



Halton District School Board

Report Number: 15059
Date: April 2, 2015

FOR INFORMATION

TO: The Chair and Members of the
Halton District School Board

FROM: G. Cullen, Superintendent of Facility Services

RE: Martin Street Public School Design Plans

Background:

The Long Term Accommodation Plan (LTAP) 2013-2014 was presented to the Board April 2014. Below is an extract from Report 14060 regarding the redevelopment on the Martin Street Public School site.

The Board received Capital Priorities funding approval for a new Martin Street PS (740 OTG) to be rebuilt on the site. How the rebuild will occur is to be determined through architectural review (i.e. tear down school/relocate students temporarily or build on the site and keep Martin Street PS open).

It should be noted that the primary basis in the Capital Priorities Business Case for the new rebuild (with the additional pupil places), is to accommodate new growth from the Milton Heights area; as well as provide accommodation relief to W.I. Dick PS, Escarpment View PS, and potentially Anne J. MacArthur PS.

A boundary review will be required to be undertaken in the fall for these schools and areas, in conjunction with the boundary review for the new Milton #9 school. The temporary relocation of existing Martin Street PS students will likely be discussed during this process, if required.

Staff have been investigating the best way to improve and add to Martin Street Public School by either an addition, renovation or building a new school.

The Halton District School Board appointed the architectural firm of Snyder Architects Inc. to review and prepare options for the project.

An open house was held at Martin Street Public School on March 10th to share information and seek public comments on an addition, renovation or new build of the school. Three options were presented, Board staff responsible for construction, the Architects appointed by the Board and senior staff representing the School were available to answer questions. A questionnaire was handed out and was also made available online to gather public feedback. Attached are the three scenario drawings as shown in Appendix 1.

Questionnaire Results

A total of 64 responses were received by the deadline of March 23, 2015 at 4:00 pm. Of the 64 responses what follows is the representation:

- 59.38% - parent of a current Martin Street PS student
- 12.50% - other
- 12.50% - community member
- 10.94% - neighbour
- 4.69% - parent of a potential Martin Street PS student

Of the responses, 78.33% indicated a new school having all the features of other newly built schools in the area, was more important than the students remaining on-site during construction.

Of the responses, 69.84% indicated a rebuild in the current location on the site and moving the students off-site during construction was more important, than the option of building beside the existing school and addressing student safety during construction.

Of the responses, 64.91% indicated it is more important to move students off-site during construction even if it means they may be split between other schools in the area, rather than the option of changing the building design to keep students on-site during construction.

Attached are the charted results as shown in Appendix 2.

General consensus of the parents and community was to preserve the front facade of the original school to maintain its history and heritage. Option B scenario was the preferred design. Option B is shown in Appendix 1.

The input from the parents and community also indicated their desire to keep all the students together, at one location, when they are moved off site during construction.

The public was provided an opportunity to provide input on site improvements, any improvements to a new building and general comments on the project. These will be reviewed for incorporation into the formal design.

Redeveloping and Planing

A formal heritage study is required as part of the site plan approval application to the Town. That report is underway and is expected to address the issues related to the front façade of the building in more detail. Although portables were shown on the plans at the open house it has been pointed out by the Town of Milton staff that portables would not to be allowed along the property line that abuts an active CP Rail line and a 30m setback is required. In a further review of the projections by Planning staff have indicated that portables may not be needed in this circumstance. We will investigate the potential for portables on the north property line and only indicate their presence if it does not create an additional concern.

The preferred option, option B, is best suited to having the existing façade remain “where it is, as is” and thus eliminates the options that have parking to the north of the new building. This was supported by the comments received from the current residents and the Town of Milton. Several studies are yet to be completed (traffic, geotechnical, historical) which may impact the details of the final design.

Schedule

Upon confirmation of the technical reviews the project could proceed as follows:

Event	Timing
Relocation of students and staff to alternative site.	Summer-Fall 2015
Abatement of regulated materials from the building	Fall 2015
Demolition of building	Winter 2015
Start of new construction	Spring of 2016
Move back to the “new” Martin St. PS	mid-school year of 2016-17

At this stage neither formal site plan nor building permit applications have been submitted. A pre-consultation meeting has occurred with the Town of Milton, including their traffic, engineering, zoning and heritage staff, Conservation Halton and Halton Region. Once the technical studies have been complete a formal plan will be submitted for Town of Milton approval.

Temporary Student Accommodation

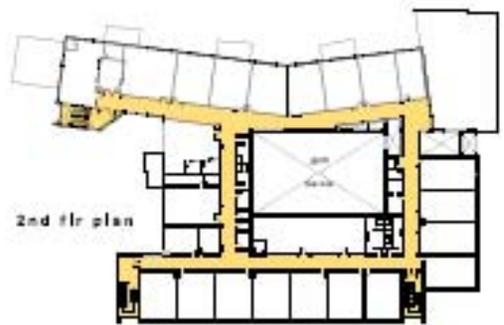
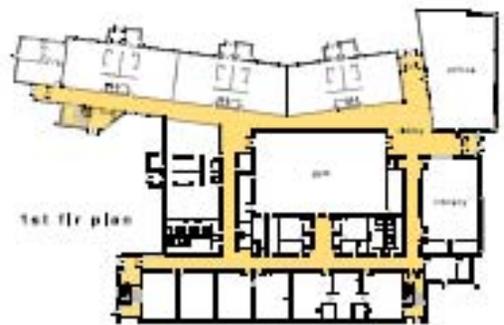
At the time of the Open House and through the questionnaire, the majority of support received was to ensure that during the redevelopment of the school and site that the students be accommodated off site and together as a school group. Staff will be consulting with the parent community and reviewing accommodation pressures to develop options to present to parents. A separate report will be presented by Planning staff at a later date.

Respectfully submitted,


Gerry Cullen
Superintendent of Facility Services


David Euale
Director of Education

Appendix 1



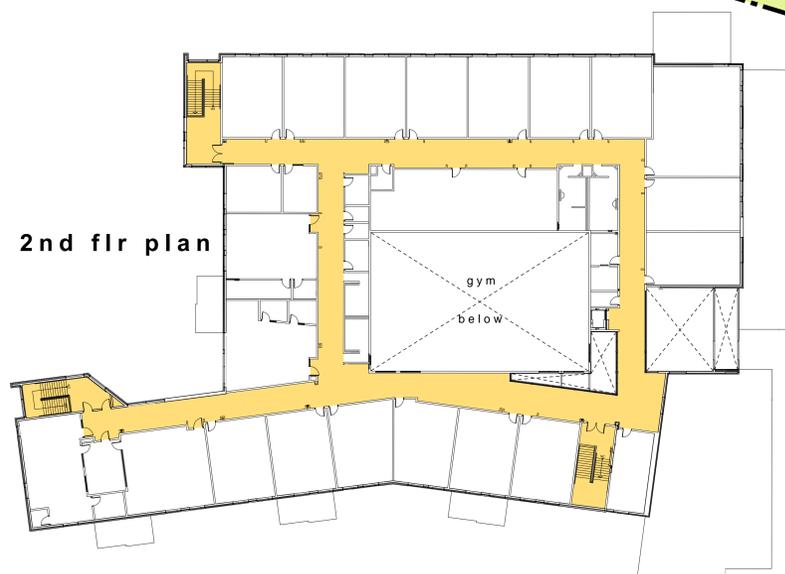
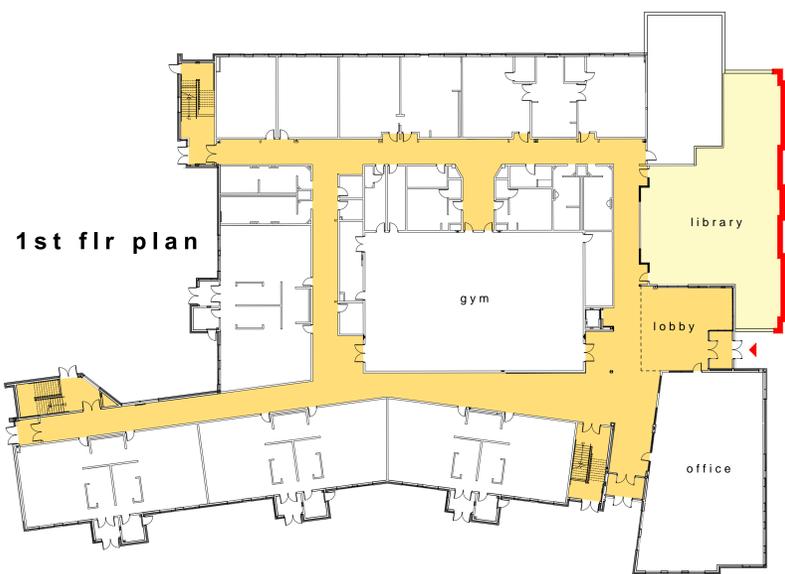
advantages:

- Excellent internal site circulation as drop-off loop is adequately separated from the bus loop resulting in safe on-site traffic movement, student car traffic route from Martin Street to drop-off / parking lot and back.

challenges:

- No portion of existing building is retained; only asphalt preservation possible by creating a display area in the new building showcasing the history of original school.
- Existing building has to be demolished before new building can be constructed as the site has to accommodate off-site during construction.





advantages :

- Original 1920's facade is retained and very well integrated into the new building design; thereby retaining the essence of the existing cultural resource plus retaining the existing visual building presence from Martin street
- Play areas mostly face south which is ideal solar orientation

challenges :

- Existing building has to be demolished before new building can be constructed so the students have to be accommodated off-site during construction
- Cars/ parent drop-off traffic has to travel longer distance through the site to get to the drop-off/ parking lot and back





site plan during construction



1st flr plan

2nd flr plan

advantages :

- Original 1920's facade is retained and very well integrated into the new building design, thereby retaining the essence of the existing cultural resource plus retaining the existing street building presence from Martin Street
- Existing building can continue to function as a school during construction of new building as students don't need to be accommodated off-site during construction

challenges :

- When the gym has to be demolished before new construction starts, students will be without a gym for at least one school year
- Redevelopment will involve new construction to close proximity to the existing school with the attendant issues of construction noise, dusted outdoor play areas, reduced or no parent parking or drop off and possible additional access restrictions while new school is being constructed

