

Bluewater District School Board

Annual Community Planning and Partnership Meeting

June 14, 2016 – Update to June 15, 2015 Presentation



INTRODUCTION

On June 15, 2015, Mayor Sue Paterson of the Town of Hanover, and Mayor Kevin Eccles of the Municipality of West Grey, presented a report to the Bluewater District School Board at its annual Community Planning and Partnership Meeting. This brief is an update on the projections, growth plans, community needs, partnerships and opportunities presented to the board on June 15, 2015.

A. POPULATION PROJECTIONS – Current and Future Implications on Student Population and a Senior School in Hanover

The Town of Hanover remains the dominant urban commercial centre within the immediate region, providing retail, commercial, healthcare, recreational and institutional services to residents of Hanover and the surrounding communities. The role of Hanover as a service centre in the agricultural-dominated landscape remains vital to ensuring the provision of the necessary goods and services. With a growing population, Hanover is experiencing retail commercial and service growth and a growing demand for space.

Population statistics and projections do not support declining enrollment in Hanover. In fact, several sources suggest that enrollment in schools in Hanover will increase over the next 25+ years:

- Ministry of Finance Ontario Population Projections, 2013-2041, Grey County:
 - 6.8% (336) increase 0-4 year olds from 2013 to 2024
 - 13.2% (598) increase in 5-9 year olds from 2013 to 2030
 - 12.2% (465) increase in 10-14 years from 2013 to 2035

- 2015 Town of Hanover Commercial Policy Review:
 - Population in Hanover totalled 7,400 in 2006 and increased to 7,700 in 2011
 - Population in Hanover is forecast to increase by approximately 800 people from 7,900 in 2014 to 8,700 in 2031
 - The 2031 population forecast is based on the County of Grey Official Plan and the County of Grey Growth Management Study

B. GROWTH PLANS – Implications for a New Senior School in Hanover

Hanover is designated a *Primary Settlement Area (PSA)* within the Grey County Official Plan.

PSAs are *larger settlements with full municipal servicing, and a wide range of uses, services and amenities intended to be the primary target for residential and non-residential growth*. Developments in PSAs are to provide for a full range of residential, commercial, industrial, recreational, and institutional land uses. They will be the focus of a majority of the growth within the County.

The agrarian dominated economy of the region has allowed Hanover to become a service centre for its own resident population and for the greater rural area. As a component of the County's Official Plan Amendment 80, approximately 140 hectares of land adjacent to the Town of Hanover were identified as *Future Secondary Plan Area*. The intent of these lands is to accommodate the projected growth and development of Hanover as set out by OPA 80 and the five-year review for the County of Grey OP.

The Town of Hanover and the Municipality of West Grey have entered into a joint planning process for the creation of the Hanover/West Grey Secondary Plan, otherwise known as OPA 122. The Secondary Plan proposes to re-designate 25.25 hectares of Future Secondary Plan Area to *Highway Commercial* and an additional 3.17 hectares to *Open Space*.

In November 2015, the Ontario Municipal Board approved Minutes of Settlement in respect to OPA 122. Within a framework for decision-making in accordance with accepted planning and environmental standards, OPA 122 now has the potential to add significant commercial space to the Hanover, West Grey, and the surrounding area.

Subdivisions in Hanover

In 2015, it was reported to the BWDSB that Hanover had several residential developments in various stages of development. These represent some 240 new residential lots that would be available in the next planning horizon. The status of these subdivisions to May 2016 follows:

- 16 single family dwellings (SFD) and 22 multi-residential units built or under construction;
- Servicing for 60 SFD, representing two subdivisions, is now underway;
- A new subdivision representing 29 SFD and 18 SMD (semi-detached) has applied for rezoning and a Plan of Subdivision;
- The Realtors Association of Grey-Bruce Owen Sound reported that the number of houses sold in Hanover during the first quarter of 2016 was double (29) the amount from the same quarter in 2015 (15);
- 240 seat Hope United Church/Community Centre is under construction on 18th Avenue adjacent to the planned senior school; and
- \$10,475,573 in construction value was completed from July 2015 to May 2016.

Commercial and Industrial Developments in Hanover

In 2015, it was reported that several commercial and industrial developments were also in various planning stages. Following is an update on developments since June 2015:

- Zellers Building Redevelopment under way with Giant Tiger opening in 2015 and Dollarama opening in 2016 – 30+ jobs;
- Hanover Honda warehouse and detailing facility under construction in Hanover business park;
- Alternative Medical Solutions is getting closer to obtaining its licence to grow medical marijuana – 50 jobs initially; and
- 22 new small business start-ups creating an additional 100 jobs.

With growth in the market over the next several years, opportunities remain for additional supporting personal services, financial institutions, institutional uses, entertainment facilities, other services, and commercial space. These developments present strong employment opportunities, increased demand for housing, and an increase in population. The new senior school will remain critical to a strong urban community as it provides for student employment during the school year as well as during the school breaks.

C. SENIOR SCHOOL SITE DEVELOPMENT - 18th Avenue and New School Site Servicing

The replacement of John Diefenbaker Senior School (JDSS) with a new facility has been identified as a board priority. Various factors, including on-going maintenance associated with the age of the facility, potential mould and asbestos issues, and accessibility deficiencies have been identified as the main factors.

The BWDSB has purchased 19.56 acres on 18th Avenue in Hanover. The design and construction of 18th Avenue, in accordance with the needs of the BWDSB and the new school, has also been a capital priority of the Town of Hanover. Hanover's Official Plan has been amended to designate the property to Institutional and the Zoning By-Law has been amended to Institutional – Holding until a site plan agreement has been completed.

The construction of 18th Avenue was completed in 2015 for a cost of \$920,000. Further work for the benefit of properties abutting 18th Avenue was also completed, including; watermain, roadwork with curb and gutter, and sidewalk on the west side of the 18th Avenue. A 200 mm (8") water service has been installed and the storm sewer outlet provided with a 525 mm (21") stub 40 m southerly from 6th Street. The school site will be fully serviced including ultra high speed fibre optic broadband.

As 18th Avenue is identified as an arterial road with limited access, the municipality pays for 50% of the road/storm sewer and the adjoining properties contribute 50% based on frontage which is recoverable prior to any connections onto 18th Avenue or issuance of building permits. At the request of the BWDSB, Council agreed at its November 2, 2015 meeting to absorb BWDSB's portion of the developer's contribution costs in the amount of \$212,408.85. By providing relief from the fees, the BWDSB is able to direct a greater portion of the Ministry funding to the construction of the new school.

Mayor Paterson and CAO/Clerk Brian Tocheri met with the architectural team, Ventin Group Ltd., in April to discuss the project and offered any assistance possible to ensure the development process proceeds efficiently.

D. COMMUNITY PARTNERSHIPS - Current Partnerships with BWDSB

The BWDSB and Town of Hanover continue to benefit from a unique partnership with respect to recreational services and opportunities. These partnerships include joint use of the R.A. Crawford Field (at JDSS), Hanover Family Centre, reciprocal use agreements, and the School Board Swim Program, to name a few.

Hanover Family Centre (former James A. Magee Community School) continues to be an excellent example of a Community Hub. The centre is completely occupied offering a range of service agencies and recreation program providers. BWDSB maintains ownership of the land with a lease arrangement with Hanover.

Our reciprocal use agreement remains in effect whereby BWDSB schools in Hanover enjoy no-charge access to the municipality's athletic fields, ball diamonds, arena floor, trails and ice surface for curriculum-based school activities. Subsidized ice rental rates are also offered to extra-curricular teams (JDSS high school girls and boys hockey). The School Board Swim Program remains a very popular life skill program providing subsidized pool rental fees to BWDSB's schools for Red Cross swim lessons for their students.

Fire Calendar

Students at Dawnview, Holy Family, and Hanover Heights enroll in swimming lessons at Hanover's Regional Aquatic Centre.

However, not all families are able to pay the fees of this basic life skill. As a result, the Hanover Fire and Emergency Services Department held a unique fundraiser to ensure all students get to learn how to swim. The March 16, 2016 edition of The Post reported, "*The Hanover Fire and Emergency Services Department's Christmas calendar sales brought in \$17,017.61 to subsidize swimming lessons for elementary students.*" Firefighter Neil Simpson extended "*a huge thank you to everyone in the community and the surrounding area for helping support kids getting the opportunity to swim. It definitely is something we would like to continue to support.*" The calendar features the firefighters doing various training exercises and was shot by photographer and Hanover native Ethan Bender.

Other Community Education/Community Use

JDSS remains an extremely busy community school location, particularly with its three gymnasiums. It is anticipated that this use will continue:

- JDSS is the home base for Hanover Air Cadets (Mondays), Ladies Volleyball League (Tues, Wed & Thurs), Badminton (Thurs), Hanover Youth Basketball (Fridays)
- Gym Use Hours – Sept. 1, 2015 to Aug. 30, 2016 (from BWDSB Permit system)
- - Total Hours (all 3 gyms) 1518 hours
- - Gym 1 509 hours (average 10 hours per week)
- - Gym 2 524 hours (average 10 hours per week)
- - Gym 3 485 hours ((average 9 hours per week)
- - Gyms 1 and 2 booked regularly most weeks Monday to Friday, 6 to 10 pm

E. COMMUNITY PARTNERSHIPS – LaunchPad Youth Activity & Technology Centre

During the 2015 presentation to the BWDSB, Hanover and West Grey identified several concepts and opportunities for partnerships with BWDSB, its schools and the new senior school in Hanover. The partnership with the most opportunity for all parties is the LaunchPad Youth Activity & Technology Centre.

Youth outmigration remains a critical issue in rural Ontario. We lose our talent pool to urban areas due to a perceived lack of future opportunity and experience of growing up with a limited selection of youth focused activities. Grey County has a 21% youth unemployment rate, yet businesses are continuously searching for young employees to fill their employment needs. There is a documented skills gap in our region and programming is needed to deliver timely training and skills development based on employer needs. LaunchPad is designed to bridge this gap.

On May 12, 2016, LaunchPad celebrated its first anniversary. Launch Pad is located in the midst of the BWDSB at 612 10th Street in Hanover, just adjacent to the new senior school on 18th Avenue. This regional centre now serves 243 members with 26 to 40 youth visits per night. Students are mostly from JDSS, though several students from neighbouring school communities do enjoy regular visits.

LaunchPad is open 3:30 to 8:00 p.m. (with some pilot extended evening hours scheduled) to ensure there are no competing interests with school. Programming is meant to not only build on the knowledge developed in the classroom, but also to provide exposure for youth to explore their curiosity, discover their niche, and enhance their skill set. Real life applications and opportunities to practice/acquire new skills is first and foremost for all members.

Partnerships are key for the success of LaunchPad. A few of LaunchPad's notable partnerships to date include:

- Georgian College is introducing post-secondary, special interest and upgrading opportunities locally;
- Saugeen Economic Development Corporation and Four County Labour Market Planning Board are delivering a six part training series to enhance employability among youth based on the results of the Skills Gap Study; and
- Ontario Trillium Foundation and Grey Bruce Community Foundation are funding the development of a commercial learning kitchen as part of the events and trades renovation.

By September, phase two of development, the events and trades training expansion, will be complete. LaunchPad will offer a comprehensive skills development opportunity ranging from technology to arts, trades to recreation. The BWDSB, staff and youth are excited to build more connections with JDSS specifically as it relocates within a block of LaunchPad.

IN CONCLUSION

The above synopsis provides evidence that Hanover will continue to be the dominant urban commercial centre within the BWDSB region providing critical mass to support and justify the new senior school. Evidence has also been provided to show that the Town of Hanover remains committed to being a partner with the BWDSB in the development of the school.

