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Moffat Creek Elementary School & Daycare Connecting Students to the Natural Environment



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The Waterloo Region District School Board demonstrated both environmental and fiscal leadership, by utilizing the Moffat Creek Wetlands to save a marginal piece of property on the southeast border of Cambridge. The approximately 14 acre site contains a provincially significant wetland area which required a year-long Environmental Impact Study.

The land was expropriated from an unwilling developer who directed his consultants to withhold all technical information from the Board. In spite of this obstacle, +VG Architects were able to assemble an environmental report from public information throughout the Region of Waterloo - enough to satisfy the Grand River Conservation Authority that a reduced scope Environmental Impact Study could be undertaken. The timing of the reduced study could then be reduced, taking place over the spring and summer only.

While this was being done the land also needed to be rezoned with an official plan amendment. Related to this wetland, there is an existing intermittent flow in a natural swale that traverses the site from the west property line flowing east into the wetland. The proposed solution required the minimum amount of structural fill and re-grading that was required to build on this site.

The site itself was challenging because access needed to be solely off of one road. In addition, the site featured an 8.5 metre drop to the level of the play fields on the site.





The Board's resolution was to design a partial 3 storey plan, with the gym at the lower level to access the play fields, main entrance for both the school and childcare on the middle level along with the kindergartens and library and a partial 3rd story to house the upper grade levels.

Despite all of these challenges +VG managed to keep the project on track, tendered the project within the construction budget and started the grading work under a GRCA grading permit well in advance of the building permit. The project is now on schedule for opening for the start of the 2012 school year.

School Design Details

Scheduled Completion Date:	September 2012
Size:	67,400 sq. ft. (School) 4,100 sq. ft. (Day Care)
Capacity:	650 student places
Value of Project:	
Original Budget:	\$10,065,000.
As Tendered:	\$12,336,000. (with Childcare)

Waterloo Region District School Board

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+VG Architects Key Team Members

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+VG Architects is a full-service architectural firm offering new design, expansions and heritage restorations for cultural, educational, municipal, justice, healthcare, residential and recreational facilities. Our staff of 50+ operates in five offices in Ontario, in Brantford, Kitchener, Toronto, London and Belleville. See www.plusvg.com for more information.

