

October 29, 2015

Lesley Ballman  
Regional Director, Capital Planning  
Ministry of Education  
5th Floor, 620 Superior Street  
Victoria BC V8V 1V2

Dear Lesley:

Re: Request update on surplus properties in North Vancouver School District

On behalf of the Board of Education, I am pleased to respond to your letter of August 11, 2015, requesting an update on our surplus properties.

We appreciate the Province's acknowledgment that the Board of Education has worked diligently to identify a land use strategy that meets the needs of the School District and provides strong fiscal management of its assets. We concur that a positive and collaborative relationship has been formed between the Ministry of Education and the School District. It is certainly our hope to maintain a strong working relationship as we move forward.

In 2012, our Board embarked upon the Land Learning and Livability process and identified eleven properties as surplus to long-term public education needs. Each site was carefully considered through a community consultation process and subsequently identified to be either: retained and leased, sold, or held for future study and consideration. The Land Learning and Livability process was a proactive approach to the School District's land assets and demographic changes. Many of the components of the process align closely with the RAEG program initiatives. To date, the following has been accomplished:

#### Long-term Lease

Five properties have been leased for periods of up to ten years (less a day), with terms ending in 2020 through 2024, including: Westover (2020), Maplewood (2020), Fromme (2021), Lonsdale Creek Annex (2023) and Plymouth (2024).

#### Disposition

Four properties were identified for sale to enable the repayment of the \$6.2 million in debt by December 2015, as well as to finance the cost differential between the seismic upgrade and full replacement of Argyle Secondary.

- The proceeds from the Ridgeway Annex sale will be received by November 20, 2015, contributing \$5.1 Million to the repayment of the debt. The balance of \$1.1 Million will come from the 2014/15 year-end appropriated surplus.



- The Keith Lynn and Monterey properties were sold in August 2014 and June 2015, respectively, generating a total of \$11.38 Million, targeted towards the full replacement of Argyle Secondary.
- A conditional Purchase and Sales Agreement for \$2.4 Million is in place for a parcel of land on the Braemar Elementary site. The developer is currently working through the rezoning and OCP amendment process in order to remove the conditions and complete the sale by March 31, 2016. Proceeds from this surplus land parcel are targeted towards the full replacement of Argyle Secondary.

#### Held for Future Study and Consideration

Three properties are identified as surplus, but require further action or study.

- The Blueridge Elementary school closure bylaw was passed in 2010 and was identified for closure upon the replacement of Seymour Heights Elementary school. The School District's 2015/16 Capital Plan identifies the replacement of Seymour Heights as the top priority.
- The Cloverley and Lucas sites involved a significant public consultation process from January 2014 through May 2014. The purpose of this consultation was to undertake an early exploration and identification of community concerns and issues, as well as develop feasible redevelopment concepts that could be achieved through a lease, sale, or a combination of opportunities. The Board acknowledged community feedback and, in February 2015, requested the City of North Vancouver Council to remove the Special Study Area designations on these two sites in their draft OCP. Notably, our 2015/16 Capital Plan identifies the need for a new school in the Lower Lonsdale area that would site an elementary school in a geographic location best suited to the area of enrolment growth. The Cloverley site will be given due consideration for its suitability to address the anticipated growth in the Lower Lonsdale and Moodyville areas.

There are many factors that will need to be given careful consideration as we continue to move forward. Our Board seeks to arrange a tripartite meeting between the Ministry of Education, the respective North Vancouver municipalities, and the School District to discuss the future school district and community needs and opportunities. It is the Board's belief that working alongside our partners will provide better use of resources for all parties and the community.

Finally, we seek to understand the Province's plan for capital funding of our schools. Although resources have been identified for contribution toward funding the conversion of a seismic project to a full replacement project for Argyle school, we are concerned about the funding of replacement schools in the future. The ability of the Board to contribute capital through land sales is limited and must be acknowledged by the Ministry. During our consultation processes, our community expressed concerns related to the sale of school lands and viewed the process as a very short-sighted approach to addressing long-term capital requirements. It is our expectation that future replacement schools will be fully funded by the Ministry through the capital program.



Thank you for this opportunity to share our successes and our plans with you. We look forward to arranging a meeting with you and our respective municipal partners.

Yours truly,  
NORTH VANCOUVER  
SCHOOL DISTRICT

A handwritten signature in black ink that reads 'Cgerlach'.

Cyndi Gerlach  
Chair

Enclosure Land, Learning and Livability Community Consultation Update (October 2015)

cc Board of Education, School District No. 44 (North Vancouver)  
John Lewis, Superintendent  
Georgia Allison, Secretary Treasurer  
Shanna Mason, Assistant Deputy Minister, Ministry of Education  
Nicole Pharand-Fraser, Director, Construction & Routine Capital, Ministry of Education  
Catherine Du Bois, Manager, Real Estate Partnerships, Ministry of Technology, Innovation and  
Citizen Services