

Eastern Shore District 7-12 Site Options Comparison – Technical Overview

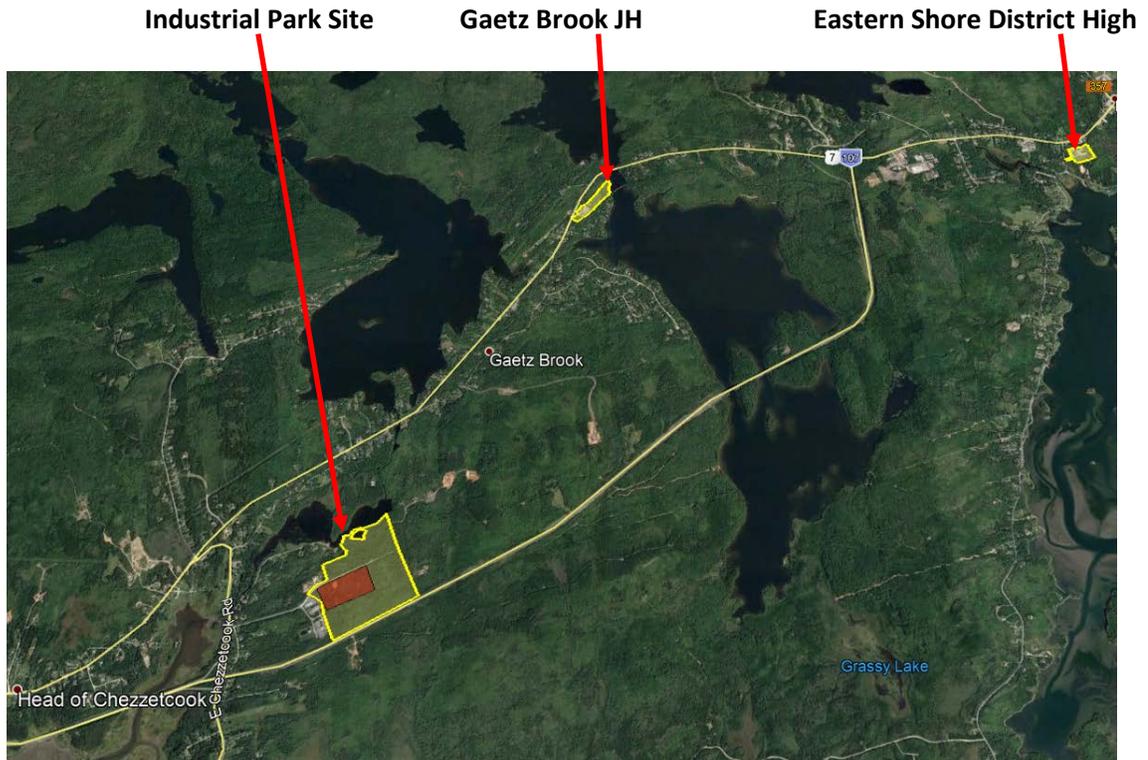
March 23, 2021

The Department of Infrastructure & Housing - Building Project Services division (IAH) has performed technical reviews of two sites and a high level review of another, as possible locations for the new Eastern Shore District grades 7-12 school. It is our opinion that the existing Eastern Shore District High and Gaetz Brook Junior High sites can marginally accommodate the school program, with no room for the inclusion of potential government services or community growth. The Real Estate Division of Transportation and Active Transportation along with IAH reviewed the catchment area for Gaetzbrook Jr. High School and Eastern District Shore High School in Musquodoboit Harbour. Based on the criteria of growth opportunities, the only crown land that fits the criteria identified by the Minister was the industrial park site. We were unable to identify any other comparable crown owned land suitable for a school in the catchment area. The industrial park site can accommodate such other facilities, in addition to the consolidated school. The rough building massings shown for each site are in response to the Education & Early Childhood Development school Space Allocation Program for the projected maximum enrolment of 655 students, and considered:

1. terrain
2. building size
3. parking
4. student drop-off/pick-up
5. hard surface outdoor play
6. sports field
7. power
8. water
9. sanitary sewer
10. storm sewer

	Industrial Park	Existing Eastern Shore District HS	Existing Gaetz Brook JH																				
Location	Off Hwy 107 and Motts Drive in East Chezzetcook	35 West Petpeswick Road, Musquodoboit Harbour	6856 Highway 7, Gaetz Brook																				
Property ID (PID)	00346346	00593012 and 41332420	00368662																				
Size	Total parcel size of 88 acres, 17 +/- acres reviewed	9.15 acres	12.66 acres																				
Availability	Owner: Nova Scotia Business Inc.	Municipally owned. 2 private parcels req'd at a possible cost of \$100,000	Municipally owned																				
Site Capacity	In addition to the school, other facilities can be accommodated in reviewed area.	Only the school program can be accommodated.	Only the school program can be accommodated.																				
Costing for Services to Site	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Power</td> <td style="width: 50%; text-align: right;">N/A</td> </tr> <tr> <td>Water</td> <td style="text-align: right;">\$150,000</td> </tr> <tr> <td>Sewer</td> <td style="text-align: right;">\$1,200,000</td> </tr> <tr> <td>Roadways</td> <td style="text-align: right;">\$200,000</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$1,550,000</td> </tr> </table>	Power	N/A	Water	\$150,000	Sewer	\$1,200,000	Roadways	\$200,000	Total	\$1,550,000	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Power</td> <td style="width: 50%; text-align: right;">N/A</td> </tr> <tr> <td>Water</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Sewer</td> <td style="text-align: right;">\$100,000</td> </tr> <tr> <td>Roadways</td> <td style="text-align: right;">\$25,000</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$125,000</td> </tr> </table>	Power	N/A	Water	N/A	Sewer	\$100,000	Roadways	\$25,000	Total	\$125,000	Further analysis required
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On-site Development Costs	Sloping north portion, increasing development costs. South portion flat	Flat site with minimal on-site development costs.	Further analysis required																				

	with 3 wetlands \$540,000	Demolition cost \$1,375,000 +/-	
Totals	\$2,090,000	\$1,600,000	Further analysis required



INDUSTRIAL PARK SITE

Summary

The Industrial Park site is owned by Nova Scotia Business Inc., a Provincial Crown Corporation, adjacent to 6 business properties.

- There would be a requirement to apply for a zoning change should a school be planned at this location.
- There is potential for the eventual inclusion of facilities in addition to the current school program.
- It is projected that a proposed, newly developed neighbourhood could create approximately 400 households. This could, if realized, contribute enrolment to the school.



1. Site Location and Size

Bounded by Hwy 107 on the south and in close proximity to Route 7. The site is close to Gaetz Brook and Head of Chezzetcook. There is sufficient area on site to accommodate a school building, parking, roadways and a sports field. The portion north of Motts Dr. slopes significantly to the Chezzetcook River and would present cost challenges for development. There is sufficient land on the entire parcel to accommodate additional, future facilities (not in the scope of this review).

2. General Terrain and Environmental Concerns

The site slopes from Motts Drive, northward and down to the Chezzetcook River. To the south of Motts Drive, the overall land area is relatively flat with a minor uphill grade between the entrance of the Industrial Park and the proposed school site.

3. There are three confirmed wetlands in the reviewed area (central and western) of the parcel (blue areas in image below). Mitigation options are available.

4. Transportation and Accessibility

Once a school is constructed, there will be very few students who will walk to school. Most will be bussed or driven.

There is a 16m rise in elevation from East Chezzetcook Rd to the school site, over a 670m distance. Regarding Active Transportation, this grade is manageable and not excessive.

5. Hazards, Legal Issues

The current HRM Industrial Zoning does not name a school as a permitted use. This would require an application for re-zoning of the site.

6. Access to Services

Power

Three phase power is available within the Industrial Park at no appreciable cost.

Water

This site will require drilled wells for domestic water. It is assumed that the domestic and fire-fighting water can be sourced from within the school site.

Sanitary sewer

An on-site sewage disposal system will be required. This would most likely be with a small-scale treatment plant for

the sewage collection and treatment system.

7. Adjacencies

Brookside Lane, Pearson Drive and Debras Way are residential streets within one km of the site. Conrod Settlement Road is located to the North. The school site abuts 3 of the 6 adjacent Industrial Park properties.

8. Cost Factors

Access to a school site from Motts Drive would require an upgrade for Motts Drive.

EXISTING EASTERN SHORE DISTRICT HS SITE

Summary

- The existing Eastern Shore District HS (ESDH) site is owned by HRM.
- There would be a recommendation to acquire two adjacent properties to improve the traffic and pedestrian access to the school.
- A developer has recently purchased the properties to the immediate East and South of the existing ESDH. This could, if developed as a residential neighbourhood, contribute to enrolment at the school.



1. Site Location and Size

The existing school is located at 35 West Petpeswick Road, Musquodoboit Harbour. Trunk 7 is in close proximity to the site as are several retail food operations that are frequented by the students. The site is close to the centre of the Musquodoboit Harbour community including sports facilities, library and community centre. There is sufficient area on site to accommodate a school building, parking, roadways and a sports field. HRCE has advised that the existing ESDH school needs to remain in service during the construction of a new school.

2. General Terrain and Environmental Concerns

The area containing the existing ESDH building and sports field is relatively flat, with a steep slope at the south east corner of the property that rises to a knoll at this corner. There is a gentler uphill grade on the east side of the site between the exiting school and the property boundary. The existing wells are located on the east side of the school. The north side of the property slopes upward towards Trunk 7.

There were no wetlands or watercourses identified on the existing school site.

3. Transportation and Accessibility

The existing school driveway on West Petpeswick Road is unsafe with poorly laid out, with bus and student/staff/visitor driveways located adjacent to each other. Non-regulatory signage is currently used to enforce driver behaviours not supported by the Motor Vehicle Act. There is a small area of frontage on Trunk 7 that is potentially too steep for bus access and is too close to the intersection of West Petpeswick Road and Trunk 7. Another option is to purchase two small parcels of land located between the site and West Petpeswick Road in order to accommodate new site access with separation between the bus and personal vehicle access driveways.

4. Hazards, Legal Issues

The current HRM Zoning allows a school as a permitted use.

5. Access to Services

Power

Three phase power is currently available to the existing school and minor work with no appreciable cost would be required to connect to a new school on the site.

Water

This site has drilled wells completed in 2017 for domestic water. A new cistern may be required for fire water.

Sanitary sewer

Sanitary discharge is pumped to a sewage treatment plant (STP) shared by Twin Oaks Hospital, The Birches Seniors Home and ESDH. The STP will likely require upgrades/replacement over the lifespan of a new school.

6. Adjacencies

West and East Petpeswick Roads, Gwendolyn Lane, Spruce Court and Clamshell Road are all located within 600 metres of the site. Trunk 7 is adjacent to the north of the site with community services and sports facilities located within one kilometre of the site.

7. Cost Factors

Access to a school site from West Petpeswick Road would require realignment and purchase of two adjacent privately held properties. Demolition of the existing school is required for this site.

EXISTING GAETZ BROOK JUNIOR HIGH SITE

Summary

- The existing Gaetz Brook Junior High site is owned by the HRM.
- The site can marginally accommodate the school program
- The school building can be of 2 storeys, the orientation of which could change once complete technical information is acquired
- Further technical analyses are required to provide increased confidence on the following risk items:
 - a. Topographical survey
 - b. Boundary survey
 - c. Geotechnical
 - a. Environmental
 - b. Water
 - c. Sewer
 - d. Traffic
 - e. Cost implications regarding the above
 - f. Other

The Halifax Regional Centre for Education (HRCE) Long Range Outlook (LRO) indicates that the capacity of the existing Eastern Shore District High School building is 735 and, in 2022 when a new school would be constructed, the enrolment is projected to be 331 students. This leaves a surplus capacity of 404 students in that building. Gaetz Brook Junior High School is projected in the LRO as having 265 in 2022 students. So, it appears that the ESDHS building can accommodate the Gaetz Brook JH students during construction of a new school, should it be located on the Gaetz Brook site. If this is possible, it would facilitate the construction process and allow the school to be placed in the most advantageous location on that site.

The following is a possible arrangement of site elements.

