



Report to Committee of the Whole

May 15, 2017

Subject: Accommodation Planning 2017-2018

Recommendation

That the Waterloo Region District School Board (Board) approve the commencement of the Fischer-Hallman/Huron Elementary Schools Boundary Study.

Status

On November 9, 2015, the Board received approval and funding for a new school in Southwest Kitchener as part of the Ministry of Education's (Ministry) 2015 Capital Priorities Grant. Construction of the new facility is well underway, and is expected to open September 2018. In accordance with [Board Policy 4012 – School Attendance Areas](#), and [Administrative Procedure 4991 – Boundary Studies](#) an attendance area for the new school needs to be established prior to February 28, 2018.

The proposed boundary study would involve Southridge, Queen Elizabeth, Laurentian and Jean Steckle Public Schools (See Appendix A – Proposed Fischer-Hallman/Huron Elementary Schools Boundary Study Area). The boundary study process would commence in September 2017 and be completed tentatively by December 2017.

Background

Annually, the Planning Department in consultation with the Elementary Accommodation Committee (EAC), Secondary Accommodation Committee (SAC) and Accommodation Steering Committee (ASC) identifies areas of the district where enrolment is impacting program, facilities, and/or sites. To determine immediate and/or longer-term solutions, undertaking a boundary study or an accommodation review may be appropriate.

A boundary study involves a group of related schools and may result in changes to boundaries and/or program, as well as school construction and renovations. With some similarities, an accommodation review is a more formal process that may also result in boundary and/or program changes, as well as school construction and renovations; however, there is also the possibility of school closure(s) and/or consolidation(s).

Boundary studies and accommodation reviews are both public processes that could lead to recommendations affecting school communities; therefore, Board approval is sought before proceeding.

Attached to this report is a table summarizing recent past boundary studies and accommodation reviews, ongoing and proposed reviews, as well as areas where there may be a need for a study/review in the future (see Appendix B).

Throughout each school year, the Planning Department reviews proposed and approved residential plans to evaluate available accommodation at nearby schools. Where space for students anticipated to be generated by new housing is deemed to be insufficient [Board Policy 4012 – School Attendance Areas](#) and [Administrative Procedure](#)

[4992 – Temporary Student Accommodation for Development Areas](#) provide guidelines and expectations for creating and assigning Development Areas (DAs) temporarily to holding schools until alternative accommodation is available (a new school, addition or boundary changes). Appendix C provides a summary of DA current school assignments.

Throughout the 2017/2018 school year, the Planning Department will be focusing on four key items: (1) Fischer-Hallman/Huron Elementary Schools Boundary Study, (2) Long-Term Accommodation Plan, (3) secondary accommodation, and (4) monitoring accommodation issues at identified areas in the district.

1. Fischer-Hallman/Huron Elementary Schools Boundary Study

The primary purpose of this Boundary Study is to establish a permanent boundary for the new elementary school located on Seabrook Drive in Southwest Kitchener (See Appendix A). Currently, the community is being accommodated at holding schools (Queen Elizabeth, Southridge, and Laurentian Public Schools) until the new school opens in 2018.

The secondary purpose of the Boundary Study will be to address accommodation challenges at nearby Jean Steckle Public School. The JK-8 school opened for the 2013/14 school year with a capacity of 669 pupil places. Current enrollment at the facility is almost 900 students and the school has 12 portables on site. Further enrollment increases are expected over the short term, and there is concern about the site's ability to accommodate additional students and portables.

2. Long-Term Accommodation Plan (LTAP)

On March 30, 2015, a report entitled "Waterloo Region District School Board Accommodation Strategy" was presented to Trustees. The Accommodation Strategy will support decisions related to property acquisition/disposition, short and long-term accommodation of existing programs and new Ministry initiatives as well as the funding for needed capital projects.

The April 2016 adoption of revised policies on pupil accommodation ([Board Policy 4000 – Pupil Accommodation Review](#)) and community planning and partnerships ([Board Policy 1011 – Community Planning and Facility Partnerships](#)) requires the district to undertake long-term capital and accommodation planning. To meet these requirements, staff will continue to work towards the completion of a Long-Term Accommodation Plan (LTAP), incorporating the elements of both the Accommodation Strategy and the aforementioned policies. The current timeline for completion of the LTAP is fall 2017.

3. Secondary Accommodation

a. New South-West Kitchener Secondary School

The March 23, 2015 report titled "Waterloo Region District School Board Secondary Boundaries Updated Review" identified the need for a new South-West Kitchener Secondary School. A full business case for the project was developed and submitted to the Ministry for Capital Priorities Grant funding in both 2015 and 2016. To date funding for the project has not been seen as a priority for the Ministry; however, the project continues to be a priority for the

district and will be resubmitted in 2017. This accommodation will be needed to manage the significant growth in Southwest Kitchener primarily within the Huron Heights Secondary School boundary.

Efforts to secure an appropriate site for this new school will continue with the expectation that an agreement will be presented for consideration by Trustees in the fall of 2017.

b. Kitchener Core Area Secondary Review

Another recommendation in the March 23, 2015 report titled “Waterloo Region District School Board Secondary Boundaries Updated Review” was to undertake an accommodation review involving Cameron Heights Collegiate Institute, Eastwood Collegiate Institute and Kitchener-Waterloo Collegiate and Vocational School. The consultant highlighted that the size and proximity of these three schools does not align with existing or projected enrolments within the Kitchener downtown core, and that students pursuing core curriculum pathways would be equally well served if the district only had two schools offering this. It was also noted that “this would not preclude the Board from maintaining all three schools, particularly if it chose to utilize one facility as a full magnet or specialized program option for students in the Region.”

A Secondary Boundary Working Group comprised of Business Services staff, Superintendents, Student Achievement & Well-Being, and Secondary School Administrators has been established and is evaluating accommodation options that address both the new secondary school and Kitchener core-area review recommendations. It is the intention of the working group to present to Board its preferred accommodation option as part of an initial staff report to commence the public consultation process in the fall of 2017.

c. Waterloo Collegiate Institute/Wilfrid Laurier University Northdale “Community Hub”

A Feasibility Study investigating a Waterloo Collegiate Institute/Wilfrid Laurier University Northdale “Community Hub” was completed between January and August of 2016. The feasibility study involved meeting with stakeholders, identifying needs in the area, features and services that would be desirable, as well as possibilities for redevelopment which incorporate a new or revitalized Waterloo Collegiate Institute along with other community uses – a “Community Hub.” A final report was issued and reviewed by the Board of Trustees on September 12, 2016.

The key items identified in the report were the perceived gaps in infrastructure and programming in the Northdale neighbourhood, as well as stakeholder desires for improved services and facilities. The recommended strategy of the report included proceeding with continued community engagement with the prospect of redeveloping the shared lands and buildings of Wilfrid Laurier University and Waterloo Collegiate Institute as a new community hub.

Along with a renewed Waterloo Collegiate Institute, the report identified potential stakeholder interests in Arts and Culture, Health and Wellness and Focused Education.

An Open House was held October 27, 2016 to invite feedback on the proposed themes and to explore community interest in the project. A follow up to this was provided to the Board of Trustees on February 13, 2017, with a recommendation to proceed with short- to medium-term objectives as set out in the study.

The district and its two partners are currently joined in this phase, which concludes in the spring of 2018, and is to:

- Continue Stakeholder Outreach
- Negotiate Non-Binding Letters of Interest
- Develop Request for Proposal for Master Planning Services
- Develop Master Plan
- Develop Initial Development Proforma
- Continue Public Consultation.

4. Other Areas of Focus

As noted earlier, LTAP will provide analysis of the accommodation needs in school planning areas throughout the district. Accommodation issues in a number of areas will continue to be monitored in the meantime.

A potential accommodation review has been identified in the past for Central Waterloo/Lakeshore. This review would look at smaller school organizations at Winston Churchill, Cedarbrae, Northlake Woods and N.A. MacEachern Public Schools to determine if consolidation is required. The Beaver Creek Meadows District Plan in North-West Waterloo identifies the need for a new elementary school to serve proposed development. Any consideration of Central Waterloo/Lakeshore schools should only be considered in light of the need for holding accommodation prior to the approval and construction of this new school.

Staff will continue to monitor the situation in the following schools, with a view to setting priorities for future study:

- W.T. Townshend Public School
- Williamsburg Public School
- New Dundee Public School
- Hillcrest Public School
- Millen Woods Public School
- Courtland Avenue Public School

Accommodation for Senior Elementary schools (Grades 7 and 8) in the Central Kitchener-Waterloo area will also be addressed in the LTAP and continue to be monitored. Factors that will influence future decisions include:

- Impacts from the influx and concentration of newcomers in specific neighbourhoods;
- Impact of the Light Rail Transit (LRT) line once it is in operation (post-2017);

- Impacts of enrolment from infill development along the LRT corridor (e.g., Victoria Commons).

Financial implications

No financial implications.

Communications

Upon approval of the Fischer-Hallman/Huron Elementary Schools Boundary Study, a web page will be set up as a link on the main page of the Board's website. The web page will provide up-to-date information about the study as it progresses.

A Boundary Study Working Group will also be established, consisting of the principals and up to 2 parent representatives from the schools involved and Planning and Facilities staff.

Formal notices and flyers will be circulated to the school communities for public meeting notifications and notice of public meetings will be published in the local newspapers as well as on the Board's website and Twitter feed.

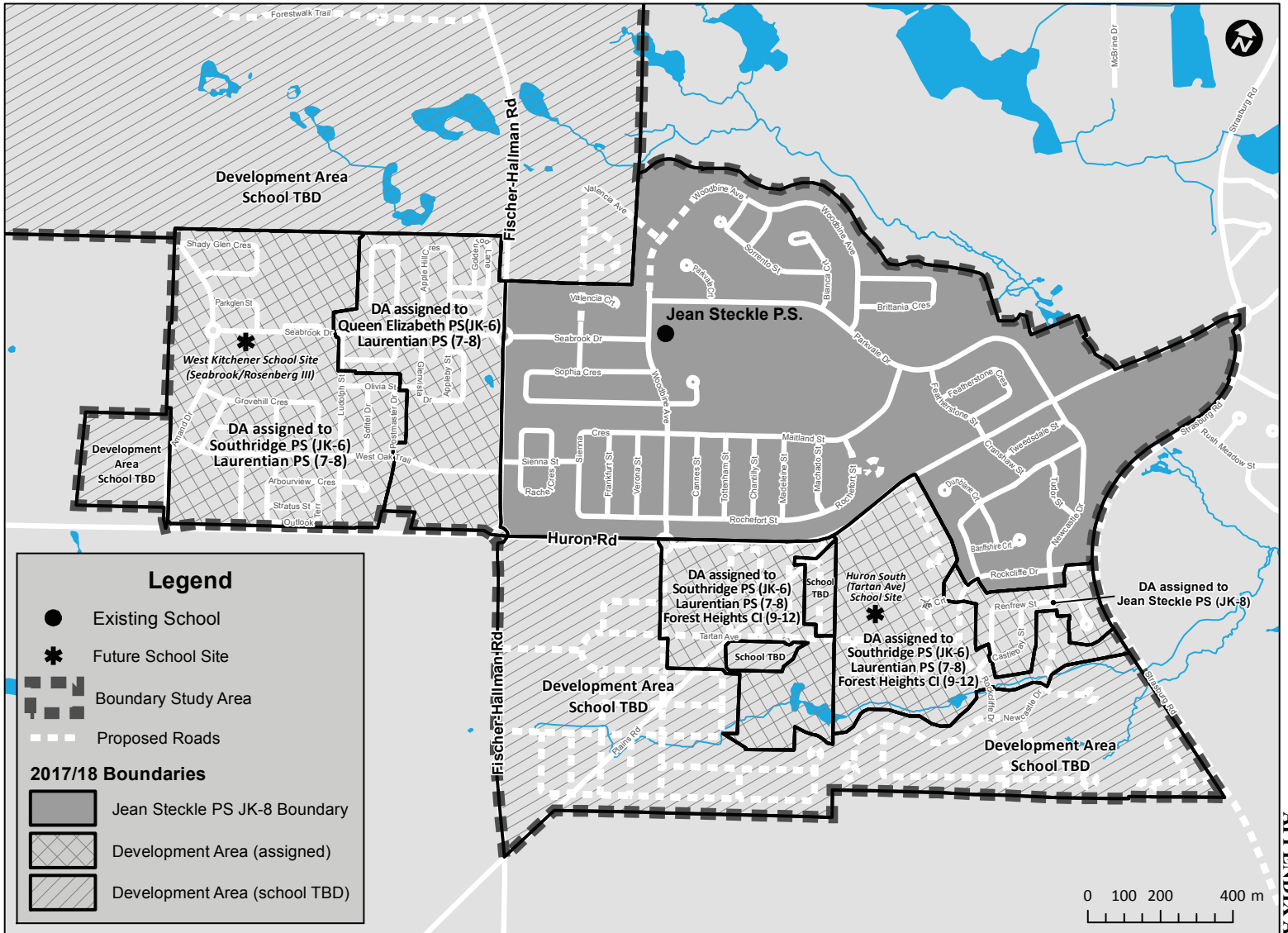
With respect to the Development Area school assignments letters will be sent to the KW Real Estate Board and new home sales centres, where possible, to advise them of the holding schools for these developments. Maps indicating school assignments will be posted on the Waterloo Region District School Board's website for the public to view.

Further, the "School Finder" application on the Board's website will be updated to display the school assignments and transportation eligibility once municipal addressing has been assigned.

Prior to assigning development areas to holding schools, school administrators, Superintendents of Student Achievement & Well-Being, Facilities Services and Student Transportation Services of Waterloo Region were consulted.

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Fischer-Hallman/Huron Elementary Schools Boundary Study Area



Elementary Accommodation Reviews

Area of Interest	Description	Initiated	Completed	Recommendations adopted by Board
Grand River South/Sunnyside <ul style="list-style-type: none"> • Franklin P.S. • Howard Robertson P.S. • Lackner Woods P.S. • Rockway P.S. • Sheppard P.S. • Sunnyside P.S. • Wilson Avenue P.S. • Chicopee Hills P.S. 	Residential development placing enrolment pressure on Lackner Woods P.S. Low and/or declining enrolment at other schools in the area.	November 2009	May 2011	<ul style="list-style-type: none"> • Boundary changes for Lackner Woods, Howard Robertson Public Schools (completed) • Boundary changes for Lackner Woods, Sheppard and Sunnyside Public Schools to coincide with opening of Chicopee Hills Public School • Construction of new JK-8 Chicopee Hills Public School • Addition to Lackner Woods P.S. (<i>subject to Ministry funding</i>)
Breslau/Stanley Park <ul style="list-style-type: none"> • Breslau P.S. • Crestview P.S. • Franklin P.S. • Lackner Woods P.S. • Mackenzie King P.S. • Smithson P.S. • Stanley Park P.S. 	Residential development enrolment pressure on Breslau P.S. Low and/or declining enrolment at other schools in the area.	November 2009	June 2011	<ul style="list-style-type: none"> • Boundary changes for Breslau, Mackenzie King, Smithson and Stanley Park Public Schools (completed) • Boundary change for Stanley Park Public School to coincide with opening of Chicopee Hills Public School • Construction of an addition at Mackenzie King P.S. (completed) • Construction of an addition at Breslau P.S. (completed)
West Galt <ul style="list-style-type: none"> • Blair Road P.S. • Dickson P.S. • Highland P.S. • St. Andrew's P.S. • Tait Street P.S. 	Small school organizations and challenging sites. Concentrated areas of new development. Need to balance enrolment and align program.	February 2011	January 2013	<ul style="list-style-type: none"> • Closure of Dickson P.S. (completed and sold) • Boundary changes for Blair Road P.S., Highland P.S., Dickson P.S. and Tait Street P.S. (completed) • Construction of an addition and start Partial French Immersion program at Tait Street P.S. (completed) • Addition of Gr. 6 to Highland P.S. for September 2018
Woolwich and Wellesley Townships <ul style="list-style-type: none"> • Floradale P.S. • Linwood P.S. • St. Jacobs P.S. • Three Bridges P.S. 	Small school organizations and facility issues.	February 2011	November 2013	<ul style="list-style-type: none"> • Closure of Three Bridges P.S. (completed and sold) • Boundary changes for Floradale, St. Jacobs and Linwood Public Schools (completed)

Area of Interest	Description	Initiated	Completed	Recommendations adopted by Board
Central Kitchener/Waterloo Senior Schools <ul style="list-style-type: none"> • Courtland P.S. • Margaret Avenue P.S. • MacGregor P.S. 	Review senior elementary facilities to address declining enrolment, program delivery, inconsistent senior elementary school feeds and the possibility of JK-8 facilities	TBD	TBD	<ul style="list-style-type: none"> • Postponed...” until such time as the funding for potential outcomes is clarified.”
Central Waterloo/Lakeshore <ul style="list-style-type: none"> • Cedarbrae P.S. • N.A. MacEachern P.S. • Northlake Woods P.S. • Winston Churchill P.S. 	Small school organizations, excess capacity and facility issues.	TBD	TBD	TBD

Elementary Boundary Studies

Area of Interest	Description	Initiated	Completed	Recommendations adopted by Board
Huron Village (Kitchener) <ul style="list-style-type: none"> • Alpine P.S. • Country Hills P.S. • Laurentian P.S. • Jean Steckle P.S. 	Establish a boundary for Jean Steckle P.S.	May 2012	January 2013	<ul style="list-style-type: none"> • Established a JK-8 boundary for Jean Steckle P.S. • Boundary changes for Alpine P.S., Country Hills P.S. and Laurentian P.S.
Elmira <ul style="list-style-type: none"> • John Mahood P.S. • Park Manor P.S. • Riverside P.S. 	Large residential development located in town of Elmira has the potential to overwhelm the existing elementary facilities	May 2012	November 2013	<ul style="list-style-type: none"> • Rebuild/relocation of Riverside P.S. • Boundary changes for Riverside P.S. and John Mahood P.S.
Doon South (Kitchener) <ul style="list-style-type: none"> • Brigadoon P.S. 	Need to establish a boundary for a new school within	May 2013	January 2014	<ul style="list-style-type: none"> • Interim boundary changes for J.W. Gerth P.S. until new

Area of Interest	Description	Initiated	Completed	Recommendations adopted by Board
<ul style="list-style-type: none"> • J. W. Gerth P.S. • Doon P.S. • Pioneer Park P.S. • Groh P.S. 	the new Stauffer Woods subdivision (Doon South). This area is currently assigned to Brigadoon P.S. and Doon P.S.			<ul style="list-style-type: none"> school built (Doon P.S. temp. Gr. 5-8) • Established a JK-8 boundary for new South Kitchener school • Boundary changes for all schools
<p>Baden</p> <ul style="list-style-type: none"> • Baden P.S. • New Dundee P.S. • Sir Adam Beck P.S. 	Address over enrolment at Baden P.S.	November 2013	September 2014	<ul style="list-style-type: none"> • Boundary change for Gr. 7-8 between Baden P.S. and Sir Adam Beck P.S. • Addition to Sir Adam Beck P.S. to accommodate Gr. 7-8 (awaiting Ministry funding). • Interim measures to accommodate Gr. 7-8 prior to completion of Sir Adam Beck P.S. addition.
<p>West Waterloo (Waterloo)</p> <ul style="list-style-type: none"> • Abraham Erb P.S. • Cedarbrae P.S. • Centennial P.S. • Edna Staebler P.S. • Mary Johnston P.S. • Laurelwood P.S. • Vista Hills P.S. 	Establish a boundary for the new Vista Hills P.S.	May 2014	November 30, 2015	<ul style="list-style-type: none"> • Established a JK-8 boundary for Vista Hills P.S. • Boundary changes for Cedarbrae P.S., Centennial P.S., Edna Staebler P.S. and Laurelwood P.S.
<p>Rosenberg III (South West Kitchener)</p> <ul style="list-style-type: none"> • Jean Steckle P.S. • Southridge P.S. • Queen Elizabeth P.S. • Laurentian P.S. • New West Kitchener (Seabrook/Rosenberg III) School 	Need to establish a boundary for a new South West Kitchener elementary school identified as Rosenberg III. This area is currently identified as a “Development Area” assigned to Southridge, Queen Elizabeth, and Laurentian Public Schools.	TBD	TBD	TBD
<p>Huron Woods (South West Kitchener)</p>	Need to establish a boundary for a new South West	TBD	TBD	TBD

Area of Interest	Description	Initiated	Completed	Recommendations adopted by Board
<ul style="list-style-type: none"> • Jean Steckle P.S. • Southridge P.S. • Huron Woods Development Areas • New Huron South (Tartan Ave) School 	Kitchener elementary school identified as Tartan Ave. This majority of this area is currently identified as a “Development Area” with portions assigned to Southridge P.S. Subdivision known as “Huron Woods”			
Doon South II (Kitchener) <ul style="list-style-type: none"> • Doon P.S. • Groh P.S. • New South Kitchener (Ormston) school 	Monitor Doon South area and assign “Development Areas” to holding schools	TBD	TBD	TBD
Hunt Club (Cambridge) <ul style="list-style-type: none"> • Hillcrest P.S. • Woodland Park P.S. • Silverheights P.S. • Preston P.S. • William G. Davis P.S. • New Hespeler (Hunt Club) school 	Need to establish a boundary for a new Hespeler elementary school identified as Hunt Club. This area is currently identified as a “Development Area” assigned to Preston, Hillcrest, Woodland Park, and William G. Davis Public Schools Subdivision known as “River Mill”	TBD	TBD	TBD
Breslau (Woolwich Township) <ul style="list-style-type: none"> • Breslau P.S. • Mackenzie King P.S. • Crestview P.S. • Stanley Park P.S. 	Need to establish a boundary for a new Breslau elementary school identified as Thomasfield II. “Development	TBD	TBD	TBD

Area of Interest	Description	Initiated	Completed	Recommendations adopted by Board
<ul style="list-style-type: none"> New Breslau (Thomasfield II) school 	Areas" assigned to Mackenzie King, Crestview and, Stanley Park Public Schools Subdivision known as "Thomasfield II"			

Development Area School Assignments - May 15, 2017

Administrative Procedure 4992 – Temporary Student Accommodation for Development Areas provides guidelines and expectations to facilitate the management of students from rapidly growing areas of new development and the accommodation of these students in facilities with available space. It applies when the school(s) planned to serve a new development has yet to be constructed, and space is available in other schools to accommodate students from the new development.

Letters will be sent to the KW Real Estate Board and new home sales centres, where possible, to advise them of the holding schools for these developments. Maps indicating school assignments will be posted on the Board's website for the public to view.

Further, the "School Finder" application on the Board's website will be updated to display the school assignments and transportation eligibility once municipal addressing has been assigned.

Prior to assigning development areas to holding schools, school administrators, Superintendents of Student Achievement and Well-Being, Facilities Services and Student Transportation Services of Waterloo Region were consulted.

Identified Development Areas requiring school assignments:

1. "Thomasfield II" Plan of Subdivision (30T-11701), Breslau

The Thomasfield Homes subdivision currently falls within the Breslau Public School and Grand River Collegiate Institute boundaries. The developer is proposing to build 864-1154 residential units in four phases. The Board has designated an elementary school site in the first phase of the development.

Registration of the first phases of the development is anticipated in 2018. It has been assigned to Mackenzie King (JK-6) and Stanley Park (7-8) Public Schools as holding schools (See Map 1).

The secondary school for the Breslau community remains Grand River Collegiate Institute (9-12).

2. "Riverland Area 2" Plan of Subdivision (30T-13701), Breslau

The Riverland Area 2 subdivision application currently falls within the Breslau Public School and Grand River Collegiate Institute boundaries. The developer, Empire Communities, is proposing to build approximately 567 residential units in three phases. The Waterloo Catholic District School Board has designated an elementary school block in this development.

Registration of the first phases of the development is also anticipated in 2018. It has been assigned to Crestview (JK-6) and Stanley Park (7-8) Public Schools as holding schools (See Map 2).

The secondary school for the Breslau community remains Grand River Collegiate Institute (9-12).

3. **“Hunt Club/Arriscraft” Plan of Subdivision (30T-12103 and 30T-12104), Cambridge**

Hunt Club Valley Inc. and Arriscraft International Inc. subdivision applications (see Map 6) are being circulated and reviewed concurrently. The developers are proposing a residential, light industrial and mixed-use development. The applications propose between 1,822 and 2,433 residential units, including: single detached, townhouse and apartment dwelling units, dwelling units within an “adult lifestyle community,” and dwelling units within mixed-use commercial/residential blocks. The Board has reserved Block 46 on Plan 30T-12103 for an elementary school site.

Phase 1 and 2 of this development is expected to register in early 2018.

Phase 1 (River Mill North) contains 177 residential units, and most the phase has been assigned to Hillcrest (JK-6) and Woodland Park (7-8) Public Schools as holding schools. A small portion of Phase 1 has been assigned to Silverheights (JK-8) Public School to maintain consistent school assignment with an existing community.

The secondary school assignment for River Mill North will be Jacob Hespeler Secondary School (9-12). (See Map 3).

Phase 2 (River Mill South) contains 235 residential units, and has been assigned to Preston (JK-6) and William G. Davis (7-8) Public Schools as holding schools. The secondary school assignment for River Mill South will be Preston High School (9-12). (See Map 3).

4. **“Rosenberg III” Community (Subdivisions 30T-08202 and 30T-08201), Kitchener**

The first phase (Stages 1, 2, 3 and 6) of the Mattamy Homes “Wildflowers” has been assigned to Queen Elizabeth (JK-6) and Laurentian Public Schools (7-8) as holding schools. The second phase of the subdivision (Stage 4) has been assigned to Southridge and Laurentian Public Schools.

Additional stages of development have been added to the previously assigned development areas. Stages 5 and 7 of the “Wildflowers” subdivision are assigned to Southridge and Laurentian Public Schools as holding schools. As well, development proposed for the area immediately northwest of the corner of Fischer-Hallman and Huron Roads has been assigned to Queen Elizabeth and Laurentian Public Schools as holding schools (See Map 4).

The secondary school for this entire community is Huron Heights Secondary School (9-12).

Students from this development will continue to be accommodated at holding schools until the new elementary school, currently known as new South Kitchener (Seabrook/Rosenberg III), opens in September 2018.

5. **“Huron South” Community (30T-98201), Kitchener**

The initial phases of the Huron South Community, including the Primeland Developments subdivision (see Map 5) have been partially developed, and have been directed to Jean Steckle Public School and Huron Heights Secondary School. The Board has designated an elementary school site on Tartan Avenue within a future phase of the development.

Given the current and projected enrolments at Jean Steckle Public School, the next phases to register will be assigned to Southridge Public School (JK-6), Laurentian Public School (7-8) and Forest Heights Collegiate Institute (9-12) as holding schools. A map showing the school assignments for the area can be found on Map 3.

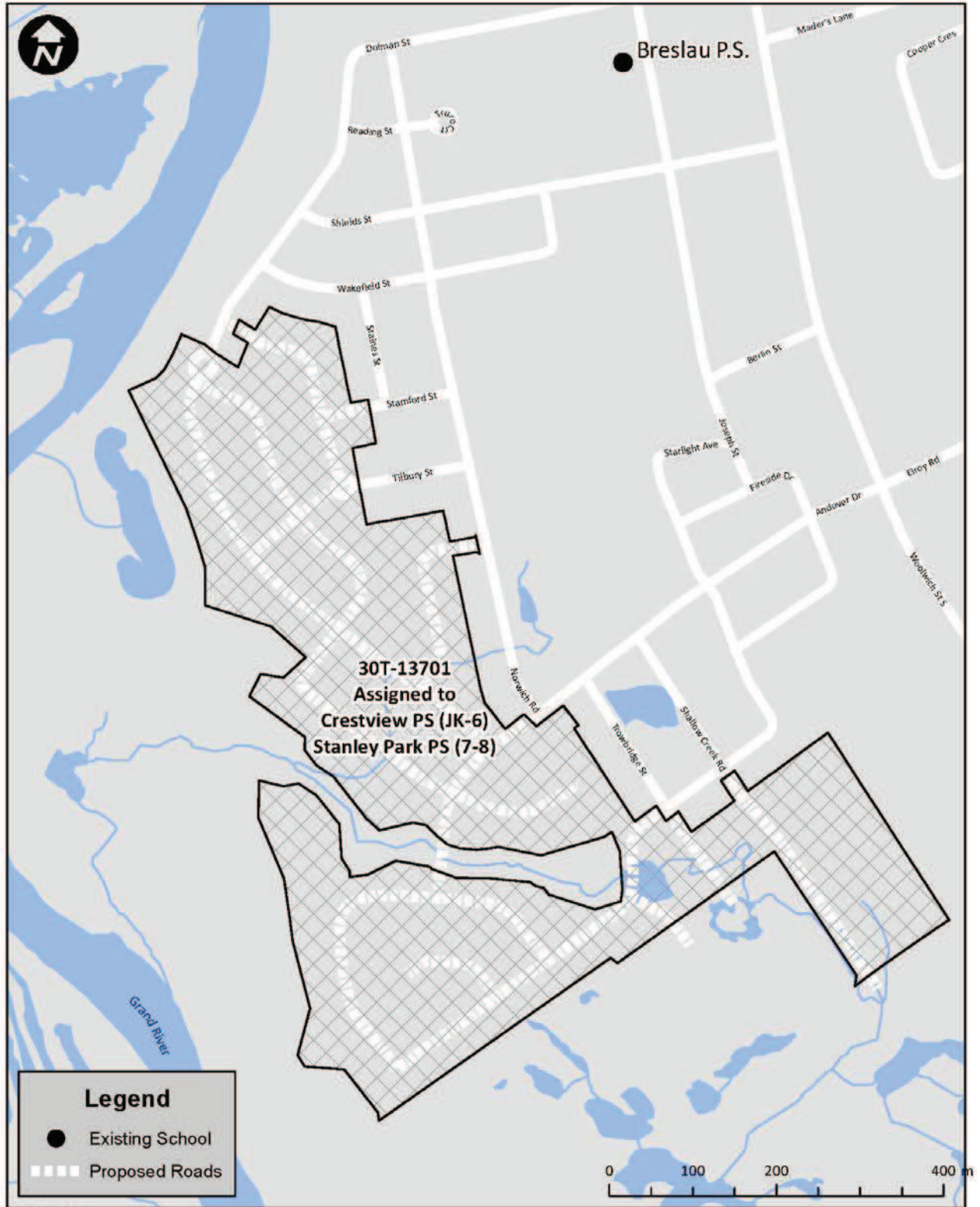
Thomasfield Development Area, Breslau

MAP 1

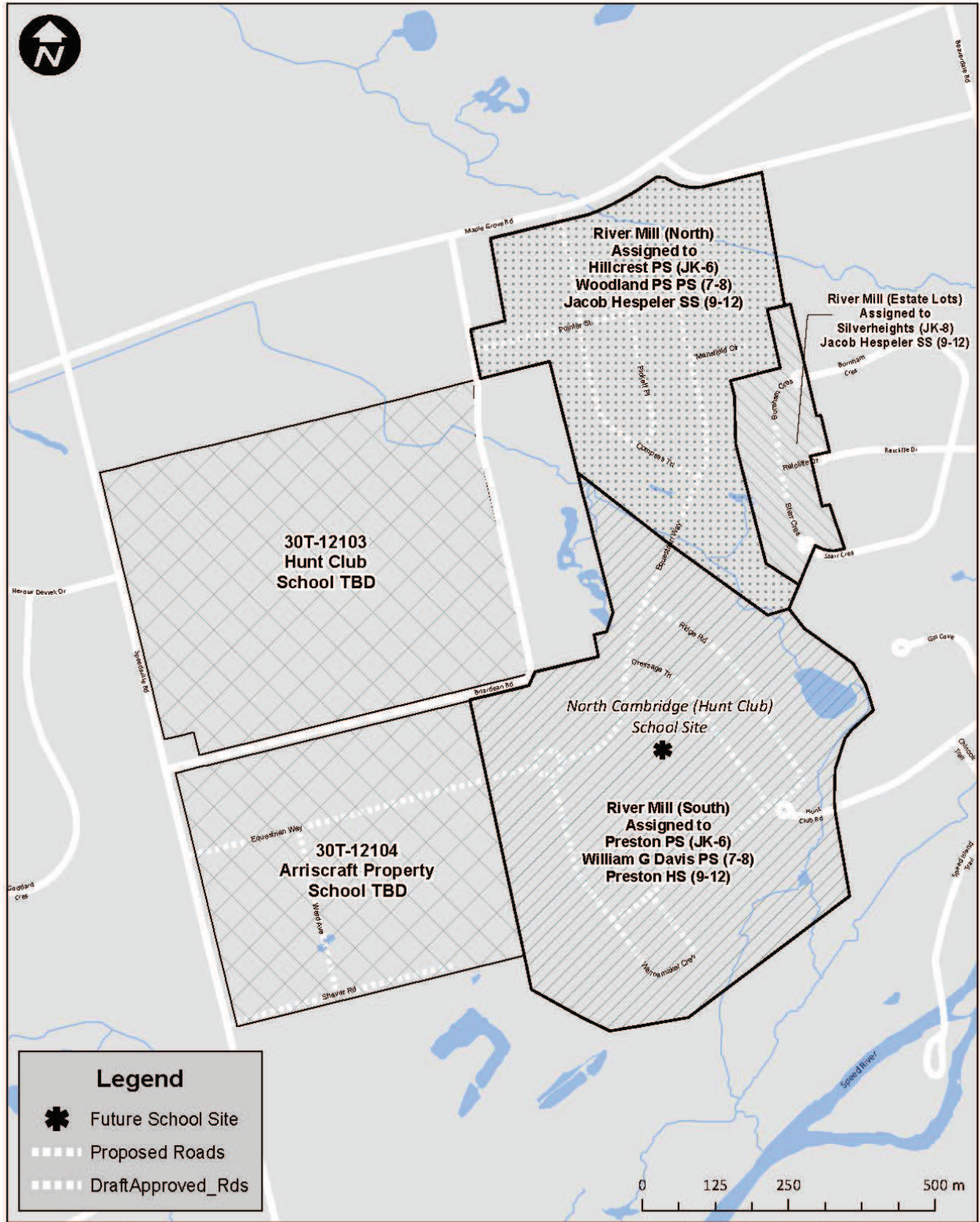


Riverland Area 2 Development Area, Breslau

MAP 2



Map 2 Riverland 2 DA.mxd



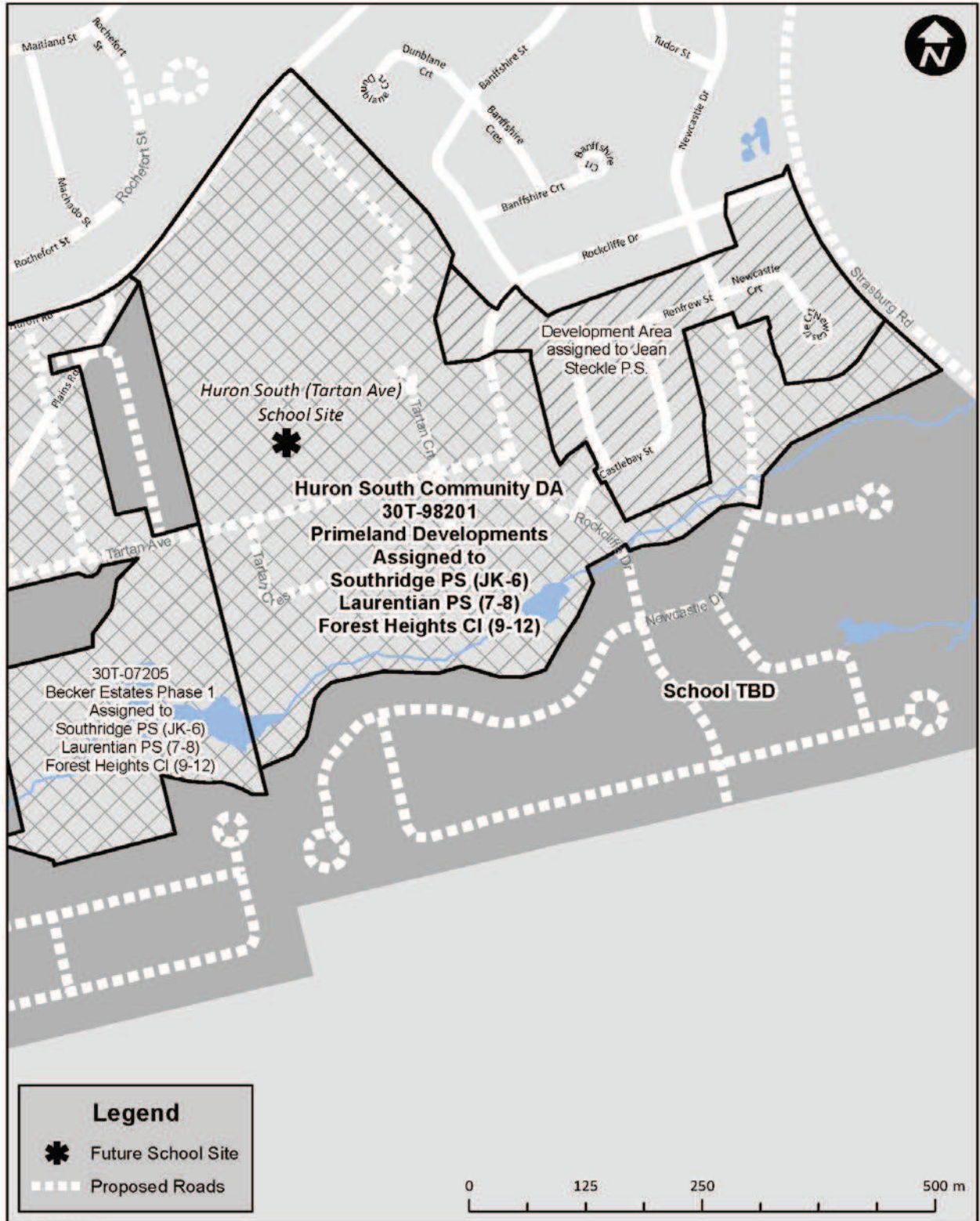
Rosenberg III Community Development Areas, Kitchener (Mattamy Wildflowers)

MAP 4



Huron South Community Development Area, Kitchener

MAP 5



Map 5 Huron South DA.mxd