



## Land Management Summary Report

NVSD conducted a land management survey from April 25 to May 31, 2012 to collect input from the community to inform decision-making regarding the School District's 11 surplus properties. This document summarizes feedback and key themes received from nearly 375 respondents.

### **Q1. Properties that interest respondents most:**

- |                              |                              |
|------------------------------|------------------------------|
| 1. Lucas Centre (175)        | 7. Keith Lynn School (73)    |
| 2. Maplewood School (104)    | 8. Lonsdale Creek Annex (72) |
| 3. Fromme (99)               | 9. Westover School (72)      |
| 4. Blueridge Elementary (84) | 10. Cloverley School (67)    |
| 5. Plymouth School (82)      | 11. Monterey School (56)     |
| 6. Ridgeway Annex (74)       |                              |

### **Q2. Concerns shared by respondents:**

*The number one concern expressed by respondents is that NVSD will sell valued property in the community and the properties might be used in ways that are not suitable for the area. Examples of unacceptable uses include: multi-family housing and any use(s) that increase traffic in residential neighbourhoods, or that do not provide a benefit to the community. Respondents were partial to uses that benefit the community: rec centres, daycares, etc. A second key concern expressed by respondents is the loss of playing fields and parks.*

1. Selling school land assets that may be needed in future
2. Multi-family dwellings
3. Retain ownership and arrange long-term leases to generate revenue
4. Empty buildings that cost the school district money
5. Loss of playing fields, parks, playgrounds
6. Land being re-zoned & used in ways not suited for area
7. School sizes larger in the future
8. Concern about decisions already made
9. Support for kids in public schools with disabilities
10. Loss of students to West Van due to perception of better programming
11. Increased traffic
12. Short-term thinking
13. Future population growth

### **Q3. Opportunities and ideas shared by respondents:**

*Respondents shared some ideas and opportunities for the School District's surplus properties. First and foremost, they suggest keeping the properties 'school-zoned' and maintaining as a field, park or multi-use property that house a rec centre, daycare and other programs & services that supports students and reflects the needs of the community. Respondents also suggested uses outside of education (listed below). In addition, they suggested selling a portion of the land so that funds could be used for educational programs and services.*

1. Sell a portion of the land; keep rest
2. Use funds for programs & services
3. Multi-use property: rec centre, fields, adult learning
4. Consider affordable housing
5. Keep 'school-zoning'



6. Develop junior high school(s)
7. Create satellite sites for District programs (fine arts, dance centre, etc)
8. Explore 99-year leases
9. Cap University
10. Local businesses
11. Tseil Waututh redevelopment
12. Maintain as park
13. Anything that supports the students that are here today/ tomorrow and reflects our community needs
14. Land swap: use proceeds to increase other parcel size(s)
15. Other examples of ideas:
  - Run specialty programs for teens with special needs
  - Retreat/camp
  - Conference center

**Q4. Recommendations for how NVSD might engage with stakeholders regarding land management initiatives:**

*Respondents favoured a variety of communication tools, with most preferring online mechanisms such as email updates, electronic FAQ, a microsite, online surveys, social media, webinars, and video. Respondents that attended the Open House prefer events. A number of respondents suggested smaller group talks and neighborhood meetings. Regular newspaper articles and ads in the community papers was also suggested by respondents as a way to keep the community informed.*

**Q5. Respondents' overall understanding of the NVSD land management endeavours:**

- 27% have a good to excellent understanding
- 73% have a fair to minimal level of understanding

**Q6. Information that would be helpful for respondents to better understand the Board's land management processes and planning include:**

1) **NVSD plans or ideas for the properties** – Respondents want to know NVSD's land management goals, decisions to date, criteria, options under consideration, and potential impacts of various courses of action. They want to know which sites are "on the chopping block", why it would make sense to sell, what land use processes must NVSD follow to change rezoning, future projections of current and future student-age population, details on future plans, and a better idea of City/District plans for development in surrounding areas.

2) **Budget information** – Respondents would like to have a better understanding of financials, costs & revenues, how will sales benefit students, how will NVSD spend proceeds, how much money NVSD makes with leases, how much NVSD loses with empty buildings or maintaining old buildings, which land is most valuable, what revenue-generating options have been considered, NVSD's costs.

3) **Consultation process** – Respondents want to be clear about where NVSD is at in the land management consultation process, what future opportunities exist for citizens to participate in this process, decision-making timing, who NVSD is talking to, and whether NVSD is talking to the key stakeholders (City and District, etc). In addition, respondents requested honest and forthcoming information that includes timelines and regular updates.

**Q7. The survey asked participants if they have any questions about NVSD land management initiatives.**

*NVSD received a wide range of questions and key themes reflected are similar to the themes identified in Q6: 1) NVSD property plans; 2) NVSD budget information; 3) Consultation/engagement process. NVSD*



*received approximately 60+ questions, which have been reviewed, answered, posted online and distributed at events and via email to news update subscribers. To view them, please refer to the FAQ online or handout.*

**Q8. Additional input respondents wished to share with NVSD:**

Following are some themes that surfaced in the survey:

- School lands are very important community resources that were provided by the community and should be maintained within the community, for the community's benefit.
- Long-term planning and thinking is required; take your time making decisions and explore all viable options because once we lose this property, we can never get it back.
- Don't sell – maintain the properties and convert some of them into revenue-generating properties. A related comment is: don't sell everything; if you must, sell some, keep the rest.
- Maintain a high level of transparency, as mistrust is rampant. At the same token, many respondents expressed trust for NVSD's decision making abilities: "we trust that you are doing your job well and that you'll make the right decisions, just be transparent and open and tell us what your plans are."
- Consider track replacements and keeping properties as parks.

**Q9: Respondents who attended or did not attend the April 25 Open House:**

- 9% of survey respondents attended the Open House.
- 91% of survey respondents did not attend the Open House.

**Q10: Respondents who have a child or children in school:**

- 81% of respondents have a child or children in school.
- 19% of respondents do not have a child or children in school.

*Demographics:*

Top respondent neighborhoods in order are: Lynn Valley (Upper, Lower); Lonsdale (Lower, Central, Upper); Blueridge; Pemberton Heights; Boulevard; and Seymour/Deep Cove/Pemberton Height (Tied).

- 24% from City of Vancouver
- 72% from District of North Vancouver