

Lansdowne Land Disposal

Date: April 28, 2021
Presented to: Public Information Meeting
Presented by: Kim Morris, Secretary-Treasurer
Chuck Morris, Director of Facilities Services

Tonight's Events

- 6:30 Acknowledgement of Traditional Territories
Welcome & Introductions
- 6:40 Presentation
- 7:00 Question & Answer
- 7:30 Closing Remarks



Introductions

- Trustees
- Senior Staff
- Conseil scolaire francophone de la Colombie-Britannique (CSF) /SD93
- Municipal Partners

Overview

- **The Proposal:**
 - Land sale from SD61 to CSF/SD93, **public school district**
 - Lansdowne Middle School North Campus
 - 7.3 acres of the 25 acres at school site
 - \$15 million
- **The Purpose:**
 - Meet the needs of our community's students, regardless of school district
 - SD61: Capital reserves for future capital upgrades
 - SD93: Permanent school ownership for growing enrolment

A sale of lands between two **public** school district does not require Ministry of Education approval.

Background

- **2018 boundary review**
 - increasing enrolment
 - capacity pressures
- **realignment of school boundaries**
- **identification of additional space to accommodate future enrolment**
- **Sundance Elementary required in September 2021 for Greater Victoria School District enrolment.**

- **CSF has leased and operated l'École Beausoleil at the former Sundance Elementary**
 - 6 years expiring June 2021

- **CSF needs land in Greater Victoria to build a school to meet public education needs of francophone students**

North Lansdowne Site



Middle Schools– Current Acres

Acres Largest to Smallest (Current)	Enrolment	Acres	Hectares	Students per Acre
Lansdowne North	443	25.2	10.2	17.58
Colquitz Middle	507	12.9	5.2	39.46
Cedar Hill Middle	461	10.6	4.3	43.37
Glanford Middle	352	10.1	4.1	34.75
Arbutus Middle	432	9.9	4.0	43.72
Shoreline	306	9.6	3.9	31.74
Gordon Head Middle	310	9.4	3.8	33.01
Rockheights Middle	225	8.2	3.3	27.61
Lansdowne South (former Richmond Elementary)	233	7.9	3.2	29.46
Central Middle	546	5.8	2.4	93.65
Monterey Middle	382	5.7	2.3	67.25

Middle Schools– Current Students/Acre

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Middle Schools– Post Acres

Acres Largest to Smallest (Post Disposal)	Enrolment	Acres	Hectares	Students per Acre
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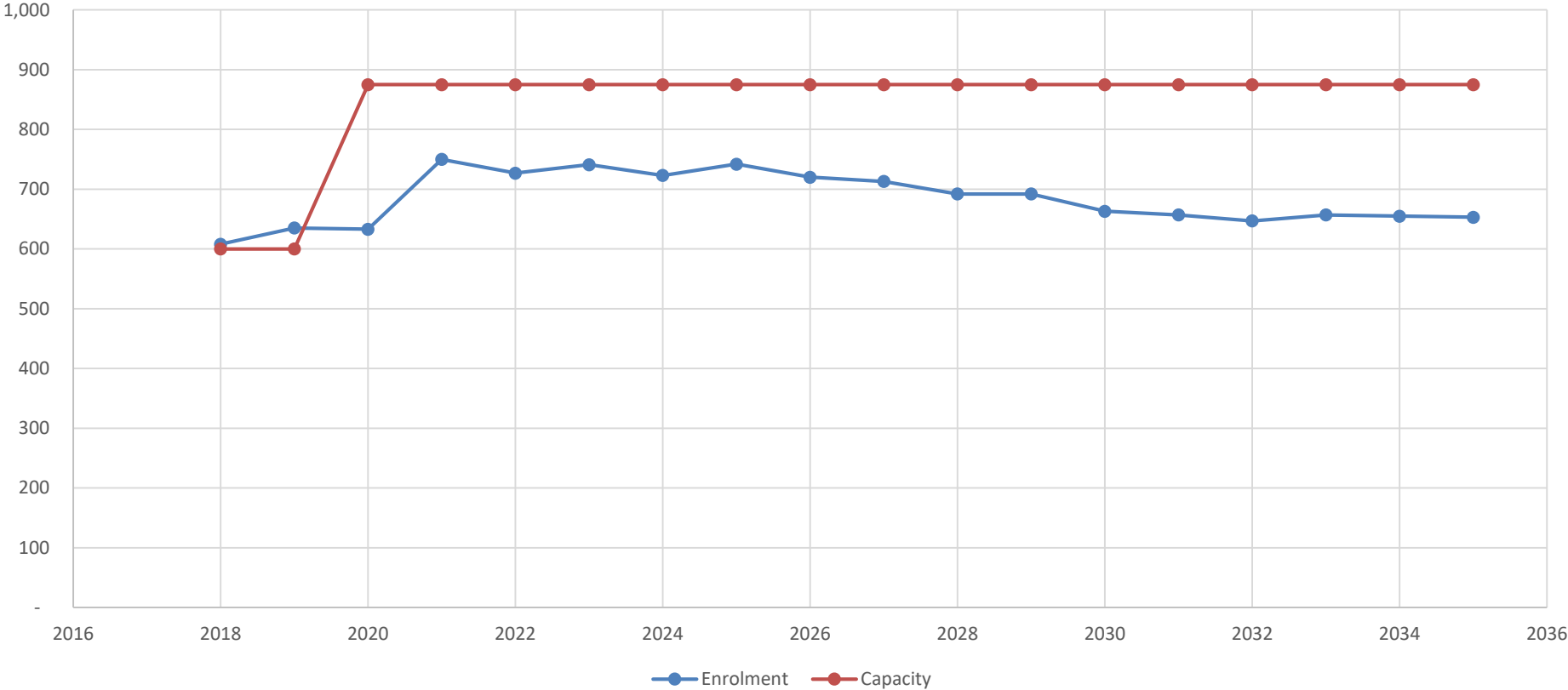
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Enrolment & Capacity

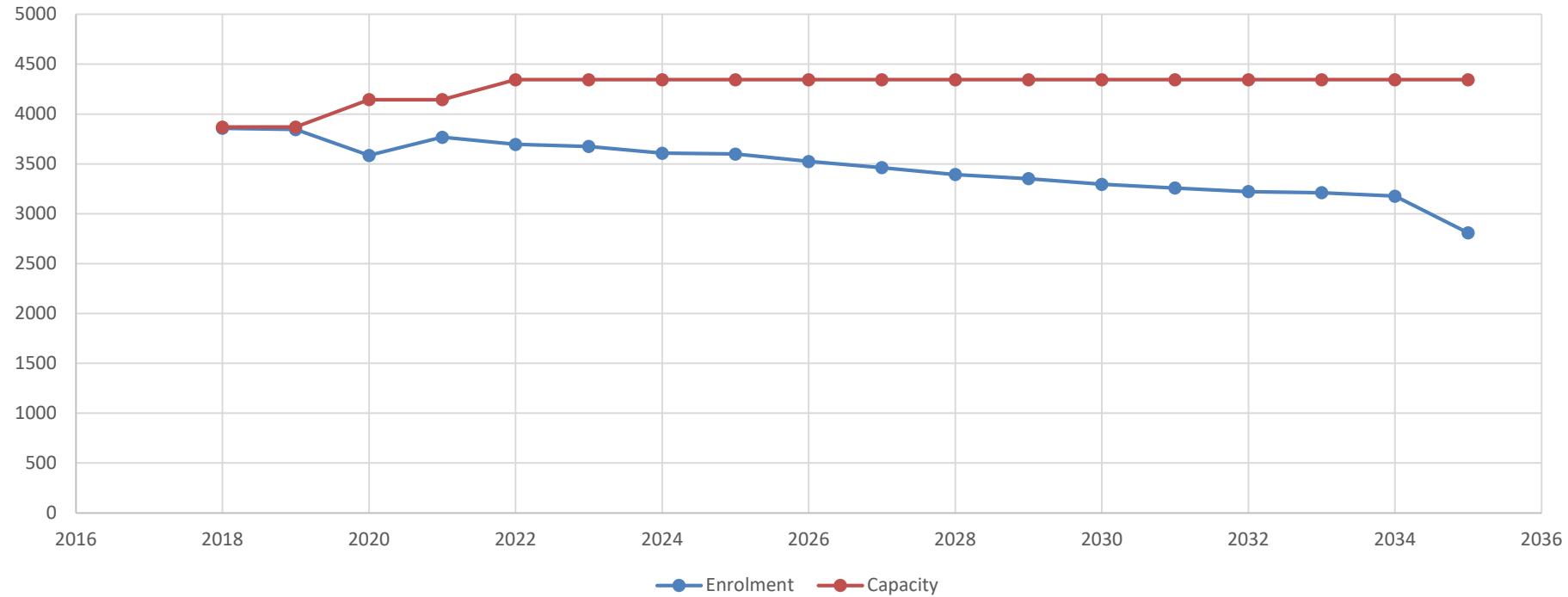
Enrolment

Lansdowne Middle School



Enrolment– Family of Schools

Vic High Family of Schools



Proceeds

\$15 million

25% Local Capital	\$3.75m
75% Shareable Capital	\$11.25m

Proceeds from the \$15 million sale of the land will partially fund future capital upgrades or new construction for SD61 schools.

Local Capital vs. Shareable Capital

Treatment of Proceeds from Land Disposal/Sale		
	Local Capital	Shared Capital
Purpose	Purchase of land, buildings, vehicles, furniture & equipment, computer hardware and software over \$5,000	Purchase of land, buildings, vehicles, furniture & equipment, computer hardware and software over \$5,000
General Use	Minor or major renovation to buildings, purchase of computer hardware and software, furniture & equipment and vehicles	Land acquisition, major capital upgrades, especially where District chooses a more expensive option than the MOE suggests (Ie Vic High renovation vs new build)
% of proceeds	25%	75%
Trigger to spend	Board Motion	Board Motion and Ministry Approval
Ability to spend on operating expenses	No	No

Major Capital Projects

- Ministry requires District funding
 - Vic High Seismic Upgrade and Expansion
 - \$2.6m bridge for more expensive option (upgrade vs replacement)
 - Cedar Hill Middle School Seismic Replacement (not yet approved)
 - \$3.5m bridge for more expensive option (replacement vs upgrade)
 - Net Zero Ready or Net Zero Now?
 - June 2019 Board Climate Emergency Motion
 - Clean BC Government Buildings Program 2032
 - \$2.5m to make net zero now



Enrolment: SD61



Important Considerations

The District has to consider many factors when reviewing school boundaries. Important considerations include but are not limited to:



• 2018 Boundary Review

- Increasing enrolment
- Capacity pressure – not enough room for students
- Re-alignment of boundaries
- Re-balance school populations
- Provide additional spaces
- Sundance now required for SD61 enrolment

SD93

- SD93 is a **PUBLIC** school district
- l'École Beausoleil
 - 2020-2021: Sundance Elementary
 - 2021-2024: Braefoot Learning Studio Hub
 - 2024: Permanent at Lansdowne 2024
 - K-12
 - Up to 4 Stories
 - Public school
 - BC curriculum
 - Community rentals
 - Childcare

Capital Planning Principles

- Safety
- Enrolment and Capacity
- Existing Building Condition
- Climate
- Learning Environments
- Funding Categories Available
- Student Transportation



Seismic Program

BC Seismic Mitigation Program

- All SD61 schools assessed in 2018
- 15 schools in SD61 are H1

H1 High Risk

- Most vulnerable structure
- Highest risk of widespread damage or structural failure
- Not repairable after event
- Structural and non-structural seismic upgrades required



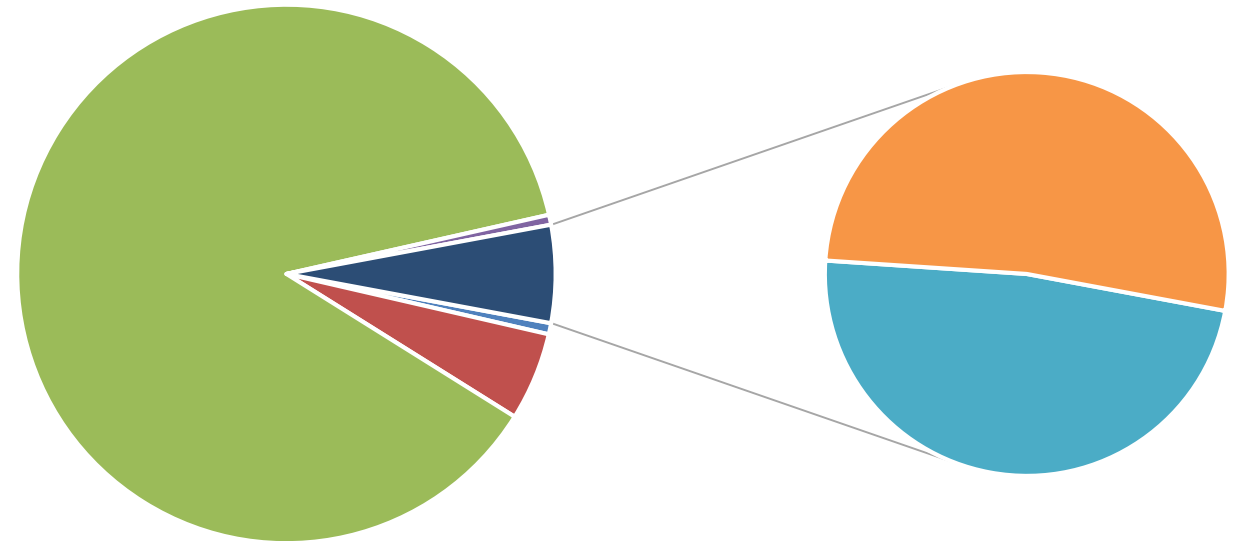
Deferred Maintenance

- Aging infrastructure
- Factor in FCI
- Cost of all future repairs and system replacement, and when
- Used for capital planning
- Used for budgeting annual maintenance
- All SD61 buildings are audited on a 3-5 year cycle
- Ministry of Education contractor performs audits

Deferred Maintenance - Priority

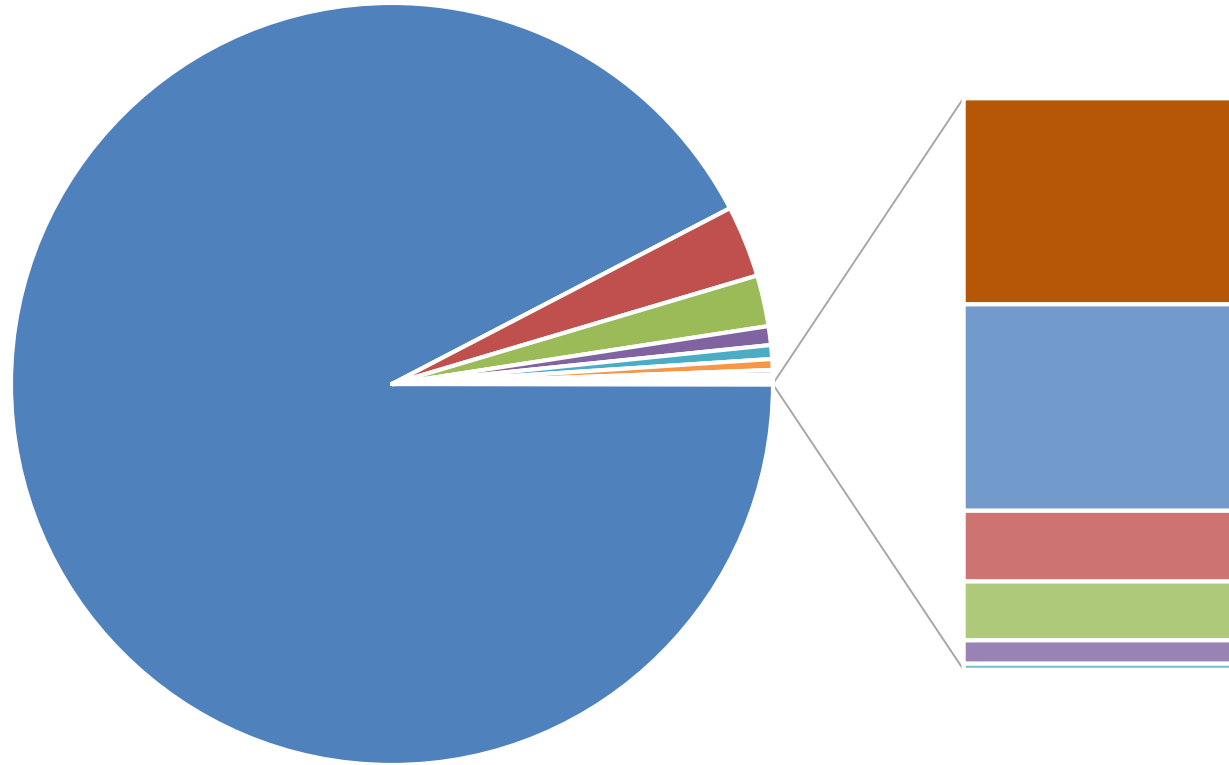
Deferred Maintenance \$278,025k

Priority	Cost (k)
Immediate	1,868
Short Term	14,728
Long Term	243,474
Recommended	1,667
Code	7,840
Non-Structural Seismic	8,448
Total	278,025



■ Immediate ■ Short Term ■ Long Term ■ Recommended ■ Code ■ Non-Structural Seismic

Deferred Maintenance - Category



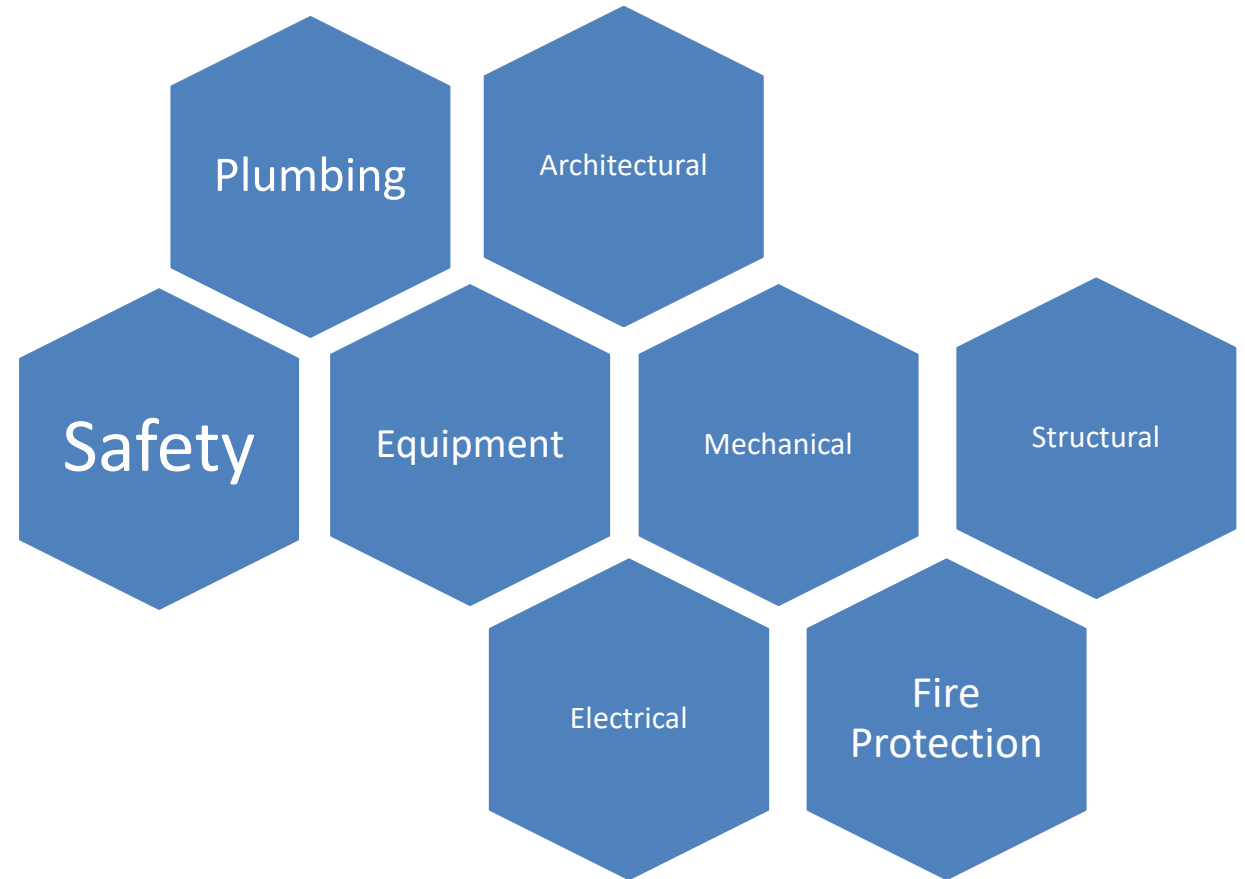
- Beyond Useful Life
- Energy
- Code Compliance
- OFC's
- Capacity/Design
- Security
- Building Code
- Modernization
- Obsolescence
- Accessibility
- Asbestos
- Integrity
- Reliability
- Air & Water Quality
- Maintenance
- Life Safety
- Appearance

Facility Condition Index

- Facility audits 3-5 year rotating cycle
- Determines condition
- Lower FCI the better the condition
- School District Capital and Budget Planning

Facility Condition Index

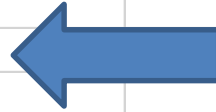
Range	Condition
0.00 to 0.05	Excellent
0.05 to 0.15	Good
0.15 to 0.30	Average
0.30 to 0.60	Poor
0.60 and above	Very Poor



Greater Victoria	Cedar Hill Middle	0.84		
Greater Victoria	Arbutus Middle	0.79		
Greater Victoria	Torquay Elementary	0.73		
Greater Victoria	Frank Hobbs Elementary	0.71		
Greater Victoria	Macaulay Elementary	0.63		
Greater Victoria	Hillcrest Elementary	0.63		
Greater Victoria	Campus View Elementary	0.63		
Greater Victoria	Reynolds Secondary	0.61		
Greater Victoria	Lambrick Park Secondary	0.60		
Greater Victoria	Garage and Storage (Mntce. Shops)	0.58		
Greater Victoria	Shoreline Community Middle	0.57		
Greater Victoria	Sir James Douglas Elementary	0.55		
Greater Victoria	Marigold Elementary	0.54		
Greater Victoria	Mount Douglas Secondary	0.54		
Greater Victoria	Craigflower Elementary	0.54		
Greater Victoria	James Bay Community Elementary	0.54		
Greater Victoria	Distribution Centre (Mntce. Shops)	0.54		
Greater Victoria	Margaret Jenkins Elementary	0.53		
Greater Victoria	Victor School	0.53		
Greater Victoria	Cloverdale Elementary	0.52		
Greater Victoria	Victoria West Elementary	0.51	>.50	21 sites

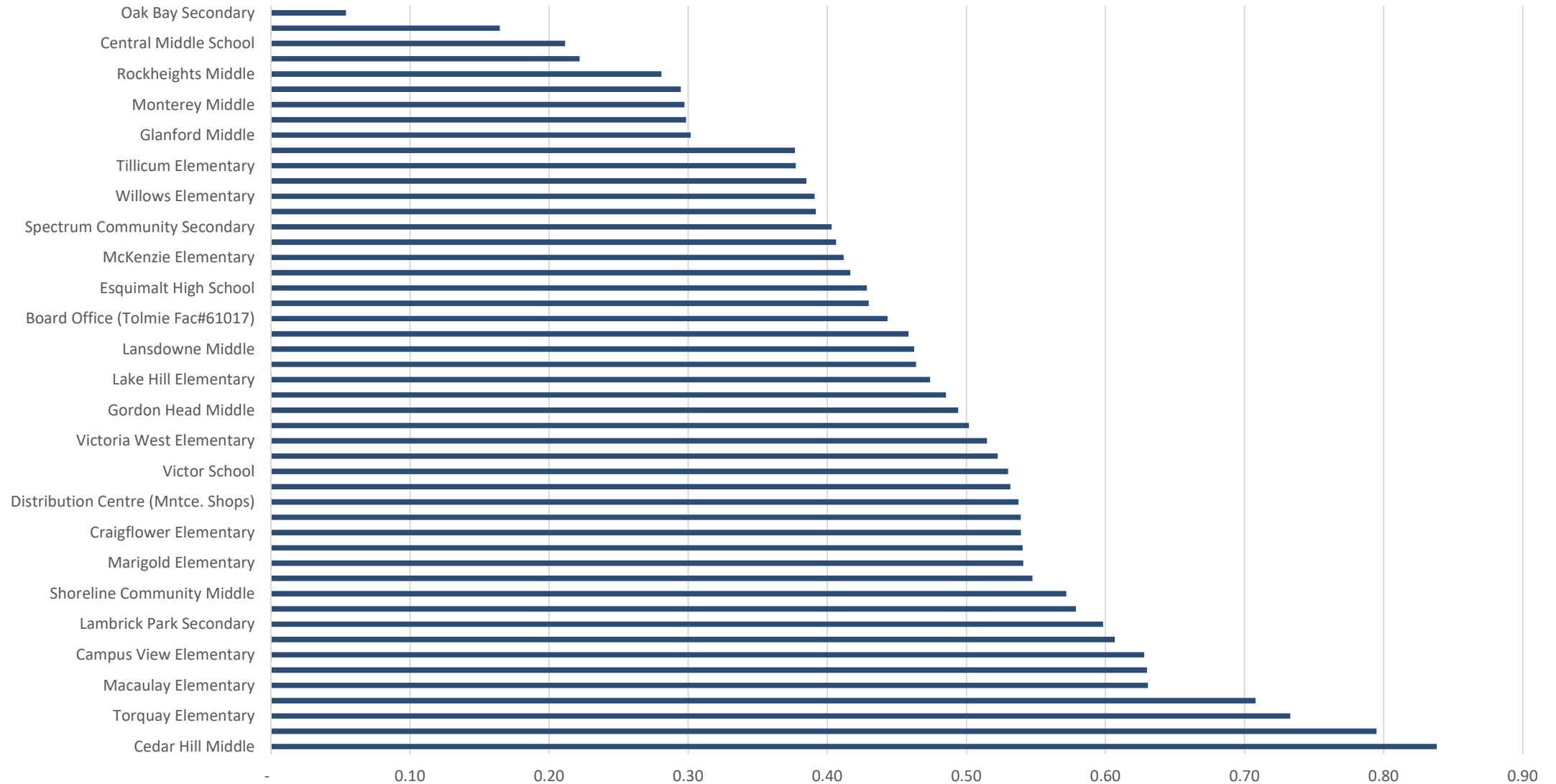
FCI Over 0.5

Greater Victoria	South Park Elementary	0.50	<=.50	28 sites
Greater Victoria	Gordon Head Middle	0.49		
Greater Victoria	Braefoot Elementary	0.49		
Greater Victoria	Lake Hill Elementary	0.47		
Greater Victoria	View Royal Elementary	0.46		
Greater Victoria	Lansdowne Middle	0.46		
Greater Victoria	Doncaster Elementary	0.46		
Greater Victoria	Board Office (Tolmie Fac#61017)	0.44		
Greater Victoria	Eagle View Elementary	0.43		
Greater Victoria	Esquimalt High School	0.43		
Greater Victoria	Victoria Secondary	0.42		
Greater Victoria	McKenzie Elementary	0.41		
Greater Victoria	Strawberry Vale Elementary	0.41		
Greater Victoria	Spectrum Community Secondary	0.40		
Greater Victoria	SD 61 Maintenance Shops and Office	0.39		
Greater Victoria	Willows Elementary	0.39		
Greater Victoria	Oaklands Elementary	0.39		
Greater Victoria	Tillicum Elementary	0.38		
Greater Victoria	Northridge Elementary	0.38		
Greater Victoria	Glanford Middle	0.30		
Greater Victoria	George Jay Elementary	0.30		
Greater Victoria	Monterey Middle	0.30		
Greater Victoria	Rogers Elementary	0.29		
Greater Victoria	Rockheights Middle	0.28		
Greater Victoria	Quadra Elementary	0.22		
Greater Victoria	Central Middle School	0.21		
Greater Victoria	Colquitz Middle	0.16		
Greater Victoria	Oak Bay Secondary	0.05		



FCI Under 0.5

SD61 Facility Condition Index



Next steps

- Once public consultation has concluded, the Greater Victoria School District Board will give final consideration to the disposal of the Lansdowne lands to School District 93 by three readings of a disposal bylaw.
- If approved, the CSF will then commence the municipal land-use process to rezone and subdivide the property.
- Capital planning will continue and projects will be identified for coming year

Key Dates

	Action
March 2021	Letter of intent between districts
April 2021	Community Consultation
May 2021	Feedback to the Board
May - June 2021	Land Disposal Bylaw / Board Decision

Questions?



**If you have additional input you want to share in writing please send to community@sd61.bc.ca*