



**Anglophone South School
District (ASD-S)**
*Multi-year infrastructure
planning*

**Central Saint John
Schools**

November 2016

Hazen White/St. Francis

Policy 409:

6.4 Determining a school's sustainability

6.4.1 A sustainability study will be undertaken if a school falls below one of the triggers as defined in Section 3 or if the DEC determines that a study is warranted.

3.0 Definitions:

- ▶ *Trigger refers to measurable and objective criteria consistently applied to all schools. When a school meets or falls below the established thresholds, a sustainability study must occur unless there is an exemption to this process.*

Description of Triggers:

- ▶ The criteria to be used are:
- ▶ **Student enrolment trigger** - refers to a specific threshold based on the current enrolment in the school. For the purpose of this policy, the enrolment threshold is 100 students or less.
- ▶ **Percentage occupation trigger** - refers to the current student enrolment as compared to the school's physical capacity. For the purpose of this policy, the percentage occupation threshold is 30 percent or less.

6.4 Determining a School's Sustainability

6.4.4 A DEC must consider the following criteria when studying a school's sustainability. This list does not preclude a DEC from considering other factors relevant to their local circumstances.

- ▶ 1. Low/declining enrolments:
- ▶ 2. Health and Safety:
- ▶ 3. Quality of Education Programs and Services:
- ▶ 4. Transportation:
- ▶ 5. Finances:
- ▶ 6. Impact on the local community:
- ▶ 7. Impact on other schools:
- ▶ 8. Economic development:

6.5 Public Consultation on School's Sustainability

6.5.3 The DEC will ensure that affected persons:

- ▶ *are provided with information relevant to the proposal;*
- ▶ *have adequate time to consider the information provided; and,*
- ▶ *have adequate time and opportunity to make a presentation to the DEC (i.e. let their views be known either in writing or orally) and are heard impartially at an open DEC meeting.*

6.5 Public Consultation on School's Sustainability

6.5.4 There will be a minimum of three public DEC meetings on the possible closure - one meeting to inform the school community of the DECs' intention and the steps to be followed, a second meeting to provide the opportunity to make a presentation (in writing or orally) and a final meeting to provide the public with the results of the consultation, including an account of the factors considered, as per section 6.4 of this policy, and resulting recommendation being submitted to the Minister.

6.6 Ministerial Approval of a School Closure

6.6.1 A DEC will inform the Minister in writing of a recommendation to close a school, following the public consultation process. The DEC must demonstrate how the requirements of this policy have been applied.

6.6.4 The Minister shall normally respond to a recommendation to close a school within a period of time no less than 30 days and not exceeding 60 days.

Anglophone South School District (ASD-S)

Multi-year infrastructure planning

▶ Quick Facts:

▶ ASD-S runs from Sussex Corner to Campobello Island

▶ **Three Education Centres:**

▶ St. Stephen Ed. Centre (SSEC) – 15 schools

▶ Saint John Ed. Centre (SJEC) – 32 schools

▶ Hampton Ed. Centre (HEC) – 25 schools

▶ \$214 million budget, 3400 permanent employees

▶ Major challenges:

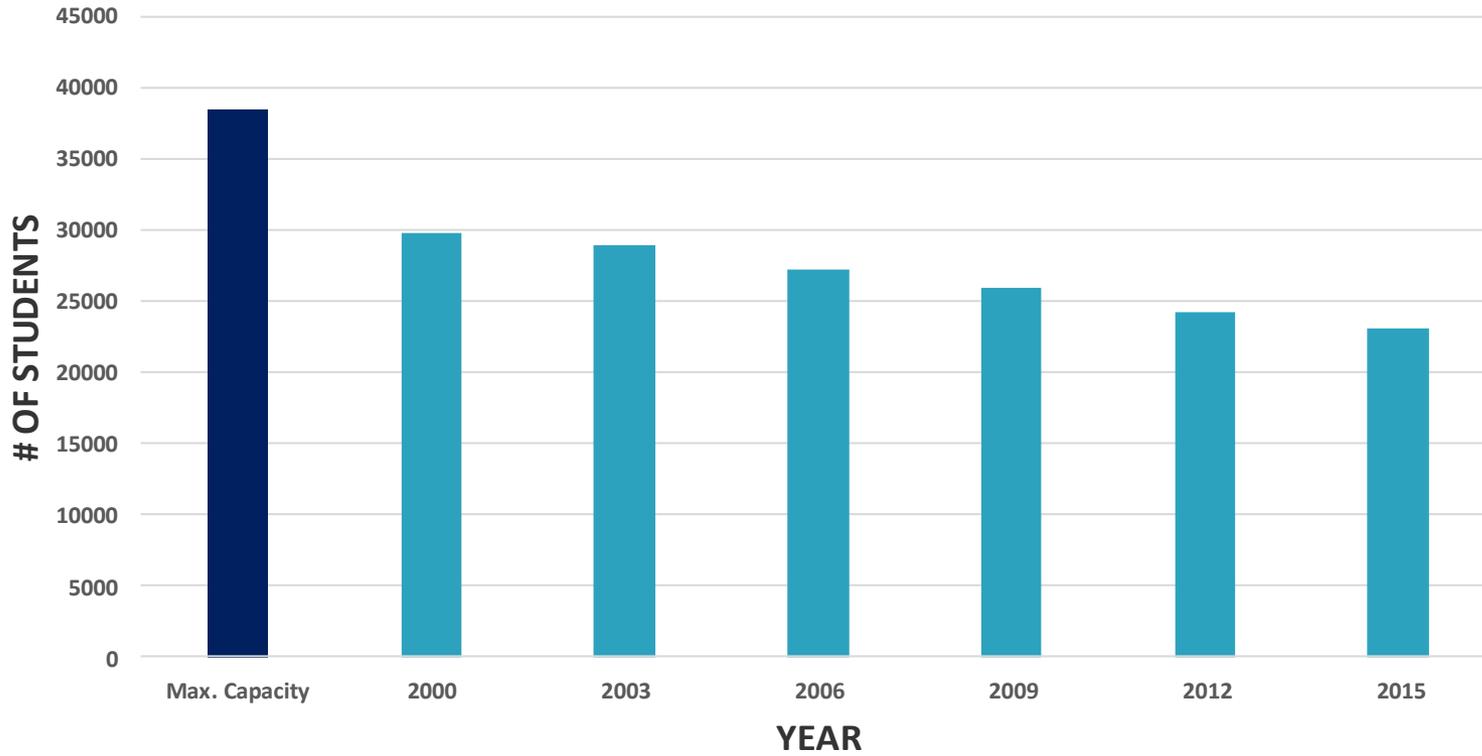
▶ Fiscal reality – tighter budgets

▶ Aging infrastructure 46–58 avg. yrs. of age depending on Centre

▶ Declining enrolment

Anglophone South School District - Historical Enrolment

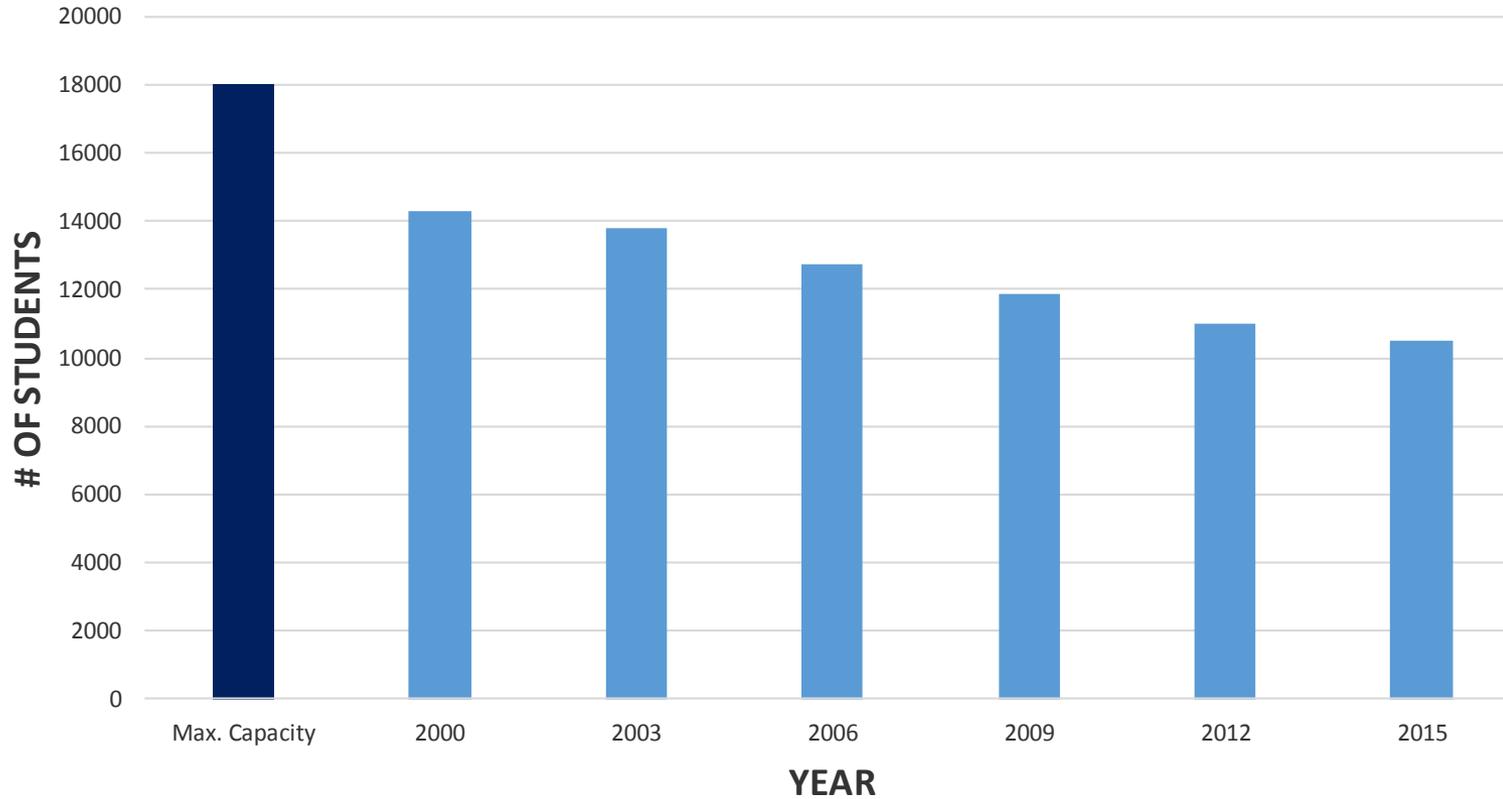
23% Enrolment Drop in 15 Years (6738 students)



Max. Capacity	2000	2003	2006	2009	2012	2015
38505	29773	28917	27259	25964	24257	23035

Anglophone South School District - Historical Enrolment - SJEC

27% Enrolment Drop in 15 Years (3820 students)



Max. Capacity	2000	2003	2006	2009	2012	2015
18037	14325	13809	12745	11880	11015	10505

Central Saint John Schools

Multi-year Infrastructure Planning

- ▶ DEC requested review of 7 schools in central Saint John
- ▶ The Dept. of EECD provided the funding
- ▶ Ernst and Young (E&Y) was commissioned
- ▶ The following schools were visited by E&Y and District staff in Fall 2015:
 - ▶ Millidgeville North (3-8)
 - ▶ Centennial (K-5)
 - ▶ Hazen White/St. Francis (K-8)
 - ▶ M. Gerald Teed Memorial (K-2)
 - ▶ St. John The Baptist/King Edward (K-8)
 - ▶ Prince Charles (K-8)
 - ▶ Princess Elizabeth (K-8)

Central Saint John Schools

Multi-year Infrastructure Planning

District Education Council Planning Guidelines:

- ▶ Examine potential of grade reconfiguration to K-5 & 6-8.
- ▶ Goal is for reconfigured K-5 to have approximately 400 students.
- ▶ Vacate leased facilities if possible (St. John The Baptist/King Edward and Hazen White/St. Francis).
- ▶ Reconfiguration to provide full Middle School program.
- ▶ Provide spaces for Early Childhood facilities.
- ▶ Diverse groups of students in each school - continued community partnerships.
- ▶ Schools require green space & sufficient parking for staff.

Central Saint John Schools

▶ Age of Buildings:

School	Year Built
Centennial (K-5)	1966
Hazen White St. Francis (K-8)	1961
M. Gerald Teed Memorial (K-2)	1963
Millidgeville North (3-8)	1967
Princess Elizabeth (K-8)	1949
Prince Charles (K-8)	1954
St. John Baptist/King Edward (K-8)	1948
Average Age of Buildings	58 yrs.

Central Saint John Schools

▶ Maximum and Functional Capacity:

School	Max. Capacity	Functional Capacity
Centennial (K-5)	318	69.20%
Hazen White St Francis (K-8)	432	33.60%
M. Gerald Teed Memorial (K-2)	336	57.10%
Millidgeville North (3-8)	1058	39.70%
Princess Elizabeth (K-8)	547	81.50%
Prince Charles (K-8)	439	36.70%
St John Baptist/King Edward (K-8)	453	51.70%
TOTAL	3583	50.70%

Note: Max. Capacity is each available classroom filled to max. number of students allowed, Functional Capacity is current enrolment divided by max. capacity, 85% is recommended value.

Central Saint John Schools

► Historical Enrolment:

School	2015	2009	2000	Inc./ (Decr.) Over Last 15 Yrs.	Increase - Decrease %
Centennial (K-5)	220	268	347	(127)	-38.60%
Hazen White/ St. Francis (K-8)	145	148	211	(66)	-30.70%
M. Gerald Teed Memorial (K-2)	192	162	260	(68)	-23.69%
Millidgeville North (3-8)	420	395	708	(288)	-41.26%
Princess Elizabeth (K-8)	446	431	458	(12)	-2.82%
Prince Charles (K-8)	161	202	206	(45)	-23.20%
St. John Baptist/King Edward (K-8)	234	223	255	(21)	-9.46%
TOTAL	1818	1829	2576	(676)	-27.11%

Central Saint John Schools

► Condition of Buildings:

School	FCI*	Rated Condition
Centennial School	0.12	Poor
Hazen-White/St. Francis School	0.11	Poor
Prince Charles School	0.05	Fair
Princess Elizabeth School	0.06	Fair
St. John the Baptist/King Edward School	0.05	Fair
Millidgeville North School	0.004	Good
M. Gerald Teed Memorial School	0.03	Good
Overall Average School Condition	0.06	Fair

Note: Facility Condition Index (FCI) is a measure for Facility Planners to equate the amount of deferred maintenance to the space of a building for comparison. A rating of *Poor* or *Fair* does not mean a building is unsafe or unfit for use. Older buildings often have more deferred maintenance than newer buildings. (e.g. the deferred maintenance can require upgrades to modern heating, ventilation and control systems that did not exist when the building was constructed).

Ernst & Young Recommendations:

- ▶ 1) Build a new 6-8 middle school (600 students) for central Saint John.
- ▶ 2) Millidgeville North becomes a K-5 school with Early French Immersion.
- ▶ Option 1: M. Gerald Teed Memorial could be amalgamated into Millidgeville North - M. Gerald Teed Memorial is closed.
- ▶ Option 2: Centennial could be amalgamated into Millidgeville North if boundaries are looked at - Centennial is closed.
- ▶ Option 3: M. Gerald Teed Memorial and Centennial are closed with a new K-5 school in central/north area.

Ernst & Young Recommendations:

- ▶ 3) Prince Charles School becomes a K-5 school.
- ▶ Amalgamate St. John The Baptist/King Edward School into Prince Charles School - St. John The Baptist/King Edward is closed.
- ▶ 4) Princess Elizabeth School becomes a K-5 school with Early French Immersion. An addition would be required pending structural review of the building. A new facility may be required.
- ▶ Amalgamate Hazen-White/St. Francis School into Princess Elizabeth School - Hazen White/St. Francis is closed.

► 2015/16 Enrolment By Grade Level:
Low Middle School Numbers

SCHOOL	K	1	2	3	4		5		6		7		8		Grand	
	ENG	ENG	ENG	ENG	FI	Total										
Cent	44	42	49	25		32		28								220
HWSF	21	23	24	18		13		11		11		11		13		145
MGT	60	66	66													192
MNS				22	58	28	42	35	35	38	31	39	22	48	22	420
Pr.Chrls	20	25	13	21		24		19		13		14		12		161
PES	52	37	37	40		34		28		38	32	29	48	51	20	446
SJBKE	41	40	30	33		21		21		15		18		15		234
Total	238	233	219	159	58	152	42	142	35	115	63	111	70	139	42	1818

- Middle School numbers are very low:
- Hazen White/St. Francis 35
 - Prince Charles 39
 - Saint John The Baptist/King Edward 48
 - Millidgeville North 125 English, 75 EFl
 - Princess Elizabeth 118 English, 100 Late Fl
 - Total 365 English, 175 French

Recommendation To Build New Middle School

- ▶ Currently no middle schools (6-8) within central Saint John.
- ▶ Many schools are configured as K-8, with a small middle school population.
- ▶ Based on Sept. 30, 2015 enrolment, there are 540 middle school students within the central Saint John schools.
- ▶ 540 students is an acceptable sized school based on EECD Planning Guidelines that notes middle schools generally will not exceed 700 students.
- ▶ For example, Bayside in SJEC has 564 students, QMS in HEC has 518 students.

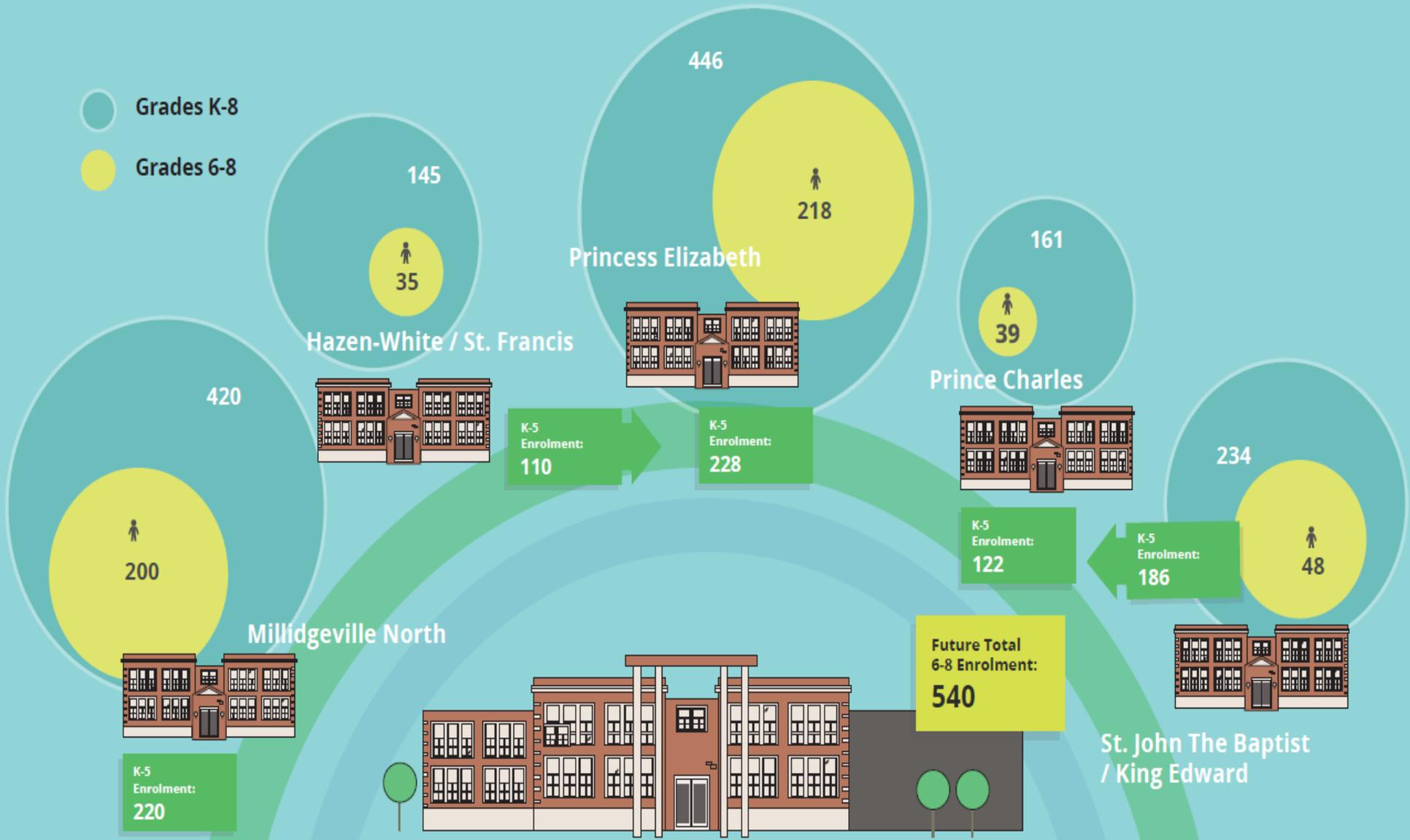
Recommendation To Build New Middle School

- ▶ Millidgeville North has the space available to reconfigure the school to become the central city middle school; however, the nearest school (M. Gerald Teed Memorial) does not have space to accommodate another 220 K-5 students.
- ▶ If Princess Elizabeth were to be reconfigured to the central city middle school, Hazen-White/St. Francis and Centennial Schools would not have sufficient space for the additional 228 K-5 students.
- ▶ Recommend a new 600 student 6-8 middle school for the central city if the grade reconfiguration of K-5 and 6-8 is implemented.
- ▶ This would create a mixed community school, which is a noted important criteria for the District.

Capital Planning: Inner City Saint John

Recommended New Middle School: Projected Future Enrolment

- Grades K-8
- Grades 6-8



Recommendation To Build New Middle School

- ▶ The new school design would have 24 classrooms based on an even distribution of 200 students per grade.
- ▶ The 10-year maximum projected enrolment for the new 6-8 school is 577 students.
- ▶ Construction cost estimate of \$24.6M to \$25.6M, depending on the cost of the land and site chosen.
- ▶ Total size of the school is estimated to be approximately 8,778 m².
- ▶ Based on logistics for student busing, locating the school in the central area of the city would be most ideal; however, finding a site with sufficient available land that is suitable for construction of a new school is often a challenge within a city.
- ▶ The Planning Guidelines for Educational Facilities recommends a site size of 24 acres for a middle school of 600 students.

Recommendation To Build New Middle School

What is a Middle School Program?

- ▶ Sense of ownership in the school. Students feeling connected to their school is important. Student voice is heard and respected.
- ▶ High degree of participation in school wide and school system wide activities, including sports, clubs built on student interests, drama, music, chess, coding, science, Heritage Fairs, etc.
- ▶ Middle school students are growing and changing during these transition years between childhood and full adolescence.
- ▶ Rigorous academic expectations for all students.
- ▶ Challenging integrated and exploratory curriculum. Interdisciplinary teaching teams. Professional Learning Communities. Teachers working together.
- ▶ Varied teaching approaches, goal setting, projects, portfolios, teacher teams, self assessment, demonstrating learning, community projects.

Saint John Inner City Schools Millidgeville North

► Source of EFI Students:

School	EFI Forecast 2016
Centennial (K-5)	12
Hazen White St Francis (K-8)	2
M.Gerald Teed (K-2)	27
Out of Zone Schools	1
Princess Elizabeth (K-8)	9
Prince Charles (K-8)	7
St John Baptist/King Edward (K-8)	9
TOTAL	67

Princess Elizabeth to K - 5 School

Amalgamate Hazen White/St. Francis

- **Princess Elizabeth School** is located on Sixth Street and was built in 1949 (67 years old).
- Princess Elizabeth School has had substantial investment during the past five years (new windows, new roof over the gym, washrooms and a lift ramp is being installed).
- There is a soccer field (owned by EECD) and two playgrounds with green space.
- **Hazen-White/St. Francis School** is located on Sandy Point Road and was built in 1961 (55 years old).
- The St. Francis part of the school is leased from the Diocese, and eight years remain on the agreement.
- There is a playfield to the south of the school.
- Groups with space in the school: APSEA, Community Breakfast Program, Community School Coordinator, Early Education and UNB Promise Partnership.

Princess Elizabeth to K - 5 School Amalgamate Hazen White/St. Francis

- ▶ The preference of the District is for schools that are owned by the province.
- ▶ Hazen-White/St. Francis consists of two sections, with the Diocese owning St. Francis and the province owning Hazen-White.
- ▶ Hazen-White/St. Francis School is 2.3 km (approximately 3 minute drive) from Princess Elizabeth School via Sandy Point Road and Thornbrough Street.

Princess Elizabeth to K - 5 School Amalgamate Hazen White/St. Francis

- Hazen-White/St. Francis K-8 School has stayed consistent in population since 2008 but has dropped to 145 students for 2015.
- Princess Elizabeth K-8 School has seen a decline in enrolment since 2008 but is up to 446 students for 2015.
- Projections for the K-5 enrolment for both schools combined indicate the peak enrolment will be 384 students, requiring an estimated 21 classrooms (assuming an Early French Immersion program starting in grade 1).
- There are 22 classrooms at Princess Elizabeth.
- The enrolment projections are reliant upon historical population shifts remaining consistent in the future.

Princess Elizabeth to K - 5 School Amalgamate Hazen White/St. Francis

- ▶ Projections for the K-5 enrolment for both schools combined indicate the peak enrolment will be 384 students, requiring an estimated 21 classrooms (including an Early French Immersion program starting in grade 1).

Peak Enrolment 384 (K-5) Students for Princess Elizabeth											Space Requirements		
Grades	Size Limit	Regular Program					French Immersion			Total	Class Rooms	Maximum Capacity	
K	21	18	18	18	18					72	5	105	
1	21	18	18	17			18			71	4	84	
2	21	16	16	16			16			64	4	84	
3	26	18	18				12			48	3	78	
4	28	26	25				17			68	3	84	
5	28	23	23				15			61	2	56	
Empty	28									0	2	56	
										Total:	384	23	547
										Projected Utilization:	70.2%		

Princess Elizabeth to K - 5 School Amalgamate Hazen White/St. Francis

- ▶ Hazen-White/St. Francis School has 110 K-5 students and Princess Elizabeth School has 228 K-5 students.
- ▶ According to EECD Planning Guidelines for Educational Facilities, elementary schools with fewer than 200 students are considered small.
- ▶ Hazen-White/St. Francis K-5 School may become a trigger school* based on utilization.
- ▶ An amalgamated K-5 school (Princess Elizabeth and Hazen-White/St. Francis) of 338 students conforms to the District's preferred maximum capacity of 400 students.
- ▶ A grade reconfiguration from K-8 to K-5 for Princess Elizabeth would allow the Middle School Technology and the Art Room to be repurposed (if space is required).

Princess Elizabeth to K - 5 School Amalgamate Hazen White/St. Francis

- ▶ A new lift is being installed in Princess Elizabeth to provide accessibility.
- ▶ Currently the school has no mechanical ventilation (the same is true for Hazen-White/St. Francis School).
- ▶ The gym at Princess Elizabeth is considered a single gym.
- ▶ Based on EECD Planning Guidelines, an amalgamation could require both a double gym and a multipurpose gym.

Princess Elizabeth to K - 5 School Amalgamate Hazen White/St. Francis

- ▶ Class “D” renovation cost estimate of \$6.3M for Princess Elizabeth School to amalgamate with Hazen-White/St. Francis School.
- ▶ Estimate includes \$693k for deferred maintenance, \$626k for renovations, and \$66k for ending lease early.
- ▶ Estimated \$730k of deferred maintenance at Hazen-White School avoided by the school amalgamation (this does not include deferred maintenance at St. Francis which is the responsibility of the Diocese).
- ▶ The cost avoidance of \$1.9M is reduced by \$132k for every year the lease payment is paid to the Diocese.
- ▶ Mechanical ventilation would be addressed, and Princess Elizabeth School would be brought up to EECD Facility Planning Guideline standards to the extent reasonably achievable.

Princess Elizabeth to K - 5 School Amalgamate Hazen White/St. Francis

- ▶ Conceptual footprint of a single story extension to Princess Elizabeth School based on the EECD. Planning Guidelines for Educational Facilities for an amalgamation with Hazen-White/St. Francis school.
- ▶ Site appears to have sufficient space for extension.
- ▶ Topography (bedrock/elevations) should be assessed before proceeding.
- ▶ Potential to repurpose existing space within the structure to meet the Planning Guidelines.
- ▶ Full structural analysis would be required on Princess Elizabeth before proceeding.

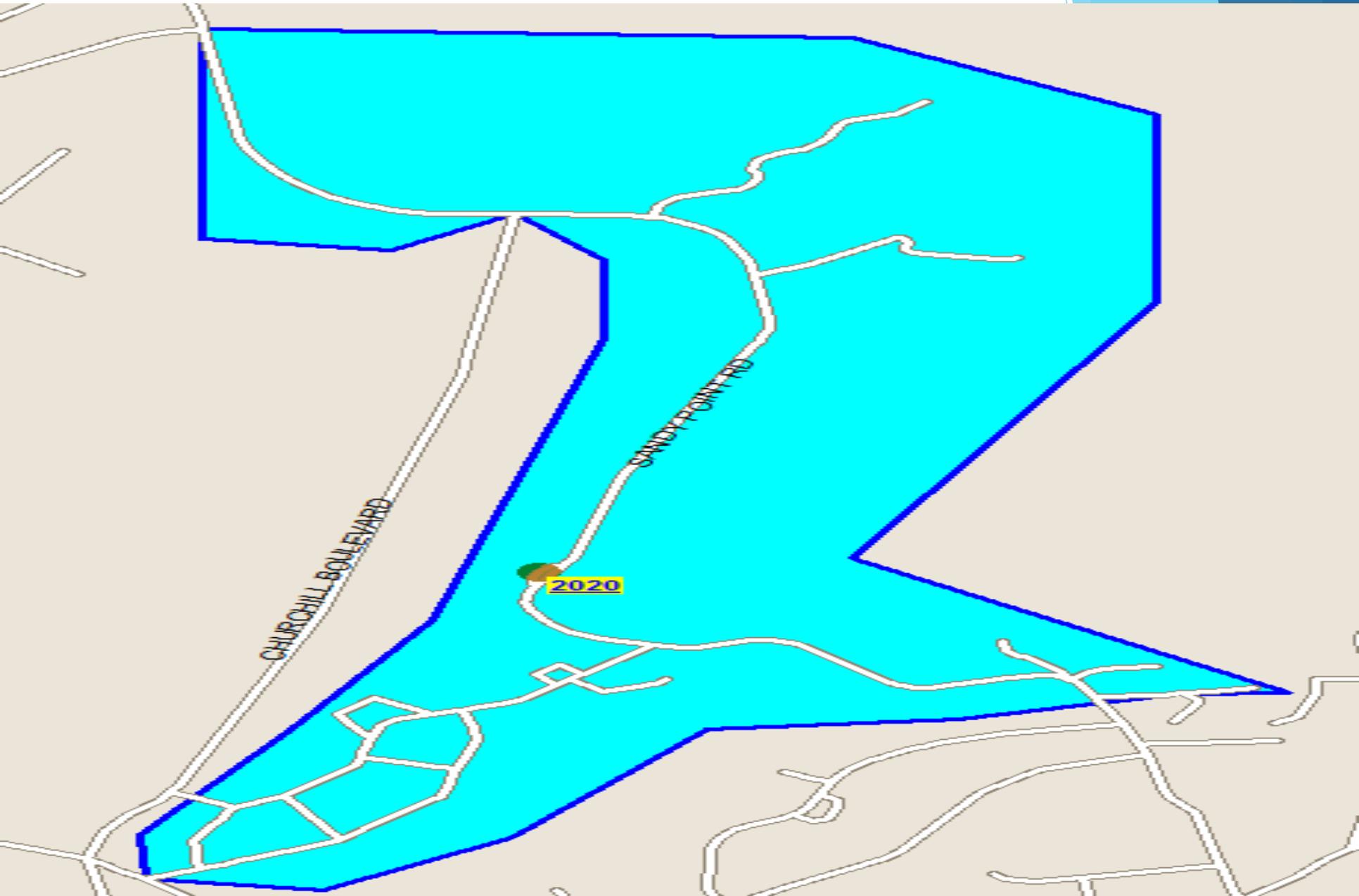


Potential New Addition on Princess Elizabeth School

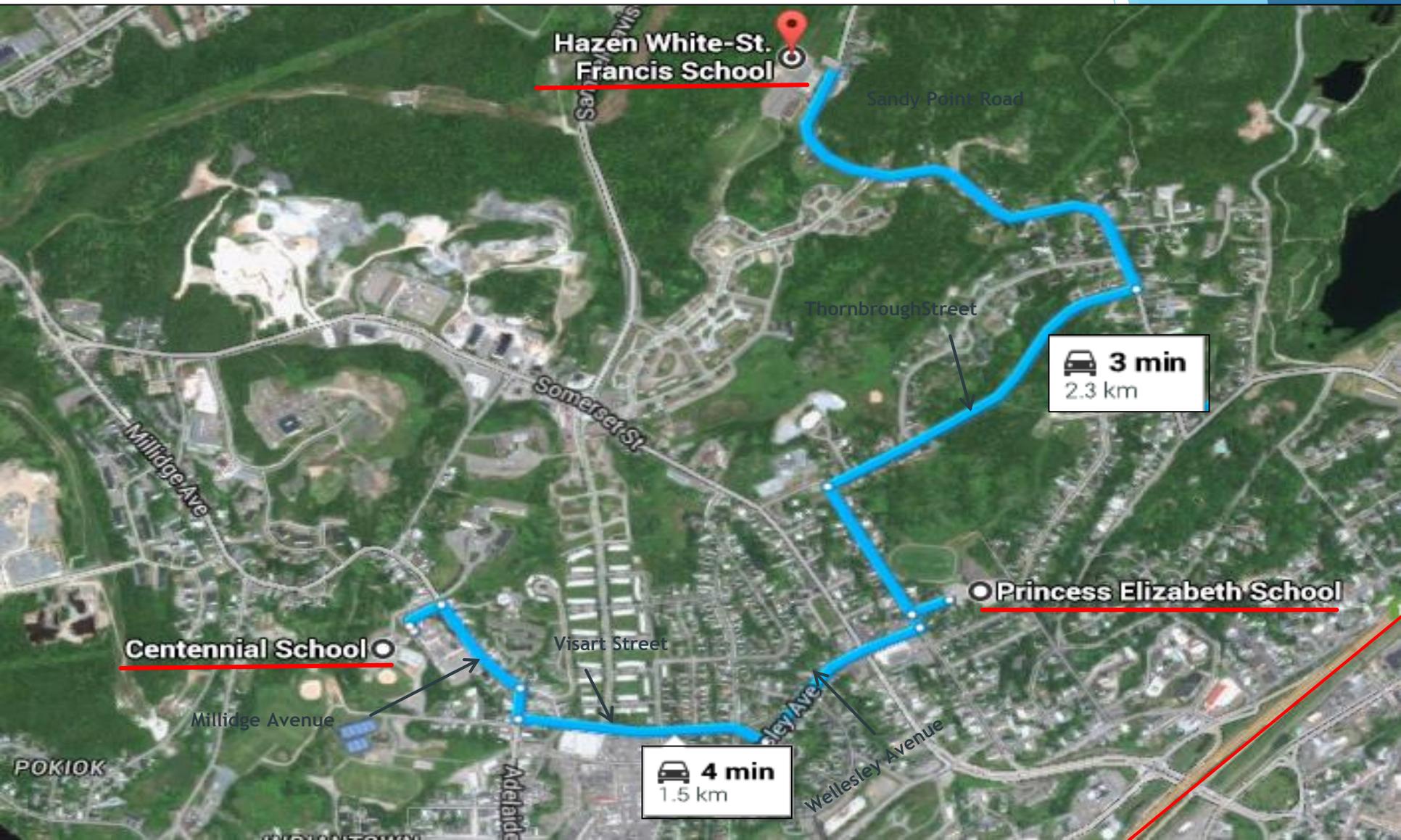
Hazen White/St. Francis School Boundaries

- Churchill Boulevard divides the school boundary between Centennial and Hazen-White/St. Francis schools up to the intersection with Sandy Point Road.
- Students living along Sandy Point Road up to Jack Street attend Hazen-White/St. Francis School.
- Anglin Drive is the school boundary between Hazen-White/St. Francis and Princess Elizabeth schools to the west.
- Princess Elizabeth school boundary has the Trans-Canada Highway to the east, Fisher Lakes Drive to the north and Lansdowne Avenue to the south.
- Trans-Canada Highway separates the Central Area from the South Area.
- The close proximity of the two schools represents an opportunity for possible amalgamation after a grade reconfiguration from K-8 to K-5.
- Hazen-White/St. Francis School is 2.3 km from Princess Elizabeth School via Sandy Point Rd and Thornbrough St.

Hazen White/St. Francis School Boundary



Hazen White/St. Francis to Princess Elizabeth



Hazen White/St. Francis - Staffing Sept. 2016

<u>Description</u>	<u>FTE's (Full Time Equivalents)</u>
▶ Teacher FTE's	17.70*
▶ Clerical Staff (1 - 10 month)	.86
▶ Custodial (40 hrs. week)	2.00
▶ Ed. Assistants (EA)(20–10 month, 30 hrs./wk.)	16.50
▶ Community School Coordinator	<u>1.00</u>
 Total	 <u>38.06</u>

* includes Administration

Hazen White/St. Francis - Operating Expenses 2015/16

Lights, power and heat	\$ 64,576
Building Lease	135,912
Minor repairs	7,335
Snow plowing	4,665
Garbage removal	5,857
Sewage	10,333
Cleaning supplies	<u>2,648</u>
Sub-total	\$231,326
School Instructional Budget	16,432
School Salaries & Benefits	<u>\$2,302,540</u>
Total Yearly Operating Costs	<u><u>\$2,550,298</u></u>

Hazen White/St. Francis - Transportation Sept. 2016

- 153 Students (K-5)
 - 21 Riders
 - 132 Non-Riders
- Average Distance from School
 - All Students 870 Meters
 - Bused Students 760 Meters
- Average Time on Bus for Riders is 11 min, 46 sec
- Special Needs Busing Only
- Currently have 2 buses serving this school
- Entire School Zone is within 1.5 km
- Approximate distance to PES is 2.3 km
- Approximate extra time on bus is 4 minutes

Hazen White/St. Francis - School Partners

Youth Enhancement Program:

McInnes Cooper

Stewart McKelvey

Brunswick Pipeline/Emera

University of NB

Inner City Youth Ministry

Horizon Health

Innovatia

Potential Partners:

Big Brothers/Big Sisters

Praxair Canada

Hazen White/St. Francis - School

Activities and Support Programs:

- SPARC
 - Sports - soccer, volleyball, basketball, badminton, track and field
 - Nursing Students Cooking and Physical Activity Class
 - Port Tours
 - Mentoring
 - Backyard Book club
 - Campus Discovery
 - Superstore Visits
 - Fire station Visits
 - Sistema
 - Pals in the Park
 - PenPals
 - Pre-Kindergarten
 - Rumble in the Station
 - Partners for Youth
 - Christmas and Easter Dinner
 - Seadogs Games
- Upcoming Activities:
 - CHEFS
 - Go Girls
 - Got Game

Hazen White/St. Francis - Capital Improvement Projects Required

<u>Project</u>	<u>Cost</u>
Building Interior - Lift	\$ 80,000
Mechanical-Ventilation System	375,000
Building Exterior-Windows	<u>275,000</u>
Total	<u>\$730,000</u>

Note: Diocese is responsible for St. Francis portion of any capital improvements, therefore they would not be included on this list.

Hazen White/St. Francis - Capital Improvement Projects Completed (Over Last 5 Years)

Project

Cost

No Projects Completed Over the Last Five Years

Note: Diocese is responsible for St. Francis portion of any capital improvements, therefore they would not be included on this list.

Hazen White/St. Francis – Businesses Located in and/or Supporting the School Community

- ▶ Daly Convenience Store
- ▶ Apollo Medical
- ▶ Jacos
- ▶ Chef Chinese Kitchen
- ▶ Sommerset Pub
- ▶ Sholten's Shell
- ▶ Money IN Your Pocket
- ▶ Julie's Hair Studio
- ▶ Dan's Country Market
- ▶ Tax-Aid
- ▶ YMCA
- ▶ Crescent Valley Resource Centre
- ▶ Life Mark Physiotherapy
- ▶ Sunlife
- ▶ Saint John Orthopedics
- ▶ McTague Insurance
- ▶ Michael H. Bruce Insurance
- ▶ Dowd Roofing
- ▶ Spectrum Enterprises
- ▶ Enbridge Gas Office
- ▶ Xerox
- ▶ Superstore
- ▶ NB Liquor
- ▶ Greenway Landscaping
- ▶ Summerset Self Storage
- ▶ Canadian Springs
- ▶ Lafarge Quality Concrete
- ▶ Cedarcrest Gardens
- ▶ Sarah's Bakery
- ▶ All Coverage Insurance
- ▶ XTR Service Station

Summary of Factors that Determine a School's Sustainability:

- ▶ Low/declining enrolment: Hazen White/St. Francis enrolment has remained consistent since 2008, but did drop in 2015 to 145 students. Princess Elizabeth would have enough capacity to accept the Hazen White population after a K-5 reconfiguration.
- ▶ Health and Safety: School is rated as “fair”. There are a number of outstanding projects required at Hazen White/St. Francis including window replacement and new ventilation system. No noted health and safety issues.
- ▶ Quality of Education Programs: Both schools offer good education programs, however Hazen White/St. Francis has a very small middle school population which makes it difficult to offer a true middle school experience.

Summary of Factors that Determine a School's Sustainability:

- ▶ Transportation: Hazen White/St. Francis borders on Princess Elizabeth's school zone and is within 3 kms of the school. Increase in average ride time would be 4 minutes.
- ▶ Impact on local community: Expectation would be that local community support would follow the students to Princess Elizabeth, space will be provided as required.
- ▶ Impact on other schools: Princess Elizabeth will be impacted with an expansion and all deferred capital improvements being brought up to date.
- ▶ Economic development: Impact would be minimal. Businesses located in the area near Hazen White/St. Francis would also be in reasonable close proximity to Princess Elizabeth.

Thank You for Attending!

- ▶ **Second meeting dates tentatively scheduled for 6:30 pm:**
- ▶ Wednesday, November 23 - Millidgeville North School
- ▶ Wednesday, November 30 - Princess Elizabeth School
- ▶ Wednesday, December 7 - Prince Charles School
- ▶ Monday, January 16 - Saint John The Baptist King Edward
- ▶ Wednesday, January 18 - M. Gerald Teed School
- ▶ Wednesday, January 25 - Centennial School
- ▶ Wednesday, February 1 - Hazen-White/St. Francis School

- ▶ This presentation will be posted to ASD-S website at:
<http://web1.nbed.nb.ca/sites/ASD-S/>

Written feedback can be submitted:

- ▶ via email to **asds.schoolreview@gnb.ca**
- ▶ Or send a letter to the attention of:
**Robert Fowler, Chair
District Education Council
490 Woodward Avenue
Saint John, NB E2K 5N3**