



# **Mackenzie Interchange Land Purchase and Sale Proposal**

**Presentation to  
GVSD Committee of the Whole**

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# Background

- The intersection of McKenzie Avenue and the Trans-Canada Highway (TCH) has been identified by the Ministry of Transportation and Infrastructure (MOTI) as a priority road construction project for the Province of B.C.
- The Province of B.C. and the Government of Canada has approved an investment of \$85 million for a new highway interchange that borders on two of our District schools (Spectrum and Marigold).
- As part of this process, the MOTI has approached the Greater Victoria School District (GVSD) to participate in this project through the purchase and sale of specific school lands to allow for the construction of the selected interchange option.

# Consultation Process to Date

- GVSD Facilities Staff have participated since Day One as a member of the McKenzie Interchange Working Group – attending multiple information and planning sessions with affected stakeholders
- MOTI Staff have held three (3) Public Open Houses on the McKenzie Interchange for the General Public
- All project information has been made available to the public on a McKenzie Interchange website
- McKenzie Interchange information specific to GVSD has been presented to the Board on a number of occasions over the past year
- MOTI and GVSD Staff held a District specific Open House and discussion in May 2016 for the parents of Marigold and Spectrum Schools
- This evenings meeting continues the GVSD Consultation process

# What we heard specific to our Schools?

Through the public consultation process, staff has heard the following concerns from the various stakeholders:

1. Loss of lands for school use, especially play spaces
2. Loss of valuable and in some cases rare trees, plants and landscaping along back of schools and the plan for their replacement
3. Safety - related to the relocation of the Pedestrian Bridge further east along the Trans-Canada Highway
4. Safety - related to the children having to navigate a further 300m along the mixed use Galloping Goose
5. Noise - with highway being closer to schools
6. Parking Issues:
  - At south end of new Pedestrian Bridge
  - Drop off area for parents at Marigold
7. Amenity spaces - what will be replaced as result of loss to schools incl play spaces, green spaces, outdoor classroom, and entrances

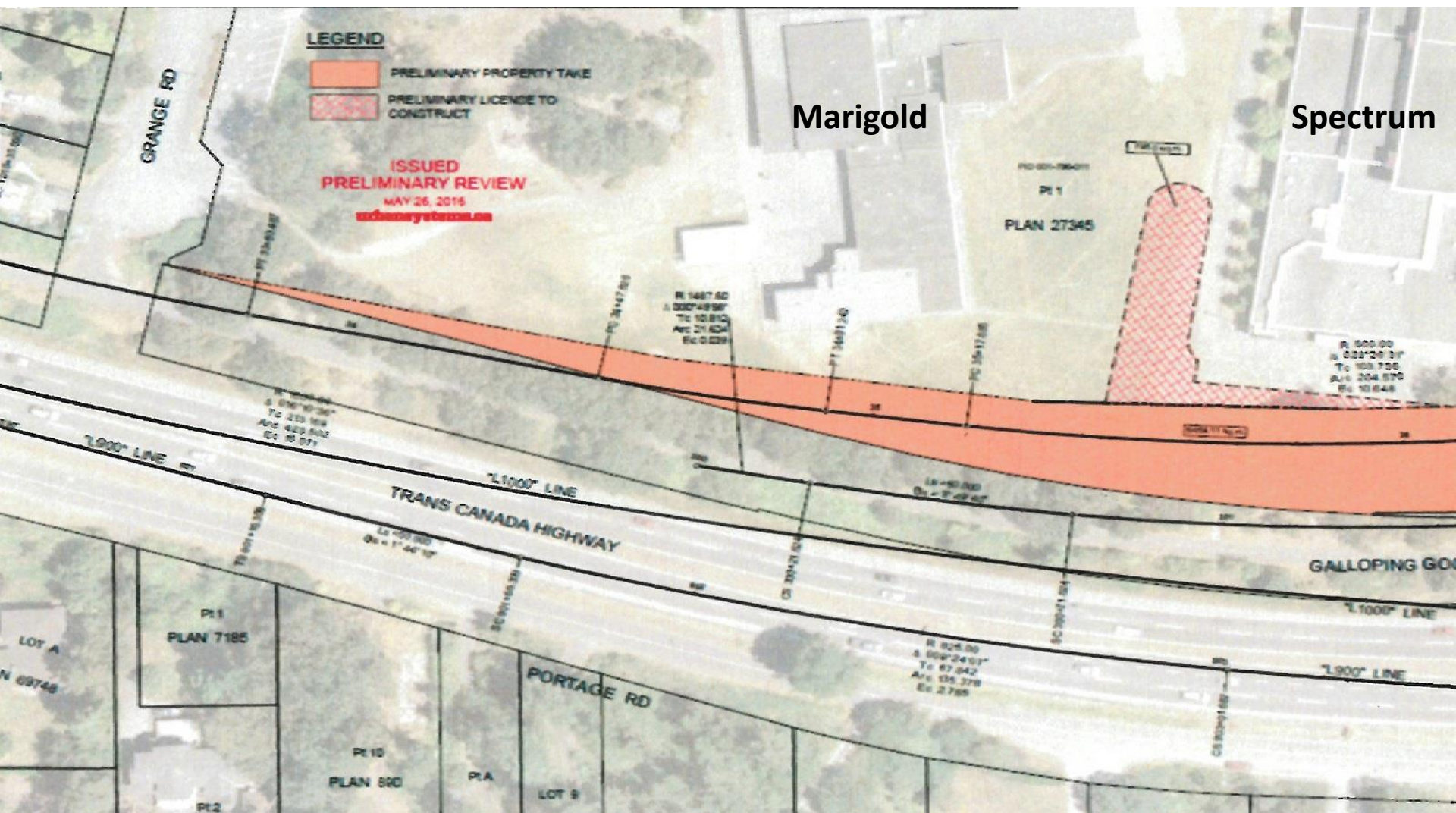
# MOTI Offer to GVSD

## Sale and Purchase of School District Land

- The Ministry provided a draft Partial Taking of Land Appraisal for the affected GVSD lands back in May 2016;
- Staff met with MOTI staff to discuss the purchase and sale of the lands and their value to the GVSD to try to find an acceptable value
- A formal purchase price was received from MOTI, for the GVSD affected lands, in June 2016 and is as follows:
  - A full and final purchase price of **\$1.1 M** for the **1.349 acres** of land that border both Marigold and Spectrum schools as highlighted in the following slide



# Land Required



# Project Team Offer – Additional Amenities/Safety Upgrades

MOTI has also provided a Letter of Assurance that the MOTI project team will complete the following items during the construction of the Interchange :

- Acoustic Wall
  - New sound walls will be installed throughout the project area based on criteria outlined in the *2014 Policy for Assessing and Mitigating Noise Impacts from New and Upgraded Numbered Highway* (the policy) published by MOTI.
  - The exact locations of these walls will be determined during the detailed design phase.
- Lighting
  - New pathway lighting will be installed along the Galloping Goose Trail from the new school entrance up to and across both pedestrian overpasses.
- Safety
  - The Galloping Goose Trail will be built with additional width in the areas between the schools and the bus stops to make it a safer area for pedestrians and cyclists.
  - The final line painting on the trail will be determined in consultation with the Capital Regional District (CRD) who maintains the trail during the detailed design phase.
- Landscaping
  - MOTI will provide a lump sum amount of **\$150,000** to the GVSD to design and construct fencing, landscaping, and replanting of trees and shrubs on school property.

# Staff Recommendations

Staff recommends that :

- Land – that the Sale and Purchase Price of \$1.1M for the lands be accepted subject to the approval of the Ministry of Education
- Letter of Assurance – that GVSD:
  - Accept the offer made in the Letter of Assurance from the MOTI Project Team; and
  - that a final recommendation on the allocation of the landscape funds included in the MOTI Letter of Assurance be the subject of additional consultation and a final decision be deferred to a later date





Questions?

# Background

(Continued)

This area in Saanich was identified as having an immediate need for remediation for the following reasons:

- **Safety**

- ICBC collision data from 2006 to 2010 shows that 302 collisions were reported at the McKenzie intersection;
- Rear-end collisions make up 75% of all crashes and are typical of intersections with stop-start congestion;
- The intersection has a collision rate almost three times the Provincial average; and
- Pedestrians and cyclists are at risk.

- **Congestion**

- The number one traffic bottleneck on Vancouver Island;
- Rush hour is continuing to grow; and
- Long queues of traffic on municipal roads, as well as the TCH.

- **Reliability**

- Unpredictable travel times affect commuters and transit users; and
- Unreliable travel times affects transit service levels and operating costs