

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

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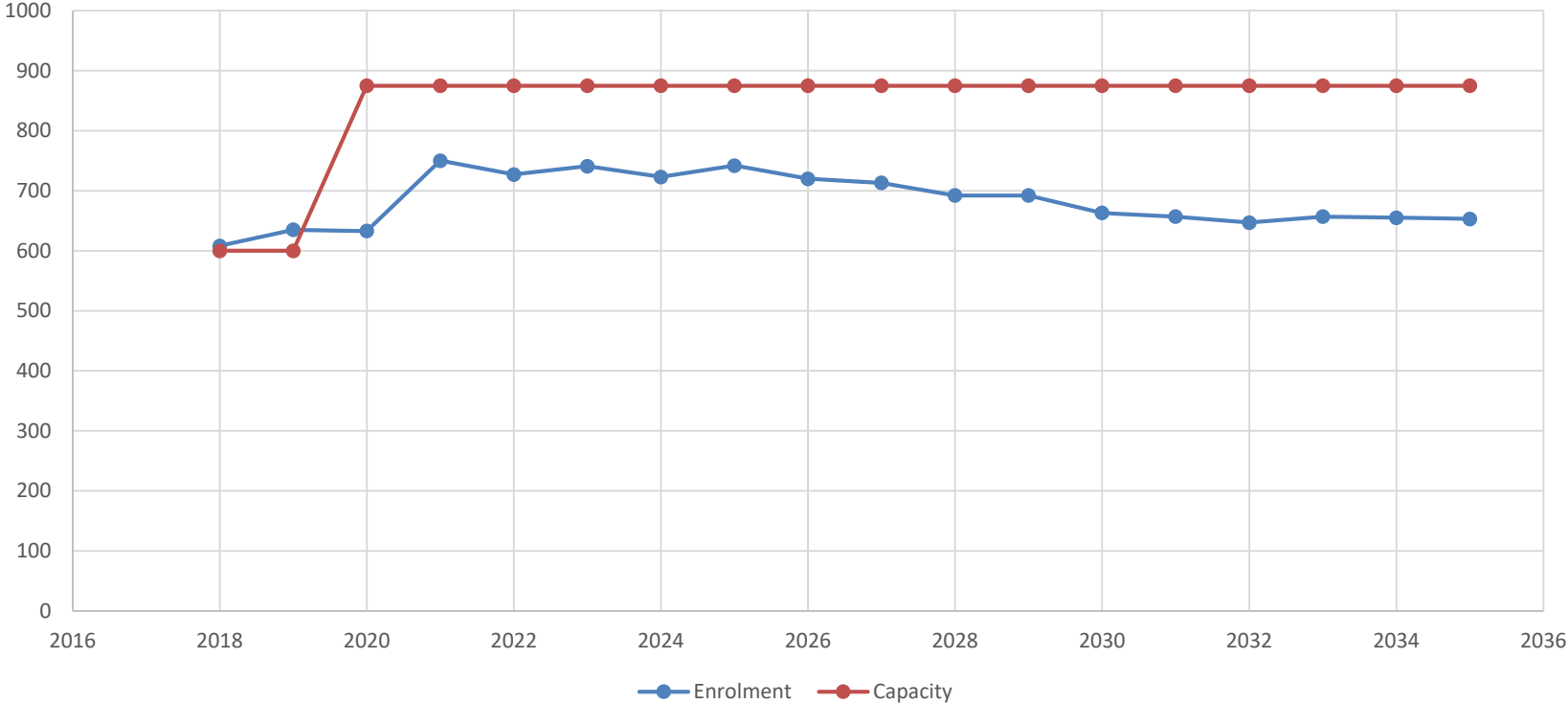
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Enrolment & Capacity

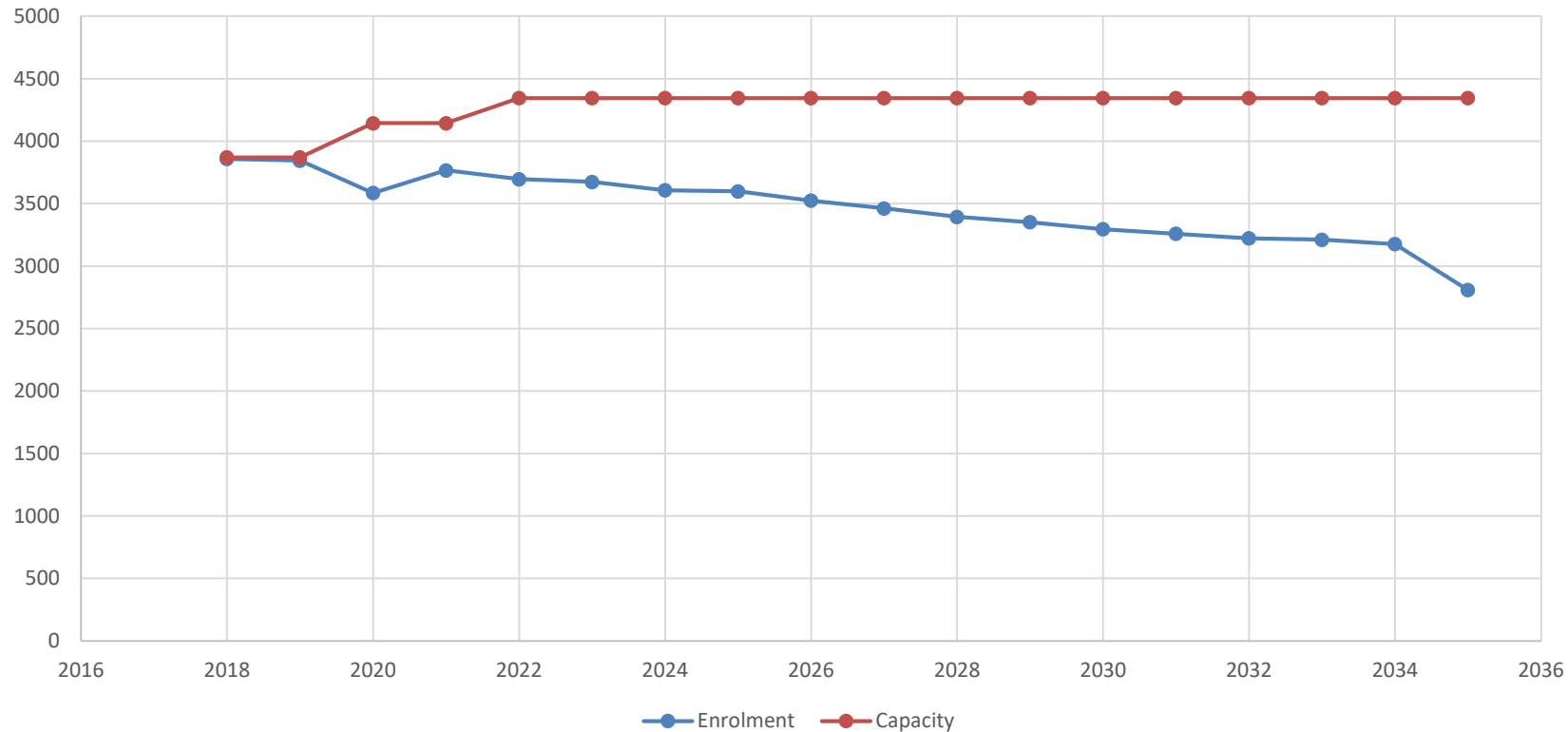
Enrolment

Lansdowne Middle School



Enrolment– Family of Schools

Vic High 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



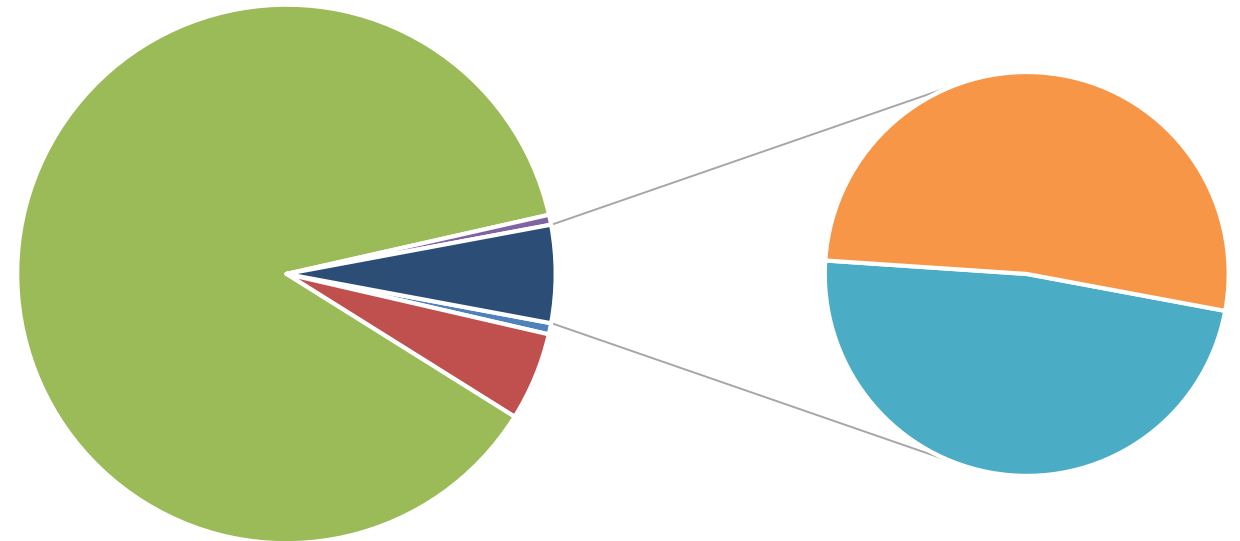
Deferred Maintenance

- 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

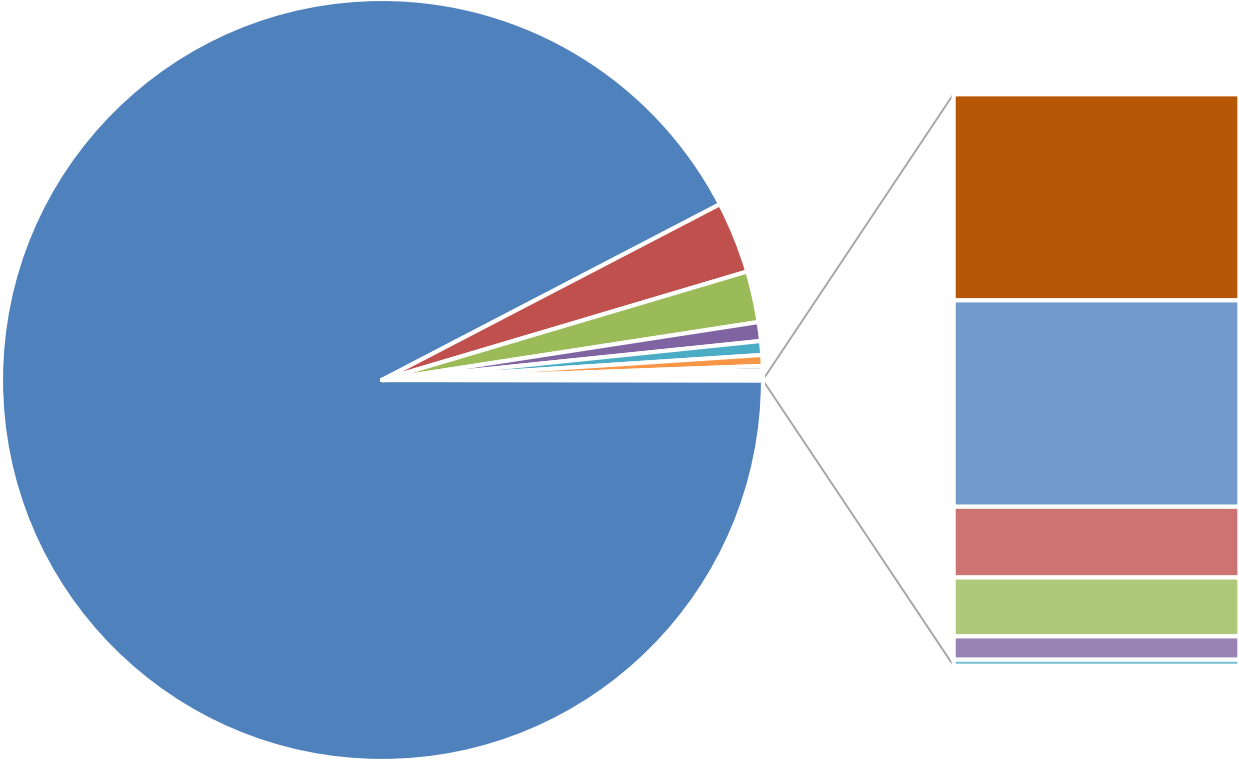
Deferred Maintenance \$278,025k

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



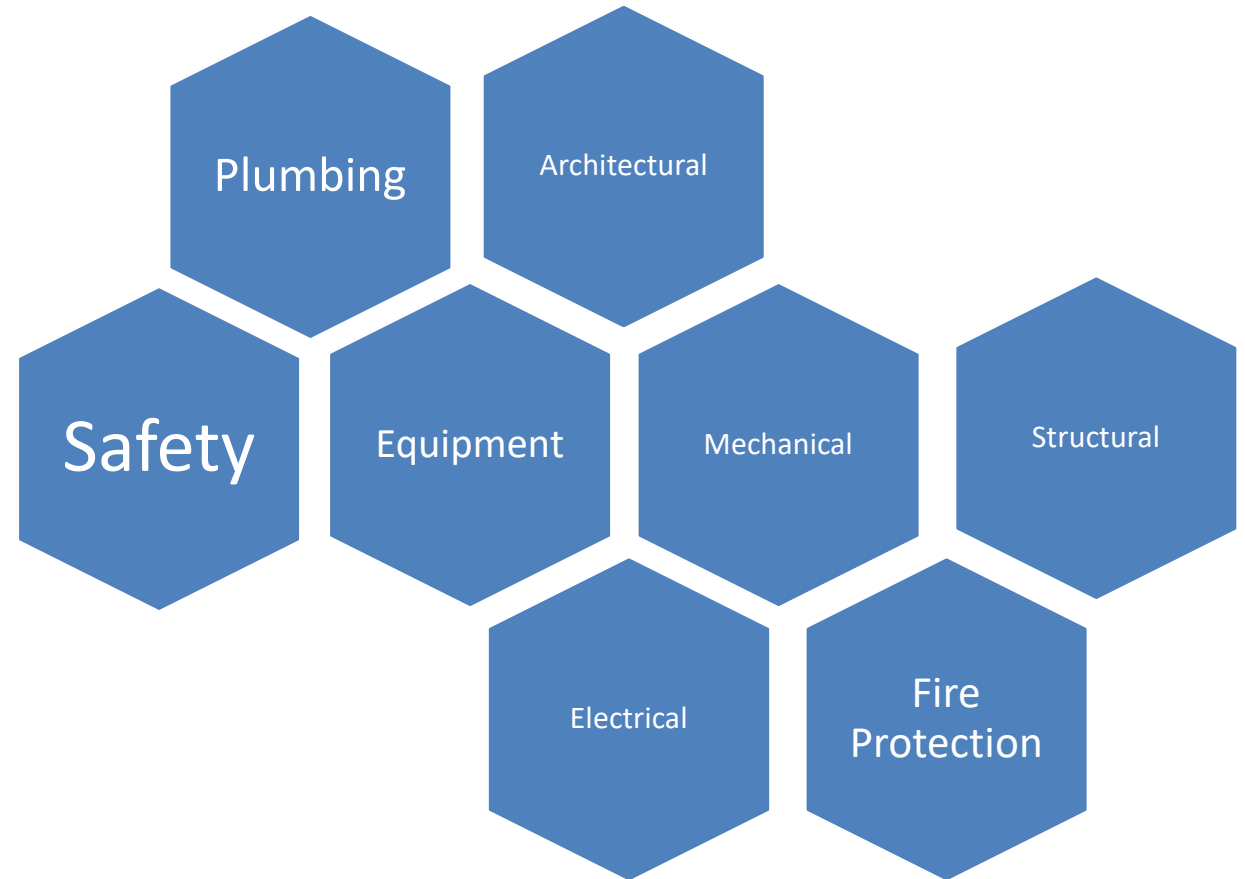
- Beyond Useful Life
- OFC's
- Building Code
- Accessibility
- Reliability
- Life Safety
- Energy
- Capacity/Design
- Modernization
- Asbestos
- Air & Water Quality
- Appearance
- Code Compliance
- Security
- Obsolescence
- Integrity
- Maintenance

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

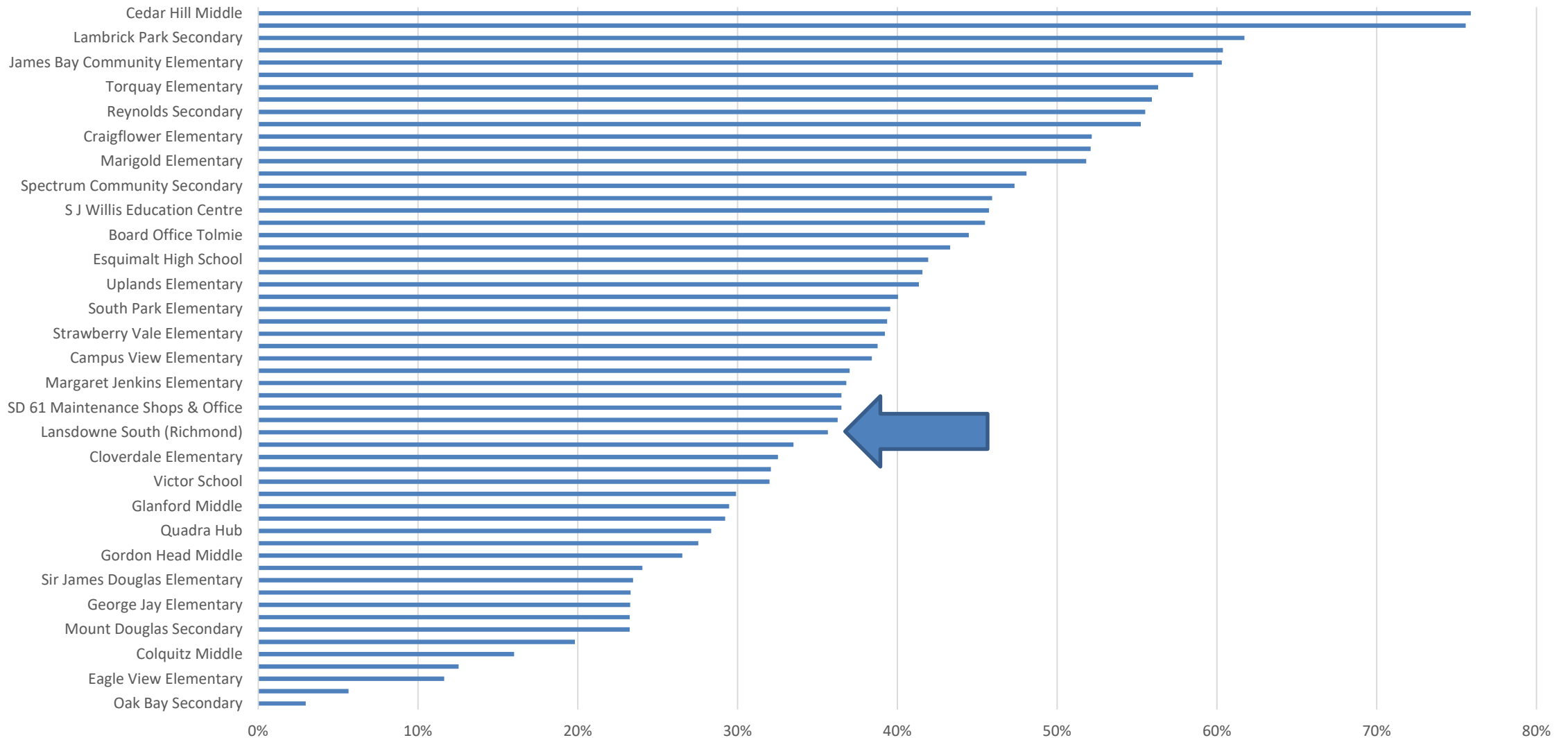
Cedar Hill Middle	76%
Sundance Elementary	76%
Lambrick Park Secondary	62%
Arbutus Middle	60%
James Bay Community Elementary	60%
Frank Hobbs Elementary	59%
Torquay Elementary	56%
Shoreline Community Middle	56%
Reynolds Secondary	56%
Garage and Storage (Mntce. Shops)	55%
Craigflower Elementary	52%
Distribution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