



## GRAND ERIE DISTRICT SCHOOL BOARD

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TO: Brenda Blancher, Director of Education and Secretary

FROM: South East Norfolk Elementary Accommodation Review Committee

RE: **Report of the South East Norfolk Elementary Accommodation Review Committee**

DATE: September 12, 2016

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**Recommended Action:** Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_  
 THAT the Grand Erie District School Board receive the "Report of the South East Norfolk Elementary Accommodation Review Committee" as information.

**Background:**

The South East Norfolk Elementary Accommodation Review Committee was established to ensure viable school organizations are consistent with available funding, efficient use of school buildings and appropriate accommodation for elementary students in the South East Norfolk review area.

A review of all buildings, utilization and capital investments was completed by the Board's Quality Accommodations Committee. The Quality Accommodations Committee determined the long-term enrolment projections for the five elementary schools (Elgin Avenue Public School, Walsh Public School, West Lynn Public School, Lynndale Heights Elementary School and Lakewood Elementary School) involved in the South East Norfolk ARC; in total, there are presently 504 excess pupil spaces within the review schools.

Demographic profiles were completed for each of the five schools that included:

- Current enrolment, capacity and utilization summaries
- 5-year and 10-year enrolment and utilization projections

School Information Profiles were completed for each of the five schools that included:

- |  |   |
|--|---|
| • Dates of construction                | * Proximity of students to their school |
| • Size of the school site and building | * Transportation characteristics        |
| • Use of portables                     | * School utility costs                  |
| • Specialized teaching spaces          | * Parking                               |
| • Size of the gymnasium and library    | * On-the-Ground capacity                |
| • Play areas and green space           | * Surplus/shortage of pupil places      |
| • Major facility improvements          | * Instructional profile of the school   |
| • Projected facility renewal needs     | * Out of Attendance Area students       |
| • Current Facility Condition Index     |   |

**COMMITTEE MEMBERSHIP:**

- Rita Collver – Trustee
- John Harris - Trustee

- Krista Kitchen – Parent Representative, Elgin Avenue Public School
- Melissa Mummery – Parent Representative, Lakewood Elementary School
- Jessica Smith – Parent Representative, Lynndale Heights Elementary School
- Tara Beerepoot – Parent Representative, Walsh Public School
- Christine Oliveira – Parent Representative, West Lynn Public School

**RESOURCE STAFF:**

- Brenda Blancher – Director of Education
- Jamie Gunn – Superintendent of Business
- Michelle Le Dressay – Planning Officer
- Shawn McKillop – Manager of Communications and Community Relations
- Wendy Slaven – Recording Secretary
- Samantha Nicholson – Principal, Elgin Avenue Public School
- Lori Rodgers – Principal, Lakewood Elementary School
- Bill Valoppi – Principal, Lynndale Heights Elementary School
- Dirk Matthys – Principal, Walsh Public School
- Dianne Lefler – Principal, West Lynn Public School
- Wayne Baker – Superintendent of Education (Facilitator)

**DATES AND LOCATIONS OF MEETINGS:**

- March 8, 2016                      Lynndale Heights (ARC orientation meeting)
- March 22, 2016                      Lynndale Heights (Public meeting #1)
- April 12, 2016                      Lakewood Elementary (Public meeting #2)
- April 27, 2016                      West Lynn (Public meeting #3)
- May 31, 2016                      Walsh (Public meeting #4)

**The ARC Mandate:**

Policy FT5 – Pupil Accommodation Reviews established the mandate for the ARC: *The ARC may comment and seek clarification on the staff report. The ARC will provide feedback on the staff report and may provide other accommodation option(s) that must include supporting rationale. The ARC members do not need to achieve consensus. Board staff will record feedback from the ARC and community which will be part of the final report presented to the Board of Trustees. The ARC has no decision making power but its feedback will be used by the Board during its deliberations. The final decision regarding pupil accommodation rests with the Board of Trustees.*

As per FT5, the South East Norfolk Elementary Accommodation Review Committee was tasked with considering the following recommendations presented by Senior Administration, and approved by Trustees on January 18, 2016.

*Targeting an 85% utilization in the 10-year forecast, administration makes the following recommendations to address the accommodation surplus in the review area schools.*

- 1. Reassign a portion of the Walsh boundary east of Turkey Point Road and north of Charlotteville Road 7 to attend Elgin Public School.*
- 2. Reassign a portion of the Walsh boundary south of highway 24 (Normandale – Turkey Point) plus the Vittoria area to attend Lakewood Elementary School.*
- 3. Apply to the Ministry of Education for School Consolidation Capital support to renovate and redevelop Elgin Avenue Public School including a new gymnasium, four additional classrooms and an elevator making the school fully accessible. The redeveloped Elgin*

*Avenue PS would accommodate 530 students.*

*4. Close West Lynn Public School. Reassign students from the West Lynn boundary east of Norfolk Street to Lakewood Elementary and the remaining West Lynn Students to the redeveloped Elgin Avenue campus.*

### **Community Consultation:**

At each of the ARC meetings, Committee members and the community were invited to offer suggestions or ask questions for information or clarification. In most cases, those questions were answered by the Resource Staff in attendance; in some cases, questions were answered at subsequent meetings. Community members were also invited to submit questions/comments for consideration to Wendy Slaven, Recording Secretary, or at [info@granderie.ca](mailto:info@granderie.ca). Any submissions were addressed at subsequent meetings. All information gathered was included as part of the notes recorded at each meeting.

Meeting notes were posted on the Board website, as were the following delegations presented before the ARC:

- Gord Malo
- Christine Oliveira
- Sean (student)
- Dan and Holly Krulikowski
- Tracie Sheppard
- Jill Cornell
- Ramee Cyr
- Cheri and Ryan Worth
- Rebecca Spencer-Knight
- Jessica Smith
- Heather Pond
- Pam Mabee
- Tara Beerepoot
- Jennie Smith
- Tina Rigglesford

At the end of the last meeting, all ARC members were provided the opportunity to present a summary of the thoughts, suggestions and concerns of their respective school communities.

**Suggested Options:**

Although FT5 does not require the ARC to formally adopt recommendations, it may present options for the consideration of Trustees. The following options surfaced during the Norfolk ARC process.

**Option 1: Status quo - all schools in the review area remain open.**Rationale:

- The Board would not have to close any schools.

Consideration:

- There are 504 excess pupil spaces in the five schools involved in the South East Norfolk Accommodation Review.

Resulting Enrolment:**South East Norfolk Elementary*****Summary of Enrolment and Capacity - Status Quo***

School	Capacity	Portable Capacity	Total Capacity	Current - Actual	5 Year Projection	10 Year Projection
				Enrolment	Enrolment	Enrolment
Elgin Avenue	438		438	225	201	200
Lakewood	561		561	389	380	382
Lynndale	442		442	353	361	358
Walsh	404	69	473	440	543	514
West Lynn	351		351	285	254	248
<b>Total</b>	<b>2196</b>	<b>69</b>	<b>2265</b>	<b>1692</b>	<b>1739</b>	<b>1702</b>
<b>Surplus Pupil Spaces (excluding portables)</b>				<b>504</b>	<b>457</b>	<b>494</b>
Utilization (excluding portables)				77.1%	79.2%	77.5%
Utilization (including portable capacity)				74.7%	76.8%	75.1%

**Option 2: The original ARC recommendation by senior administration:**

- Reassign a portion of the Walsh boundary east of Turkey Point Road and north of Charlotteville Road 7 to attend Elgin Public School.
- Reassign a portion of the Walsh boundary south of highway 24 (Normandale – Turkey Point) plus the Vittoria area to attend Lakewood Elementary School.
- Apply to the Ministry of Education for School Consolidation Capital support to renovate and redevelop Elgin Avenue Public School including a new gymnasium, four additional classrooms and an elevator making the school fully accessible. The redeveloped Elgin Avenue PS would accommodate 530 students.
- Close West Lynn Public School. Reassign students from the West Lynn boundary east of Norfolk Street to Lakewood Elementary and the remaining West Lynn Students to the redeveloped Elgin Avenue campus.

Rationale:

- An 85% utilization rate would be achieved in the ARC schools in the 10-year forecast.
- Elgin has space available to accommodate an expanded school.
- Application for funding renovations at Elgin has previously been made.

Considerations:

- Elgin students would have to be relocated during construction phase
- Life-long Walsh students would be relocated to Elgin and Lakewood

Resulting Enrolment:**South East Norfolk Elementary****Summary of Enrolment and Capacity *with original Recommendation to ARC***

School	Capacity	Portable Capacity	Total Capacity	5 Year Projection		10 Year Projection	
				Enrolment	Utilization	Enrolment	Utilization
Elgin Avenue	530		530	485	91.5%	480	90.6%
Lakewood	561		561	500	89.1%	500	89.1%
Lynndale	442		442	361	81.7%	358	81.0%
Walsh	404	46	450	393	97.3%	364	90.1%
West Lynn	351		0	0	0.0%	0	0.0%
<b>Total</b>	<b>1937</b>	<b>46</b>	<b>1983</b>	<b>1739</b>		<b>1702</b>	
<b>Surplus Pupil Spaces (excluding portables)</b>				<b>198</b>		<b>235</b>	
Utilization (excluding portables)				89.8%		87.9%	
Utilization (including portable capacity)				87.7%		85.8%	

**Option 3: Similar to Option 2**, except that former West Lynn students scheduled to attend Lakewood would, instead, be reassigned to either Elgin or Lynndale.

Rationale:

- Several ARC speakers cited the disadvantages to West Lynn students and families of being relocated to Lakewood Elementary, in the event of the closure of West Lynn. They included: extended bus rides; inability for some parents to access the Lakewood Before and After School program; inability of students to participate in Lakewood extracurricular activities; and inability to participate in after-school community activities in Simcoe.

Considerations:

- Lynndale's surplus capacity should be retained to support future growth from the Woodway Trails (Simcoe) development.

Resulting Enrolment:

### South East Norfolk Elementary

**Summary of Enrolment and Capacity *with original Recommendation + All West Lynn move to Elgin***

School	Capacity	Portable Capacity	Total Capacity	5 Year Projection		10 Year Projection	
				Enrolment	Utilization	Enrolment	Utilization
Elgin Avenue	530		530	505	95.3%	499	94.2%
Lakewood	561		561	480	85.6%	481	85.7%
Lynndale	442		442	361	81.7%	358	81.0%
Walsh	404	46	450	393	97.3%	364	90.1%
West Lynn	351		0	0	0.0%	0	0.0%
<b>Total</b>	<b>1937</b>	<b>46</b>	<b>1983</b>	<b>1739</b>		<b>1702</b>	
<b>Surplus Pupil Spaces (excluding portables)</b>				<b>198</b>		<b>235</b>	
Utilization (excluding portables)				89.8%		87.9%	
Utilization (including portable capacity)				87.7%		85.8%	

**Option 4: Create a single-track French Immersion school in South East Norfolk.** Two scenarios were presented.

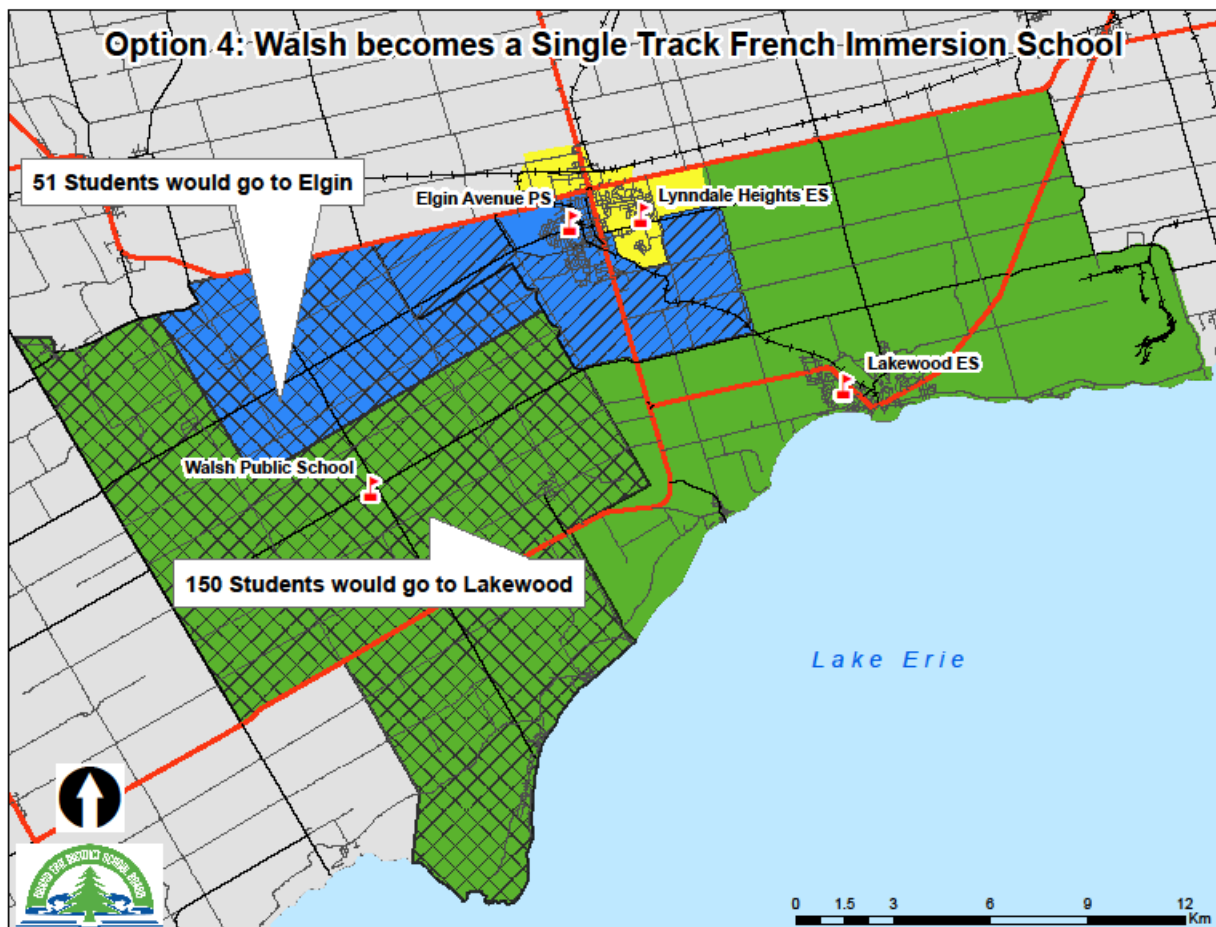
**4(a): Convert Walsh to a single-track French Immersion school.** Students not enrolled in the FI program would be moved to either Lakewood or Elgin (assuming the closure of West Lynn).

Rationale:

- The FI component of Walsh has grown significantly, to the point that the FI portion of the school will be over 50% of the school enrolment in the near future.
- With available space, a K-8 FI model could be accommodated at Walsh.

Considerations:

- Some Walsh students would have significantly increased bus rides
- All Walsh regular program students could not be accommodated at Lakewood or Elgin so the catchment would be split between the two schools as shown below



Resulting Enrolment:

### South East Norfolk Elementary

*Summary of Enrolment and Capacity with Option to move Walsh Regular Program - 4(a)*

School	Capacity	Addition	Total Capacity	5 Year Projection		10 Year Projection	
				Enrolment	Utilization	Enrolment	Utilization
Elgin Avenue	530		530	506	95.5%	490	92.5%
Lakewood	561		561	530	94.5%	504	89.8%
Lynndale	442		442	361	81.7%	358	81.0%
Walsh	404		404	342	84.7%	350	86.6%
West Lynn	351	-351	0	0	0.0%	0	0.0%
<b>Total</b>	<b>2288</b>	<b>-351</b>	<b>1937</b>	<b>1739</b>		<b>1702</b>	
<b>Surplus Pupil Spaces</b>				<b>198</b>		<b>235</b>	
Utilization				89.8%		87.9%	

a) West Lynn would close and its full catchment area would attend Elgin

b) The French Immersion Program at Walsh would remain and its regular program catchment split between West Lynn and Lakewood.



**4(b): Relocate the Walsh FI program to another South East Norfolk school.**Rationale:

- With increasing FI numbers at Walsh as additional grades are introduced, there is less available space for the non-FI population.
- With available space at a new school, a K-8 FI model could be accommodated.

Considerations:

- Without FI students, and with the numbers of non-FI students decreasing, the Walsh school population would be significantly below capacity.
- While no specific school was suggested for receiving the Walsh FI students, such a decision could result in the relocation of that school's non-FI students to another location. The scenario below considers moving all Elgin regular program to West Lynn and making Elgin a single track French Immersion School serving Norfolk County.
- West Lynn would require a six classroom addition
- Surplus pupil spaces have increased from status quo

Resulting Enrolment:**South East Norfolk Elementary****Summary of Enrolment and Capacity *with Option to create a new FI School at Elgin- 4(b)***

School	Capacity	Addition	Total Capacity	5 Year Projection		10 Year Projection	
				Enrolment	Utilization	Enrolment	Utilization
Elgin Avenue	530		530	343	64.7%	362	68.3%
Lakewood	561		561	380	67.7%	382	68.1%
Lynndale	442		442	361	81.7%	358	81.0%
Walsh	404		404	201	49.8%	164	40.6%
West Lynn	351	138	489	454	92.8%	436	89.2%
<b>Total</b>	<b>2288</b>	<b>138</b>	<b>2426</b>	<b>1739</b>		<b>1702</b>	
<b>Surplus Pupil Spaces</b>				<b>687</b>		<b>724</b>	
Utilization				71.7%		70.2%	

a) Elgin would close to regular program and its full catchment area would attend West Lynn

b) The French Immersion Program at Walsh would be moved to a new single track program at Elgin

**Option 5: Create a second FI program in South East Norfolk**, leaving Walsh’s FI program intact. The second FI program could, as suggested by various speakers, be at Lakewood, an expanded Elgin or an expanded West Lynn.

Rationale:

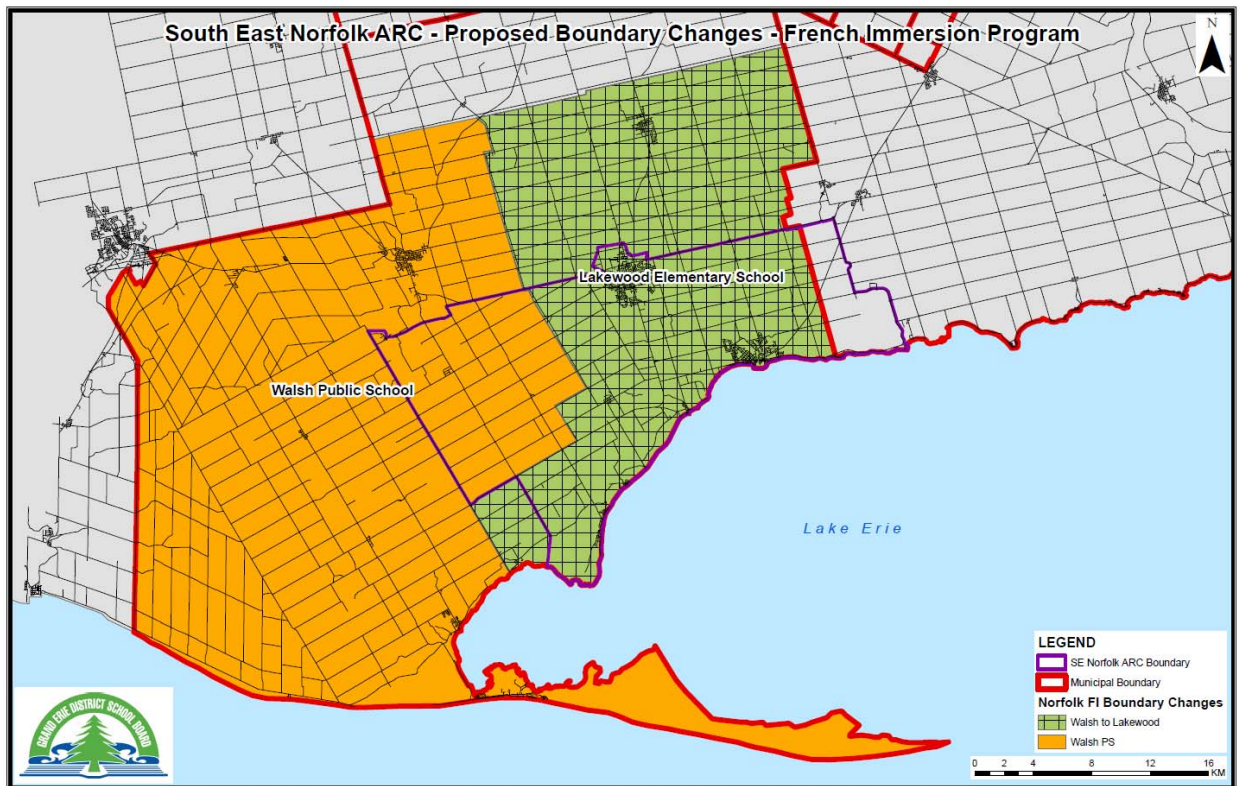
- Walsh’s enrolment has grown substantially since the introduction of FI, and is nearing capacity.
- By introducing a second FI site, Walsh would have the space available to introduce additional grades into its FI program.

Considerations:

- With this option, either West Lynn or Elgin would be closed to reduce surplus space. No speaker during the ARC process suggested closing Lakewood.

Two options are considered:

**5(a): Split the current FI catchment** and creating two dual track JK-Grade 8 FI programs at Walsh and Lakewood (see proposed boundaries below).



## Resulting Enrolment

## South East Norfolk Elementary

Summary of Enrolment and Capacity *with Option to split current FI Catchment-5(a)(i)*

School	Capacity	Addition	Total Capacity	5 Year Projection		10 Year Projection	
				Enrolment	Utilization	Enrolment	Utilization
Elgin Avenue	530		530	455	-	448	-
Lakewood	561		561	548	97.7%	554	98.8%
Lynndale	442		442	361	81.7%	358	81.0%
Walsh	404		404	375	92.8%	342	84.7%
West Lynn	351	-351	0	0	0.0%	0	0.0%
<b>Total</b>	<b>2288</b>	<b>-351</b>	<b>1937</b>	<b>1739</b>		<b>1702</b>	
<b>Surplus Pupil Spaces</b>				<b>198</b>		<b>235</b>	
Utilization				89.8%		87.9%	

a) West Lynn would close and its full catchment area would attend Elgin

b) The French Immersion Program catchment would be split between Walsh and Lakewood

## South East Norfolk Elementary

Summary of Enrolment and Capacity *with Option to split current FI Catchment-5(a)(ii)*

School	Capacity	Addition	Total Capacity	5 Year Projection		10 Year Projection	
				Enrolment	Utilization	Enrolment	Utilization
Elgin Avenue	530	-530	0	0	-	0	-
Lakewood	561		561	548	97.7%	554	98.8%
Lynndale	442		442	361	81.7%	358	81.0%
Walsh	404		404	375	92.8%	342	84.7%
West Lynn	351	138	489	455	93.0%	448	91.6%
<b>Total</b>	<b>2288</b>	<b>-392</b>	<b>1896</b>	<b>1739</b>		<b>1702</b>	
<b>Surplus Pupil Spaces</b>				<b>157</b>		<b>194</b>	
Utilization				91.7%		89.8%	

a) Elgin would close and its full catchment area would attend West Lynn

b) The French Immersion Program catchment would be split between Walsh and Lakewood

5(b): Split the current FI program between Walsh and Lakewood with JK-4 at Walsh and 5-8 at Lakewood

Resulting Enrolment:

### South East Norfolk Elementary

#### Summary of Enrolment and Capacity with Option split FI Program - 5(b)(i)

School	Capacity	Addition	Total Capacity	5 Year Projection		10 Year Projection	
				Enrolment	Utilization	Enrolment	Utilization
Elgin Avenue	530		530	455	85.8%	448	84.5%
Lakewood	561		561	537	95.7%	554	98.8%
Lynndale	442		442	361	81.7%	358	81.0%
Walsh	404		404	386	95.5%	342	84.7%
West Lynn	351	-351	0	0	0.0%	0	0.0%
<b>Total</b>	<b>2288</b>	<b>-351</b>	<b>1937</b>	<b>1739</b>		<b>1702</b>	
<b>Surplus Pupil Spaces</b>				<b>198</b>		<b>235</b>	
Utilization				89.8%		87.9%	

a) West Lynn would close and its full catchment area would attend Elgin

b) The French Immersion Program at Walsh would be split with JK-4 at Walsh and 5-8 at Lakewood

### South East Norfolk Elementary

#### Summary of Enrolment and Capacity with Option split FI Program - 5(b)(ii)

School	Capacity	Addition	Total Capacity	5 Year Projection		10 Year Projection	
				Enrolment	Utilization	Enrolment	Utilization
Elgin Avenue	530	-530	0	0	-	0	-
Lakewood	561		561	537	95.7%	554	98.8%
Lynndale	442		442	361	81.7%	358	81.0%
Walsh	404		404	386	95.5%	342	84.7%
West Lynn	351	138	489	455	93.0%	448	91.6%
<b>Total</b>	<b>2288</b>	<b>-392</b>	<b>1896</b>	<b>1739</b>		<b>1702</b>	
<b>Surplus Pupil Spaces</b>				<b>157</b>		<b>194</b>	
Utilization				91.7%		89.8%	

a) Elgin would close and its full catchment area would attend West Lynn

b) The French Immersion Program at Walsh would be split with JK-4 at Walsh and 5-8 at Lakewood

**Option 6: Purchase the Landon property and build a new school; offer to sell Elgin Avenue to Norfolk County; turn West Lynn into a seniors' home.**

Rationale:

- Ample room for a large, new school.
- Norfolk General Hospital could be expanded on the former Elgin site

Considerations:

- No property could be sold to the County without the Board adhering to Regulation 444/98, which outlines the process for disposing of Board property.
- This option is dependent on other decision-making bodies.
- Still need to split FI program between Walsh and Lakewood to address overcrowding at Walsh

Resulting Enrolment:

### South East Norfolk Elementary

***Summary of Enrolment and Capacity with Option to consolidate Elgin & West Lynn at a new school***

School	Capacity	Addition	Total Capacity	5 Year Projection		10 Year Projection	
				Enrolment	Utilization	Enrolment	Utilization
Elgin Avenue	530	-530	0	-	0.0%	0	0.0%
Lakewood	561		561	537	95.7%	554	98.8%
Lynndale	442		442	361	81.7%	358	81.0%
Walsh	404		404	386	95.5%	342	84.7%
West Lynn	351	-351	0	-	0.0%	0	0.0%
Proposed New School		475	475	455	95.8%	448	94.3%
<b>Total</b>	<b>1758</b>	<b>-406</b>	<b>1882</b>	<b>1,739</b>		<b>1702</b>	
<b>Surplus Pupil Spaces</b>				<b>143</b>		<b>180</b>	
Utilization				92.4%		90.4%	

a) Elgin would close and its full catchment area would attend West Lynn

b) The French Immersion Program at Walsh would be split with Lakewood and both schools would offer JK-Grade 8 French Immersion (Dual Track)

**Option 7: Keep West Lynn open and, instead, close Elgin.**Rationale:

- Enhanced utilization rates over Elgin, immediately and in 10 years.
- No non-FI students would attend school out of their home communities.
- Renovations would be cheaper and less disruptive.
- Repurposing the Elgin property would present more revenue-generating possibilities than the West Lynn property.
- West Lynn's single-storey building is more accessible.

Considerations:

- Any expansion plans at West Lynn depend on availability of the property behind the school and funding from the Ministry.
- The owner of the property behind West Lynn has indicated a willingness to sell the property to the Board at fair market value.
- Application for Ministry funding could be made for an expansion project at West Lynn.
- Would still need to split FI program between Walsh and Lakewood to address overcrowding at Walsh.

Resulting Enrolment:**South East Norfolk Elementary****Summary of Enrolment and Capacity *with Option to Close Elgin***

School	Capacity	Addition	Total Capacity	5 Year Projection		10 Year Projection	
				Enrolment	Utilization	Enrolment	Utilization
Elgin Avenue	530	-530	0	-	0.0%	0	0.0%
Lakewood	561		561	537	95.7%	554	98.8%
Lynndale	442		442	361	81.7%	358	81.0%
Walsh	404		404	386	95.5%	342	84.7%
West Lynn	351	138	489	455	93.0%	448	91.6%
<b>Total</b>	<b>2288</b>	<b>-392</b>	<b>1896</b>	<b>1739</b>		<b>1702</b>	
<b>Surplus Pupil Spaces</b>				<b>157</b>		<b>194</b>	
Utilization				91.7%		89.8%	

- Elgin would close and its full catchment area would attend West Lynn
- The French Immersion Program at Walsh would be split with Lakewood and both schools would offer JK-Grade 8 French Immersion (Dual Track)

**Senior Administrations Recommendation:**

Senior Administration recommends option 7 as follows –

- Elgin Avenue Public School would close and become surplus pending capital approval, the acquisition of additional lands at West Lynn and construction of additional classroom space at West Lynn (possibly by Sept 2018).
- An application for Capital Funding support would be submitted to the Ministry of Education for the acquisition of additional lands adjacent to West Lynn and for the construction of additional classroom space to accommodate students and programs currently accommodated at Elgin Avenue PS.
- The French Immersion Program at Walsh PS would be split with Lakewood Elementary effective September 1, 2017 following the boundary set out in option 5(a). Both Lakewood and Walsh programs would become JK-Grade 8 dual track FI upon full implementation by adding grades 6 – 8, one cohort per year from 2017 through 2019.

**Supporting Documents:**

- Appendix A – Meeting notes from March 22, April 12, April 27, and May 31, 2016 meetings.
- Appendix B – Delegation submissions
- Appendix C – School Information Profiles
- Appendix D – Data presentation

Respectfully submitted,

Wayne Baker  
Superintendent of Education (Facilitator)