

**REPORT FOR SIMCOE MUSKOKA
CATHOLIC DISTRICT SCHOOL BOARD
OF ALTERNATIVE PROPERTIES
INVESTIGATION ORILLIA**

November 9, 2009

**Prepared by: Christine Thompson
AMCT, CIM, MCIP, RPP, PLE**

PURPOSE

This report is being prepared for the Simcoe Muskoka Catholic District School Board (SMCDSB) in response to a request to review alternatives for the expansion and or relocation of an existing elementary school in the City of Orillia.

Three options have been identified for review:

1. An opportunity to acquire additional property adjacent to Monsignor Lee Elementary School Site;
2. Review alternative sites available in the north ward of the City of Orillia to be within 1.6 km of the existing Monsignor Lee Elementary School site; and
3. Review of the status of the Simcoe County District School Board's elementary and secondary school accommodation reviews and decisions and potential timing related to future school closures and property disposals.

1.0 OPPORTUNITY TO ACQUIRE ADDITIONAL PROPERTY ADJACENT TO MONSIGNOR LEE

Inquiries have been made into the properties that are adjacent to Monsignor Lee and/or Patrick Fogarty. There are three properties that have been investigated:

1. Bell Canada Property – 12 Fitton's Road East
2. Orillia Lawn Bowling Club Property – 1 Commerce Drive
3. Kubota Metal Corporation Fahramet Div. Property – 25 Commerce Drive

1.1 Bell Canada Property – 12 Fitton's Road East

A review of this option has determined that the Bell Canada does not own this piece of property. The property is leased by Bell Canada until 2014.

1.2 Orillia Lawn Bowling Club Property – 1 Commerce Drive

The City of Orillia has responded to an inquiry regarding this property. The property is currently leased to the Orillia Lawn Bowling Club until 2010 from the City of Orillia. This property is not on the City's list of surplus property. Should the Board be interested in purchasing this property, it was advised that the Board submit a letter indicating their interest and the City of Orillia could review it at that time.

1.3 Kubota Metal Corporation Fahramet Div. – 25 Commerce Drive

An inquiry has been made with Kubota Metal Corporation Fahramet Div. to determine if they have any surplus property for sale. Management at Kubota indicated that they do not have property surplus to their needs.

2.0 REVIEW OF ALTERNATIVE SITES

As a starting point, a local real estate agent was contacted to determine the availability of any properties that might be available for purchase with the following minimum criteria:

- a) Site size to be a minimum of four acres (as set out in the Board's Site Designation and Acquisition Policy – Appendix A); Note that the Pupil Accommodation Committee recommended a minimum of five (5) acres for an alternate site.
- b) Site to be within 1.6 km of the existing Monsignor Lee and Guardian Angels elementary schools (Appendix B); and
- c) To be located on the south and east side of Highway 11.

The real estate agent reviewed the local listing on MLS and drove around the area to identify potential sites. There are no properties currently listed for sale on

MLS that match the criteria above. There are several sites that could potentially be redeveloped in the north ward of Orillia however they do not meet the minimum site size criteria. One site, that met the size criteria, was also identified in the Township of Severn. However, it was outside the location parameters of the Pupil Accommodation Committee and would not be able to be serviced by municipal sanitary and water services. The real estate agent provided the following site for consideration that met the all of the minimum criteria set out above:

It should be noted that the review investigated alternative site opportunities outside the 1.6 km parameter.

2.1 Former Sundial Inn Property

The property has frontage on Laclie Street and Sundial Drive. It also backs onto Highway 11, but does not have direct access to the Highway. It is approximately 9.16 acres in size. The site has recently been severed into two pieces – 7.76 acres and 1.4 acres (Appendix C).

The property could accommodate a 350 pupil place elementary school and all of the Board's standard elementary school components such as parking and access, including efficient traffic flow, with a bus loop and kiss and ride, green space and an activity area. However, this site is located at the very extreme of the 1.6 km distance from Monsignor Lee at the north end of the City of Orillia and limits the potential for students to walk to school.

The site meets some of the characteristics of a potential school site according to the Board's Site Designation and Acquisition Policy. It does not meet the requirements to be "free from excessive noise such as that created by traffic on railway lines, collector roads, access thoroughfares

and airports” and “free from dangers to students’ safety” as this site backs onto Highway 11.

As well, in reviewing the report prepared by the Pupil Accommodation Committee, the committee requested that a new site be located within 1.6 km of both Monsignor Lee and Guardian Angels schools. This site would not be in that parameter.



Site View – Sundial Drive backing onto Highway 11



Site View – Sundial Drive looking towards Lacie Street



Site View – Lacie Street



Site View – Laclie Street

There is currently a building on site and there has been quite a bit of vandalism. The existing structure would need to be demolished to construct a new school.

In the draft Official Plan prepared by the City of Orillia, this site is proposed to be designated “Intensification Area” (Appendix D) and this designation would permit the construction of an elementary school.

The investigation did not find any alternative site that met the PAC criteria and the SMCDSB policy. A map and summary table showing the various properties considered is attached (Appendices E and F).

3.0 REVIEW OF THE STATUS OF THE SIMCOE COUNTY DISTRICT SCHOOL BOARD SCHOOL CLOSURES AND PROPERTY DISPOSALS

The Simcoe County District School Board (SCDSB) has recently completed accommodation reviews in the City of Orillia, both at the elementary and secondary panel.

In the elementary panel, the Board approved the closure of the following three elementary schools:

David H. Church Public School – it is located on James Street in the south end of Orillia. The site is approximately 5.3 acres in size and has a 33,000 ft² school facility on it (Appendix G). This site is more than 1.6 km from Monsignor Lee.

Hillcrest Public School – it is located on Matchedash Street in the north end of Orillia. The site is approximately 2.7 acres in size and has a 31,300 ft² school facility on it (Appendix H). This site is located within the 1.6 km from Monsignor Lee.

Mount Slaven Public School – it is located on Westmount Drive in the north end of Orillia. This site is approximately 2.86 acres in size and has a 29,400 ft² school facility on it (Appendix I). This site is more than 1.6 km from Monsignor Lee.

Two of these SCDSB elementary school sites do not meet the minimum criteria set out in the SCDSB's Site Designation and Acquisition Policy, as they are smaller than the minimum site size of four acres for a 350 pupil place elementary school. David H. Church does meet the minimum site size, but is beyond the 1.6 km requirement for a site.

The SCDSB recently approved the sale of these three properties to the City of Orillia at a Board Meeting on August 26, 2009.

On the secondary panel, the SCDSB Board approved the consolidation of Park Street Collegiate Institute (PSCI) and Orillia District Collegiate and Vocational Institute (ODCVI) on the Park Street site, pending Ministry of Education approval and funding at the June 17, 2009 Board Meeting. Timing for this project has not been determined as of yet.

Once a decision has been made on the timing for the construction of the new school, the SCDSB will determine if the ODCVI school facility and site will be surplus to the Board's needs. If the school is deemed surplus, a disposition process will be required.

The ODCVI site is approximately 9.4 acres in size and it is irregularly shaped. (Appendix J). According to a report that was prepared by the SCDSB staff, "expansion and/or retrofits to the school facility would be extremely difficult due to city zoning by-laws, accessibility and building code requirements." The school was originally constructed in 1899 and has since had eight additions of various sizes. Based on the Facility Condition Index, access and building code compliance, it has been conservatively estimated that approximately \$13,500,000 would be required to address the condition of the building.

The ODCVI school site meets the minimum criteria for the Simcoe Muskoka CDSB, however since the timing has not been determined for the new school and the Simcoe County DSB has not reviewed declaring the school building and site surplus, it would be difficult to consider this site a viable option for the Simcoe Muskoka Catholic District School Board.

SUMMARY OF FINDINGS

Based on the review of adjacent properties, further investigation is required to acquire additional property where available.

Based on the minimum criteria for an alternative school site identified in section 2.0, there were no properties available for sale that met the minimum requirements for an alternative elementary school site.

Based on the status of the SCDSB's elementary and secondary accommodation reviews and property disposition processes, there is no viable alternative site option from surplus property of the SCDSB.

LEARNING ENVIRONMENT

Policy Number LE-08

Site Designation and Acquisition

The Simcoe Muskoka Catholic District School Board is committed to providing pupil accommodation in a timely manner as envisioned by the Long Term Pupil Accommodation Plan and the Education Development Charge Background Study. The designation of school sites in new or developing communities will be done in consultation with the local municipalities and developers. This consultation process will foster relationships in these communities, as well as with the local municipalities.

The acquisition of schools sites will be guided by the requirements of new development as determined by the Education Development Charges Background Study. School Sites sizes are defined by the Ontario Regulation 20/98 – Education Development Charges – General made under the Education Act as listed below.

1. Board Requirements for School Sites

a) The size of school sites shall be as follows:

i) **Elementary Schools**

<i>Number of Pupils</i>	<i>Maximum Area (acres)</i>
1 to 400	4
401 to 500	5
501 to 600	6
601 to 700	7
701 or more	8

Secondary Schools

<i>Number of Pupils</i>	<i>Maximum Area (acres)</i>
1 to 1000	12
1001 to 1100	13
1101 to 1200	14
1201 to 1300	15
1301 to 1400	16
1401 to 1500	17
1501 or more	18

In the designation of schools sites the Board should also consider the following:

- i) The location of school sites adjacent to parkland or open space shall be encouraged so as to maximize the available activity areas for school sites
 - ii) Where campus sites (combined elementary and secondary) are considered, the size should reflect a combination of the pupil place requirements.
 - iii) The acquisition of land in excess of the outlined requirements shall be permitted where necessary for the servicing requirements of a school site or to meet any legal requirements that may be imposed by the municipality.
- b) The characteristics of school sites shall be as follows:
- i) all the land usable and well drained;
 - ii) free from excessive noise such as that created by traffic on railway lines, collector roads, access thoroughfares, and airports;
 - iii) free from noxious gases and fumes;
 - iv) free from dangers to students' safety, such as but not limited to soil and ground contaminants, retention ponds, and commercial areas;
 - v) having a continuous road frontage of not less than 120 metres and generally rectangular in shape;
 - vi) preferably located adjacent to parish churches, parks, libraries, or community centres.
- c) Services and Utilities
- i) Sites shall be capable of being serviced by public water supply, sanitary and storm water disposal systems, utilities, garbage removal, snow clearance, fire and police;
 - ii) Services should be brought to the school site property line and capped during the installation of road services. These include three phase power, storm and sanitary services, gas, water and telephone.

2. Steps in the Acquisition of School Sites

- i) The need for a school site(s) will be identified by Planning when a secondary plan is circulated.
- ii) The Board will co-operate with the municipality and developer in order to locate a school site adjacent to open space or parkland.
- iii) The size, shape, and location of the school site(s) will be identified when the draft plan of subdivision is circulated.
- iv) The school site(s) shall be secured, subject to Board approval, by entering into an Option to Purchase/Purchase Agreement with the vendor upon final approval of the Plan of Subdivision.

3. **Responsibilities of the Vendor**

Upon the finalization of the Option to Purchase/Purchase Agreement, the property owner shall be required to:

- i) construct and maintain on the school site a sign of a type approved by Board and clearly visible to prospective home purchasers indicating that a date has not been established for the erection of a school;
- ii) construct a fence of a type determined by the Board along all boundaries of the school site(s) which are adjacent to residential or commercial areas.

4. **Legal Requirements**

The Board's actions shall conform to the requirements of the Planning Act, the Education Act, and the Ministry's requirements or as the same may be amended from time to time. If anything within this policy is inconsistent with the Acts or Regulations of the Province of Ontario, the Acts and Regulations shall take precedent.

Former Statement Number PLANT 3-98-99 "Site Designation and Acquisition"
Approved: Board Meeting #05-2003 (Wednesday, February 5th, 2003)

1.6 KM BUFFER AROUND SCHOOLS APPENDIX B



Legend

- GUARDIAN ANGELS SCHOOL
- MONSIGNOR LEE SCHOOL
- NOTRE DAME SCHOOL
- ST. BERNARD'S SCHOOL
- Roads
- GUARDIAN ANGELS S
- MONSIGNOR LEE ES
- 1.6 KM Buffer



0 0.15 0.3 0.6 0.9 Kilometers



1.6 km Buffer Around Schools
Updated as of: October 20, 2006



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Welcome Garnet

50 OF 6000 REPORTS VIEWED

EDIT PROFILE

SEARCH BY:

ADDRESS

ADDRESS RANGE

NAME

PIN

INSTRUMENT

LOT&CONCESSION

POSTAL CODE/MUNICIPALITY LRO/PROVINCE

STREET #

STREET NAME

SUITE #

SIMCOE (51)

1600

SUNDIAL DR

Search

Search Results 1-2 of 2

Sort by: Pin | Address

600 SUNDIAL DR

ORILLIA | N/A

ACTIVE | PIN 585770010

PT LT 3 CON 6 SOUTH ORILLIA; PT W PT LT 4 CON 6 SOUTH ORILLIA AS IN RO1384628, T/W RO1384628; ORILLIA...

Property Details | Neighbourhood Sales | Demographics

Search By Block | Enhanced Report | Parcel Register

600 SUNDIAL DR

ORILLIA | N/A

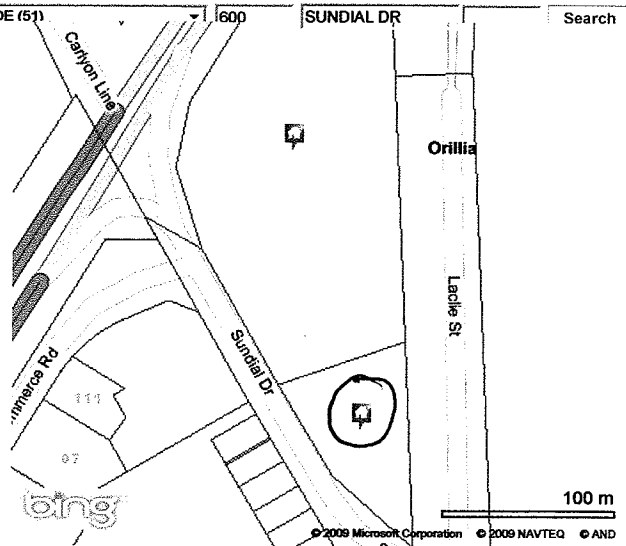
ACTIVE | PIN 585770009

PT W PT LT 4 CON 6 SOUTH ORILLIA PT 1-3, 51R26364,S/T RO1334492; ORILLIA

Property Details | Neighbourhood Sales | Demographics

Search By Block | Enhanced Report | Parcel Register

now \$570



- Ownership
- Assessment
- Municipality
- Lot/Con
- LRO
- Search Result
- Subject Property
- Subject Property
- Address
- Plan
- Subject ARN
- Neighbourhood Sale

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Schedule A - Land Use

The Environment

- Environmental Protection Area
- Environmental Review Area
- Potential Environmental Linkages
- Parkland and Major Open Space

Downtown Area

- Downtown Area (See Schedule A1 for designations)

Employment Area

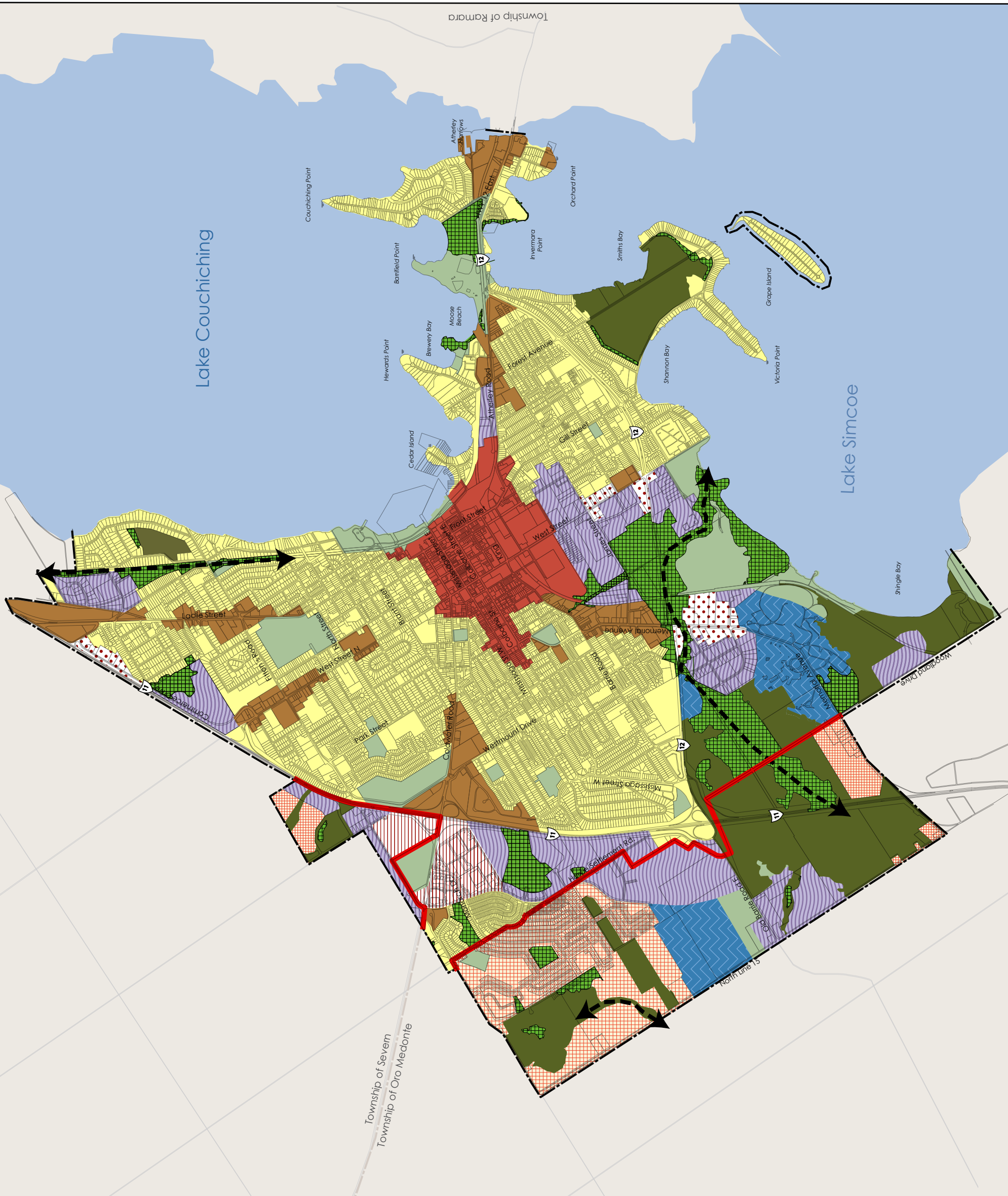
- Community Commercial
- Arterial Commercial
- Business Park/Industrial
- Major Institutional

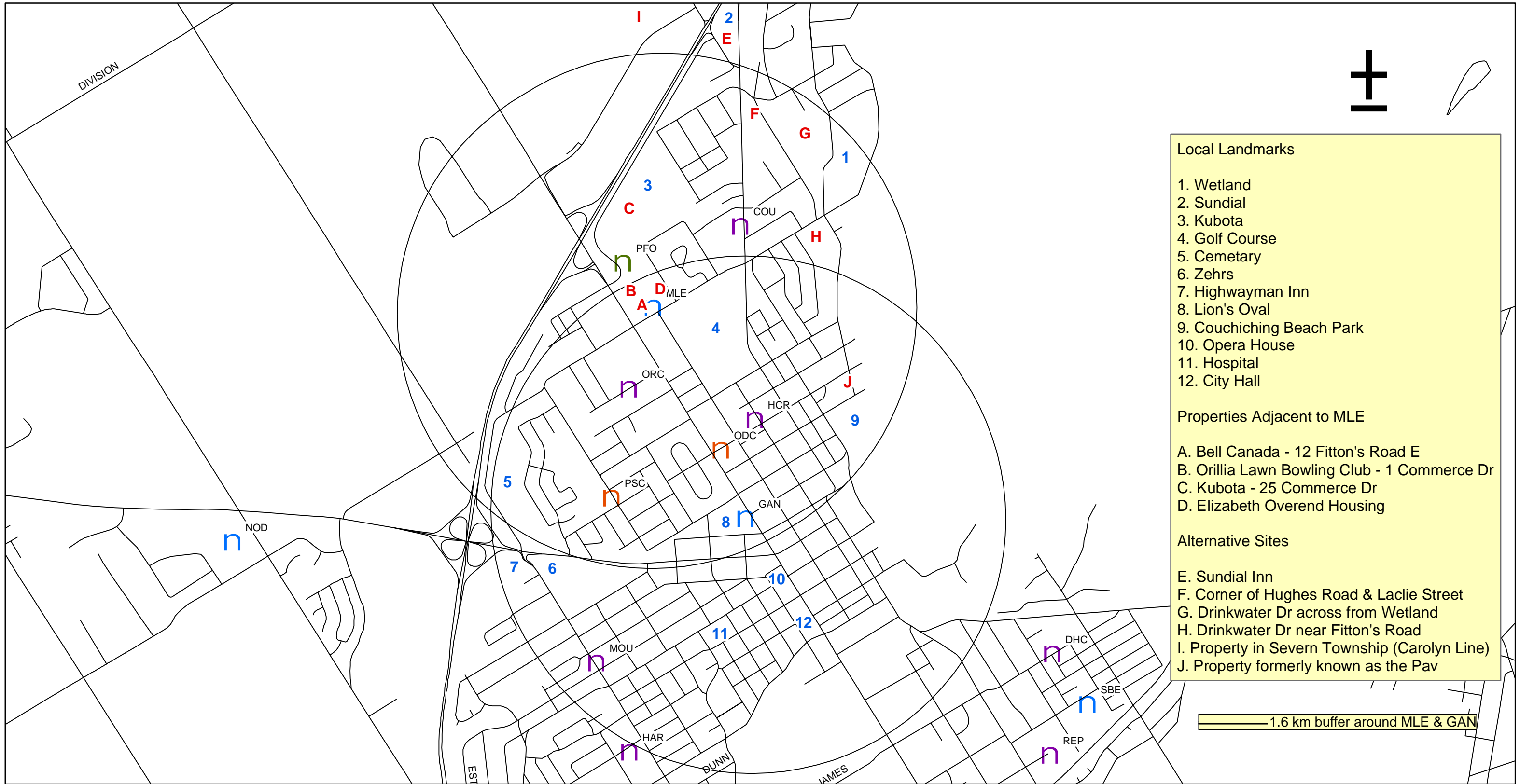
Living Area

- Intensification Area
- Stable Neighbourhood
- Neighbourhood Greenfield
- Roads
- City Boundary
- Built Boundary (April 2, 2008)



Date Adopted by Council: _____
 Date Approved/Modified: _____
 Date Approved by OMB: _____





- Local Landmarks**
1. Wetland
 2. Sundial
 3. Kubota
 4. Golf Course
 5. Cemetary
 6. Zehrs
 7. Highwayman Inn
 8. Lion's Oval
 9. Couchiching Beach Park
 10. Opera House
 11. Hospital
 12. City Hall
- Properties Adjacent to MLE**
- A. Bell Canada - 12 Fitton's Road E
 - B. Orillia Lawn Bowling Club - 1 Commerce Dr
 - C. Kubota - 25 Commerce Dr
 - D. Elizabeth Overend Housing
- Alternative Sites**
- E. Sundial Inn
 - F. Corner of Hughes Road & Laclie Street
 - G. Drinkwater Dr across from Wetland
 - H. Drinkwater Dr near Fitton's Road
 - I. Property in Severn Township (Carolyn Line)
 - J. Property formerly known as the Pav

1.6 km buffer around MLE & GAN

- Legend**
- Roads
 - n Catholic Elementary School
 - n Public Elementary School
 - n Public Secondary School
 - n Catholic Secondary School



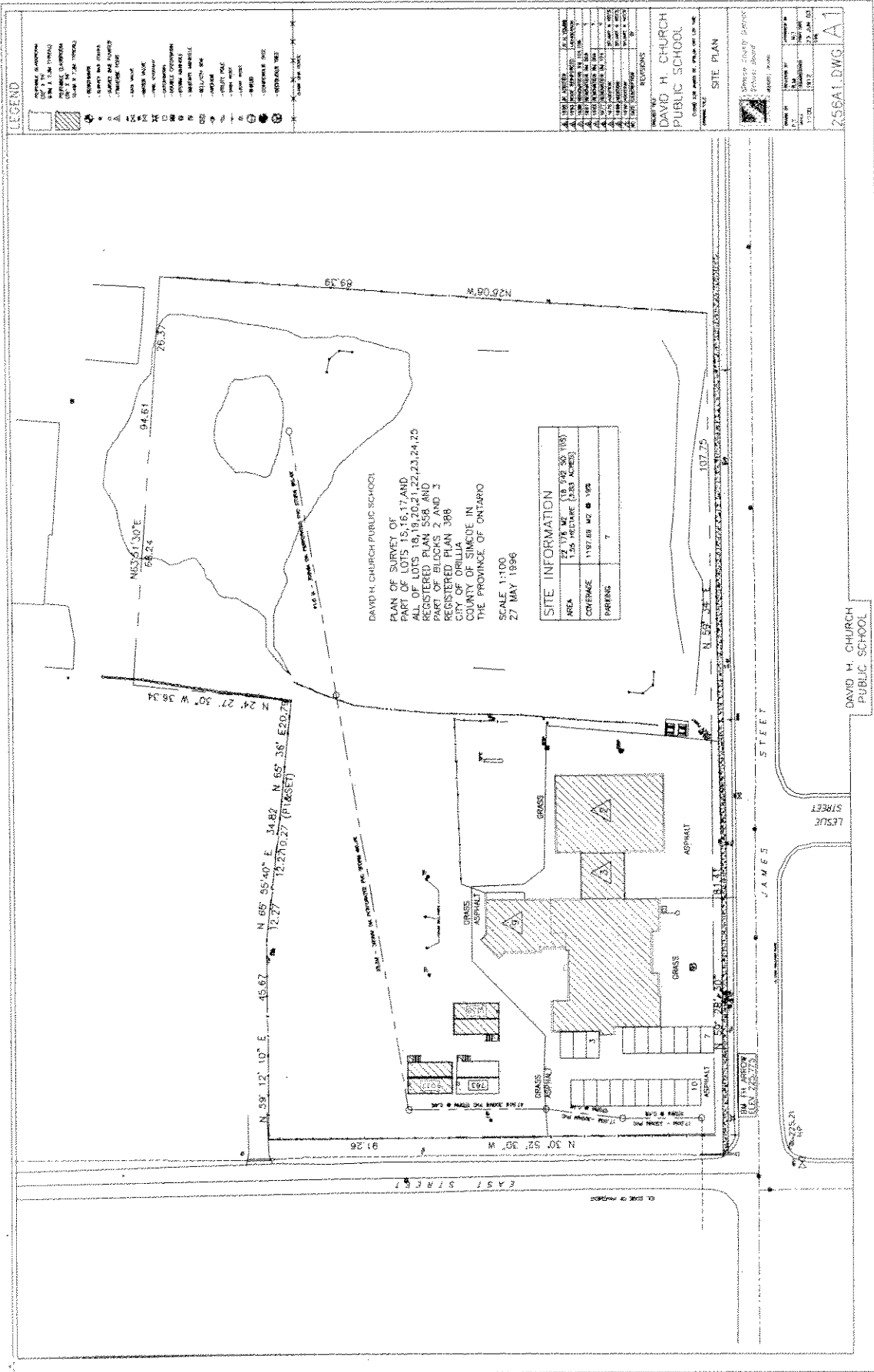
Orillia Accommodation Review
Property Review
As of: October 26, 2009

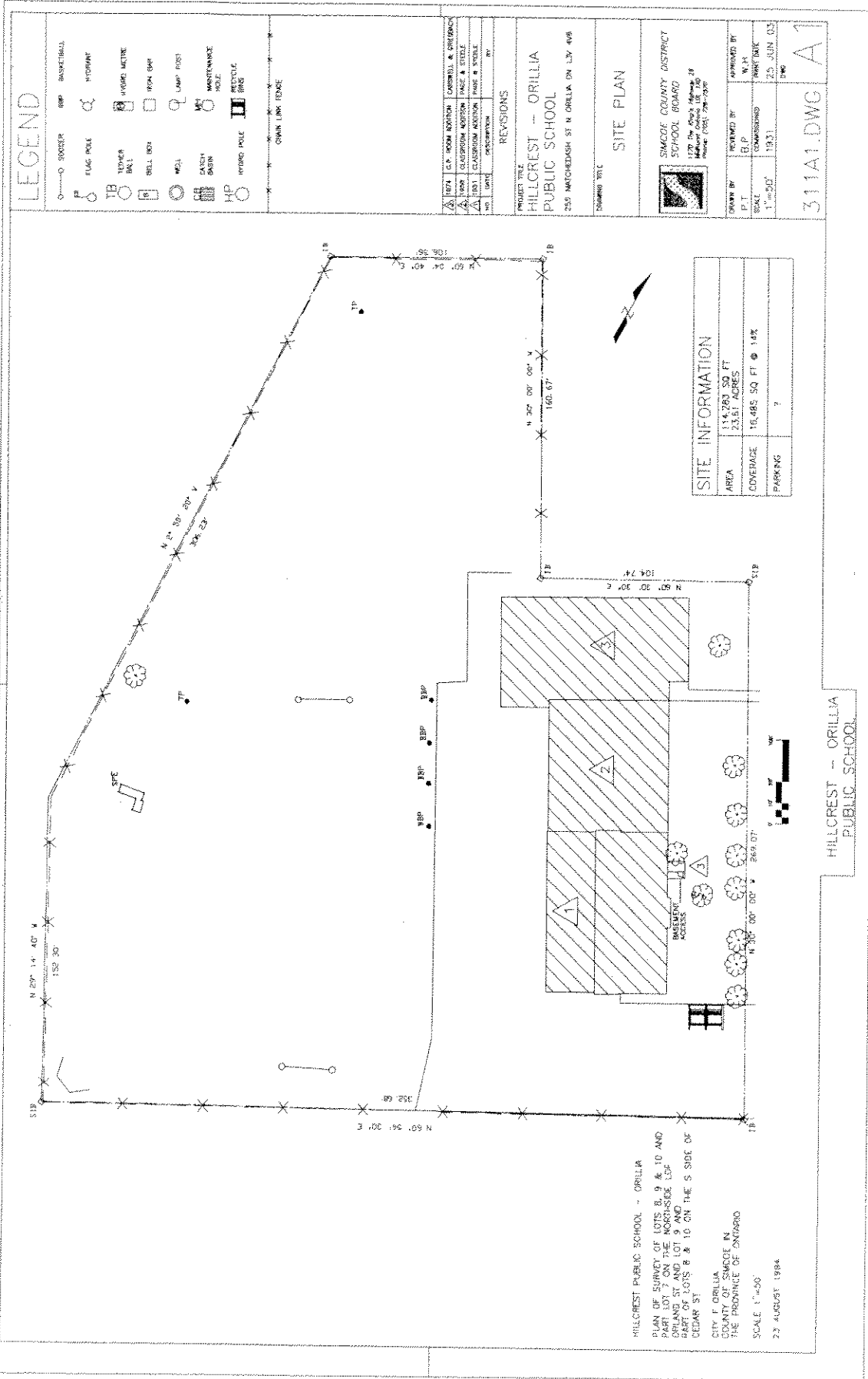


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Orillia Pupil Accommodation Review
Alternative Properties Investigation

Map #	Site Location	Site Size	Other comments	Meets Criteria of PAC	Meets SMCDSB Site Designation and Acquisition Policy
E	Sundial Property	7.76 acres	Beyond 1.6 KM	NO	NO
F	Corner of Hughes Road & Laclie St.	> 5 acres	Too small, irregular	NO	NO
G	Drinkwater Drive across from Wetland	> 5 acres	Too small, irregular	NO	NO
H	Drinkwater Drive near Fitton's Road	> 5 acres	Too small, irregular	NO	NO
I	Property on Carlyon Line (Severn Twshp)	13.69 acre north side of Hwy 11 approx 2 acres	Beyond 1.6KM and on	NO	NO - full municipal servicing not available
J	Property formerly known as the Pav	Too small		NO	NO
HCR	SCDSB - Hillcrest	2.7 acres	Too small	NO	NO
MOU	SCDSB - Mount Slaven	2.9 acres	Too small	NO	NO
DCH	SCDSB - David H. Church	5.29 acres close to SBE	Beyond 1.6 KM and too	NO	YES
	SCDSB - Orillia Central	1.54 acres	Too small	NO	NO
ODC	SCDSB - ODCVI	9.4 acres	SCDSB decision is pending funding therefore NOT AVAILABLE	N/A as no timing on funding	N/A as no timing on funding





LEGEND

	PORTABLE CLASSROOM 12' X 24' & 24' X 24' TYPICAL
	PORTABLE CLASSROOM 12' X 24' & 24' X 24' TYPICAL
	SOCCER
	STEEL REINFORCED CONCRETE
	MASONRY
	PLAYGROUND EQUIPMENT
	FLAG POLE
	HYDRANT POLE
	BALL BOX
	WELL
	CATCH BASIN
	MAINTENANCE HOLE
	SB SANDTRAP
	CHAIN LINK FENCE
	BASKETBALL
	HYDRANT
	HYDRANT METER
	IRON BAR
	LAMP POST

NO.	DATE	DESCRIPTION	BY
1	10/13/05	ISSUE FOR PERMITS	J.L.S.
2	10/13/05	ISSUE FOR PERMITS	J.L.S.
3	10/13/05	ISSUE FOR PERMITS	J.L.S.

PROJECT TITLE
**MOUNT SLAVEN
PUBLIC SCHOOL**

20 WESTMOUNT DR. SPENCER OH 43082

TRAINING TITLE
SITE PLAN

DESIGNED BY
C.T.Z.

REVIEWED BY
R.M.

DATE
11/13/05

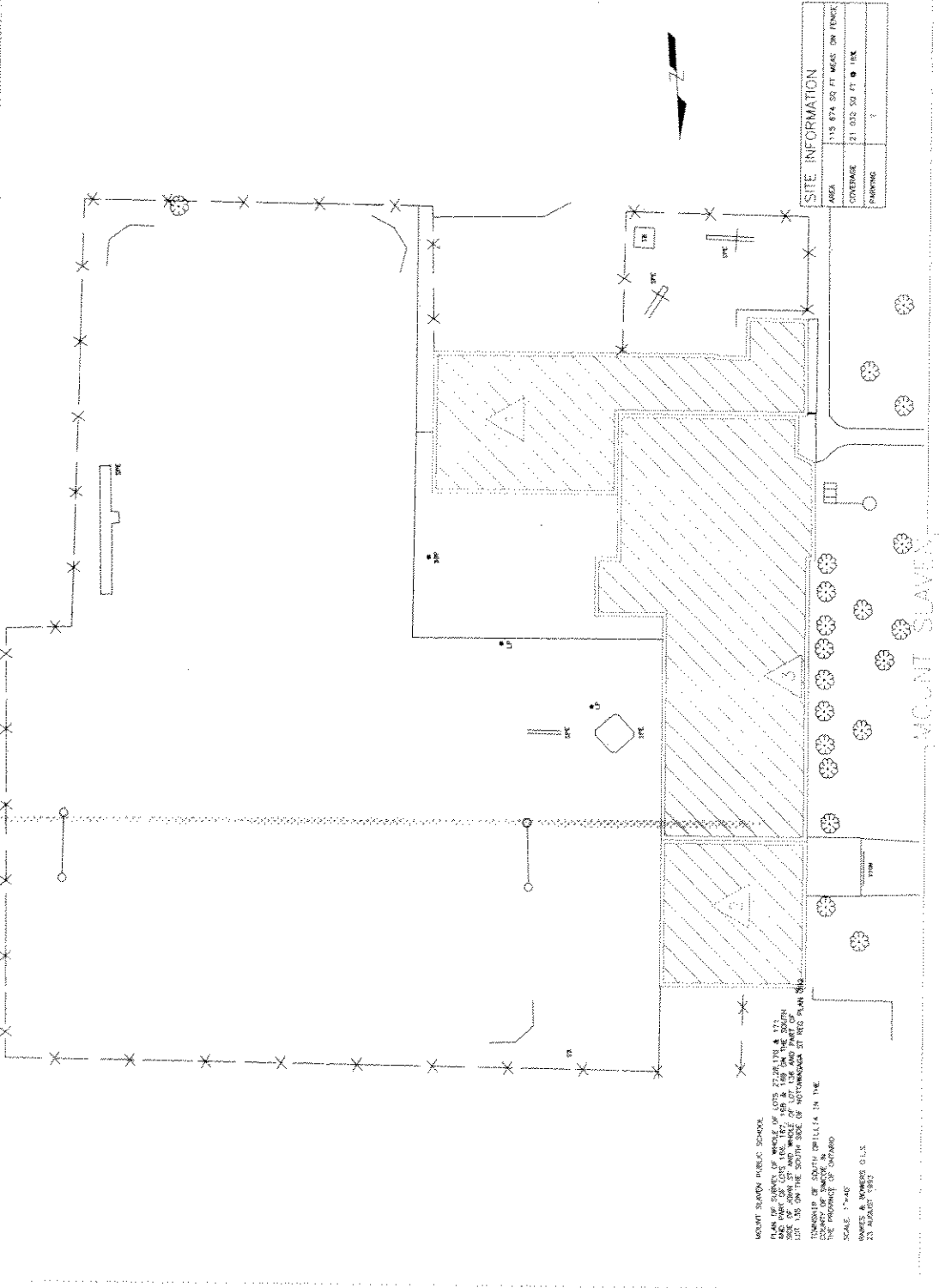
PROJECT DATE
11/13/05

SCALE
1" = 40'

APPROVED BY
M.T.

PRINT DATE
11/13/05

406A1.DWG A1



SITE INFORMATION

AREA	113,874 SQ. FT. WALK ON FENCE
COVERAGE	11,032 SQ. FT. @ 10%
PARKING	1

MOUNT SLAVEN PUBLIC SCHOOL
PLAN OF SURVEY OF WALK ON FENCE 10% & 10%
AND WALK ON FENCE 10% & 10% ON THE SOUTH
SIDE OF THE SOUTH SIDE OF NOTTINGHAM STREET, PLAN 210
TOWNSHIP OF SOUTH BRILLIANT, IN THE
COUNTY OF SHELBY, IN THE
STATE OF OHIO
SCALE: 1"=40'
DAMES & MOHR ENGINEERS
20 AUGUST 2007

MOUNT SLAVEN
PUBLIC SCHOOL

LEGEND:

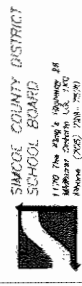
- PORTABLE CLASSROOM (32' x 24' 8.8m x 7.3m TYPICAL)
- SCOOTER POST
- FLAG POLE
- HYDRANT
- HYDRO POLE
- HYDRO METRE
- BELL BOX
- ROW BAR
- LAMP POST
- CATCH BASIN
- MAINTENANCE HOLE
- CHAIR LINK FENCE
- POST & WIRE FENCE

NO.	DATE	DESCRIPTION	BY
2001		FIBRE OPTICS	LCS TELECOMS
1079		ADDITION	PENTLAND & BANKER
1807		ADDITION	
1804		ADDITION	RD SINGLAR
1801		ADDITION	PAVE & STEEL
1806		ADDITION	
1805		ADDITION	PAVE & STEEL
1846		ADDITION	

REVISIONS

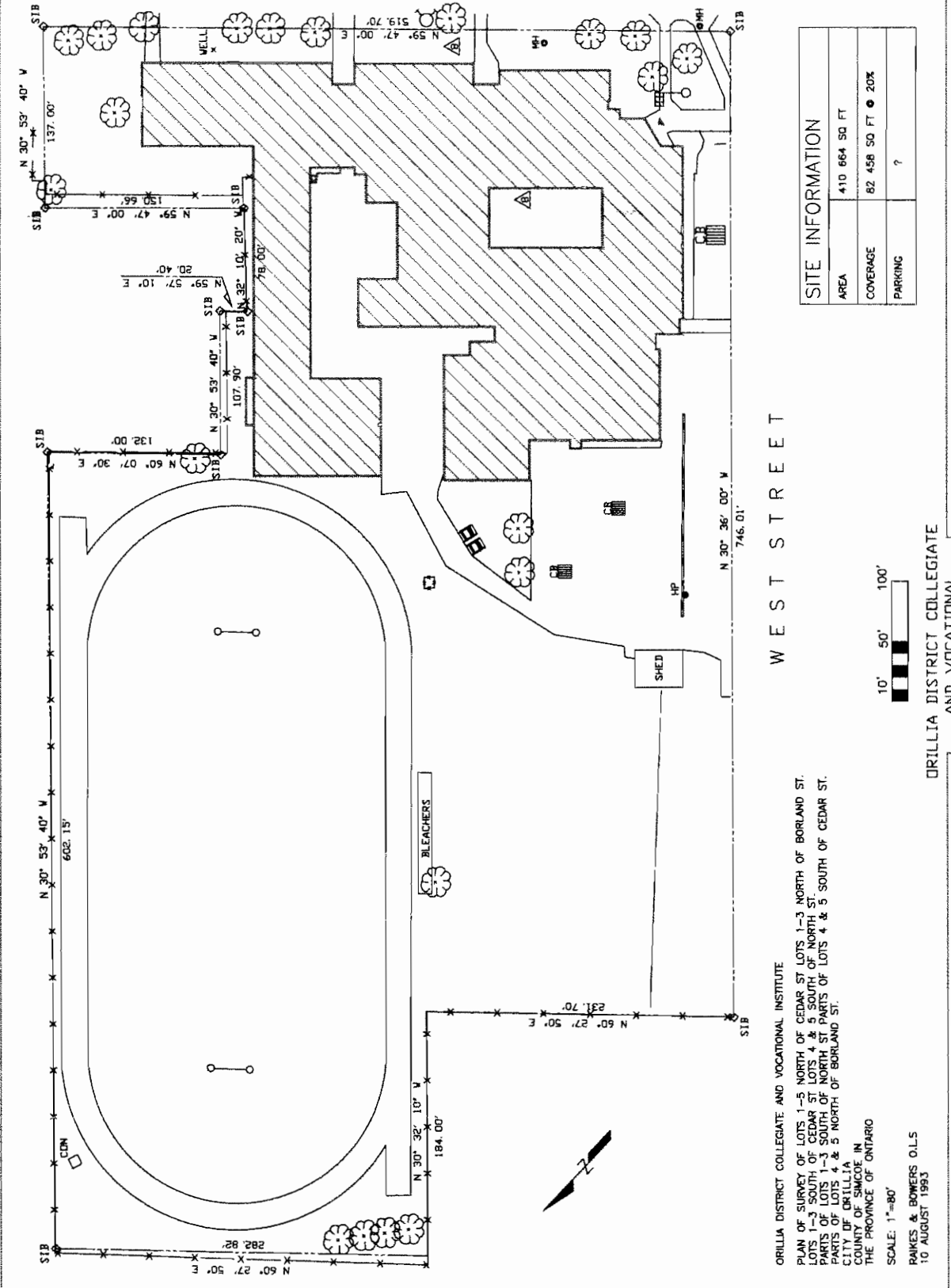
PROJECT TITLE
DRILLIA DISTRICT
COLLEGIATE AND
VOCATIONAL INSTITUTE
BORLAND ST. E. DRILLIA ONT L3M 2B4

DRAWING TITLE
SITE PLAN



DRAWN BY	B.P.	APPROVED BY	W.H.
C.T.Z.		COMPILED	12 OCT 94
SCALE	1"=80'	DATE	1928
		DWG NO.	

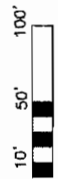
755A1.DWG
A1



SITE INFORMATION

AREA	410 664 SQ FT
COVERAGE	82 458 SQ FT @ 20%
PARKING	?

WEST STREET



DRILLIA DISTRICT COLLEGIATE
AND VOCATIONAL
INSTITUTE

ORILLIA DISTRICT COLLEGIATE AND VOCATIONAL INSTITUTE
PLAN OF SURVEY OF LOTS 1-5 NORTH OF CEDAR ST LOTS 1-3 NORTH OF BORLAND ST.
LOTS 1-3 SOUTH OF CEDAR ST LOTS 4 & 5 SOUTH OF NORTH ST.
PARTS OF LOTS 1-3 SOUTH OF NORTH ST PARTS OF LOTS 4 & 5 SOUTH OF CEDAR ST.
CITY OF DRILLIA
COUNTY OF SIMCOE
THE PROVINCE OF ONTARIO
SCALE: 1"=80'
RAIKES & BOWERS O.L.S
10 AUGUST 1993