



North Vancouver  
**School District**  
the natural place to learn®



Land, Learning and Livability  
Community Consultation  
**UPDATE**

**October 2015**

# Land, Learning and Livability - October UPDATE

## Introduction

In the Spring of 2012 the North Vancouver Board of Education embarked upon a long-term, multi-channel initiative to facilitate public involvement and awareness of North Vancouver School District land management initiatives and the future possibilities for 11 properties identified as surplus to long-term public education needs.

## Guiding Principles

The Board of Education approved its revised *Guiding Principles – Surplus Land Retention and Disposition Strategy*, at its Public Board Meeting of September 18, 2012. These seven principles, which recognize that future decisions regarding surplus properties should incorporate broad-based community consultation to realize the maximum social and financial value, are provided below.

The North Vancouver Board of Education will consider the following guiding principles in the management of its land assets:

1. Recognizing that all School District properties are valued community assets, we will consult with the community as part of our process to realize the maximum social and financial value of these assets.
2. Balancing current and future School District needs by aligning our decision making with our Strategic Plan and implementing options ranging from short, medium and long-term leases. Retaining properties and limiting outright sales will provide flexibility to accommodate potential future enrolment growth.
3. Obtaining maximum financial returns while pursuing creative, holistic solutions for broad-based community objectives of affordable housing, recreation, green space, childcare and other emerging community needs. We will do this with consideration of the Official Community Plans of the respective municipality.
4. Repurposing School District lands through the strategic use of long term land leases to address evolving community needs such as affordable housing, recreation, green space, and childcare.
5. Giving preference to proposals that support the Board of Education's strategic goals and priorities, where all other criteria have been met, for the lease/sale of properties.
6. Managing proceeds from land leases and sales to further enhance the student learning experience. We will do this, in part, by directing proceeds to support a significant endowment fund for the School District.
7. Directing proceeds and endowment funds, where necessary, to adequately fund capital projects that are not eligible for government funding.

## Priority educational needs

On September 24, 2012, the President's Council, representing the North Vancouver Board of Education, North Vancouver Teachers' Association, North Vancouver Parent Advisory Council, North Vancouver Administrators and Canadian Union of Public Employees (Local 389) met to discuss the School District's priority educational needs and how they might potentially be addressed through land management strategies that include facilities rentals, short and long term leases and surplus land sales.

Further to this meeting, partners were invited to submit formal summaries of their priority educational needs. In December, the Board received a summary of the main priorities identified by each partner and their perspectives on how land management proceeds might best address the School District's most pressing financial challenges.

A range of perspectives emerged between the various partner groups. Among the needs identified for enhanced funding were:

- Replacement schools (especially Argyle and Handsworth)
- Facilities upgrades to improve operational, health and safety standards
- Collaboration time for administrators and teachers
- Teaching resources and supplies
- Equity funding, particularly for technology
- Technology to support parental engagement and communications
- Staff professional development to support students
- Class size and composition
- Administrative release time
- Supports for students with special needs
- Literacy initiatives

The partner groups also expressed their preference for particular approaches to land management including:

- Ensuring that proceeds/investments remain available to address future, and long-term needs
- Requiring measurable results to illustrate return on investment
- Prioritizing initiatives for funding that support student engagement and learning
- Preferring long-term leases or land swaps vs. land sales
- Preferring proponents who are addressing local needs (i.e., daycares, seniors, affordable housing)

## Summary of Community Engagement Initiatives

**Year I** of the "Land, Learning and Livability" process (January to June 2012) introduced the properties under consideration to the community and invited dialogue and input through public surveys, an open house, municipal leaders' workshop, community conversation on land management ideas and solutions and a public forum lead by the Board of Education. The community engagement framework developed by the Board was complemented with the "Land, Learning and Livability" listserve, and regular updates provided to the greater public through the NVSD land management blog.

**Year II** of the “Land, Learning and Livability” process (July 2012 to June 2013) featured: community engagement activities, public meetings, input opportunities and actions related to the Requests for Proposals (RFP), issued in July, and received by September 2012, regarding Monteray Elementary, Ridgeway Annex, Keith Lynn and Plymouth Elementary.

A conditional Purchase and Sales Agreement, valued at \$5.1 million was reached with Anthem Properties for the proposed residential redevelopment of the Ridgeway Annex site. Following the withdrawal of a purchase offer from the lead proponent for Keith Lynn, the School District engaged the District of North Vancouver in discussions regarding their interest in acquiring the site. The Tsleil-Waututh Nation was identified as the lead proponent for the proposed re-use and lease of Plymouth for a trades training centre.

In May 2013, the Board also announced that it would open a public input and community engagement process for the Cloverley School and Lucas Centre/LMCC properties in late 2013 and early 2014. The initial proposals received for Monteray were not acceptable to the Board and a subsequent RFP was prepared for issue in July 2013, at the direction of the Board for residential redevelopment of the site.

**Year III** of the “Land, Learning and Livability” process (July 2013 – June 2014) featured: progress with the Request for Proposals for the residential redevelopment of the Monteray site, the conclusion of negotiations for the lease of Plymouth School, negotiations with the District of North Vancouver for the acquisition of Keith Lynn, and an engaging community consultation process, facilitated by Dialog Design, related to the potential future uses for the Cloverley and Lucas/LMCC sites.

A Request for Proposals for the residential redevelopment of the Monteray school site resulted in the selection of Morningstar Development Ltd., and the subsequent negotiation of a conditional Purchase and Sales Agreement, valued at \$6.38 million. Two consecutive RFP processes for Plymouth concluded with the successful negotiation of a longer-term with Lions Gate Christian Academy for use of the facility as an independent school.

DIALOG’s report to the Board of Education at its June 2014 Public Board Meeting concluded the School District’s initial community engagement process for the Lucas and Cloverley sites. The report provided by DIALOG summarized the opportunities for input provided through the community engagement process, with the identification of two options for each site. The Board received the DIALOG report in June 2014, differing further action on these sites and for future consultation.

**Year IV** of the “Land, Learning and Livability” process (July 2014 – October 2015) featured: the completion of a Purchase and Sales Agreement with the District of North Vancouver for the acquisition of the Keith Lynn site at a value of \$5M, and the completion of a Purchase and Sales Agreement with Morningstar Development Ltd. for the acquisition of the Monteray site at a value of \$6.38M. Proceeds from both of these sites are targeted towards the conversion of the Argyle Seismic Upgrade project to a full replacement project. The conditional Purchase and Sales Agreement of Ridgeway Annex with Anthem Properties continued to make progress through the municipal process. The proceeds of \$5.1M from the sale of Ridgeway Annex will enable the retirement of the Board of Education’s debt of \$6.2M incurred for the replacement projects of Sutherland Secondary and Westview Elementary, completed in 2007.



## Surplus properties retained under long-term leases

Long-term lease agreements are in place for five of the eleven properties initially identified, as surplus to long-term educational needs in 2012. North Vancouver School District surplus properties including Fromme, Maplewood, Plymouth, Westover and Lonsdale Creek Annex are currently leased for 10-Year (less a day) terms ending between 2020 and 2024.

The retention of these properties through longer-term leases provides revenue to the School District and offers protection to address potential future capacity needs, as determined by student enrolment. A number of factors influence whether or not a property is suitable for rental or long-term lease, including the condition of the building, the purpose of the rental/lease, the availability of other facilities to meet the intended use, and the potential for enrolment growth in proximity to the site.

Returns from leases, while significant, are generally not sufficient to support financing of major capital initiatives, such as school replacement projects. Where appropriate, the School District will consider the potential sale or long-term lease of a site to achieve the funding necessary to reinvest in major capital initiatives. At the same time, the School District will continue to consider longer-term lease options that provide the opportunity to generate significant operating revenue, while continuing to retain ownership of the site.

## Argyle Replacement Project Request

In May 2013, the Board announced its intent to pursue a full replacement for Argyle Secondary, rather than the approved seismic upgrade project. The Board acknowledged a funding gap of \$8.9 million between the costs of the approved seismic upgrade project and the requested replacement school, including Neighbourhood Learning Centre (NLC) space. The Presidents' Council, through a Joint Advocacy letter to the Minister of Education, supported the Board's request for a full replacement school for Argyle Secondary.

The Board arranged a meeting in October 2013 with Minister Fassbender, local MLAs, elected Municipal officials, and respective staff to discuss the Board's Land Management Strategy and its relationship to the replacement request for Argyle Secondary.

Subsequently, a business case was submitted to the Ministry in support of the Board's request for borrowing authority to enable the project to proceed as a full replacement school. In consultation with the school community and the municipality, the Board identified the priority enhancements desired in the replacement school, areas associated with the NLC, and potential partnership opportunities. The District of North Vancouver provided a letter of support for the Board's property dispositions that would be most impactful, namely Monteray School and Keith Lynn.

In June, 2014, the Board of Education and Mayor and Council of the District of North Vancouver indicated interest in meeting with the Minister and appropriate Ministry staff to address any remaining concerns or remaining conditions that needs to be addressed to enable this project to move forward as a full replacement project at the earliest opportunity.

Ongoing correspondence and meetings with Ministry staff in 2014 and 2015 have continued to advance the Board's request for a full replacement project at Argyle, rather than the approved Seismic Upgrade project.

The Project Definition Report (PDR) completed in 2013 and revised in 2015 meets the requirements of the Ministry of Education, incorporates additional information related to site and environmental conditions, and includes current cost estimates. The revised PDR provides revised cost estimates related to the base replacement project, as well as the preferred option including the 'NLC' space. The revised cost estimates place the basic replacement option at a cost of \$7.9M above the seismic upgrade costs, with the preferred option, incorporating the identified project enhancements, at \$13.7M.

The request for a full replacement project at Argyle, rather than the approved seismic upgrade is under review by the Capital Branch of the Ministry of Education, the Ministry of Finance and the Treasury Board. The Board of Education remains hopeful that a Project Agreement will be reached for the full replacement of Argyle Secondary prior to the end of the 2015 calendar year.

## The Ministry Real Estate Asset Generation (RAEG) program

In November 2012, the provincial government announced the Release of Assets for Economic Generation (RAEG) program, which was developed to facilitate the disposition of provincial assets that are surplus to BC public sector capital needs. The RAEG program is intended to allow the province to realize revenue for its upcoming fiscal years, as well as generate increased economic activity by using sales proceeds for development and new business opportunities in communities throughout BC.

In the case of surplus school district property sales, all proceeds will continue to be retained by boards of education for capital reinvestment in their school districts.

The Ministry of Education has provided disposition authority for the sale of the Keith Lynn, Ridgeway Annex and Monterey properties in association with the RAEG program. The proceeds of sales will continue to be retained by the Board of Education to support capital reinvestment within the School District, with the approval of the Ministry of Education.

The Ministry of Education has continued to maintain close liaison with the School District regarding the School District's land management strategy and is monitoring the progress related to community engagement and property disposition. The Ministry has clearly communicated its expectation that the Board will conclude its debt retirement by December 2015 and conclude land sales required to fund the school district portion of the full replacement Argyle Secondary Project requested.

## Status Update for each property

A current status report (as of October 26, 2015) for each of the identified properties in the Land, Learning, Livability Community Engagement process follows in the main body of this report.

# Blueridge Elementary

**Address:** 2650 Bronte Drive, District of North Vancouver

**Years of Operation:** Opened in 1968, Blueridge will continue to remain open and operate as a school until Seymour Heights Elementary is replaced with a larger school. The Board passed a closure bylaw in 2010, with the closure contingent upon Ministry approval of a replacement school for Seymour Heights. A larger Seymour Heights school facility is required to enable the future consolidation of Blueridge with Seymour Heights.

**Current Status:** Operational. Replacement of Seymour Heights is identified as Priority #1 in the 2015/16 Capital Plan at an estimated cost of \$14.9M.

**Alternative Uses:** Continued use as an operational school

**Capacity:** 350 FTE students with 1 kindergarten classroom

**Facility Condition:** Poor (FCI index 0.79)

**Site Size:** 2.80 hectares

**Site Zoning:** Public Assembly – uses include church, school, community recreation, childcare, and government offices.

**Official Community Plan Designation:** The site is designated Institutional and surrounding neighbourhood is Residential Level 2: detached residential.

**Future Public School Potential:** Assuming the future consolidation of Blueridge and Seymour Heights schools at the Seymour Heights location, the need for an enrolling school on the Blueridge site in the future is low.

**Community Consultation:** School closure consultation process of 2010. Towards the future for Schools community consultation process, and Land, Learning and Livability general consultation. Area of study related to the replacement request for Lynnmour.

**Aerial View:**



# Cloverley School

**Address:** 440 Hendry Avenue, City of North Vancouver

**Years of Operation:** Opened 1962; closed 1982 as a public school, Windsor House district program location until 2004.

**Current Status:** Vacant since January 2013 following the completion of heritage restoration projects at Ridgeway and Queen Mary.

**Alternative Uses:** A portion of the site is currently leased to the City of North Vancouver for park. The building was previously leased to YMCA, the Francophone Education Authority (Andre Piolat), and to Pro Arte Dance.

**Capacity:** 225 FTE students and 1 kindergarten classroom

**Facility Condition:** Poor

**Site Size:** 3.01 hectares

**Site Zoning:** Public Use and Assembly

**Official Community Plan Designation:** The site is designated School and Institutional, and lands surrounding the site are R1: Low Density Single Family.

**Future Public School Potential:** This site, as well as others in this area of the City, should be given consideration for its potential to serve population expected from the residential developments planned for Lower Lonsdale and Moodyville.

**Community Consultation:** Site subject of Land Management Planning and community engagement process facilitated by Dialog Design. Report received by the Board in June 2014. Further action was deferred by the Board of Education in February 2015. Further consultation with the City of North Vancouver is anticipated.

## Aerial View:





# Fromme Elementary

**Address:** 3657 Fromme Road, District of North Vancouver

**Years of Operation:** Opened 1964 as a public school; closed in 2010.

**Current Status:** Leased to Ecole Francaise Internationale de Vancouver (EFIV) until July 31, 2021 for an average annual rate of \$350,000.

**Alternative Uses:** Leased to an independent school (EFIV) until July 31, 2021.

**Capacity:** 225 FTE students and 1 kindergarten classroom

**Facility Condition:** Deficient

**Site Size:** 2.45 hectares

**Site Zoning:** Public Assembly – uses include church, school, community recreation, childcare, and government offices.

**Official Community Plan Designation:** Surrounding neighbourhood is residential. Lands to the north, west and south are designated RS3 and transitions to RS4 to the east and southeast.

**Future Public School Potential:** Site size is adequate. Probability of need for an enrolling school at this site in the future is low to moderate over the longer term.

**Community Consultation:** School Closure consultation process in 2010. Request for Proposals issued in 2010 resulted in securing EFIV as a tenant for a 10-year (less a day) term. Land, Learning and Livability general consultation.

## Aerial View:





**Address:** 1290 Shavington Street, District of North Vancouver

**Years of Operation:** Opened 1915; closed in 2012.

**Current Status:** A Purchase and Sales Agreement with the Corporation of the District of North Vancouver was successfully completed in August 2014. Proceeds of \$5M from the sale of Keith Lynn have been identified towards the funding 'gap' to support the Board request to convert the Argyle Seismic Project to a full replacement project.

**Alternative Uses:** Formerly Keith Lynn Elementary School; repurposed as Keith Lynn Alternate Secondary School in 1977.

**Capacity:** 175 FTE students

**Facility Condition:** the facility was demolished in the summer of 2015

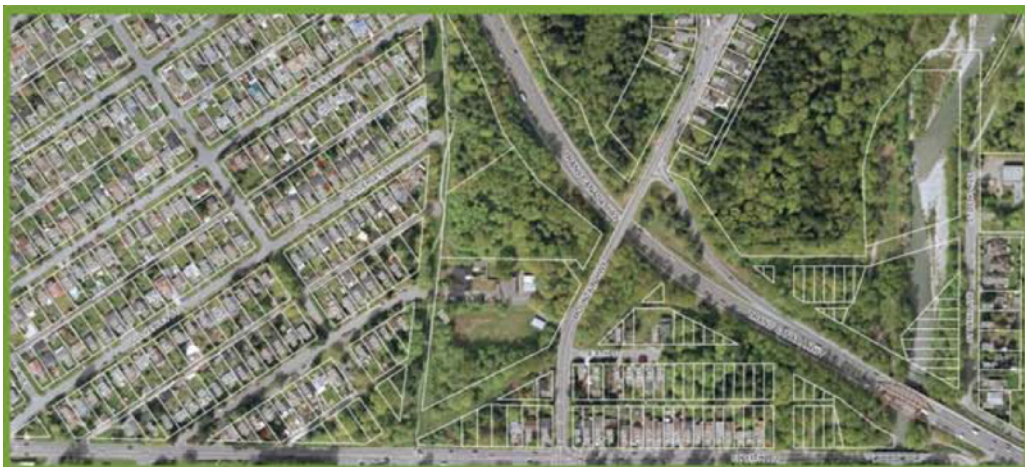
**Site Size:** 2.76 hectares

**Site Zoning:** Public Assembly

**Official Community Plan Designation:** Lands to the west, south and southeast (RS3 and RS4) are designated residential: to the north and east as Parks, Recreational and Wilderness.

**Community Consultation:** Requests for proposals (June 2012) were issued with the selection of the lead proponent interested in purchasing the site. With the withdrawal of the lead proponent, the District of North Vancouver proceeded with negotiations to purchase this surplus site that was unsuitable for a future school location.

**Aerial View:**



# Lonsdale Creek Annex

**Address:** 240 West 21st Street, City of North Vancouver

**Years of Operation:** Operated from 1966 to 1975 as a public school.

**Current Status:** Leased to Lonsdale Creek Daycare Society (LCDS) since the school was closed over 35 years ago.

**Alternative Uses:** A 10-Year (less a day) lease has been arranged with LCDS for the period of 2013 to May 30, 2023 for continued operation as a Daycare facility.

**Capacity:** 50 FTE (2 classrooms)

**Facility Condition:** Poor

**Site Size:** .33 hectares (seven individual lots)

**Site Zoning:** Public Use and Assembly

**Official Community Plan Designation:** The site is designated single-family homes to the east and north across alleyways. Park space to the south and east of the Annex.

**Future Public School Potential:** Operationally inefficient due to small capacity. Small site does not meet current Ministry standards.

**Community Consultation:** The City of North Vancouver expressed interest in securing this site in 2010 for continued use as a day care facility. Land, Learning and Livability general consultation.

**Aerial View:**



# Lucas Centre/Leo Marshall Curriculum Centre

**Address:** 2132 Hamilton Avenue, City of North Vancouver (Lucas)  
810 West 21st Street, City of North Vancouver (Leo Marshall)

**Name Change:** Lucas Centre was previously known as Hamilton Junior Secondary and renamed in 1985. Leo Marshall Curriculum Centre (LMCC) was the former Prince Charles School and renamed in 1989.

**Years of Operation:** Lucas Centre opened 1955 and Leo Marshall opened 1962; both closed 1982 as enrolling public schools.

**Current Status:** Operates as a District facility, housing the Maintenance Department. A month-to-month license continues with Gulf Islands School District, awaiting completion of renovations in Vancouver, to enable the relocation of the Windsor House Program.

**Capacity:** 700 FTE (building modifications have reduced its functionality as a school).

**Facility Condition:** Poor

**Site Size:** 5.05 hectares

**Site Zoning:** Public Use and Assembly

**Official Community Plan Designation:** School and Institutional. Lands to east and west are designated "Park, Recreation and Open Space". Land to the south is low density residential (RS-1).

**Future Public School Potential:** Land parcel is adequate for a school. Probability of need for an enrolling school on this site in the future is low.

**Community Consultation:** Site subject of Land Management Planning and community engagement process facilitated by Dialog Design. Report received by the Board in June 2014. Further action was deferred by the Board of Education in February 2015.

**Aerial View:**





# Maplewood Elementary

**Address:** 420 Seymour River Place, District of North Vancouver

**Years of Operation:** Opened 1964 as a public school, and closed in 2004.

**Current Status:** Leased to Kenneth Gordon School until July 30, 2020 (10-Years less a day) at an average annual rate of \$325,000.

**Alternative Uses:** Leased to an Independent School until July 31, 2020.

**Capacity:** 275 FTE students and 2 kindergarten classrooms

**Facility Condition:** Deficient

**Site Size:** 2.29 hectares

**Site Zoning:** Public Assembly – uses include church, school, community recreation, childcare, and government offices.

**Official Community Plan Designation:** The site is designated Institutional, and surrounding the neighbourhood is a mix of Commercial Residential Mixed Use Level 2; Residential Level 6: Medium Density Apartment; Parks, Open Space and Natural Areas; and Residential Level 4: Transitional Multifamily.

**Future Public School Potential:** Site size is adequate. The potential need for a school has increased with the identification of the Maplewood Village Centre and Lynn Creek Town Centre within the OCP of the District of North Vancouver.

**Community Consultation:** School closure consultation process of 2004. Request for Proposals issued in 2010 resulted in Kenneth Gordon as tenant with a 10-year (less a day) lease term. Land, Learning and Livability general consultation in 2012.

**Aerial View:**



# Monterey School

**Address:** 4343 Starlight Way, District of North Vancouver

**Years of Operation:** Opened 1968 as a public school, and closed in 2004.

**Current Status:** A Purchase and Sales Agreement for \$6.38 million was completed with Morningstar Development Ltd. The proceeds have been targeted towards the funding 'gap' needed to convert the Argyle Seismic Project to a full replacement project.

**Alternative Uses:** Previously leased to Ecole Francaise de Internationale Vancouver until March 2011. Site will be developed for single-family residential housing.

**Capacity:** 75 FTE students and 1 kindergarten classroom

**Facility Condition:** this facility was demolished in the summer of 2015

**Site Size:** 1.17 hectares

**Site Zoning:** Residential Level 2: detached residential.

**Official Community Plan Designation:** The site was rezoned in alignment with the surrounding neighbourhood to Residential Level 2: detached residential.

**Future Public School Potential:** Operationally inefficient due to small capacity; small site does not meet current Ministry standards for a school.

**Community Consultation:** School closure consultation process of 2004. Board issued Request for Expressions of Interest in June 2011. A Request for Proposals for residential redevelopment was issued in July 2013. Morningstar Development Ltd. facilitated numerous public meetings through the municipal process related to rezoning and the proposed residential development. Municipal process included a formal Public Hearing.

**Aerial View:**





# Plymouth Elementary

**Address:** 919 Tollcross Road, District of North Vancouver

**Years of Operation:** Opened 1969 as a public school; closed in 2010.

**Current Status:** Leased to Lions Gate Christian Academy until July 30, 2024 at an annual rate of \$350,000.

**Alternative Uses:** Leased to an independent school until July 31, 2024.

**Capacity:** 225 FTE students and 1 kindergarten

**Facility Condition:** Minor interior upgrades have been completed by LGCA, with the addition of modular buildings on site. Parking and drop-off areas have been enhanced.

**Site Size:** 2.28 hectares

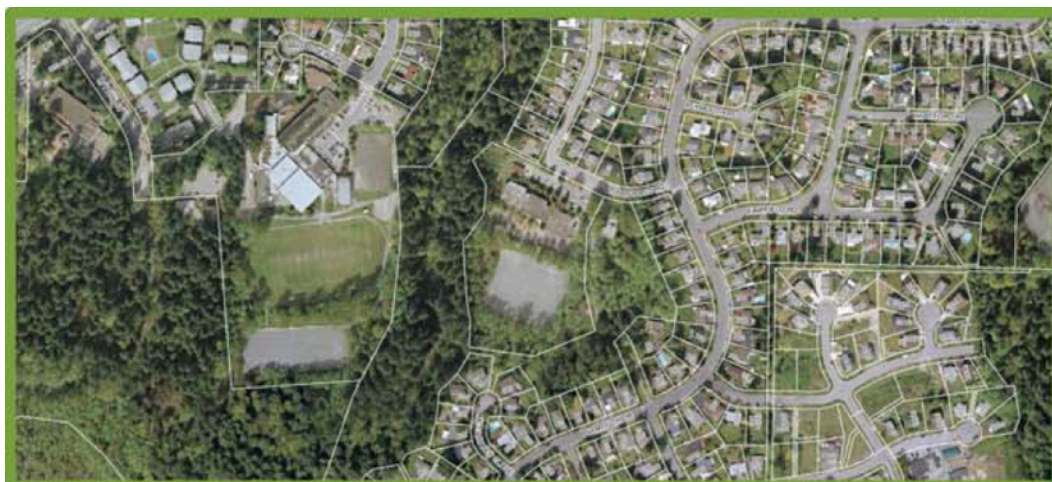
**Site Zoning:** Public Assembly – uses include church, school, community recreation, childcare, and government offices.

**Official Community Plan Designation:** The site is designated Institutional and surrounding neighbourhood is Residential Level 2: Detached Residential.

**Future Public School Potential:** Site size is adequate but probability of need for an enrolling school at this site in the future is low.

**Community Consultation:** School closure consultation process of 2010. Requests for proposals were issued (June 2012) with the selection of a proponent interested in a 20-Year lease. Negotiations with the Tsleil-Waututh Nation concluded that we were unable to come to terms that were of mutual benefit. A second RFP issued in 2013 resulted in the selection of LGCA and reaching a current lease agreement of ten years, continuing until 2024.

**Aerial View:**



# Ridgeway Annex

**Address:** 450 East 5th Street, City of North Vancouver

**Years of Operation:** Opened 1953 as a public school, and closed in 2011, following public consultation process. The student population in the area is accommodated in the Heritage Restored Ridgeway Elementary, with a larger capacity than the former school.

**Current Status:** Vacant for over three years. A conditional Purchase and Sales Agreement is in place with Anthem Properties for the redevelopment of the school site. The proposed redevelopment received fourth and final reading in October 2015 with the adoption of bylaws to enable completion of the Sales Agreement in November 2015.

**Alternative Uses:** Residential housing development (proposed)

**Capacity:** 75 FTE students and 1 kindergarten classroom

**Facility Condition:** Poor

**Site Size:** .58 hectares

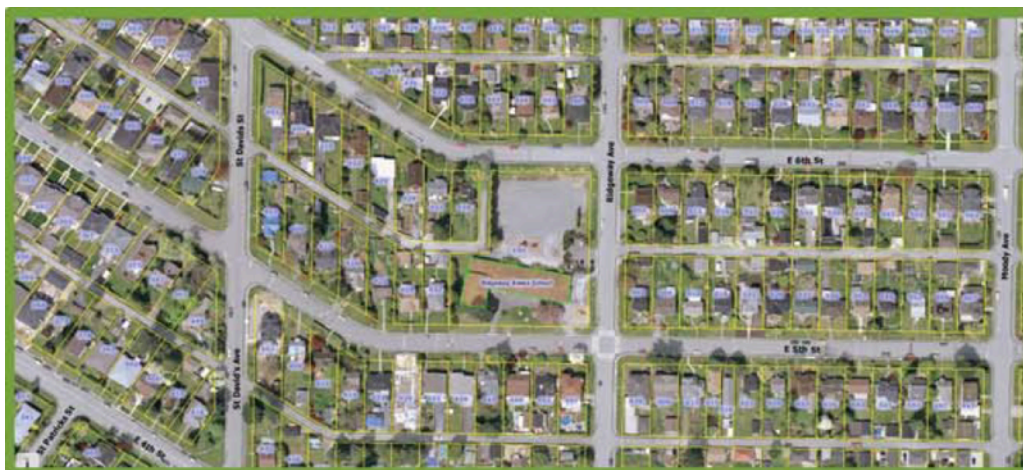
**Site Zoning:** Low density residential (RS-1).

**Official Community Plan Designation:** OCP and Zoning Amendment bylaws adopted in October now designate the land as low density residential (RS-1).

**Future Public School Potential:** Operationally inefficient due to small capacity; small site does not meet current Ministry standards.

**Community Consultation:** School closure consultation processes held in 2004 and 2009. Requests for proposals (June 2012) resulted in the selection of Anthem Properties. Community consultation facilitated through the municipal process for redevelopment.

**Aerial View:**



# Westover School

**Address:** 3467 Duval Road, District of North Vancouver

**Years of Operation:** Opened 1966 as a public school, and closed in 2004.

**Current Status:** Leased to Brockton School for 10 years (less a day) until July 30, 2020 for an average annual lease rate of \$306,000.

**Alternative Uses:** Leased to an independent school until July 30, 2020.

**Capacity:** 175 FTE students and 1 kindergarten classroom

**Facility Condition:** Deficient

**Site Size:** 2.89 hectares

**Site Zoning:** Public Assembly – church, school, community recreation, childcare, government offices.

**Official Community Plan Designation:** The site is designated Institutional and surrounding neighbourhood is Residential Level 2: Detached Residential.

**Future Public School Potential:** Adequate site size but need for an enrolling school in this area in the future is low.

**Community Consultation:** School closure consultation process in 2004. The Board issued Requests for Proposals in 2004 and 2009 seeking potential tenants, resulting in a 10-Year (less a day) lease for Brockton Academy, continuing until 2020. Land, Learning and Livability general consultation in 2012.

## Aerial View:

