

5. Recommended Option

As per Ministry of Education's Accommodation review Guidelines, school boards must provide one or more options with supporting rationale. There must be a recommended option if there is more than one option presented within this report. Please Appendix-D for additional options reviewed by staff.

5.1. Intended Outcomes

That the Board of Trustees make an informed decision regarding the future and renewal of a family of schools, through consultation with the involvement of an informed local community, based on a broad range of criteria including, but not limited to:

- The impact of the current and projected enrolment on program delivery and the operation of the school(s).
- The current physical condition of the school(s) and any repairs or upgrades required to ensure optimum operation of the building(s) and program delivery.
- The impact on the student, HWDSB, the community, local municipal governments and community partners.

5.2. Accommodation Plan

- Rebuild Collegiate Avenue, Eastdale and Memorial (SC) - Anticipated occupancy September 2019
- Close Green Acres, Mountain View and RL Hyslop - Anticipated June 2019

- **New Construction – 500 pupil place school on Collegiate Site anticipated opening Sept 2019**
 - Green Acres students directed to new school on Collegiate Avenue site (100% of students)
 - R.L. Hyslop students directed to new school on Collegiate Avenue site (100% of students)
 - Collegiate Avenue students residing south of Queenston Road directed to new school on Collegiate Avenue site (approximately 30% of students)

- **New Construction – 460 pupil place school on Eastdale Site anticipated opening Sept 2019**
 - Collegiate Avenue students residing north of Queenston Road directed to new school on Eastdale site (approximately 70% of students)
 - Eastdale students residing west of Green Road directed to new school on Eastdale site (approximately 75% of students)
 - Mountain View students residing north of Hemlock Avenue, west of Millen Road and north of Barton Street directed to new school on Eastdale site (approximately 37% of students)

- **New Construction – 550 pupil place school on Memorial (SC) Site anticipated opening Sept 2019**
 - Memorial (SC) students directed to new school on Memorial (SC) site (100% of students)
 - Eastdale students residing east of Green Road directed to new school on Memorial (SC) site (approximately 25% of students)
 - Mountain View student residing south of Barton street and east of Millen Road directed to new school on Memorial (SC) site (approximately 63% of students)

See Figure 2 for a detailed map of proposed boundaries.

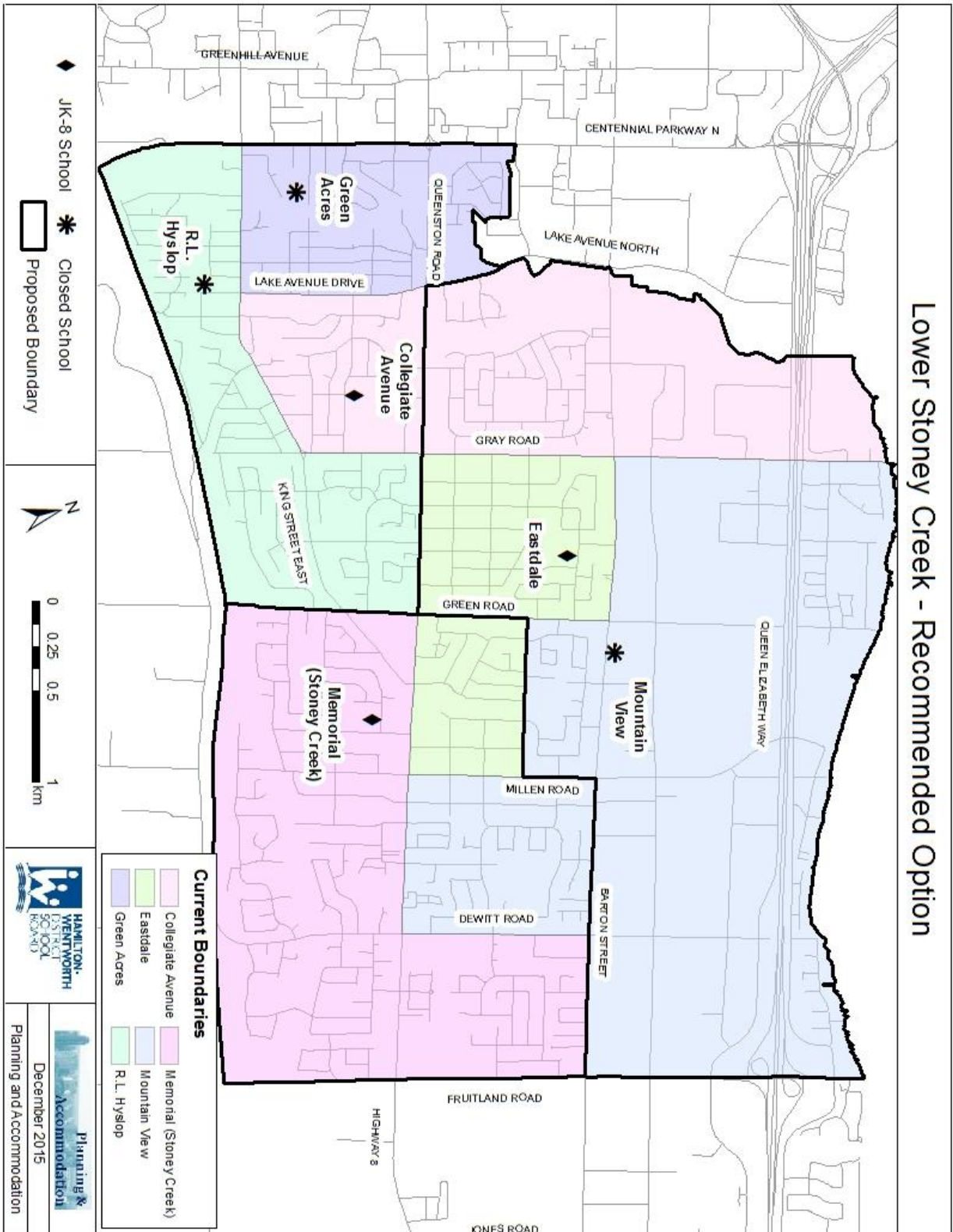


Figure 2: Recommended Option Map

See Table 10 below which illustrates the projected enrolment at each new facility.

	2019 OTG	2019	2020	2021	2022	2023	2024	2025
New Collegiate	520	528	522	524	512	512	520	517
		102%	100%	101%	99%	98%	100%	99%
New Eastdale	460	454	460	461	455	453	444	451
		99%	100%	100%	99%	99%	96%	98%
New Memorial (SC)	550	579	560	544	540	534	525	531
		105%	102%	99%	98%	97%	96%	97%
Total	1,530	1,561	1,542	1,529	1,508	1,499	1,489	1,500
		102%	101%	100%	99%	98%	97%	98%

Table 10: Recommended Option Enrolment Projections

5.3. Proposed Timelines

Phases	Timelines
Phase 1: Accommodation review	6 months
Phase 2: SCC Funding Application Process	9-12 months
Phase 3: Pre-Construction - Regulatory Approvals, Consultation Process and Project Planning	12 -18 months
Phase 4: Construction – Abatement, Demolition, Site Remediation and Construction of Facility	18 months
Phase 5: Occupancy	September-December 2019

Table 11: Proposed Timelines

*****Timelines are pending funding, site plan approval, other regulatory approvals and demolition/building permits**

5.4. Funding

In 2014–15, the Ministry introduced the School Board Efficiencies and Modernization (SBEM) strategy to provide incentives and supports for boards to make more efficient use of school space. Five pillars supporting SBEM:

- Revisions to grants
- Revisions to PARG
- School Consolidation Capital Funding
- Capital Planning Capacity
- Continued Education Funding Consultation

The School Consolidation Capital Funding (SCC) is intended to help school boards adjust their cost structure in response to reductions in Ministry funding that currently supports empty space (e.g. Top-up Funding). This funding is allocated for new schools, retrofits and additions that support school consolidations. The Ministry has allocated \$750 million over a four-year period.

The Ministry of Education also has a funding structure to support operation and renewal items - School Operations and Renewal Grant (SRG). This grant supports the costs of operating, maintaining and repairing school facilities. The school renewal allocation addresses the costs of repairing and renovating schools. The projected 2015-16 renewal allocation for the province is \$325 million. In addition to SRG, school boards have access to School Condition Improvement Funding (SCI). SCI aligns primarily with renewal needs identified through the Condition Assessment Program. The 2015-16 SCI allocation for the province is \$500 million. Table 12 below, reflects HWDSB's portion of these two funding programs for the past five years.

Funding	2011-12 ACTUAL	2012-13 ACTUAL	2013-14 ACTUAL	2014-15 ACTUAL	2015-16 ESTIMATE	TOTAL
SRG	7,490,364	8,163,990	8,150,977	8,144,738	7,870,058	39,820,127
SCI	3,522,272	3,607,340	3,378,976	5,749,388	11,760,429	28,018,405
TOTAL	11,012,636	11,771,330	11,529,953	13,894,126	19,630,487	67,838,532

Table 12: Funding Breakdown

HWDSB's current estimated High & Urgent renewal needs is approximately \$200 million. The above listed funding programs represent the primary funding sources to address aging school facilities, some of which are underutilized.

5.5. Capital Investment

The current capital investment required for accessibility, benchmark, and high & urgent needs for this group of schools in Table 13 below. To address these capital needs, the estimated cost is \$31.7 million. The funding available to address these costs is from SRG and SCI MOE grants. The total amount given to cover all board needs was \$19.6 million in 2015-2016.

Status Quo	Cost
Accessibility Costs	\$2,559,094
Benchmark Costs	\$5,686,876
High and Urgent Renewal Costs	\$23,435,250
Total	\$31,681,220

Table 13: Status Capital Investment Needs

The capital investment estimated for the recommended option for new school capital is listed in Table 14 below. It is estimated to rebuild three new schools would cost \$36.5 million. The funding to address new capital, due to school consolidation, would be applied for through the School Consolidation Capital funding program.

Recommended Option	Cost
New School Construction	\$31,538,164
Demolition/Site Prep	\$4,958,863
Total	\$36,497,027

Table 14: Recommended Option Capital Investment

The recommended option would remove over \$23 million in renewal backlog, \$5.6 million in benchmark needs and \$2.5 million in accessibility needs at the 6 schools. For a complete costing breakdown for the recommended option and current capital needs, please see the feasibility study in appendix-C.

5.6. Programming

There are no proposed programming changes in the recommended option. All schools will remain JK-8 and continue to graduate into Orchard Park Secondary School. The Intermediate Comprehensive and Speech and Language classes would remain with the Green Acres students and be directed to the new school on the Collegiate Avenue Site.

Any recommendation approved by Trustees which result in new builds or significant renovations will adhere to the upcoming Elementary Program Strategy. The Elementary Program Strategy will identify a new vision for elementary schools, grounded in research of best practices related to programs, design of learning spaces, community use requirements and changing curriculum. The focus on all schools being great schools will address the need for some standardization as it relates to space for program offerings.

5.7. Transition Planning

If the Board of Trustees' decision is consolidation, closure or major program relocation, the following school year will be used to plan for and implement the Board's decision, except where the Board in consultation with the affected community, decides that earlier action is required. The Board decision will set clear timelines regarding consolidation, closure or major program relocation. A transition plan will be communicated to all affected school communities within the school board. A separate advisory group will be established to address the transition for students and staff of the affected schools.

5.8. Transportation

Currently, 753 students (680 eligible, 73 courtesy) are provided transportation in the Lower Stoney Creek area. Based on initial analysis, approximately 700 students would be eligible for transportation to the three new facilities in the recommended option. This is only an increase of 20 students compared to the current number of students eligible for transportation. As per the HWDSB Transportation Policy, the scheduled length of time on a vehicle provided through HWSTS shall not exceed 60 minutes one way.

The new schools on Collegiate, Eastdale and Memorial (SC) site would generate a 1.33 km, 1.35 km and 1.49 km average distance to schools for students respectively. This indicates a centralized school location in respect to the attendance boundary.

5.9. Guiding Principles and Option Analysis

In addition to the Guiding Principles, staff used a series of additional criteria which includes attributes that highlight qualities in school sites when analysing options. Table 15 below shows how each proposed new school meets the guiding principles and other criteria.

Recommended Option			
	Collegiate	Eastdale	Memorial (SC)
New build or Addition	New Build	New Build	New Build
JK-8 School	Yes	Yes	Yes
Facility Utilization (90-110%)	Yes	Yes	Yes
500-600 OTG	Yes	No	Yes
Require Portables	No	No	No
Fully Accessible	Yes	Yes	Yes
Transportation under 60 minutes	Yes	Yes	Yes
Average Student Distance to School	1.33	1.35	1.49
Site Size (Approx. 6 Acre +)	5.71	4.28	6.34
Adjacent to Park	Yes	Yes	No
Adjacent Roads	1 road	2 roads	3 roads
Road Type	Residential	Residential	Residential
Access to Arterial Road	325 m to Gray Rd	200 m to Barton St	170 m to Highway 8

Table 15: Recommended Option Guiding Principles