



**Grand River South/Sunnyside Elementary Schools Pupil
Accommodation Review
Minutes of Accommodation Review Committee Meeting # 13
November 16, 2010 - 4:30 pm**

The thirteenth meeting of the Grand River South/Sunnyside Accommodation Review Committee (ARC) was held at Sunnyside P.S., on November 16th, 2010.

Committee Members Present:

Al Watt, Vice Principal of Wilson Avenue P.S., Trish Starodub, Principal of Sheppard P.S., Dayle Buller-Power, Principal of Lackner Woods 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., Ron Dallan, Manager of Capital Projects – Facility Services, Stuart Gallacher, parent – Lackner Woods P.S., Christine Lassel, parent – Rockway P.S., Jennifer Childs, parent – Sheppard P.S., Richard Briston, parent – Franklin 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, Andrea Michelutti, Vice Principal of Howard Robertson P.S., Julie Lobsinger, Principal of Wilson Avenue P.S., Kelly Kempel, parent – Sunnyside P.S., Robert Dean, parent – Wilson Avenue P.S., Naz Ritchie, parent – Lackner Woods 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 and opened the meeting at 4:35 p.m.

2. ARC Meeting # 12 – Draft Minutes Approval

- Mr. Smith asked the group if there were any corrections/concerns with the minutes from the November 2nd ARC meeting.
 - No concerns or corrections were raised.
 - Minutes from the November 2nd meeting were approved.
 - Mover: Stuart Gallacher
 - Seconded: Al Watt
- Mr. Smith advised that minutes from the Joint ARC # 11 Meeting held on October 12, 2010 were emailed to both groups for approval and have been moved by Tania Hunter from the Breslau/Stamley Park ARC.
- If there are no concerns/corrections, he asked for someone to second the minutes.

- Seconded by: Jennifer Childs
- ARC # 11 minutes will be posted to the Board's website under each Accommodation Review:

For Grand River South/Sunnyside:

<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.

For Breslau/Stanley Park:

<http://www.wrdsb.ca/planning/accommodation-reviews/breslau-stanley-park-elementary-schools-accommodation-review>

3. Scenario Costing

Mr. Smith introduced and welcomed Ron Dallan, Manager of Capital Projects and Dale Wideman, Project Manager who will speak to the group about how they arrived at the estimated costs for each of the scenarios.

Mr. Dallan advised that the Ministry of Education's cost per square foot benchmark is the basis for these estimates. The Ministry has changed the way they scrutinize new school construction and additions. We submit a space template now with what we need and the Ministry gives final approval for the funding.

- Mr. Dallan described the Ministry's pupil place funding formula.
- Additions are based on \$200 – 220/sq foot. Architect fees are approximately 7.5% of the construction value, and building permits, disbursements, etc., are additional costs.
- New school construction is based on \$150 – 160 /sq foot. Architect fees are approximately 4.5% of construction value and building permits, disbursements, etc., are additional costs. The lower cost for new school construction reflects the economies of scale and the fact that a new school starts as a "clean slate".

Mr. Dallan noted that the schools in the review area were all looked at in the beginning of this process and a Facility Condition Index (FCI) Report was done. The report detailed what was needed at each school, as you will see with the work being proposed at Howard Robertson P.S.

Scenario 4: Total estimated cost: \$13.25M

Breakdown:

Lackner Woods P.S. receives 72 pupil place addition (2 regular and 1 FDK classroom)	= \$1.09M
Howard Robertson P.S. receives parking lot, office and grounds improvements	= \$0.4M
New JK-8 school (Fairway Rd/Lackner Blvd) – 650 pupil place JK-8 facility	= \$11.76M

Mr. Dallan added that Howard Robertson P.S. is scheduled to get new windows and a new roof next summer as part of an energy efficiency grant.

Q – The proposed addition at Lackner Woods P.S. may put stress on the site; can we expand the play area into the adjacent park? A lot of grading would be required though.

R – Yes, we could look at that, two thirds of the hill is Board property jointly shared with the City. This is a 3 classroom addition and with that the portables will be removed to add back some play space; therefore the site may not be as constrained as it is now.

Scenario 5: Total estimated cost: \$15.43M

Breakdown:

Lackner Woods P.S. – 236 pupil place addition (8 regular and 2 FDK classrooms) = \$3.95M

Howard Robertson P.S. – 49 pupil place addition (1 regular and 1 FDK classroom) = \$1.23M

New JK-8 school (Morrison Rd) – 550 pupil place JK-8 facility = \$10.25M

Q – Are you close to the projected funding dollars from the Ministry with these estimates?

R – Mr. Dallan replied yes, and we do have access to other funds if needed. These numbers do provide some room for us.

Mr. Smith thanked Ron and Dale for their work on the estimates, and advised that we wanted to have the costing information available for Public Meeting # 3 on November 23, 2010. The feedback received at this meeting may lead the ARC to a recommended scenario.

4. Scenario Evaluation Review

Mr. Hercanuck circulated a handout to the ARC that listed the Review Objectives and detailed the meets/doesn't meet chart for Scenario 4, 5 and the Rockway/Sheppard option completed at the last ARC meeting.

- The charts can be found in tonight's presentation as well.
- Mr. Hercanuck reviewed the chart for each of the three scenarios with the ARC to ensure the comments represented fairly the ARC's feelings/decisions.

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.

Mr. Hercanuck noted that with respect to Board Policy 3002 – one of the review objectives; Sheppard and Rockway public schools are small JK-6 organizations – Sheppard P.S. at 310 and Rockway P.S. at 233 in 2012. Also, with respect to the policy, Franklin P.S. is large for a JK-6 organization at 574 in 2012.

A review was done of the remaining objectives for Scenario 4. Mr. Hercanuck asked the ARC if the chart fairly represented their comments.

- The ARC agreed by consensus that it did.

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.

Mr. Hercanuck noted that under the objective: *Maximize students within walking distance*, the comment that Scenario 5 meets but not as well as Scenario 4 has been removed (the goal being to rate each scenario on its own merit – not to be compared at this point).

- If we are comparing at all, it should be to status quo.
- Area AB is bussed to Sunnyside in this scenario.
- Area X1 would walk; they are bussed currently, so that means a reduction in transportation.
- The ARC agreed that Scenario 5 *meets* the objective.

Under objective: *Improve retained facilities*. Mr. Hercanuck proposed that this should be a meets **and** doesn't meets because the large addition at Lackner Woods P.S. may overwhelm the limited site.

- The ARC agreed by consensus, and a check mark was added under the meets column.

Under objective: *Eliminate where practical underutilized space*. Add to the comment; **newly renovated** Franklin P.S.

- Sheppard P.S. stays the same in all scenarios (and is underutilized).
- Scenario 5 removes students from Franklin P.S., which has just gone through an upgrade/addition, so more of a negative impact.

With the noted changes, Mr. Hercanuck asked the ARC if the chart fairly represented their comments regarding Scenario 5.

- The ARC agreed by consensus that it did.

Rockway/Sheppard option

- 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.

Mr. Hercanuck noted that under the objective: *Eliminate where practical underutilized space*. It should be a meets **and** doesn't meet, because the scenario eliminates utilized space at Rockway P.S., while eliminating underutilized space at Sheppard P.S.

- The ARC agreed by consensus to the change.

Under objective: *Improve retained facilities*. Add: only with the proposed addition at Sheppard P.S. Under objective: *Addresses future development and demographics*. Add to the comments that the scenario leaves the Rockway P.S. neighbourhood under serviced.

- The ARC agreed by consensus to these changes.

Mr. Smith then asked the ARC how they felt about this scenario and should it be taken forward to the Public Meeting next week, based on its rather poor results when put up against the review objectives.

Q – Where did this scenario/option come from?

R – During this review process, we are asked to look at the schools vis-à-vis Board Policy 3002. Rockway and Sheppard public schools are small organizations. Could we consolidate 2 small organizations into one? That became possible once the ARC settled on two scenarios that both left Sheppard P.S. underutilized. The option was created for the ARC to explore.

Discussion:

- Students will lose their sense of community being bussed out of their neighbourhood to Sheppard P.S.
- All students would require transportation; implications arise if they miss the bus and have no way to get to Sheppard P.S.
- A school is needed in that community – is a hub for many after school activities as well.

Q – Why was Rockway P.S. chosen to close and not Sheppard P.S.? Sheppard P.S. has accessibility/bus access issues, is it a population issue?

R – Sheppard P.S. has a built capacity of 429 while Rockway P.S. is 254. Sheppard P.S. could accommodate all the students with a small addition; Rockway would need a 300 pupil place addition. Rockway P.S. is bordered by the expressway and industrial area, while Sheppard P.S. has a more strategic location, with long-term potential for growth with intensification along the central transit corridor. Mr. Smith then went around the table asking each ARC member for their thoughts in this regard:

- Taking this option forward seems to be creating unnecessary angst. We have been asked to look at it and we have, it does not do well against the objectives. Not in favour of taking it to the public only to create issues, but do let them know we have considered it.
- What does the Board value? Community or closing a school?
- Rockway P.S. is not underutilized. It is a small organization, but fills its building to capacity and is accessible.
- Not worried about Sheppard P.S. being underutilized, it will get used. Am worried about taking Rockway P.S. out of that community. If we agree the option is not viable, don't take it forward.
- Looks bad that we propose adding on to Sheppard P.S. while Rockway P.S. gets closed.
- Lots of Rockway P.S. parents have no vehicles, how would they get to Sheppard P.S. to support their children?

- Feel we need to focus on the other 2 scenarios; don't cause a distraction by adding this one.
- Rockway P.S. is servicing its community very well, may have to re-visit that in 20 years if enrolment declines, but for now the school is vibrant and does a great job with the kids.
 - The ARC agreed by consensus to drop this scenario/option and take no further.

5. Public Meeting Format – Discussion

Mr. Smith advised the ARC that Public Meeting # 3 is an open house format that will run from 5:30 – 7:30 p.m. at Sunnyside P.S. on November 23, 2010.

- Mr. Smith confirmed with the school principals present that they received delivery of the flyers for the public meeting.
 - Display boards will be set up for the public to review Scenarios 4 and 5 (with costs) and ask Planning staff any questions.
 - Comment sheets that include the Review Objectives will be provided for feedback during the meeting.
 - Website info, boundary feedback email address, and contact number for Planning will be provided as well.
 - Mr. Smith reiterated that ARC members are not required to attend the meeting; however might be helpful to gauge public feedback.
 - Attendance will be taken at the public meeting (a requirement of the accommodation review process).

6. Roundtable

Q – The cost to acquire either school site – is that factored into the overall scenario costs?

R – No, in a site acquisition the money comes from Educational Development Charges (EDC), a separate fund.

- Mr. Smith noted that in his opinion neither property acquisition is limiting the ARC's options.

7. Future Meeting Dates:

- Public Meeting # 3 – Open House – will be held on Tuesday, November 23, 2010 from 5:30 – 7:30 pm at Sunnyside P.S.
 - There will be no ARC meetings during the month of December, realizing that family commitments are a high priority during the month.
 - Feedback from the Public Meeting will be compiled and sent to the ARC soon after the meeting, however.
 - Mr. Hercanuck proposed Tuesday, January 11, 2011 at Sunnyside P.S. from 4:30 – 6:00 p.m. for ARC # 14.
 - The ARC agreed to the meeting date/time and location.
 - Mr. Smith thanked all for coming and the meeting adjourned at 6:10 p.m.
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**Public Meeting # 3 – Open House – Tuesday, November 23, 2010 @ Sunnyside P.S.
from 5:30 – 7:30 p.m.**

Tuesday January 11, 2011 @ Sunnyside P.S. – 4:30 – 6:30 p.m.