

School District Facilities Plan (2015 Update)



This report highlights the key findings reported by *Matrix Planning Associates* in support of the priority projects identified in the School District's Five Year Capital Plan. Comments from the perspective of the School District and the respective planning departments of the City of North Vancouver and the District of North Vancouver are also provided in this report.

INTRODUCTION

The North Vancouver School District contracted Matrix Planning Associates to prepare the School District Facilities Plan 2015 Update for inclusion within the Five-Year Capital Plan (Appendix A - CP2 – Five Year Capital Plan Summary). Previous SDFP's were completed by Matrix in 2004, 2007, and 2013 to support the Five-Year Capital Plans and assist in identifying capital planning priorities.

The Ministry of Education expects Boards of Education to have a School District Facilities Plan (SDFP) in place to support priority projects identified in the Board's Capital Plan.

A SDFP must provide rationale for current and future capital requirements.

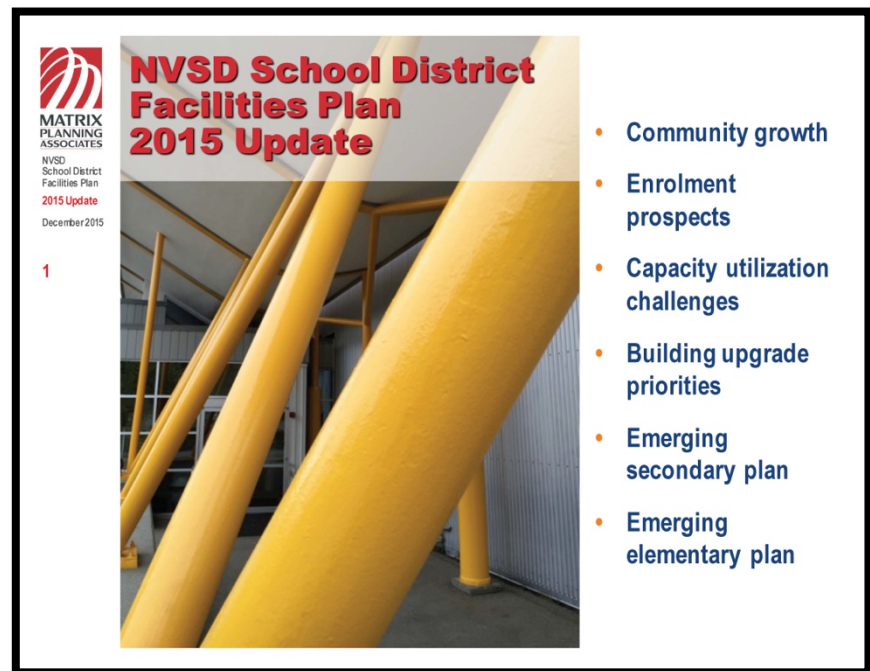
The SDFP provides critical context for discussions with the Ministry regarding capital project requests for new schools; school expansion and consolidation; school replacement or upgrades based on building condition, seismic vulnerability and life cycle costs; as well as new government initiatives.

Matrix Planning Associates presented highlights of the School District Facilities Plan 2015 Update to the Board at the Public Meeting of December 8, 2015.

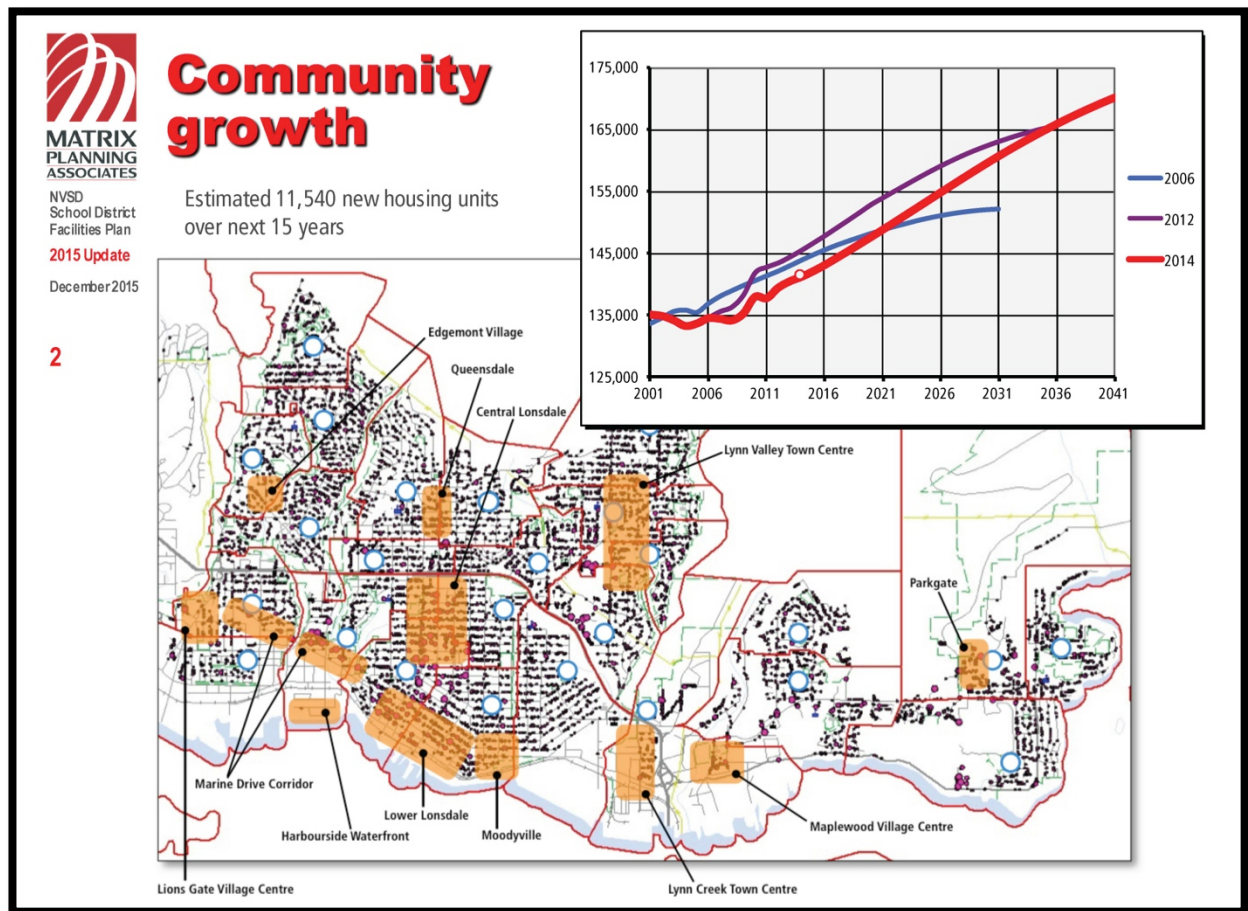
Staff of the School District, the City of North Vancouver (CNV) and the District of North Vancouver (DNV) each reviewed the SDFP 2015 Update to provide comment on the report and its recommendations.

The purpose of this report is to highlight the key findings reported by Matrix Planning (*provided in italics*) and to provide comments from the perspective of the School District and the respective planning departments of the City of North Vancouver and the District of North Vancouver.

While there are significant areas of agreement within the findings and recommendations provided in the SDFP 2015 Update, there are also areas where different perspectives are provided. A key conclusion of the School District, City and District planning departments is the critical importance of continued collaboration and planning between our respective organizations.



COMMUNITY GROWTH



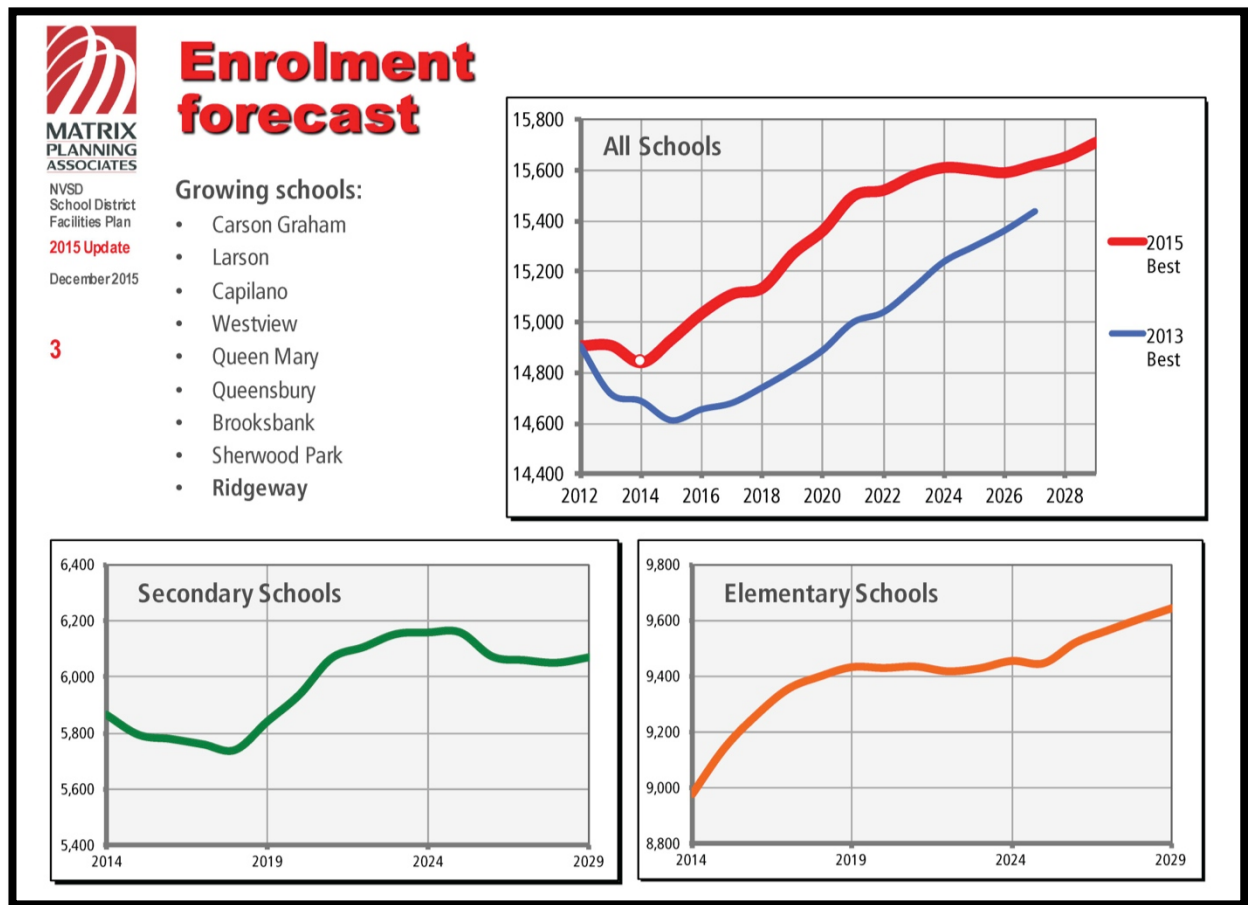
MATRIX: North Vancouver is a stable community with solid growth prospects. Recent BC Statistics projections indicate that the population of the North Vancouver School District (NVSD) will grow by 16% over the next 20 years.

Both municipal governments (the City and the District of North Vancouver) served by NVSD have recently updated their community plans. Both municipalities actively encourage new residential development. We estimate that there will be close to 12,000 new apartment and townhouse units built in NVSD over the next 15 years.

Comments:

- The projections provided by MATRIX appear to be reasonable and consistent with previous demographic updates. The District of North Vancouver encourages the ongoing review of 'yield factors' to estimate student enrolment.
- The pace of new housing development will need to be monitored on an ongoing basis.

ENROLMENT FORECAST



MATRIX: Our enrolment forecasts for NVSD schools indicate that the number of elementary students will grow over the next five years, then plateau for a few years before beginning to increase again toward the end of our 15-year planning horizon. We expect secondary enrolment to decline very slightly over the next few years before beginning to increase in step with earlier elementary growth. In 15 years, we expect enrolment at NVSD schools to be about 6% higher than the current level.

Comments:

- The enrolment forecasts are reasonable and consistent with our expectations. We note that the future enrolment remains well under the historical enrolment levels reached in 1973 (22,717 students) and below enrolment levels reached in 2001 (18,473).

CAPACITY UTILIZATION



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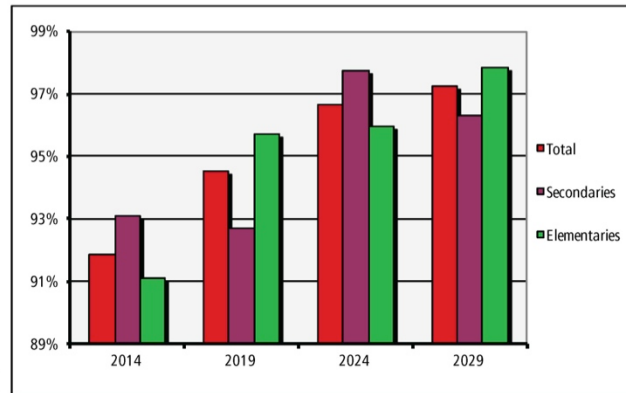
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Capacity utilization

Capacity utilization challenges:

- Elementary and then secondary utilization will exceed comfort zone
- Low utilization in east
- Sutherland, Windsor and Seycove underutilized
- Need to balance enrolment in several parts of district... adjust catchment boundaries and other measures
- Several elementary schools are, or will be, underutilized: Norgate, Eastview, Lynnmour, Blueridge, Seymour Heights, Dorothy Lynas and Sherwood Park
- Several elementary schools will be overutilized: Larson, Capilano, Westview, Lynn Valley, Ross Road, Ridgeway, Queensbury
- Non-instructional use of classrooms may not be possible in growing schools



MATRIX: If there are no changes in capacity (expansions to schools), program locations or catchment areas, there will be ten or more schools that are significantly under-utilized (Sutherland, Windsor, Seycove, Norgate, Eastview, Lynnmour, Blueridge, Seymour Heights, Dorothy Lynas and Sherwood Park) and ten or more schools that are seriously overcrowded (Carson Graham, Handsworth, Larson, Capilano, Westview, Queen Mary, Lynn Valley, Ross Road, Ridgeway, and Queensbury).

Compared with the 2013 Update, the current capacity utilization analysis for all 31 NVSD schools shows that:

- *Overall utilization has decreased from 2012, led by lower utilization of secondary schools.*
- *Anticipated future utilization for secondary schools is higher, both in the short-term and the long-term. Future prospects for the utilization of elementary schools continues to show growth with longer-term utilization approaching 100%.*
- *MoE's target of 95% utilization will be achieved for elementary schools and all schools before 2019, and for secondary schools well before 2024. Significant differences exist between schools in the western part of NVSD compared with the east. Handsworth, Argyle and Carson Graham families of schools are well utilized, even over-utilized, whereas the Windsor, Seycove and Sutherland families are underutilized.*

However, as we look into the future, the Sutherland family will become over-utilized, whereas the Windsor and Seycove families remain under-utilized.

MoE prefers that NVSD maintain the following minimum capacity utilization thresholds before being eligible for new space:

- *District average of 95%.*
- *Elementary schools at 100% – usually applied to a group of adjacent schools (i.e. Family of Schools) when requesting new elementary space.*
- *Secondary schools at 110% – a reasonable expectation since most secondary schools can easily operate at well over 100% utilization.*

Aiming to attain these utilization targets is a worthwhile goal for NVSD without considering the need for additional space. This is because it is important to minimize the 'overhead' costs associated with facilities to focus maximum resources on programs for student education.

Comments:

- There is a recognition that achieving the expected capacity utilization rates established by the Ministry places considerable restraint on the operation of schools, particularly at the elementary level. With limited flexibility, all available classroom space within our elementary schools will be increasingly required for enrolment purposes, to accommodate a growing student population. The school district will need to 'reclaim' space that was previously available for other purposes, including out-of-school care and daycare.
- City and District of North Vancouver staffs have acknowledged the challenges experienced with the accommodation of childcare within schools when the student population is growing. Staff with both municipalities have expressed interest to work with the school district to explore options to address child care needs including; designing new schools to increase the opportunity for child care use within the school, or on the school site; the provision of space within new schools or on school grounds; and advocating for the return of Neighbourhood Learning Centre funding stream. Additionally, there is interest to work together to minimize disruptions and displacements for families where possible. The needs of parents and families for local childcare are consistent with our collective objectives for a successful community.
- While catchment area adjustments were identified as a possible approach to balance student population between schools, and reduce the need to reclaim classroom space used for child care purposes, there are considerable limitations on the use of catchment area adjustments to balance enrolment at neighbouring schools. As changes through catchment areas are introduced on a gradual basis, the ability to balance student enrolment takes an extended period of time to achieve. The placement of students is effectively managed through the application of priorities determined by the catchment area of residence and through the strict limitation on student transfers, particularly for out of catchment area requests.
- The School District will continue to communicate concerns regarding the restrictive application of the Ministry's expected capacity utilization rates. It would be beneficial to provide increased flexibility in space utilization, both within an individual school and between schools.
- The discontinuation of Neighbourhood Learning Centre funding is a concern shared by our Municipal partners as it severely restricts the opportunity for flexible space and the potential to address the need for local and community services within schools.

BUILDING UPGRADE PRIORITIES



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Building upgrade priorities

Priority 1	Priority 2	Priority 3	Good condition
Argyle	Windsor	Larson	Highlands
Handsworth	Queensbury	Canyon Heights	Carson Graham
Seymour Heights	Brooksbank	Carisbrooke	Westview
Blueridge	Ross Road	Boundary	Queen Mary
Mountainside	Cleveland	Upper Lynn	Lynn Valley
Lynnmour	Sherwood Park	Eastview	Sutherland
	Capilano	Braemar	Ridgeway
	Norgate	Cove Cliff	
	Montroyal	Dorothy Lynas	
		Seycove	

***MATRIX:** A key objective of the school district facilities plan is to work towards improving the overall safety and quality of school facilities. Considerable progress has been made over the past few years in advancing this objective – poor facilities have been closed, a few schools have been replaced and several schools have been upgraded. As a result, there are fewer poor buildings in the NVSD inventory of schools.*

NVSD's subjective condition assessment for the 32 NVSD schools characterizes building condition as Poor, Deficient, Acceptable or Good. Schools considered 'poor' are, for a variety of reasons, at the top of the list of facilities in need of upgrading or replacement. Since Blueridge is slated for closure as part of the consolidation with the planned Seymour Heights replacement, the school's need to be upgraded will not be implemented. The order of the schools listed corresponds to the relative need for upgrading.

In addition to building condition, NVSD will consider other factors when determining relative priorities for proposed capital projects. One key consideration is the need to add capacity to meet current and anticipated enrolment growth.

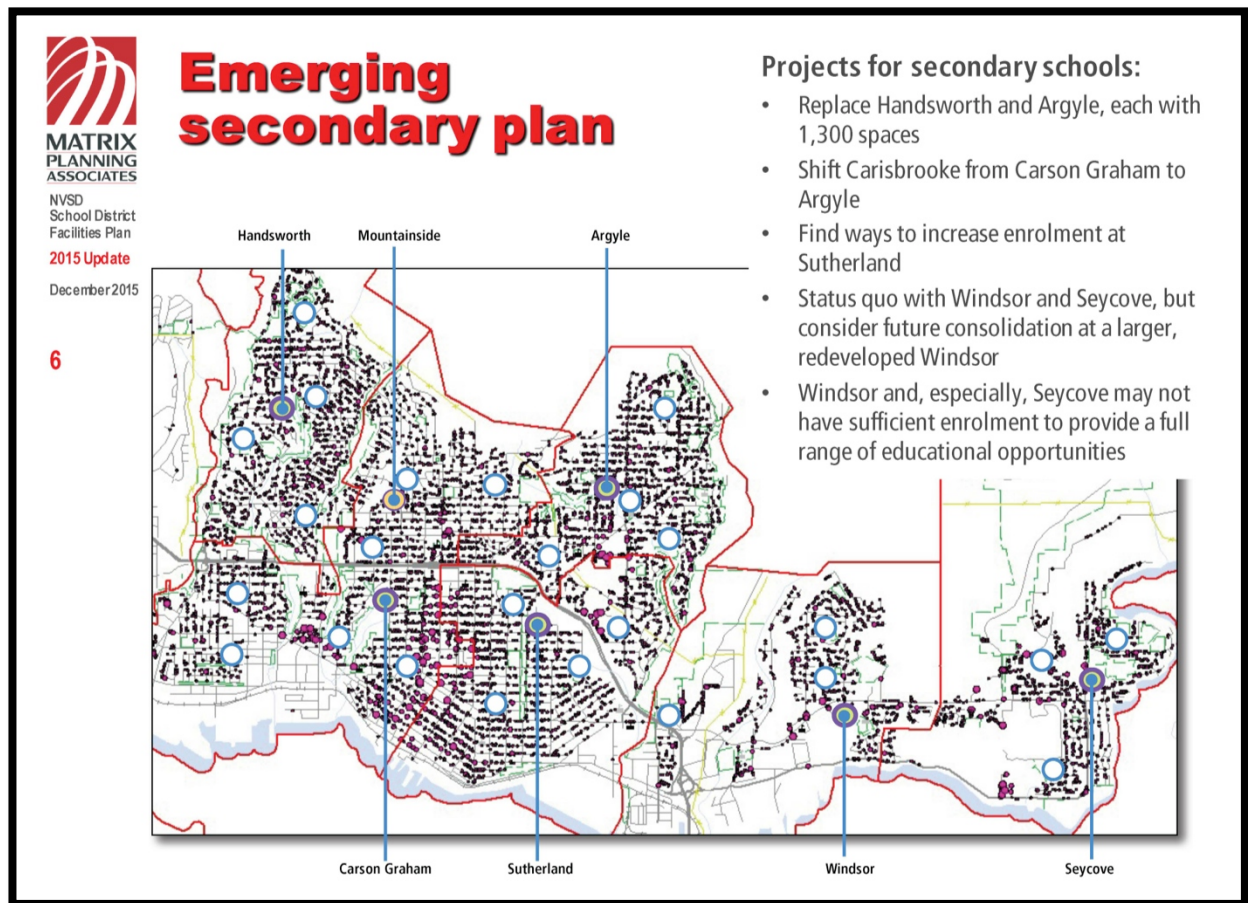
- *Schools with High enrolment pressures (Carson Graham, Ridgeway, Ross Road and Larson) will need space for more than 100 additional students. In addition, all four of these schools will experience significant enrolment pressures in the next few years.*

There are ways to deal with enrolment pressures other than expanding the school. By adjusting catchment boundaries with adjacent schools, students can attend a school with surplus capacity. In addition, district programs can be moved from over-utilized to under-utilized schools. These and other similar ideas are addressed in the emerging plans for elementary and secondary schools.

Comments:

- The Building upgrade priorities identified by MATRIX are reasonable in terms of need for upgrades through renovation and/or replacement. In relation to those identified as Priority 1, we acknowledge that both Argyle and Handsworth are approved seismic projects that may be pursued as full replacement projects.
- Seymour Heights and Blueridge are identified as replacements for consolidation and replacement with the replacement of Seymour Heights being the top priority within the Board's Five-Year Capital Plan. Lynnmour is also identified in the Capital Plan as a full replacement request, consistent with the Priority 1 identified by MATRIX,
- Mountainside has recently been upgraded, but structural issues remain related to seismic condition.
- In regards to those schools identified as Priority 2 and Priority 3 we acknowledge that work is proceeding on Windsor Secondary at the present time, addressing seismic condition and providing for limited interior upgrades. The Capital Plan identifies Larson Elementary as a high priority for full replacement, based on its continued operation with four portable classrooms and operating challenges related to the poor functional design of the building. For these reasons, we would shift Larson from a Priority 3 to a Priority 1.
- MATRIX analysis of enrolment pressures and additional space are reasonable for future consideration. We note that the current Capital Plan addresses the need for increased enrolment in proximity to schools that are projected to experience enrolment pressures.
- In advance of capital projects, enrolment management will continue to be critical to avoid overcrowding in a number of these schools. Additionally, we note that there will be opportunities to balance the population between schools where a replacement school may be planned. Building a new Handsworth Secondary at 1300 students will help address enrolment growth at Carson Graham Secondary, and a new, larger Queensbury will help address enrolment growth at Ridgeway.

EMERGING SECONDARY PLAN



MATRIX: The four secondary schools in the west need to accommodate up to about 4,800 students by the end of our 15-year planning horizon. This is an average of 1,200 students for each school — right in the middle of the 1,000 to 1,500 range expressed as optimum by NVSD. Four schools at 1,300 spaces each would accommodate 5,200 students — only 10% greater than our current best forecast for the next 15 years.

If all four existing secondary schools were to be expanded to the 1,500-level, there would be capacity for 6,000 students in the west. Even with this potential, we think that it is wise to retain the potential of creating a fifth secondary in the west by using the Mountainside Secondary site.

Our immediate plans incorporate NVSD's two high priority projects, the replacement of Argyle and Handsworth, and we suggest that both schools be built with 1,300 spaces. With the recently rejuvenated Carson Graham and Sutherland retained at their existing capacities, the utilization of the four western secondary schools will be 101% at 2024 and 2029. The planning for both Handsworth and Argyle should incorporate the capacity to expand to 1,500 students.

Our plan calls for Carisbrooke to move from the Carson Graham family to the Argyle family of schools. This will provide more balance to the secondary families with the Carson Graham family having six instead of seven elementary schools. We estimate that the move of Carisbrooke to the Argyle family will shift 140 students from Carson Graham to Argyle. This

shift is reflected in adjusted enrolment estimates. The result of this move is that Carson Graham becomes less over-utilized and the need to implement the planned expansion of the school can be deferred.

A key challenge for NVSD will be to make Sutherland sufficiently attractive to boost it to full utilization. To this end, we have shown 40 students shifting from Argyle to Sutherland. Even if Sutherland is not fully utilized, the other three secondary schools can operate at slightly over 100% as shown.

The net outcome of the two enrolment shifts for Argyle is that the proposed replacement school needs to be built for at least 1,300, whereas a somewhat smaller capacity (perhaps 1,250) may have been otherwise acceptable.

Secondary schools in the east need to accommodate 1,300-1,400 students. The existing two schools have a combined capacity of 1,700 spaces resulting in overall utilization that is mostly under 80% over the ten years from 2019 to 2029. Put another way, there will be a combined surplus of over 300 spaces in the two eastern secondary schools over the next decade or more.

French Immersion has already been implemented at Windsor so there is little opportunity for secondary enrolments to be enhanced in the east. In addition, since our enrolment forecasts for secondary students in the east take into account proposed new housing developments at Lynn Creek Town Centre, Maplewood Village Centre and Parkgate, it is unlikely that future enrolments will exceed our estimates, at least not by a significant amount.

Our plan for the eastern secondary schools is to carry on with the two schools as at present. Operationally, this could mean that the cost per student may be higher than with schools in the west. In addition, from an educational perspective, neither school will have the 'critical mass' to offer the optimal range of programs. With enrolments that dip below 500 students, the range of educational offerings at Seycove may be particularly at risk.

If NVSD's plans to replace Argyle and Handsworth are realized, all of the secondary schools in the west will be upgraded. This will leave Windsor and Seycove as the two remaining secondary schools to be upgraded. However, plans to upgrade Windsor and Seycove facilities may be difficult to justify with enrolments at low utilization levels.

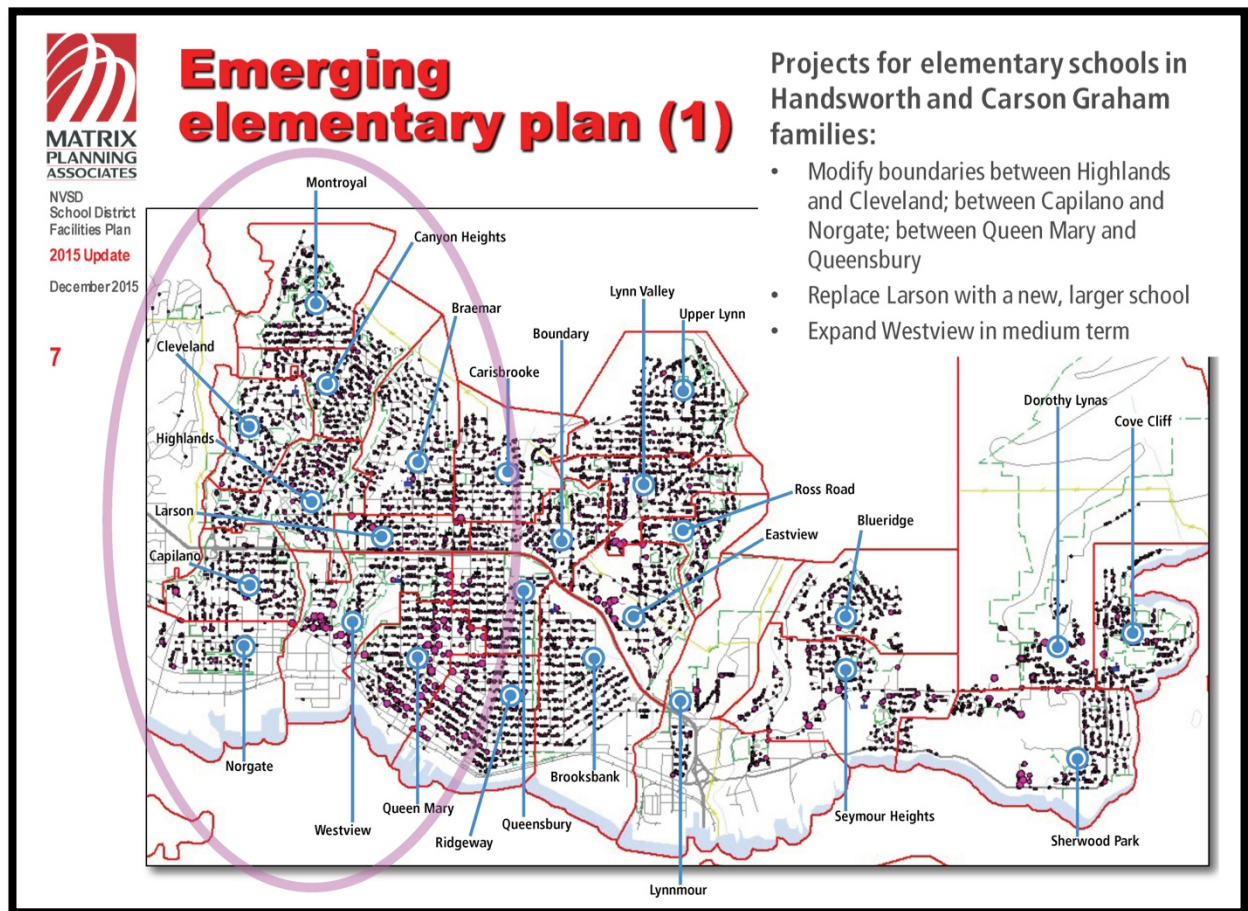
Alternatively, as outlined in both the 2007 and 2013 SDFP updates, one secondary school is a better fit for the east. If Windsor was redeveloped with an expanded capacity of 1,300 spaces (with the capacity to expand to 1,500 spaces), Windsor could meet the secondary needs in the east for at least 20 years, probably longer. In this scenario, proceeds from the sale of the Seycove property could help fund the renovation and expansion of Windsor.

This consolidation of Windsor and Seycove would result in full utilization for secondary schools in the east. This move, combined with the other improvements to western secondary schools, would mean that NVSD had five secondary schools with optimal capacities between 1,000 and 1,300.

Comments:

- The Emerging Secondary Plan formulated by MATRIX appears reasonable in response to changing enrolment patterns. The capacity of schools on the western side of the school district is reasonable at 1300 each, with future capacity of 1500.
- The opportunity to achieve schools size of 1300 at both Argyle and Handsworth through school replacements will help address enrolment growth being experienced within the Carson Graham catchment area.
- We acknowledge the strategic location of Mountainside Secondary for long-term enrolment needs and support its continued retention for potential future growth.
- The suggested change in assigning Carisbrooke Elementary to Argyle, rather than Carson Graham, will require further consideration. This change would be facilitated through the Ministry's approval of Argyle and Handsworth as full replacement school projects, with increased capacity.
- The School District acknowledges the educational and financial challenges associated with the continued operation of both Windsor and Seycove, based on projected enrolment and limited prospects for student population growth. The MATRIX strategy is reasonable from a facilities management and utilization perspective, but would be difficult to achieve over the short to medium term (5 to 10 years).
- The Ministry may support a longer-term consolidation of the facilities with one new school as the end of life cycle is approached (15 – 20 years).
- There will be a continued need to monitor enrolment patterns between Seycove and Windsor to determine the impact of low enrolment on the course offerings and educational opportunities for students.
- Additionally, there will be a need to monitor the potential growth in student enrolment from the planned developments in the District of North Vancouver in the Maplewood and Lynn Creek Town Centres.

EMERGING ELEMENTARY PLAN (1) Handsworth & Carson Graham families



MATRIX: The challenge with the four schools in the Handsworth family of elementary schools is to balance enrolment between the schools that are overcrowded (Highlands and Canyon Heights) with the schools that have spare capacity (Cleveland and Montroyal). NVSD would like to modify the catchment boundary between Highlands and Cleveland.

The result of proposed catchment area changes is that all four schools are fairly well utilized over the full planning horizon. The subtotal for the Handsworth group of elementary schools shows the 96% utilization of 2019 dipping to 90% in 2024, before rebounding to 91% in 2029.

In terms of capital projects, renovations are required for Cleveland and Montroyal as well as Canyon Heights. Highlands is in good condition. The previously called for addition to Highlands appears unnecessary at this time.

The emerging plan shows Carisbrooke as part of the Argyle family of schools instead of the Carson Graham family as currently. As a result, the emerging plan has six elementary schools in the Carson Graham family. Westview, Capilano and Queen Mary can look forward to becoming over-utilized. Norgate, on the other hand, is not only under-utilized, but also has enrolment levels that are well below optimal. The emerging plan calls for adjustments to the catchment boundaries: between Capilano and Norgate; and between Queen Mary and Queensbury.

The major capital project among the Carson Graham family of elementary schools is to replace Larson with a new school with a K-7 nominal capacity of 575.

The result of the above changes is that the Carson Graham elementary schools will become well utilized over the next decade. The subtotal for the Carson Graham group of elementary schools shows the 89% utilization of 2019, growing to 94% in 2024 and 96% in 2029.

The other major capital project that will be required in the medium term is to expand Westview by about three classrooms. In addition, renovations are required for Capilano, Norgate and Braemar. Queen Mary is a new facility.

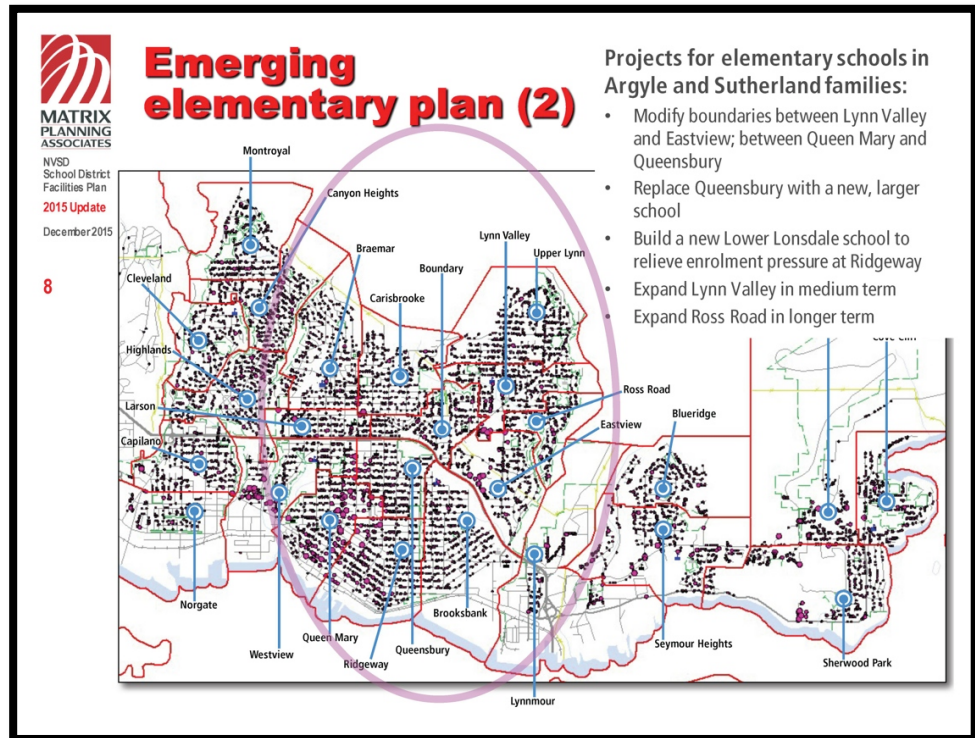
Comments:

- The emerging elementary plan for the Handsworth and Carson Graham families of schools developed by MATRIX appears reasonable, including the schools identified for renovations, expansions and replacements.
- Catchment area adjustments may help achieve improved balance in student enrolment for a number of schools, taking into account recent changes in housing and future planned developments. Our approach to catchment area changes is to implement these adjustments at the time of Kindergarten registration.
- New housing development along Marine Drive will provide an opportunity for increased enrolment at Norgate Elementary, thereby improving its capacity utilization. Increased capacity in the suggested amount at Westview is supported.
- As the suggested assignment of Carisbrooke to the Argyle family of schools will be dependent upon the requested replacement of Argyle Secondary, this will need to be given further consideration.
- A new, larger Larson Elementary school is supported in the School District's Capital Plan, acknowledging the need to remove portable classrooms, provide for increased capacity and improve the functionality of the building to support the learning environment.
- The City of North Vancouver Community Development Department support the replacement of Larson Elementary and identify numerous opportunities for consideration in the planning of a new facility including: community uses, childcare space (within the building, adjacent to the building, or on the site, as well as the potential for open grass fields, rather than gravel fields. New schools provide the opportunity for joint planning and partnerships to achieve mutual benefits.

EMERGING ELEMENTARY PLAN (2) Argyle and Sutherland families

MATRIX: We examined the potential of re-opening Fromme Elementary to address the excess enrolments at Lynn Valley and Ross Road, but found that enrolment at the new school would be in the range of about 160 students — not an optimal size. More significantly, Fromme is not the best location to serve the students from the growth areas in the Lynn Valley Town Centre.

Instead of re-opening Fromme, our plan calls for the expansion of Lynn Valley in the medium term. In addition, we suggest that Ross Road be replaced with a new, larger school in the longer term. The scale of expansion for Lynn Valley and the capacity of the Ross Road replacement should be coordinated. Provisionally, if Lynn Valley was expanded by four classrooms, Ross Road should be replaced with a 535 capacity school.



The emerging plan calls for the following adjustments to catchment area boundaries; all related to increasing enrolment at Eastview Elementary: between Lynn Valley and Eastview, Boundary and Eastview, and Ross Road and Eastview.

Queensbury, Brooksbank and, especially, Ridgeway are due to become over-utilized over the next few years. Eastview, on the other hand, would continue to be under-utilized unless some changes are made to the service delivery parameters of surrounding schools.

The most immediate major capital project in the Sutherland family of elementary schools is to replace Queensbury with a new school with a K-7 capacity of 450/60. The capacity of Queensbury can be increased by catchment area adjustments: between Queen Mary and Queensbury, and between Brooksbank and Queensbury.

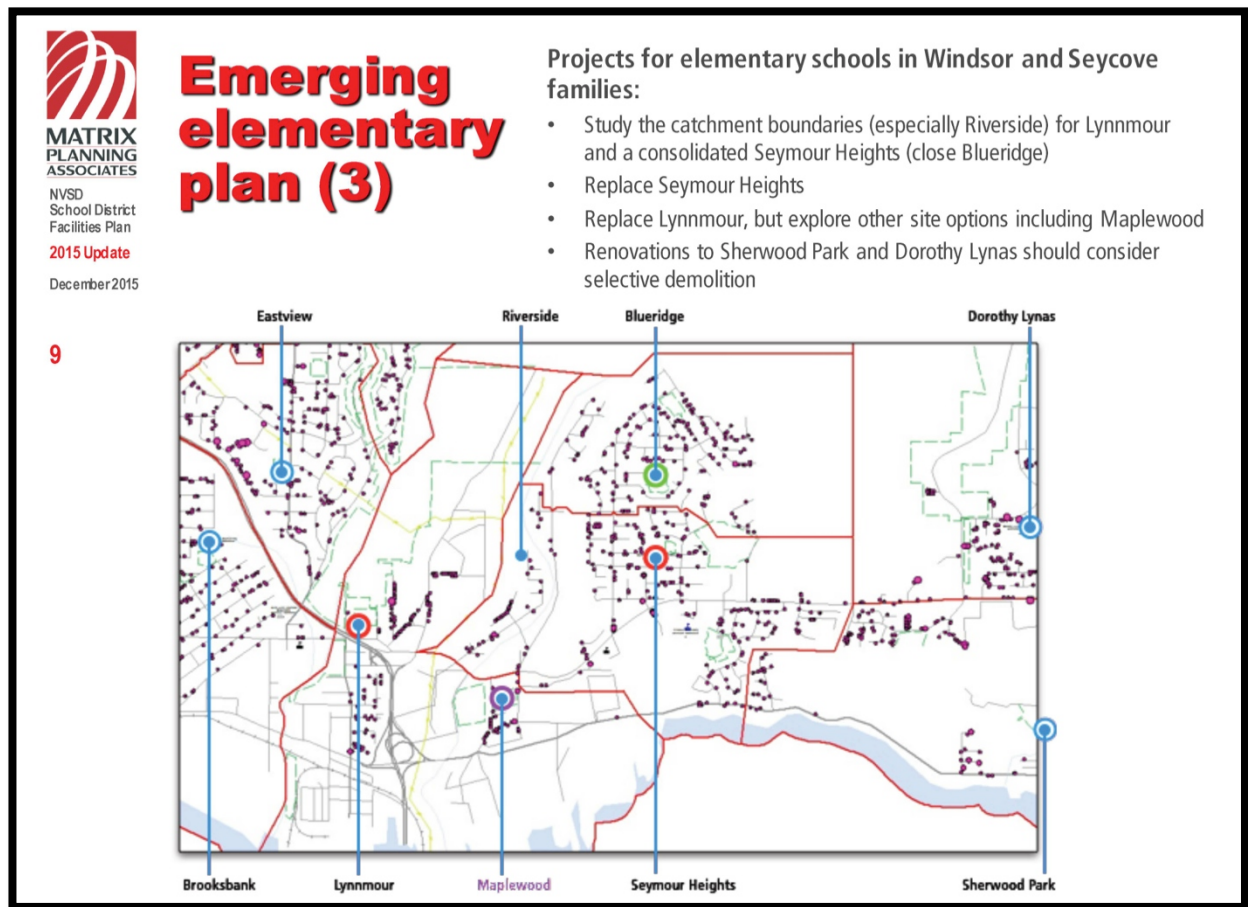
The other major capital project is the proposal to build a new K-7 Lower Lonsdale Elementary, and shift 200-290 students from Ridgeway to this new school. The possibility of a new school in this area has been discussed for some years as the number of people living in the Lower Lonsdale area continues to grow. Our analysis shows that a new school with an operational capacity of K-7 nominal capacity of 300 would be the most appropriate response to the anticipated need in the area. Plans for the school should include the capacity for expansion. Although the potential to use the existing Cloverley site should be explored, our initial

assessment is that a site to the southwest of Ridgeway would serve the students better. A partnership with the City of North Vancouver should be explored, and complementary service agencies could be part of a joint development.

Comments:

- The emerging elementary plan for the Argyle and Sutherland families of schools developed by MATRIX appears reasonable, including adjustments to the catchment areas to balance student enrolment over time, as well as the schools identified for expansion, replacement and future development.
- Catchment area adjustments may be possible to help improve balance in student enrolment for a number of schools, taking into account recent and future planned development. New housing development in Lynn Valley will provide an opportunity for increased enrolment at Eastview Elementary, thereby improving its capacity utilization.
- An expansion to Lynn Valley Elementary in the shorter term is supported, enabling the elimination of portable classrooms, while making use of the building design allowance for an expansion of four classrooms. The replacement of Ross Road Elementary with a larger school will serve to enable the elimination of portable classrooms, address current and future capacity requirements, and respond to the deficient building condition.
- A new, larger Queensbury Elementary school is fully supported in the School District's Capital Plan, acknowledging the need to increase the school's capacity to partially relieve enrolment pressures at neighbouring schools and allow for future growth.
- City staff has expressed support for the replacement of Queensbury, with comments similar to those expressed for the replacement of Larson Elementary.
- As a result of current student enrolment, future projected growth in the Ridgeway and Queen Mary catchment areas, and planned housing developments in the Lower Lonsdale and Moodyville areas in the City of North Vancouver, the School District supports the development of a future K-7 school in the Lower Lonsdale area.
- The potential development of a school in Lower Lonsdale aligns well with the City's Official Community Plan and is supported by City staff. The staff have expressed keen interest in working collaboratively for the identification of a potential site for the school. Additionally, there is strong interest in identifying potential partnership and co-location opportunities to develop a school with compatible community uses in mind.
- The School District will work in close collaboration with the City of North Vancouver to determine how best to address the anticipated need for a school in Lower Lonsdale / Moodyville area, while considering future enrolment growth, and opportunities for the co-location of community services within the school.

EMERGING ELEMENTARY PLAN (3) Windsor and Seycove families



MATRIX: If the three elementary schools in the Windsor family were left in place, there would continue to be a surplus in the order of 300 spaces and a utilization rate of around 70%. However, the emerging plan for the elementary schools in the Windsor family parallel NVSD's latest capital plan that calls for the proposed Seymour Heights replacement to facilitate the closure of Bluebridge. This proposal, along with the plan to replace Lynnmour, will result in full utilization for the remaining two Windsor elementary schools.

We call for a detailed study of the area served by Lynnmour, Bluebridge and Seymour Heights. This study should: define the catchment areas for the two remaining schools, with the objective of shifting more enrolment to Lynnmour; and identify the best site for a Lynnmour replacement, including consideration of the site of the former Maplewood Elementary.

Provisionally, we have concluded that: Seymour Heights should be replaced with a new school with a '425/60' nominal capacity. Lynnmour should be replaced with a new school with a '225/40' nominal capacity.

The baseline utilization shows Cove Cliff as over-utilized and the other two elementary schools under-utilized. As Sherwood Park as well as Cove Cliff and Dorothy Lynas are targeted for renovations, catchment areas may be adjusted between Cove Cliff and Sherwood Park. In addition, we suggest that the four-classroom north wing of Sherwood Park could be demolished as part of the plan to upgrade the facility.

With these changes, the Seycove elementary schools will become over 90% utilized with only Dorothy Lynas operating under capacity. In the case of Dorothy Lynas, we suggest that any plans to upgrade the school could include removal of the eight modular classrooms currently installed at that school.

Comments:

- The emerging elementary plan for the Windsor and Seycove families of schools developed by MATRIX appears reasonable, including consideration of catchment area adjustments to balance student enrolment between the schools.
- The replacement of Seymour Heights Elementary with the consolidation of Blueridge Elementary is consistent with the Board's Five-Year Capital Plan, identifying the replacement of Seymour Heights as the top priority project. Similarly, the replacement of Lynnmour Elementary is consistent with the Board's Capital Plan.
- We agree with the observations of MATRIX that the catchment areas in proximity to Seymour Heights, Blueridge and Lynnmour need to be carefully reviewed and planned in consultation with the District of North Vancouver. Changes in the recent Official Community Plan have identified significant housing developments in the Lynn Creek and Maplewood Town Centres that will have implications for the accommodation of the anticipated student enrolment in these areas.
- The District of North Vancouver planning department shares our perspective related to the need for in-depth discussions related to the Lynn Creek Town Centre and the Maplewood area with respect to the future replacement of Lynnmour School and future plans for Maplewood School.
- DNV staff also identified the need for careful review and monitoring of student yield factors in relation to schools on the School District's disposition list, particularly those in close proximity to Town and Village Centres.
- An additional challenge for consideration in this area of the School District is the transportation network and reasonable and safe access to schools. Further study in this area of the School District will be necessary to effectively plan for the future capacity and locations of the elementary schools.
- As MATRIX has indicated, minor catchment area adjustments may be possible to balance enrolment between Cove Cliff, Dorothy Lynas and Sherwood Park. While acknowledging that selective demolition may be possible at Sherwood Park in future, the modular building at Dorothy Lynas also provides options for the potential reduction in capacity between the schools, should this be warranted.

PRELIMINARY LIST OF CAPITAL PRIORITIES



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Preliminary list of capital priorities

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- Argyle - replacement
- Handsworth - replacement
- Seymour Heights – replacement (including Blueridge closure)
- Lynnmour - replacement
- Queensbury - replacement
- Larson - replacement
- Lower Lonsdale – new school
- Lynn Valley - addition
- Westview - addition
- Ross Road - replacement

MATRIX: Slide 10 presents a summary of the immediate major capital projects for NVSD. It may be possible that a detailed technical and cost study may conclude that it is better to renovate and expand each specific school rather than replace it with a new facility.

Comments:

- The preliminary list of capital priorities identified by MATRIX is consistent with the Board of Education's approved Five-Year Capital Plan submitted to the Ministry of Education.
- Staffs with the City of North Vancouver and the District of North Vancouver have indicated great interest in continued collaboration for the potential planning of replacement schools in the respective municipality.
- Both Argyle and Handsworth are approved Seismic projects from previous Capital Plans, so they no longer appear as requested projects.
- The Board of Education is continuing to proceed with its request for the full replacement of Argyle Secondary, rather than the approved seismic upgrade.

ADDITIONAL PLANNING OPPORTUNITIES

In addition to interest in the development of school buildings to potentially address community needs as well as school district requirements, staff with the City and the District of North Vancouver have also identified outdoor sport recreation, enhanced playgrounds and/or urban agriculture, and transportation improvements as areas for continued collaboration.

In the planning and design of new and replacement schools there are tremendous opportunities to consider the provision of supplemental recreational and play space, as well as playgrounds and gardens located within the school site. Where possible, it is desirable to jointly plan for the compatible use of school buildings and grounds to address both school and community needs.

Collaboration with the municipalities, the Recreation and Culture Commission and other community agencies will facilitate the identification of potential co-location and co-funding opportunities.

Transportation routes, circulation, and pedestrian safety will be important considerations for the development of new and replacement schools in North Vancouver. City and District of North Vancouver staffs express their interest and willingness to work in collaboration with the School District to carefully consider transportation planning in relation to future capital projects and to continue to work in collaboration to address existing issues and challenges.

CONCLUSION

The School District Facilities Plan (2015 Update) serves as support to the Board of Education's Five-Year Capital Plan. The priority projects identified within the Capital Plan are consistent with the findings of the School District's Capital Planning Committee and are collectively supported by the staff of the School District, the City of North Vancouver, and the District of North Vancouver.

While many areas of agreement are identified within the SDFP by school district and municipal staff, there are a number of areas where further examination and study will be necessary. The SDFP highlights specific opportunities for ongoing discussion and collaboration between the school district, the municipalities, the Recreation and Culture Commission, and other community agencies and partners.

In advance of the approval of Capital Projects by the Ministry of Education, the School District will continue to engage in collaborative discussions with our municipal and community partners to plan for the future benefit of our students and community.



CP2 - Five Year Capital Plan Summary

School District: 44 North Vancouver

Capital Plan Year: 2015/2016

Capital Plan Submission Date:

Unsubmitted

Existing Project Priority	School District No.	School District Reference No.	Project Title	Year One	Year Two	Year Three	Year Four	Year Five	Total Funding
1	116011	44019	REPLACE - SEYMOUR HEIGHTS ELEMENTARY REPLACE 1 WITH EXPANDED 60K / 425	\$0	\$0	\$14,926,807	\$0	\$0	\$14,926,807
2	114811	44016	REPLACE - QUEENSBURY ELEMENTARY REPLACE WITH EXPANDED 60K / 450	\$0	\$0	\$15,354,245	\$0	\$0	\$15,354,245
3	116875	44034	REPLACE - LARSON ELEMENTARY REPLACE WITH EXPANDED 60K / 500	\$0	\$0	\$16,547,743	\$0	\$0	\$16,547,743
4	113149	44046	REPLACE - LYNNMOUR COMMUNITY SCHOOL REPLACE WITH 40K / 225	\$0	\$0	\$0	\$11,162,434	\$0	\$11,162,434
5	N/A	5	NEW - LOWER LONSDALE ELEMENTARY LOWER LONSDALE ELEMENTARY 40K / 250	\$0	\$0	\$0	\$11,500,000	\$0	\$11,500,000
6	116871	44201	ADD - LYNN VALLEY ELEMENTARY 100 CAPACITY INCREASE	\$0	\$0	\$0	\$4,425,081	\$0	\$4,425,081
7	116870	44211	ADD - HIGHLANDS ELEMENTARY 100 CAPACITY INCREASE	\$0	\$0	\$0	\$4,317,900	\$0	\$4,317,900
8	116869	44209	ADD - WESTVIEW ELEMENTARY 100 CAPACITY INCREASE	\$0	\$0	\$0	\$3,958,443	\$0	\$3,958,443

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9	116874	44008	ADD - CAPILANO ELEMENTARY INCREASE CAPACITY AND RENOVATE EXISTING SCHOOL	\$0	\$0	\$0	\$8,512,926	\$0	\$8,512,926
10	116575	44020	SPS - MOUNTAINSIDE SECONDARY SCHOOL SEISMIC UPGRADE - RATED H3	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000
11	N/A	11	REPLACE - ROSS ROAD ELEMENTARY REPLACE WITH EXPANDED 60K / 475	\$0	\$0	\$0	\$0	\$14,500,000	\$14,500,000
12	N/A	13	REPLACE - BROOKSBANK ELEMENTARY SCHOOL REPLACE WITH EXPANDED 60K / 400	\$0	\$0	\$0	\$0	\$14,578,654	\$14,578,654
13	113428	44026	RENO - WINDSOR SECONDARY UPGRADE TO PORTION OF EXISTING 1960'S FACILITY	\$0	\$0	\$0	\$0	\$6,506,861	\$6,506,861
14	113139	44027	RENO - CLEVELAND ELEMENTARY UPGRADE THE ORIGINAL 1960'S FACILITY	\$0	\$0	\$0	\$0	\$4,750,310	\$4,750,310
15	113050	44032	RENO - SHERWOOD PARK ELEMENTARY RENOVATION OF ORIGINAL PORTION OF THE FACILITY	\$0	\$0	\$0	\$0	\$2,926,834	\$2,926,834
16	113997	44013	RENO - NORSGATE COMMUNITY ELEMENTARY UPDATE OF 1950'S FACILITY	\$0	\$0	\$0	\$0	\$1,839,418	\$1,839,418



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17	113051	44031	RENO - MONTROYAL ELEMENTARY RENOVATION OF ORIGINAL PORTION OF FACILITY	\$0	\$0	\$0	\$0	\$2,881,214	\$2,881,214
18	112021	44014	RENO - CANYON HEIGHTS ELEMENTARY UPGRADE EXISTING FACILITY	\$0	\$0	\$0	\$0	\$3,462,464	\$3,462,464
19	113969	44023	RENO - CARISBROOKE ELEMENTARY RENOVATION OF 1950S SCHOOL	\$0	\$0	\$0	\$0	\$2,387,585	\$2,387,585
20	114883	44043	RENO - BOUNDARY COMMUNITY ELEMENTARY UPGRADE EXISTING FACILITY	\$0	\$0	\$0	\$0	\$2,532,167	\$2,532,167
21	113140	44021	RENO - UPPER LYNN ELEMENTARY UPGRADE ORIGINAL 1950'S PORTION OF THE FACILITY	\$0	\$0	\$0	\$0	\$2,639,309	\$2,639,309
22	113138	44017	RENO - EASTVIEW ELEMENTARY UPGRADE ORIGINAL PORTIONS OF THE FACILITY.	\$0	\$0	\$0	\$0	\$2,879,164	\$2,879,164
23	113129	44024	RENO - BRAEMAR ELEMENTARY RENOVATION OF ORIGINAL PORTION OF FACILITY	\$0	\$0	\$0	\$0	\$2,953,769	\$2,953,769
24	116578	44049	RENO - COVE CLIFF ELEMENTARY UPGRADE EXISTING FACILITY	\$0	\$0	\$0	\$0	\$2,620,000	\$2,620,000



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25	116577	44048	RENO - DOROTHY LYNAS ELEMENTARY UPGRADE EXISTING FACILITY	\$0	\$0	\$0	\$0	\$2,620,000	\$2,620,000
26	114886	44047	RENO - SEYCOVE SECONDARY COMMUNITY SCHOOL UPGRADE EXISTING FACILITY	\$0	\$0	\$0	\$0	\$5,593,483	\$5,593,483
Total:				\$0	\$0	\$46,828,795	\$48,876,784	\$75,671,232	\$171,376,811