



VIC HIGH LAND USE

Concerns for the future

Scott Fox
Chris Grieve
Sept 23, 2019

Evidence-based Approach

The presentation is broken into 6 parts:

1. Background
2. Land Discussion
3. Ministry of Education Area Standards
4. Projected Enrolment at Vic High
5. Lands & Activity Space Shortfall
6. Conclusions

1. Background

Proposed Vic 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



SD61 Community Engagement

School District policy requires the District to engage in public consultation to demonstrate:

- reasons for sale of the property
- ~~use of proceeds of disposal~~
- projected enrolment in the District
- ~~impact on District Education programs~~
- ~~impact on community use of buildings~~

Therefore further public consultations on the proposed disposal of surplus lands at Vic High are required in order to fulfill SD61 obligations.

Source

- <https://www.sd61.bc.ca/our-district/documents/name/regulation-7110-disposal-of-real-property/>
- <https://www.sd61.bc.ca/news-events/community/vic-high-planning-for-the-future/victoria-high-lands-use-faq/>

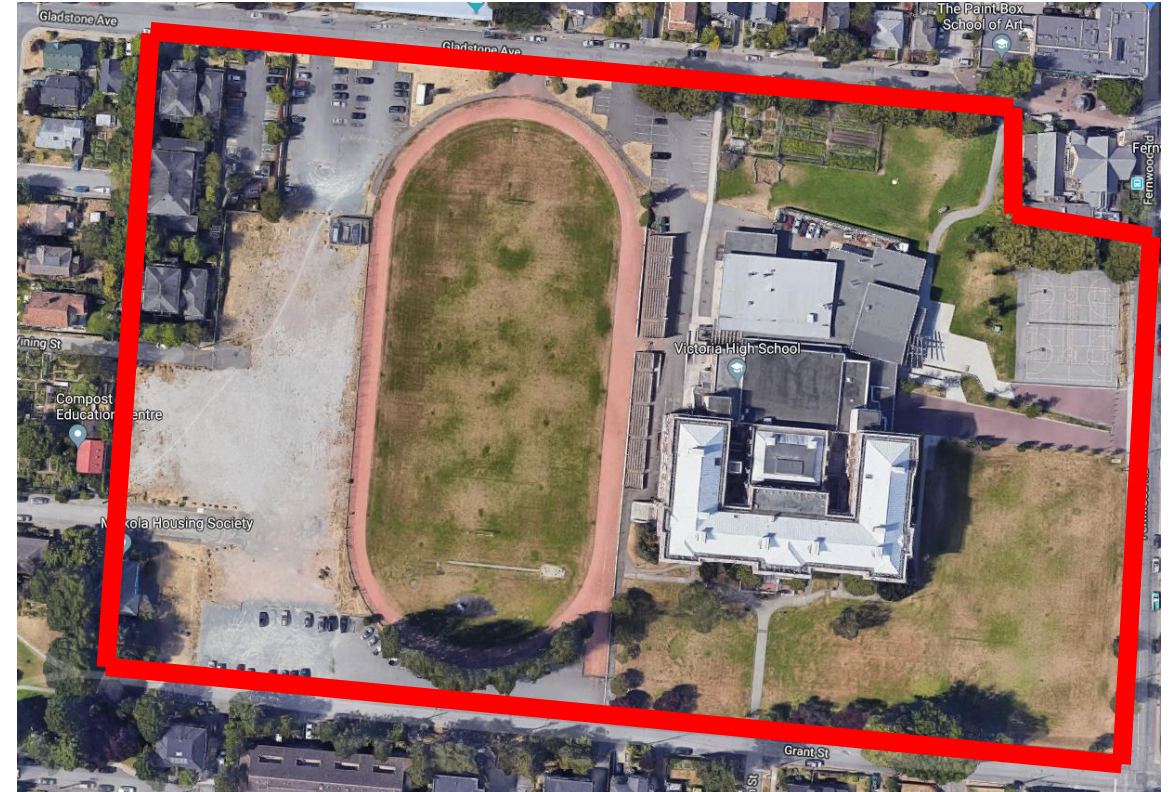
2. Land Discussion

Vic High Land Site After Proposed Land Transfer

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

At right:

- 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

Vic High Land Site After Proposed Land Transfer & CRHC Lease

- The proposed CRHC leased site is 2.14 acres (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 over the next 60 years



Student-to-Land Ratio For SD61 Schools

Proposed Future State at Vic High

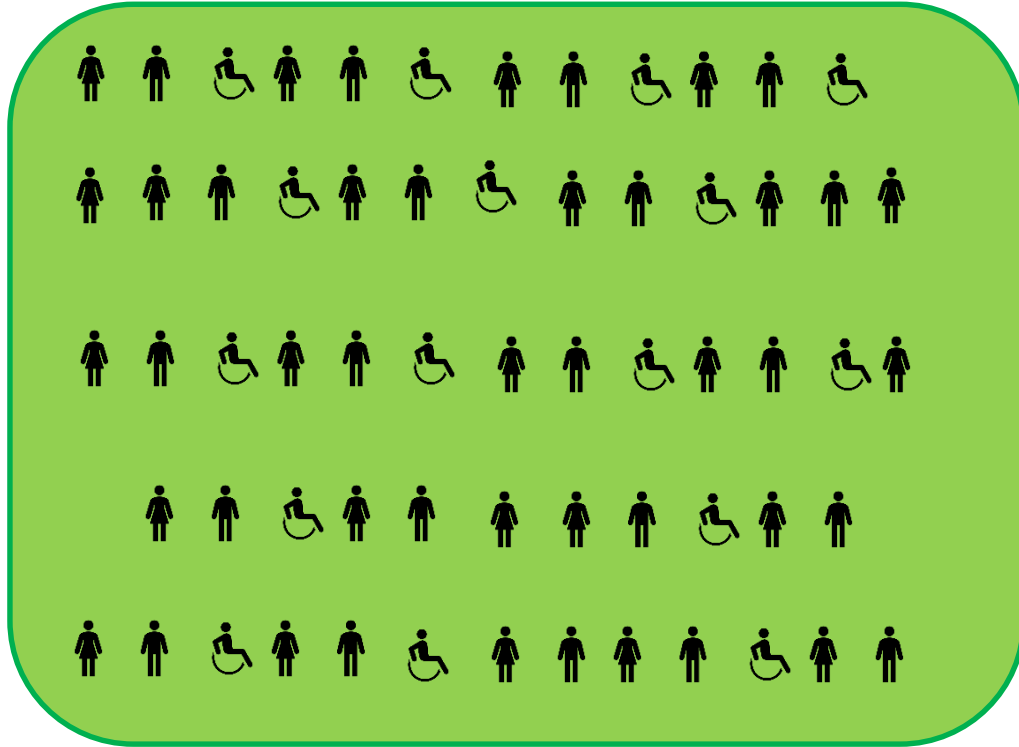
School	Land (acres)	Nominal Capacity	Students per Acre Land Ratio
Victoria High School	11.59	1000	86.0
Mt. Doug Secondary	15.46	775	50.1
Reynolds Secondary	16.37	950	58.0
Spectrum & Marigold	25.1	1410	56.2
Oak Bay High School	18.21	1300	71.4
Esquimalt Secondary	13.01	950	73.0
Lambrick Park Secondary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

Proposed Future State at Vic High:

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

Student-to-Land Ratio

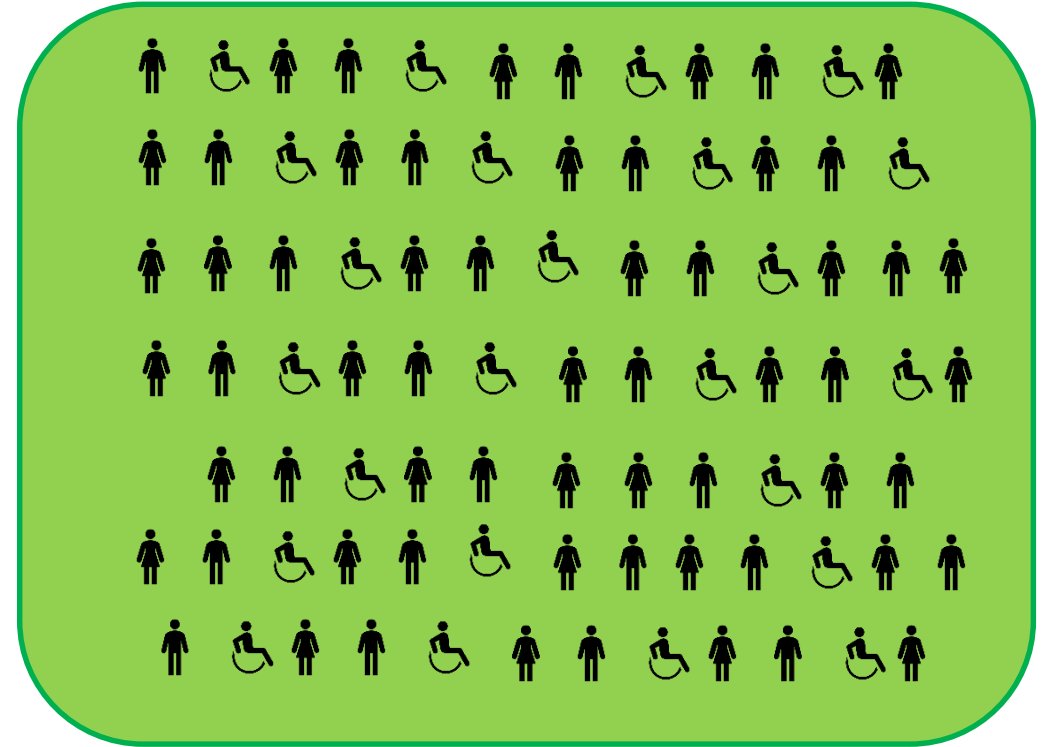
SD61 High School Student vs Proposed Vic High Student



SD61 High School Average

**62 students
per acre**

**38%
More
Land!**



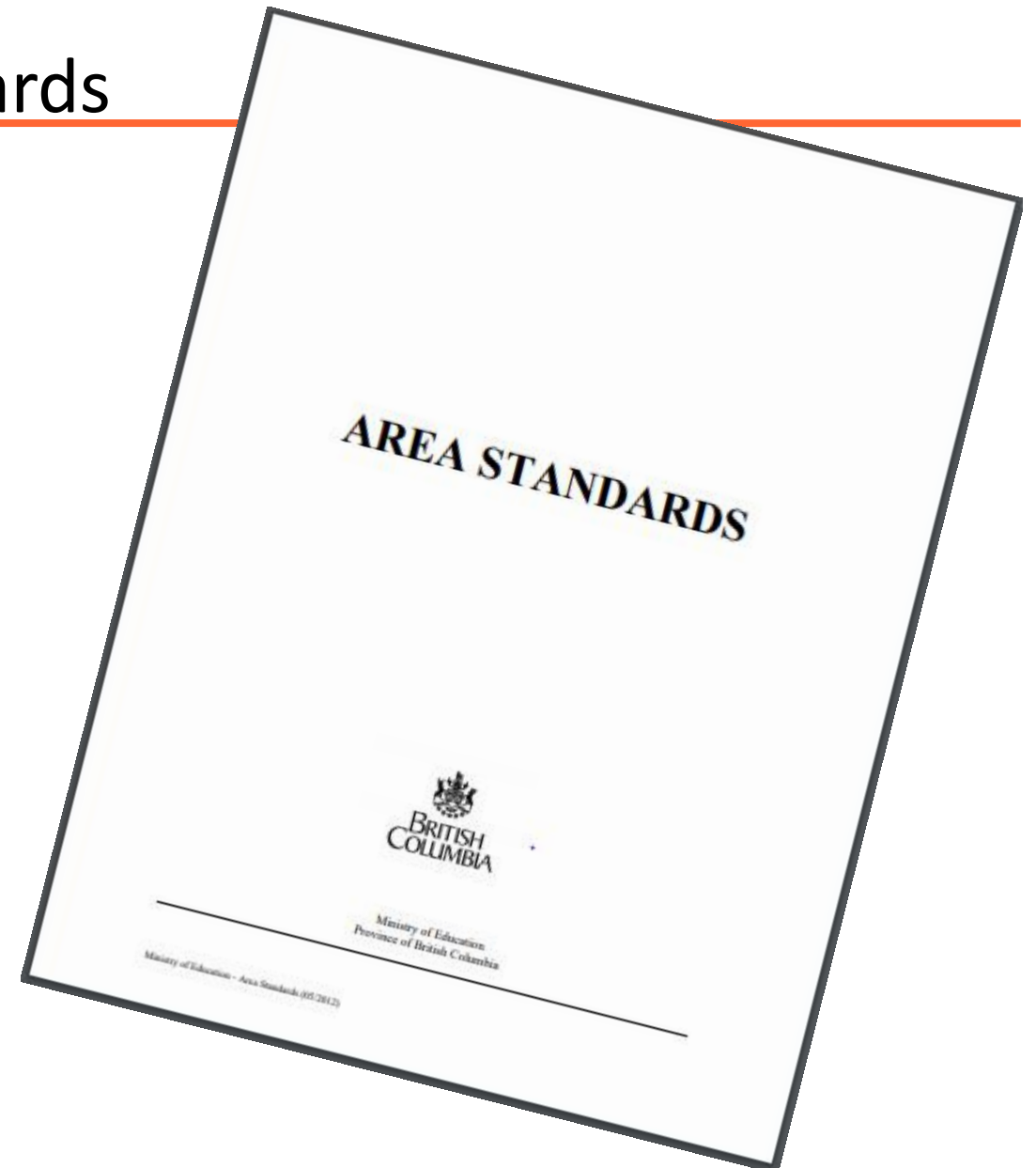
Vic High Proposed Future State

**86 students
per acre**

3. Ministry of Education Area Standards

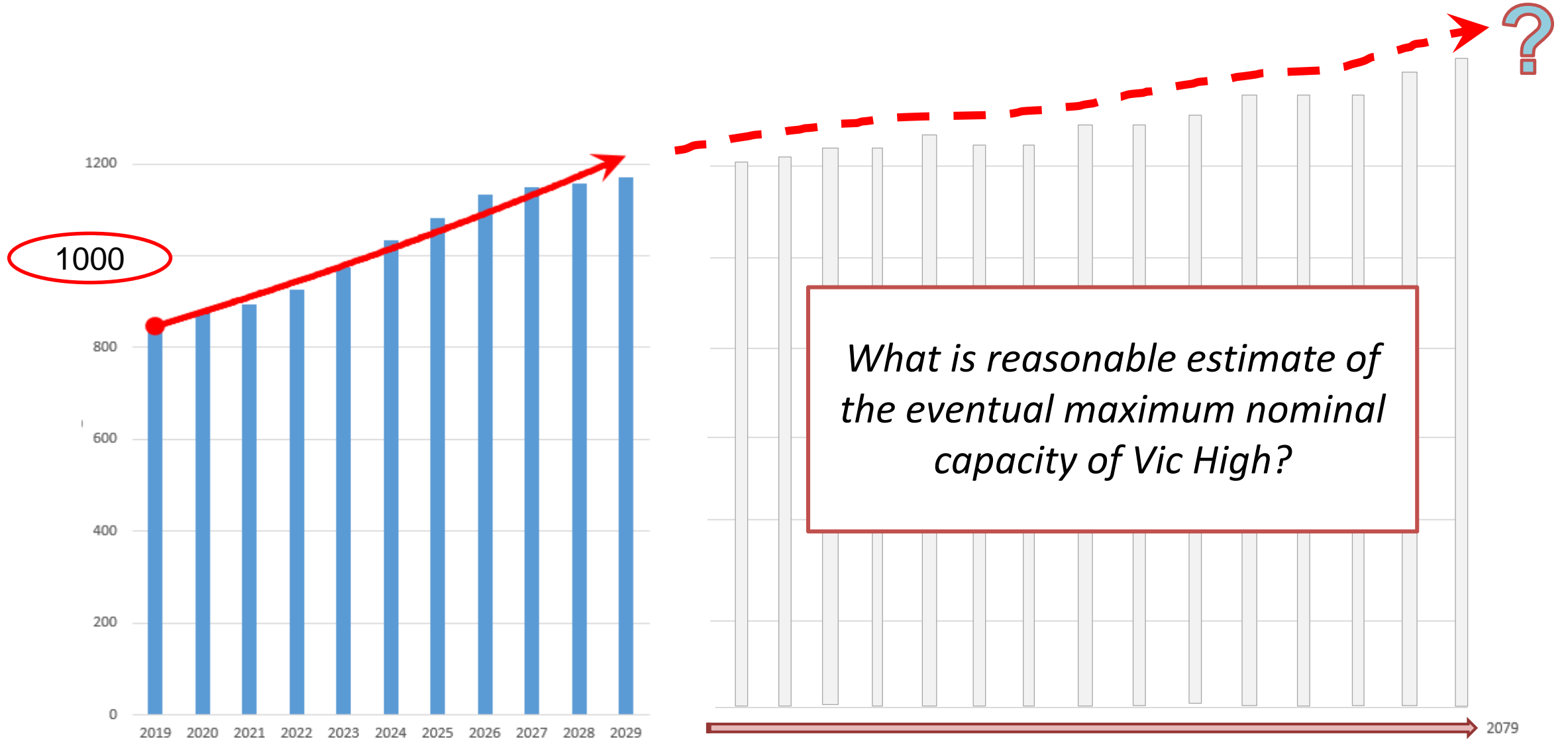
“These standards apply to all facilities that are to be either newly constructed or enlarged.”

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



[Link:](https://www2.gov.bc.ca/assets/gov/education/administration/resource-management/capital-planning/areastandards.pdf)
<https://www2.gov.bc.ca/assets/gov/education/administration/resource-management/capital-planning/areastandards.pdf> page 2 & 32

4. Projected Enrolment at Vic High



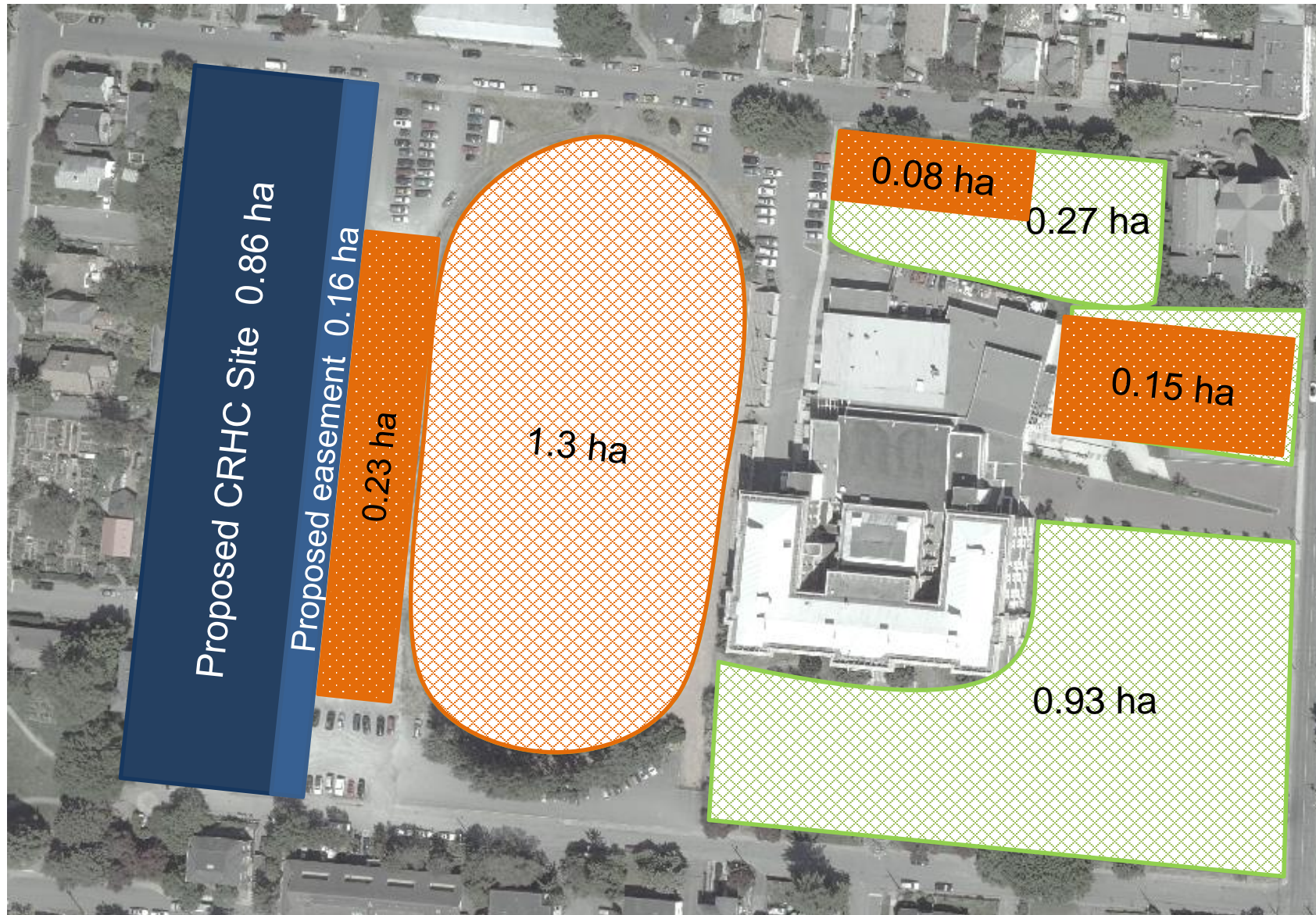
5. Total Land (Site Size) Shortfall

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	4.69 ha
1100	5.3 ha	
1200	5.6 ha	

Future State →

Therefore the proposed space does not meet Ministry of Education Area Standards for site size.

Vic High Proposed Available Activity Space



Activity Space Shortfall

Ministry Standards versus Vic High Scenarios

Area Standards		Vic High	Vic High
Nominal Capacity	Total Activity Space	Current State	Proposed Future State
600-1000	2.0 ha	2.6 ha	~1.15 ha
1100-1500	3.0 ha		
1600-2000	4.0 ha		

Known Future Pressures on Land:

- 0.03 ha for school addition
- 0.15 ha Neighbourhood Learning Centre (proposed)
- 1.13 ha for turf field (restricted space, proposed)
- ? ha additional parking for staff & students

**Therefore
Ministry of Education
Area Standards
for activity space
also not met.**

6. Conclusions

- The School District's proposed site size at Vic High **fails to meet** Ministry of Education Area Standards for total land size as well as activity space
- The School District has **failed to meet** their obligations regarding public consultation on this matter
- Land at Vic High is **not surplus** – there is an **academic need** to retain them for current and future educational purposes

For more information please visit

www.itsnotsurplus.com

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>

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.”



City of Victoria

Parks & Open Spaces Masterplan, 2017

“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

“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