

Lansdowne South

Proposed Land Disposal:

Engagement Summary

Report



December 8, 2021

Introduction

The Greater Victoria School District has entered into an agreement to potentially sell 1.9 acres of land south of Lansdowne Middle School to the Victoria Hospice Society for \$2.5 million. The triangular-shaped property is adjacent to the south campus of Lansdowne Middle School, formerly Richmond Elementary School.

The land is proposed to be used by Victoria Hospice Society (VHS) as a new Centre of Excellence, with space for expanded services including grief support, community education, and practical programs for people on their end-of-life journey – from those diagnosed with a life-limiting illness to those who are bereaved. VHS has provided quality end-of-life care for people in Greater Victoria for over 40 years.

The District has determined the property to be surplus lands, not needed for educational purposes. The revenue from the sale of the surplus lands will provide funding for future major and minor capital projects, including environmental and sustainable design, and to renovate and replace existing Greater Victoria schools, including advancing net-zero energy buildings and other energy-efficient strategies: key components of the District's approved climate action resolution.

Background

In early 2021, the Victoria Hospice Society approached the District to acquire 1.9 acres of land at Lansdowne Middle School South Campus (formerly Richmond Elementary School). Upon further review and a market valuation by an appraiser, The Board of Education directed staff to develop a land disposal consultation plan that identified Victoria Hospice as the purchaser. In September 2021, the Board approved a public engagement plan for the potential land disposal.

Land disposal consultation is undertaken per Greater Victoria School District Regulation 1163. As part of the land disposal process, the District must communicate:

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

In addition the regulations states, the Greater Victoria Board of Education will consult with local governments, community organizations, neighbours adjacent to the property and the public as well as:

- shall give notice to existing tenants, licensees and other user groups
- shall provide public notice (such as newspaper ads, open houses, District website, etc.)

The land sale is subject to approval by the Ministry of Education and three readings of a disposal bylaw by the Greater Victoria School Board. If approved, the Victoria Hospice will then commence any required municipal land-use processes to advance its plans and use for the site.

The Process

The District is committed to creating opportunities for the public to learn more, ask questions and provide feedback regarding the proposed land disposal prior to final consideration by the Board of Education. In planning to help inform the Board's decision-making, the District sought to raise awareness of the potential decision and gather input from the community to identify key considerations, concerns, alternatives and opportunities.

Information was broadly shared with the community starting in October and until late November, when the feedback period concluded. The District and VHS issued a joint media release to connect with the broader public on October 14, 2021. On the same day, letters were hand-delivered to over 500 nearby residential and commercial properties with an invitation to attend the online public information session. Letters/invitations were also sent to the Lansdowne Middle School community (staff and families), Lansdowne feeder schools, the community association the property resides in, Friends of Bowker Creek, the District of Saanich, and Representatives of the Four Houses (Esquimalt First Nation, Songhees First Nation, Métis Nation of Greater Victoria, and Urban Peoples' House Indigenous Advisory).

In addition, signage was posted on the property, inviting people to attend the information session and to start sharing their input with the District via community@sd61.bc.ca. The information session was advertised on the District website, social media, and local community papers.

An online information session was held in November to provide the public more information about the proposed land sale and the District's considerations regarding disposal of surplus lands. The session included a question and answer period. The public also had the opportunity to provide additional feedback via community@sd61.bc.ca between October 14, 2021, and November 24, 2021.

All input sent to the community inbox was responded to and compiled for the purposes of this engagement summary report.

This report outlines engagement activities and summarizes what the District heard through its approved consultation process. Detailed feedback is attached in Appendix F.

For any additional information, visit the District website: <https://www.sd61.bc.ca/news-events/news/title/victoria-hospice-society-to-purchase-property-from-greater-victoria-school-district/>

Engagement Timeline

- Raising Awareness – October 14 to November 3, 2021
- Online Information Session (Q & A – Open Dialogue) – November 3, 2021
- Collect written submissions from the public – October 14 to November 24, 2021
- On-site presentation and tour of the property with Bowker Creek Initiative – December 8, 2021
- What We Heard Summary Report to the Board – December, 2021
- Board Meeting to consider land disposal – December 13, 2021

What We Did

Communications and Awareness Efforts

The potential land disposal was broadly communicated to raise awareness and to gather as much input from interested members of the public. Activities included:

- Updates to GVSD website (web content, advertising banner)
- Joint media release to promote disposal, consultation process and information session (resulted in media coverage in the Times Colonist and Community Newspapers)
- Letters to the Four Houses
- Letter to community association: Camosun Community Association with information to share on their website
- Letters delivered to over 500 neighbouring properties
- Letters to Lansdowne Middle School staff and families (approx. 700 families)
- Letters to families in Lansdowne feeder schools
- Frequently Asked Questions posted on website
- Newspaper advertisements (Times Colonist, Victoria News, Saanich News)
- Promotion on social media

Engagement Activities

Public Information Session – Inform/Consult

The online public information session was held on November 3, 2021, to provide an opportunity for the community to learn more, ask questions and provide feedback. Nearly 60 people attended the online session, which included a question and answer period. Representatives from the Victoria Hospice Society were present to answer any questions regarding potential future site plans.

The information session was recorded for all members of the public to review and posted to the website for viewing for those unable to attend the event: <https://www.sd61.bc.ca/news-events/news/title/victoria-hospice-society-to-purchase-property-from-greater-victoria-school-district/>

Presentation - Key Topics

Reason for sale of the property	Inform
Use of the proceeds of disposal <ul style="list-style-type: none"> • Future capital projects • Deferred maintenance 	Inform
Projected enrolment/capacity in the District <ul style="list-style-type: none"> • Students per acre • Surplus land • Enrolment projections 	Inform
Seismic Program – upgrades required for Greater Victoria schools	Inform

Future use of land <ul style="list-style-type: none"> • impact on educational programs and community use of school buildings 	Inform
Question and Answer Period <ul style="list-style-type: none"> • Please share your feedback on the overall plan to dispose on land • Are there any other important considerations? • Any additional information required? 	Consult

Written Submissions – Consult

Open-ended written submissions were welcomed to obtain feedback on the proposed decision. Emails and letters submitted to the District are included in the engagement summary package. All feedback submitted is attached in Appendix G.

An FAQ was posted to the District’s website for questions that frequently occurred. All questions regarding potential future development and processes need to be referred to the prospective purchaser, the Victoria Hospice Society.

What We Heard

Key Themes

In support of land disposal:

- Some supporters shared stories of how they witnessed Victoria Hospice provide end of life care to dying patients and grieving families, and testified how it is a worthy organization to support.
- Other supporters shared how the Victoria Hospice Society has been seeking a new home for a Centre of Excellence for years and how this could finally provide additional services to the community.
- Supporters saw the proposed land sale as an opportunity for the community to work together for a better future for all. Some described it as a gift that fosters community connection.
- Members from the Victoria Hospice Board wrote in expressing how the property is excellent for their determined use and that they appreciate the important watershed. They outlined how they would be working with consultants, including a biologist to improve and restore the creek and surrounding area.

In opposition of land disposal:

- Reminders that the previous Greater Victoria School Board supported the Bowker Creek Blueprint: 100 Year Vision in March 2018.
- There were concerns that the region is prone to significant flooding and the land along the creek needs to be protected to create flood abatement areas to provide flooding in Saanich, Victoria and Oak Bay. Others explained drainage issues and how a dry pond would mitigate this issue.

- There were concerns that the full consideration of the unique ecological qualities of this parcel of land may be overlooked. Some asked for an extension of public consultation so all environmental factors could be considered.
- There were many requests for the District to help restore Bowker Creek and preserve green space in the region.
- Some asked that the land sale not proceed until the preservation and restoration of Bowker Creek is made a top priority.
- Some individuals expressed concern disposing of school lands because it is difficult to replace and may be required in the future.

Neutral – Important considerations prior to selling:

- Some shared environmental considerations and the protection and restoration of Bowker Creek must be included in the planning.
- Some people expressed that there is an opportunity for the District to lead by example and collaborate with parties in the region to help build flood abatement areas.
- Others communicated how there are invaluable opportunities to learn more about Bowker Creek through the restoration process that will provide educational opportunities for both students and community; similar to what took place during the seismic upgrade at Oak Bay High.

On-Site Visit

Responsive to feedback from the public information session, a meeting with the Bowker Creek Initiative, Greater Victoria School District, and Victoria Hospice Society was organized.

On December 8, 2021, four SD61 Trustees and staff, alongside representatives from Victoria Hospice, District of Saanich, and Friends of Bowker Creek gathered for a presentation and discussion with the Bowker Creek Initiative to learn more about the important watershed. Following the presentation, the group moved outside for a tour of the creek.



Next Steps

All of the input collected in this process is being shared with the Board of Education to help inform their decision on the future use of land at Lansdowne Middle School - South Campus.

Appendix

- A. Media Release
- B. Media Coverage
- C. Advertisements
- D. District Website
- E. Presentation
- F. Feeder School Projections
- G. Correspondence





Thursday, October 14, 2021

Victoria Hospice Society to purchase property from Greater Victoria School District

VICTORIA, BC – The Greater Victoria School District has entered into an agreement to potentially sell 1.9 acres of land south of Lansdowne Middle School to the Victoria Hospice Society for \$2.5 million. The triangular-shaped property is adjacent to the south campus of Lansdowne Middle School, formerly Richmond Elementary School.

The land sale is subject to approval by the Ministry of Education and three readings of a disposal bylaw by the Greater Victoria School Board. If approved, the property would be used as a new Centre of Excellence for Victoria Hospice, with space for expanded services including grief support, community education, and practical programs for people on their end-of-life journey – from those diagnosed with a life-limiting illness to those who are bereaved.

For over 40 years, Victoria Hospice has provided quality end-of-life care for people in Greater Victoria.

“The demand for end-of-life care programs and services is growing,” says Kevin Harter, CEO. “Victoria Hospice must adapt and expand to ensure we can continue to meet the needs of our community. This agreement with SD61 is an important step in realizing our goals.”

The proceeds from the sale of the surplus lands will provide funding to renovate and replace existing Greater Victoria schools, including advancing net zero energy buildings and other energy efficient strategies: key components of the District’s approved climate action resolution.

“We will be pleased if this land can be utilized for greater community benefit while flowing dollars directly back into improving our facilities for students and staff,” said Ann Whiteaker, Board Chair. “The District needs to make significant capital investments to minimize our environmental impact. Over the short term and long term, we have schools that will require significant upgrades—and we need to start allocating dollars now to fund carbon neutral schools.”

The public can learn more online or attend the online information session planned for November 3, 2021. For more details visit: www.sd61.bc.ca.

If approved by the Ministry of Education and the Board, the Victoria Hospice Society would then commence the land-use approval and corresponding public engagement processes required by the District of Saanich to advance its plans for the property.

-30-

Media Contacts:

Lisa McPhail

Communications and Community Engagement
Greater Victoria School District No. 61
250.475.4103
www.sd61.bc.ca

Jen Cooper
Communications & Marketing Manager
Victoria Hospice Society
250.217.8779
www.victoriahospice.org

One *Learning* Community



Appendix B – Media Coverage

Victoria News – Second chunk of Lansdowne school land set to be sold to Victoria Hospice Society

<https://www.saanichnews.com/news/second-chunk-of-lansdowne-school-land-set-to-be-sold-to-victoria-hospice-society/>

Times Colonist – Hospice can buy land from Greater Victoria School District

<https://www.timescolonist.com/local-news/hospice-can-buy-land-from-greater-victoria-school-district-4692756>



The Victoria Hospice Society is hoping to build a new space for grief support, education and end-of-life programs on a 1.9-acre piece of the Lansdowne Middle School south campus land. (Photo courtesy Greater Victoria School District)

Second chunk of Lansdowne school land set to be sold to Victoria Hospice Society

\$2.5 million sale waiting on Ministry of Education, school board approval

VICTORIA NEWS STAFF / Oct. 14, 2021 4:00 p.m. / LOCAL NEWS / NEWS



A 1.9-acre portion of the eight-acre Lansdowne Middle School south campus land may soon house an end-of-life support centre, if a \$2.5-million sale is

Home > Local News

Hospice can buy land from Greater Victoria School District

The Greater Victoria School District has an agreement to potentially sell 0.8 hectare of land adjacent to the south campus of Lansdowne Middle School — formerly known as Richmond Elementary School — to the Victoria Hospice Society for \$2.5 million.

Jeff Bell
Oct 14, 2021 2:58 PM



Map of Victoria Hospice property purchase at Lansdowne Middle School.

The Greater Victoria School District has an agreement to potentially sell 0.8 hectare of land adjacent to the south campus of Lansdowne Middle School — formerly known as Richmond

Appendix C – Advertisements

Advertisements ran October 27, 2021 in Saanich and Victoria News.

Advertisements ran October 27, 2021 and November 2, 2021 in the Times Colonist.

Greater VICTORIA School District

Proposed Disposal of School District Land

The Greater Victoria School District is considering the sale of 1.9 acres of land at Lansdowne Middle School - South Campus.

The sale would allow SD61 to fund future capital projects, address aging infrastructure, and provide the Victoria Hospice Society with land for a new Centre of Excellence.

Learn more about the proposed land sale at an online information session:
Wednesday, November 3, 2021
 6:30 p.m. - 8:00 p.m.

For the information session details, visit:
www.sd61.bc.ca

www.sd61.bc.ca f @sd61schools

1.9 Acres **6.1 Acres Remain**

LANSLOWNE Middle School (South Campus)

One Learning Community

Appendix D – District Web Banner

**This was advertised on the front page of the District website from October 14 to December 8, 2021.*

Weather update: All schools are open today!

All schools in the Greater Victoria School District are OPEN today (Dec. 6th, 2021). All buses are running.

Proposed Land Disposal

The District is considering the sale of 1.9 acres of land at Lansdowne Middle School - South Campus.

More details >

1.9 Acres **6.1 Acres Remain**

LANSLOWNE Middle School South Campus

Join us on social media: [t](#) [f](#) [in](#) [y](#)

News

Board of Education Meeting Highlights - November 2021

Upcoming Events

Operations Policy and Planning Committee December 6, 2021

Tweets by @sd61schools

Greater Victoria SD
 @sd61schools
 All schools in the Greater Victoria School District

Lansdowne (South) Land Disposal

Date: November 3, 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**
- **Victoria Hospice Society**
- **Municipal Partners**

Overview

- **The Proposal:**
 - Land sale from SD61 to Victoria Hospice Society
 - Lansdowne Middle School South Campus where approximately 233 Grade 6 students attend
 - 1.9 acres of the 8 acres at school site
 - \$2.5 million
- **The Purpose:**
 - SD61: Capital reserves for future capital upgrades
 - Vic Hospice: continuation and improvement of community service

A sale of lands between a public school district and a third party requires Ministry of Education approval.

Background

- **Vic Hospice approached SD61 about the parcel as it looked to relocate/expand**
- **SD61 Board discussed open market or partner**
- **SD61 and Vic Hospice entered into a purchase and sale agreement**
- **SD61's "subject to's":**
 - 3 readings of a Board disposal bylaw
 - Ministry of Education approval
- **So while an agreement has been signed, there are two major steps to finalize the deal**

South Lansdowne Site



Middle Schools– Current Acres

Acres Largest to Smallest (Current)	Enrolment	Acres	Hectares	Students per Acre
Lansdowne North (post CSF disposal)	488	17.9	7.2	27.26
Colquitz Middle	516	12.9	5.2	40.16
Cedar Hill Middle	508	10.6	4.3	47.79
Glanford Middle	342	10.1	4.1	33.76
Arbutus Middle	421	9.9	4.0	42.61
Shoreline	360	9.6	3.9	37.34
Gordon Head Middle	317	9.4	3.8	33.76
Rockheights Middle	215	8.2	3.3	26.38
Lansdowne South (former Richmond Elementary)	233	8.0	3.2	29.13
Central Middle	511	5.8	2.4	87.65
Monterey Middle	404	5.7	2.3	71.13

Middle Schools– Current Students/Acre

Students per Acre Smallest to Largest (Current)	Enrolment	Acres	Hectares	Students per Acre
Rockheights Middle	215	8.2	3.3	26.38
Lansdowne North (post CSF disposal)	488	17.9	7.2	27.26
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Cedar Hill Middle	508	10.6	4.3	47.79
Monterey Middle	404	5.7	2.3	71.13
Central Middle	511	5.8	2.4	87.65

Middle Schools– Post Acres

Acres Largest to Smallest (Post Disposal)	Enrolment	Acres	Hectares	Students per Acre
Lansdowne North (post CSF disposal)	488	17.9	7.2	27.26
Colquitz Middle	516	12.9	5.2	40.16
Cedar Hill Middle	508	10.6	4.3	47.79
Glanford Middle	342	10.1	4.1	33.76
Arbutus Middle	421	9.9	4.0	42.61
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Rockheights Middle	215	8.2	3.3	26.38
Lansdowne South (former Richmond Elementary)	233	6.1	3.2	38.20
Central Middle	511	5.8	2.4	87.65
Monterey Middle	404	5.7	2.3	71.13

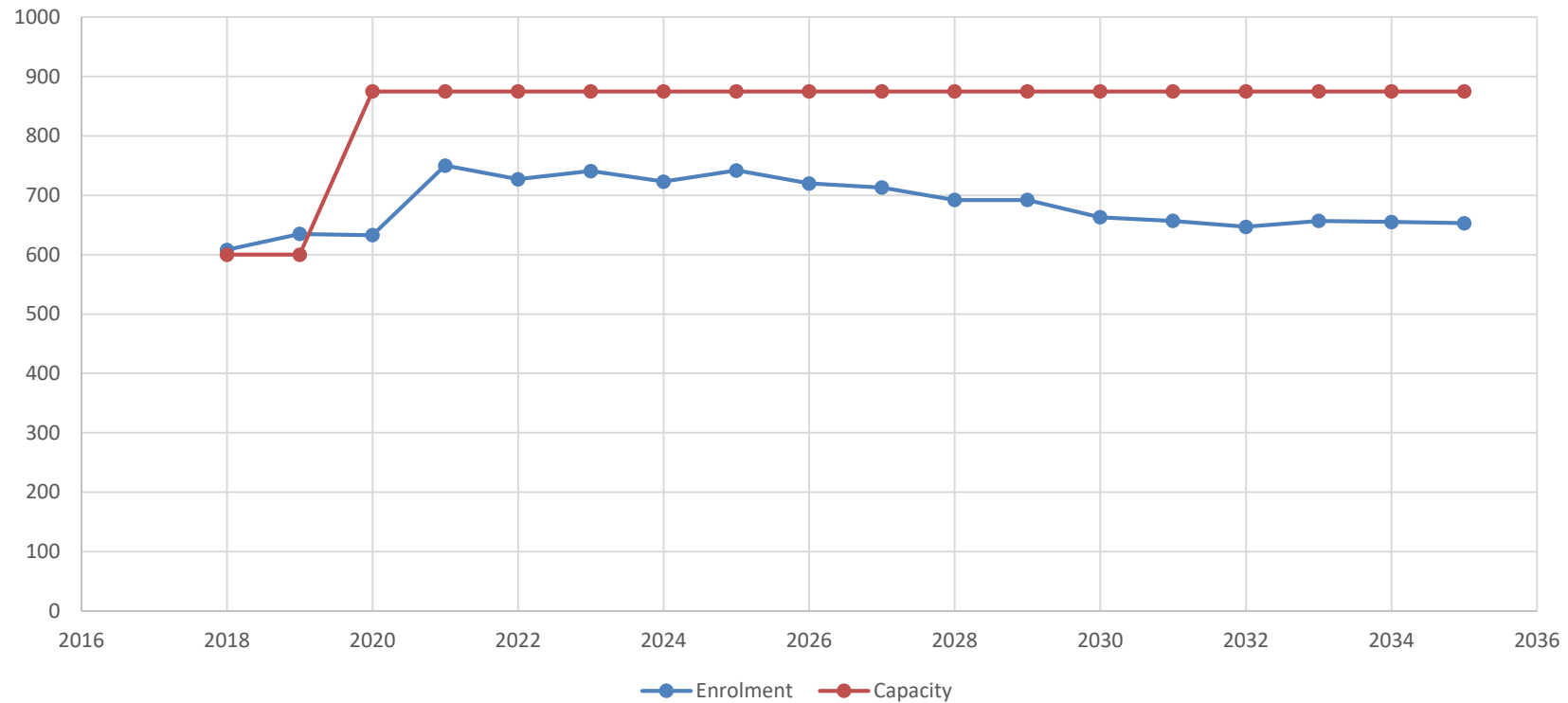
Middle Schools– Post Students/Acre

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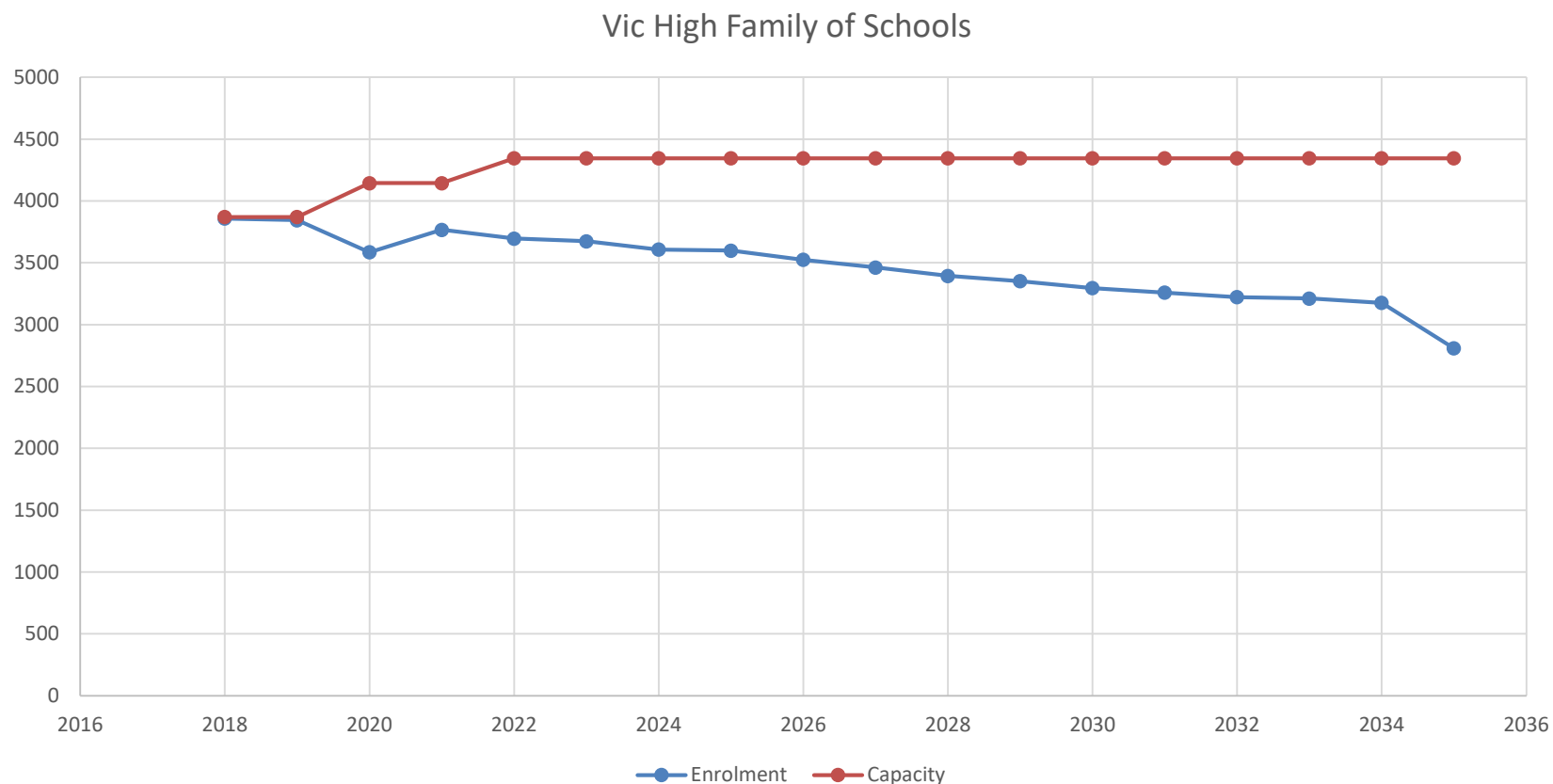
Enrolment & Capacity

Enrolment

Lansdowne Middle School



Enrolment– Family of Schools



Proceeds

\$2.5 million

25% Local Capital	\$0.625m
75% Shareable Capital	\$1.875m

Proceeds from the \$2.5 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
 - \$3.6m bridge for more expensive option (replacement vs upgrade)
 - Carbon Neutrality?
 - June 2019 Board Climate Emergency Motion
 - Clean BC Government Buildings Program 2032
 - \$2.5m (est.) to build neutral



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

Victoria Hospice Society

- Victoria Hospice has provided quality end-of-life care for over 40 years.
- The demand for palliative and hospice programs and services is growing. This new site would allow space for Victoria Hospice to expand services like grief support, community education, and practical programs for people on their end-of-life journey.
- Victoria Hospice must adapt and expand to continue to meet the needs of our community.
- This agreement is an important step in realizing Victoria Hospice's strategic goals.

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



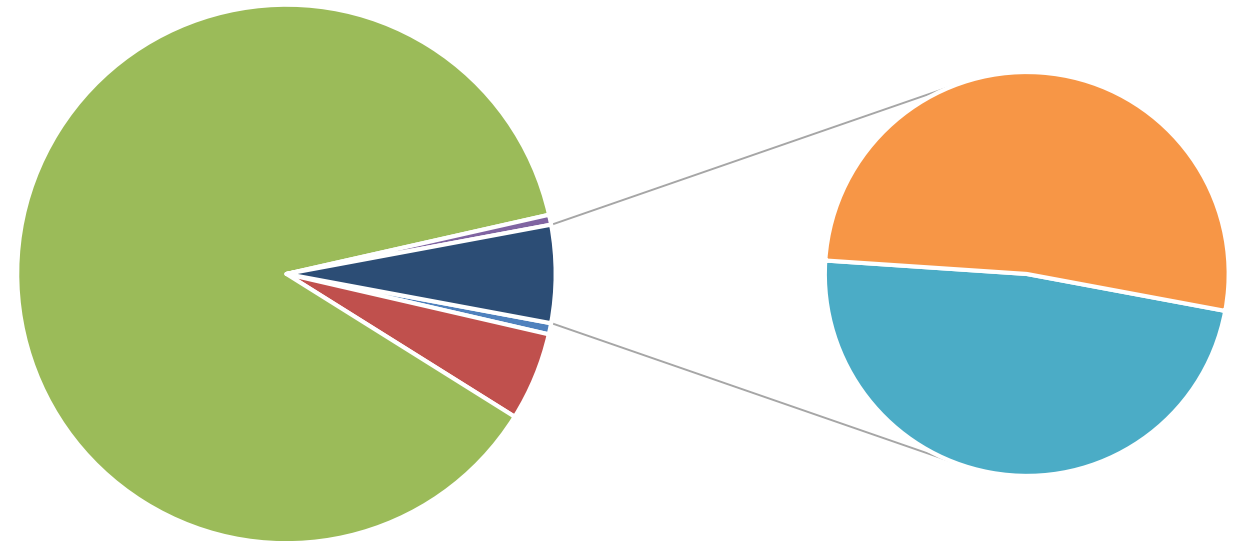
Deferred Maintenance

- Aging infrastructure
- Factor in Facility Condition Index (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

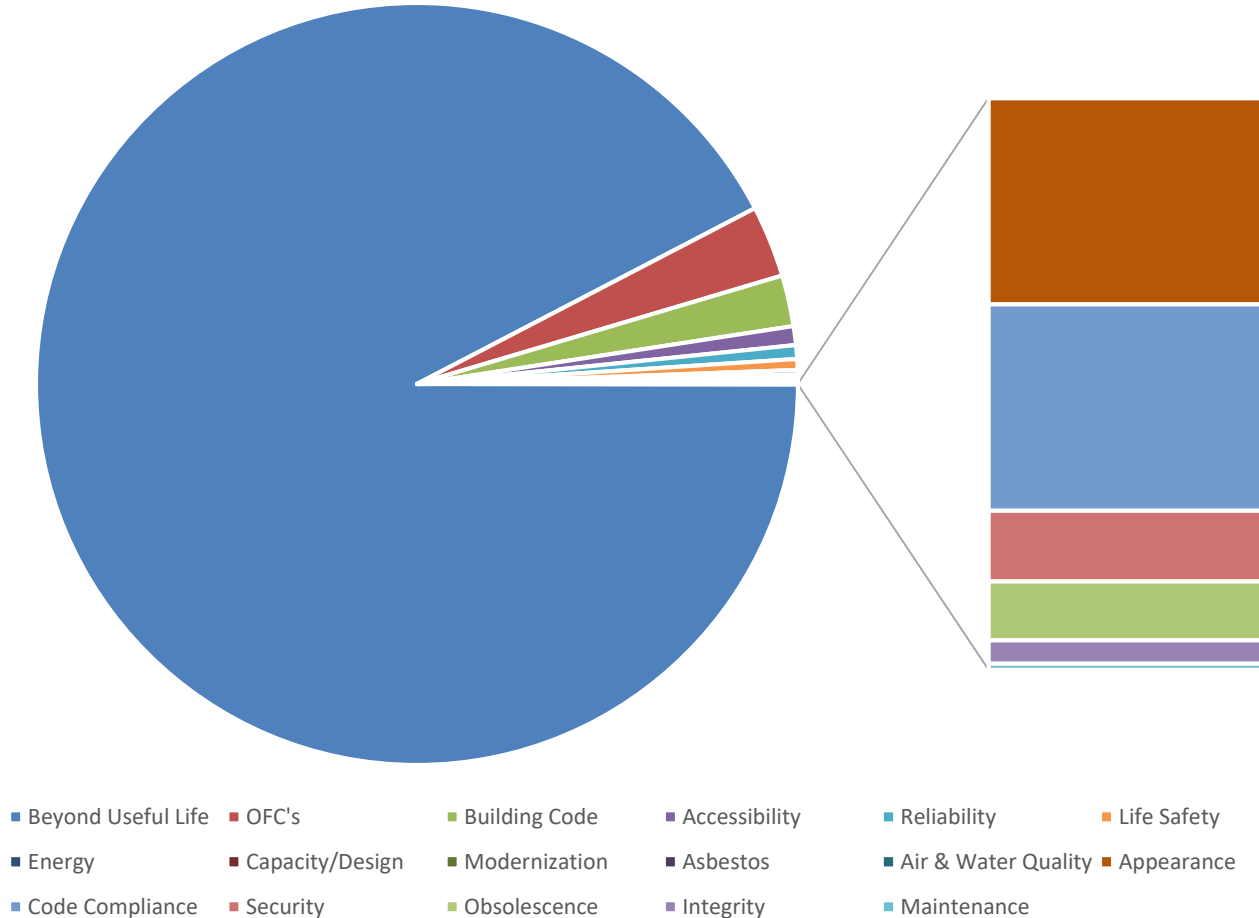
Deferred Maintenance \$278,025k

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

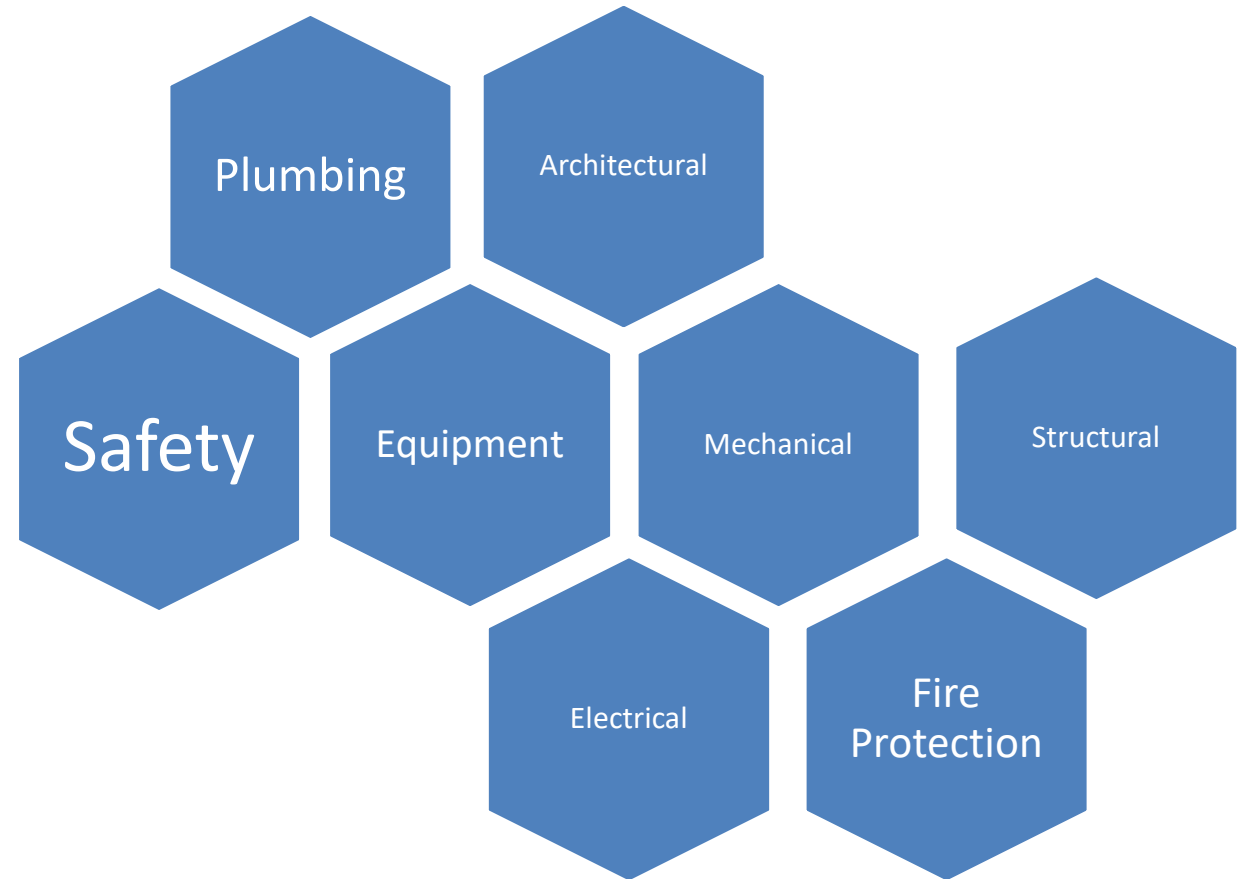


Facility Condition Index

- 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



FCI Over 0.5

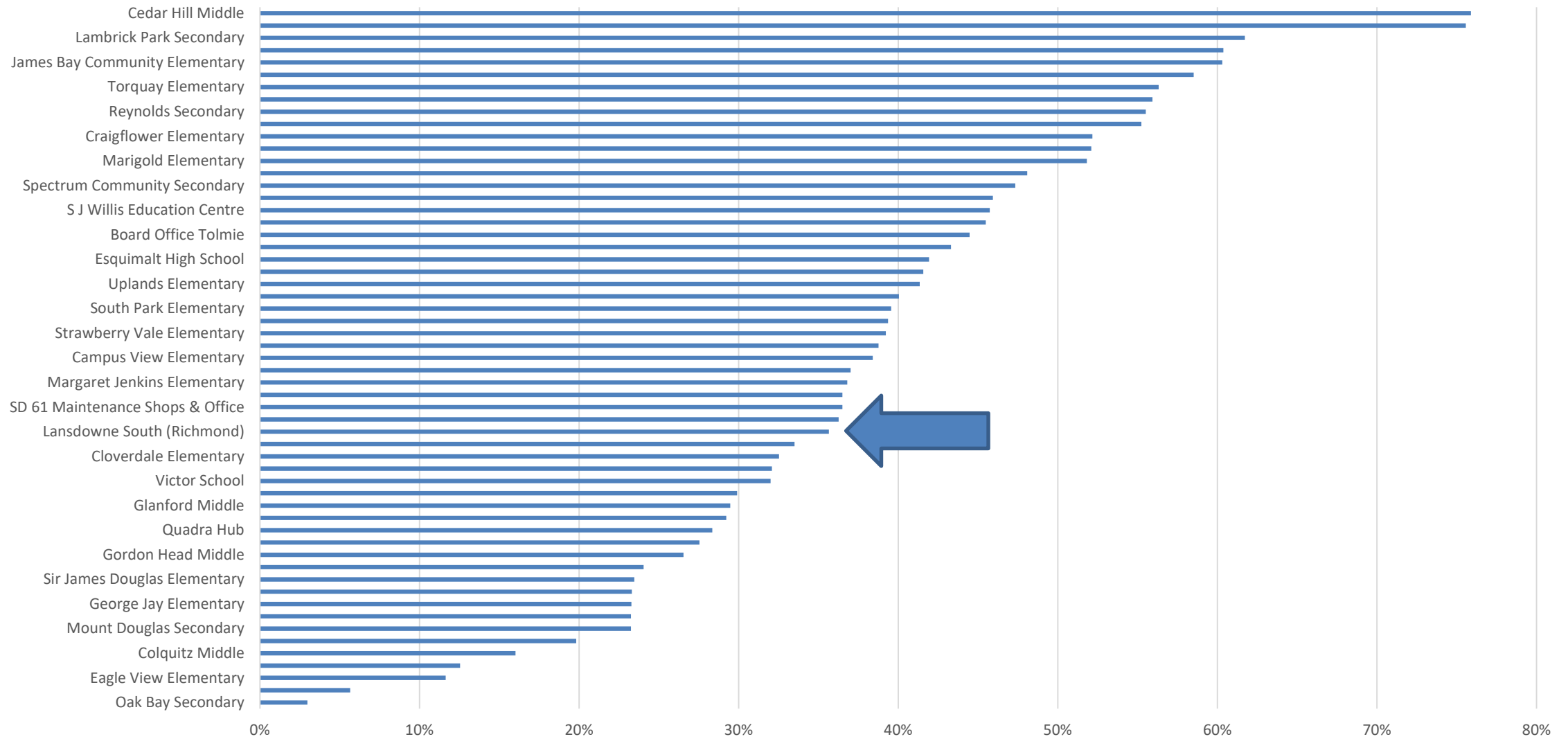
Cedar Hill Middle	76%
Sundance Elementary	76%
Lambrick Park Secondary	62%
Arbutus Middle	60%
James Bay Community Elementary	60%
Frank Hobbs Elementary	59%
Torquay Elementary	56%
Shoreline Community Middle	56%
Reynolds Secondary	56%
Garage and Storage (Mntce. Shops)	55%
Craigflower Elementary	52%
Distribution Centre (Mntce. Shops)	52%
Marigold Elementary	52%

Macaulay Elementary	48%
Spectrum Community Secondary	47%
Lake Hill Elementary	46%
S J Willis Education Centre	46%
View Royal Elementary	45%
Board Office Tolmie	44%
Hillcrest Elementary	43%
Esquimalt High School	42%
Doncaster Elementary	42%
Uplands Elementary	41%
McKenzie Elementary	40%
South Park Elementary	40%
Victoria Secondary	39%
Strawberry Vale Elementary	39%
Lampson Elementary	39%
Campus View Elementary	38%
Tillicum Elementary	37%
Margaret Jenkins Elementary	37%
Lansdowne North (Main)	37%
SD 61 Maintenance Shops & Office	37%
Northridge Elementary	36%
Lansdowne South (Richmond)	36%
Victoria West Elementary	34%

Cloverdale Elementary	33%
Dean Heights Alternate	32%
Victor School	32%
Willows Elementary	30%
Glanford Middle	29%
Rogers Elementary	29%
Quadra Hub	28%
Rockheights Middle	28%
Gordon Head Middle	27%
Monterey Middle	24%
Sir James Douglas Elementary	23%
Braefoot Elementary	23%
George Jay Elementary	23%
Oaklands Elementary	23%
Mount Douglas Secondary	23%
Quadra Elementary	20%
Colquitz Middle	16%
Burnside Community	13%
Eagle View Elementary	12%
Central Middle School	6%
Oak Bay Secondary	3%

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 Victoria Hospice Society by three readings of a disposal bylaw.
- Application will be made to the Ministry of Education for permission to dispose.
- If approved, Victoria Hospice 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	
27-Sep	Purchase & Sale Agreement between 2 parties
3-Nov	Community Consultation
24-Nov	Feedback Period Ends
3-Dec	Feedback to the Board
13-Dec	Land Disposal Bylaw/Decision

Questions?



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

Appendix F – Feeder School Projections

Margaret Jenkins Elementary

A Projection of Total Enrolment: French Immersion Early

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
K	47	33	35	39	37	37	37	37	37	37	37	37	37	37	37
1	40	48	34	36	40	38	38	38	38	38	38	38	38	38	38
2	38	38	46	32	34	38	36	36	36	36	36	36	36	36	36
3	34	37	37	45	31	33	37	35	35	35	35	35	35	35	35
4	36	34	37	37	45	31	33	37	35	35	35	35	35	35	35
5	37	33	32	34	34	42	29	31	34	33	33	33	33	33	33
1 to 3	112	123	117	113	105	109	111	109	109	109	109	109	109	109	109
4 to 5	73	67	69	71	79	73	62	68	69	68	68	68	68	68	68
1 to 5	185	190	186	184	184	182	173	177	178	177	177	177	177	177	177
K to 5	232	223	221	223	221	219	210	214	215	214	214	214	214	214	214
Total	232	223	221	223	221	219	210	214	215	214	214	214	214	214	214

Oaklands Elementary

A Projection of Total Enrolment: Regular

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
K	81	76	76	57	69	70	70	70	70	70	70	70	70	70	70
1	66	80	76	76	58	69	70	70	70	70	70	70	70	70	70
2	81	68	83	78	78	60	72	72	72	72	72	72	72	72	72
3	95	82	70	84	80	80	61	73	74	74	74	74	74	74	74
4	87	96	83	71	85	81	81	63	74	75	75	75	75	75	75
5	78	88	98	84	73	87	83	83	65	76	77	77	77	77	77
1 to 3	242	230	229	238	216	209	203	215	216	216	216	216	216	216	216
4 to 5	165	184	181	155	158	168	164	146	139	151	152	152	152	152	152
1 to 5	407	414	410	393	374	377	367	361	355	367	368	368	368	368	368
K to 5	488	490	486	450	443	447	437	431	425	437	438	438	438	438	438
Total	488	490	486	450	443	447	437	431	425	437	438	438	438	438	438

Quadra Elementary

A Projection of Total Enrolment: Regular

											Regular				
Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
K	39	41	44	38	40	40	40	39	39	39	39	39	39	39	39
1	40	38	40	43	37	38	38	38	37	37	37	37	37	37	37
2	42	44	41	43	46	40	42	42	42	41	41	41	41	41	41
3	51	42	44	41	44	47	40	42	42	42	41	41	41	41	41
4	43	52	43	45	42	45	48	41	43	43	43	42	42	42	42
5	32	43	51	43	45	42	44	48	41	43	43	43	42	42	42
1 to 3	133	124	125	127	127	125	120	122	121	120	119	119	119	119	119
4 to 5	75	95	94	88	87	87	92	89	84	86	86	85	84	84	84
1 to 5	208	219	219	215	214	212	212	211	205	206	205	204	203	203	203
K to 5	247	260	263	253	254	252	252	250	244	245	244	243	242	242	242
Total	247	260	263	253	254	252	252	250	244	245	244	243	242	242	242

Quadra Elementary

A Projection of Total Enrolment: French Immersion Early

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
K	36	38	40	35	36	36	36	36	36	36	36	36	36	36	36
1	36	33	35	37	33	33	33	33	33	33	33	33	33	33	33
2	29	32	30	32	33	30	30	30	30	30	30	30	30	30	30
3	27	26	28	27	28	29	27	27	27	27	27	27	27	27	27
4	27	24	23	25	24	25	26	24	24	24	24	24	24	24	24
5	14	23	20	20	21	20	21	22	20	20	20	20	20	20	20
1 to 3	92	91	93	96	94	92	90	90	90	90	90	90	90	90	90
4 to 5	41	47	43	45	45	45	47	46	44	44	44	44	44	44	44
1 to 5	133	138	136	141	139	137	137	136	134	134	134	134	134	134	134
K to 5	169	176	176	176	175	173	173	172	170	170	170	170	170	170	170
Total	169	176	176	176	175	173	173	172	170	170	170	170	170	170	170

Willows Elementary**A Projection of Total Enrolment: French Immersion Early**

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
K	38	34	34	35	35	35	35	35	35	35	35	35	35	35	35
1	38	38	34	34	35	35	35	35	35	35	35	35	35	35	35
2	49	37	37	33	33	34	34	34	34	34	34	34	34	34	34
3	35	49	37	37	33	33	34	34	34	34	34	34	34	34	34
4	48	34	48	36	36	32	32	33	33	33	33	33	33	33	33
5	45	47	33	47	35	35	31	31	32	32	32	32	32	32	32
1 to 3	122	124	108	104	101	102	103	103	103	103	103	103	103	103	103
4 to 5	93	81	81	83	71	67	63	64	65	65	65	65	65	65	65
1 to 5	215	205	189	187	172	169	166	167	168	168	168	168	168	168	168
K to 5	253	239	223	222	207	204	201	202	203	203	203	203	203	203	203
Total	253	239	223	222	207	204	201	202	203	203	203	203	203	203	203

Appendix G - All Correspondence

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

I support the sale of land to BC Hospice Society

Date:

Thursday, October 14, 2021 2:38:25 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Hi,

I'm a parent with two kids in school and I support the sale because it is such an important purpose. I would not support the sale for most other purposes, like new condos, etc.

Thank you for asking for feedback!

[REDACTED]

--

Sent with Tutanota, the secure & ad-free mailbox.

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Sale of School to Victoria Hospice Society

Date:

Thursday, October 14, 2021 3:51:11 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Hi,

I'm very concern about the continued liquidation of school lands and opposed to the sale of school lands to the Victoria Hospice Society. The sale of assets is something that is very difficult to replace and often cannot be replaced. In addition, the sale is of the land is not to provide facilities or spaces which will benefit school aged children (e.g. parks, libraries, community centres etc.). Frankly the city as a whole already caters poorly to children so it is essential the few spaces which are focused on children are not further reduced. Finally, using the proceeds for maintenance and renovations is a poor choice. These type of expense should be funded out of sustainable funding sources not by sale of assets.

Thank you for taking the time for reading my feedback. I'm a parent who live in the Oaklands neighbourhood and has two children attend Oaklands School.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

1.9 acre of land south Landsdowne Middle School

Date:

Saturday, October 16, 2021 9:44:00 AM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear School District , do you plan ahead such as 50, 100 years for now if you sell this land , it's gone for ever, where are you going to educate the children of the future. With the value of land in middle city that keeps going up, any school lands should be protected at the same level as the National Parks that we enjoy so much .

[REDACTED]

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Proposed sale of 1.9 acres of land at Lansdowne Middle School - South Campus to the Victoria Hospice Society

Date:

Tuesday, October 19, 2021 4:04:07 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Hi there,

My wife and I live in the Avery Lane development at [REDACTED] at the corner of Kings and Richmond.

We are both in health care and strongly support the sale of 1.9 acres of land at Lansdowne Middle School - South Campus to the Victoria Hospice Society.

Best regards,

[REDACTED]

From: [Community Engagement](#)
Cc: [Community Engagement](#)
Subject: RE: online information session Nov 3 re sale of land to hospice
Date: Thursday, October 28, 2021 1:23:13 PM
Attachments: [Full SVAP April, 2017 small.pdf](#)

Good afternoon,

Thank you for your email. We look forward to connecting next week.

You do not need to register for the session; participants can just click the link. It is also available on our District website on the front page: <https://www.sd61.bc.ca/news-events/news/title/victoria-hospice-society-to-purchase-property-from-greater-victoria-school-district/>.

There will be an opportunity for Q & A at the end of the presentation. Vic Hospice representatives will also be present to answer questions.

We will be recording the meeting and asking community members to email their input to community@sd61.bc.ca. All input provided will be compiled for the Board to review prior to making a decision.

We are aware of the Shelbourne Valley Action Plan to answer your further question, and we've extended an invitation to the Friends of Bowker Creek Society.

Again, thank you for connecting and confirming you received the letter. It's greatly appreciated.

Kind regards,

Lisa McPhail
Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103
www.sd61.bc.ca | [@sd61schools](#)

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-----Original Message-----

Sent: Tuesday, October 26, 2021 1:31 PM
To: Community Engagement <Community@sd61.bc.ca>
Subject: online information session Nov 3 re sale of land to hospice

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

I am both a resident in the area of Lansdowne north and south campuses and a board member of the Camosun Community Association and will be attending the Nov 3 information session. I have some questions. I did receive the letter about the proposed sale at Lansdowne south.

Is it necessary to register for this online session, or just click on the Zoom link?

Will there be an opportunity for input from the Community Association about their concerns?

Will a representative of Hospice be attending?

I wonder too if you and Hospice are aware that this triangle of land is designated as 'proposed park' on the District of Saanich Shelbourne local area plan. I wonder too if you are aware that Bowker Creek on the eastern boundary of the property has been the subject of many studies and plans, one of which SD61 signed on to with the city of Victoria, Oak Bay and Saanich. There are plans to reconfigure the creek both for beautification, a multiuse trail and for flood abatement purposes. I can provide links to these documents if you are interested in seeing them.

I draw these things to your attention, not to be confrontative, but to ensure that you have an idea of the types of concerns the neighbourhood may have. Hospice is certainly a worth cause, but once again, I wonder if this location is the best choice for them.

[REDACTED]

[REDACTED]

From: [Community Engagement](#)
Subject: RE: Victoria Hospice Society to purchase property from Greater Victoria School District
Date: Wednesday, November 10, 2021 9:40:12 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning,

Thank you for the feedback, it will be included in our engagement report to the Board. As your questions relate to Victoria Hospice's plans, we encourage you to engage with Victoria Hospice now, or as they go through their subdivision consultation, should the property disposal advance.

Thank you,

Lisa McPhail

Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103

 www.sd61.bc.ca |   @sd61schools



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please destroy and notify the sender immediately.

Sent: Sunday, November 7, 2021 4:10 PM
To: Community Engagement <Community@sd61.bc.ca>
Subject: Victoria Hospice Society to purchase property from Greater Victoria School District

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Please find attached a written feedback submission concerning the "Victoria Hospice Society to purchase property from Greater Victoria School District".

Comments formed from information:

- letter to the neighbourhood from the GVSD Office of the Superintendent dated 14 Oct 2021
- posted information on SD61 web site and Victoria Hospice Society web site
- media information concerning this proposal- e.g., Times Colonist, Chek TV news, Camosun Community Association
- Zoom Meeting 3 Nov 2021 On-line information session
- Bowker Creek Blueprint

Thank you,

[REDACTED]



Victoria Hospice Society to purchase property from Greater Victoria School District

[Victoria Hospice Society to purchase property from Greater Victoria School District \(sd61.bc.ca\)](https://sd61.bc.ca)

ONLINE INFORMATION SESSION:

Wednesday, November 3, 2021, 6:30 p.m. – 8 p.m.

Zoom

Meeting: <https://gvsd61.zoom.us/j/63319796192?pwd=bW0xaXVtcFZNMUgzL1V5OWc2VEo0UT09>

Feedback From: [REDACTED]

Victoria Hospice is a welcome and important service for many families and individuals in the Greater Victoria District and Vancouver Island communities. Many folks have had contact with or used their services for themselves, for a loved one or been a volunteer. It is a not for profit organization providing services in partnership with Vancouver Island Health.

The online information session did not provide enough detail of what Victoria Hospice plans are for the site and the impact to the adjacent community.

Given the current uncertainty around the defined needs of the Victoria Hospice Society to construct their New Centre of Care and Support, and other factors listed below, the disposal of this triangle shaped property by SD61 should not go ahead.

Victoria Hospice indicates they have been looking for land for a number of years to find the right size in a good location to service their clients. How can this be a good location?

- Victoria Hospice is well aware that the property is a wetland and flooding catchment area
- the only road access in and out is from Richmond via Newton- a narrow residential street
- Corner of Richmond and Newton- at side of school crosswalk and bus stop with limited visibility
- Safety concern exiting onto Richmond
 - Poor visibility due to narrowing of Richmond from Newton south
 - Heavy traffic area-Left turn onto Richmond and off Richmond or through on Newton
- North side of Newton has been used by workers in the area for daytime parking
- Bowker Creek issues as discussed and noted during the 3 November 2021 Zoom Meeting-and Bowker Creek Blueprint document. Remediation of the creek required and partnership with stakeholders. Reference pg. 55 Bowker Creek Pearl Street to Newton Street for action list.
- Land boundary at Bowker Creek not identified- e.g., which side of creek or middle of creek
- Public access bridge currently across the creek from school property to subject property

A previous Victoria Hospice proposal to develop land next to Victoria General Hospital in View Royal was being considered a couple of year ago. After getting through all the design and discussion around what would be needed and how it would look, both Island Health and Victoria Hospice determined it was not a viable project.

- If land disposal settlement goes ahead, Victoria Hospice would be owners of the property. Should discussion/consultation with Island Health, Saanich Staff, Saanich Municipal re-zoning and sub-division and/or community consultation reject the project, the land could be sold on the open market and out of public/institutional ownership. Victoria Hospice Society is a not-for-profit charity not a school or institution.
- It appears that Victoria Hospice is still in major discussion with Island Health about what services would/could be offered in the proposed project facility.
 - It is yet to be determined if end of life beds need to be part of this project. If this option is determined in scope of the new project, how many inpatient beds would be planned?
 - *They currently provide care at an 18-bed Inpatient Unit at the Royal Jubilee Hospital in Victoria. They also offer special touches like a 24-hour unrestricted family and friends visiting policy (including pets), a family lounge area, an open kitchen, and private meditation rooms.*
 - Other options still under discussion might result in the same scenario as the previous project i.e., determined not a viable project
 - Victoria Hospice web site indicates:
 - *The new location will house Victoria Hospice's inpatient beds and associated program areas, as well as providing a hub for our expanded community programs and services.*

Respite care will also be expanded. This will serve to alleviate pressure on family caregivers, thereby improving the chances that patients are able to remain at home during their end-of-life journey, if that is their wish

- Since Victoria Hospice doesn't appear to be at the point in their proposed project to know what needs/options and the footprint required, it is premature to be purchasing land that they don't know will fit their requirements. Zoom meeting- suggested footprint possibly 15,000 square ft.
- The disposal of this property to Victoria Hospice would result in loss of precious and dwindling greenspace already under duress by rapid densification in this area.
 - It is also used as a community sport field and could possibly be Saanich park space
 - Sale of 7.3 acres of greenspace/school fields at Lansdowne North has already reduced the greenspace in this area used not only by the school but also by the community
- Traffic impacts to Richmond Road, school and community safety
 - Victoria Hospice clients will increase traffic on Richmond Road and residential streets. They will also travel from proposed site on Newton to RJH on Richmond Road.
 - Richmond to Kings Road already has two 30 km school zones- one for Lansdowne North and one for Lansdowne South
 - Traffic calming from Kings Road to Bay Street impacts traffic flow as does
 - Arthritis Centre, Adanac Street entrance to hospital services, CNIB building, RHJ Emergency and Main Entrance etc.
 - Richmond is a feeder route to Camosun College and UVIC
 - Richmond services two bus routes- #14 UVIC & #8 Interurban/Tillicum/Oak Bay
 - Francophone school in SD61 Lansdowne North disposal property will increase traffic
 - Upgrades to Shelbourne Street will increase traffic on Richmond
 - Proposed apartment buildings across from Adanac Street in Victoria Municipality and project development across from RJH between Bay and Fort will also increase traffic to this area
- Mount Tolmie-Camosun Community Plan
 - 3.0 Community Vision pg. 14
 - *Bowker Creek will serve as an identifying feature of the community. Above-ground sections of the creek will be restored and efforts will be made to daylight its culverted sections. A greenway will develop along the creek's length and tie together natural areas through the community. Natural ecosystems in the area will be preserved and enhanced with special attention given to manage the Garry oak ecosystems present in Mount Tolmie Park. Neighbourhood parks will be developed to meet the community's needs, and new parks will serve growing*

areas such as the Shelbourne Valley Centre. New parkland in the south of the community will include the BC Hydro lands and **currently undeveloped lands alongside Bowker Creek.**

- Pg. 15 The growth and expansion of institutions such as the University of Victoria, Camosun College, Royal Jubilee Hospital, and St. Michael's University School will respect the neighbouring built environment. The former Richmond Elementary School site will retain its status as a community amenity with at least 50% of its area preserved in the public domain.

- 4.3 Institutional Land

- Pg. 29- The churches and schools in the area will remain institutional in their use. Saanich will continue to work with School District #61 (SD61) to maintain public access to public school sites and develop long-term plans for the Richmond School site. Any future development of the site will preserve the property in the public domain.
- Pg. 30-4.3.3 Continue partnering with SD61 to expand community services available at local schools and ensure joint-use agreements are protected.
- Pg. 30-4.3.4 Work with School District #61 to develop with a long-term plan for the former Richmond Elementary School site. Ensure that the site is preserved in the public realm and that Bowker Creek is enhanced.

- SD61's Land Disposal Policy

- If land determined not to be needed for future enrollment or currently used for school programming could be disposed of, then Lansdowne North as the largest school land parcel, could again be targeted for further future disposal
- Lansdowne South (Richmond School) after the current proposed land disposal might again be targeted for sale in future as it was in 2007
<http://www.southjubilee.ca/Newsletters/2007-04.pdf>



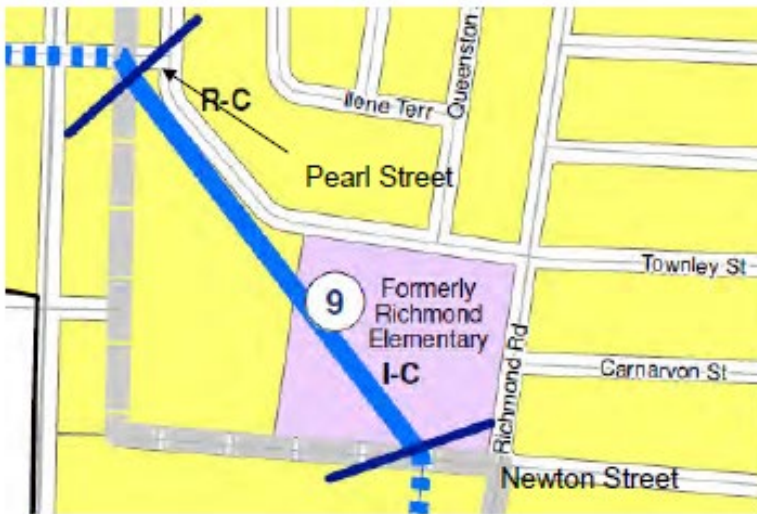
Parking on Newton Street near Triangle sport field area



Parking on section of Newton Street by Richmond School (Lansdowne South) looking west



Corner of Richmond Rd and Newton St-exit/entrance to Newton where Richmond narrows





Reach location






Proposed greenways

Bowker Greenway Routing Options

Trails Within Watershed

-  Proposed Trail Route
-  Proposed Pedestrian Only Trail

Bowker Creek Main Channel

-  Underground
-  Open Channel
-  Bowker Creek Watershed Boundary

From: [Community Engagement](#)
Subject: RE: Bowker Creek Initiative
Date: Wednesday, November 10, 2021 9:46:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning,

Thank you for sharing the link. This communication will be compiled and shared in our summary engagement report.

Please note, the Board is aware and has access to the Bowker Creek Blueprint Plan.

Thank you,

Lisa McPhail

Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103

 www.sd61.bc.ca |   @sd61schools



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Sent: Wednesday, November 3, 2021 8:03 PM
To: Community Engagement <Community@sd61.bc.ca>
Subject: Bowker Creek Initiative

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

hello SD 61 and Board - here is the address of the Bowker Creek 100-year Initiative Blueprint - please forward to the Hospice people -

<https://www.crd.bc.ca/bowker-creek-initiative/about-bci/plans-and-strategies/bowker-creek-blueprint-a-100-year-plan>

cheers - 

From: [Community Engagement](#)
Subject: RE: Questions raised at online meeting regarding the property sale of Lansdowne South
Date: Monday, November 22, 2021 9:39:36 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning, [REDACTED]

To confirm, this is the first email I have received from you.

Following the public information session on November 3, 2021, our District website was updated to include the recording of the meeting, which includes the question and answer period. In addition, further documentation was posted under Additional Resources.

Website: <https://www.sd61.bc.ca/news-events/news/title/victoria-hospice-society-to-purchase-property-from-greater-victoria-school-district/>

Can you please provide us your specific questions? We are more than happy to assist.

Thank you kindly,

Lisa McPhail

Manager, Communications & Community Engagement
Greater Victoria School District No. 61

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[REDACTED]
Sent: Sunday, November 21, 2021 8:13 PM

To: Community Engagement <Community@sd61.bc.ca>

Subject: Questions raised at online meeting regarding the property sale of Lansdowne South

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Good evening - I have been following up on questions raised by a number of attendees at the public information session of November 3 regarding the disposition of property at Lansdowne South. Despite a commitment on behalf of the school board to provide further information and feedback on questions, I have seen no further mention of the session or the issues raised during the online session. I have transcripts of the session and details relating to the unanswered questions, should you require that information.

If I am missing the location of this feedback, could you please direct me to the appropriate location for it. Otherwise, could you please provide responses as promised during the online session. We are quickly approaching the November 24 deadline for further public input on this matter and the lack of response by SD61 has not been helpful in this regard.

Many thanks in advance for your attention on this matter.



[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Letter to School District 61 regarding the proposed sale of land at Lansdowne South (Richmond Elementary)

Date:

Monday, November 22, 2021 4:48:16 PM

Attachments:

[Bowker Creek letter .docx](#)

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Attached letter for your review and consideration.

Thank you

[REDACTED]

School District 61 Chair, Ann Whitaker and Board Trustees
community@sd61.bc.ca

As a resident and property owner in Oak Bay for more than 30 years, with two children who attended school in the district, I'm writing to express my concerns about the Memorandum of Understanding to sell a portion of land at Richmond School, (now Lansdowne South campus) adjoining Bowker Creek.

Bowker Creek is one of the most valuable community assets in Oak Bay. It is well managed by the Friends of Bowker Creek who have worked to protect, manage and improve it and the land adjacent to it for everyone's enjoyment. Hundreds of thousands of dollars of public funding and thousands of hours of staff and volunteer time have been invested over the past 20 years to improve management of Bowker Creek.

SD 61 has participated in the development of the 2003 Bowker Creek Watershed Management plan and endorsed the 2011 Bowker Creek Blueprint: A 100 Year Vision and you have received federal funding for \$738,000 for creek restoration at Oak Bay High School. Clearly, SD 61 has been aware of the Bowker creek Initiatives interest in this property for more than a decade.

So why, after supporting this initiative, would SD61 now choose to sell off this parcel of land which will only undermine and erode much of the work done so far?

It seems short sighted and inconsistent with your previous level of involvement and support. Not only would this move fragment ownership of the stream bed and riparian areas and unnecessarily complicate future restoration opportunities, it would result in lost opportunities for further educational opportunities.

Surely, as an educational organization, you have a responsibility to take a leadership role to protect this asset as well as its educational value now and for future generations. In 2021, with climate change and climate disasters occurring around the world and on our own doorstep, this is the time when we need our educational leaders to step up and take bold, decisive action to protect valuable community assets like Bowker Creek.

I urge you to reconsider this Memorandum of Understanding regarding the sale of a portion of land at Lansdowne South campus.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

To: [REDACTED] [Community Engagement](#)
Subject: Re: Questions raised at online meeting regarding the property sale of Lansdowne South
Date: Monday, November 22, 2021 8:49:57 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[SD61_info_session_unanswered_questions V1..pdf](#)

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Thanks for your response. I have attached excerpts from a transcription of the question and answer session, with commentary following each question outlining the request for further clarification. Looking forward to receiving the information as requested. Best regards, [REDACTED]
[REDACTED]

On Mon, Nov 22, 2021 at 9:39 AM Community Engagement <Community@sd61.bc.ca> wrote:

Good morning, [REDACTED]

To confirm, this is the first email I have received from you.

Following the public information session on November 3, 2021, our District website was updated to include the recording of the meeting, which includes the question and answer period. In addition, further documentation was posted under Additional Resources.

Website: <https://www.sd61.bc.ca/news-events/news/title/victoria-hospice-society-to-purchase-property-from-greater-victoria-school-district/>

Can you please provide us your specific questions? We are more than happy to assist.

Thank you kindly,

Lisa McPhail

Manager, Communications & Community Engagement



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Sent: Sunday, November 21, 2021 8:13 PM

To: Community Engagement <Community@sd61.bc.ca>

Subject: Questions raised at online meeting regarding the property sale of Lansdowne South

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Good evening - I have been following up on questions raised by a number of attendees at the public information session of November 3 regarding the disposition of property at Lansdowne South. Despite a commitment on behalf of the school board to provide further information and feedback on questions, I have seen no further mention of the session or the issues raised during the online session. I have transcripts of the session and details relating to the unanswered questions, should you require that information.

If I am missing the location of this feedback, could you please direct me to the appropriate location for it. Otherwise, could you please provide responses as promised during the online session. We are quickly approaching the November 24 deadline for further public input on this matter and the lack of response by SD61 has not been helpful in this regard.

Many thanks in advance for your attention on this matter.



To: [REDACTED]

[REDACTED] [Community Engagement](#)

Subject:

New Hospice location

Date:

Tuesday, November 23, 2021 10:17:47 AM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear SD61,

I am a Bedside Singer in Hospice and I have seen the value of the support Hospice gives to dying patients and grieving families first-hand. I am excited by the proposal to relocate Hospice to property adjacent to Lansdowne School and I am hopeful the sale of the property is approved. The location seems to be perfect for the needs of Hospice as they seek to expand their services for the wider community. Victoria Hospice has been a pioneer in serving the needs of people near death and I am hopeful this property will enable them to create a modern facility to support those at the end of their lives and their families as well.

Thank you for the opportunity to comment,

[REDACTED]

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Support for sale of Lansdowne south land to Victoria Hospice

Date:

Tuesday, November 23, 2021 11:01:22 AM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

To whom it may concern,

I am writing to express my support for the sale of the portion of the Lansdowne Middle School south campus lands to Victoria Hospice for their new facility.

This land sale supports not only the development of much-needed new schools but also the compassionate care Victoria Hospice is known for. Any of us who have experienced the care hospice has provided for our loved ones will understand how crucial this service is.

Thank you for your consideration,

[REDACTED]

To:

[Community Engagement](#)

Subject:

Victoria Hospice and better schools

Date:

Tuesday, November 23, 2021 11:59:55 AM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear GVSD,

I am writing to express my hopes that the agreement between the Greater Victoria School District and Victoria Hospice Society will soon be accomplished and that a new hospice will be built on the current Lansdowne Middle School property.

This is a perfect example of a community working together for a better future for all. Schools in Victoria will benefit from the sale of this land by being more able to improve the ability of schools to function in a time of climate crisis and impacts on infrastructure. Now is the time to be ready for climate effects. It is also beneficial to schools in being able to build with a lower carbon footprint.

Victoria Hospice Society has served my family and neighbours directly, in care, comfort and services that are found nowhere else. From a family member dying in their care and a neighbour being able to have MAID in Hospice, while I had the opportunity to receive grief counselling, and know volunteers offering support. Hospice is a gift to any family, friend and community. For 40 years Hospice has worked in the older part of Royal Jubilee Hospital, and needs a new home. The land offered is ideal, close to RJH, transit and in a quiet residential, natural and educational setting. I think good things will happen here with this connection.

I urge everyone to support this endeavor. Thank you.



To: [REDACTED]
Cc: [Community Engagement](#)
[Kevin Murdoch](#)
Subject: Sale of SD61 land to Hospice Society
Date: Tuesday, November 23, 2021 12:11:40 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear Chair Painter and School Board Trustees

I urge the SD 61 School Board to halt the sale of the 1.9 acre parcel of land adjacent to Lansdowne Middle School. I am deeply concerned that there has not been adequate public consultation for the disposition of this land. There must be full consideration of the unique ecological qualities of this parcel of land. It appears that SD 61's commitment to the Bowker Creek Blueprint has been overlooked.

I know SD 61 is under pressure to raise much needed funds and Victoria Hospice is surely a worthy cause, however, there are other vital considerations which are unique to this piece of land.

The restoration of Bowker Creek as a healthy riparian ecosystem has deep commitments within the community. It is supported, both financially and in principle by the municipal governments of Victoria, Saanich and Oak Bay as well as the Capital Regional District. Thousands of hours of volunteer service over many years have contributed to this project. Many schoolchildren are actively engaged in this work.

Bowker Creek is profoundly important to the community. It is valued for its unique beauty, its role in the preservation of biological diversity and climate change mitigation, as well as for its many educational and community building opportunities.

Please go no further with this sale until the preservation and restoration of Bowker Creek is made top priority in any future use of this land.

Sincerely,

[REDACTED]

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Victoria Hospice

Date:

Tuesday, November 23, 2021 1:43:25 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear School Board District 61,

I would like to support this proposed land sale to Victoria Hospice. The school lands serves the community and Victoria Hospice certainly serves the entire community by supporting end of life programs for the community. This proposal would support the community on a much broader scale. The community would benefit from this development.

As a supporter of Victoria Hospice, I am hopeful this proposal will move forward.

Warm regards,

[REDACTED]

"Everytime you smile at someone, it is an action of love, a gift to that person, a beautiful thing." Mother Teresa

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Proposed land sale at Lansdowne South school property; Ryan Paynter

Date:

Tuesday, November 23, 2021 4:17:03 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear [REDACTED]

I was alarmed to learn, very recently, of the School District's plans to sell part of its property adjoining Bowker Creek.

The greenway there, part of the streamside protection area, is a right of way valued by the community.

The Lansdowne student body can be involved in restoration and enhancement of Bowker Creek by their school, and learn to care for their environments, as has been shown at Oak Bay High School with great success.

I hope SD 61 reconsiders its proposal to sell this parcel, and can come up with a plan that better serves its students, neighbours, and its section of Bowker Creek.

Thank you,

[REDACTED]

To: [REDACTED]
Cc: [REDACTED]
Subject: Victoria Hospice
Date: Tuesday, November 23, 2021 4:40:50 PM

[Community Engagement](#)

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Board of School District 61

November 23, 2021

Ladies and Gentleman

My name is [REDACTED] and I am a Board Member of Victoria Hospice and I have been charged with heading the Location Committee . We have been meeting for over 2 years in attempting to find a suitable location with 2 or 3 acres for Victoria Hospice . WE have examined over 2 dozen sites and unfortunately none of them were suitable as they were not large enough, location not right, or not on a bus route etc. etc..

Our present location is in the 1940's concrete old maternity ward at the Jubilee Hospital. This building is extremely awkward for us as it is built like a bunker and extremely difficult to redesign to today's standards for Hospice clients. It is amazing that we receive fantastic accolades from our previous clients families and the public. This is entirely due to our fantastic staff and volunteers who are devoted to our clients notwithstanding the very poor working conditions with the old concrete building.

We were extremely excited when we discovered your excess property on Newton Street and we were able to negotiate a purchase agreement with you subject to a number of conditions. This property is excellent for us and Bowker Creek would be a bonus . We realize that we would have to do a terrific amount of work to beautify the Creek and have already selected a number of consultants including a Biologist, Landscape Architects, Surveyor, Civil Engineer , Arborist and siting and building architects. We wish to improve Bowker Creek to create a perfect, beautiful, peaceful jewel with walking paths, perhaps a gazebo and benches .

Thank you for agreeing to sell this land to us (with conditions we have to meet) . It will become a beautiful setting for so many aspects of Hospice

Your Truly

[REDACTED]
[REDACTED]

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

[REDACTED]

Subject:

[REDACTED]

Proposed sale of land at Landsdown South.

Date:

Tuesday, November 23, 2021 6:08:22 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Attn: Ann Whitaker, Chair

Board of Trustees, School Dist. #61

I am writing to express my concern about the disposal of the land proposed for a Hospice Building. I am particularly concerned about the effect on Bowker Creek, which is adjacent to the property. I would like to know if the BC Riparian Areas Protection Act has been taken into account. In the Regulation Guidebook for this Act there should be a 30 metre set back of any construction adjacent to a waterway. How can you guarantee that this would be preserved if the land is sold?

Thank you for your consideration of this question.

Sincerely

[REDACTED]

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Bowker Creek

Date:

Tuesday, November 23, 2021 6:14:10 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Hello Ms Whitaker and Board Trustees,

As someone who has contributed many volunteer hours in efforts to conserve the vital ecosystem surrounding Bowker Creek, I am writing to request that any party involved in the purchase of SD 61 parcel, be made aware of the essential need to preserve and improve this vital link and unique ecosystem in the Bowker Creek watershed.

Thank you,

[REDACTED]

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Victoria Hospice

Date:

Tuesday, November 23, 2021 6:20:34 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Board of School District 61

Dear board members,

I am delighted with the opportunity to purchase the property on Newton St as a location for Victoria Hospice services. As a member of the Hospice board for the past five years, I have strived along with other board members to find a suitable location to build a new facility, replacing our current dated patient location of a floor in a 70 plus year old building. As a retired nurse, I can attest that the care provided by our staff and volunteers is extraordinary despite the setting with shared rooms, inadequate bathrooms and tub rooms, inadequate space for families both in the patients' rooms and on the unit, and much more. The access to outdoor green space and the Bowker Creek will be beneficial for patients, families and staff. Thank you for agreeing to sell this land. It will make a difference for dying patients and families for years to come.

Sincerely,

[REDACTED]

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

potential Hospice area.

Date:

Tuesday, November 23, 2021 8:05:56 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

I would like to tell you how important it would be for Hospice to acquire this property. I have been a volunteer for 18 years and know what helpful services we provide for people experiencing grief and the families supporting those that are ill. This location is so excellent and I encourage all to consider this as a very important property to continue our support to the community. [REDACTED] teacher of 25 yr.

Sent from [Mail](#) for Windows



Virus-free. www.avast.com

[REDACTED]
To:

[REDACTED]
[Community Engagement](#)

[REDACTED]
Subject:

[REDACTED]
Victoria Hospice

Date:

Tuesday, November 23, 2021 8:10:32 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Board of School District 61

November 23, 2021

Ladies and Gentleman

I was on the Board of Victoria Hospice for 6 years. All the while we were going through Pros and Cons of different sites. When it came right down to it..not one of the properties was just right for what we needed.. Also we needed to know our Donors would be willing to support our choice.

Finally there is this property on Newton, owned by yourselves, which is perfect for our needs. The community, I am sure, would see fit to allow us to have a tranquil beautiful setting for our loved ones at end of life. Part of our needs for a new home for Victoria Hospice, is a serene quiet environment. Bowker Creek will never be abused or not taken care of, as we all are of the same vision...Serenity and calm when our loved ones leave us.

I must tell you, and you probably know, many Victorians were born in the old Maternity Ward where Victoria Hospice is today...sadly - so many are also dying there.. We have one shower for 18 beds, and the Victoria Hospice care they get regardless of this is the best you can get. Victoria Hospice has been noted as the top Facility in Canada, with not only end of life, but a Learning centre, and education centre for our Country.

I was so very pleased when I heard you were opened to sell your property to us, with conditions. I know we will do our part to make you proud of your decision.

Thank you for your support.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Hospice property acquisition

Date:

Tuesday, November 23, 2021 8:16:04 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

I would like to speak in support of Hospice acquiring this property. It is very close to our RJH site. As a volunteer of 18 years, I know that Hospice supports many people in grief as well as helping those supporting family in last stages of disease. This would be a place of healing and support for many .
Thanks [REDACTED] 25 yr teacher for District 61

Sent from [Mail](#) for Windows



Virus-free. www.avast.com

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Feedback on proposed sale of SD61 property to Victoria Hospice

Date:

Tuesday, November 23, 2021 8:20:50 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Hello,

I am a local community member and I do not support the sale of SD61 land at Lansdowne South Campus to the Victoria Hospice Society.

As we saw recently in the protection efforts to save the Kings Nature Space, this local area is at a large and growing deficit of greenspace. The particular parcel of land in question also encompasses Bowker Creek, and the CRD has plans to restore this section of the creek.

Why should we build on last remaining local greenspace and jeopardize the ecological integrity of Bowker Creek?

What are the goals of each organization and could we meet these AND at the same time protect this greenspace?

Has the St Pat's school and Diocese been approached? St Pat's has long been interested in the Lansdowne south campus. Perhaps a creative solution could be reached whereby St. Patrick's purchases the full Lansdowne south campus, and Lansdowne grade 6 students move to the current St Pat's school location. There would be more than enough capacity for grade 6 students in the existing St Pat's school building and students could use the back greenspace playground (at the end of Trent street off Haultain).

Victoria Hospice could build on the current St Pat's turf elementary playground and parking lot- immediately beside the hospital campus.

This scenario requires no loss of local greenspace and allows for the protection and restoration of Bowker Creek and the important surrounding floodplain.

I support the Victoria Hospice Society and their efforts to find a Centre of Excellence.

However I believe in 2021 we need to make decisions with the best long-term interests in mind for our climate, ecology and future generations. In this case, that will require a creative solution that 1) finds a location for Victoria Hospice, 2) brings in funds for SD61, and 3) does not include building on a floodplain and greenspace, and preventing the restoration of Bowker Creek.

Kind regards,

[REDACTED]

To: [REDACTED]
Subject: [Community Engagement](#)
Date: SD61 Lansdowne Middle School South Campus 1.9 acre proposed sale to VHS
Attachments: Tuesday, November 23, 2021 8:57:19 PM
[CCA Letter LANSDOWNE SOUTH SD61 Final.pdf](#)

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Hello

Please see CCA feedback letter attached.



www.CamosunCommunityAssociation.com

Nov 23, 2021

Dear SD61 Board Members:

I write on behalf of the Camosun Community Association (CCA) concerning the SD61 agreement to potentially sell 1.9 acres of land south of Lansdowne Middle School to the Victoria Hospice Society for \$2.5 million. The triangular-shaped property is adjacent to the south campus of Lansdowne Middle School, formerly Richmond Elementary School. The land use proposal from Victoria School District SD61 will impact local community greenspace, increase development adjacent to Bowker Creek and reduce opportunities for future flood mitigation for downstream communities. **I encourage SD61 to take the time to properly consult the community and other stakeholders in accordance with Ministry policy in land disposal decisions.**

We ask that SD61 restart the community consultation process to discuss all options for land they consider for disposal and development. SD61 should engage all stakeholders in consideration of alternative solutions and allow the necessary time to inform and engage in meaningful dialogue.

Background

1. SD61 proposes to sell 1.9 acres for the Lansdowne South campus (Richmond School) to the Victoria Hospice Society for \$2.5 million: <https://www.sd61.bc.ca/news-events/news/title/victoria-hospice-society-to-purchase-property-from-greater-victoria-school-district/>



It is important to note that CCA supports Victoria Hospice Society's (VHS) goal to have a new facility however the location is not appropriate given the sensitivity of this area.

The triangular-shaped Richmond School property at Newton St. includes a significant portion of Bowker Creek.






This community is deficient of parks and green space:

Camosun community is currently deficient in Saanich's recommended area for parks even if one includes the areas SD61 proposes to sell. Moreover, Saanich identified the Richmond School property as a proposed park in the 1998 Shelbourne Local Area Plan and this land is included in Saanich's current inventory of green space. The need for parks and greenspace will become even more acute with increasing intense densification along the Shelbourne and Hillside corridor.

"Providing adequate and suitable park space to serve an increased Valley population, particularly in Centres, and an increasingly diverse number of user groups will be a critical challenge going forward. As more residents move into housing forms that have limited or no access to private outdoor space providing high quality and easily accessible parks and open spaces will help ensure a good quality of life for all citizens." Shelbourne Valley Action Plan 2017 page 49.

SLAP 2008 page 27 – Proposed Park.

LEGEND

-  Proposed Park
-  Existing Park*
- *For the purposes of park calculations 1/2 of the school sites are counted
-  Closed Roads, Unconstructed Rights of Way or Walkways
-  Bowker Creek (Open Sections)
-  Bowker Creek (Culvert Sections)

MAP 7.1 PARK AND OPEN SPACE

Q:\Project_Admin\Local Area Plans\Shelbourne\maps\Map 7_1.pdf



Regional Implications – Flood Mitigation:

The CCA is a strong supporter of the Bowker Creek Blueprint: 100 Year Plan, also endorsed by Saanich, Victoria, Oak Bay and SD61. We are concerned that sale of 7.3 acres at Lansdowne Middle and the proposed 1.9 acres at the Lansdowne South Campus (Richmond) properties and subsequent development will have negative downstream impacts. The storm event this week once again demonstrated how susceptible all communities adjacent to Bowker Creek are to flooding. Adjacent natural areas are a critical asset for improved flood mitigation. SD61 has acknowledged the increasing risk of extreme weather events. Without intervention, flooding and property damage is expected to increase given current climate change projections.

The SD61 'information session' on November 3rd on sale of the Richmond property failed to address concerns around storm water and flood plain management. Both the representatives for SD61 and Victoria Hospice had great difficulty answering basic questions on flooding and SD61's previous commitment to the Bowker Creek Blueprint and 100 Year Plan, and the potential for flood mitigation presented in the Bowker Creek Daylighting Feasibility Study (2020). We are concerned with the lack of research, preparation, and consultation for this important initiative.

SD61 has an impressive record of collaboration with Oak Bay to restore flood capacity and natural areas at Oak Bay High School in 2015. SD61 made similar commitments for the property at Richmond School. We think it's vital that SD61 not undertake initiatives resulting in further loss of Bowker Creek's natural capacity for extreme weather and flood events.

Concerns - Inadequate Consultative Process:

Ministry of Education policy directs School Districts to consult the community on alternatives for property disposal (M193/08). *"Just like consultation undertaken around school closures, a board must consult with local government, community organizations and the general public regarding alternative community uses and the disposal of land."* SD61 policy and regulations for land disposal (Compliant with IAP2) also requires to consideration of alternative uses. Unfortunately, SD61 has simply focussed on their preferred option to sell the land to Victoria Hospice with no opportunity for meaningful consultation with community or other stakeholders on options/alternatives. We ask SD61 to look seriously at all possible options and solutions for Richmond School. We encourage SD61 to collaborate with the community in Saanich as they did with Oak Bay.

Thank you in advance for taking these concerns into consideration.



[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Victoria Hospice

Date:

Tuesday, November 23, 2021 9:07:58 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

To all concerned:

I am an ardent supporter of Victoria Hospice and fully understand the need for it to relocate its services. I also understand that Hospice has identified your property as an extremely suitable location, after spending much energy and time searching.

I am sure you will agree that when looking forward to 'best options' use of the property, Victoria Hospice will undoubtedly be the best steward of that location, while also having the greatest benefit to the Greater Victoria community, for many decades to come.

I sincerely hope that you will proceed with the sale of your property to Hospice.

Thanking you for your attention.

[REDACTED]

Victoria

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Victoria Hospice

Date:

Tuesday, November 23, 2021 9:55:15 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

To whom it may concern:

I have heard that Victoria Hospice is trying to purchase your excess property on Newton.

This would be such an ideal and beautiful location to relocate Hospice.

This charity is completely unselfish in its efforts to find the right setting and your property is perfect in every sense.

I would ask you to give your generous consideration to this request.

Yours Sincerely

[REDACTED]

[REDACTED]

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Hospice

Date:

Tuesday, November 23, 2021 10:02:38 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Good afternoon:

My name is [REDACTED] and I am a lawyer practising in Victoria. Over my many years here in Victoria I have had clients from all walks of life who have spent their final time in the Hospice. I have to say that it is a wonderful organization that has treated my clients with compassion, generosity of spirit, kindness and humour despite the rather grim physical building in which they are housed.

I have been so pleased to hear of the discovery of your property on Newton Street. The property would be so perfect for the purpose of Hospice and I know that the Hospice organization would be excellent stewards of the property and would conserve and beautify the lands including the Creek. I understand that they have already selected a number of consultants including a Biologist, Landscape Architects, Surveyor, Civil Engineer, Arborist and siting and building architects to create a perfect, beautiful, peaceful jewel with walking paths, a gazebo and benches.

I sincerely hope that you will agree that this is a perfect use for your surplus land and Hospice will be able to create there a physical environment consistent with their mission of caring for those in their final days.

Best regards,

[REDACTED]
[REDACTED]



Virus-free. www.avg.com

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Sale of Lansdowne South Property

Date:

Tuesday, November 23, 2021 10:20:58 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Hello,

I am writing as a follow-up to the meeting that was hosted earlier this month regarding the sale of a portion of the Lansdowne South property to Victoria Hospice Society.

We are opposed to this sale and do not support the decision to sell this property adjacent to Bowker Creek greenway.

We were disappointed with the lack of knowledge displayed by the school board representative at the meeting with regards to the Bowker Creek Blueprint plan. The Blueprint was agreed to by all the municipalities and the School district. The triangle was also declared 'potential park' by Saanich and is shown as such in the Shelbourne Local area plan. This potential sale does not respect past planning at all!

We were also disappointed with Victoria Hospice- they are a deserving cause for sure; however, they did not sound like they had researched this property at all and seemed to know nothing about the flood plain, the creek, or any previous studies and agreements around this area.

Much research has been done on Bowker Creek and its important role in the ecosystem in the area. The greenspace is critical and especially, in light of recent weather events, it is more important than ever to maintain and protect our vanishing greenspaces and Bowker Creek.

We have just lost a large section of the Lansdowne field to development for another school. Citing percentages of greenspace per student is beside the point. The greenspace is for all the community, not just a 'per student' ratio.

On a more practical note- situating a hospice facility adjacent to a busy school seems poorly thought out to me. We live near the school and it is not restful or peaceful - which I would imagine would be the environment one would seek out for hospice.

We trust you will hold to agreements made in previous years and protect this valuable area.

Thank you,

[REDACTED]

To: [REDACTED]
Cc: [REDACTED]
Subject: newton street property
Date: Wednesday, November 24, 2021 8:11:34 AM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

I am writing in hopes you will allow Victoria Hospice to complete the sale of your undeveloped property on newton street. As I'm sure you know, Hospice has been looking for a suitable property to relocate to for years- literally. I cannot think of an agency that has more impact on peoples lives at a critical time, or one who does a better job of carrying out their mission. I have no doubt they will do as they say , and will meet the conditions you have set out- and we, the community they serve will be there to help.

If there is anything you require that we can help with, please don not hesitate to contact us at the above email.

with thanks [REDACTED]

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

School Board Site - Newton Road - Victoria Hospice

Date:

Wednesday, November 24, 2021 8:48:08 AM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

To: Board of School District 61

Date: November 24, 2021

Ladies and Gentleman

Hello, my name is [REDACTED] and I am a Board Member of Victoria Hospice. We appreciate the effort involved by the school board with assisting Victoria Hospice finding a new site to continue to provide valuable services to the community.

The Victoria Hospice is extremely excited about the school boards property on Newton Street. The Victoria Hospice will be proud to beautify and protection Bowker Creek and the lands we acquire. We look forward to ensuring Victoria Hospice becoming a welcome community neighbour

Thank you for agreeing to sell this land to us (with conditions we have to be meet)

Respectfully

[REDACTED]
[REDACTED]
[REDACTED]

To: [REDACTED]
Subject: [Community Engagement](#)
Date: SD61 land disposal at Lansdowne South
Attachments: Wednesday, November 24, 2021 9:00:50 AM
[SD61 land disposal at Lansdowne South - Streamkeepers response.docx](#)

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Thank you for this opportunity to comment. Please find my letter attached below.

[REDACTED]

To: School District 61

November 23, 2021

From: [REDACTED] Salmon Recovery Streamkeepers, Friends of Bowker Creek Society

Subject: Disposal of Lansdowne South property on Bowker Creek

Thank you for this opportunity to comment.

The Streamkeepers group that I represent is restoring salmon to Bowker Creek near Oak Bay High School. With support of Fisheries and Oceans Canada and in partnership with Peninsula Streams Society, we plan to incubate 30,000 Chum eggs in the creek for each of the next three years, beginning this winter. Returning adult salmon are expected in November 2024. Our Bowker Creek salmon recovery initiative enjoys enthusiastic community support.

My comments will relate to the Streamkeepers' interest in restoring Bowker Creek as a healthy stream ecosystem where salmon and trout may thrive. Comments are as follows:

Bowker Creek restoration at the Lansdowne South campus matters greatly to the health of the stream and is part of an action plan endorsed by SD61.

- The campus holds one of the longest stretches of the creek on public land. As such, it ranks very high among properties critical to Bowker Creek's future.
- The *Bowker Creek Blueprint: a 100-year action plan to restore Bowker Creek's watershed* (CRD, 2011) states:

On this site there is an opportunity to create a wider, healthier channel in the triangle to the west of the current alignment. See Figure 12 for a restoration concept in this location. The new, relocated channel should have gently sloping banks and be planted with native species to create a riparian buffer. Opportunities for an outdoor classroom.



Streamkeepers response to proposed disposal of property at Lansdowne South

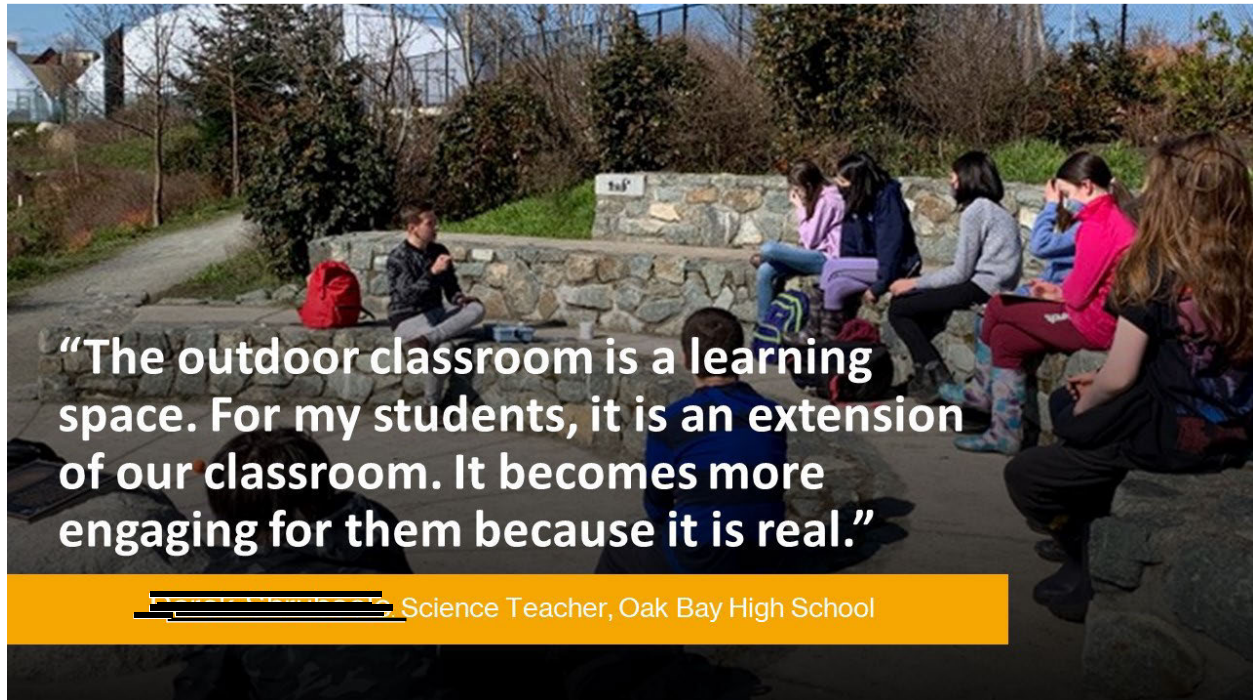
- **SD61 has endorsed the *Bowker Creek Blueprint*. We appeal to the school district, as one of the significant public landholders on the stream channel, to accept its vital role in implementing the *action plan*.**
- The *Daylighting Feasibility Study – Bowker Creek* (CRD 2020) updates the *Blueprint* vision for the Lansdowne South portion of the stream, adding to its ability to mitigate peak storm flows in the creek.
- Financing the restoration need not be a school district responsibility. The project is extraordinarily well-suited for Federal and Provincial grants, as in the case of the Oak Bay High School stream restoration, completed in 2016.

Benefits of Bowker Creek restoration at Lansdowne South:

- **Educational opportunities for students**
 - The example of Oak Bay High School shows that students can benefit greatly by stream restoration on school grounds. Design of the restoration included the school community. It features an outdoor classroom area that allows classes to meet on the streambank. Teachers at OBHS have brought the creek and its riparian zone into curriculum. Students conducting studies along and in the creek are a common sight, as are structures, nets and demarked study zones that indicate student projects taking place.
 - OBHS student research led to the salmon recovery initiative. Surveys of habitat and water quality in the restored area of stream surprised everyone by indicating that conditions were almost acceptable for introducing Chum salmon. The Streamkeepers were able to expand on the OBHS student work to identify a part of the stream with acceptable habitat and water quality where the egg incubation will occur.
 - Students and community volunteers work together at OBHS to restore habitat, to benefit ecosystem and human communities. The students learn that their local actions can be part of solving global problems.



- Students from other schools also benefit. Students from Monterey Middle School have engaged for many hours in learning and habitat work at OBHS and elsewhere on the creek. Their plantings are an evident and thriving part of restoration efforts. Other schools visit for learning at OBHS to enrich their projects incubating salmon eggs in the classroom.



- **Climate change adaptation**
 - Record rainfalls this month have awakened all of us to the vital need for adaptations now to prevent future disasters. We recognize that the rain this month is only a foretaste of winter storm events to come. This month's rain pushed to the limit the creek's ability to conduct stormwater to the sea. We know that we must improve the capacity of Bowker Creek and its catchment area to manage rainwater. Climate change dictates changes to our practices.
 - **The Bowker Creek Blueprint is a climate adaptation plan.** It represents a shift to Smart Rainwater Management. Rather than constructing drains and culverts ever bigger, while degrading the stream ever further, our communities are shifting to rainwater management that partly imitates nature. We learn to capture, recycle, delay and clean water on its way to the creek and in the creek; we learn to use rainwater to benefit people and nature throughout the catchment area. *Blueprint* plans for the Lansdowne South campus reflect that shift to Smart Rainwater Management.
 - Restoration will widen the stream to slow, store and clean the water at Lansdowne South campus. It will help to reduce downstream effects of big rainfalls. Fish habitat and water quality will benefit.
 - **We celebrate the stated commitment of SD61 to enact a Climate Action Plan. Stream restoration at Lansdowne South is an obvious part of that plan.**

- **Biodiversity**
 - Restoring the creek and its streambank (riparian) zone brings a great abundance of natural life back to Bowker Creek's valley. The stream is becoming a "biodiversity corridor" in our urban environment at a time when our nation is becoming aware of severe and dangerous loss in biodiversity. Bowker Creek can provide children and adults with vibrant ecosystem in the heart of the city, where people see otter and mink, hawks and owls, butterflies and caddisflies and where people hear yellow warblers and red-winged blackbirds. **Restoring the creek can allow students to witness a Chum salmon spawning run in their own neighbourhood, without the bus trip to Goldstream.**
 - In addition, restoration at the Lansdowne South campus offers the rare opportunity to establish wetlands ecosystem, once prevalent along the creek, but now rare.
- **Creek restoration at Lansdowne South can create excellent fish habitat.**
 - At present, Bowker Creek at the school is a narrow, deep ditch. Storm flows raging through it would sweep away any salmon or trout as well as any eggs and spawning gravel. Low summer flows would expose fish in bare, narrow channel, lacking pools and hiding places.
 - The Oak Bay High School provides an example of restoration. Storm water has room to spread out and slow down. At the height of storm flow this year on November 15th, water velocity remained moderate in the main channel, streambed gravel stayed in place and flooded streambank vegetation provided calm refuge where ducks paddled. **SD61, can succeed like this again at Lansdowne South.**



We urge SD61 to work with community and governments to restore Bowker Creek at Lansdowne South, as you did at Oak Bay High, with wonderful results.

Streamkeepers response to proposed disposal of property at Lansdowne South

To:

[Community Engagement](#)

Date:

Wednesday, November 24, 2021 9:35:14 AM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Ladies and Gentlemen,

My name is [REDACTED], I am a member of the Victoria Hospice Board .

As [REDACTED] and others have presented the history and facts of the Hospice long journey to find an ideal location for a new stand alone home for Hospice , I will keep my input short .

The Newton site under your jurisdiction would be an ideal new home for Hospice for many reasons .

It is centrally located in a lovely residential area with Bowker Creek running the border of the proposed site .

A lovely setting for patients at their end of life and families to share together .

We are hoping that with the foundations due diligence of engaging with all consultants and stakeholders that the sale of your land to us comes to fruition.

Many in our community will benefit from this project .

Many thanks

[REDACTED]

[REDACTED]

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Sale of land at Lansdowne South Campus

Date:

Wednesday, November 24, 2021 10:01:12 AM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

To Whom it May Concern,

I write to urge you to suspend plans to sell the land at Lansdowne South campus, in the interests of community engagement, ecological awareness, and SD61's prior commitment to the Bowker Creek Blueprint.

My son and I have been volunteering with the Friends of Bowker Creek/Bowker Creek Streamkeepers for several years now, and have seen the tremendous changes that can be wrought with volunteer labour and sincere commitment. My son is an avid birder and advocate for the environment, especially the reintroduction of salmon species into Bowker creek and the gradual restoration of the entire waterway to its pre-concrete state (the substance of the aforementioned blueprint). There is little enough hope for kids these days in terms of environmental recovery, and I hate to think what the sale of these lands would do to his, and my, investment in restoring this bit of our ecology.

Land is thought—how we engage with it is a mode of thinking. Please at least halt the sale of these lands until proper consultation has been undertaken and we have arrived at some consensus about its true value – as opposed just to its price.

Thank you,

[REDACTED]

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Bowker creek

Date:

Wednesday, November 24, 2021 10:41:26 AM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Please halt the sale of the 1.9 acre parcel of land adjacent to Lansdowne Middle School. This parcel of land has unique ecological qualities for fish habitat / restoration AND it appears that SD 61's commitment to the Bowker Creek Blueprint has been overlooked.

PLEASE RESPECT PAST COMMITMENTS TO THE BOWKER CREEK BLUEPRINT.

[REDACTED]

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Proposed disposition of property at Lansdowne South campus

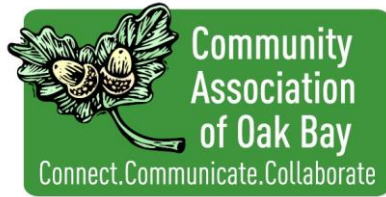
Date:

Wednesday, November 24, 2021 11:02:15 AM

Attachments:

[SD61 Lansdowne south sale.pdf](#)

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.



November 23, 2021

Greater Victoria School District
community@sd61.bc.ca

Re: Proposed disposition of property at Lansdowne South campus

This property, which SD61 proposes to divest by sale, is one of very few undeveloped properties of any size adjacent to Bowker Creek remaining in public ownership. It has been identified by the *Bowker Creek Blueprint*, endorsed by SD61 in 2018, and the 2020 *Bowker Creek Daylighting Feasibility Study* as an important location for enhancement of public Greenway access, Creek restoration and naturalization, and storm water management infrastructure. All of these functions are of great and growing importance to our increasingly densified urban community.

The crucial need for enhanced storm water management capacity, for which this site has significant potential, has been highlighted by recent, unprecedented storm events. We need that capacity on rare sites such as this to increase environmental resilience of our community in the face of such events, which are becoming more frequent and more severe with the advance of climate change. Our community cannot afford to forego that potential of this site.

The process of public consultation on this proposed property disposition has been hurried and insufficient in scope. It risks failing to recognize and account for the significant potential of this site to serve greater values of public benefit and the public opportunity costs through development inconsistent with the *Bowker Creek Blueprint*. There is no indication, for example, that the District of Oak Bay and its residents have been specifically consulted on the significant, potential “downstream” impacts for them from the proposed disposition and consequent lost opportunities to realize the anticipated long-term benefits of the *Blueprint* plans.

We urge SD61, at the very least, to pause this hurried process and revise it so as to consult more widely and effectively with communities affected by the proposed disposition.

[REDACTED]

[REDACTED]

To: [REDACTED]
Cc: [REDACTED]
Subject: [Community Engagement](#)
[Trustees](#)
Date: sale of Lansdowne Middle School South Campus lands
Wednesday, November 24, 2021 11:02:31 AM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Hello,

I am writing to urge SD61 to extend the public consultation process on the sale of this land so that the implications of the proposed sale on Bowker Creek and the local watershed can be fully considered.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [Community Engagement](#)
Subject: Newton Street Location for Hospice
Date: Wednesday, November 24, 2021 11:04:30 AM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

I received the news of the purchase of this land for the purpose of relocating Hospice with great interest and delight. This site will provide for a great location, with adequate parking and accessibility.

Having worked as a volunteer at Hospice in its present location, I am aware of the need for an improved environment. The staff provide the highest degree of care and it is such a privilege to work and learn from them.

I was also delighted to see that Bowker Creek runs through the property. Anyone who has visited Hospice has likely seen the garden on the 4th floor. It is a wonderful spot for families and, when possible, patients to revisit nature at a time when a person is confronting the end of life. Having a natural site like Bowker available would be a great enhancement to their experience at such a difficult time, both for the patients and their families. I know this natural area will be tended to with great care by volunteers as is the rooftop garden now.

Thank you for your consideration of my opinion.

[REDACTED]

To:

[Community Engagement](#)

Subject:

Disposal of the Lansdowne South property - community feedback

Date:

Wednesday, November 24, 2021 11:10:31 AM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

To School District 61,

Thank you for the opportunity to comment on the proposed disposal of the Lansdowne South property. I write to urge you to reconsider the sale because I believe that the development of the greenspace will bring undue hardship onto the community and the environment.

Loss of greenspace in urban landscapes is a well documented phenomenon, with lower income families and children most affected by the decline. Access to greenspaces is a necessity for babies and children and provides significant physical, mental, and social benefits including higher birthweight, improved cognitive development and academic performance, better mental and physical health outcomes, as well as fewer behavioral and social problems. With the rapid and alarming increase in real estate prices combined with the continued densification of Saanich and Victoria, many families find themselves fully reliant on public green spaces. UNICEF states that schools must **preserve, maintain, and improve** greenspaces that are under their ownership instead of allowing them to be developed.

On a personal note, as a young family we have experienced firsthand how the focus on profit has made Victoria and Saanich an unwelcome place for families. During the public information session, the presenter made it clear that there were cheaper school restoration options available to the school board that would be covered by provincial funds, but the school board is **choosing** not to pursue those. I would encourage the school board to rethink their budget and consider pursuing options that do not require the community to bear the loss of greenspace.

Finally, in my opinion it is disingenuous and intellectually dishonest to pit carbon neutrality against the environment and I would encourage the school board to reconsider. Also, please take the time to familiarize yourselves with the wonderful work that has been done by Friends of Bowker Creek and other community groups. The restoration project near Oak Bay High School has attracted great community support and similar work can be done at Lansdowne South if given the opportunity.

All the best,



From: [Ryan Painter](#)
Cc: [Trustees](#)
Subject: Re: sale of Lansdowne Middle School South Campus lands
Date: Wednesday, November 24, 2021 11:18:12 AM

Dear [REDACTED],

Thank you for your email and these important contributions to this discussion about the proposed land disposal at the Lansdowne South Campus, formerly Richmond Elementary School.

I wanted to let you know that Trustees have received your letter.

I'm certain that all Trustees will review this correspondence with care and respect for the considerations highlighted within.

As a friendly reminder, feedback on the proposal will be accepted until November 24. A summary "What We Heard" document will be provided to the Board in December, and the final vote is currently scheduled for the Board meeting on December 13.

Thank you again for providing this important feedback.

Sincerely,

Ryan Painter (he/him)
Board Chair
Greater Victoria Board of Education
Sent via cell

From: [REDACTED]
Sent: Wednesday, November 24, 2021 11:02:22 AM
To: Community Engagement <Community@sd61.bc.ca>
Cc: Trustees <trustees@sd61.bc.ca>
Subject: sale of Lansdowne Middle School South Campus lands

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Hello,

I am writing to urge SD61 to extend the public consultation process on the sale of this land so that the implications of the proposed sale on Bowker Creek and the local watershed can be fully considered.

Sincerely,

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

Disposal of SD61 lands on Bowker Creek

Date:

Wednesday, November 24, 2021 11:26:22 AM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Please provide better public consultation before proceeding with this.

Thanks

--

Regards, [REDACTED]



To:



[Community Engagement](#)

Subject:

Don't sell the Bowker property

Date:

Wednesday, November 24, 2021 11:38:20 AM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Don't do it!

[REDACTED]

To:

[REDACTED]

[Community Engagement](#)

Subject:

hospice

Date:

Wednesday, November 24, 2021 11:56:43 AM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

I noticed that Hospice is requesting to purchase the property by Lansdowne School in order to build a new Hospice building,

I think that is is a very good location and I would support this purchase.

With thanks for your consideration,

[REDACTED]

From: [REDACTED]
To: [Community Engagement](#)
Cc: [REDACTED]
Subject: Lansdowne North property sale to Victoria Hospice Society
Date: Wednesday, November 24, 2021 12:45:57 PM
Attachments: [My letter to SD61 - Richmond School property 11.24.2021.docx](#)

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear Board members,

Please find attached my letter concerning the sale of 1.9 acres of Lansdowne North Campus property to the Victoria Hospice Society.

I would be grateful if you could acknowledge receipt.

Yours truly,

[REDACTED]

From: [REDACTED]
To: [Community Engagement](#)
Subject: Bowker Creek & land sale at Lansdowne
Date: Wednesday, November 24, 2021 1:00:51 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

To Whom It May Concern,

As a concerned member of the local community and a parent with children who actively volunteer their time in helping to restore the health of Bowker Creek I'm writing with these requests regarding the sale of land at Lansdowne:

1. Please extend the public feedback period beyond Nov. 24th;
 2. Defer making a decision to sell this land until broad public consultation has taken place; and
 3. the SD61 Board has a chance to review the relevant content in the *Bowker Creek Blueprint*, especially at Reach 9;
 4. consult downstream municipalities of Victoria and Oak Bay regarding flood protection and mitigation;
 5. open dialog with neighbourhood associations in the watershed, with community groups, – including the Friends of Bowker Creek, who have an interest in this property for educational, environmental and health benefits;
 6. visit the site, including downstream greenway routes to Oak Bay High School - Bowker Creek restoration project with an outdoor classroom in the riparian zone, allowing access to the creek.
-
6. As a local parent who has volunteered hours with my 2 kids to do our part to contribute to the realizing of the long term Bowker Creek Blueprint I feel it is imperative that the school board grant this matter the careful consideration from a long-term perspective that it deserves.

With thanks and looking forward to your response,

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Community Engagement](#)
Subject: Proposed Location-Victoria Hospice
Date: Wednesday, November 24, 2021 1:38:40 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

I'm writing in support of the potential new site for Victoria Hospice on the property adjacent to Lansdowne Middle School South Campus. I have been an enthusiastic supporter (financially and as a volunteer) of Victoria Hospice since 2008 when I first saw for myself what an invaluable service this is. I am amazed at the level and quality of service that staff and volunteers provide in the outdated current facility. I can only imagine that patients and families could be cared for even better and more comfortably in a new, purpose built facility.

I also see great potential for a partnership between Lansdowne students and Victoria Hospice. I leave it to those who are more involved and knowledgeable than I am as to what that could look like.

Thank you for allowing me to have input into the engagement process. Please feel free to contact me if you have any questions.

Respectfully submitted,

[REDACTED]

From: [REDACTED]
To: [Community Engagement](#)
Cc: [REDACTED]
Subject: Victoria Hospice Land
Date: Wednesday, November 24, 2021 6:03:19 PM

Hello -

We are teachers at Lansdowne South campus and we just wanted to quickly send in our input as we see this is the last day for feedback.

While we understand the land sale/purchase and the need for additional Hospice facilities, we also want to make sure that the board is aware of the incredible opportunity that lies in making this building suit the needs of the environment and community.

A restoration of the Bowker creek area that lies in between Lansdowne south campus and the new development of Victoria Hospice is essential for our community, the environment and is in best interest of all properties. The learning opportunities this would provide to students are invaluable. The connection and restorative piece it could allow as part of the hospice could be immensely beneficial as well.

We are sure that all are aware of the intense need to respond to the environment after the storms and fires we have seen in our province recently. As well as the vital need to consult with the local First Nations in order to restore and revitalize this section of Bowker Creek. This is a real opportunity to show this commitment as a school district community.

This will not happen unless it is agreed upon ahead of time. The builder of the new building must understand the expectation to commit to the environmental restoration.

There are numerous teachers and staff at Lansdowne that would be excited to participate in a project like this. We have seen as a community what this can look like with Oak Bay high and the Bowker Creek walkway there. Please make a commitment to this for Lansdowne South as well. For our students, for our community and for the future of all of us living here.

Thank you

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] [REDACTED]

From: [REDACTED]
To: [Community Engagement](#)
Subject: Lansdowne school
Date: Wednesday, November 24, 2021 6:50:21 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

I support the sale of part of the land of lansdowne school to Victoria Hospice to help them develop a new facility that will keep this vital organization growing with the CRD population.

This will also generate revenue for the school district - important in these times to continue the task of educating children.

[REDACTED]
Get [Outlook for iOS](#)

From: [REDACTED]
To: [Community Engagement](#)
Cc: [REDACTED]
Subject: Consultation re: sale of Lansdowne South campus
Date: Wednesday, November 24, 2021 8:13:25 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

To whom it may concern:

We understand there is consideration to dispose of land at the Lansdowne South campus, in the heart of the Bowker Creek pathway.

Our family has worked with the Friends of Bowker Creek for a number of years, including our local Scout group, to restore native plantings with the hope of reintroducing salmon species into Bowker Creek. Please see this article which features their work. <https://www.oakbaynews.com/community/trio-of-10-year-olds-swap-invasive-for-native-plants-in-bowker-creek/>

We are deeply concerned by the potential impact of the sale and the future development of the lands. We urge you to conduct appropriate consultation with all those who have interest in Bowker Creek, including the traditional keepers of the land it occupies, the Songhees and Esquimalt Nations.

Thank you for your consideration,

[REDACTED]

From: [REDACTED]
To: [Community Engagement](#)
Subject: Support for Friends of Bowker Creek
Date: Wednesday, November 24, 2021 8:26:14 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear School District 61,

I am a volunteer with the Friends of Bowker Creek and recently learnt about SD 61 proposal to sell lands on Richmond Road between Newton and Townley. I am a nature lover, a civil engineering tech by profession, and supporter of projects and initiatives that improve natural areas in the community. Projects that improve nature's ability to handle weather events are critical for the well being of the city and its people. Without improvements to the creek, residents will be faced with more flooded dwellings and loss of biodiversity in the city.

I would like to request that you please take into consideration the letter from the Friends of Bowker Creek Society on behalf of Streamkeepers of the community and commitments made for the Bowkery Creek 100 Year Blueprint while making the decision to sell this property. Please consider giving more time for further public engagement in this matter.

Thank you for your time. Sincerely,

[REDACTED]

From: [REDACTED]
To: [Community Engagement](#)
Subject: Re: Proposed Land Disposal at Lansdowne South (former Richmond School)/Public engagement
Date: Wednesday, November 24, 2021 8:44:24 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

November 24, 2021

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Chair Painter and Board Trustees:

Re: Proposed Land Disposal at Lansdowne South (former Richmond School)

I am a member of a fundraising group to protect Kings Community Nature Space (KCNS). KCNS is situated downstream from the proposed property. As I was celebrating the news that KCNS will be protected from development in perpetuity on Monday November 22nd, I learned that an area of land situated along Bowker Creek upstream from KCNS is in jeopardy of sale & development.

I am very concerned to learn of all the impacts that the proposal would have, especially related to the flood and stormwater mitigation measures that have been planned for years and have become more urgent to initiate.

I fail to understand how this sale can be proposed without the consultation of the Friends of Bowker Creek especially considering their extensive work involving the SD61 on the planning and restorative work on the Creek and surrounding riparian zone.

After 35 years of working at the RJH in Critical Care I can safely say that no one could dispute the value of the service that Hospice care provides. It would be obviously more convenient if it was located on the hospital premises and to build on developed property, not pave greenspace. As our population explodes in this area it would be important to look at what the hospital plans are for the future growth of all the medical areas, not just hospice.

We should learn from the recent devastating flooding in Abbotsford and the astronomical cost incurred due to inadequate flood mitigation planning and headed warnings. Each year

Bowker Creek rises and will continue to rise. Neighbours (cc'd) spoke at the Saanich Council meeting Monday night, November 22nd, of the devastating flooding they experienced downstream from Lansdowne School as Bowker Creek overflowed.

It is imperative that adequate time be allowed to examine this proposal thoroughly and not rush the process through, in haste. Allowing more time for engagement will be beneficial for all parties in the long run.

Please consider extending the public engagement period to allow for a more thorough analysis of all options and concerns from our citizens and community associations that have spent years on planning and protecting Bowker Creek.

Thank you for your consideration,

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Community Engagement](#)
Subject: Please give the Bowker Creek Land Disposal more time for public consultation!
Date: Wednesday, November 24, 2021 10:36:09 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear Chair Painter and School Board Trustees

Please give more time for public consultation regarding the sale of 1.9 acres of land near Lansdowne Middle School! And if you are going to go ahead with selling it, please make sure people are gentle with the section of Bowker Creek. Volunteers have worked hard to restore sections of the creek!

Thank you,

[REDACTED]

From: [REDACTED]
To: [Community Engagement](#)
Subject: Re: Purchase and Sale Agreement 1.9 Acres Lansdowne South
Date: Wednesday, November 24, 2021 11:18:52 PM

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear Chair Painter and SD61 Board Trustees,

I am a neighbourhood resident writing with concern to the sale agreement of the 1.9 acres of public land adjacent to Lansdowne South.

I have spent time on that field since I was a child, as my uncle lives a few blocks away. When I was staying with him during my degree at the University of Victoria, I would walk in that field nearly every day, as I took respite from my studies, attempting to trace the few places where Bowker Creek is visible amidst the urban sprawl.

Through my uncle I have learned much about the ecological importance of the Bowker Creek watershed and how little of it remains. The lot you intend to sell is one of few jewels on an emerald necklace that string along Bowker Creek. It has so much potential as a creek-side park rather than be developed and lost. The field could (and already does) provide a great extension to Kings Park, as it is connected through the Spirit Garden trail.

In terms of climate adaptation, given its function as a flood-plane, the field is an important sponge for mitigating floods and protecting the limits of Bowker Creek. Destroying more greenspace will also take a toll on Greater Victoria's contribution to mitigating the climate crisis. With some volunteer ecological restoration work, the field could become a thriving native plant garden and food forest. Like many similar reclaimed greenspaces across the city, it could contain community garden plots to help increase urban food security which will become increasingly threatened with the worsening climate emergency.

As a resident and stakeholder, I don't feel that the public was adequately consulted for this reckless disposal. I encourage you to make the right decision and allow for proper community engagement so that this special greenspace can reach its greatest potential, for the local neighbourhood and the planet. The future is counting on you.

Kindly,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Community Engagement](#)
To: [REDACTED]
Subject: RE: Disposal of land at Landsdowne Middle School
Date: Tuesday, November 30, 2021 10:57:50 AM

Hello [REDACTED]

Thank you for your feedback. Please note this communication will be compiled and provided to the Board in an Engagement Summary Report.

The Board will review all feedback prior to making a decision.

Kind regards,

Lisa McPhail
Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103
www.sd61.bc.ca | @sd61schools

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please destroy and notify the sender immediately.

-----Original Message-----

From: [REDACTED]
Sent: Saturday, November 20, 2021 8:08 AM
To: Community Engagement <Community@sd61.bc.ca>
Subject: Disposal of land at Landsdowne Middle School

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Thank you for the opportunity to provide input. While no doubt a hospice is a worthy cause, I feel that the sale of this land is short sighted. I understand the district needs to find money and may have deficits to address, but I don't believe the sale of land is the right approach. Land is incredibly valuable right now - which is why I'm sure it is tempting to sell. But the sale of our limited assets isn't the right way. It's a temporary fix with a long term, permanent impact.

Thank you,

[REDACTED]
(Parent of two SD61 kids)

Sent from my iPad

From: [Community Engagement](#)
To: [REDACTED]
Subject: RE: feedback to the proposed sale of land to Victoria Hospice Society
Date: Tuesday, November 30, 2021 11:03:47 AM

Hello [REDACTED],

Thank you for your feedback.

Please note this communication will be compiled and provided to the Board in an Engagement Summary Report. The Board will review all feedback prior to making a decision.

In addition, we recognize that the Board passed a motion in 2018 supporting the Bowker Creek Blueprint in principle. The presentation and motion is linked to the Lansdowne Disposal webpage under additional resources: <https://www.sd61.bc.ca/news-events/news/title/victoria-hospice-society-to-purchase-property-from-greater-victoria-school-district/>

Kind regards,

Lisa McPhail
Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103
www.sd61.bc.ca | [@sd61schools](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please destroy and notify the sender immediately.

-----Original Message-----

From: [REDACTED]
Sent: Monday, November 22, 2021 11:36 AM
To: Community Engagement <Community@sd61.bc.ca>
Subject: feedback to the proposed sale of land to Victoria Hospice Society

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

I protest in the strongest way the proposed sale of land to the west of Bowker Creek on the Lansdowne South middle school property.

SD 61 endorsed the Bowker Creek Blueprint in March 2018 and thereby agreed to be a partner in the restoration of Bowker Creek from the University of Victoria to the ocean. You agreed to be a partner with the municipalities of Saanich, Victoria and Oak Bay as well as the CRD. This is an important 100 year CRD plan to obtain and protect land along the creek to create flood abatement areas (two of which are on Lansdowne north and south lands) to prevent flooding in all three municipalities. It involves complicated hydrological engineering, shifting the creek beds, sloping the banks, planting of native plants and building on these areas will preclude and jeopardize the whole project. Does the school board not live up to its agreements??

Here is a link to the presentation that [REDACTED], Harbours and Watershed Coordinator made to board in March 2018 <https://www.sd61.bc.ca/wp-content/uploads/sites/91/2018/03/Bowker-Creek-Presentation.pdf>

And here is the board's record of a carried motion to endorse the Blueprint from SD61 minutes of April 16 2018

pg5.

3. Bowker Creek Initiative

[REDACTED], CRD Harbours and Watersheds Coordinator updated the Committee on the current status and work plans related to the restoration of Bowker Creek and requested the Committee's endorsement of the "Bowker Creek Blueprint"

which is a

5Combined Education Policy and Directions and Operations Policy and Planning Committee Meeting Regular Minutes, March 5, 2018 Page 3 commitment to incorporate the principles and goals into future planning.

Trustees

thanked [REDACTED] for her presentation.

It was moved by Trustee McNally:

That the Board of Education of School District No. 61 (Greater Victoria) endorse in principle the Bowker Creek Blueprint.

Motion Carried

For: Trustees McNally, Paynter and Watters

Abstained: Trustee Leonard

It may have escaped your notice that the region had significant flooding in the past week, including houses along Townley St that runs between Lansdowne south and north near the creek. Many municipalities and School Boards in other cities (Edmonton Alta for example) have partnered with cities to build these flood abatement areas. The recent Bowker Creek Daylighting Feasibility study (2020) references this collaboration. With SD 61's strong environmental policies, I would think the district would want to live up to their agreement, help build a shining example of cooperation with their community and a wonderful example and learning opportunities for their students.

Please, please do not approve this sale!!!

[REDACTED]

From: [Community Engagement](#)
To: [REDACTED]
Subject: RE: Support for sale of Lansdowne south land to Victoria Hospice
Date: Tuesday, November 30, 2021 11:07:11 AM

Hello [REDACTED],

Thank you for your feedback. Please note this communication will be compiled and provided to the Board in an Engagement Summary Report.

The Board will review all feedback prior to making a decision.

Kind regards,

Lisa McPhail
Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103
Cell: 778.679.5049
www.sd61.bc.ca | @sd61schools

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-----Original Message-----

From: [REDACTED]
Sent: Tuesday, November 23, 2021 11:02 AM
To: Community Engagement <Community@sd61.bc.ca>
Subject: Support for sale of Lansdowne south land to Victoria Hospice

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

To whom it may concern,

I am writing to express my support for the sale of the portion of the Lansdowne Middle School south campus lands to Victoria Hospice for their new facility.

This land sale supports not only the development of much-needed new schools but also the compassionate care Victoria Hospice is known for. Any of us who have experienced the care hospice has provided for our loved ones will understand how crucial this service is.

Thank you for your consideration,

[REDACTED]

From: [Community Engagement](#)
To: [REDACTED]
Subject: RE: Victoria Hospice and better schools
Date: Tuesday, November 30, 2021 11:07:55 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hello [REDACTED],

Thank you for your feedback. Please note this communication will be compiled and provided to the Board in an Engagement Summary Report.

The Board will review all feedback prior to making a decision.

Kind regards,

Lisa McPhail

Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103
Cell: 778.679.5049

 www.sd61.bc.ca |   @sd61schools



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From: [REDACTED]
Sent: Tuesday, November 23, 2021 12:00 PM
To: Community Engagement <Community@sd61.bc.ca>
Subject: Victoria Hospice and better schools

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear GVSD,

I am writing to express my hopes that the agreement between the Greater Victoria School District and Victoria Hospice Society will soon be accomplished and that a new hospice will be built on the current Lansdowne Middle School property.

This is a perfect example of a community working together for a better future for all. Schools in Victoria will benefit from the sale of this land by being more able to improve the ability of schools to function in a time of climate crisis and impacts on infrastructure. Now is the time to be ready for climate effects. It is also beneficial to schools in being able to build with a lower carbon footprint.

Victoria Hospice Society has served my family and neighbours directly, in care, comfort and services that are found nowhere else. From a family member dying in their care and a neighbour being able to have MAID in Hospice, while I had the opportunity to receive grief counselling, and know volunteers offering support. Hospice is a gift to any family, friend and community. For 40 years Hospice has worked in the older part of Royal Jubilee Hospital, and needs a new home. The land offered is ideal, close to RJH, transit and in a quiet residential, natural and educational setting. I think good things will happen here with this connection.

I urge everyone to support this endeavor. Thank you.



From: [Community Engagement](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Sale of SD61 land to Hospice Society
Date: Tuesday, November 30, 2021 12:18:14 PM

Hello [REDACTED],

Thank you for your feedback.

Please note this communication will be compiled and provided to the Board in an Engagement Summary Report. The Board will review all feedback prior to making a decision.

In addition, we recognize that the Board passed a motion in 2018 supporting the Bowker Creek Blueprint in principle. The presentation and motion is linked to the Lansdowne Disposal webpage under additional resources: <https://www.sd61.bc.ca/news-events/news/title/victoria-hospice-society-to-purchase-property-from-greater-victoria-school-district/>

Lisa McPhail
Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103
www.sd61.bc.ca | @sd61schools

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-----Original Message-----

From: [REDACTED]
Sent: Tuesday, November 23, 2021 12:12 PM
To: Community Engagement <Community@sd61.bc.ca>
Cc: [REDACTED]
Subject: Sale of SD61 land to Hospice Society

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear Chair Painter and School Board Trustees

I urge the SD 61 School Board to halt the sale of the 1.9 acre parcel of land adjacent to Lansdowne Middle School. I am deeply concerned that there has not been adequate public consultation for the disposition of this land. There must be full consideration of the unique ecological qualities of this parcel of land. It appears that SD 61's commitment to the Bowker Creek Blueprint has been overlooked.

I know SD 61 is under pressure to raise much needed funds and Victoria Hospice is surely a worthy cause, however, there are other vital considerations which are unique to this piece of land.

The restoration of Bowker Creek as a healthy riparian ecosystem has deep commitments within the community. It is supported, both financially and in principle by the municipal governments of Victoria, Saanich and Oak Bay as well as the Capital Regional District. Thousands of hours of volunteer service over many years have contributed to this project. Many schoolchildren are actively engaged in this work.

Bowker Creek is profoundly important to the community. It is valued for its unique beauty, its role in the preservation of biological diversity and climate change mitigation, as well as for its many educational and

community building opportunities.

Please go no further with this sale until the preservation and restoration of Bowker Creek is made top priority in any future use of this land.

Sincerely,

A solid black rectangular box used to redact a signature.

From: [Community Engagement](#)
To: [REDACTED]
Cc: [Community Engagement](#)
Subject: RE: Letter re proposed sale of land at Lansdowne South Campus
Date: Tuesday, November 30, 2021 4:49:07 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hello [REDACTED],

Thank you for your feedback. Please note this letter will be compiled and provided to the Board in an Engagement Summary Report.

The Board will review all feedback prior to making a decision.

Kind regards,

Lisa McPhail

Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103

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From: [REDACTED]
Sent: Tuesday, November 23, 2021 4:41 PM
To: Victoria Hanley <vhanley@sd61.bc.ca>; Community Engagement <Community@sd61.bc.ca>; Ryan Painter <rpainter@sd61.bc.ca>; Diane McNally <dmcnally@sd61.bc.ca>; Nicole Duncan <nduncan@sd61.bc.ca>; Tom Ferris <tferris@sd61.bc.ca>; Angie Hentze <ahentze@sd61.bc.ca>; Elaine Leonard <eleonard@sd61.bc.ca>; Rob Paynter <rpaynter@sd61.bc.ca>; Jordan Watters <jwatters@sd61.bc.ca>; Ann Whiteaker <awhiteaker@sd61.bc.ca>
Cc: [REDACTED]
Subject: Letter re proposed sale of land at Lansdowne South Campus

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Attached please find a letter from me as an individual and concerned citizen, regarding the proposed sale of land at Lansdowne South. Best regards, [REDACTED]

November 23, 2021

Board Chair Ryan Painter and Trustees
School District 61

cc:

Dear Members of the Board:

As a former resident of Oak Bay and now of Victoria, I write to you today to express my profound disappointment with the lack of consultation and engagement displayed over the past few weeks on the subject of a proposed sale of school property at Lansdowne South campus to Victoria Hospice. Reading the public announcement and viewing the subsequent information session gave the distinct impression of presenting a 'done deal' to the public. The lack of information subsequent to the presentation, despite many questions at that session going unanswered, has been incomprehensible, as was SD 61 staff's apparent ignorance of previous endorsements made by the Board to the Bowker Creek Blueprint and of the level of community opposition to a previously proposed land divestment in the same location.

The issues that arise from the proposed sale are numerous and complex. To boil it down to some of the essentials, however, it would seem that the School Board, in order capture a relatively small percentage of a large budget shortfall, is about to sell property that is not only an integral part of rapidly disappearing green space in South Saanich, but home to one of the few open stretches of Bowker Creek where both banks are currently publicly held. Add to that the patent unsuitability of the land for development due to its propensity to flood and the necessity for riparian restrictions on development. A visit to the property on Monday, November 15 demonstrated these issues in spades, with the creek raging almost to bank full. A few more hours of rain or the presence of woody debris in the intake chute at Newton Street would have put the entire property under water and resulted in far more local flooding and property destruction. We can certainly count on the increasing frequency and severity of such storm events and for the School District to simply deny the existence of these issues and pass the responsibility for dealing with them to a proposed purchaser is inconceivable.

This property and its access to the Creek has the potential to be a jewel in the School Board holdings, and a hugely valuable amenity for the surrounding neighbourhoods and the region at large. In considering a land sale, the District and the Board are losing the possibility of restoration partnerships which could attract hundreds of thousands of dollars in grants and climate change mitigation funding and the opportunity to create a world class outdoor educational feature for future generations of students. Such a bold initiative would also send a positive message to students, staff and the community that the District truly believes in its commitments to environmental health, climate change mitigation and its endorsements of the riparian values of the Bowker Creek watershed.

I would submit that not only has the process of what is being called consultation on this matter been entirely inappropriate, but that it does not even qualify to be considered adequate by the [Ministry of Education's School Building Closure and Disposal Policies](#). I would urge the Board to slow down the consultation process, engage in an open and transparent manner with members of the community and extend the period open for such engagement. I look forward to your response and participation.

Sincerely,

[Redacted Signature]

From: [Community Engagement](#)
To: [REDACTED]
Cc: [Community Engagement](#)
Subject: RE: Lansdowne North property sale to Victoria Hospice Society
Date: Wednesday, December 1, 2021 11:19:42 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning [REDACTED],

Thank you for taking the time to express your concerns regarding consultation, flood mitigation and environmental impacts. This email correspondence and attached letter will be included in a summary engagement report that will be provided to the Board of Education. The report will be included in the agenda for December's Board Meeting - Dec. 13, 2021.

The Board will review all feedback prior to making any decisions.

Again, thank you for this important contribution.

Lisa McPhail

Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103

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From: [REDACTED]
Sent: Wednesday, November 24, 2021 12:46 PM
To: Community Engagement <Community@sd61.bc.ca>
Cc: [REDACTED]
[REDACTED]
[REDACTED]
Subject: Lansdowne North property sale to Victoria Hospice Society

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear Board members,

Please find attached my letter concerning the sale of 1.9 acres of Lansdowne North Campus property to the Victoria Hospice Society.

I would be grateful if you could acknowledge receipt.

Yours truly,

A solid black rectangular box used to redact a signature.



Dear Members of The Greater Victoria School District School Board,

11.24.2021

Subject: Proposed sale of the Lansdowne South Campus property to Victoria Hospice Society

I write in response to your request for input re your proposed sale of 1.9 acres of the Lansdowne South (Richmond School) property to Victoria Hospice Foundation.

Since 2012 the CRD, Saanich, Victoria, Oak Bay, and the School District of Greater Victoria (SD61) have advanced the restoration of Bowker Creek through endorsement and collaboration as presented in the Bowker Creek 100-year Blueprint. SD61's collaboration to restore the Creek at Oak Bay High School is a superb example of future restoration for the whole watercourse. The Blueprint identifies the Lansdowne South property as the cornerstone for a future greenway from Newton to Pearl Street. I respectfully encourage SD61 fulfill their commitment to preserve the Lansdowne South property as a natural community greenspace for future restoration.

My objections to the sale and development the Lansdowne South property are as follows:

- 1. Inadequate Community consultation:** Ministry policy directs School Districts to consult the community on alternatives for property (M193/08). *"Just like consultation undertaken around school closures, a board must consult with local government, community organizations and the general public regarding alternative community uses and the disposal of land."* SD61 policy and regulations for land disposal also requires consultation (Compliant with IAP2) that provides for consideration of alternatives. Unfortunately, SD61 current consultation has focused on selling the land to Victoria Hospice for the sole purpose of raising capital with no opportunity for meaningful consultation with community or stakeholders, or consideration of other alternatives. Meeting attendees on November 3rd, 2021, found answers to questions failed to show an understanding of local issues and concerns associated with this important property. I encourage SD61 to recognize the regional scope of their proposal and follow the Ministry's and SD61's land disposal policies to engage the community and other stakeholders in meaningful, informed and transparent consultation.
- 2. Flood mitigation:** SD61 recognizes the risks of more frequent and intense storm events as evidenced by your Climate plan. Residents of the Bowker Creek watershed have experienced periodic flooding and bank erosion as noted in the [Bowker Creek Master Drainage Plan Report](#) (2007). [Climate Projections for the Capital Region \(2017\)](#) states: "More precipitation is expected to fall during the 1-in-20 (or 5% chance) wettest day extreme storm events in the future. Larger 1-in-20 wettest day events could mean over 30% more rain by the 2050s, and almost 40% by the 2080s." Recent storm events have demonstrated that Bowker Creek and stormwater infrastructure is "at capacity". SD61 has an impressive record of collaboration with Oak Bay to restore flood capacity at Oak Bay High School in 2015. SD61 made similar commitments for the property at the Lansdowne South property. It is vital that SD61 not undertake initiatives resulting in further loss of Bowker Creek's natural capacity to accommodate extreme weather and flood events.
- 3. Environmental Impacts:** SD61's [Long Term Facilities Plan](#) states: "That all Facilities planning, including major retrofits, upgrades, new builds and Annual Facility Grant planning incorporate the

principles of equity, sustainability and environmental responsibility.” The relentless loss of natural areas and green space in Greater Victoria has resulted in the loss of tree canopy, habitat, biodiversity in Saanich and Victoria and only 5 to 10 percent of natural area and greenspace remains and about 67 percent of Bowker Creek flows underground. It is crucial to preserve remaining areas adjacent to the creek to support unique aquatic and terrestrial species. The Lansdowne South property has great potential to create a greenway linking otherwise isolated natural areas and habitat. This vision for Bowker Creek was beautifully realized in Oak Bay’s Walkway (including Oak Bay High School). This is soon to be extended to include Kings Community Nature Space and adjacent properties from Trent to Kings Road. The Lansdowne South property is a critical ‘cornerstone’ to restoring a further 430 meters of Bowker Creek from Newton to Pearl Street. SD61’s Board has an outstanding opportunity to collaborate with Saanich and other stakeholders to bring this unique opportunity to realization.

In conclusion, I encourage The Greater Victoria School District to honour their commitments by undertake meaningful and transparent community consultation concerning the future of the Lansdowne South property, to engage all stakeholders, and to consider the alternatives including the Actions presented in the Bowker Creek Blueprint.

Yours truly,

[Redacted signature]

[Redacted signature block]

From: [Community Engagement](#)
To: [REDACTED]
Subject: RE: Bowker Creek & land sale at Lansdowne
Date: Wednesday, December 1, 2021 12:23:32 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, [REDACTED].

Thank you for your input. This email correspondence will be included in a summary engagement report that will be provided to the Board of Education. The report will be included in the agenda for December's Board Meeting - Dec. 13, 2021.

The Board will review all feedback prior to making any decisions.

In addition, please note a site visit is in the near future for trustees and that the Board is aware of the Bowker Creek Blueprint. The Board passed a motion in 2018 supporting the Bowker Creek Blueprint in principle. The presentation and motion is linked to the Lansdowne Disposal webpage under additional resources: <https://www.sd61.bc.ca/news-events/news/title/victoria-hospice-society-to-purchase-property-from-greater-victoria-school-district/>

Thanks,

Lisa McPhail

Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103

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From: [REDACTED]
Sent: Wednesday, November 24, 2021 1:01 PM
To: Community Engagement <Community@sd61.bc.ca>
Subject: Bowker Creek & land sale at Lansdowne

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To Whom It May Concern,

As a concerned member of the local community and a parent with children who actively volunteer their time in helping to restore the health of Bowker Creek I'm writing with these

requests regarding the sale of land at Lansdowne:

1. Please extend the public feedback period beyond Nov. 24th;
2. Defer making a decision to sell this land until broad public consultation has taken place; and
3. the SD61 Board has a chance to review the relevant content in the *Bowker Creek Blueprint*, especially at Reach 9;
4. consult downstream municipalities of Victoria and Oak Bay regarding flood protection and mitigation;
5. open dialog with neighbourhood associations in the watershed, with community groups, – including the Friends of Bowker Creek, who have an interest in this property for educational, environmental and health benefits;
6. visit the site, including downstream greenway routes to Oak Bay High School - Bowker Creek restoration project with an outdoor classroom in the riparian zone, allowing access to the creek.
6. As a local parent who has volunteered hours with my 2 kids to do our part to contribute to the realizing of the long term Bowker Creek Blueprint I feel it is imperative that the school board grant this matter the careful consideration from a long-term perspective that it deserves.

With thanks and looking forward to your response,



Sent from my iPhone

From: [Community Engagement](#)
To: [REDACTED]
Subject: RE: Proposed Land Disposal at Lansdowne South (former Richmond School)/Public engagement
Date: Wednesday, December 1, 2021 12:34:24 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, [REDACTED].

Thank you for your input. This email correspondence will be included in a summary engagement report that will be provided to the Board of Education. The report will be included in the agenda for December's Board Meeting - Dec. 13, 2021.

The Board will review all feedback prior to making any decisions.

Kind regards,

Lisa McPhail

Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103

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From: [REDACTED]
Sent: Wednesday, November 24, 2021 8:44 PM
To: Community Engagement <Community@sd61.bc.ca>
Subject: Re: Proposed Land Disposal at Lansdowne South (former Richmond School)/Public engagement

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

November 24, 2021

Chari Ryan Painter and Board of Education
Greater Victoria School District No.61
556 Boleskine Road
Victoria,
BC
V8Z 1E8

Dear Chair Painter and Board Trustees:

Re: Proposed Land Disposal at Lansdowne South (former Richmond School)

I am a member of a fundraising group to protect Kings Community Nature Space (KCNS). KCNS is situated downstream from the proposed property. As I was celebrating the news that KCNS will be protected from development in perpetuity on Monday November 22nd, I learned that an area of land situated along Bowker Creek upstream from KCNS is in jeopardy of sale & development.

I am very concerned to learn of all the impacts that the proposal would have, especially related to the flood and stormwater mitigation measures that have been planned for years and have become more urgent to initiate.

I fail to understand how this sale can be proposed without the consultation of the Friends of Bowker Creek especially considering their extensive work involving the SD61 on the planning and restorative work on the Creek and surrounding riparian zone.

After 35 years of working at the RJH in Critical Care I can safely say that no one could dispute the value of the service that Hospice care provides. It would be obviously more convenient if it was located on the hospital premises and to build on developed property, not pave greenspace. As our population explodes in this area it would be important to look at what the hospital plans are for the future growth of all the medical areas, not just hospice.

We should learn from the recent devastating flooding in Abbotsford and the astronomical cost incurred due to inadequate flood mitigation planning and headed warnings. Each year Bowker Creek rises and will continue to rise. Neighbours (cc'd) spoke at the Saanich Council meeting Monday night, November 22nd, of the devastating flooding they experienced downstream from Lansdowne School as Bowker Creek overflowed.

It is imperative that adequate time be allowed to examine this proposal thoroughly and not rush the process through, in haste. Allowing more time for engagement will be beneficial for all parties in the long run.

Please consider extending the public engagement period to allow for a more thorough analysis of all options and concerns from our citizens and community associations that have spent years on planning and protecting Bowker Creek.

Thank you for your consideration,

A black rectangular redaction box covering the signature of the sender.

From: [Community Engagement](#)
To: [REDACTED]
Subject: RE: Please give the Bowker Creek Land Disposal more time for public consultation!
Date: Wednesday, December 1, 2021 12:35:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, [REDACTED],

Thank you for your input. This email correspondence will be included in a summary engagement report that will be provided to the Board of Education. The report will be included in the agenda for December's Board Meeting - Dec. 13, 2021.

The Board will review all feedback prior to making any decisions.

Kind regards,

Lisa McPhail

Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103

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From: [REDACTED]
Sent: Wednesday, November 24, 2021 10:36 PM
To: Community Engagement <Community@sd61.bc.ca>
Subject: Please give the Bowker Creek Land Disposal more time for public consultation!

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear Chair Painter and School Board Trustees

Please give more time for public consultation regarding the sale of 1.9 acres of land near Lansdowne Middle School! And if you are going to go ahead with selling it, please make sure people are gentle with the section of Bowker Creek. Volunteers have worked hard to restore sections of the creek!

Thank you,
[REDACTED]

From: [Community Engagement](#)
To: [REDACTED]
Cc: [Community Engagement](#)
Subject: RE: Proposed Land Disposal - Lansdowne South
Date: Wednesday, December 1, 2021 1:16:11 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning [REDACTED],

Thank you for taking the time to express your concerns regarding consultation, flood mitigation and environmental impacts. This email correspondence and attached letter will be included in a summary engagement report that will be provided to the Board of Education. The report will be included in the agenda for December's Board Meeting - Dec. 13, 2021.

The Board will review all feedback prior to making any decisions.

Please note, the Board is aware of the Bowker Creek Blueprint in principle. The presentation and motion is linked to the Lansdowne Disposal webpage under additional resources:

<https://www.sd61.bc.ca/news-events/news/title/victoria-hospice-society-to-purchase-property-from-greater-victoria-school-district/>

Again, thank you for this important contribution.

Lisa McPhail

Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103

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From: [REDACTED]
Sent: Wednesday, November 24, 2021 11:13 PM
To: Ryan Painter <rpainter@sd61.bc.ca>; Diane McNally <dmcnally@sd61.bc.ca>; Nicole Duncan <nduncan@sd61.bc.ca>; Tom Ferris <tferris@sd61.bc.ca>; Angie Hentze <ahentze@sd61.bc.ca>; Elaine Leonard <eleonard@sd61.bc.ca>; Rob Paynter <rpaynter@sd61.bc.ca>; Jordan Watters <jwatters@sd61.bc.ca>; Ann Whiteaker <awhiteaker@sd61.bc.ca>
Cc: Community Engagement <Community@sd61.bc.ca>; Deb Whitten <dwhitten@sd61.bc.ca>
Subject: Proposed Land Disposal - Lansdowne South

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear Chair Painter and Board of Education Trustees:

I do not support SD61's proposal to dispose of the 1.9-acre triangular parcel on the west side of the Lansdowne South (formerly Richmond School) property in Saanich. Your 'consultation process' is poorly designed, inconsistent with basic IAP2 principles and far too hasty. Poor public process typically generates mediocre results at best. Why not aim higher by bringing together information and experience, community interests, partners, teachers and funders and have a genuine dialogue about future options for the site?

Please defer your decision to sell this public asset and redesign this “Fast-track” disposal process by engaging with the community, your partners and other interests on the future of this parcel, including how it might be better used for educational purposes.. You have a great template downstream at Oak Bay High School. Why not use it?

Some of my principal concerns include:

1) Educational opportunities

Are you aware of the outstanding restoration project at Bowker Creek adjacent to Oak Bay High School? SD61, the Bowker Creek Initiative, District of Oak Bay, SD61 and the school teaching staff were essential partners and helped create this exceptional outdoor learning facility—a win-win-win for students, the community and the environment. Your partners leveraged \$738,000 towards this project.

Before disposing of “excess acres per student”, why not explore the potential of the Richmond site and how it could better contribute to childhood education and learning outcomes? The creek and the vision described in the *Bowker Creek Blueprint: a 100-Year Vision* is also a fabulous opportunity to involve local First Nations in a restoration partnership, perhaps to promote reconciliation and an eco-cultural education program as has been done successfully at Bowker Creek at Oak Bay High School.

Subdividing the property is likely to seriously diminish these options as well as your ability to integrate sports/play facilities if and when they are needed in the future (see attached concept from the BCI's Daylighting Feasibility Study)

I also hear time and again that maintaining open space "isn't a SD61 responsibility". Yet surely it demands your serious consideration as a public agency. Many leading [research studies including this recent one in BC](#) show the importance of urban open space to early childhood development, a responsibility that is clearly “in your lane”.

2) Bowker Creek Watershed

Your disposal proposal involves over 100 metres of Bowker Creek. The property is part of one of the largest public open spaces surrounding the creek, and has the rare condition where the stream bed and the riparian zones of both banks are publicly owned.

The creek has important habitat, biodiversity and hydrologic values. Both stream banks are in poor condition and failing. Disposing of the property further fragments ownership of the stream bed and may constrain options on the remaining property in the future. There is a 10-metre wide Development Permit Area and a 7-metre wide public Right-of-Way (ROW) on the east side of the creek.

If the property is sold, how will you deliver on the Blueprint vision (a document and vision that the Board endorsed in March 2018), configure stream-bank repairs and restoration, as well as manage the DPA and ROW with current and future school activities? Senior staff at the Q/A session were unable to address these questions.

3) Flood mitigation and stormwater management

The property and its importance to current and future flood mitigation is referenced in a number of planning and technical documents including the Bowker Creek Watershed Management Plan (2003), the Bowker Creek Master Drainage (2007), the Bowker Creek Blueprint (2011) and the 2020 Bowker Creek Daylighting Study (2020). In addition to restoration, the property has been identified and recommended as a suitable location for a Stormwater Management Facility.

Disposing of the property is likely to foreclose this option and diminish the ability to mitigate flooding, erosion, safety concerns and property damage downstream. While the above documents, along with the hundreds of thousands of dollars of investment, and the 20 years of local government and community effort do not obligate SD61 to action BCI recommendations, surely you have a responsibility as a public agency to at least have a fulsome dialogue about these broad public interests and options before entering into a Purchase and Sale Agreement. Due diligence and procedural fairness.

4) Consultation process

SD61 provided very little information on its website in advance of the Q/A session. SD61 offered no details about Bowker Creek for example--the principal landform of the property and an important regional asset. Nothing about the community vision, the long-standing Bowker Creek Initiative (BCI), the Bowker Creek watershed plan, Bowker Creek "Blueprint", or the related technical studies some of which relate directly to the property. Very disappointing to many of the public who participated.

Nor was anything presented on the topic by staff at the Q/A session. Why was this overlooked? In its haste to fast track the sale of this property, SD61 still has not addressed this question. Note that SD61 proposed selling the entire Richmond School property in 2007. There was much public discussion but it appears none of that was used to inform your current "consultation process". Why is this?

In closing, please consider the quote below from former Oak Bay High Vice Principal [REDACTED]:

"A young person's surroundings are always a silent educator and the best way to inoculate a sense of environmental responsibility and

stewardship in youth is to model it. Allowing an important waterway to pass through our property in a ditch silently teaches students that the environment doesn't really matter, whereas a rehabilitated and healthy creek, with safe and reasonable access, speaks volumes about how one should value the environment."

I appreciate the enormous financial pressures you are facing, but the short-term sale of this property is not going to solve your structural budget issues. Please do not approve the disposal (sale) of this 1.9 acre property. Please direct your staff to redesign your engagement process by working closely with community and stewardship groups, local government, the BCI and its partners.

Thank you in advance for carefully considering my comments.

Sincerely,

[REDACTED]



From: [Lisa McPhail](#)
To: [Community Engagement](#)
Subject: FW: Questions raised at online meeting regarding the property sale of Lansdowne South
Date: Wednesday, December 1, 2021 3:16:47 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Richmond-Property Plan.pdf](#)

For our records.

Lisa McPhail

Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103
Cell: 778.679.5049

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From: Community Engagement
Sent: Wednesday, December 1, 2021 3:16 PM
To: [REDACTED]
Cc: Ryan Painter <rpainter@sd61.bc.ca>
Subject: RE: Questions raised at online meeting regarding the property sale of Lansdowne South

Hi [REDACTED],

Please see below answers to your questions:

- All feedback provided at the meeting and collected during the community feedback period will be provided in a summary engagement report, which will be reviewed by the Board and be taken into consideration. This input will inform their decision-making.
- School enrolment projections for feeders schools have been posted to the website under additional resources: <https://www.sd61.bc.ca/news-events/news/title/victoria-hospice-society-to-purchase-property-from-greater-victoria-school-district/>
- Re: Boundary - The property would be re-surveyed if the Board moves forward with the transaction. Please see Richmond property plan attached (also available on the website). SD61 continues to be a neighbor of the creek.
- Re: Master Drainage Plan - This information will be taken into account when the municipality considers the subdivision request if the transaction moves forward as a member of the CRD, for which the report was prepared.
- Re: Bowker Creek Plan - The Board of Education passed a motion in 2018 that states: "That the Board of Education endorse in principle the Bowker Creek Blueprint". The Board will

need to consider its commitment in principle, including the context under which the District committed in 2018 and what has changed in the meantime, if anything, when it considers the decision (3 readings of the bylaw) to dispose of the property.

- Re: History - The Board of Education passed a motion in 2018 that states: "That the Board of Education endorse in principle the Bowker Creek Blueprint". The Board will need to consider its commitment in principle, including the context under which the District committed in 2018 and what has changed in the meantime, if anything, when it considers the decision (3 readings of the bylaw) to dispose of the property. The Board's 2018 motion stands until it is changed by the Board. If we assume the commitment remains, impacts and options will be considered by the Board, and by the municipality approving the development.
- Re: Contingency Plan/Recent Events - The Board's has responsibility and liability for property in its title, that it owns. The Board has endorsed the blueprint in principle. Any development on the potential to be subdivided property is subject to approval by Saanich and its team of engineers, planners and others in its determination of the viability of the proposed development. SD61 cannot speak to the engineering requirements of a municipality.
- Re: Proposed Hospice facility/location at end of cul-de-sac – SD61 cannot answer these questions; subject to Municipal planning, not SD61's purview.
- Re: If disposal of land is found unsuitable - There is no restriction in the Purchase Agreement on the Purchaser's use of the property after closing. However, any use must comply with the applicable zoning of the property and local bylaws.
- Re: If SD61 took neighbours into consideration – The purpose of the meeting and feedback period is to hear from neighbours.
- Re: Access to green space - The Board is listening to the feedback. The Board can give direction to staff to work with municipalities on greenspace. As a reminder the Lansdowne North campus, even after the sale of land to CSF, is still 17 acres which remains one of the district's largest parcels of land and it is available to the public.
- Re: Population predictions - The district uses two independent consultants to project enrolment, one of which takes into account local knowledge, the other in and out migration trends. However, if enrolment in the area grows, it is unlikely Lansdowne would be considered for enrolment expansion because the school is believed to be at its max capacity in terms of the optimal size of a middle school. The District doesn't necessarily want the school to get any bigger, despite housing starts. Boundaries and other sites will need to be considered if catchment enrolment grows.
- Re: Vic Hospice & Planning - Victoria Hospice is a registered Society and a third party to SD61. If the disposal is approved by the Board, Victoria Hospice will engage its consultants and begin its subdivision and development process, and its own requirement to consult with the neighbourhood. Victoria Hospice would not undergo the effort and expense of this work until the School District has removed its subjects: three readings of a disposal bylaw and Ministry approval.
- Re: Future Meeting - Trustees, staff, Victoria Hospice and BCI are meeting to discuss the creek and the Blueprint. The Board can direct further consultation by board motion.
- Re: SD61 Climate Plan - Resulting from the June 2019 motion, the Board has directed staff to formulate its climate emergency plan, which staff will deliver to a future Board meeting. The plan has not yet been developed so it is not possible to answer this question at this time.

Again, questions regarding Victoria Hospice's proposal or processes, will need to be directed to Victoria Hospice.

Thanks,

Lisa McPhail

Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103

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From: [REDACTED]
Sent: Monday, November 22, 2021 8:50 PM
To: Community Engagement <Community@sd61.bc.ca>
Subject: Re: Questions raised at online meeting regarding the property sale of Lansdowne South

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Thanks for your response. I have attached excerpts from a transcription of the question and answer session, with commentary following each question outlining the request for further clarification. Looking forward to receiving the information as requested. Best regards, [REDACTED]

On Mon, Nov 22, 2021 at 9:39 AM Community Engagement <Community@sd61.bc.ca> wrote:

Good morning, [REDACTED] !

To confirm, this is the first email I have received from you.

Following the public information session on November 3, 2021, our District website was updated to include the recording of the meeting, which includes the question and answer period. In addition, further documentation was posted under Additional Resources.

Website: <https://www.sd61.bc.ca/news-events/news/title/victoria-hospice-society-to-purchase-property-from-greater-victoria-school-district/>

Can you please provide us your specific questions? We are more than happy to assist.

Thank you kindly,

Lisa McPhail

Manager, Communications & Community Engagement

Greater Victoria School District No. 61

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From: [REDACTED]

Sent: Sunday, November 21, 2021 8:13 PM

To: Community Engagement <Community@sd61.bc.ca>

Subject: Questions raised at online meeting regarding the property sale of Lansdowne South

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Good evening - I have been following up on questions raised by a number of attendees at the public information session of November 3 regarding the disposition of property at Lansdowne South. Despite a commitment on behalf of the school board to provide further information and feedback on questions, I have seen no further mention of the session or the issues raised during the online session. I have transcripts of the session and details relating to the unanswered questions, should you require that information.

If I am missing the location of this feedback, could you please direct me to the appropriate location for it. Otherwise, could you please provide responses as promised during the online session. We are quickly approaching the November 24 deadline for further public input on this matter and the lack of response by SD61 has not been helpful in this regard.

Many thanks in advance for your attention on this matter.

[REDACTED]

From: [Community Engagement](#)
To: [REDACTED]
Subject: RE: SD61 Land Disposal proposal - Lansdowne South
Date: Wednesday, December 1, 2021 3:32:07 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi [REDACTED],

Thank you for your feedback. This email correspondence and attached letter will be included in a summary engagement report that will be provided to the Board of Education. The report will be included in the agenda for December's Board Meeting - Dec. 13, 2021.

The Board will review all feedback prior to making any decisions.

Kind regards,

Lisa McPhail

Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103

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From: [REDACTED]
Sent: Thursday, November 25, 2021 12:00 AM
To: Community Engagement <Community@sd61.bc.ca>
Subject: SD61 Land Disposal proposal - Lansdowne South

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Dear Board of Education of School District 61.

I strongly oppose the proposal to sell the triangular parcel of land west of Bowker Creek. There are too many issues that have been overlooked in staff's haste to negotiate a Purchase and Sales Agreement. Issues including Bowker Creek, stormwater management, value to education, school enrollment projections and the notion that the school has "excess acres per student".

Your "Community Engagement" process has been totally inadequate. A 45-minute Q/A session is not "Dialogue" by any definition. Many questions were not answered, some

answers were not factual and the questions were cut-off because of SD61 time constraints. There was little or no follow-up on the commitments made by staff at the session.

To all Trustees, please review the [video transcript on the Q/A session](#). I've also attached a text version of the transcript for your reference. It is hard to watch and as a professional with many years experience managing public engagement processes it is embarrassing to watch. I know you have talented passionate staff that can do much better!

Thank you,



Community Engagement

ENGAGEMENT TIMELINE

- Raising Awareness – October 14 to November 3, 2021
- Online Information Session (Q & A – Open Dialogue) – November 3, 2021
- Collect written submissions from the public – Feedback period closes on November 24, 2021
- *What We Heard* Summary Report to the Board – December 2021
- Board Meeting to consider land disposal – December 13, 2021

From: [REDACTED]
To: [Community Engagement](#)
Subject: Re: Disposal of SD61 lands Bowker Creek Newton St.
Date: Wednesday, December 1, 2021 4:24:41 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Thank you Lisa.

On Dec 1, 2021, at 12:13 PM, Community Engagement
<Community@sd61.bc.ca> wrote:

Hello [REDACTED],

Thank you for your input. This email correspondence will be included in a summary engagement report that will be provided to the Board of Education. The report will be included in the agenda for December's Board Meeting - Dec. 13, 2021.

The Board will review all feedback prior to making any decisions.

As per the Bowker Creek Blueprint, the Board is aware and it is posted under additional resources on our website: <https://www.sd61.bc.ca/news-events/news/title/victoria-hospice-society-to-purchase-property-from-greater-victoria-school-district/>

Thank you,

Lisa McPhail

Manager, Communications & Community Engagement
Greater Victoria School District No. 61
Office: 250.475.4103

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From: [REDACTED]
Sent: Wednesday, November 24, 2021 10:42 AM
To: Community Engagement <Community@sd61.bc.ca>

Subject: Disposal of SD61 lands Bowker Creek Newton St.

CAUTION: External email. DO NOT click links or open attachments unless you are confident about the source.

Attention Ann Whitiker and Board Trustees.

I, like so many other concerned residents, am writing last minute to your deadline to give comment on this proposed disposal of SD61 property next to the open section of Bowker Creek.

There has been shown a severe weakness in the public process by SD61 Board to catch so many concerned people of this proposal of such as critical piece of land adjacent to one of the most significant and vital streams in the region.

My first reaction is how can any consideration be given to selling land for development not only in the Bowker Creek floodplain but right next to the banks itself after so much damage has been done to buildings in floodplains after the recent floods and disruption of people's lives. What I fear immediately is a development requiring the open section of creek to be culverted to prevent inevitable flooding of a new building housing people in the last days of their lives and the wonderful Hospice staff and volunteers who care for them.

Are you not aware of the Bowker Creek Initiative and the 100 year Blueprint adopted by the three core municipalities Bowker Creek flows through. Are you not aware of all the people such as the Friends of Bowker Creek and the countless number of volunteers, organizations, staff from all levels of government etc. putting in so much time and money to follow the recommendations of the 100 year Blueprint? I think not. Not when the disposal of this property is not following proper public process and hearing these concerns.

Please slow down and give all concerned it's full and proper voice to this ill-thought out proposal.

██████████

Sent from [Mail](#) for Windows



November 4, 2021

File: 5220-20
Bowker Creek Initiative

Ms. Ann Whiteaker
Board Chair
Greater Victoria School District 61
Via email: awhiteaker@sd61.bc.ca

Dear Chair Whiteaker:

RE: BOWKER CREEK AND SCHOOL DISTRICT 61 PROPERTIES

I am writing on behalf of the Bowker Creek Initiative (BCI) to share information about potential opportunities we have identified to collaborate at four Greater Victoria School District 61 (SD61) properties for the improvement of Bowker Creek and its watershed. This letter provides details about these opportunities and suggestions for next steps to move forward together.

The BCI is a collaboration of local governments, community groups, institutions and private citizens working together to improve the health of Bowker Creek and its watershed. The BCI is guided by the *Bowker Creek Blueprint* (the *Blueprint*), a 100-year action plan to restore the Bowker Creek watershed, published in 2011, and endorsed by SD61 in March 2018.

SD61 has been a valued contributor to several projects and studies carried out by the BCI, most notably the restoration of Bowker Creek adjacent to Oak Bay High (2015), and staff participation on the steering committee of the *Daylighting Feasibility Study* (2020), which details routing for stream daylighting and proposed stormwater management facilities within the Bowker Creek Watershed.

Four SD61 properties within the Bowker Creek watershed present important opportunities to collaborate for the improvement of Bowker Creek and its watershed:

1. Lansdowne Middle School South Campus (formerly Richmond Elementary)

The sale of a portion of the Lansdowne South Campus to Victoria Hospice would provide an important opportunity to achieve some of the actions proposed in the *Blueprint*. This section of the creek has steep, eroded banks and has issues with invasive species. Currently, it is fenced off from the schoolyard due to safety concerns. Restoration of the creek, similar to what was achieved at Oak Bay High, could contribute to student learning and create an important community amenity, while improving the health of the creek. The *Blueprint* also recommends a creekside greenway through this property, which would provide an important neighbourhood linkage.

Proudly supported by the CRD

Both the *Blueprint* and *Daylighting Feasibility Study* identified key opportunities at this site for stormwater management. As one of the largest undeveloped open areas in the Bowker Creek watershed, stormwater management at the site would help to alleviate downstream flooding, which will be increasingly important due to the impacts of climate change. The *Blueprint* and *Daylighting Feasibility Study* proposed shifting the creek channel along the southwest boundary of the property and developing the adjacent field as a dual-use dry pond. This dry pond would function as a normal playing field, except during infrequent storm events (25- and 100-year storms) when it would be flooded for less than 24 hours. While the proposed Victoria Hospice development would interfere with the original design, BCI hopes that creek restoration and some form of stormwater management could still be achieved at the site.

Please refer to the Appendix A for more details about opportunities at this location.

2. Lansdowne Middle School North Campus

Although Bowker Creek does not run through the property, the *Daylighting Feasibility Study* identified the large fields at the Lansdowne Middle School North Campus site as very important for stormwater management in the Bowker Creek watershed. With the recent sale of a portion of this property to the Conseil scolaire francophone de la Colombie-Britannique (CSF), the BCI is hoping there are still opportunities for stormwater management at the site, on the remaining land at Lansdowne North, and potentially in partnership with the new property owner. An infrequently flooded dry pond, as proposed above for Lansdowne Middle School South Campus, would provide stormwater management with minimal impacts to playing field function.

Please refer to the Appendix B for more details about opportunities at this location.

3. Cedar Hill Middle School

The *Daylighting Feasibility Study* assessed Cedar Hill Middle School as having “fair” potential for a stormwater management facility due to its moderate slope and close proximity to Bowker Creek. Cedar Hill Middle School’s upcoming redevelopment presents an opportunity to consider stormwater management opportunities, as well as to accommodate the proposed greenway along Cedar Hill Road that was identified within the *Blueprint*.

4. Campus View Elementary School

The *Daylighting Feasibility Study* identified Campus View Elementary School as having “fair to good” potential for a stormwater management facility due to its large upstream sub-catchment and moderate slopes.

The benefits of collaboration at these four sites are substantial:

- On-site stormwater management at SD61 properties would reduce peak flows within the watershed, limit flooding and erosion, and help the region adapt to the impacts of climate change. Dry ponds manage stormwater, while having minimal impact on recreational use of the playing fields.
- Restoration of Bowker Creek at Lansdowne Middle School South Campus represents one of only a few opportunities to improve the quality of an open section of the creek, since more than half of the entire creek is currently culverted. Creek restoration enhances aquatic and riparian habitat, reduces erosion and flooding, and creates learning opportunities for the school and broader community.

- Support for the Bowker Creek greenway will help build neighbourhood connections and promote active transportation.

The BCI appreciates SD61's commitment to Bowker Creek through its endorsement of the *Blueprint* and past collaboration on projects and studies. We are very interested in continuing to work with you to improve the health of Bowker Creek at these four locations in the watershed.

Potential next steps for working together include:

- The BCI would like to invite representatives from SD61 and the Victoria Hospice to attend a guided tour of Bowker Creek, starting at the Oak Bay High restoration project and walking to Lansdowne Middle School South Campus, to showcase what is possible in terms of creek restoration and explore common goals.
- The BCI would welcome an SD61 representative on the BCI steering committee and would be happy to arrange a meeting to discuss this opportunity.

If you have any questions, please contact me at 250.360.3299 or lmccrank@crd.bc.ca.

Sincerely,



Lindsey McCrank, Coordinator
Bowker Creek Initiative

LM:slw

cc: Glenn Harris, Senior Manager, Environmental Protection (CRD) (via email)
Adriane Pollard, Manager of Environmental Services (District of Saanich) (via email)

Appendix A: Lansdowne Middle School South Campus

(Excerpted from *Daylighting Feasibility Study*, ISL Engineering and Land Services, 2020)

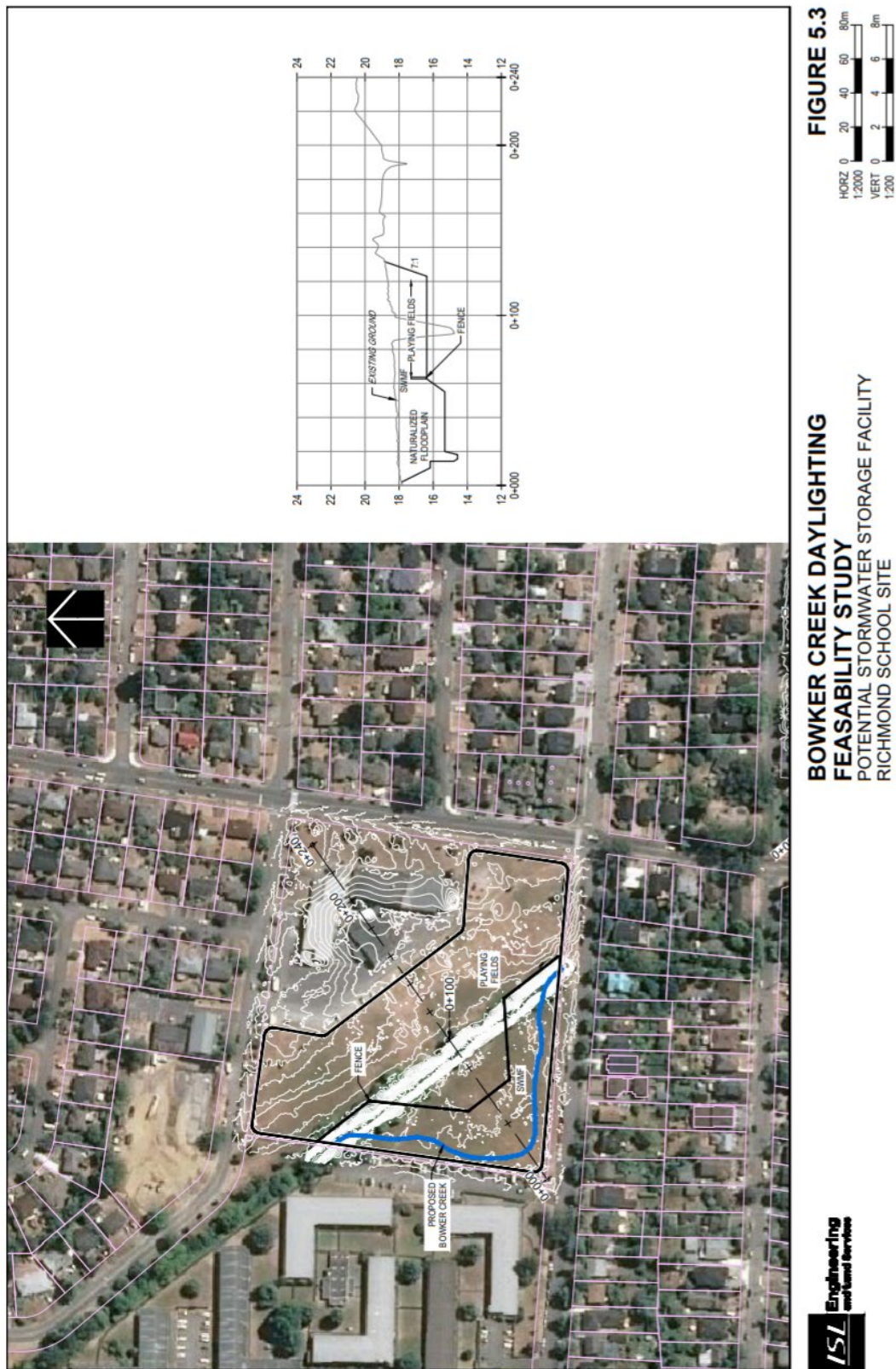
The site is currently divided by Bowker Creek (open channel), which runs northwest to southeast. The creek is fenced off from the school for safety reasons. The triangular parcel southwest of the existing creek was suggested as a SWMF in the MDP but was considered too small to be effective in mitigating downstream flood risks (area is a 100 m x 100 m triangle). At the south boundary of the property, the creek enters a storm sewer at Spirit Garden, a City of Victoria owned property that has a high potential for daylighting and active transportation connectivity.

The southwest section of the site is generally flat, the northeast is approximately 1-2 m higher (includes school buildings) than the southwest part. Both the southwest and northeast sections each have a soccer field and baseball backstop. The two sections are connected by an existing pedestrian bridge.

A sanitary trunk sewer runs parallel to the creek (northwest to southeast direction) which will have to be considered in the design. The proposed concept for developing a SWMF within the existing school site is summarized below:

- The creek would be re-aligned to the southwest to increase the green space available for school playing fields.
- The creek would be naturalized with a slight meander, boulders, woody debris, and native plant species. Flow velocities would be reduced to limit erosion potential.
- The lower portion of the SWMF would be low lying along the creek and would be inundated during frequent storm events (~2 year). This area would be fenced from the school and naturalized with suitable riparian plants.
- The green space between the re-aligned creek and the school buildings would be developed as a dual-use dry pond; it would have a net increase in green space available for playing fields; the playing fields would flood during infrequent storm events (~25 year).
- The existing bridge crossing could be maintained via a new pedestrian bridge or open bottom culvert.
- A granular walking path and multi-use path (MUP) could be constructed alongside the creek; to maintain or improve active transportation connectivity between Townley Street and Newton Street.

The use of dual-use SWMF on school sites is new to greater Victoria and concerns were expressed during the project workshops about the impact of these facilities on the community's use of the playing fields. The depth and duration of flooding was simulated using the hydraulic model. The results of the analysis are shown in Figure 5.6. The playing fields are at an elevation of about 16.4 m, and thus would only be impacted during infrequent storm events (less than about once every two years). During infrequent storm events (25-year and 100-year), the field would be flooded for less than 24 hours.



Excerpted from the *Bowker Creek Daylighting Feasibility Study* (2020)

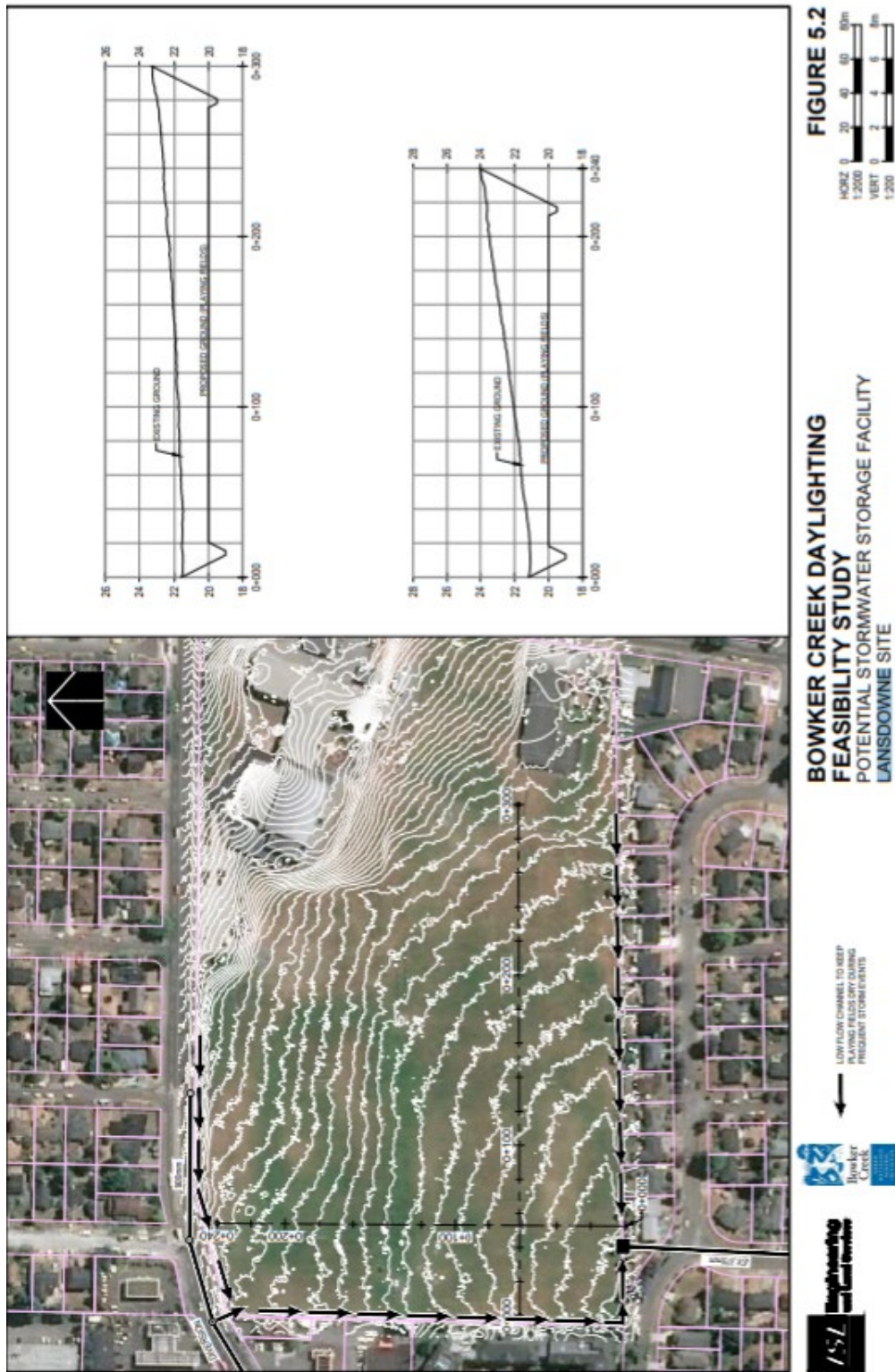


Excerpted from the report *Potential Stormwater Management Facilities on Bowker Creek* (ISL, 2020)

Appendix B: Lansdowne Middle School North Campus

(Excerpted from the *Daylighting Feasibility Study*, ISL Engineering and Land Services, 2020)

The Lansdowne Middle School SWMF was modeled by diverting the 750 mm storm sewer on Lansdowne Road (about 100 m east of Shelbourne Street) to a SWMF constructed within the grass playing fields. The catchment area was split so that the lands east of Shelbourne Street and north of Lansdowne Road (about 2/3 of total catchment) was diverted to the storage, with the remainder of the catchment connecting to the Bowker Creek Trunk at Pearl Street and Scott Street. The total drainage area that can be diverted to this SWMF is estimated to be 66.6 ha. Existing Lansdowne Middle School Playing Fields stored stormwater would then discharge through the existing 375 mm storm sewer on Townley Street, connecting to Bowker Creek at Pearl Avenue. The SWMF was simulated as a dry pond with a pond bottom elevation of 20.0 m. The existing 250 m long, 375 mm diameter storm sewer on Townley Street provides hydraulic constraint and a separate control structure was not added.



Excerpted from the *Bowker Creek Daylighting Feasibility Study* (2020)