



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

Date: **January/2010**  
Month      Year

SCHOOL PROFILE			
School: <b>Suddaby P.S</b>			
Address: <b>151 Frederick Street, Kitchener</b>			
Grade Configuration	<b>JK-6</b>		
Age of Facility	<b>152</b> years		
Site Size	<b>3.42</b> ac	<b>1.384</b> ha	
Building Size – GFA	<b>57,480</b> sq ft	<b>5339.89</b> m <sup>2</sup>	
School Capacity (building only, Ministry recognized)	<b>493</b>		
School Capacity (building and porta-pak)	<b>493</b>		
Number of portables	<b>2</b>		
Current enrolment (Total/FTE)	<b>429</b>	<b>380</b>	
Utilization (% Accommodation)	<b>77</b> %		
<b>Historic FTE Enrolment (past 5 years)</b> <small>Based on October 31 Enrolment</small>	Year: <b>2004</b>	Enrolment <b>335</b>	
	Year: <b>2005</b>	Enrolment <b>355.5</b>	
	Year: <b>2006</b>	Enrolment <b>361</b>	
	Year: <b>2007</b>	Enrolment <b>364.5</b>	
	Year: <b>2008</b>	Enrolment <b>379.5</b>	
<b>Enrolment FTE Projection (next 5 years)</b>	Year: <b>2010</b>	Enrolment <b>378.5</b>	
	Year: <b>2011</b>	Enrolment <b>375.5</b>	
	Year: <b>2012</b>	Enrolment <b>356.5</b>	
	Year: <b>2013</b>	Enrolment <b>363.5</b>	
	Year: <b>2014</b>	Enrolment <b>353</b>	
Feeder Schools:		Grades:	
<b>Margaret Avenue P.S.</b>		<b>7-8</b>	
<b>Courtland Avenue P.S.</b>		<b>7-8</b>	
<b>Kitchener-Waterloo Collegiate Institute</b>		<b>9-12</b>	
<b>Cameron Heights Collegiate Institute</b>		<b>9-12</b>	
Number of Out of Boundary Students		<b>48</b>	
Number of Split Grades		<b>5</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:		19
Is there currently sufficient permanent space to accommodate all students?	Yes <input type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input checked="" type="checkbox"/>
Gymnasium?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, how many?		1
Change rooms?	Yes <input type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input checked="" 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? <span style="color: red;">In basement</span>	Yes <input type="checkbox"/>	No <input checked="" 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?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Auditorium?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Kitchen and/or tuck shop?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Staff and visitor parking? <span style="color: red;">insufficient</span>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, how many spaces?		25
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 type="checkbox"/>	No <input checked="" type="checkbox"/>
Property to accommodate development or additions?	Yes <input type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input checked="" 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;">Small area for soccer and ball diamonds</div> <div style="color: red;">Rink in the winter</div> <div style="color: red;">Some areas of asphalt play area needs repair</div>		
Describe the condition of parking, driveways, sidewalks: <div style="color: red;">Front sidewalks need to be repaired</div> <div style="color: red;">Parking lot is small, several staff have to park in church lot across the road</div>		
Describe additional amenities that may be attached to the school:		



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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 checked="" type="checkbox"/>	No <input type="checkbox"/>
Physical Education?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Computers?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Library? <span style="color: red;">Library clerk</span>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
French?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Resource?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Literacy resource? <span style="color: red;">LST (itinerant)</span>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Early reading intervention?	Yes <input type="checkbox"/>	No <input checked="" 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 checked="" 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:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the school offer:		
Guidance and career education programs?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Culturally inclusive programs?	Yes <input type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input checked="" 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: Running club, soccer, volleyball
List girls' intramural sports: Cooperative games, running club, volleyball
List boys' interschool sports: None
List girls' interschool sports: None
List co-ed interschool sports:
List school clubs and activities/student involvement: Robotics club
Additional comments:



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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	46	65	27	65	36	60
	Board	55	64	53	60	60	61
2005-2006	School	58	62	63	50	70	40
	Board	60	64	60	57	65	60
2006-2007	School	44	44	48	38	54	33
	Board	59	63	60	57	64	58
2007-2008	School	58	45	60	47	58	38
	Board	58	63	62	64	64	59
2008-2009	School	67	67	64	77	63	51
	Board	57	69	66	66	64	63

#### Total number of Grade 3 students

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
School	56	43	48	55	67
Board	4067	4050	4046	3996	3951

#### Total number of Grade 6 students

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
School	48	42	39	47	39
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>Accessible basement only</b>		
Does the school have:		
Accessible washrooms on every floor?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Elevator(s)?	Yes <input checked="" type="checkbox"/>	No <input 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 checked="" type="checkbox"/>	No <input 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 checked="" type="checkbox"/>	No <input type="checkbox"/>
Additional comments: <b>This is limited barrier free to the basement only</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 checked="" type="checkbox"/>	No <input type="checkbox"/>
Are there areas of the school that can't be seen or are hidden?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are emergency response/fire access/drills/policies and regulations practiced regularly?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Additional Comments:		



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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?	<b>79%</b>
What percentage of students attend from outside the school boundary?	<b>11%</b>
What percentage of students is bused to school?	<b>21%</b>
What is the average distance to school for students?	<b>0.798</b> km
What is the average bus ride duration for students?	<b>7</b> mins
<p>Additional Comments:</p> <p style="color: red;">Out of boundary students attend French Immersion program Busing is hazard related Nearly 100% of students not eligible for busing use active modes of transportation to get to school – there are very few parents who choose to drive their children at this school.</p>	

<b>1.9 Supports</b>		
Does the school have:		
A full-time principal(s)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A vice-principal(s)? <b>0.5 FTE</b>	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 checked="" type="checkbox"/>	No <input type="checkbox"/>
Full-time custodial staff?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
How many educational assistants does the school have?	<b>5</b>	
<p>Additional comments:</p>		



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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): RIM – Robotics Club Greening Small donations to support school council		
Contributions by the school to the community (details): Terry Fox Run Jump Rope For Heart		

<b>1.11 Summary</b>
What is unique about this school? <ul style="list-style-type: none"><li>• Heritage building</li><li>• Its location in downtown Kitchener</li><li>• Age of the building</li></ul>
Are there school specific scholarships, bursaries, awards or funds? None.
Additional comments:



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**Section 2 – VALUE TO THE BOARD**

**2.1 Condition of School**

When was the school built?	1857
What is the current Facility Condition Index (FCI)*?	20.18%
What will the FCI be in 5 years?	40.05%
What are the current renewal costs?	\$1,528,250.00
What will the renewal costs be in 5 years?	\$3,033,250.00
Describe the conditions of the school grounds (student use): Refer to Facility Condition Assessment Report Small green area for soccer and baseball diamond Rink in winter months 2 creative playgrounds at front area (one used by child care)	
Describe the conditions of the other site facilities (parking, etc.), discuss: Refer to Facility Condition Assessment Report  Parking lot is not large enough for staff – use the church across the street for additional parking	
List capital improvements (if any) completed in the last 5 years:  Repaired a small section of asphalt play area	
Accessibility Issues – other site facilities (parking, etc.), discuss:  Parking area very small and restricted	

\* 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 type="checkbox"/>	No <input checked="" type="checkbox"/>
What is the current enrolment of the school?	428	
What is the projected enrolment in 5 years?	404	
What is the projected enrolment in 10 years?	420	
What is the capacity of the school?	493	
What is the school capacity (building and porta-pak)?	493	
How many portables?	2	
What is the current utilization rate of the school?	77%	
What is the projected utilization in 5 years?	82%	
What is the projected utilization in 10 years?	85%	
<p>Additional Comments:</p> <p style="color: red;">Ministry recognized capacity exceeds space used for regular programming at this school. Actual capacity closer to 368.</p>		

<b>2.3 Cost to Operate the School (Annual)</b>		
What are the costs for utilities?	Electric	149,880 kWh
	Gas	63,191 m <sup>3</sup>
What are the maintenance costs for the facility?	\$ 45,000.00	
What are the maintenance costs for the grounds?	\$	
<p>Additional Comments:</p> <p style="color: red;">City of Kitchener cuts the grass</p>		



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### ***2.4 Summary***

What is unique or noteworthy about this school?

Building is shared with McQuarrie Enrichment Program and Moppet Preschool (co-op)

The property is designated under Part IV of the Ontario Heritage Act, which means the entire legal property is designated. Alterations, demolitions and new construction require formal approval via a Heritage Permit Application.

Houses a Victorian Classroom Museum

Additional Comments:

Suddaby P.S. was the first institution established in the City of Kitchener exclusively for the purpose of public elementary education. The first kindergarten class in Canada was established in this school. The Heritage designation is in recognition of many distinguished graduates of the school, of the efforts of the men and women who dedicated their lives to the education of all those who attended the school and of its years of service to the community as a whole.

The school demonstrates the transition from original for room school to the present facility. Of special architectural significance is the fact that the original school is still an integral part of the present structure.



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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)
Learning Disabilities Association of KW (Workshop)	Mini Gym in Basement	3 hrs/wk 6 days	\$ 151.20
Learning Disabilities Association of KW (Tutoring)	Classroom	3 hrs 54 days	\$ 680.40
Grand Philharmonic Choir	Classrooms/Gym	4 hrs 29 days	\$ 2,436.00
Millennium Choral Organization	Gym	2 hrs/wk 35 days	\$ 955.50
Moppet Parent Participating Preschool	Classroom	8 hrs/day	\$ 32.00/day
Facility booked with Board's Rental Department?		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? None			
Is the school site the only neighbourhood open space?		Yes <input type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input type="checkbox"/>
Additional Comments:  Refer to the City of Kitchener Parks Master Plan			



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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 checked="" type="checkbox"/>	No <input 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 type="checkbox"/>	No <input checked="" 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? <b>Nearby</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If the school were not available, what programs would have to relocate? <b>McQuarrie enrichment Centre</b> <b>KW Learning Disabilities Association</b> <b>Moppet Preschool</b> <b>Victorian Classroom</b>		
Does the community have the facilities and/or capacity to accommodate these programs? <b>Unknown</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Additional Comments:  <b>McQuarrie Enrichment is a WRDSB program and would need to locate in another building owned by the Board.</b>		



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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>Central Frederick Neighbourhood</b> <b>Bethany Church</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: <b>Playground in cooperation with Moppett Preschool</b>		
List other programs offered at the school: (e.g. adult learning, summer school, non-curriculum instruction – such as Saturday German Language instruction, etc.) <b>Learning Disabilities Association</b>		
Does the community have programs and supports for students at risk?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
List any non-traditional day school operation (e.g. night school, summer school, adult and continuing education program, etc.):		
Additional Comments:		



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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:

### ***3.5 Summary***

What is the value of the school to the community?

- Age of school (154 years in this community)
- Place for people to come together; connection to the outside community (i.e. Bethany Church, children play here)

Additional Comments:

"It's a living museum"



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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.

Official Plan designation is Community Institutional (Central Frederick Neighbourhood Secondary Plan)

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 at fair market value?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has there been an interest expressed for this school during the last 5 years?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

### **4.2 Summary**

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

The City of Kitchener does not have any data to provide a qualified estimate of 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:

- Diversity
- History
- Large classrooms

Weaknesses:

- Washroom facilities (only on lower level)
- Gym size does not facilitate number of students for daily physical activity
- Parking is insufficient for staff at the school, McQuarrie and visitor parking
- 3<sup>rd</sup> floor is inaccessible

Opportunities:

Issues of Concern: