

HALIFAX REGIONAL SCHOOL BOARD

Site Selection Committee Report New South Dartmouth P-9 School

PURPOSE: To receive approval from the Board to forward recommendations from the Site Selection Committee report for the new Dartmouth P-9 school construction location to the Department of Education.

BUSINESS PLAN GOAL: N/A

BACKGROUND: A school review was completed for Prince Arthur Junior High School in March 2012 and the Governing Board approved closure of the school pending construction of a school with a grade configuration of P-9. The project was submitted to the Department of Education as a capital construction priority in April 2012.

In December 2012, the provincial government announced approval of a capital construction project for a new Dartmouth P-9 school. This school will replace the existing Southdale-North Woodside Elementary and Prince Arthur Junior High Schools.

The site selection process requires that a committee identify three possible locations for construction of a new school and present these locations in a report to the Board for approval and submission to the Department of Education.

CONTENT: A Facilitator was assigned to establish a Site Selection Committee (SSC) for the purpose of identifying three possible locations for the new school. The Site Selection Committee included representatives from the school advisory councils and administration of the impacted schools:

- Prince Arthur Junior High School,
- Southdale North Woodside Elementary School
- South Woodside Elementary School (a feeder school to Prince Arthur Junior High School)

Additionally, Board and HRM staff provided resource and support to the committee.

Several meetings were held and property visits occurred over two months and included opportunities for input and expertise from staff at Department of Education (DOE) Facilities Management and the Department of Transportation and Infrastructure Renewal (DTIR).

A site selection report has been prepared by the committee and included with this report as Appendix A. The report includes a detailed description of meeting discussions and a final recommendation of three properties. There are maps and discussion points for each proposed location.

COST: The costs associated with this process include those incurred for the Facilitator to lead the site selection committee, which is less than \$5000.00.

FUNDING: Allocated within the Operations Services consulting services budget line.

TIMELINE: The school construction is targeted by Department of Education for completion September 2015. There is not a target date for site selection but prompt identification and submission is recommended to support project delivery.

APPENDICES: Appendix A – Site Selection Committee Findings Dartmouth South P-9 Final Report March 2013.

RECOMMENDATIONS: The Board approve the site selection report to be forwarded to the Department of Education for decision.

COMMUNICATIONS:

AUDIENCE	RESPONSIBLE	TIMELINE
Department of Education	Director Operations Services	Upon approval
Principals at affected schools	Director School Administration	Upon Posting
School Advisory Councils Affected	School Principal	Upon Posting
Community via HRSB web site	Communications Coordinator	Upon Posting

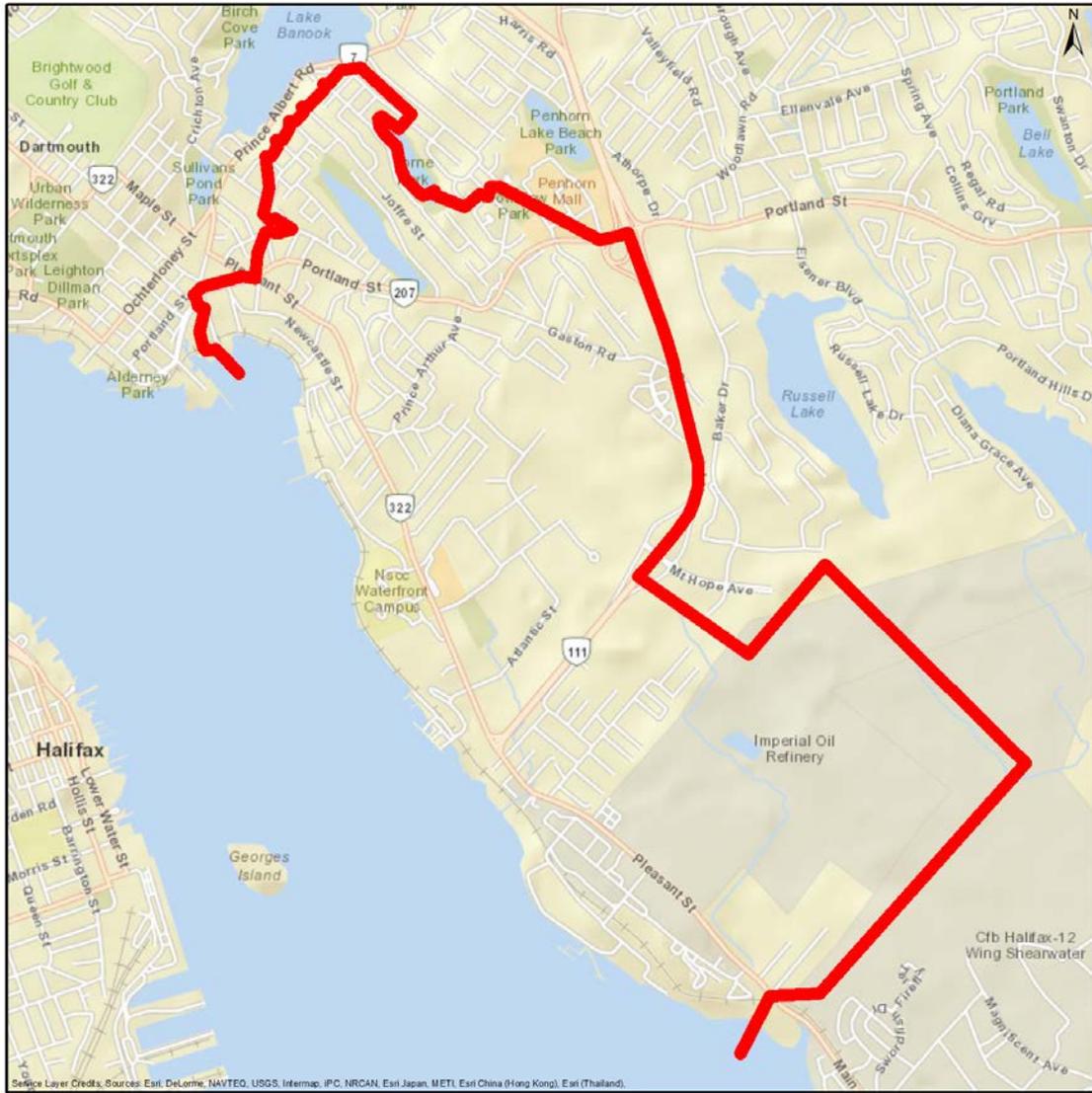
From: For further information please contact Ron Heiman, HRSB Director Operations Services at 464-2000 ext. 2144 or by e-mail rheiman@hrsbc.ca.

To: Senior Staff – March 18, 2013
Governing Board – March 27, 2013

SITE SELECTION COMMITTEE FINDINGS

DARTMOUTH SOUTH P-9

FINAL REPORT – MARCH 2013



Prince Arthur Junior High Catchment

The map above shows the catchment area for the English Program at Prince Arthur Junior High School. The catchment area for the French Immersion Program at Prince Arthur Junior High is the former city of Dartmouth, which includes junior high students within the catchment areas for Dartmouth High and Prince Andrew High Schools.

1. Background

In November 2012, the Department of Education made a news release detailing the announcement of a replacement school for Southdale-North Woodside and Prince Arthur Junior High, with an expected opening in September 2015. In December 2012, Dale Armstrong was appointed as the facilitator for the Halifax Regional School Board (HRSB) to conduct the process for site selection. Dale Armstrong contacted the principals of Southdale-North Woodside (SNWS) and Prince Arthur Junior High (PAJH) to discuss the process for the site selection committee. The site selection committee comprised of interested school and parent representatives from the SNWS and PAJH school catchment.

The site selection committee held its first meeting on January 10. It was decided to meet primarily on Thursday evenings. Staff from Transportation and Infrastructure Renewal (TIR), the Halifax Regional Municipality (HRM) Planning, and the Halifax Regional School Board (HRSB) were invited to participate, present and provide assistance to the committee in the site selection process.

2. Committee Membership

Dale Armstrong, Facilitator, HRSB

Brian Ellenberger, Principal, Southdale-North Woodside School

Darcel Williams-Hart, Principal, Prince Arthur Junior High School

Holly Brown, Southdale-North Woodside SAC

Karen McDonald, Prince Arthur Junior High SAC

Sarah MacLeod, Southdale-North Woodside, community member

Barb Hamilton-Hinch, Prince Arthur Junior High parent

Moira Burhoe MacDonnell, South Woodside SAC

Jill McGillicuddy, Planner, HRSB

3. Site Selection Committee Activities

The Site Selection Committee met on 6 occasions. The following is a report of the meetings with findings to be reported in the following section.

Meeting #1 – Thursday, January 10, 2013

- This was the first meeting of the Site Selection Committee. Facilitator Dale Armstrong reviewed the committee's mandate to find and prioritize three sites for the replacement school and report their recommendation to the HRSB. Several criteria were outlined for the committee to consider in making a consensual decision. The committee agreed to put forward an Expression of Interest in the local newspaper seeking submissions from interested land owners in the Dartmouth South P-9 catchment area. Participation from the SAC Chairs of South Woodside and Hawthorn schools will be invited to join the Site Selection Committee. Staff from Transportation and Infrastructure Renewal (TIR) and Planning will be invited to the next meeting to provide information to the committee in recommending 3 possible sites.

Meeting #2 – Thursday, January 24, 2013

- An Expression of Interest was published in the Chronicle Herald newspaper which ran for three (3) days seeking submissions from interested landowners. This process did not yield any submissions of interest.
- The Committee was joined by staff from HRM, HRSB and the DoE. Ron Heiman, Director, Operations Services HRSB, attended the meeting to provide support to the process of site selection. Ron LeLievre, Regional Director, Facilities and Operations DoE, provided additional information to the committee regarding the process for site selection. Maria Jacobs, Planner, Regional & Community Planning HRM, answered committee questions regarding properties for consideration. John Heseltine, Senior Planner, provided the committee with mapping indicating an overview of 10 preliminary potential sites and land parcels for consideration. Some of the sites would not be feasible due to location, current buildings on the property or wetlands. The committee asked many questions regarding the potential sites, and seek more information on the parcel of land closest to Prince Arthur Junior High. The committee will ask staff from Transportation and Infrastructure Renewal (TIR) to provide more information on the potential land parcels at the next meeting. The following criteria for site consideration were established by the committee: walking school; central to the catchment; field for sports and playground; 2-level building; bussing on site; parking on site.

Meeting #3 – Thursday, January 31, 2013

- The committee received more information regarding site selection from Phil Cox, Senior Engineer, Transportation and Infrastructure Renewal, and Jeff Pinhey, site assessment engineer. There was much discussion regarding what to consider when selecting potential sites. Finding useable land within an existing infrastructure would be an ideal site. Other factors for consideration are site size to include the building structure, a bus loop and parking, and a sports field/playground area. The committee discussed the possibility of enhancements to school

programs. The committee zeroed in on 3-4 potential sites, and decided to visit the sites at the next meeting with Jeff Pinhey. The suggested sites are assessed for risk in the following areas: design, construction, function, financial, and operations. The committee asked for more detailed maps of:

- The Carl Morash Field
- The existing Southdale-North Woodside School site
- The existing Prince Arthur Junior High and sports field site
- The area closest to the existing Prince Arthur Junior High site that is vacant and may be feasible for development

The committee decided to meet Saturday, February 9 to begin the process of inspecting potential sites for selection.

Saturday, February 9, 2013

- Site visits cancelled due to a severe winter storm. Rescheduled for Saturday, February 16, 2013.

Meeting #4 – Saturday, February 16, 2013

- Tour of sites.
The Committee met Jeff Pinhey, Engineer, at Prince Arthur Junior High and proceeded to visit 6 potential sites for consideration.
 - 1) Land located directly off Portland Street, beside Sears and Penhorn Mall
 - 2) Land located at the top of Baker Drive
 - 3) Carl Morash Park, bordered by Mt Hope Ave and Pleasant Street
 - 4) The present Prince Arthur Junior High and its field
 - 5) The baseball field area behind Prince Arthur Junior High; located in between the school and the Ocean Nutrition building
 - 6) Innovacorp parcel of land beside the Research Station

With input from the engineer, the Committee took notes of each site. The Committee assessed all sites visited, and will recommend 3 sites for consideration at the next meeting.

Meeting #5 – Thursday, February 21, 2013

- The Committee received and discussed additional information from Maria Jacobs, HRM Planner, regarding the sites visited. The committee noted and reviewed the advantages and disadvantages of the sites, and selected 3 sites in order of preference. All other sites were eliminated for various reasons: isolated; not accessible for walking; commercial; too far from centre of catchment; industrial; wetland
- The committee agreed to meet on February 28 to finalize details of the recommendations.

Meeting #6 – Thursday, February 28, 2013

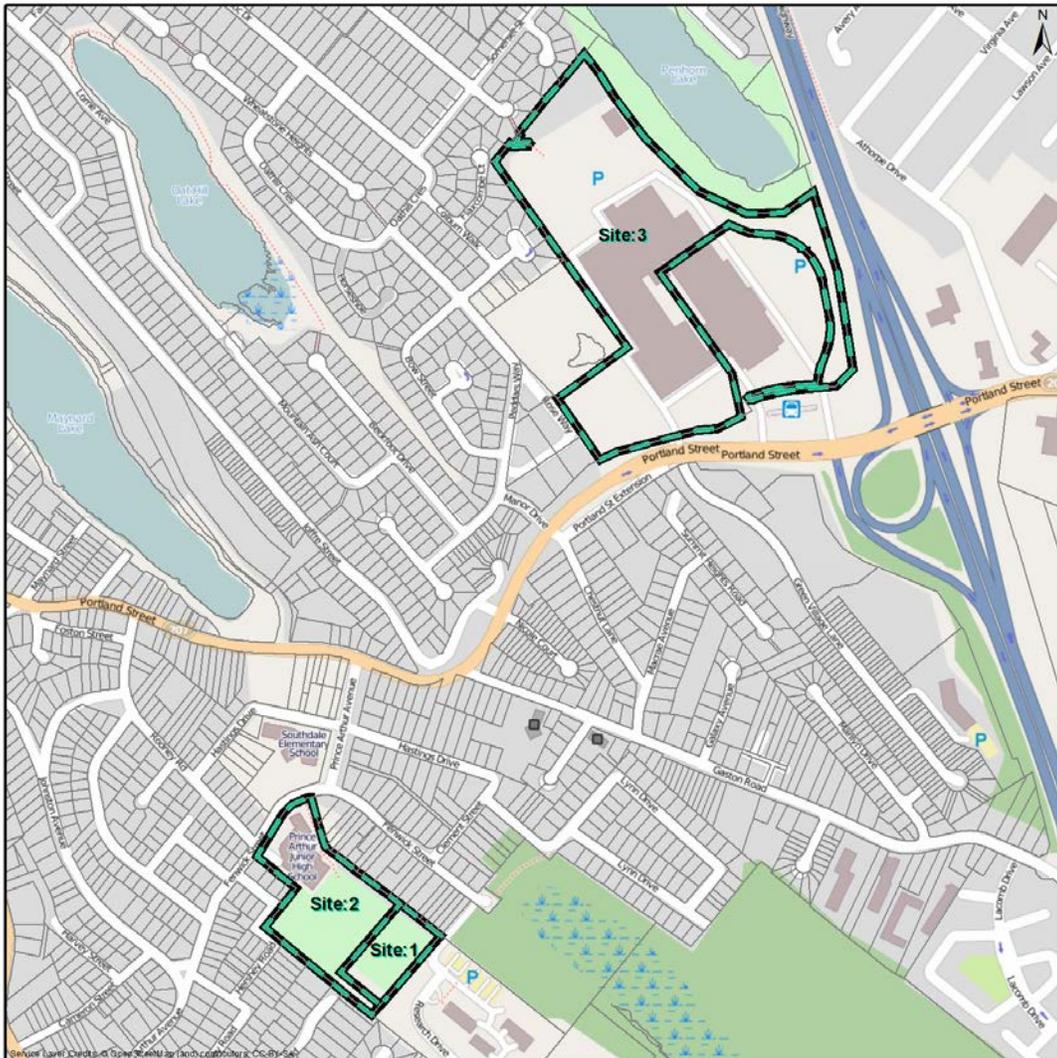
- The committee reviewed the Site Selection Committee findings and a draft of the final report. The committee received information from TIR regarding the Southdale-North Woodside School site as a potential option for consideration. There was an in-depth discussion and thorough review of the Southdale-North Woodside site for consideration as a fourth option.

Following meeting #6, further information regarding the Southdale-North Woodside School site was received from TIR, and the committee eliminated the site as an option based on capacity, i.e. no room for a bus loop on the property, no room for a sports field, and limited parking.

4. Recommendations

Based on group analysis and discussion, the committee is recommending the following three (3) sites in order of preference by consensus decision.

- **Site #1** - The baseball fields behind Prince Arthur Junior High located in between the school and the Ocean Nutrition building, and Prince Arthur Junior High site
- **Site #2** - The present Prince Arthur Junior High site
- **Site #3** - Land located directly off Portland Street, beside Sears and Penhorn Mall



The advantages and disadvantages for each site as summarized as follows.

SITE #1 Baseball Fields and Prince Arthur Junior High site

Location and site characteristics

- Baseball fields located in between Prince Arthur Junior High and the Ocean Nutrition building, and the current Prince Arthur Junior High
- Access from Prince Arthur Ave or Research Drive
- Baseball fields PID #40611733 (2.68 ha or 6.6 acres), and Prince Arthur Junior High site PID #40288573 (3.098 ha or 7.6 acres)
- 14.2 acres



Advantages

- Centrally located in the Southdale-North Woodside and Prince Arthur catchment area
- Matches the general consensus of the community; desire to have the replacement P-9 school located with the area of the current 2 schools
- Walking distance for students as per present
- Promotes walkability and supports *Thrive!* initiative of the DoE
- Existing infrastructure in place - e.g. flashing overhead light, crosswalks, crossing guards, sidewalks, bus stops, traffic lights
- Sports field by the school
- Room for playground equipment for elementary students
- School could be located on one portion of the field and still have room for one baseball diamond

- Flat land
- 3 phase power lines
- Room for enhancements
- People settled in area due to location of school
- Students would be able to stay in their present schools until the new school is completed
- Proximity to community centres, churches, daycares
- 2 possible access points
 - off Research Drive
 - once the new school is completed and current PAJH is removed, could access from Prince Arthur Street or Fenwick Street
- Natural area located near the site for outdoor education
- Within Regional Centre
- Panoramic vista of Halifax harbour, Halifax skyline
- Would be seen from all areas of catchment; creates sense of ownership and community for students
- Crime Prevention through Environmental Design (CPTED) - good
- Opportunity for enhancements
- Near NSCC campus – partnership opportunities

Disadvantages

- Loss of one ball field for HRM and community
- Optimal access point is off Research Drive; may require discussion with province (Innovacorp) for access
- Construction site near current Prince Arthur Junior High
- May need to relocate students; cost; bussing

SITE #2 Present Prince Arthur Junior High School site

Location and site characteristics

- Located on Prince Arthur Avenue
- Current school site
- PID #40288573
- 3.098 ha or 7.65 acres



Advantages

- Centrally located in the Southdale-North Woodside and Prince Arthur catchment area
- Matches the general consensus of the community; desire to have the replacement P-9 school located with the area of the current 2 schools
- Walking distance for students as per present
- Promotes walkability and supports *Thrive!* initiative of the DoE
- Within Regional Centre
- Access to baseball diamonds behind the school
- Room for playground equipment for elementary students
- No cost for the land
- Room for a bus loop on the property
- Room for parking places for visitors and staff
- Existing infrastructure in place - e.g. flashing overhead light, crosswalks, crossing guards, sidewalks, bus stops, traffic lights, 30km speed limit in place

- Three phase power
- People settled in area due to location of school
- Proximity to community centres, churches, daycares
- Near NSCC campus – partnership opportunity
- Crime Prevention through Environmental Design (CPTED) – good

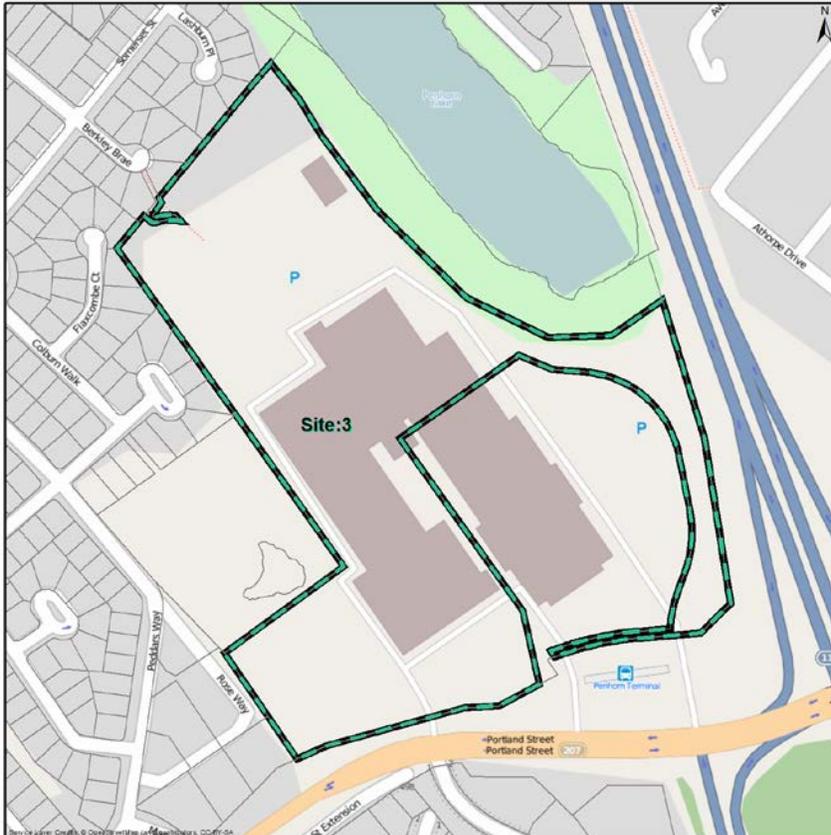
Disadvantages

- The present school would have to be taken down prior to building the new school
- Students would have to be relocated; cost; bussing
- The new school would need to be relocated further back from its present position
 - School would lose its sports field
- Stopping sight distance (crest of hill on Prince Arthur Ave) problematic for present site of school, but school access point could be moved farther down the street near Fenwick Street

SITE #3 Penhorn Mall Site

Location and site characteristics

- Located directly off Portland Street beside Sears Department Store
- PID #00222844
- 12.5 ha or 30.8 acres (Only a portion of this site would be required for development purposes)



Advantages

- Flat area
- Sports field already in place; HRM infrastructure
- Playground equipment already in place and accessible - HRM
- Ease of access and exit for buses and cars along with parking
- 3 phase power lines
- Entrance has traffic lights in place
- Lighting on field in place; well lit; Crime Prevention through Environmental Design (CPTED) - good
- Room for enhancements
- Fully serviced
- Within the Regional Centre
- Identified as a potential growth area
- Easy access for parents, visitors
- Some walking paths nearby that lead to site

- Crossing guards currently in place to cross students at Portland Street
- Majority of students in catchment would walk; walkability supports *Thrive!* initiative of the DoE
- Access to nearby trails for outdoor education opportunities
- Require 3 acres for building structure; purchase of land cost reduced

Disadvantages

- Site located at far end of the Prince Arthur/Southdale-North Woodside catchment
- Majority of students in catchment live west of Portland Street. Safety concern for students crossing and/or walking along a busy highway
- School located near a mall. Student safety concerns walking through parking lot
- Longer walking distances for some students living in the catchment
- Availability of the land
- Sub surface
- Limited sidewalks in some areas of the catchment (Manor Park)

APPENDIX A

Public Notice

The Site Selection Committee for the new Dartmouth South P-9 school is looking for property in the area.

Interested landowners should fax particulars to Brian Ellenberger at 461-0199 or e-mail bellenberger@hrsb.ca

The closing date is January 23.

