



## Elementary School Valuation Framework East Kitchener-Waterloo Pupil Accommodation Review

Date: **January/2010**

SCHOOL PROFILE		
School: <b>Elizabeth Ziegler P.S.</b>		
Address: <b>90 Moore Avenue South, Waterloo</b>		
Grade Configuration	<b>JK-6</b>	
Age of Facility	<b>78 years</b>	
Site Size	<b>9.95 ac</b>	<b>4.026 ha</b>
Building Size – GFA	<b>45,303 sq ft</b>	<b>4208.63 m<sup>2</sup></b>
School Capacity (building only, Ministry recognized)	<b>405</b>	
School Capacity (building and porta-pak)	<b>405</b>	
Number of portables	<b>0</b>	
Current enrolment (Total/FTE)	<b>294</b>	<b>259</b>
Utilization (% Accommodation)	<b>64%</b>	
<b>Historic FTE Enrolment (past 5 years)</b> <small>Based on October 31 Enrolment</small>	Year: 2004	Enrolment: <b>505</b>
	Year: 2005	Enrolment: <b>409</b>
	Year: 2006	Enrolment: <b>429.5</b>
	Year: 2007	Enrolment: <b>338.5</b>
	Year: 2008	Enrolment: <b>255</b>
<b>Enrolment FTE Projection (next 5 years)</b>	Year: 2010	Enrolment: <b>281</b>
	Year: 2011	Enrolment: <b>300</b>
	Year: 2012	Enrolment: <b>321</b>
	Year: 2013	Enrolment: <b>327</b>
	Year: 2014	Enrolment: <b>329</b>
Feeder Schools:		Grades:
<b>Margaret Avenue P.S.</b>		<b>7-8</b>
<b>MacGregor P.S.</b>		<b>7-8</b>
<b>Waterloo Collegiate Institute</b>		<b>9-12</b>
<b>Kitchener-Waterloo Collegiate Institute</b>		<b>9-12</b>
Number of Out of Boundary Students		<b>97</b>
Number of Split Grades		<b>7</b>
Is there a French Immersion Program?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Attachments: Site and Floor Plans with date of original building and any subsequent additions



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### Section 1 – VALUE TO THE STUDENT

#### 1.1 Physical Space to Support Student Learning

Number of standard sized classrooms in the school:		13
Is there currently sufficient permanent space to accommodate all students?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the school fully accessible? (if not, see details in section 1.6)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the school have a:		
Library?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, is it purpose built?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Gymnasium?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, how many?	1 Double	
Change rooms?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Gym storage and equipment room?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Staff work room?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Art room?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Room for French language instruction	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Instrumental music room?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Special education room?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Suitable and sufficient washrooms?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Cafeteria?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Lockers/cloak room area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Other storage/room?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Theatre arts facilities/stage?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Computer lab?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Family studies room? <i>Spec. Ed. Rms with Kitchens</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Auditorium?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Kitchen and/or tuck shop? <i>Don't use as such</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Staff and visitor parking?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, how many spaces?		
Staff room with kitchen facilities?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Student drop-off and pick-up area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Bus loading zone?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Property to accommodate development or additions?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>



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<b>1.2 School Grounds for Healthy Physical Activity and Extracurricular Activities</b>		
Does the school have a:		
Hard surfaced outdoor play area(s)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Soccer field?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Football field?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Baseball field?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Track?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Basketball court(s)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Play structure(s)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Shaded area?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Green space?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Bicycle racks?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Pool?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Arena?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Other public recreation facility?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Adjacent to public park or open space?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Describe the condition of school grounds (student use): <div style="color: red;">Large open space for play to provide different sports</div> <div style="color: red;">Three baseball diamonds</div> <div style="color: red;">Soccer fields</div> <div style="color: red;">Creative playground</div>		
Describe the condition of parking, driveways, sidewalks: <div style="color: red;">Fair</div> <div style="color: red;">Asphalt play area needs to be repaired</div> <div style="color: red;">Some sidewalk work</div>		
Describe additional amenities that may be attached to the school: <div style="color: red;">None</div>		



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<b>1.3 Range of Courses or Program Offerings</b>		
Does each class have access to gym for daily physical activity?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the school have a designated teacher for:		
Music?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Physical Education?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Computers?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Library?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
French?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Resource?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Literacy resource?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Early reading intervention?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Visual Arts/Drama?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
English as a Second Language (ESL)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Special Education (Spec Ed)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Does the school have:		
Classes with combined grades?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Classes with single grades?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
French Immersion?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Special Needs area class(es)? If yes, specify: <b>4 area composite, 2 gifted, 1 behaviour</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Does the school offer:		
Guidance and career education programs?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Culturally inclusive programs? <b>varies</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Student success programs?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Technology programs?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Programs and supports for students at risk?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An instrumental music program?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A vocal music program?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A visual arts program?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A drama program?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A communications media program?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Character Education program?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Where is the nearest access to similar programs?		



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<b><i>1.4 Range of Extracurricular Activities</i></b>
List boys' intramural sports: Soccer, basketball, hockey, football
List girls' intramural sports: Soccer, basketball, hockey, football
List boys' interschool sports: Soccer
List girls' interschool sports: Soccer
List co-ed interschool sports: Soccer, basketball, hockey, football (all co-ed)
List school clubs and activities/student involvement: Boys club Girls Club Choir Drama Helpers – office, library, kindergarten Drama Union of Youth (charitable events) Handwriting club
Additional comments:  This varies each year depending on staff interests. Night custodian runs the football league.



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### 1.5 Student Outcomes at the School – Clarification Needed with Curriculum

Education Quality and Accountability Office (EQAO) Definition:  
Percentage of students at or above the provincial standard (levels 3 and 4)

		Reading		Writing		Mathematics	
		Grade 3	Grade 6	Grade 3	Grade 6	Grade 3	Grade 6
2004-2005	School	63	73	61	70	55	59
	Board	55	64	53	60	60	61
2005-2006	School	52	57	40	52	49	49
	Board	60	64	60	57	65	60
2006-2007	School	51	67	58	54	47	56
	Board	59	63	60	57	64	58
2007-2008	School	58	69	53	63	64	62
	Board	58	63	62	64	64	59
2008-2009	School	55	68	55	61	50	58
	Board	57	69	66	66	64	63

#### Total number of Grade 3 students

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
School	76	65	45	45	20
Board	4067	4050	4046	3996	3951

#### Total number of Grade 6 students

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
School	91	81	107	87	77
Board	4018	4260	4264	4178	4129

Additional Comments:



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<b>1.6 School Accessibility for Individuals with Disabilities</b>		
Is the school accessible for individuals with disabilities? Defined as compliant with the Ontario Disabilities Act (ODA)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If not 100% accessible, provide details: <b>3 floors, stairs at entrances</b>		
Does the school have:		
Accessible washrooms on every floor?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Elevator(s)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Accessible change rooms?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Appropriate ramps (ODA compliant)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Automated doors?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Accessible playgrounds?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Dedicated handicapped parking spaces?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Appropriate signage?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Appropriate hardware?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Can special needs vehicles off load in a barrier free location?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is an entrance to the school barrier-free?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Additional comments: <b>Not all elevations are connected, building has heritage designation on front and tow sides</b>		

<b>1.7 Security</b>		
Is the main entry door of the school visible from the main office?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are there portable classrooms on-site that would prevent any secondary doors from being locked?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are there areas of the school that can't be seen or are hidden?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Are emergency response/fire access/drills/policies and regulations practiced regularly?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Additional Comments: <b>Video surveillance for security purposes</b>		



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<b>1.8 Proximity of the School to Students/Length of Bus Ride to School</b>	
What percentage of students walk to school?	73%
What percentage of students attend from outside the school boundary?	32%
What percentage of students is bused to school?	27%
What is the average distance to school for students?	2.078 km (all) 0.947 km (regular only) 5.761 km (Spec. Ed. only)
What is the average bus ride duration for students?	12.5 mins (regular only) 19.5 mins (Spec. Ed.)
Additional Comments:  Busing is Special Education or hazard related. Some busing is in taxis	

1.9 Supports		
Does the school have:		
A full-time principal(s)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A vice-principal(s)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A full-time secretary(s)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A teacher librarian?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A library clerk/technician?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A full-time special education teacher?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Full-time custodial staff?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
How many educational assistants does the school have?		8
Additional comments:		
The school also has 4 Child Youth Workers		



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<b>1.10 School Councils and Funds</b>		
Does the school have a school council that meets regularly? (4 times per year is mandated)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Does the school council fundraise?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Corporate/bursaries or other donations over the past 3 years (details): <b>WEFI</b>		
Contributions by the school to the community (details): <b>Host BBQ for community each fall</b> <b>Very involved community (i.e. 19 members of school council)</b>		

<b>1.11 Summary</b>
What is unique about this school?  <b>78 year old heritage building with valuable art (paintings and sculpture), strong community involvement and connection to neighbourhood association</b>
Are there school specific scholarships, bursaries, awards or funds?  <b>Jan McPhedran-McCloud Award named after former Principal.</b>
Additional comments:



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**Section 2 – VALUE TO THE BOARD**

**2.1 Condition of School**

When was the school built?	1931, 1954, 1986
What is the current Facility Condition Index (FCI)*?	38.27%
What will the FCI be in 5 years?	39.72%
What are the current renewal costs?	\$2,373,780.00
What will the renewal costs be in 5 years?	\$2,463,780.00
Describe the conditions of the school grounds (student use): Refer to Facility Condition Assessment Report  3 baseball diamonds, 1 soccer field, 2 swings, 1 creative playground	
Describe the conditions of the other site facilities (parking, etc.), discuss: Refer to Facility Condition Assessment Report  Additional parking was added 4 years ago	
List capital improvements (if any) completed in the last 5 years:	
Accessibility Issues – other site facilities (parking, etc.), discuss:  Multi-storey building with no elevator or ramps	

\* Facility Condition Index established by Ministry of Education



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<b>2.2 Enrolment vs. Available Space (Background Documentation Attached)</b>		
Does the school's current enrolment exceed the available surplus space in adjacent schools?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
What is the current enrolment of the school?	294	
What is the projected enrolment in 5 years?	361	
What is the projected enrolment in 10 years?	330	
What is the capacity of the school?	405	
What is the school capacity (building and porta-pack)?	405	
How many portables?	0	
What is the current utilization rate of the school?	64%	
What is the projected utilization in 5 years?	89%	
What is the projected utilization in 10 years?	81%	
<p>Additional Comments:</p> <p style="color: red;">School utilization will go up with introduction of the Early Learning Program within the next 5 years.</p>		

<b>2.3 Cost to Operate the School (Annual)</b>		
What are the costs for utilities?	Electric	162,025 kWh
	Gas	91,308 m <sup>3</sup>
What are the maintenance costs for the facility?	\$19,000.00	
What are the maintenance costs for the grounds?	\$6,000.00	
<p>Additional Comments:</p>		



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### **2.4 Summary**

What is unique or noteworthy about this school?

Steam heating plant

Designated under Section 33 of the Ontario Heritage Act for Historic and architectural value and interest.

Designation applies to:

- The entire North façade, including the parapet and entrance frame, door and escutcheon marked “Boys” as enclosed within the existing addition
- The West and Front façade consisting of the original building erected in 1931, including the parapet, turrets and entry way to full height of the building, the doors and windows provided that the School Board may make any changes to the windows deemed necessary by the School Board for energy saving measures
- The entire South façade, including the parapet, the bay window and entrance frame, door and escutcheon marked “Girls” provided that the School Board may make additions to the South façade so long as the bay window and entryway marked “Girls” is either left in its present form, enclosed by any such addition or re-located to any new exterior wall or entrance, as determined by the School Board.

Additional Comments:

This building is in need of a roof replacement on they gym, heat plant replacement/upgrade, and windows need to be replaced as they are the original single pane units



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**Section 3 – VALUE TO THE COMMUNITY**

**3.1 Community Use**

List the organized community groups which use the school/school grounds and the number of hours used for the school year:

Group Name	School Facilities (e.g. gym, library, etc.)	# of hours	Fees paid (if any)
Grand River Volleyball Group	Gym	2 hrs/wk 26 days	\$ 709.80
Forbes Volleyball	Gym	2 hrs/wk 20 days	\$ 654.00
Sokol Gymnastics Association of Toronto	Gym	1 hr/wk 32 days	\$ 436.80
Mary-Allen Neighbourhood Association	Gym	2 hrs	\$ 179.45
Becker Volleyball	Gym	2 hrs/wk 25 days	\$ 790.50
Facility booked with Board's Rental Department? <b>City of Waterloo - fields</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Do members of the community/neighbourhood use the school site on an informal basis?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
What other facilities/playing fields in the vicinity are used by community groups? <b>St. Louis Adult Recreation Centre</b>			
Is the school site the only neighbourhood open space? <b>Mary Allen, Glen Acres Park (0.5 ha)</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Has the municipality identified a shortage of open space or built facilities in the vicinity, which could be exacerbated by a school closing?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Additional Comments: <b>Please read the City of Waterloo's Recreation and Leisure "Quality of Life" Master Plan approved November 17, 2008</b>			



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<b>3.2 Range of Program Offerings at the School that serve both Students and Community Members</b>		
Does the school have:		
A licensed child care?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A child care program before the start of the school day?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A child care program after the school day?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A play/activity program after school?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A breakfast program in the school? Or nearby?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If the school were not available, what programs would have to relocate? YWCA after school Many rentals as well		
Does the community have the facilities and/or capacity to accommodate these programs?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Additional Comments:		



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<b>3.3 School as a Partner in Other Initiatives in the Community</b>		
Is the school a partner in other government or community initiatives within the community?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, list: <b>Greening project, early stages</b>		
Are there plans for local partnerships for delivering child care and other community social services?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, list:		
List any significant upgrades to the school in the past five years, completed in partnership with the community:		
List other programs offered at the school: (e.g. adult learning, summer school, non-curriculum instruction – such as Saturday German Language instruction, etc.)  <b>Many rentals throughout the year</b>		
Does the community have programs and supports for students at risk?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
List any non-traditional day school operation (e.g. night school, summer school, adult and continuing education program, etc.):  <b>Tutoring program 2 nights per week (rental)</b>		
Additional Comments:  <b>Strong start for early at risk students, run by volunteers</b>		



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### ***3.4 Contributions to the Community (details)***

List any other community initiatives and/or partnerships that the school is involved with:

WLU students volunteer as part of their studies

### ***3.5 Summary***

What is the value of the school to the community?

Very involved community with a strong connection between the school and the community association (i.e. a joint charitable event is planned between community association and school in November, "Pennies for Peace")

As this site is the City's principal source of parkland – open space in the Core Area, it has added value and importance

Additional Comments:

- Strong downtown, central school with more young families returning to the community to live in the core area
- Many parents and grandparents were former students
- Strong sense of history



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**Section 4 – VALUE TO THE LOCAL ECONOMY**

**4.1 Value to the Local Economy**

What are the measurable impacts on the local economy (e.g. on local businesses or property values), from a local/regional perspective?

All schools have a positive impact on the local micro economy in the immediate area of the school where retail convenience and service uses benefit from the business generated from students and staff. Neighbourhood schools are also considered to have a positive impact on property values in the immediate area as close convenient schools are viewed as desirable by many individuals and families.

Is the school's location and continued/future operation consistent with municipal and/or regional planning objectives?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is there an expressed community interest to acquire the school <b>at fair market value</b> ?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Has there been an interest expressed for this school during the last 5 years? <b>During Master Plan</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

**4.2 Summary**

What is the value of the school to the local economy?

The City of Waterloo does not have any data to provide a qualified estimate of the economic impact.

Additional Comments:



## **Section 5 – VALUATION SUMMARY**

### ***5.1 Please summarize the strengths, weaknesses, opportunities and issues of concern identified in this school valuation***

#### **Strengths:**

French Immersion is growing through the grades. The school has grades 1 to 3 French Immersion this year (2009/2010)

This school had traditionally been a French Immersion school and then it ended. School council has supported the re-growth of this program financially

#### **Weaknesses:**

Building needs work – new windows, etc.

Needs to be made accessible

#### **Opportunities:**

Large property

Central location on boundary between Kitchener and Waterloo

#### **Issues of Concern:**

None