



Dear parents and prospective parents,

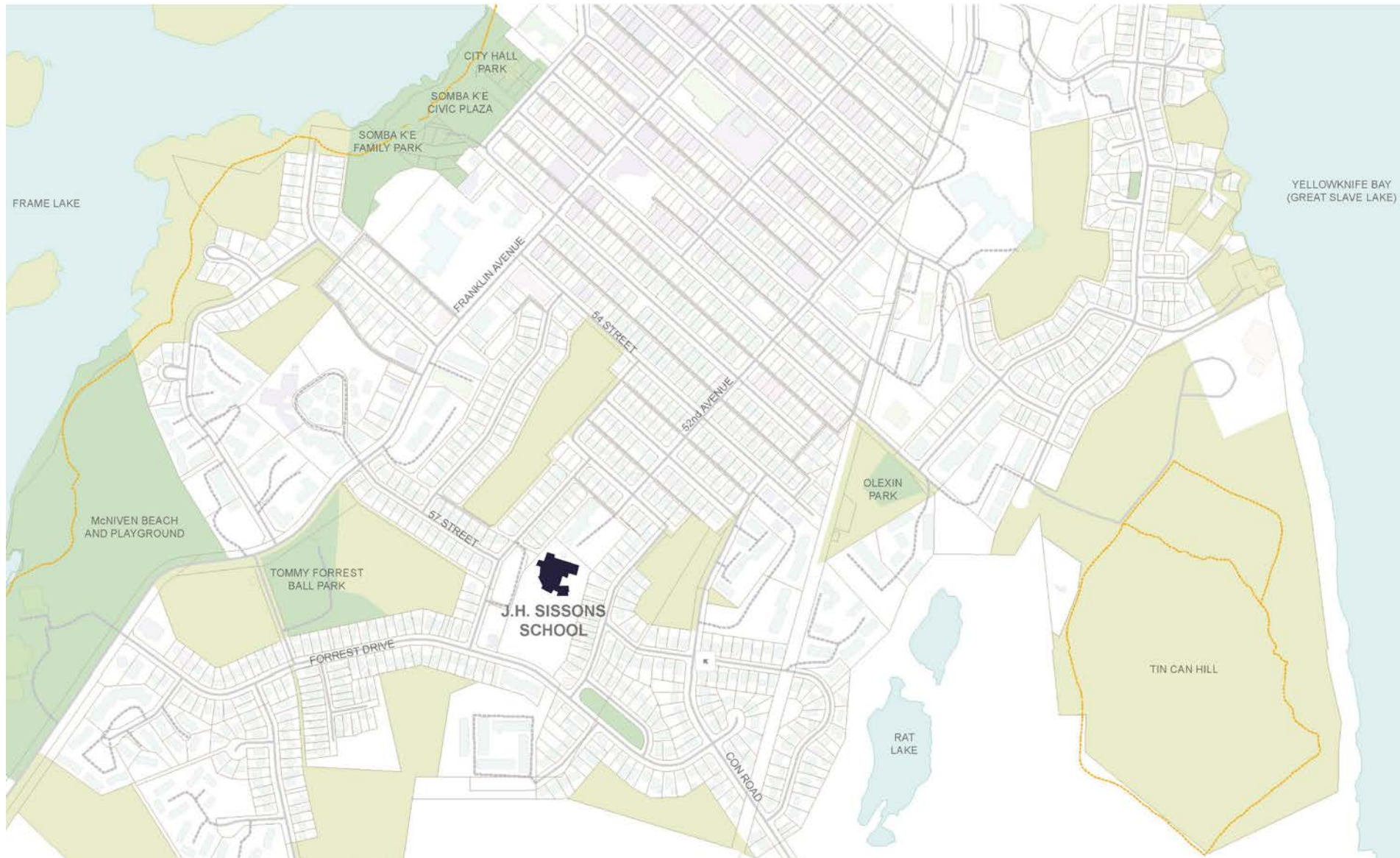
A memo has been placed on our website for a town hall meeting on **Thursday, February 15 at 7:00 p.m. at École J.H. Sissons** to discuss site options for a replacement school. Our architects have come up with site options with pros and cons which we are sharing with you for our Feb 15. discussion.

For more information, please contact:

Metro Huculak  
Superintendent/ CEO, YK1  
Email: [metro.huculak@yk1.nt.ca](mailto:metro.huculak@yk1.nt.ca)  
Phone: (867)766-5070







## Location Plan





Existing Site



## Evening Consultations

- Approximately 20-25 participants over two evenings
- Mix of parents, staff and board members

## Staff Consultation

- Approximately 30 staff – teachers, administration



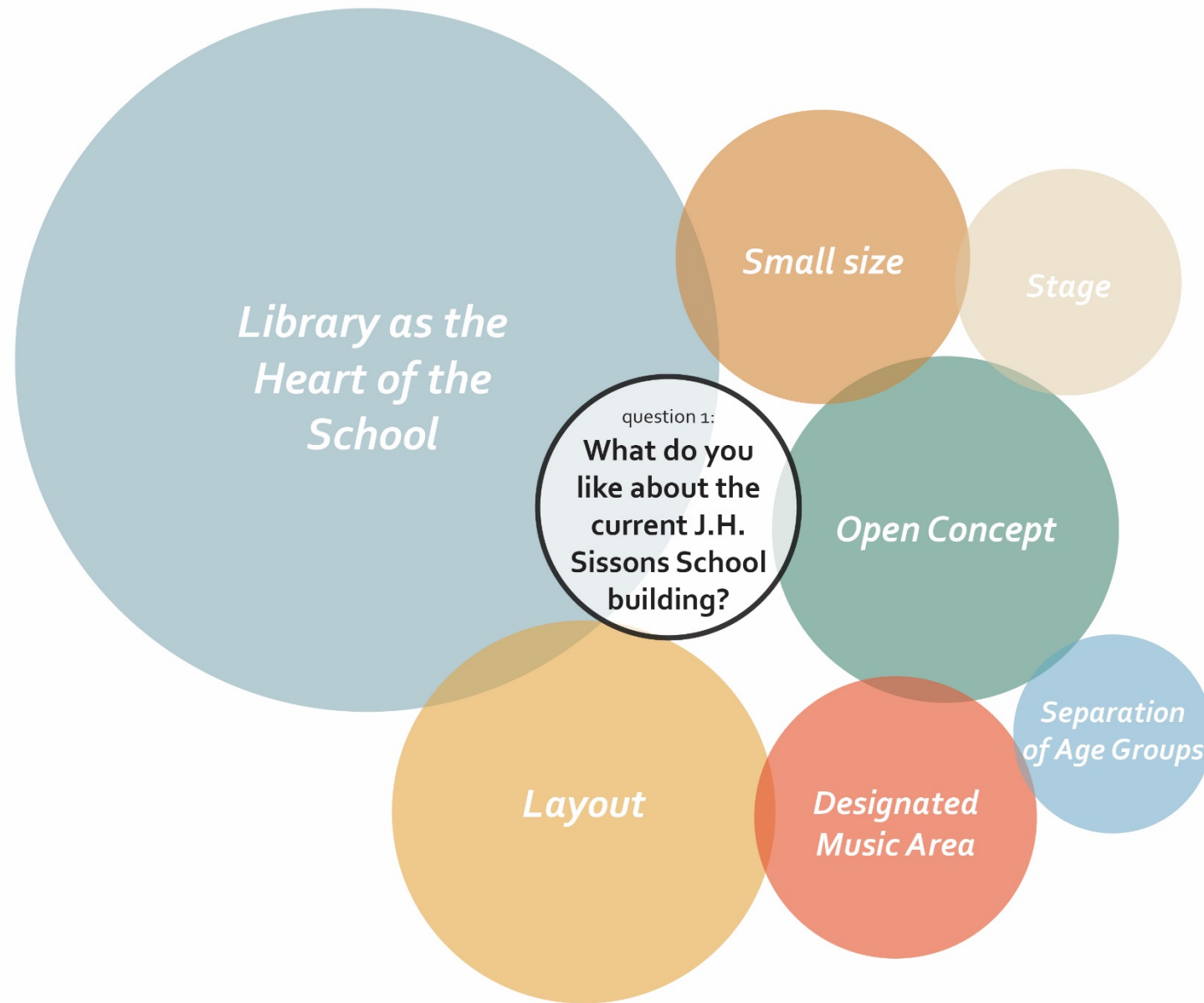
## Online Survey

- Parents of students currently attending J.H. Sissons
- 67 respondents

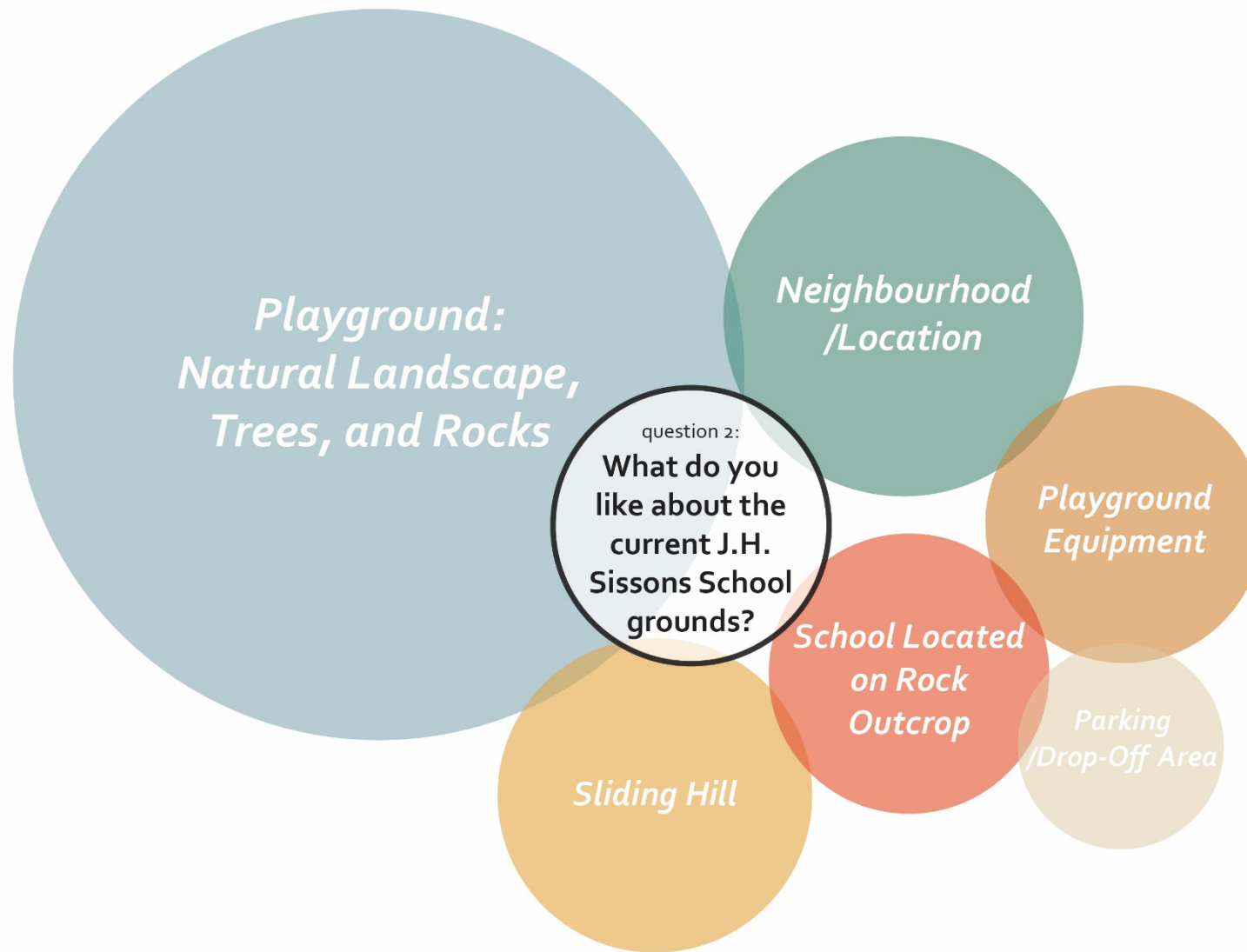
## Questions

1. What do you like about the current J.H. Sissons School building?
2. What do you like about the current J.H. Sissons School grounds?
3. What do you dislike about the current J.H. Sissons School buildings or grounds?
4. What qualities would you like to see in a new school site?
5. What qualities would you like to see in a new school building?
6. What learning opportunities for your children would you like a new school building to address?
7. What challenges do your children face that a new school building could address?

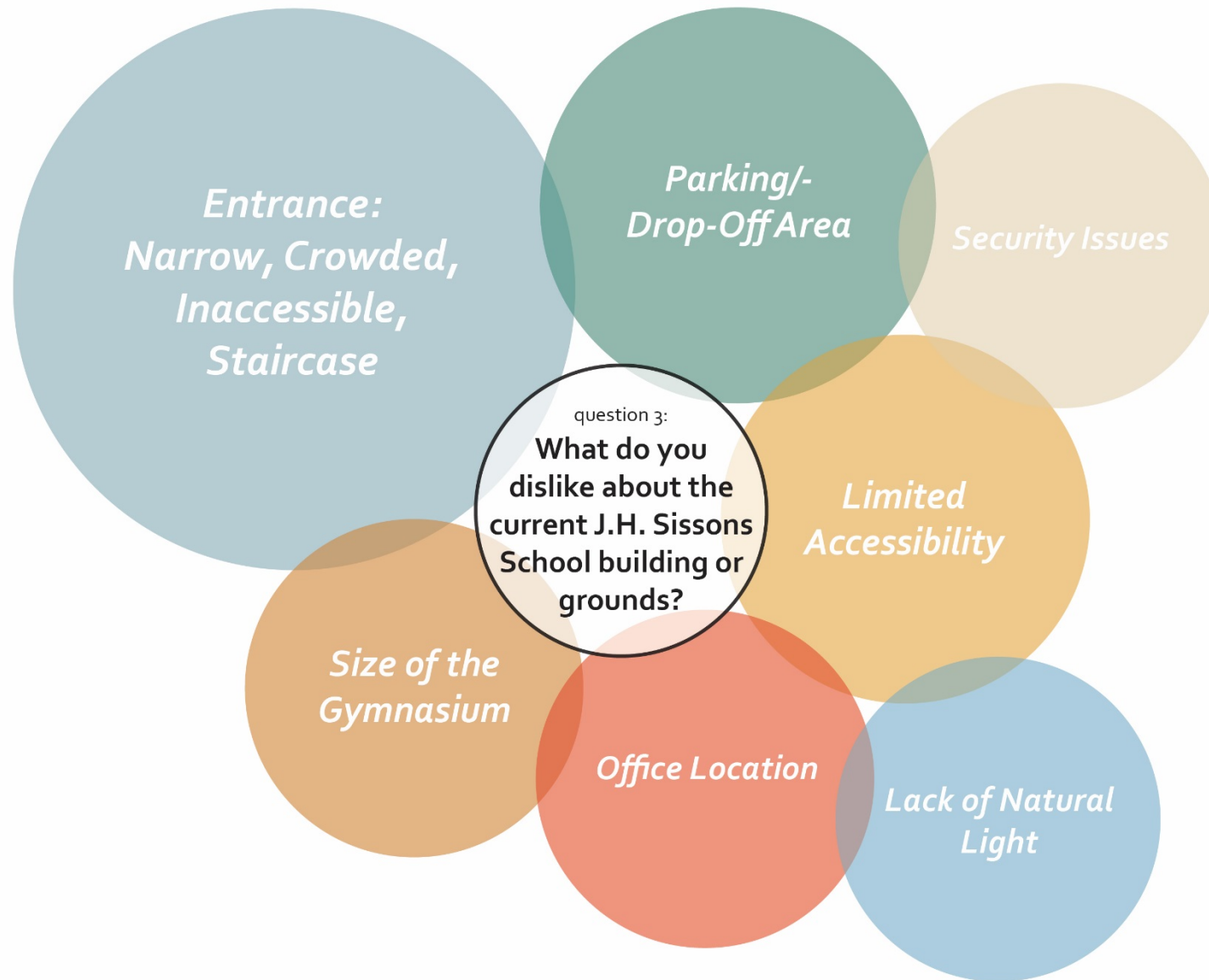
## Community Consultations



## Community Consultations – Common Themes

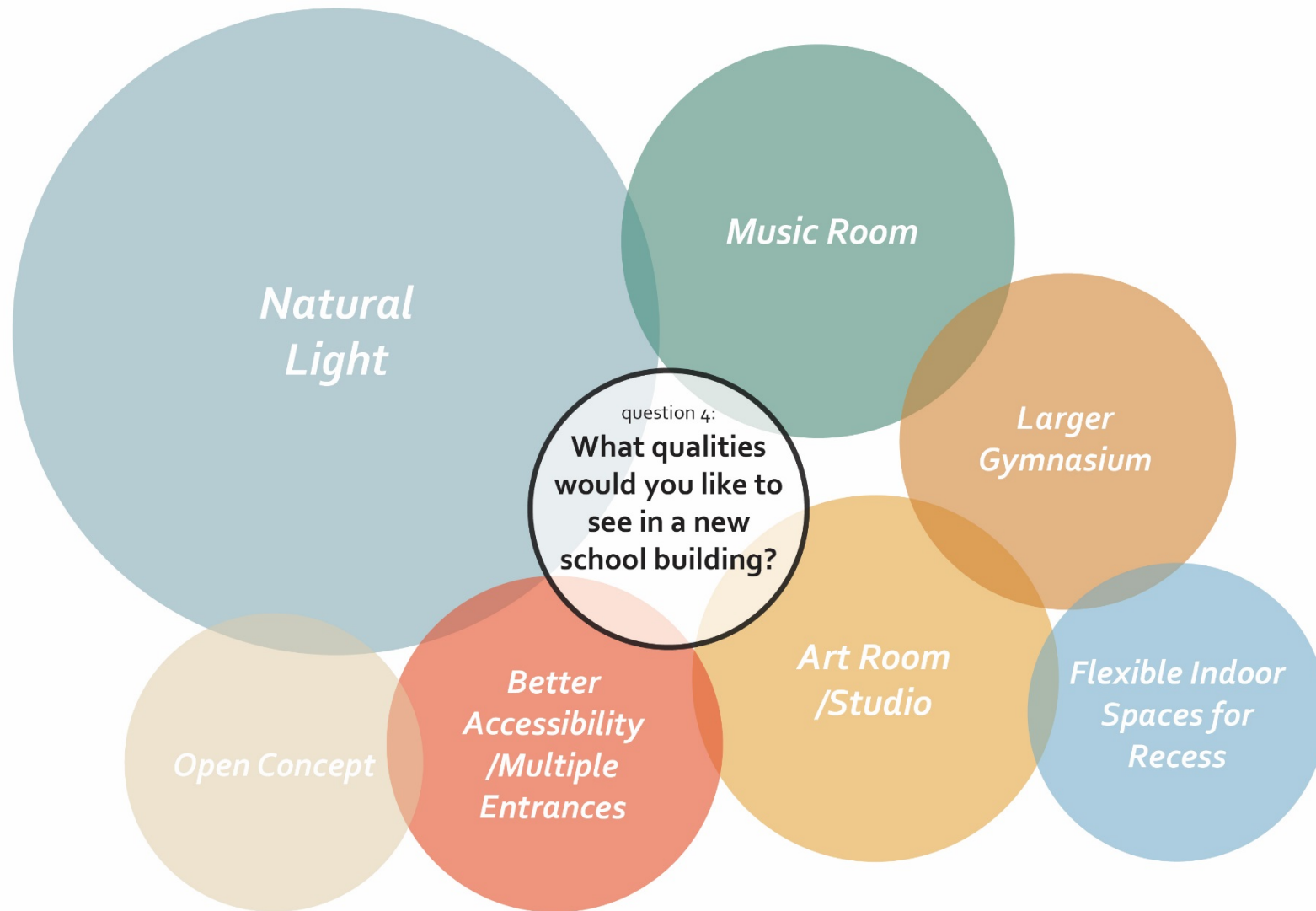


## Community Consultations – Common Themes



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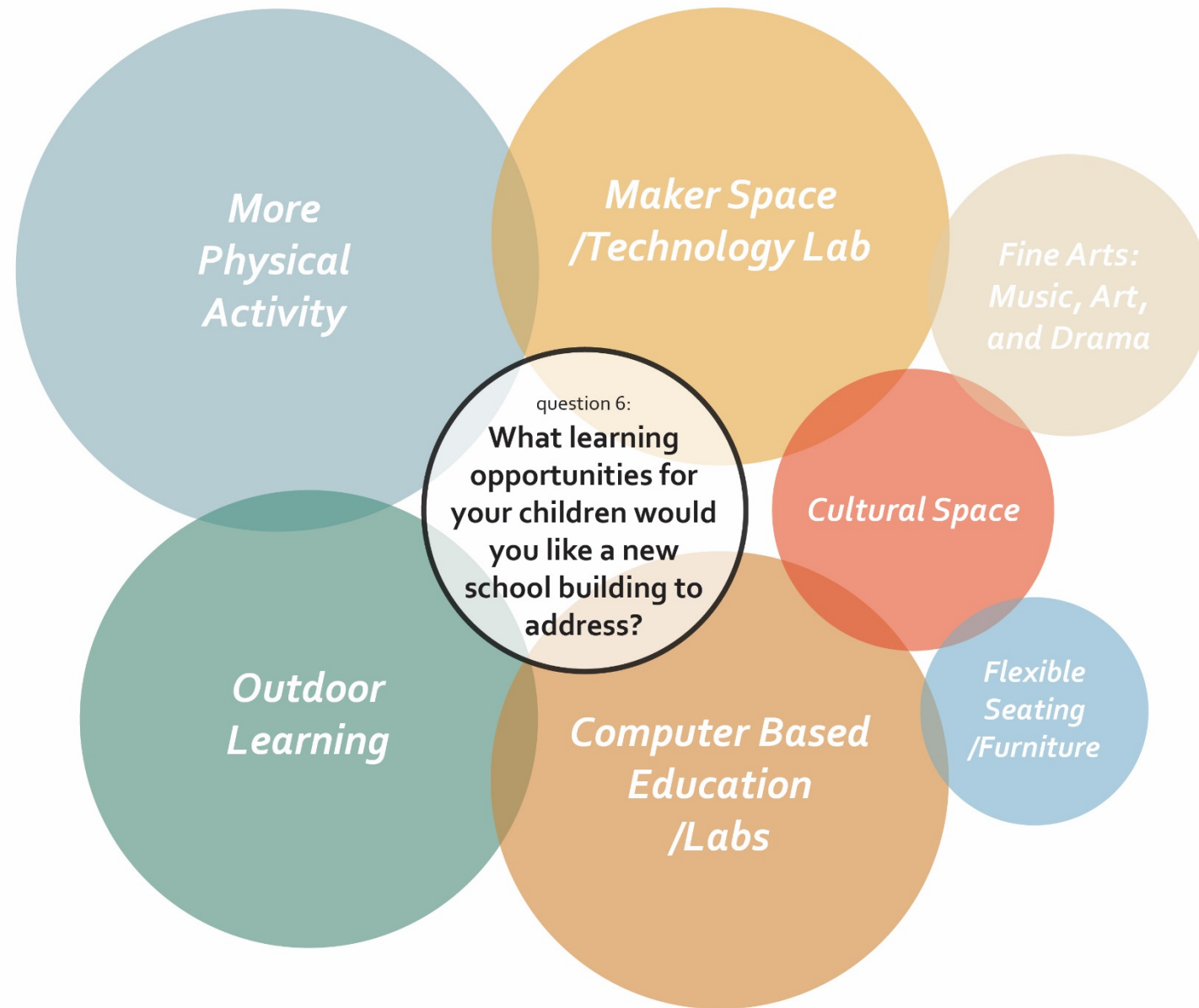


## Community Consultations – Common Themes

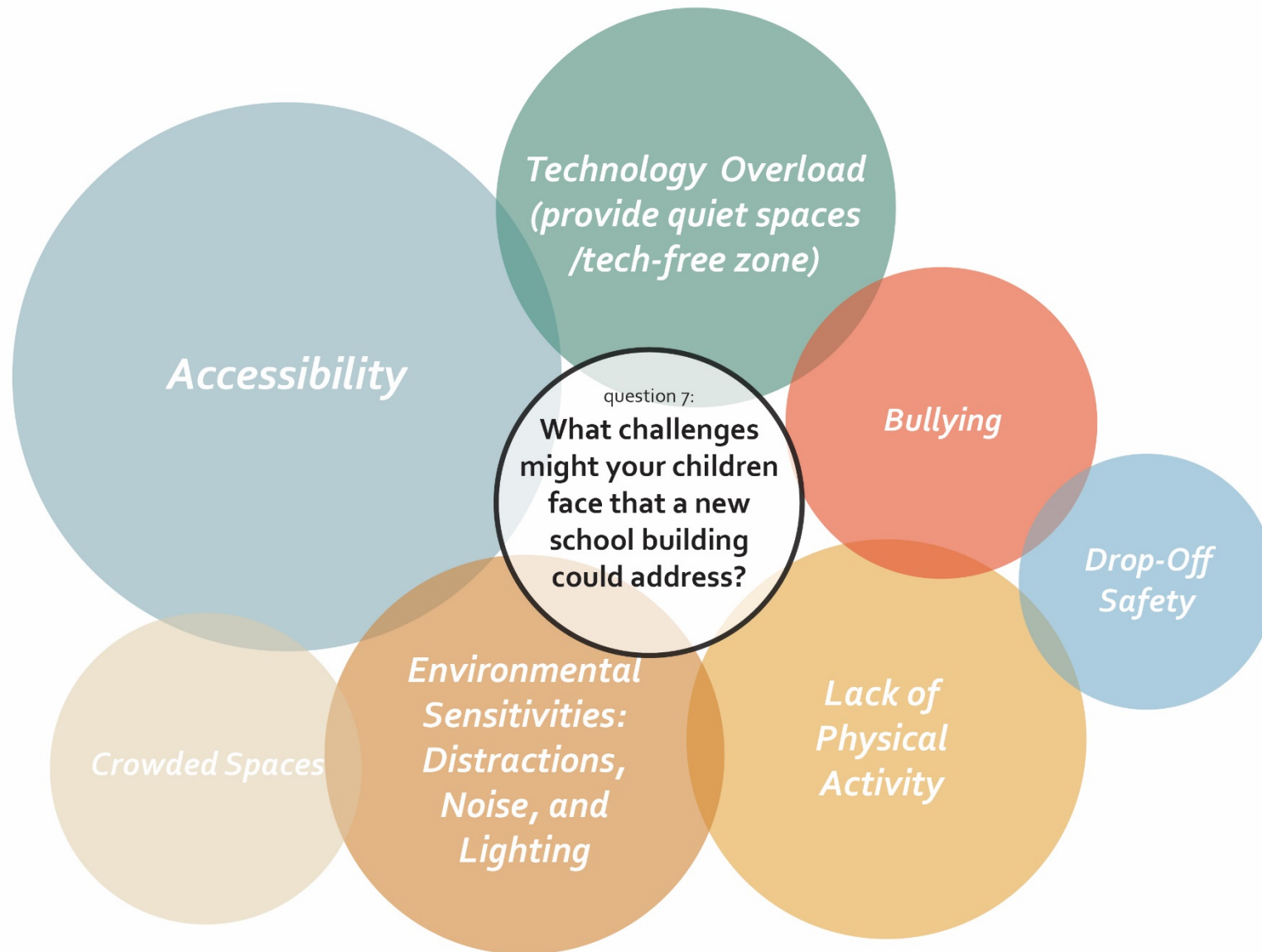


## Community Consultations – Common Themes



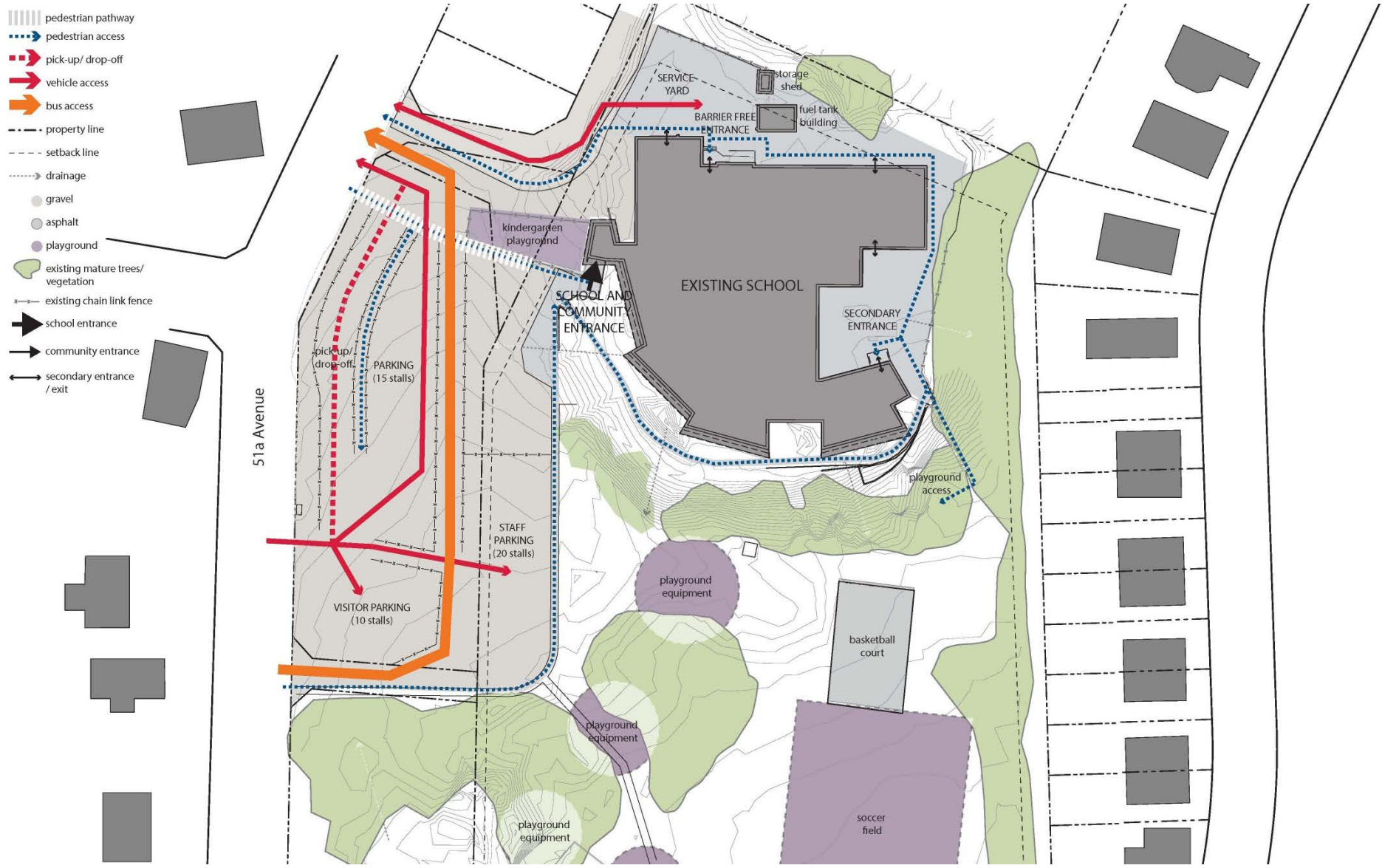


## Community Consultations – Common Themes



## Community Consultations – Common Themes





Existing School – Site Plan

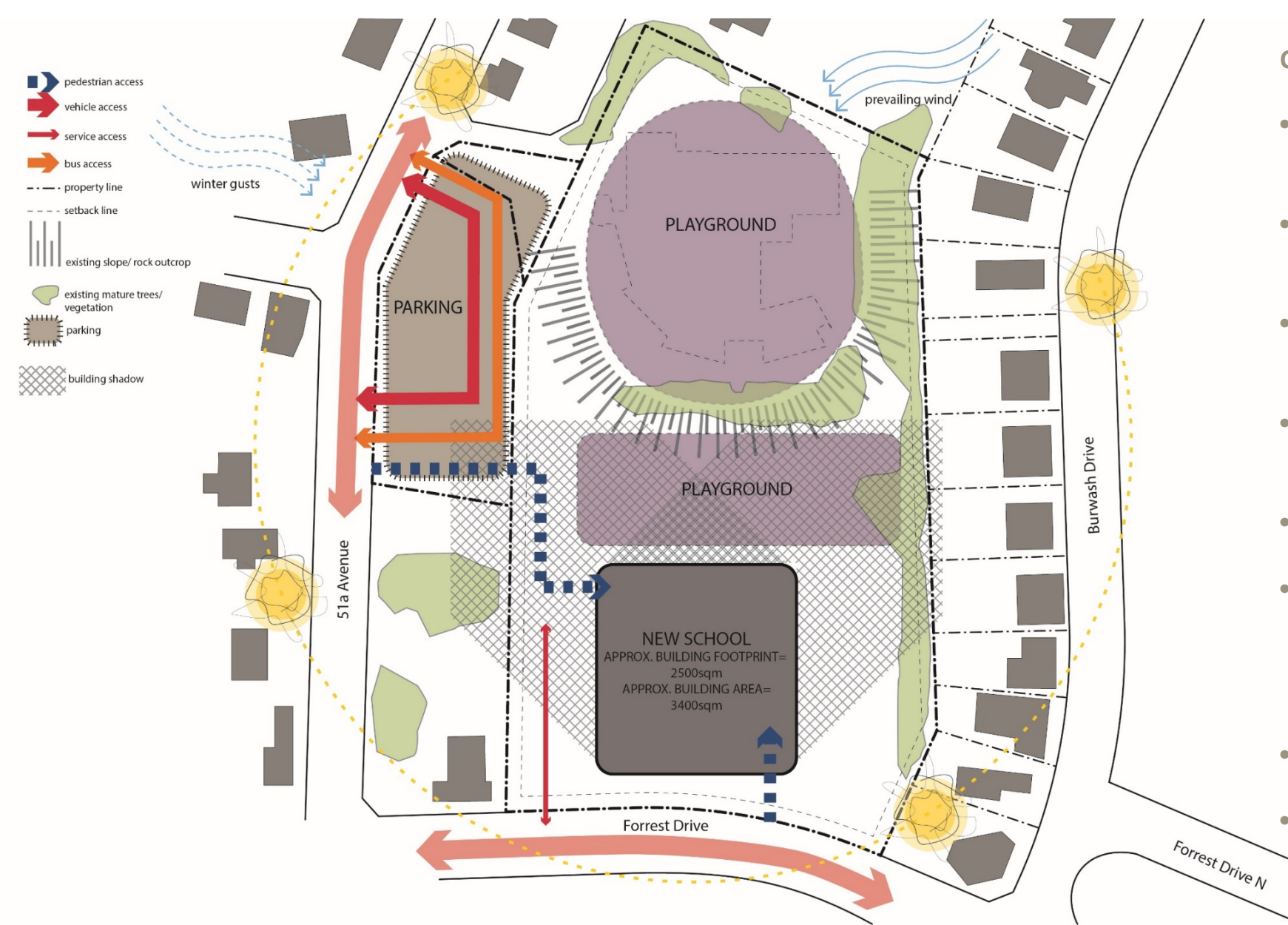


**Pros**

- The new school would be located at the same elevation as the parking lot and site access points
- The location of the new school would allow for the existing school facility to remain in operation during construction, with the exception of the playground which would not be accessible.

Option 1





**Cons**

- The existing playground, including existing trees and vegetation, would be removed to make way for the new school
- An extensive sub-surface drilling program would be required to verify rock depths. Foundations could be quite expensive.
- Service access at this location would be difficult to keep free from student pedestrian circulation.
- The main entrance to the school would not be visible to the street, and would be obscured from the parking lot
- The new school would completely shade the lower playground
- The upper playground would be fairly desolate. Extensive landscaping and possibly blasting would be required to convert the existing rock outcrop and old school foundation into a useable outdoor space.
- The upper playground would be exposed to the wind
- Supervision of the upper playground would be challenging and staff supervision of both playgrounds would require additional staffing.

Option 1

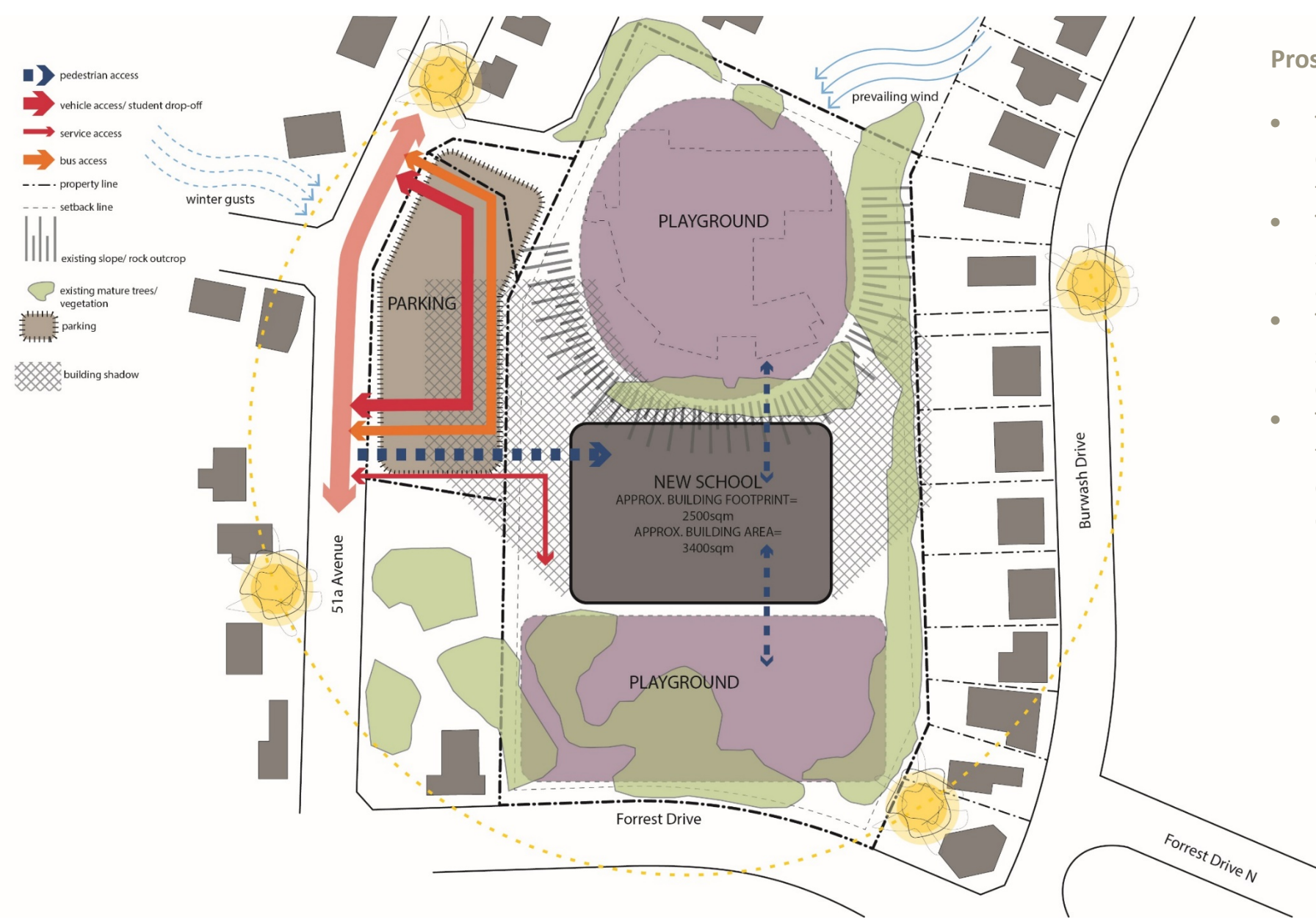


### Cons

- All of the pedestrians accessing the school from the parking lot would be bottlenecked to one point at the southeast end of the parking lot, causing congestion issues.
- New vehicle access and service trenching off Forrest Drive would have to be established, requiring more roadwork and paving on the site.
- The location of the building will result in an entrance at the 51a Ave and one at Forrest Drive. Even only one formal entrance is selected, the location of the school will invite access from both roads and will result in both a difficult site and problematic location for the administration office.
- It is likely that considerable surface area of the school site would have to be paved to accommodate various access and parking requirements. Site work would be expensive and would essentially cover the existing playground/court area.
- The playground would not be accessible to students during construction.
- During construction, safety considerations for students would have to be established and enforced.

Option 1



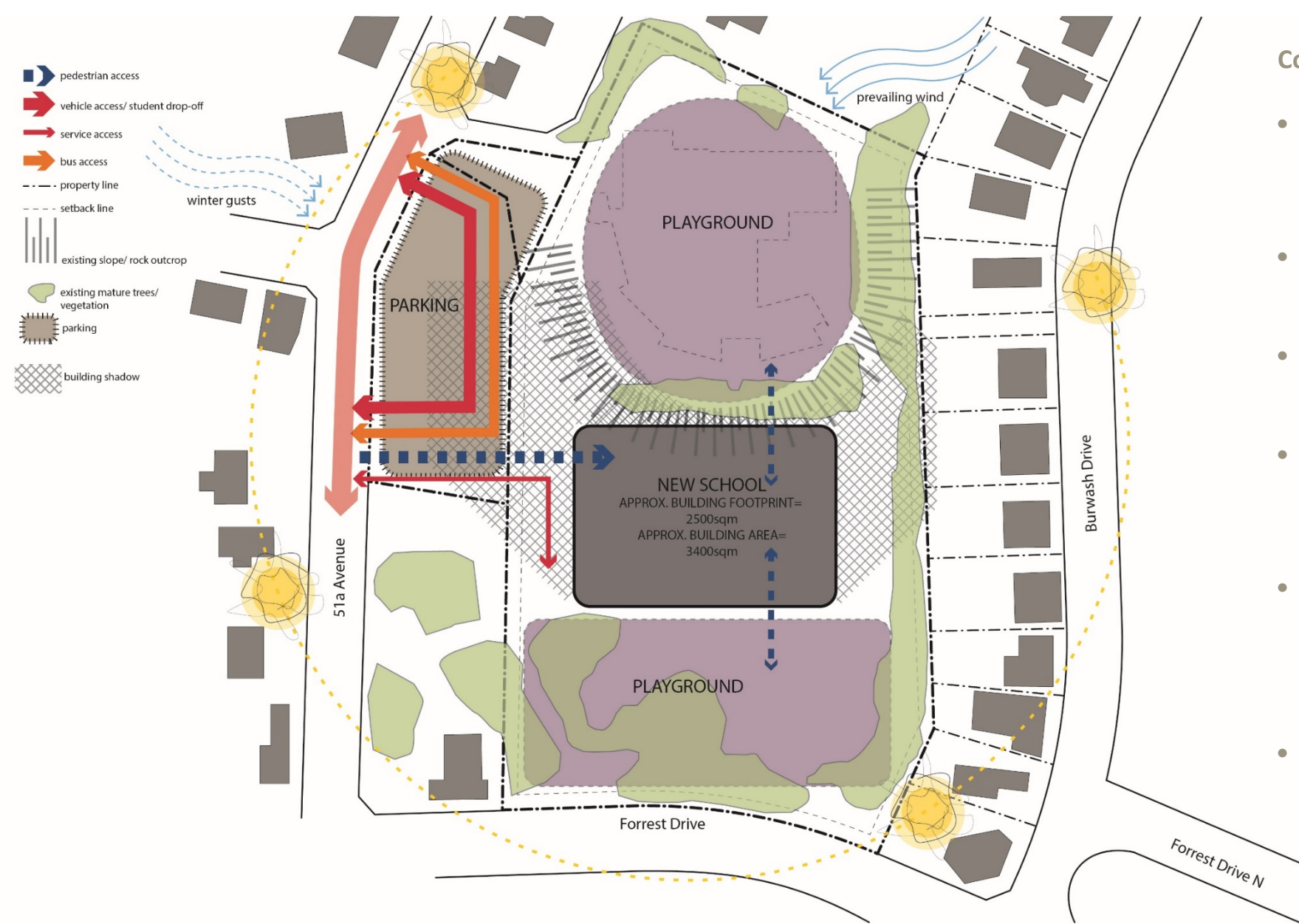


### Pros

- The new school would be centrally located on the site, and its shadow would only affect the parking lot
- The new school would be located at the same elevation as the parking lot and site access point
- The playground would be divided into two separate areas which could allow for division of children of different age groups if desired
- The location of the new school would allow for the existing school facility to remain in operation during construction, with the exception of the playground which would not be accessible.

Option 2

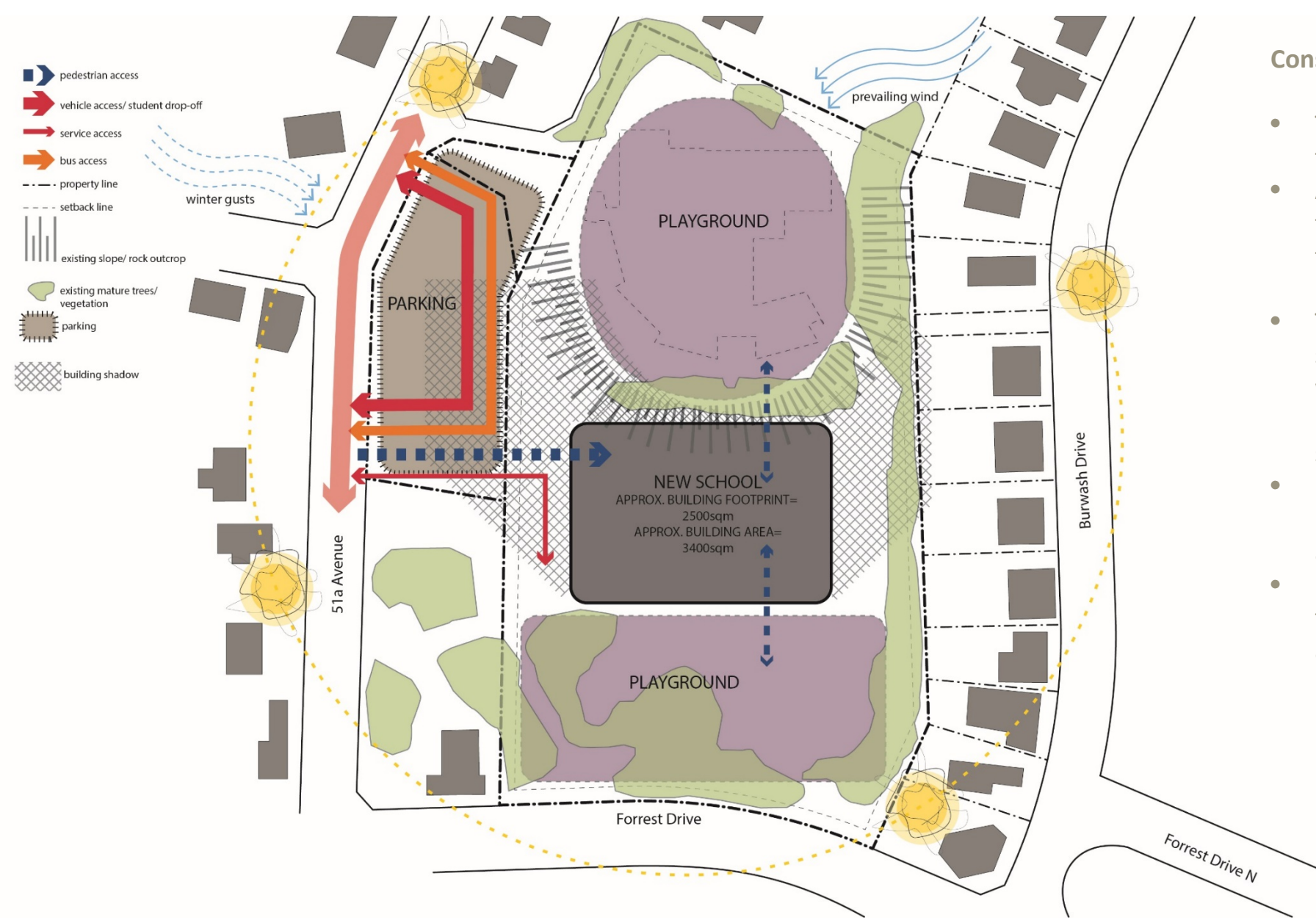




## Cons

- The existing playground and many of the natural features of the site, including existing trees and vegetation, would be removed to make way for the new school
- An extensive sub-surface drilling program would be required to verify rock depths. Foundations could be quite expensive.
- Service access at this location would be difficult to keep free from student pedestrian circulation, causing safety concerns.
- The main entrance to the school would be somewhat obscured from the street, and would be directly adjacent to the service access.
- The upper and lower playgrounds would be disconnected. Supervision of the upper playground would be challenging and supervision of both playgrounds would require additional staffing.
- The upper playground would be fairly desolate. Extensive landscaping and possibly blasting would be required to convert the existing rock outcrop and old school foundation into a useable outdoor space.

Option 2

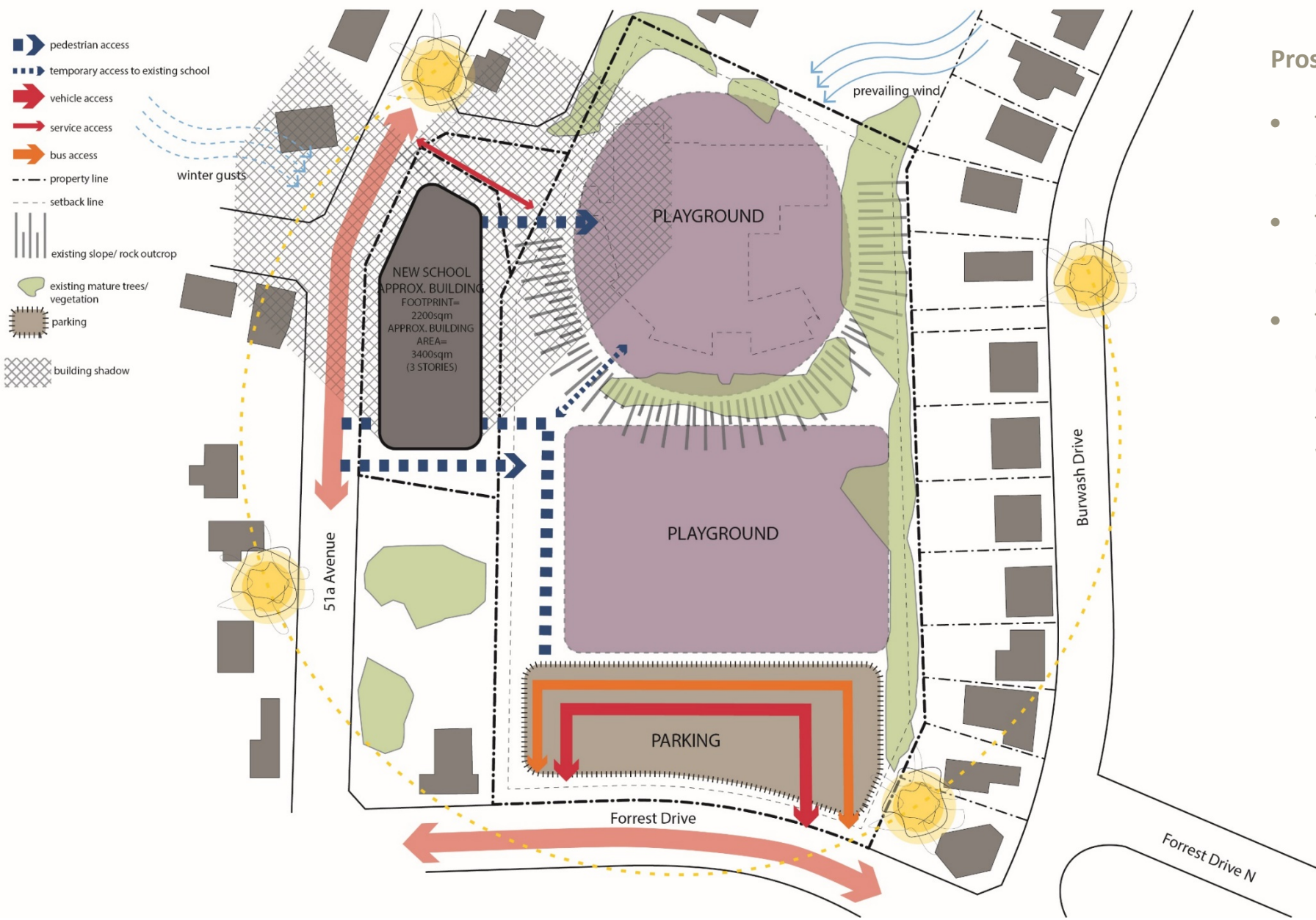


**Cons**

- The upper playground would be exposed to the wind
- All of the pedestrians accessing the school from the parking lot would be bottlenecked to one point at the southeast end of the parking lot, causing congestion issues.
- The playground would not be accessible to students during construction. The parking lot would also likely be compromised, at least partially, by construction activities and service trenching.
- Fire truck access would have to be provided, possibly requiring additional service roads around the school.
- During construction, safety considerations for students would have to be established and enforced.

Option 2



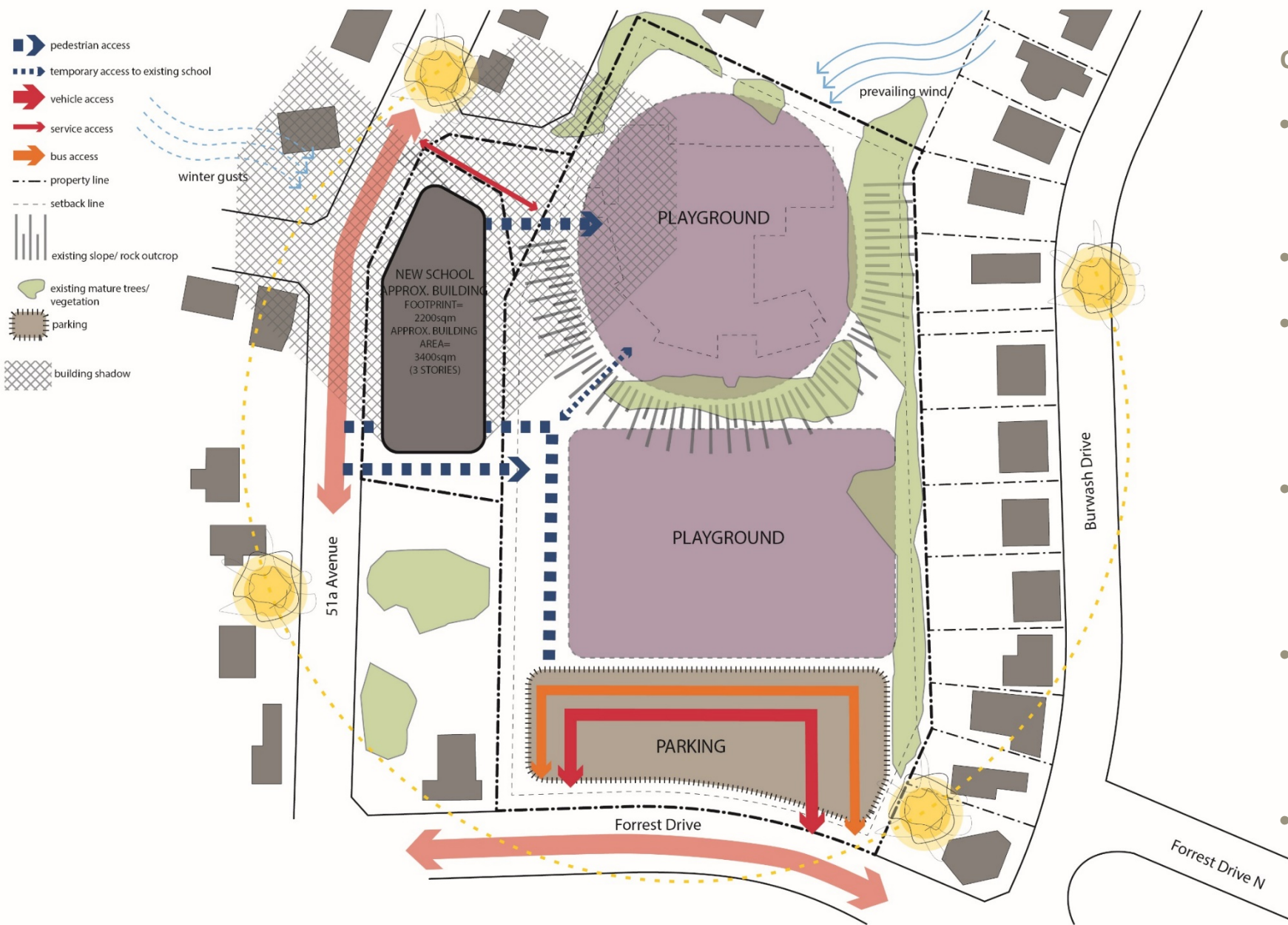


### Pros

- The new school would be located at the same elevation as the parking lot and site access point
- The playground would be divided into two separate areas which could allow for division of children of different age groups if desired
- The location of the new school allows for the existing school facility to remain in operation during construction, with the exception of the playground and the existing parking lot which will not be accessible.

Option 3

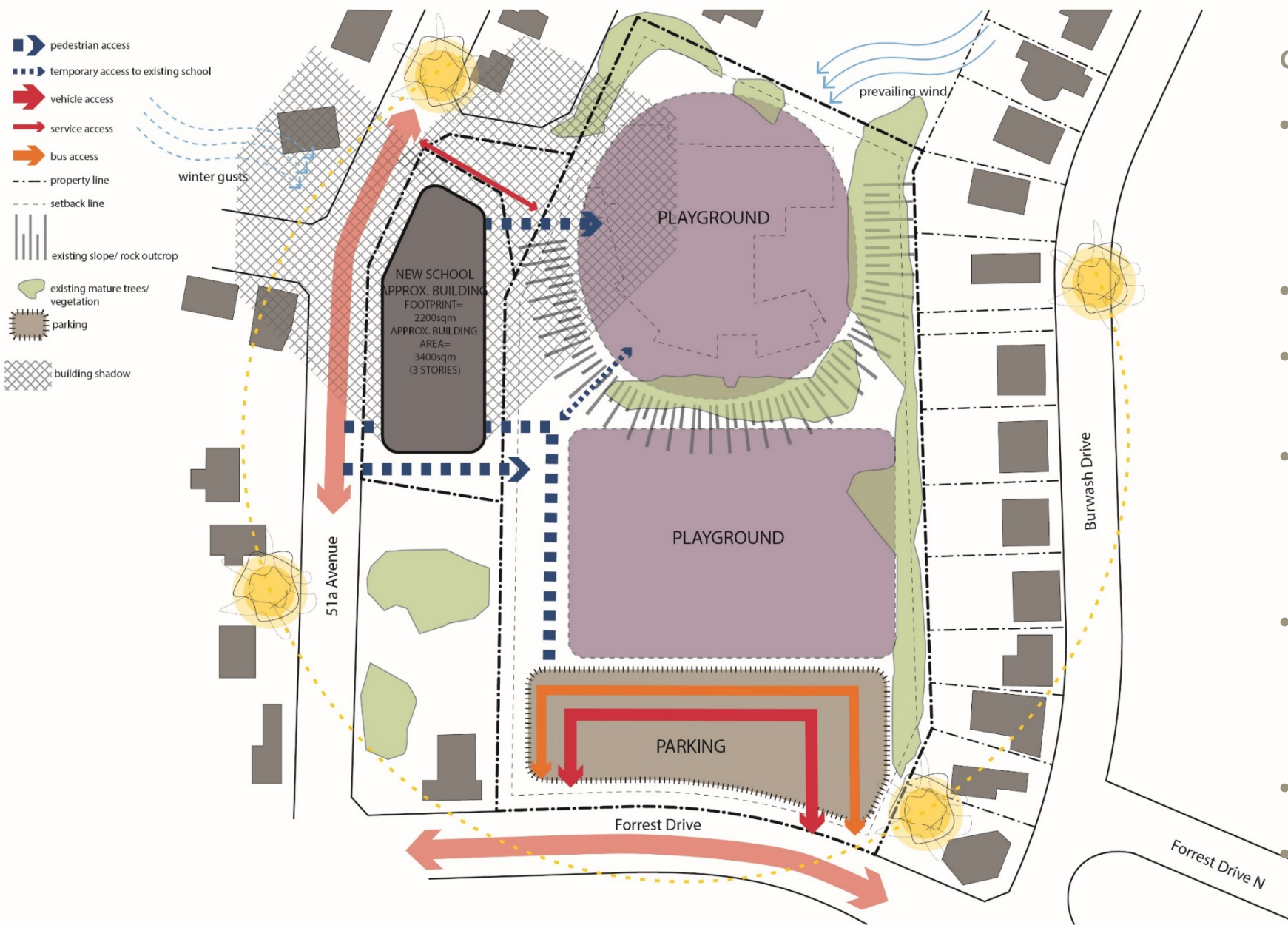




## Cons

- Due to the restrictions of the existing parking lot, property lines and easements, the new school would have to be three or four-storeys high, including a full elevator
- Zoning requirements and concerns from neighbours may hinder the project
- The school program will be difficult to apply to this small building footprint. Half of the main floor will house the gymnasium, and there will be an abundance of vertical circulation.
- The existing playground and many of the natural features of the site, including existing trees and vegetation, would be removed to make way for the new circulation route from the new parking lot to the new school.
- The extent of close surface rock in this location is not known. An extensive sub-surface drilling program would be required to verify rock depths. Foundations could be quite expensive.
- The parking lot will have to be constructed before the new school building construction begins. The parking lot would be relatively far away from the school and student drop-offs may be challenging.

Option 3

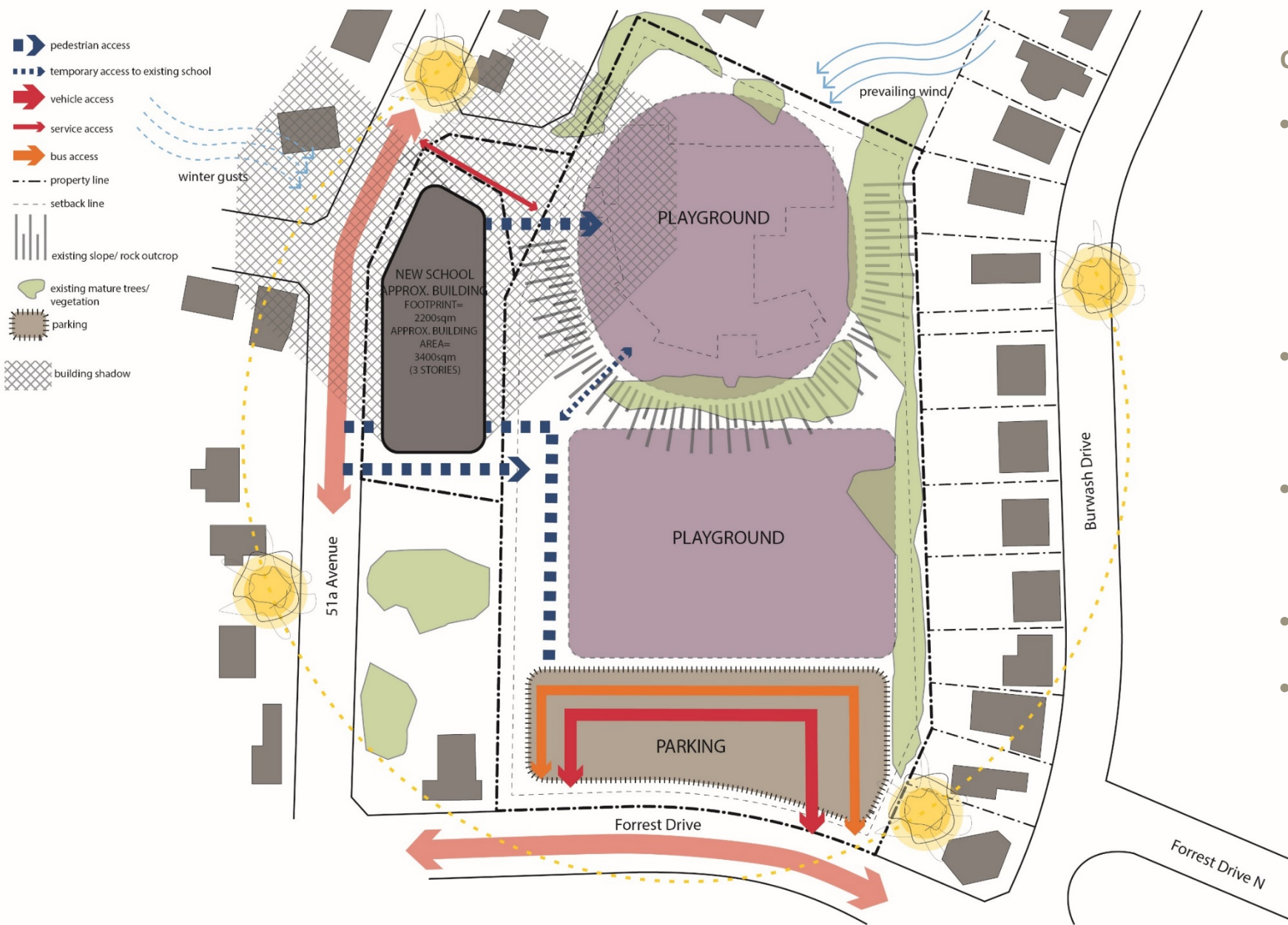


**Cons**

- A circulation route from the new parking lot to the existing school will have to be provided, and this may prove challenging considering the location of the main entrance of the existing school.
- The playground would be directly adjacent to the parking lot
- Service access at this location would be difficult to keep free from pedestrian circulation, causing safety concerns.
- The upper and lower playgrounds would be disconnected. Supervision of the upper playground would be challenging and supervision of both playgrounds would require additional staffing.
- The upper playground would be fairly desolate. Extensive landscaping and possibly blasting would be required to convert the existing rock outcrop and old school foundation into a useable outdoor space.
- The upper playground would be exposed to the wind
- Pedestrians accessing the school from the parking lot would be bottlenecked to one point at the northwest end of the parking lot, causing congestion issues.

Option 3



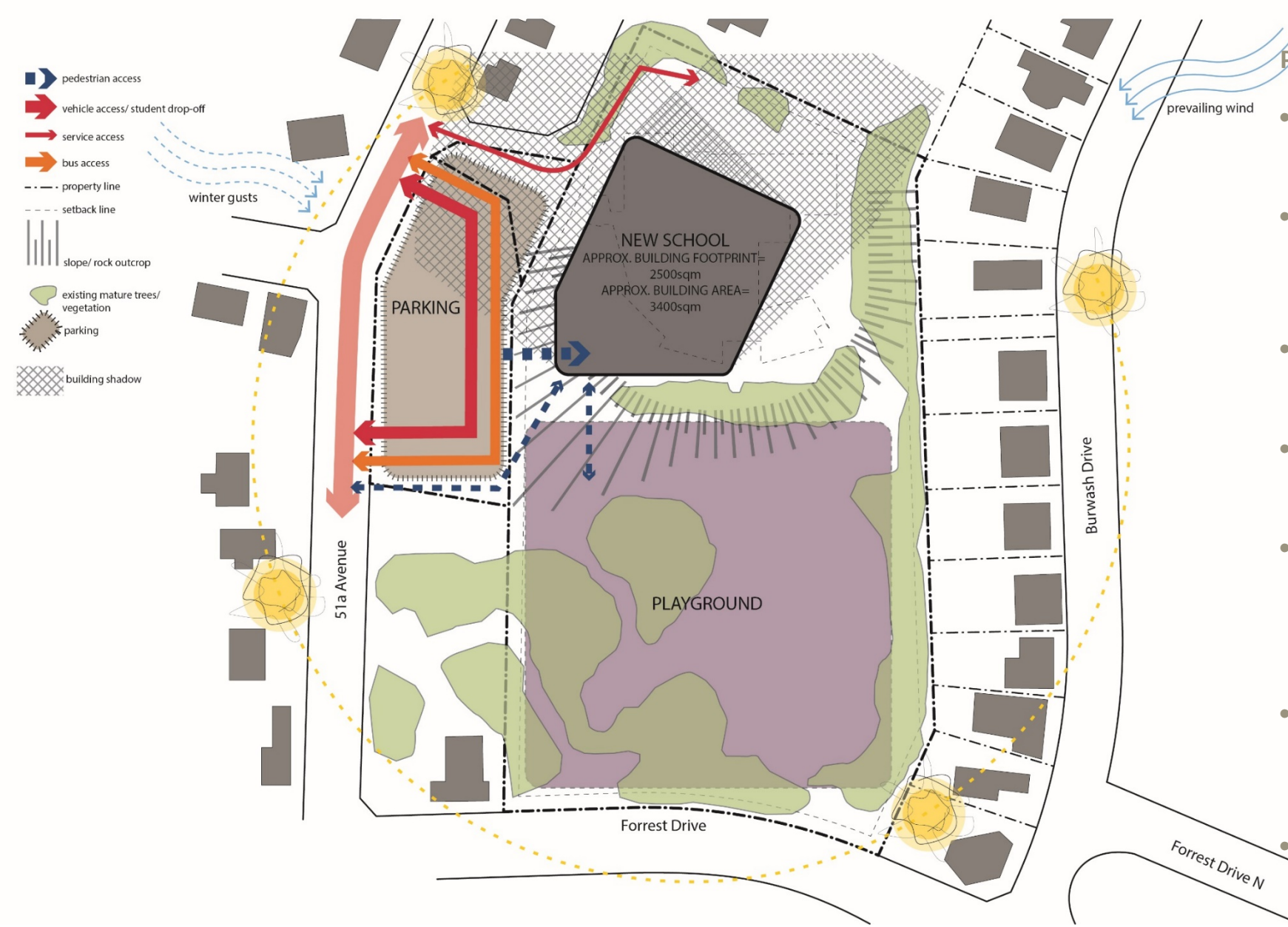


## Cons

- The location of the building will result in an entrance at 51a Ave and one at Forrest Dr. Even only one formal entrance is selected, the location of the school will invite access from both roads and will result in both a difficult site and problematic location for the administration office.
- It is likely that parents would choose to drop off their students along 51a Ave due to its proximity to the school, causing traffic congestion.
- The new school would cast a significant shadow on the surrounding streets and houses, and would not be very sensitive to the scale of the neighbourhood.
- The playground would not be accessible to students during construction.
- Exiting and fire truck access to the existing school facility during construction would have to be carefully studied to ensure all code requirements were met. A temporary fire truck access at the south end of the existing school (in the playground) may have to be established, with access off of Forest Drive.
- Safety considerations for students would have to be established and enforced.

Option 3





### Pros

- The main entrance to the school can be located at proximity to both the parking lot and the playground
- The playground maintains its natural features, has southern sun exposure, and remains protected from the wind by the existing rock outcrop
- Supervision of the playground can be achieved through building orientation and window placement
- Siting the building at the north end of the site prevents it from shading any well used areas of the site
- Service to the building is maintained at the existing north access point on the site. Further, the service access is separated considerably from the student/staff/parent circulation routes.
- Maintaining the existing locations of the main elements (parking/playground/school building) means that site improvements will be relatively minimal and cost effective
- Concrete foundations or rock-socketed piles are both potential options for the new school foundation

Option 4



**Pros**

- Students would have regular access to a playground space during the two years of construction, and would not be affected by daily construction activities

Option 4





**Cons**

- The school would be at a higher elevation than the playground and parking lot. Grading of the site between the parking lot level and the school would be required to provide an accessible main entrance and ease of access to the playground
- The location of the new school does not allow for the existing school facility to remain in operation during construction

Option 4



### Options 1, 2 and 3

- The current school playground is a unique attribute for a Yellowknife school. Options 1, 2 and 3 will all result in the demolition of the playground including the removal of mature trees and vegetation to make way for the new building.
- Without a significant landscaping investment, redevelopment of the north rock outcrop into a new playground would be problematic and result in an unfavourable playground site due to lack of natural vegetation, exposure to the wind, and supervision challenges.
- Ongoing construction in close proximity to the students will have its own challenges including dust, noise, fumes, and safety concerns, and there will be no on site playground available for the students during construction

### Option 4

- This location inherently has a number of advantages, including existing incoming City service lines and an established service road, and known subsurface conditions.
- It also allows for full sun exposure and wind protection for the existing playground, which is well loved by both the school and the community.
- The main downside to this location is the fact that the students would have to be relocated to other YK1 schools during construction. This, however, would be a 2-year disruption, whereas when considering the future, a new school will provide the community with a state-of-the-art facility for the next 50 years or more.

TAG strongly recommends that Option 4 (the north rock outcrop) is the superior location for a new school on the site from a design, construction, and cost perspective

## Conclusion

