



VIC HIGH LAND USE

Concerns for the future

Vic High Neighbourhood Action Group
October 28, 2019

1. 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. 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



3. Student-to-Land Ratio For SD61 Schools Proposed Future State at Vic High

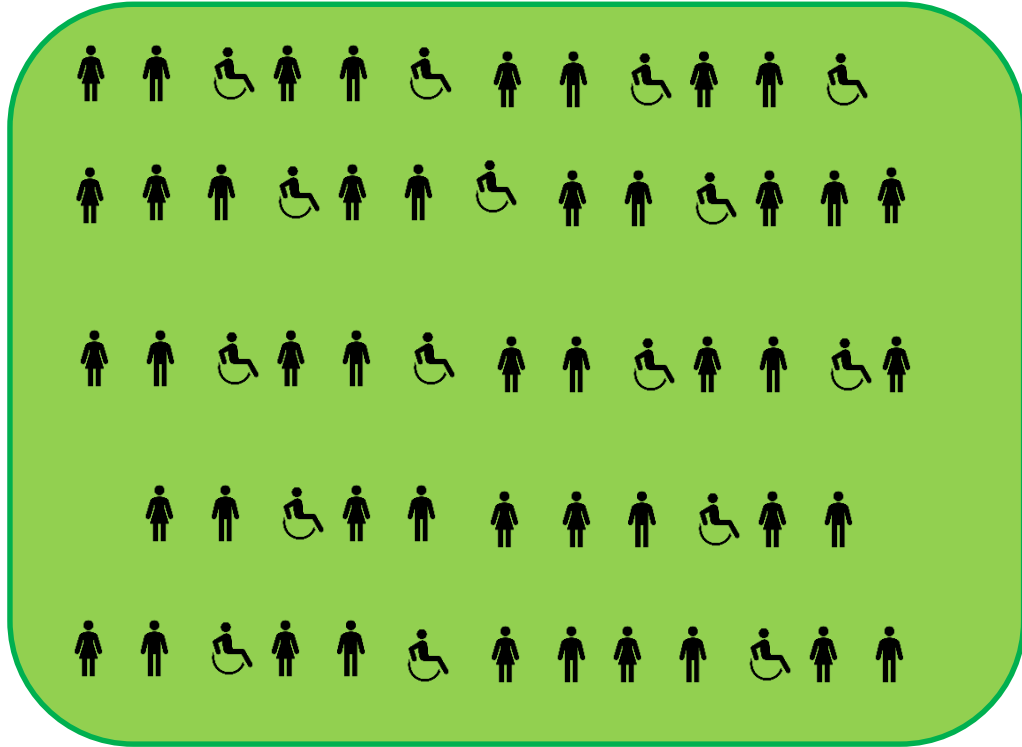
School	Land (acres)	Nominal Capacity	Students per Acre Land Ratio
Victoria High School	11.59	1000	86.0
Mt. Doug Secondary	15.46	775	50.1
Reynolds Secondary	16.37	950	58.0
Spectrum & Marigold	25.1	1410	56.2
Oak Bay High School	18.21	1300	71.4
Esquimalt Secondary	13.01	950	73.0
Lambrick Park Secondary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

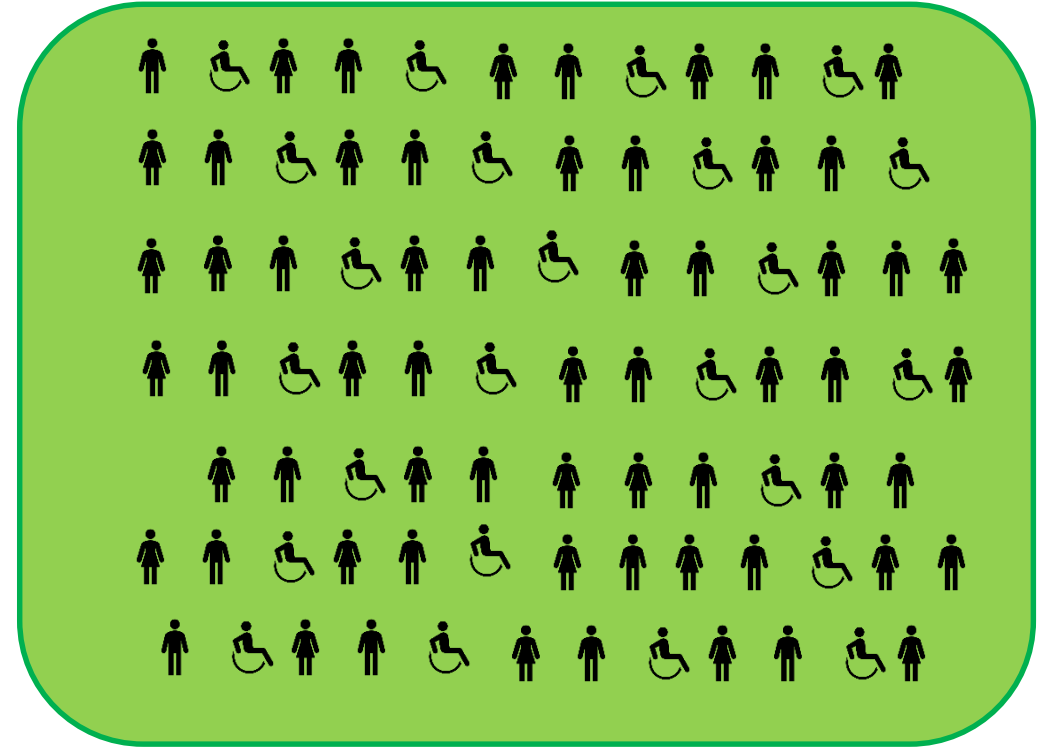
SD61 High School Student vs Proposed Vic High Student



SD61 High School Average

**62 students
per acre**

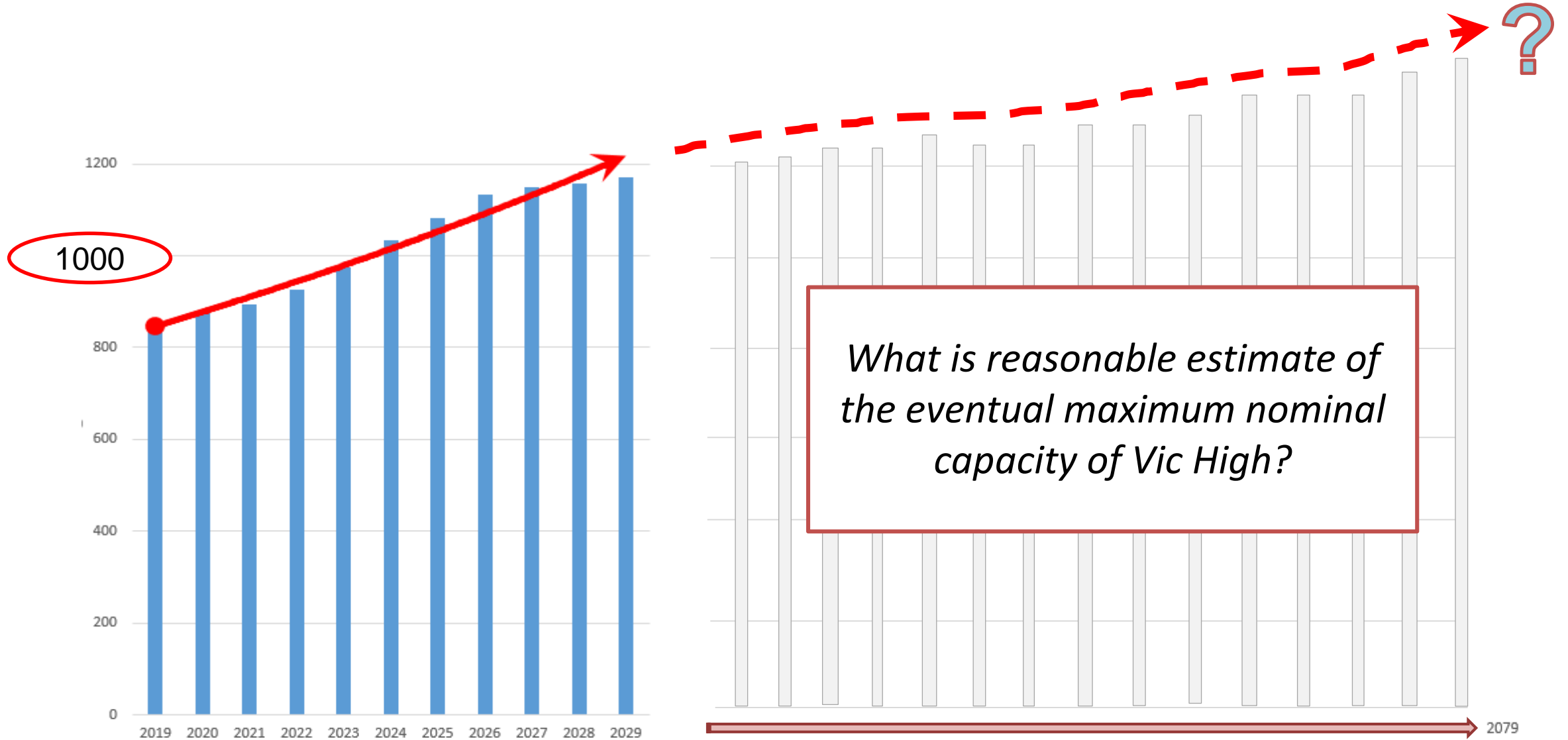
**38%
More
Land!**



Vic High Proposed Future State

**86 students
per acre**

4. Projected Enrolment at Vic High



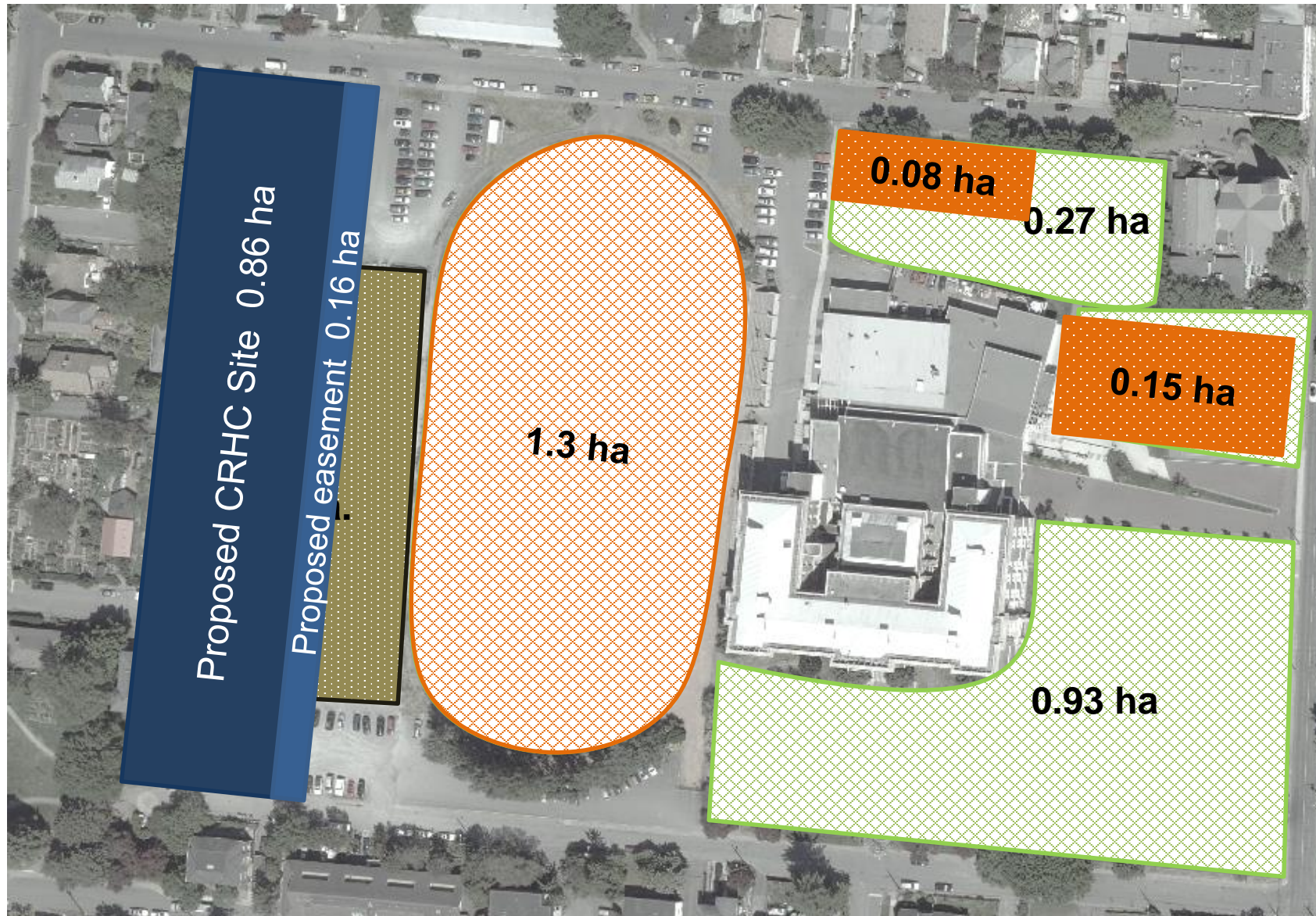
5. Area Standards - Total Land (Site Size) Shortfall

Area Standards		Proposed Future State: Vic High
Nominal Capacity	Total Land	
800	4.5 ha	4.69 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	

Future State →

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

6. Vic High Proposed Available Activity Space



Area Standards - Activity Space Shortfall

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.**

7. 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 **yet to meet** their obligations regarding public consultation on this matter
- Land at Vic High is **not surplus** – there is an **academic need** to retain it 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>