison Road area. The new school 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.
- Franklin P.S. receives Area T from Lackner Woods P.S. and Area R from Crestview P.S.
- 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. Also receives Areas P, T and R from Stanley Park eliminating the split feeds from Franklin P.S. and Lackner Woods P.S.
- Ottawa Street becomes the boundary between Stanley Park and Sunnyside schools.
- Stanley Park P.S. closes
- Smithson P.S. receives Area C from Mackenzie King P.S. and feeds Mackenzie King for the 7/8 program
- Mackenzie King P.S. receives Area E from Breslau P.S. and becomes JK-8
- Crestview P.S. becomes JK-8 keeping its own Grade 6's for the 7/8 program

Discussion:

C – It does represent good natural boundaries (with Ottawa Street as the boundary), but does not help Lackner Woods P.S. enrolment as much.

R – There is good representation for the long-term, but there still may be some tweaking needed with the boundaries to help Lackner Woods P.S.

Q – Are we still just building 1 new school?

R – Yes, but lots of additions/renovations as well.

C – Mackenzie King P.S. has some facility issues, would need to re-do it completely.

R – The school was built for 199 students, so would need a major upgrade to convert to JK-8.

The scenario does however give us a community presence and better distribution; it also moves us towards a JK-8 model and deals with the Ottawa Street issue.

Q – Would we need to build an addition at Lackner Woods P.S.?

R – Lackner Woods P.S. will likely need an addition no matter what scenario is chosen, the only question is how big?

Q – Does it help Sheppard's numbers?

R – Their numbers still remain low under this scenario.

Q – Can Stanley Park P.S. stay open in this scenario?

R – Mr. Dallan from Facility Services responded that all of the schools in both review areas have been audited and there are issues with the building envelope at Stanley Park P.S. There are roof issues that could be extensive, and could cost anywhere from 1 to 2 million dollars to repair.

Mr. Smith noted that if we don't spend the money on roof repair, we could use that money for the various additions/renovations proposed in Scenario 6. In closing Stanley Park P.S. we have better overall distribution for the long-term, as Crestview P.S. is in very close proximity to Stanley Park P.S.

Q – Do we get better funding for new school construction versus renovations?

R – Mr. Dallan responded that although we don't currently have a funding model, the most recent Ministry funding is based on the number of students; the same funding formula is used for new construction as it is for renovations.

Q – Comparing Scenario 4 and Scenario 6, what is the cost difference? Scenario 6 with 1 new school and 4 upgrades seems overly ambitious and looks more expensive than Scenario 4.

R – Our first goal in this process is to look at the organization – does it make sense, then we look at the money and costing the various scenarios out. One of the upgrades may already be included/planned as a result of the other ARC.

C – Sheppard is underutilized in all of the scenarios – it will also need to be made accessible.

Q – What about taking Smithson students to Sheppard?

R – As stated earlier, closing Smithson and/or Mackenzie King leaves a large area unrepresented

Q – What about Area G only going from Smithson to Sheppard?

R – The only way to take Smithson to Sheppard would be to close Smithson; that's because the Smithson catchment area closest to Sheppard and therefore the most likely to move in this suggestion, is also the area right around Smithson school itself. Geographically, that wouldn't make sense as a boundary and still keep Smithson open.

Q – There are a lot of components to Scenario 6, a great deal to take in. It has been discussed at earlier meetings that the Morrison Road location wasn't ideal, it would be building a school where the kids used to be not where the growth area is currently. This scenario doesn't really help Lackner Woods P.S. either.

R – Yes, this scenario does take students out of their communities to newly renovated/existing facilities.

C – Thought we agreed to try and avoid that.

C – The Fairway Road/Lackner Blvd site works for this ARC, but not necessarily the other ARC. For the public and the City, we need to look at all options.

R – Mr. Smith responded that then we can go back to the City and let them know we have looked at all options and this is the site we want for our community and our children.

Q – What about combining Scenario 4 from this ARC and Scenario 2 from the other ARC?

R – We can look at that, and create an option for the next meeting.

6. Roundtable

- Mr. Smith noted that the Breslau/Stamley Park ARC will meet next week on Wednesday, September 22, 2010 for ARC Meeting # 9. The following meeting (ARC # 10) is being proposed as a joint one for both groups by Planning staff.

- ARC # 10 for this group has been tentatively scheduled for Tuesday, September 28, 2010 here at Sunnyside P.S.
- Planning will confer with the other ARC to determine if that date will work for them, and a compromise worked out regarding the meeting start time.
- Planning could also look at supplying dinner for the joint meeting (location to be determined).

7. Future Meeting Dates:

- ARC # 10 is scheduled for Tuesday, September 28, 2010 at Sunnyside P.S. from 4:30 – 6:00 pm (unless a joint meeting has been confirmed with the Breslau/Stanley Park ARC)
 - Planning staff to confirm meeting plans/dates/time/location via email to the ARC when established.
- Mr. Smith thanked all for coming and the meeting adjourned at 6:15 p.m.

Future Meeting Dates:
Tuesday September 28th @ Sunnyside P.S. – 4:30 – 6:00 pm