

Presentation to LKDSB

Tuesday, April 12, 2016



Introduction

- On February 8, 2016 staff was directed by Council to prepare an impact assessment of south Sarnia high school closures;
- On March 21, 2016 staff was further directed to present the impact assessment to the school board
- Provide information to the school board trustees to make an informed decision that is in the best interests of the community, students and school board

Community Impact Assessment

1. Site Context
2. Land Use Considerations
3. Cultural Heritage
4. Redevelopment Potential
5. 2020 Vision and Enrolment Projections
6. School Accommodation Options
7. Conclusion

Site Context

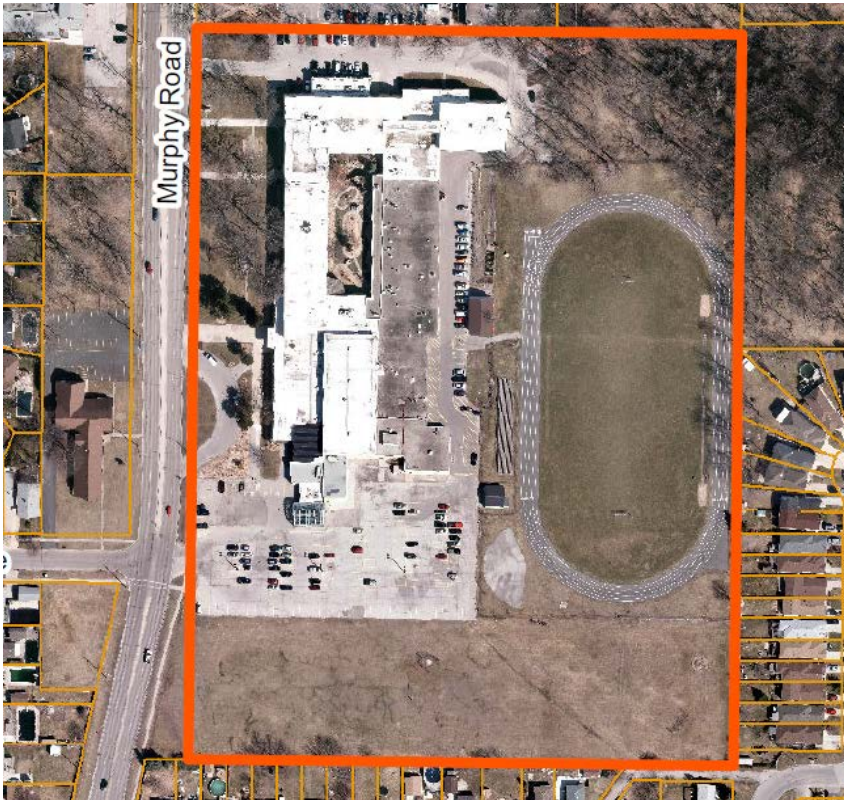
SCITS



- Includes facilities not found in other schools (auditorium and pool)
- Integration with Neighbourhood
- Close proximity of residential uses
- Priority School as its located in a neighbourhood where socioeconomic or other barriers would otherwise hinder CUS access and programming`

Site Context

SCSS

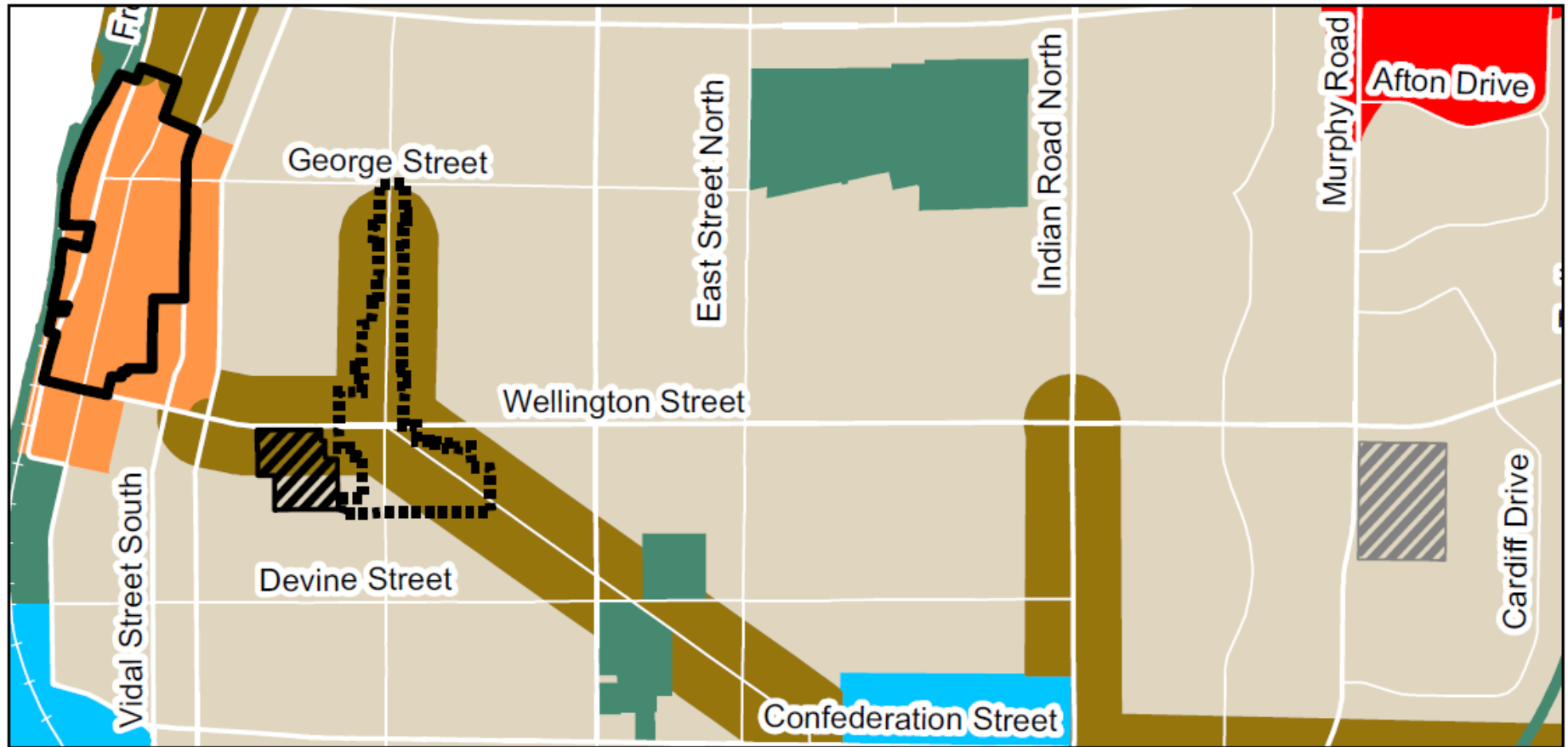


- Larger Site that has more outside amenities
- Less community use than SCITS
- Separated from surrounding neighbourhoods

Land Use Considerations

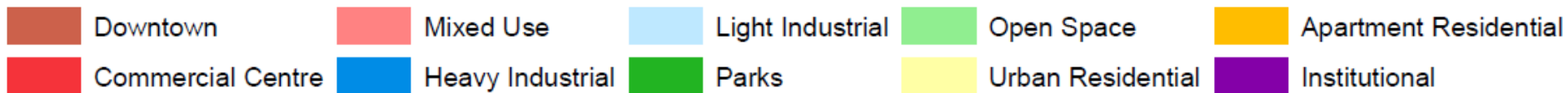
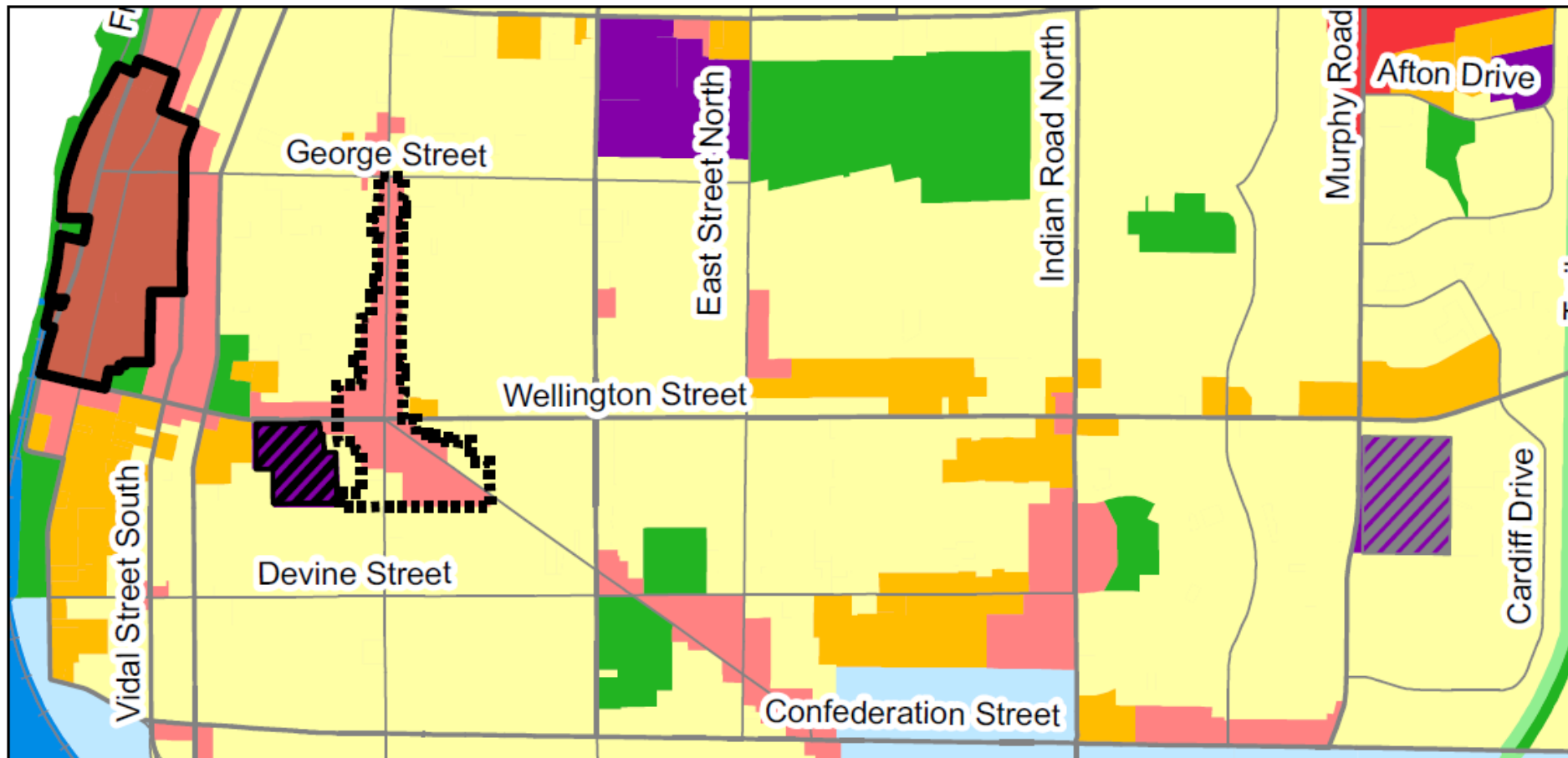
1. City structure;
2. Land use designation;
3. Community facilities;
4. Parks and open space;
5. Cultural vibrancy;
6. Walkability;
7. Public safety;
8. Environment;
9. Neighbourhood desirability;
10. Economic considerations; and
11. Emergency Planning.

City Structure

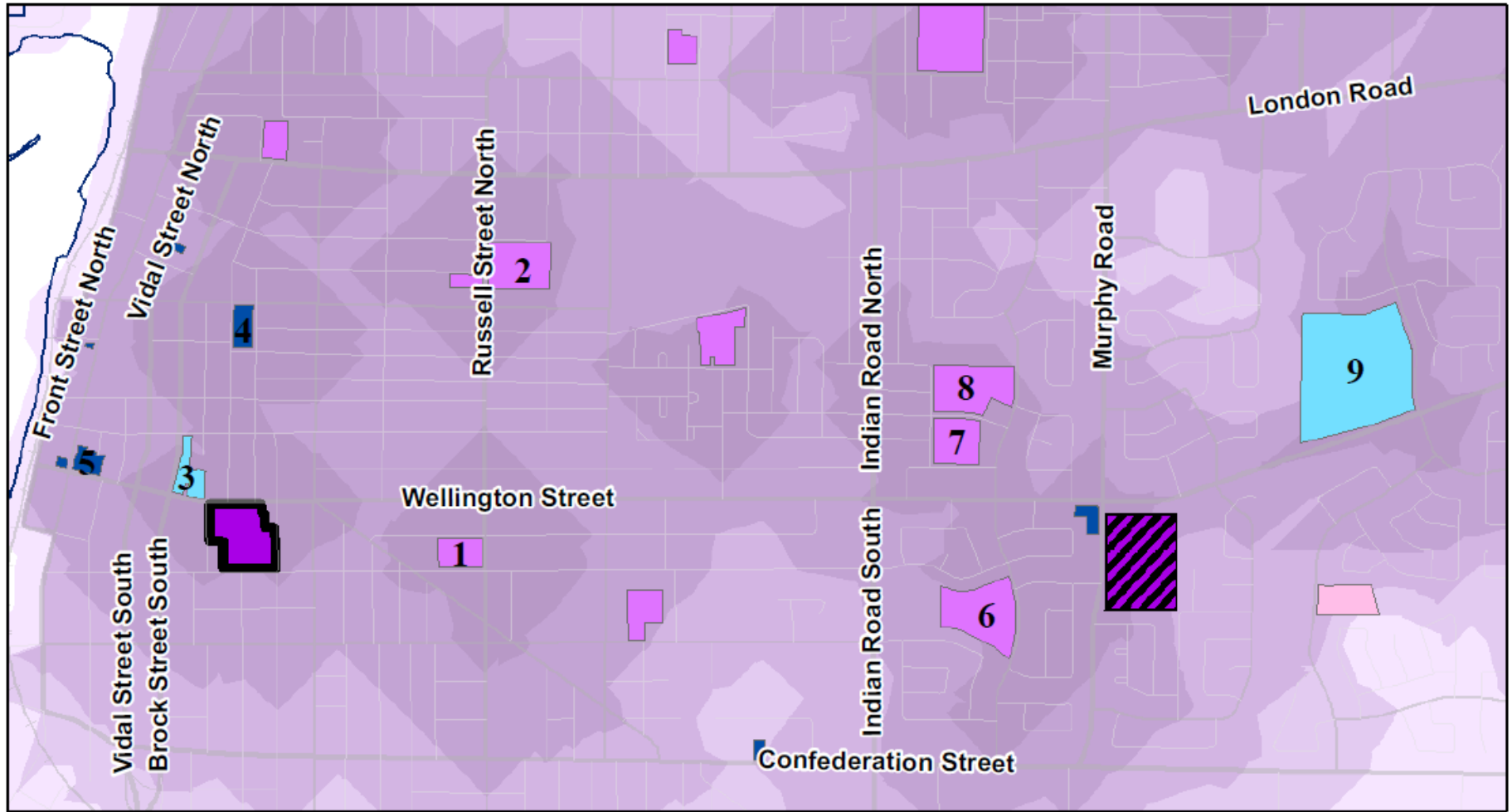


- Downtown
- Centre
- Employment District
- Corridor
- Stable Residential Area
- Parks and Open Space

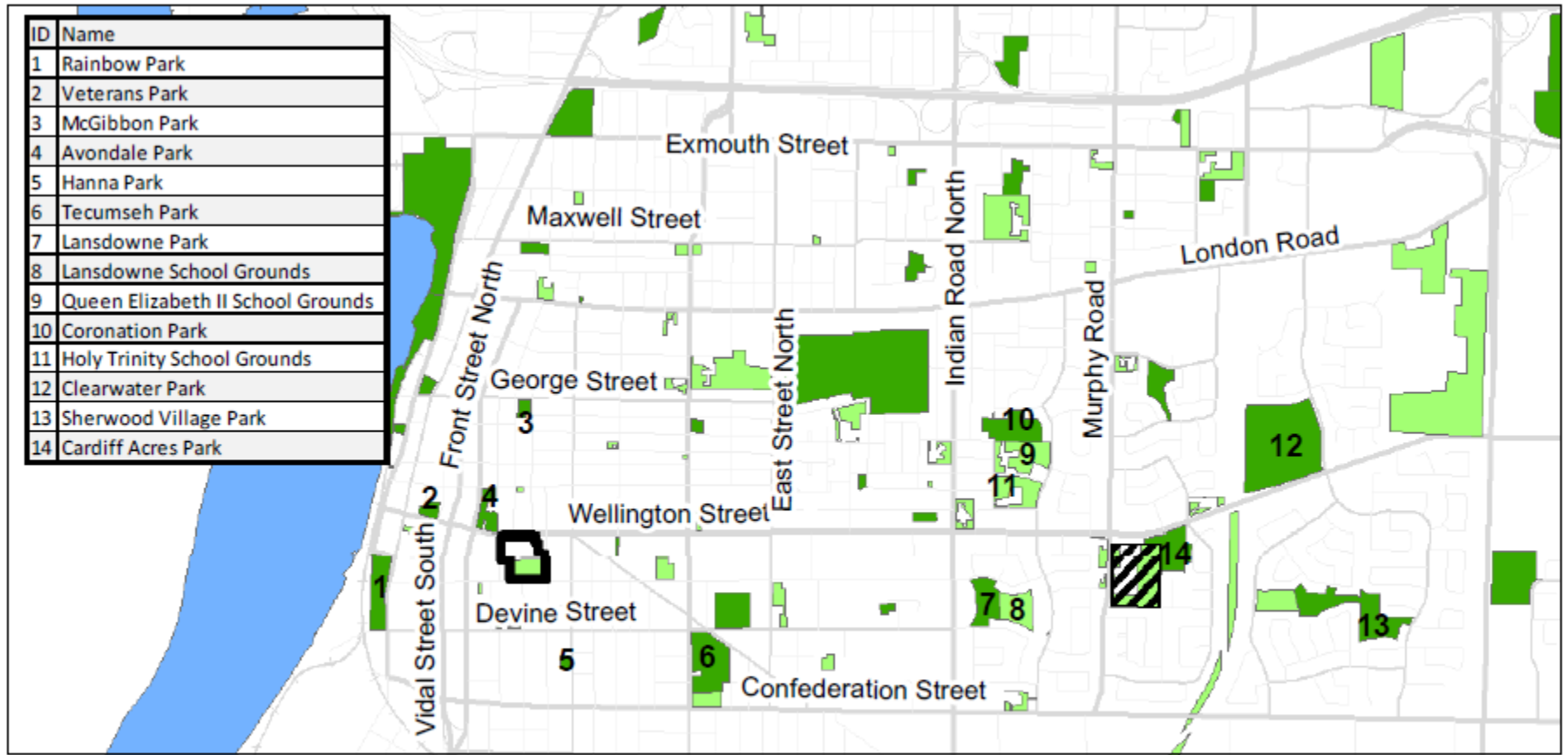
Land Use Designation



Community Facilities

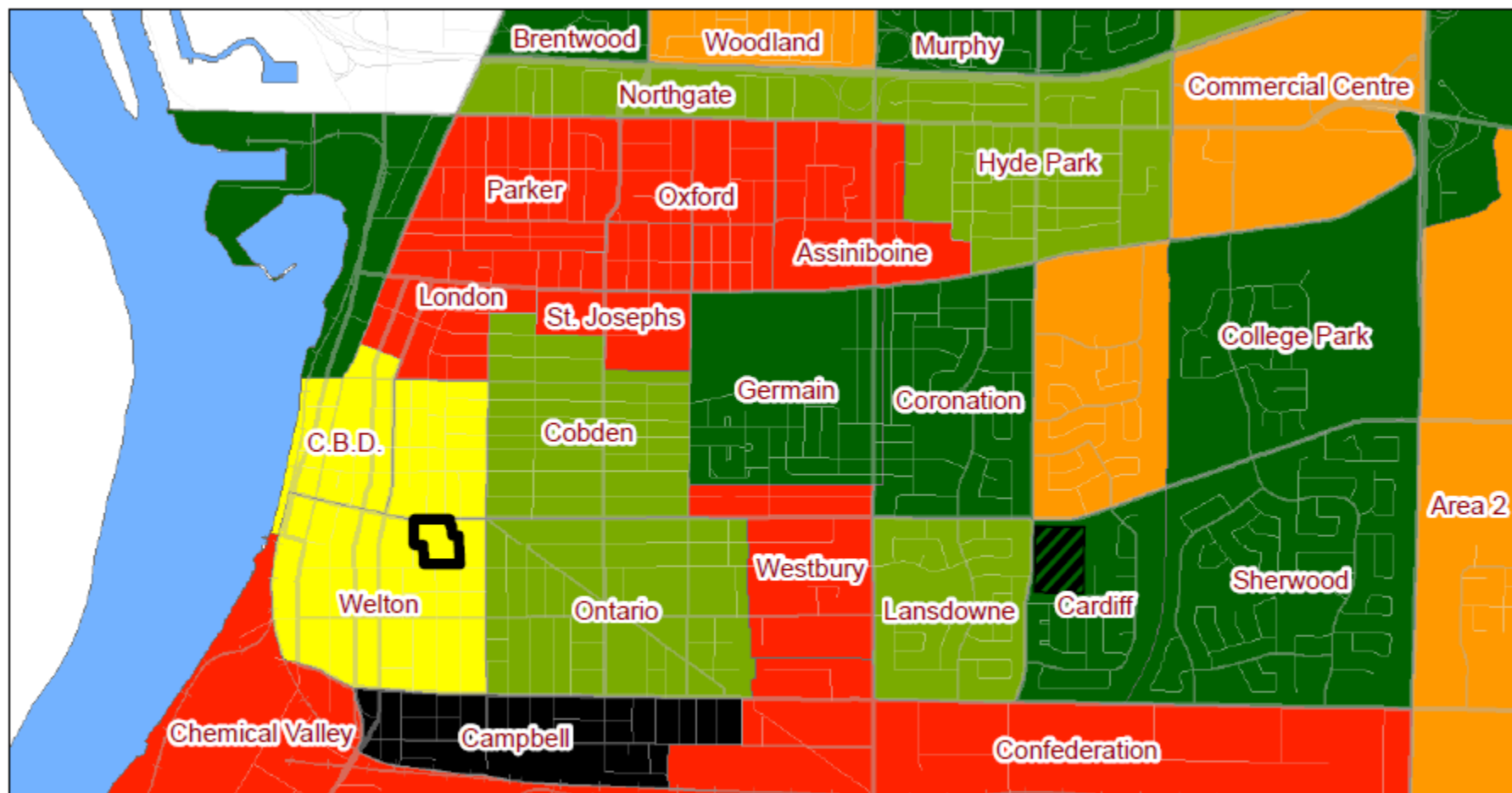


Parks and Open Space

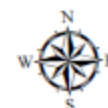
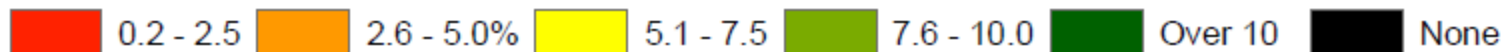


Water
 Parks
 Open Space
 SCSS
 SCITS

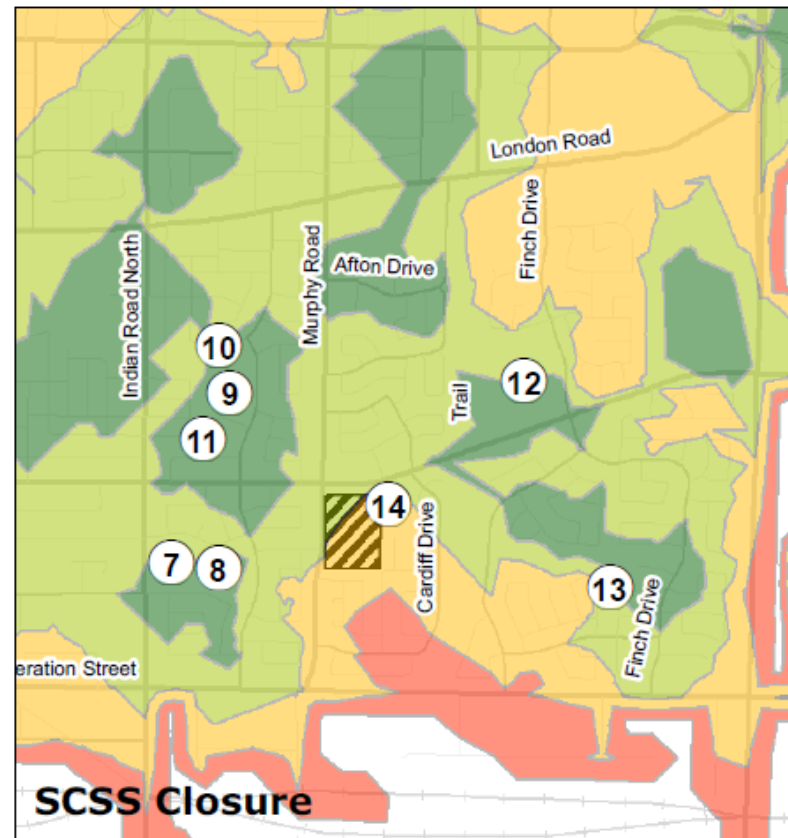
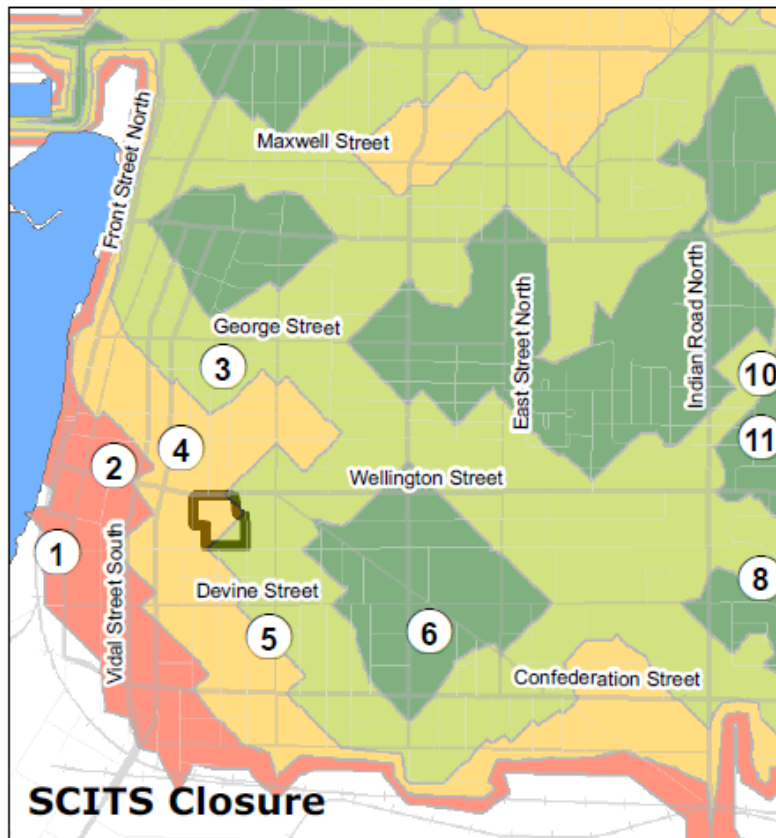
Parks and Open Space



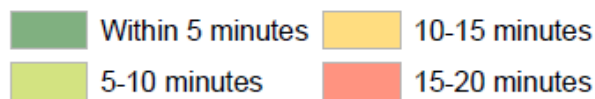
Amount of Parkland and Open Space (%)



Parks and Open Space



Walk Time to Sports Facility



Source: National Road Network (Natural Resources Canada)



Cultural Vibrancy

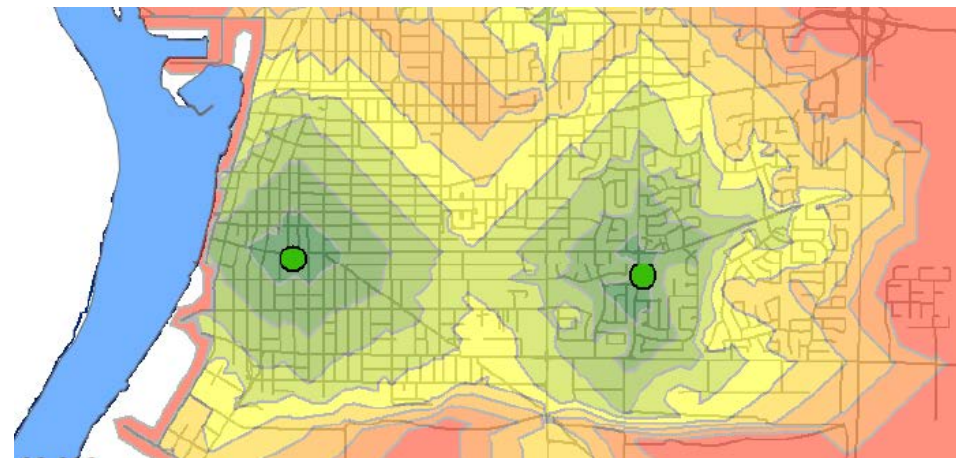
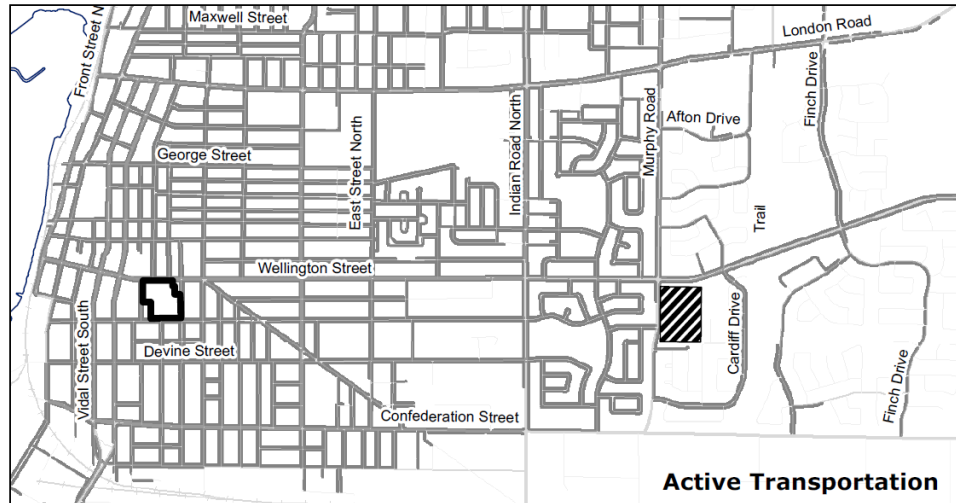
SCITS

- Contains an 850 seat auditorium
- Used by drama classes and community organizations
- Used for school and community events, such as SCITS Revue

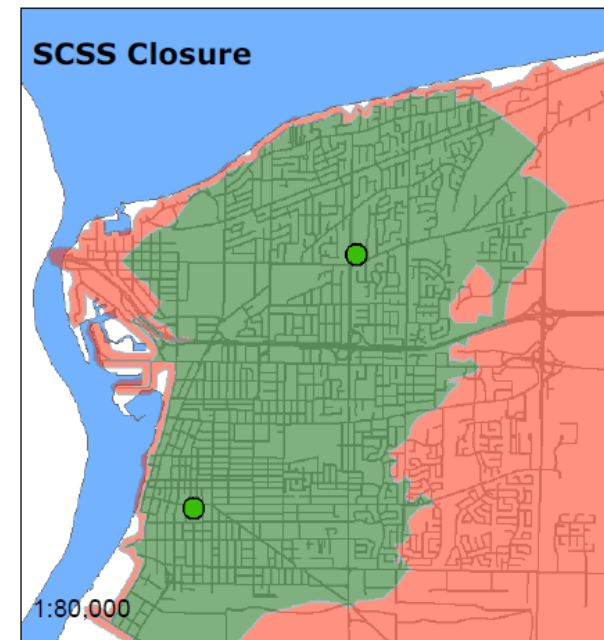
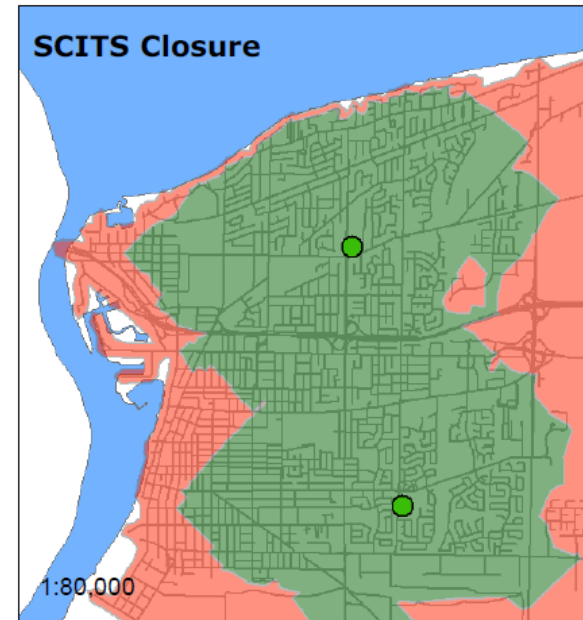
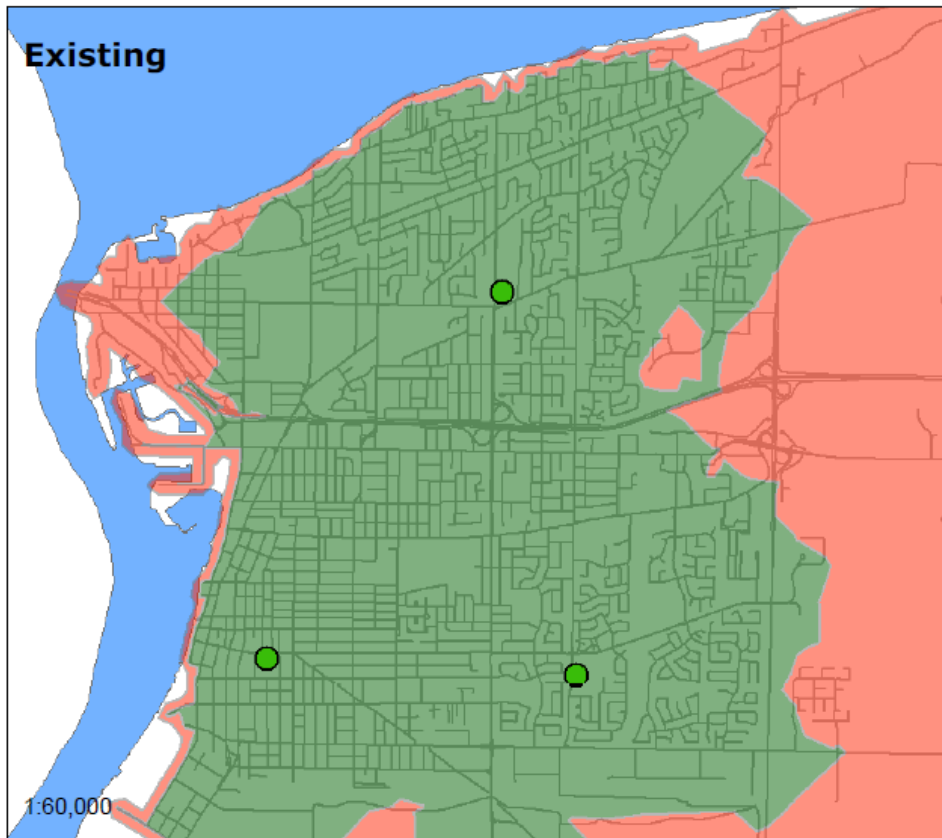
SCSS

- Has a stage with lighting, curtains and a sound booth
- Has a drama room and puts on music nights, annual musical productions and St. Clair Idol
- Would require funding for an auditorium, which is not guaranteed

Walkability



Environment



Public Safety (SCITS)



Figure 1 - Homes on Talfourd Street facing SCITS



Figure 2 - Looking North on Stuart Street

Public Safety (SCSS)



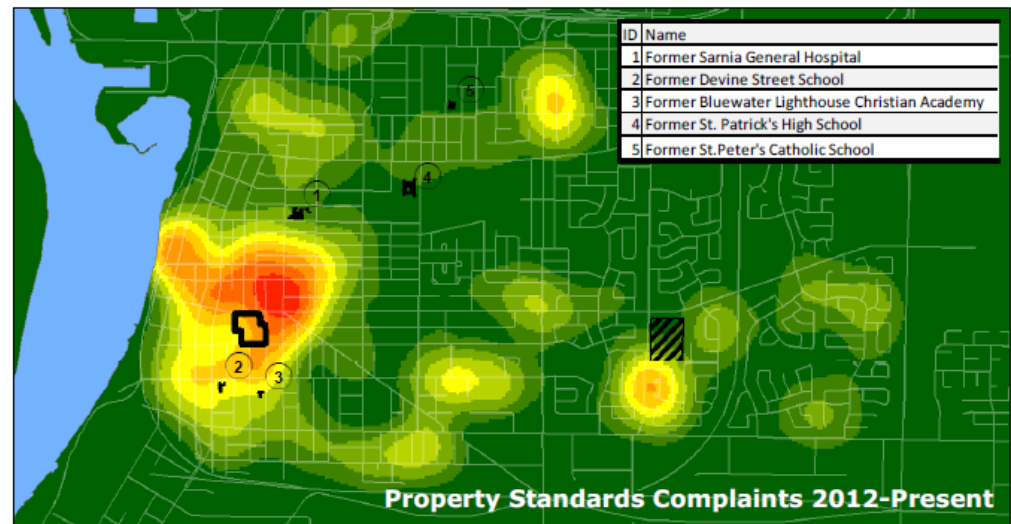
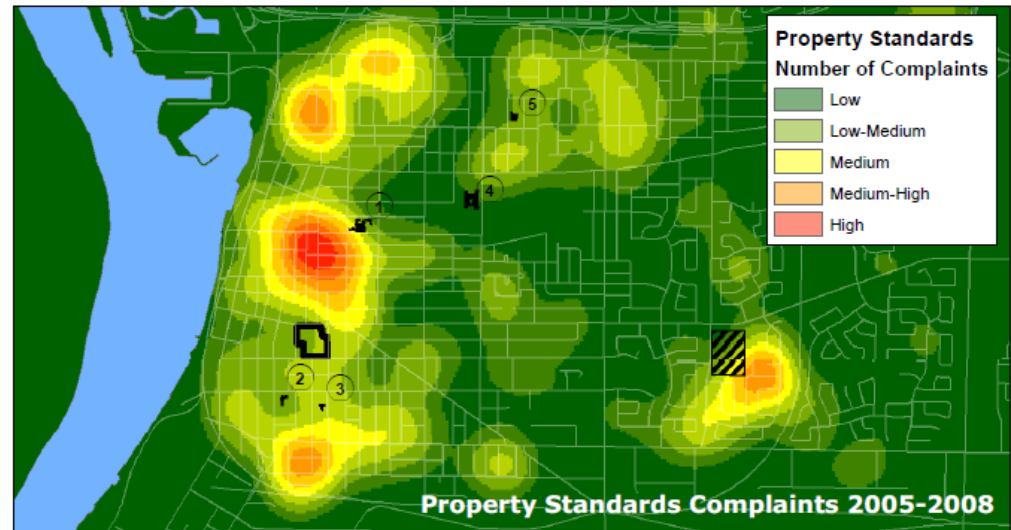
Figure 1 - Murphy Road viewing east



Figure 2 - Murphy Road viewing south-west

Neighbourhood Desirability

- Community Design – SCITS building is a landmark in its neighbourhood and creates a sense of place
- Concentration of property standards complaints near SCITS makes it a vulnerable area
- Vacant large institutional buildings located nearest to SCITS



Economic Considerations

SCITS










- Located in growth area and adjacent to numerous commercial areas that have high vacancy rates
- May affect several businesses short term
- Investment made in public infrastructure to stimulate growth
- Long term, could lead to migration from the area and less people to support local businesses



SCSS

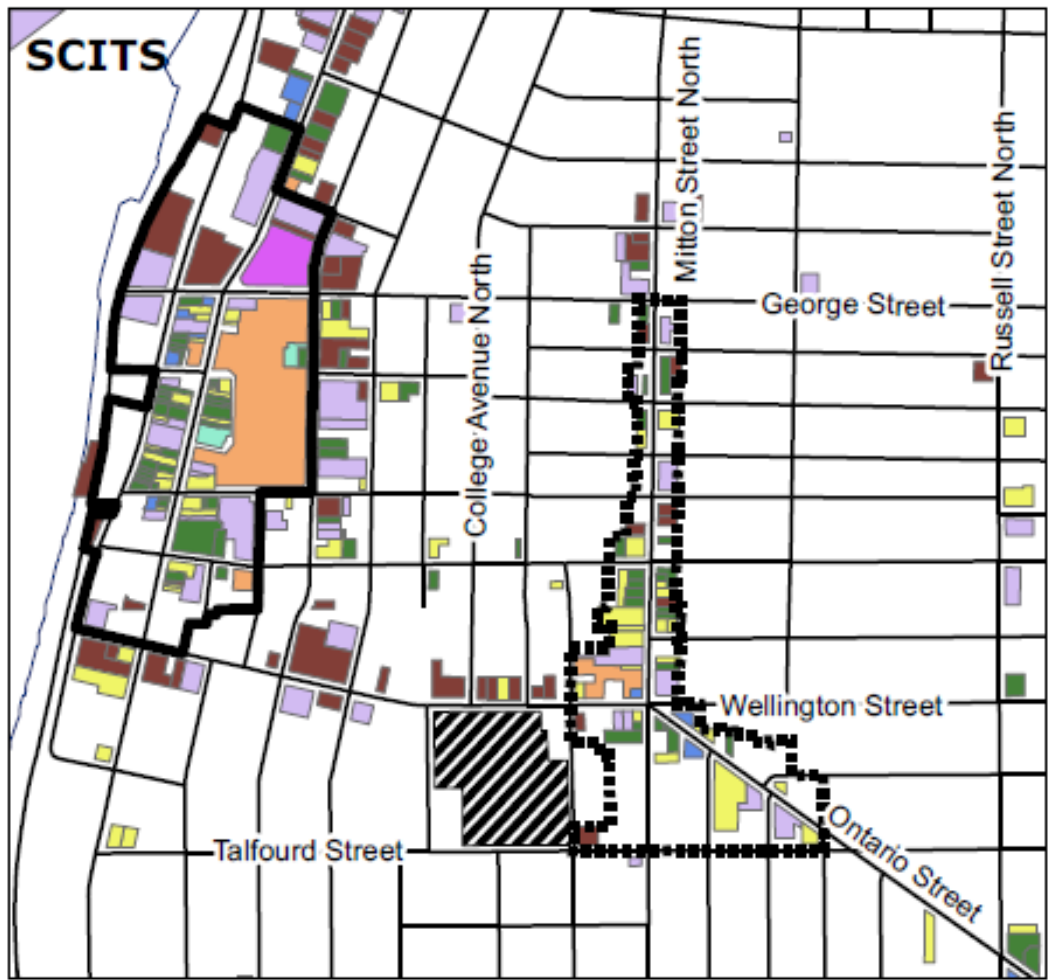
- Nearest commercial areas are a minimum 10 minute walk from SCSS school building
- Businesses not likely to rely on SCSS for their business as heavily as Mitton Village relies on SCITS
- Nearest commercial areas have lower vacancy rates than areas surrounding SCITS

Economic Considerations (SCITS)

Commercial Land Use

-  Other Commercial
-  Concert Hall/Theatre
-  Multi-type complex
-  Office
-  Restaurant
-  Retail
-  Mixed Use
-  Shopping Centre
-  Supermarket

-  Downtown
-  Mitton Village
-  SCITS
-  SCSS

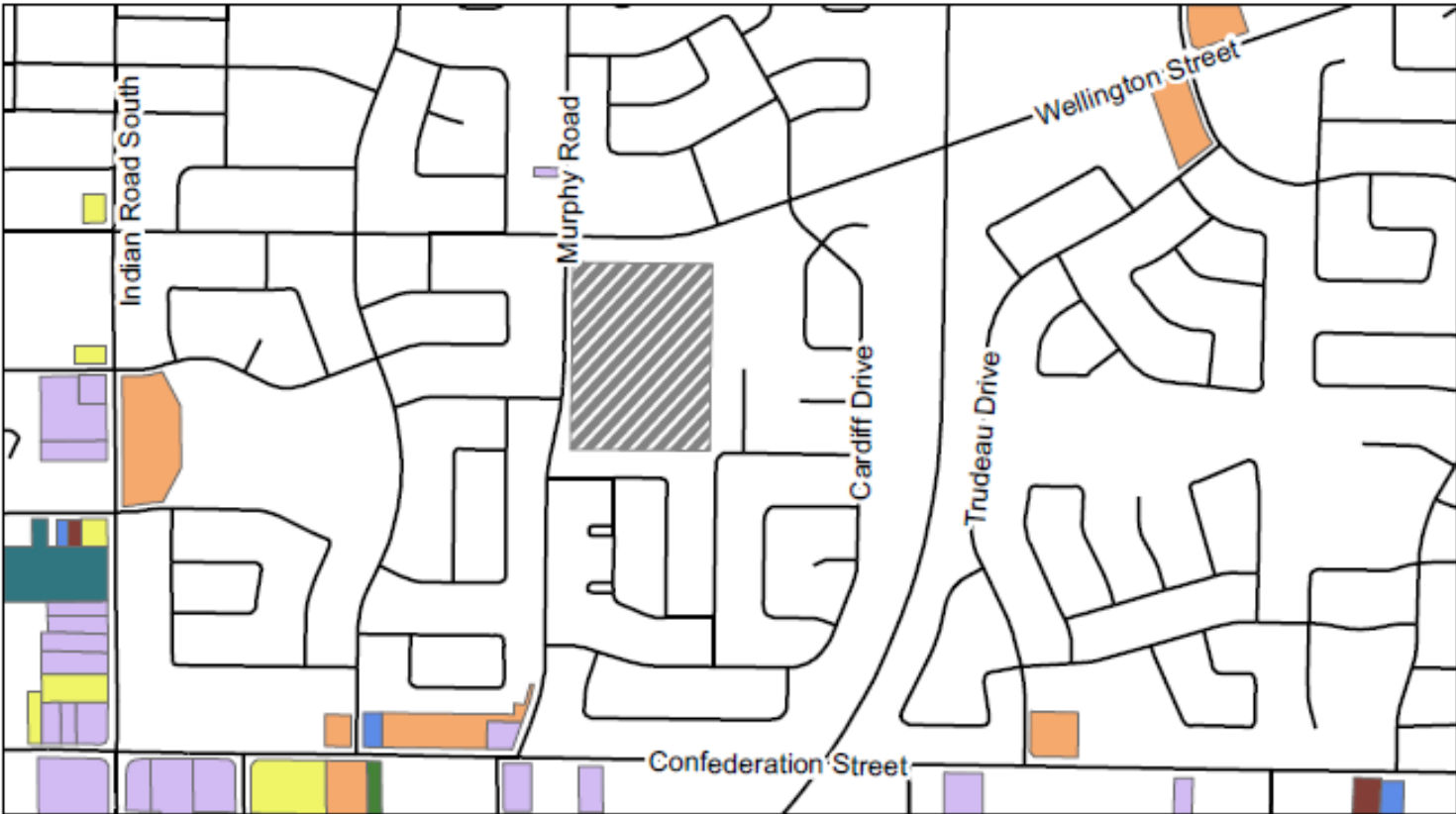


Economic Considerations (SCSS)

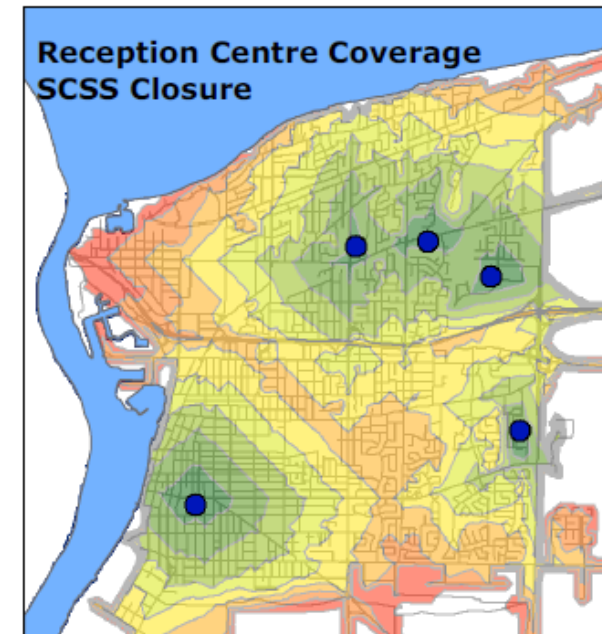
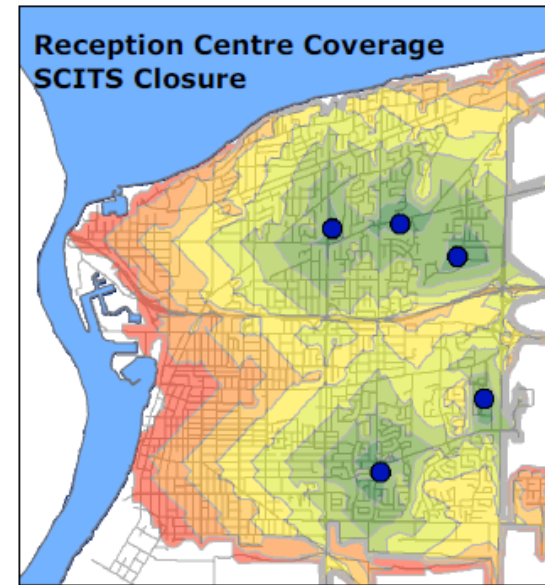
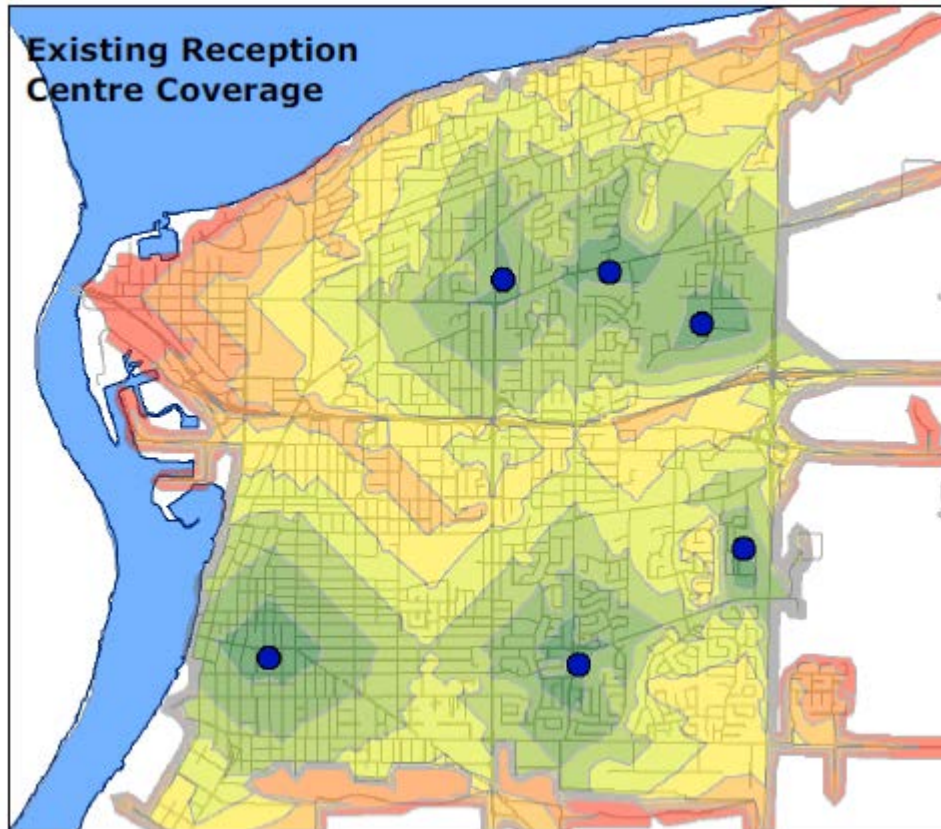
SCSS

1:12,000

Source: MPAC (2015)



Emergency Planning



Cultural Heritage

SCITS

- Built in 1922 in the Gothic Collegiate style by S.B. Coon and Son
- Sarnia's only secondary school between 1922 and 1955
- Merit in design, brickwork, arched third floor windows, interior brick pillars and arches and the auditorium
- Has cultural heritage significance

SCSS

- Built in 1961 in the common modernist style
- No cultural heritage significance identified

Redevelopment Potential

SCITS

- 1922 School building has heritage value and would need to remain
- Site is smaller and offers potential for limited number of lots
- Limited redevelopment potential for residential uses consistent with area
- Limited redevelopment opportunities may result in another vacant building in the area

SCSS

- School building has no cultural heritage significance and could be demolished
- Site is larger than SCITS and offers potential for many more lots
- Vacant lot appraisals in the area are more than area surrounding SCITS
- Less likely than SCITS to remain vacant

School Accommodation Options

- 2020 Vision report indicates growth in French Immersion and states *“the designation of one school as Single Track French Immersion in Sarnia is an option for future consideration”*
- ISR recommends single track French Immersion program at Errol Road, which would require an addition to a school that currently exceeds capacity

Conclusion

- Staff identified that either school closure would likely have impacts on adjacent areas
- On balance, St. Clair offers greater opportunities for redevelopment and would appear to have less of an impact on its surroundings
- SCITS is located in a designated mixed use area adjacent to some of the most vulnerable commercial and residential areas in the City
- SCITS has significant cultural heritage value and is better integrated with the surrounding community from land use, walkability, cultural vibrancy, and crime prevention perspectives
- shutting another important socio-cultural community facility in this area may result in both short and long term impacts on the viability of the surrounding community