



VIC HIGH LAND USE

Concerns for the future

Scott Fox
Sept 19, 2019

Outcomes of this presentation

- The proposed future state does not meet Ministry of Education Area Standards for site size
- Victoria High lands are **not surplus** – there is an **academic need** to retain them for current and future educational purposes
- There is a need for the School District to honour its commitment to continue to engage through public consultation on this matter

Evidence based approach

The presentation is broken into 5 parts:

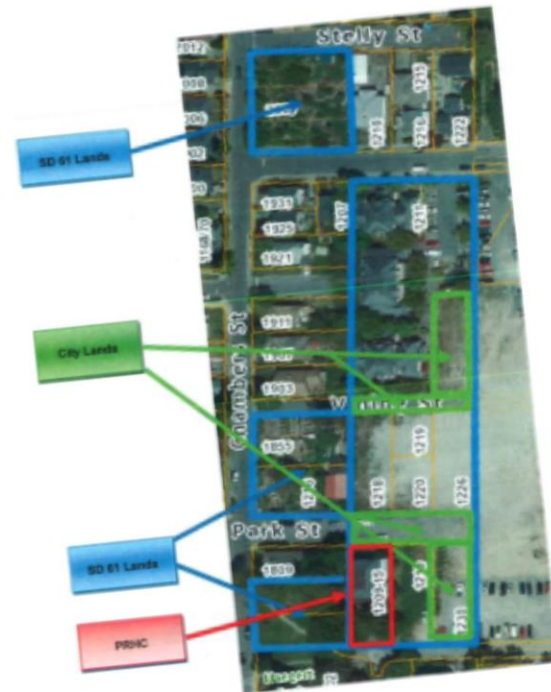
- Lands discussion
- Ministry Education Area Standards
- Population Metrics analysis
- SD61 Community Engagement on Matter
- Conclusions

1.0

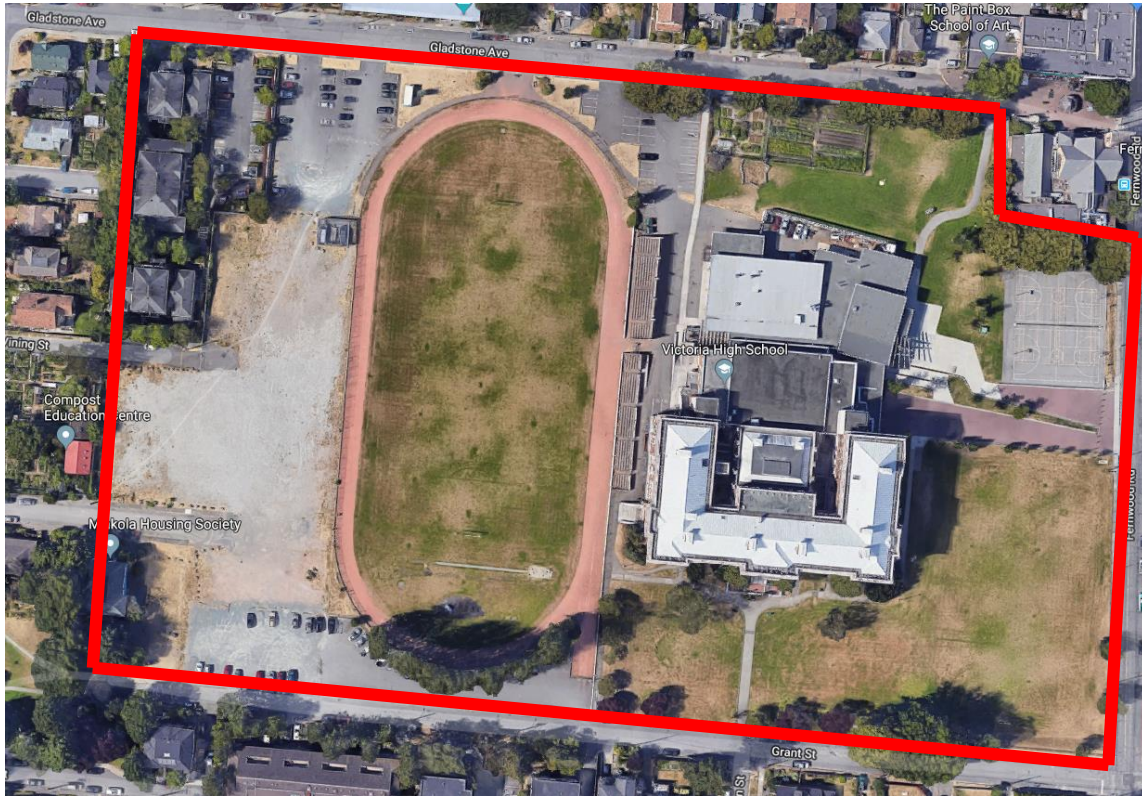
Proposed Victoria High School Contiguous Land Site

Letter of Intent (LOI)

- SD61 transfer ownership to the City of Victoria
 - Composte Center, Haegart Park, and Spring Ridge Commons
- City of Victoria transfer to the SD61
 - Two lots and two road closures
- BC Housing transfers Tonto Rosette to SD61
- SD61 becomes soles owner of the development parcel
- SD61 leases the development parcel to the CRHC for a 60 year lease term
- Approved by City of Victoria's Council and SD61 Board and Trustees in September 2018



Victoria High Land Site After Proposed Land Transfer



- The current total combination of contiguous and non-contiguous lands at Victoria High is 15.12 acres (6.25 ha)

At left:

- The proposed contiguous site after land transfer remaining under SD61 ownership is ~13.73 acres (5.56 ha)

Sources:

Current site data: SD61 Long Term Facilities Plan

Future state data: approximated based on google map measurements

Victoria High Land Site After Proposed Land Transfer & CRHC Lease



- The proposed CRHC leased site is 2.14 ac (0.86 ha)

13.73 acres (5.56 ha)
– 2.14 acres (0.86 ha)

= 11.59 acres (4.69 ha)
available school land
for use in the next 60 years

Student-to-Land Ratio For SD61 Schools

Proposed Future State Vic High

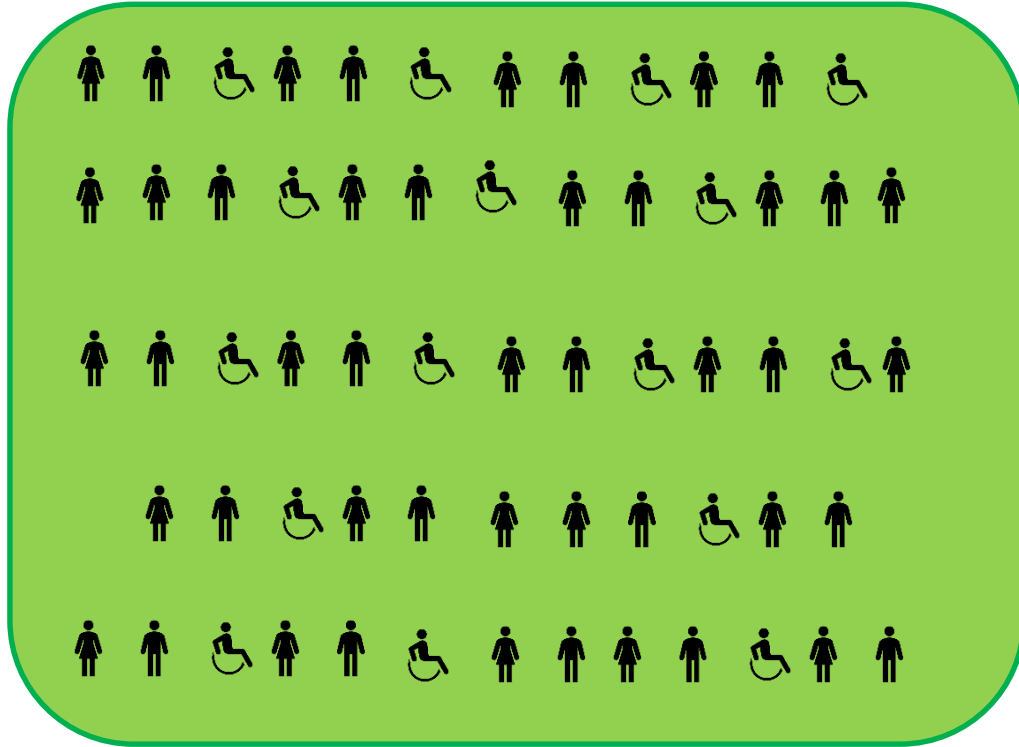
School	Land (Acres)	Nominal Capacity	Students per Acre Land Ratio
Victoria High School	11.59	1000	86.0
Mt. Doug Secondary	15.46	775	50.1
Reynolds Secondary	16.37	950	58.0
Spectrum & Marigold	25.1	1410	56.2
Oak Bay High School	18.21	1300	71.4
Esquimalt Secondary	13.01	950	73.0
Lambrick Park Secondary	10.3	725	70.4

Proposed Future State Vic High:

- 3rd highest high school population
- 2nd lowest land size of high schools
- Least amount of land per student

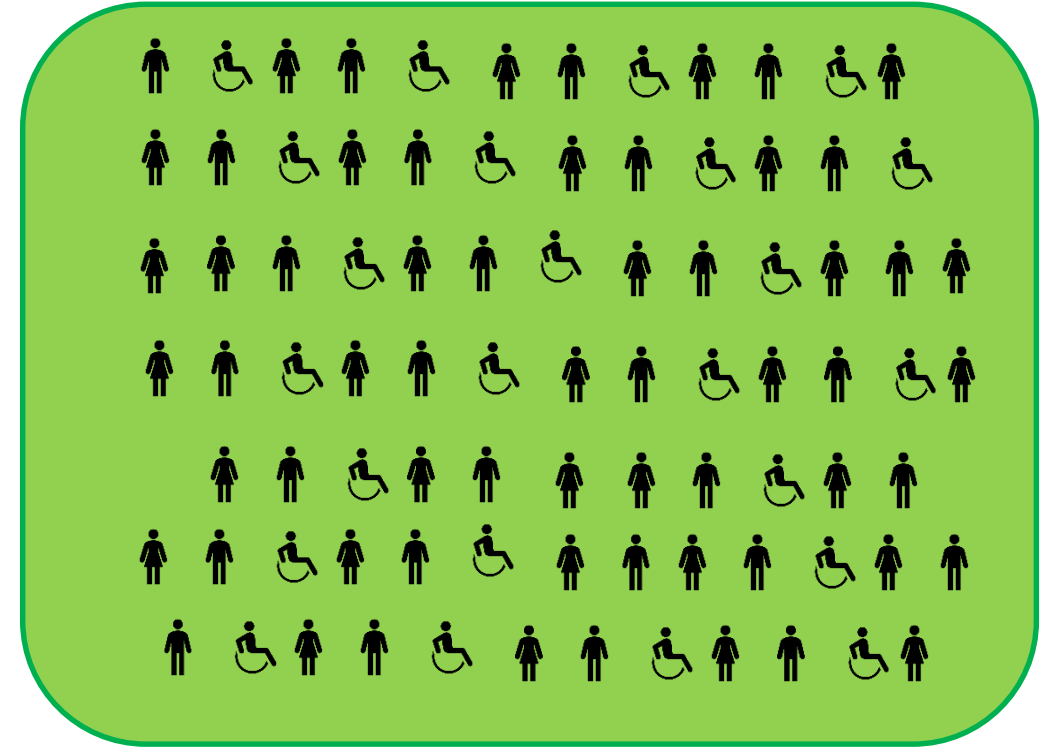
Student-to-Land Ratio

SD61 High School Student vs Proposed Vic High Student



SD61 High School Average

**62 students
per acre**



Vic High Proposed Future State

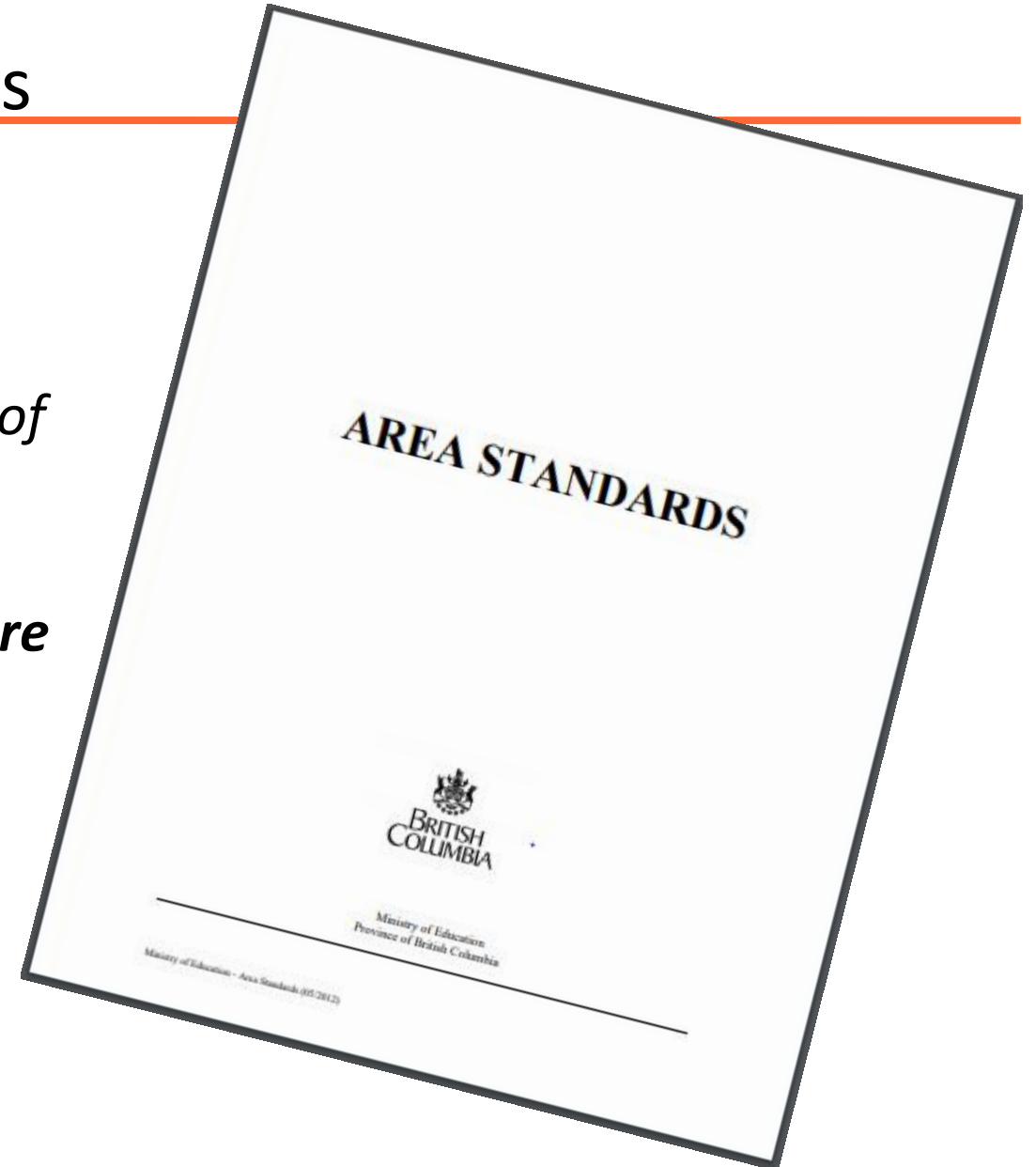
**86 students
per acre**

2.0

Ministry of Education Area Standards

*“The Ministry of Education Area Standards prescribes areas and other standards established by the Ministry of Education for space in elementary, middle and secondary schools. **These standards apply to all facilities that are to be either newly constructed or enlarged.**”*

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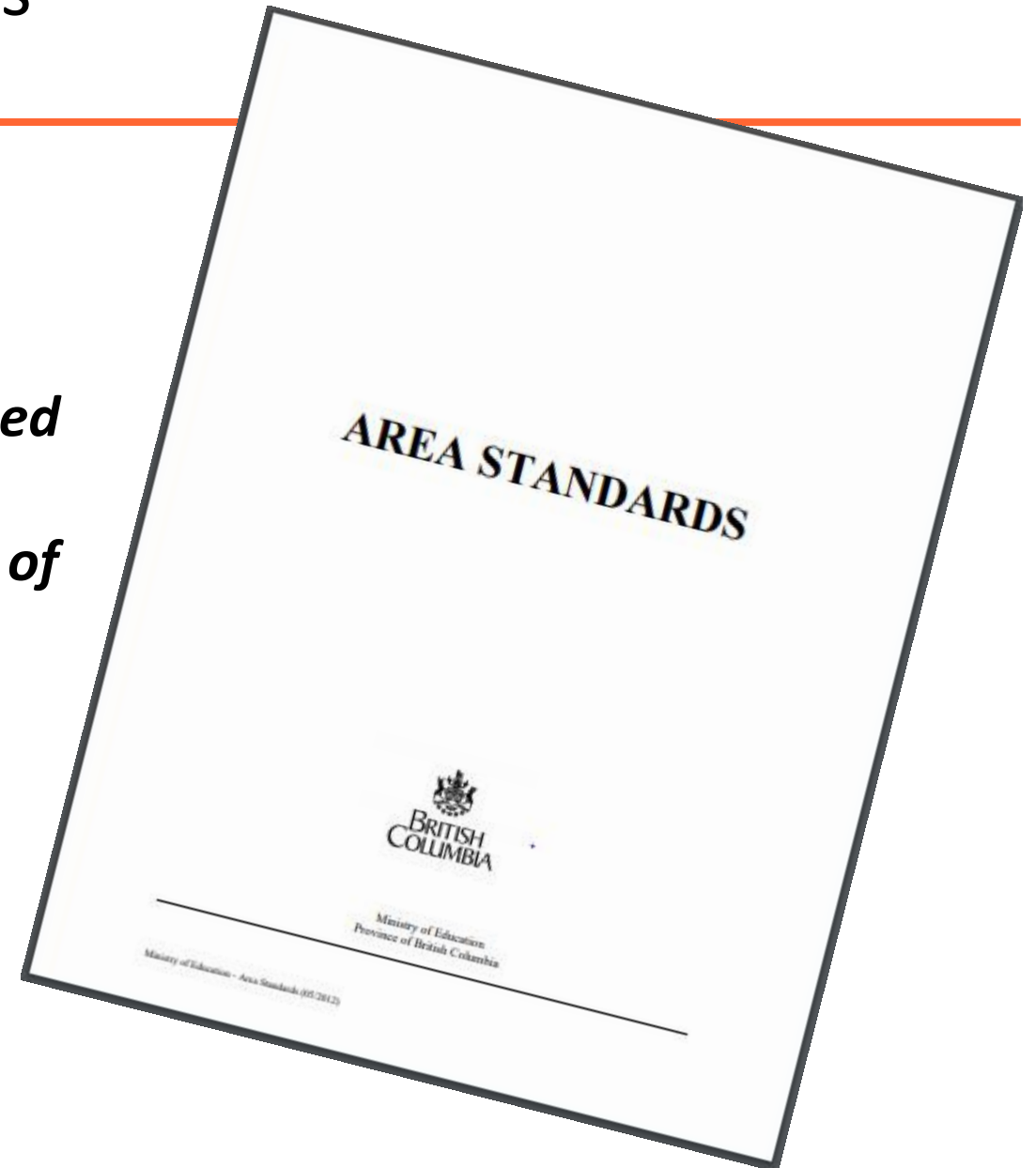
Link:

<https://www2.gov.bc.ca/assets/gov/education/administration/resource-management/capital-planning/areastandards.pdf>

Ministry of Education Area Standards Lands and Playground Space

“The required site area should be based on a reasonable estimate of the eventual maximum nominal capacity of the school”

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Link:

<https://www2.gov.bc.ca/assets/gov/education/administration/resource-management/capital-planning/areastandards.pdf>

Ministry of Education Area Standards

Standard vs Proposed Future State

Area Standards		Proposed Future State: Vic High
Nominal Capacity	Total Land	
800	4.5 ha	
850	4.6 ha	
900	4.7 ha	
950	4.9 ha	
1000	5.0 ha	
1100	5.3 ha	
1200	5.6 ha	

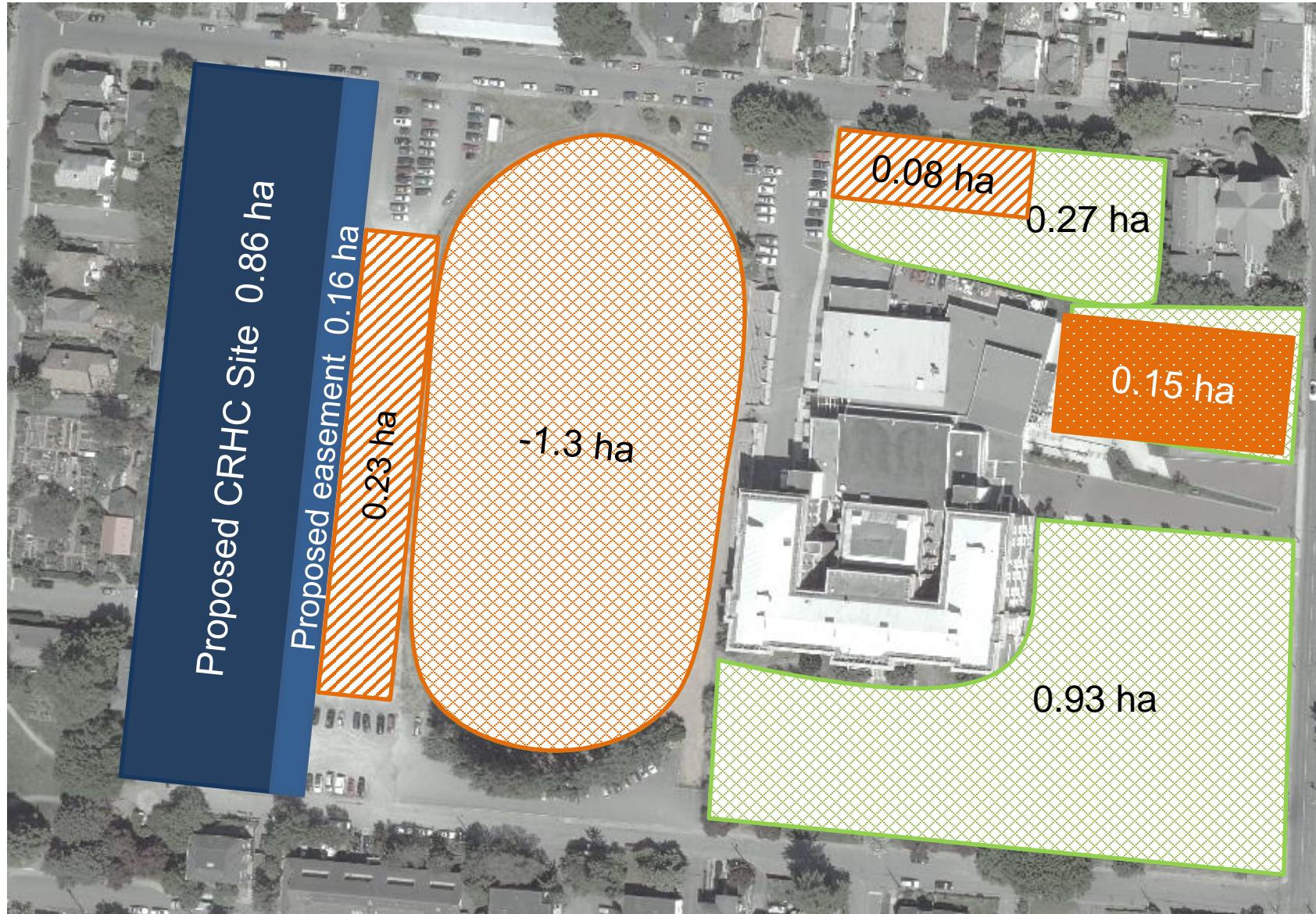
4.69 ha

Standard →

**The proposed space does not meet
Ministry of Education Area Standards**

Victoria High School

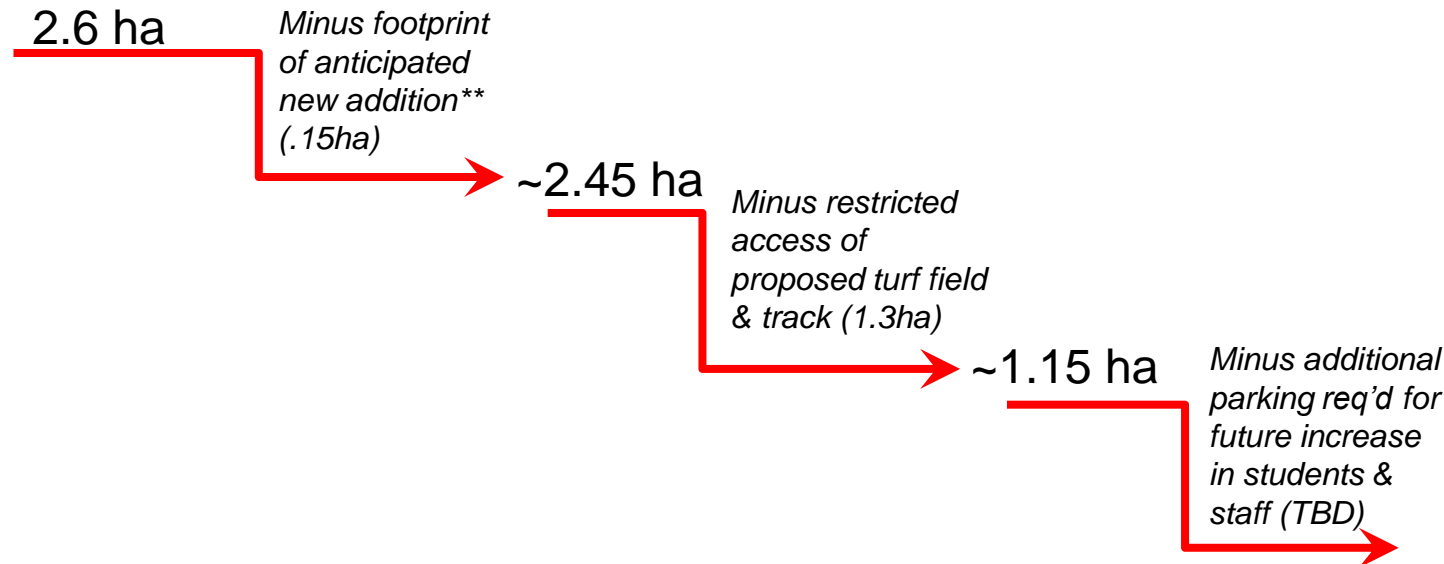
Proposed Available Activity Space



Ministry Education Area Standards

Ministry Standards versus Vic High Scenarios

Area Standards		Vic High
Nominal Capacity	Total Activity Space	Proposed activity space
600-1000	2.0 ha	2.7 ha
1100-1500	3.0 ha	2.6 ha*
1600-2000	4.0 ha	*excluding gardens

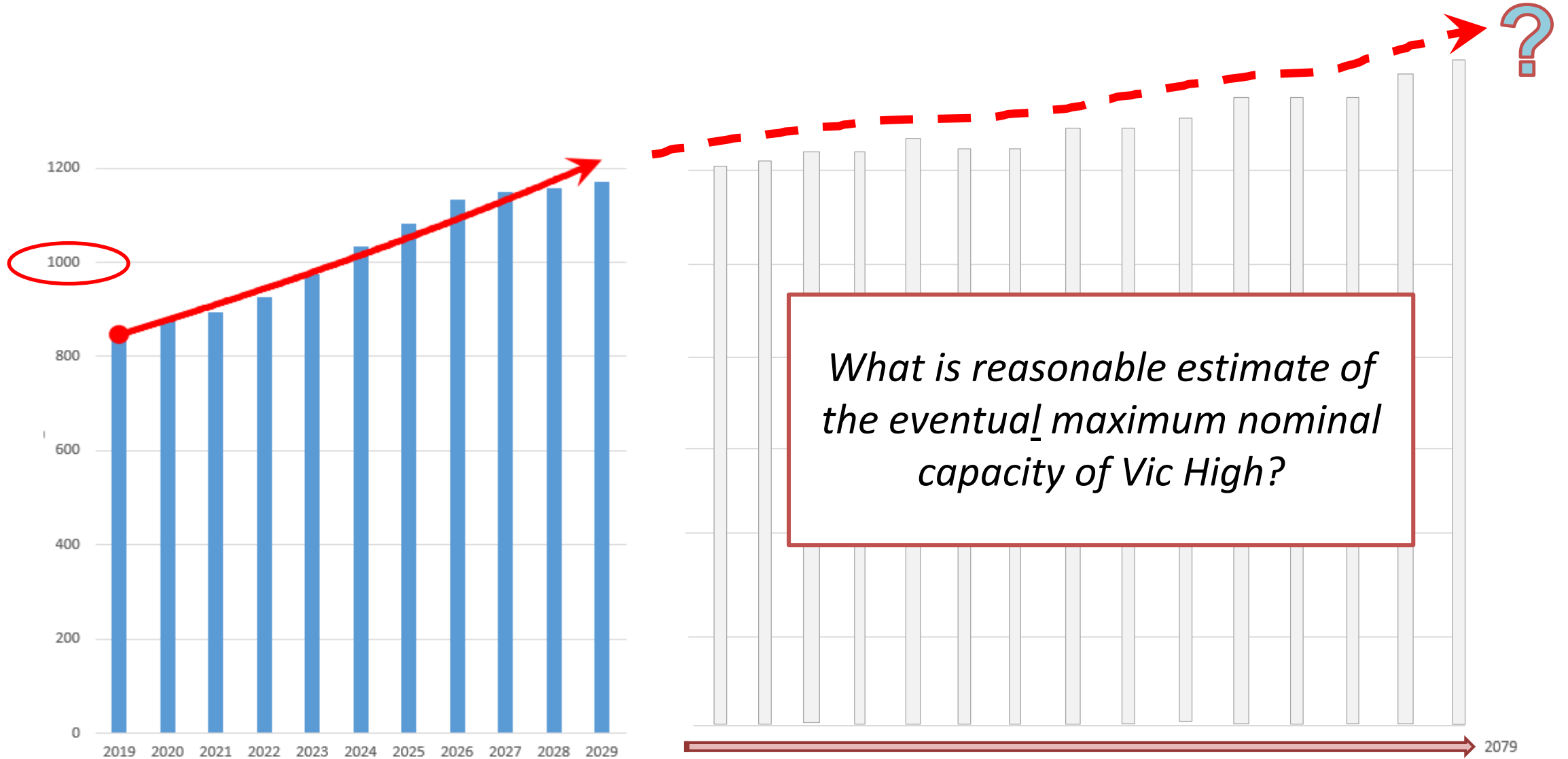


**~<1.15 ha does not meet
Ministry of Education
Area Standards
for Activity Space**

** NLC size based on SD61 board meeting minutes June 25, 2018

3.0 Population Metrics

Vic High Projected Student Enrollment



4.0

SD61 Community Engagement on Matter

- The only SD public consultation June 20, 2019
 - Many attendees – **no public support for the proposal**
 - SD unable to answer questions related finances
 - Feedback from session was captured and to be reported to the School Board Trustees
 - **no consultation feedback made available to public**
- Commitment made by SD to have additional consultations as key information could not be presented
 - No further public consultations have been made

5.0

Conclusions

- The proposed site size (overall land and available activity space) after disposition of lands and execution of lease to CRHC do not meet Ministry of Education Area Standards for a school of 1000
- Victoria High lands are **not surplus** – there is an **academic need** to retain them for current and future educational purposes
- There is a need for the School District to honour its commitment to continue to engage through public consultation on this matter

Supplemental Information

Links

SD61 Long Term Facilities Plan

https://www.sd61.bc.ca/wp-content/uploads/sites/91/2018/11/GVSD61_LongTermFacilitiesPlan_20181113.pdf

SD61 Boundary Map 2020/21

<https://www.arcgis.com/apps/View/index.html?appid=60050c28663d4f7bbae82922c695369d>

SD61 Population Estimates

<https://www.sd61.bc.ca/wp-content/uploads/sites/91/2019/01/All-School-Level-Projections.pdf>

Vic High Seismic Project Update June, 2018 (p

<https://www.sd61.bc.ca/wp-content/uploads/sites/91/2018/06/June-25-2018-Regular-Agenda-and-Attachments.pdf>

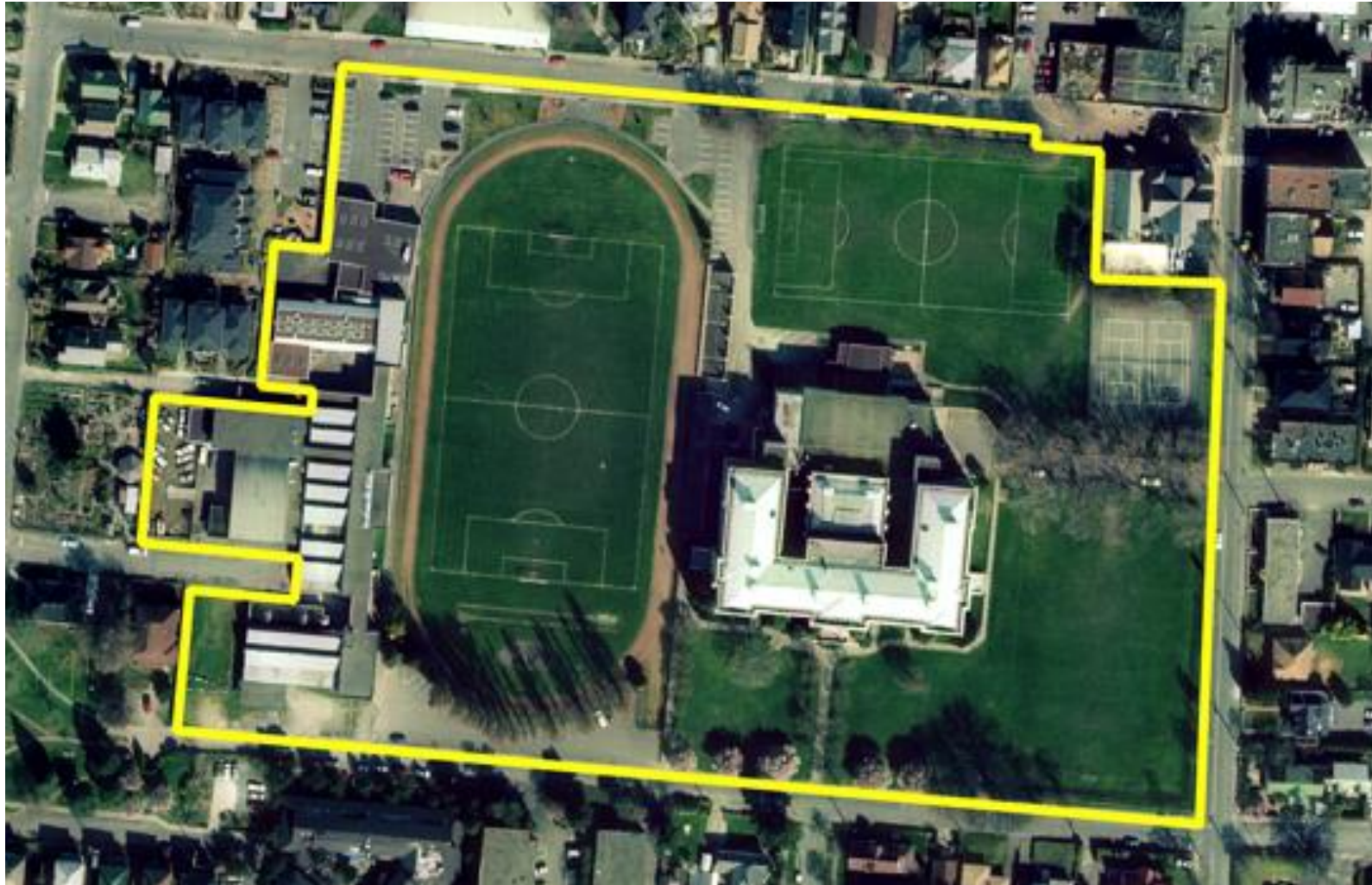
Ministry of Education Area Standards

<https://www2.gov.bc.ca/assets/gov/education/administration/resource-management/capital-planning/areastandards.pdf>

Fairey Technical Building Contractors (ma be useful for building size estimates)

<https://www.hdrinc.com/ca/portfolio/victoria-high-renovation-fairey-technical-building>

Victoria High School 2001



Impact to Students & Community

- Students will make their own playgrounds even if schools will not
- Mental and physical health benefits
- It is a place to learn life skills
- Outdoor activity space can have a profound emotional impact
 - opens the door to imagination
 - provides sense of security
- Outdoor activity space is not strictly for the school's students
 - enormous value as open spaces for the community

“Public schools, which provide some of the same functions as neighbourhood and community parks, are under the greatest threat of change and potential loss of open space.”



Population and Land Size by Location

Source: SD61 Long Term Facilities Plan

Current Population & Land Size by Location

School	Land (Acres)	Nominal Capacity	Operational Capacity
Victoria High School	15.12	800	800
Mt. Doug Secondary	15.46	775	950
Reynolds Secondary	16.37	950	1100
Spectrum & Marigold	25.1	1410	1483
Oak Bay High School	18.21	1300	1300
Esquimalt Secondary School	13.01	950	950
Lambrick Park Secondary	10.3	725	750
Total	113.57	6910	7533

Proposed future state population & school lands Vic High

School	Land (Acres)	Nominal Capacity	Operational Capacity
Victoria High School*	11.59	1000	1000

Turf Field Restrictions

means less unrestricted activity space

Prohibited:

- Beverages other than water in plastic bottles
- Food, gum, candy or nuts
- Bikes, rollerblades or scooters
- Muddy shoes
- Pets

“All use of Synthetic Turf Field must be approved by and scheduled with School District 61 by any organized team group.”



Population

“We anticipate that with the growth in the core area of Victoria and changing nature of urban living as seen by the number of families in downtown Vancouver that students will need to be served near downtown.”

Mark Walsh

SD61 Secretary Treasurer

June 25, 2018

Population

- Victoria is not a struggling mill town
- Movement toward increased population density in the core and in residential areas
- All population projections for Victoria indicate increases in the foreseeable future (mid 2040's)
- Land zoning, development & populations are out of the SD's control – **its current controlled lands are**



Closing Thoughts

- Land is in short supply
- The land is vital for Vic High
- The land is not surplus and should not be disposed of

