



North Vancouver  
**School District**  
the natural place to learn®



Land, Learning and Livability  
Community Consultation  
**UPDATE**

**June 2013**



# Land, Learning and Livability - June 30 UPDATE

## Summary of Community Engagement Initiatives

In the Spring of 2012, the North Vancouver Board of Education embarked upon a new, long-term, multi-channel initiative to facilitate public involvement and awareness of NVSD land management initiatives and the possibilities for 11 properties identified as surplus to long-term needs.

**Year I** of the “Land, Learning and Livability” process (January – June 2012) introduced the properties under consideration to the community and invited dialogue and input through public surveys, an open house, municipal leaders’ workshop, public forum and community conversation on land management ideas and solutions. By the end of June 2012, more than 150 stakeholders and media had joined the “Land, Learning and Livability” listserve, and regular updates on the process were being provided to the greater public through the NVSD land management blog.

The beginning of the 2012/13 school year marked the beginning of **Year II** of “Land, Learning and Livability”. The following summarizes the activities, outreach, and key decisions made by the Board that occurred this past year.

## Recommendations and direction

Prior to the beginning of the 2012/13 school year, the Board directed at its June 19<sup>th</sup> public meeting that the NVSD Executive Committee identify priority educational needs and revise the School District’s Guiding Principles for land management based on key themes collected during the community engagement process. The Board also requested a continuation of community engagement at the neighborhood level, RFPs for some schools, and an exploration of the idea of a Land or Community Trust for further consideration.

## Priority educational needs

On September 24, the President’s Council, representing the North Vancouver Board of Education, North Vancouver Teachers’ Association, North Vancouver Parent Advisory Council, North Vancouver Administrators and Canadian Union of Public Employees (Local 389) met to discuss the School District’s priority educational needs and how they might potentially be addressed through land management strategies that include facilities rentals, short and long term leases and surplus land sales.

Further to this meeting, partners were invited to submit formal summaries of their priority educational needs. In December, the Board received a summary of the main priorities identified by each partner and their perspectives on how land management proceeds might best address the School District’s most pressing financial challenges.

Understandably, a range of perspectives emerged between the various partner groups. Among the needs identified for enhanced funding were:

- Replacement schools (especially Argyle and Handsworth)
- Facilities upgrades to improve operational, health and safety standards
- Collaboration time for administrators and teachers
- Teaching resources and supplies
- Equity funding, particularly for technology
- Staff professional development to support students
- Class size and composition
- Administrative release time
- Supports for students with special needs
- Literacy initiatives

Through this dialogue, the partners also expressed their preference for particular approaches to land management including:

- Ensuring that proceeds/investments remain available to address future, and long-term needs
- Requiring measurable results to illustrate return on investment
- Prioritizing initiatives for funding that support student engagement and learning
- Preferring long-term leases or land swaps vs. land sales
- Preferring proponents who are addressing local needs (i.e., daycares, seniors, affordable housing)

## Revised Guiding Principles

At its September 18th public meeting, the Board of Education approved its revised Guiding Principles – Management of Land Assets. These seven principles, which recognize that future decisions regarding surplus properties should incorporate broad-based community consultation to realize the maximum social and financial value, are provided below.

The North Vancouver Board of Education will consider the following guiding principles in the management of its land assets:

1. Recognizing that all School District properties are valued community assets, we will consult with the community as part of our process to realize the maximum social and financial value of these assets.
2. Balancing current and future School District needs by aligning our decision making with our Strategic Plan and implementing options ranging from short, medium and long-term leases. Retaining properties and limiting outright sales will provide flexibility to accommodate potential future enrolment growth.
3. Obtaining maximum financial returns while pursuing creative, holistic solutions for broad-based community objectives of affordable housing, recreation, green space, childcare and other emerging community needs. We will do this with consideration of the Official Community Plans of the respective municipality.
4. Repurposing School District lands through the strategic use of long term land leases to address evolving community needs such as affordable housing, recreation, green space, and childcare.

5. Giving preference to proposals that support the Board of Education's strategic goals and priorities, where all other criteria have been met, for the lease/sale of properties.
6. Managing proceeds from land leases and sales to further enhance the student learning experience. We will do this, in part, by directing proceeds to support a significant endowment fund for the School District.
7. Directing proceeds and endowment funds, where necessary, to adequately fund capital projects that are not eligible for government funding.

## Request for Proposals

In July 2012, Requests for Proposals were issued for Monteray Elementary, Ridgeway Annex; Keith Lynn and Plymouth Elementary. The closing date for proposals was September 28 and strong interest in potential re-use and/or redevelopment was received for all four sites. However, upon review, the proposals received for Monteray did not meet the criteria provided for further consideration.

## Continuation of community engagement (neighborhood)

Four proposals for the Ridgeway Annex site were advanced for Board consideration, and presented at a public meeting on November 20. Similarly, four proponents for Plymouth were advanced, and presented at a public meeting on December 4.

Feedback was welcomed at all the meetings and afterwards through an online form. Presentation summaries and a Q&A were posted online in December to provide answers to questions and the main themes from the public input opportunities were summarized for Ridgeway Annex. The same process was followed for Plymouth in early January, 2013.

The proponents for Keith Lynn received an invitation to complete a limited site review and due diligence process before submitting revised proposals by December 14.

On January 18 the Board announced that following further review of its criteria and after consideration of community input from the neighborhood, two finalist proponents had been selected for Ridgeway Annex: Anthem Properties and Darwin Properties.

In February 2013, it was announced that of the four proposals for the Plymouth site, the Board had selected the Tsleil-Waututh Nation to proceed to discussions for a final agreement for a long-term lease, including potential renovations and site improvements.

This was followed mid-March with the announcement of the Board's choice of Anthem Properties as the lead proponent for the redevelopment of the Ridgeway Annex site and the selection of North Shore Studios Ltd. as the lead proponent for the redevelopment of the Keith Lynn site.

These announcements marked the beginning of negotiations to determine the terms and conditions of an agreement of sale for Ridgeway Annex and the Keith Lynn site.



In a prelude to the beginning of **Year III** of “Land, Learning and Livability”, the Board announced in May that it would open a public input and community engagement process for the Cloverley school and Lucas Centre/LMCC properties in late 2013 and early 2014.

Also in May, the Board announced its intent to pursue the potential of a full replacement for Argyle Secondary. This announcement effectively broadens the “Land, Learning and Livability” dialogue to connect a potential capital project of major significance to the School District and Lynn Valley community with the anticipated funding that the Board may need to generate for a full school replacement. As noted in the announcement, collaboration with the District of North Vancouver, partner groups and the community will be essential to realizing the full potential of the future Argyle.

In June, the Board approved direction for the preparation and issue of a Request for Proposals for the residential redevelopment of the Monteray school site. This Request for Proposals will be issued in July, with a September closing date.

## Land/Community Trust

In keeping with the Board’s direction to explore the potential for a Land or Community Trust, preliminary research was conducted that included a study of two Land Trust initiatives (the UBC Properties Trust, owned by UBC and the SFU Community Corporation, owned by SFU). A high-level analysis of the potential benefits and drawbacks offered by Land/Community Trusts was also conducted.

While potential benefits include facilitating third-party, long-term lease agreements and ensuring the affordability of homes developed on a Land Trust, drawbacks were also apparent. The complexity of Land Trusts, the necessity of title transfer from the Board to the Trust, the costs of funding and operating the Trust itself and uncertainty related to government and community support are all factors of concern.

Additional information will be researched on the viability of a Land Trust in consultation with the Ministry of Education. A legal opinion may be required to determine the potential of a land/community trust as a long-term mechanism for land management by a School Board. However, given that the School District has such disparate properties, the preliminary research results do not support further work on this concept as an immediate priority.

## Surplus properties under long-term leases

North Vancouver School District surplus properties including Fromme, Maplewood, Westover and Lonsdale Creek Annex are currently rented or leased for various periods of time, up to ten years. The retention of school property through rentals and longer-term leases provides revenue to the School District and offers protection to address potential capacity needs, as determined by student enrolment. A number of factors influence whether or not a property is suitable for rental or long-term lease, including the condition of the property, the purpose of the rental/lease, the availability of other facilities to meet the intended use, and the potential for student enrolment growth in proximity to the site.

Returns from leases, while significant, are not substantial enough to support financing of major capital initiatives, such as school replacement projects. Where appropriate, the School District will consider the potential sale of a site to achieve the funding necessary to

support major capital initiatives. At the same time, the School District will continue to consider longer-term lease options that provide the opportunity to generate significant revenue, while also retaining ownership of the site.

## The Ministry Real Estate Asset Generation (RAEG) program

In November 2012, the provincial government announced the Release of Assets for Economic Generation (RAEG) program, which was developed to facilitate the disposition of provincial assets that are surplus to BC public sector capital needs. The RAEG program provides services that may assist school districts with carrying out the due diligence and marketing for surplus board-owned properties. Fees for the program's services are charged by the province and can be offset against the future sale of the property.

The RAEG program is intended to allow the province to realize the needed revenue for its upcoming 2013/14 and 2014/15 fiscal years, as well as generate increased economic activity by using sales proceeds for development and new business opportunities in communities around BC. In the case of surplus school district property sales, all proceeds will continue to be retained by boards of education for capital reinvestment in their school districts.

The Ministry of Education has maintained close liaison with the School District regarding the School District's land management strategy and is closely monitoring the progress related to community engagement and property disposition.

The Ministry of Education has authorized the sale of the Keith Lynn, Ridgeway Annex and Monteray properties in association with the RAEG program. The proceeds of sales will continue to be retained by the Board of Education to support capital reinvestment within the School District, with the approval of the Ministry of Education.

## Status Update for each property

A current status report (as of June 30, 2013) for each of the identified properties in the Land, Learning, Livability Community Engagement process follows in the main body of this report.

# Blueridge Elementary

**Address:** 2650 Bronte Drive, District of North Vancouver

**Years of Operation:** Opened in 1968, Blueridge will continue to remain open and operate as an elementary school until after Seymour Heights Elementary is replaced. The Board passed a closure bylaw in 2010 but the actual closure is contingent upon Ministry approval of a replacement school for Seymour Heights. A larger Seymour Heights school facility is required to complete the future consolidation of Blueridge with Seymour Heights.

**Current Status:** Operational

**Other Uses:** None

**Capacity:** 350 FTE students with 1 kindergarten classroom

**Facility Condition:** Deficient

**Site Size:** 2.80 hectares

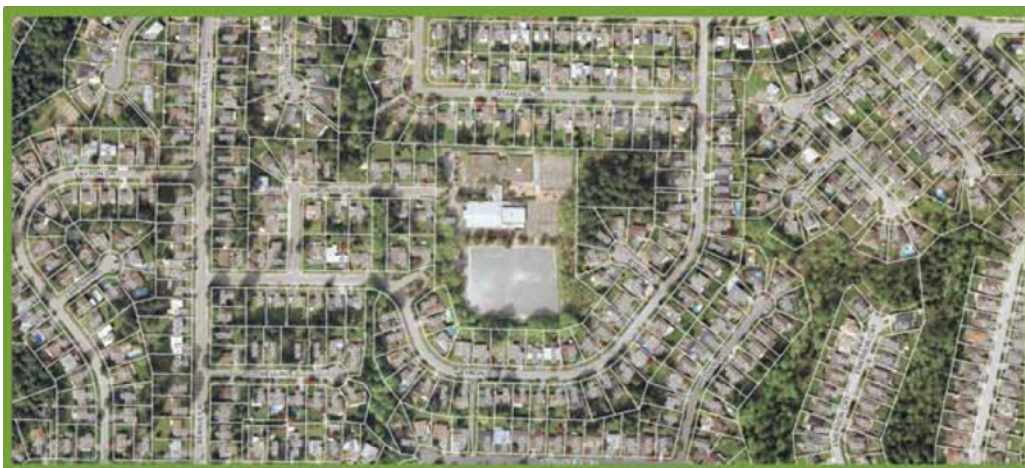
**Site Zoning:** Public Assembly – uses include church, school, community recreation, childcare, and government offices.

**Official Community Plan Designation:** The site is designated Institutional and surrounding neighbourhood is Residential Level 2: detached residential.

**Future Public School Potential:** Assuming the future consolidation of Blueridge and Seymour Heights schools at the Seymour Heights location, the need for an enrolling school on the Blueridge site in the future is low.

**Community Consultation:** Land, Learning and Livability general consultation

**Aerial View:**





# Cloverley School

**Address:** 440 Hendry Avenue, City of North Vancouver

**Years of Operation:** Opened 1962; closed 1982 as a public school

**Current Status:** Temporarily occupied by Queen Mary students until the late fall of 2013 when the heritage restoration of Queen Mary School will be complete. Previously leased to YMCA, André-Piolat, and a former location of Windsor House.

**Other Uses:** None

**Capacity:** 225 FTE students and 1 kindergarten classroom

**Facility Condition:** Poor

**Site Size:** 3.01 hectares; a portion of the site is currently leased to the City of North Vancouver for park.

**Site Zoning:** Public Use and Assembly

**Official Community Plan Designation:** The site is designated School and Institutional, and lands surrounding the site are R1: Low Density Single Family.

**Future Public School Potential:** The existing building is now 50 years old and would be on a replacement list if a school was needed in this location. There is surplus capacity at nearby neighbourhood schools (Brooksbank and Lynnmour).

**Community Consultation:** Land, Learning and Livability general consultation. A request for Expressions of Interest has been issued to secure land management planning services.

## Aerial View:



# Fromme Elementary

**Address:** 3657 Fromme Road, District of North Vancouver

**Years of Operation:** Opened 1964 as a public school; closed in 2010.

**Current Status:** Leased to Ecole Francaise Internationale de Vancouver (EFIV) until July 31, 2021 for an average annual rate of \$350,000

**Other Uses:** None

**Capacity:** 225 FTE students and 1 kindergarten classroom

**Facility Condition:** Acceptable

**Site Size:** 2.45 hectares

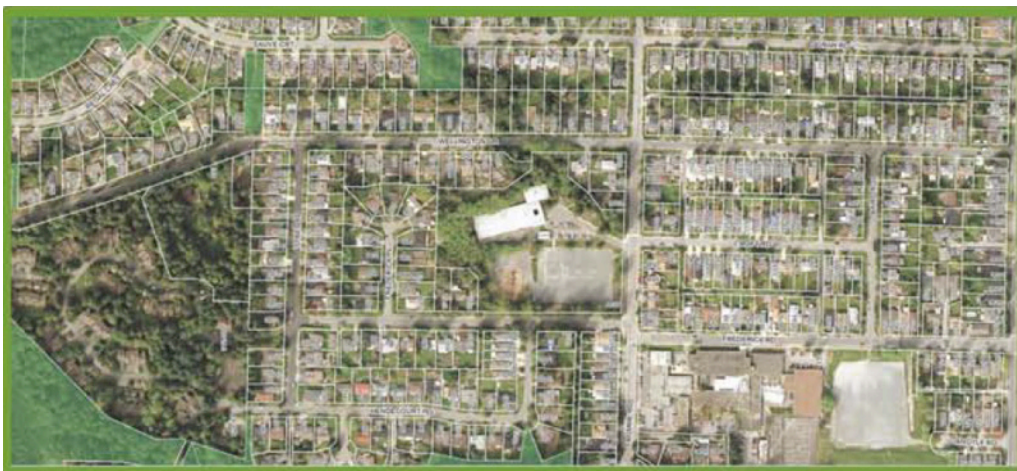
**Site Zoning:** Public Assembly – uses include church, school, community recreation, childcare, and government offices.

**Official Community Plan Designation:** Surrounding neighbourhood is residential. Lands to the north, west and south are designated RS3 and transitions to RS4 to the east and southeast.

**Future Public School Potential:** Site size is adequate. Probability of need for an enrolling school at this site in the future is low to moderate over the longer term.

**Community Consultation:** Request for Proposals issued in 2010 resulted in securing EFIV as a tenant for a 10-year term. Land, Learning and Livability general consultation.

**Aerial View:**



**Address:** 1290 Shavington Street, District of North Vancouver

**Years of Operation:** Opened 1915; closed in 2012.

**Current Status:** An offer to purchase the site has been received from North Shore Studios. Contract negotiations are in process.

**Other Uses:** Formerly the Keith Lynn Elementary School; repurposed as Keith Lynn Alternate Secondary School in 1977 and closed in June 2012.

**Capacity:** 175 FTE students

**Facility Condition:** Very Poor

**Site Size:** 2.76 hectares

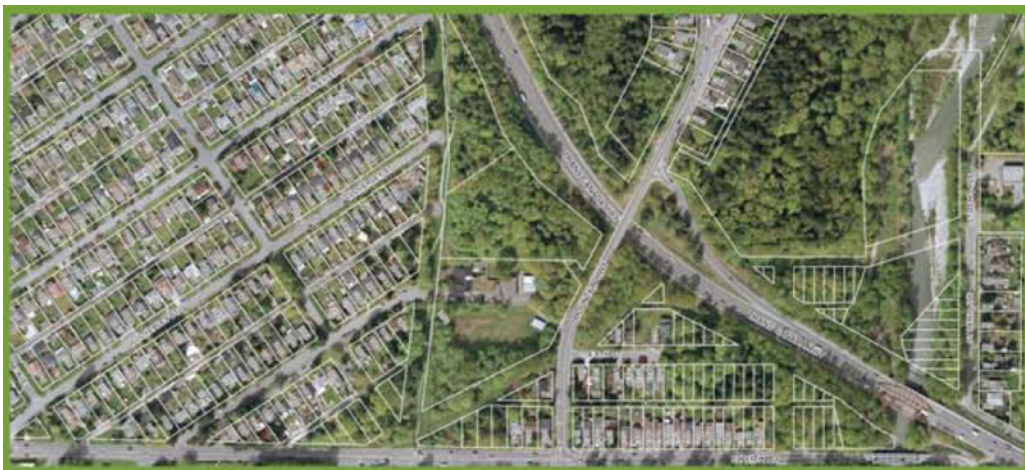
**Site Zoning:** Public Assembly – uses include church, school, community recreation, childcare, government offices.

**Official Community Plan Designation:** Official Community Plan Designation; Lands to the west (RSKL), south and southeast (RS3 and RS4) are designated residential; to the north and east as Parks, Recreational and Wilderness.

**Future Public School Potential:** Site size is adequate only for a small school. The site drops 20 meters in elevation from north to south and west to east. The probability of need for an enrolling school on this site in the future is low.

**Community Consultation:** Requests for proposals (June 2012) were issued with the selection of the lead proponent interested in purchasing the site.

## **Aerial View:**





# Lonsdale Creek Annex

**Address:** 240 West 21st Street, City of North Vancouver

**Years of Operation:** Operated from 1966 to 1975 as a public school.

**Current Status:** Leased to Lonsdale Creek Daycare Society (LCDS) since the school was closed over 35 years ago. A new 10-Year lease has been arranged with LCDS for the period of 2013 to 2023 for continued operation of the Daycare.

**Other Uses:** None

**Capacity:** 50 FTE (2 classrooms)

**Facility Condition:** Poor

**Site Size:** .33 hectares (seven individual lots)

**Site Zoning:** Public Use and Assembly

**Official Community Plan Designation:** The site is designated single-family homes to the east and north across alleyways. Park space to the south and east of the Annex.

**Future Public School Potential:** Operationally inefficient due to small capacity. Small site does not meet current Ministry standards.

**Community Consultation:** Land, Learning and Livability general consultation

**Aerial View:**



# Lucas Centre/Leo Marshall Curriculum Centre



**Address:** 2132 Hamilton Avenue, City of North Vancouver (Lucas)  
810 West 21st Street, City of North Vancouver (Leo Marshall)

**Name Change:** Lucas Centre was previously known as Hamilton Junior Secondary and renamed in 1985. Leo Marshall Curriculum Centre (LMCC) was the former Prince Charles School and renamed in 1989.

**Years of Operation:** Lucas Centre opened 1955 and Leo Marshall opened 1962; both closed 1982 as enrolling public schools.

**Current Status:** Operates as a District facility, housing district staff, Windsor House (lease with Gulf Islands School District), and the School District Maintenance Yards.

**Capacity:** 700 FTE (building modifications have reduced its functionality as a school).

**Facility Condition:** Deficient

**Site Size:** 5.05 hectares

**Site Zoning:** Public Use and Assembly

**Official Community Plan Designation:** The site is designated School and Institutional. Lands to east and west are designated "Park, Recreation and Open Space". Land to the south is low density residential (RS-1).

**Future Public School Potential:** Land parcel is adequate for a school. Probability of need for an enrolling school on this site in the future is low.

**Community Consultation:** Land, Learning and Livability consultation. A Request for Expressions of Interest has been issued to secure land management planning services.

## Aerial View:





# Maplewood Elementary

**Address:** 420 Seymour River Place, District of North Vancouver

**Years of Operation:** Opened 1964 as a public school, and closed in 2004.

**Current Status:** Leased to Kenneth Gordon School until July 31, 2020 at an average annual rate of \$325,000.

**Other Uses:** None

**Capacity:** 275 FTE students and 2 kindergarten classrooms

**Facility Condition:** Deficient

**Site Size:** 2.29 hectares

**Site Zoning:** Public Assembly – uses include church, school, community recreation, childcare, and government offices.

**Official Community Plan Designation:** The site is designated Institutional, and surrounding the neighbourhood is a mix of Commercial Residential Mixed Use Level 2; Residential Level 6: Medium Density Apartment; Parks, Open Space and Natural Areas; and Residential Level 4: Transitional Multifamily.

**Future Public School Potential:** Site size is adequate. Increased probability of need for school due to Maplewood Village Centre identified in 2011 OCP.

**Community Consultation:** Request for Proposals issued in 2010 resulted in Kenneth Gordon as tenant with a 10 year lease term. Land, Learning and Livability general consultation in 2012.

**Aerial View:**



# Monterey School

**Address:** 4343 Starlight Way, District of North Vancouver

**Years of Operation:** Opened 1968 as a public school, and closed in 2004.

**Current Status:** Vacant for more than two years. Was leased to Ecole Francaise de Internationale Vancouver until March 2011. A Request for Proposals will be issued for residential redevelopment.

**Other Uses:** None

**Capacity:** 75 FTE students and 1 kindergarten classroom

**Facility Condition:** Deficient

**Site Size:** 1.17 hectares

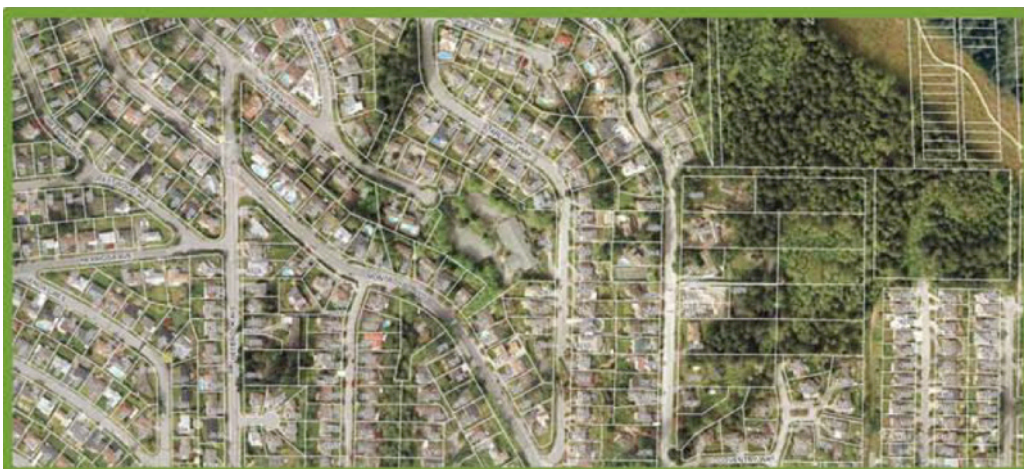
**Site Zoning:** Public Assembly – uses include church, school, community recreation, childcare, government offices.

**Official Community Plan Designation:** The site is designated Institutional, and surrounding neighbourhood is Residential Level 2: detached residential.

**Future Public School Potential:** Operationally inefficient due to small capacity; small site does not meet current Ministry standards for a school.

**Community Consultation:** Open house held in 2008 with local neighbours. Board issued Request for Expressions of Interest in June 2011. Responses received were limited. A new Request for Proposals for residential redevelopment will be issued in July 2013.

## **Aerial View:**



# Plymouth Elementary

**Address:** 919 Tollcross Road, District of North Vancouver

**Years of Operation:** Opened 1969 as a public school; closed in 2010.

**Current Status:** Vacant

**Other Uses:** None

**Capacity:** 225 FTE students and 1 kindergarten

**Facility Condition:** Deficient

**Site Size:** 2.28 hectares

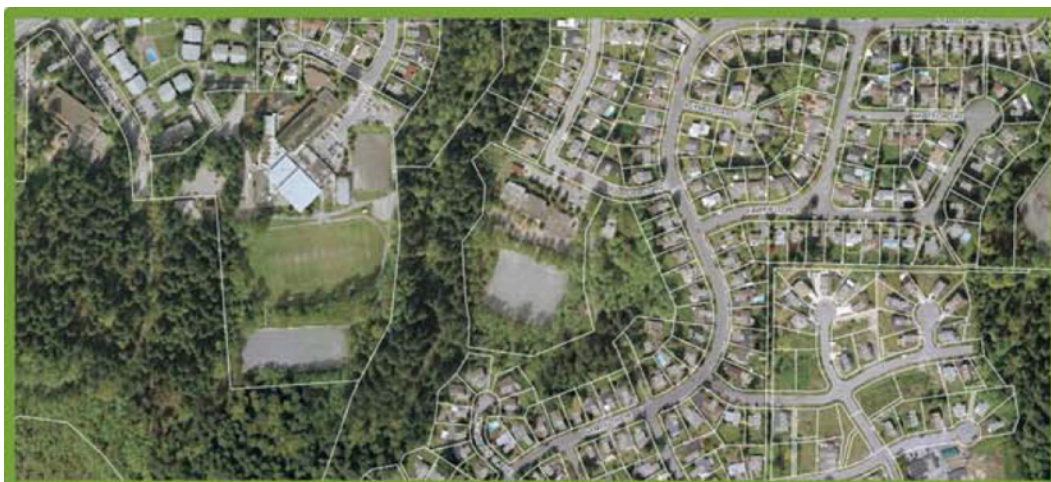
**Site Zoning:** Public Assembly – uses include church, school, community recreation, childcare, and government offices.

**Official Community Plan Designation:** The site is designated Institutional and surrounding neighbourhood is Residential Level 2: Detached Residential.

**Future Public School Potential:** Site size is adequate but probability of need for an enrolling school at this site in the future is low.

**Community Consultation:** Three separate Request for Expressions of Interest (REI) were issued without the identification of a suitable tenant. Requests for proposals were issued (June 2012) with the selection of a proponent interested in a 20-Year lease. Negotiations are continuing with the Tsleil-Waututh Nation for the re-use of the facility.

## Aerial View:





# Ridgeway Annex

**Address:** 450 East 5th Street, City of North Vancouver

**Years of Operation:** Opened 1953 as a public school, and closed in 2011. The student population in the area is accommodated in the Heritage Restored Ridgeway Elementary, with a larger capacity than the former school.

**Current Status:** Vacant

**Other Uses:** None

**Capacity:** 75 FTE students and 1 kindergarten classroom

**Facility Condition:** Poor

**Site Size:** .58 hectares

**Site Zoning:** Public Use and Assembly

**Official Community Plan Designation:** The site is designated School and Institutional, and lands surrounding neighbourhood is low density residential (RS-1).

**Future Public School Potential:** Operationally inefficient due to small capacity; small site does not meet current Ministry standards.

**Prior Consultation:** Requests for proposals (June 2012) were issued with the selection of the lead proponent interested in purchasing the site. Negotiations are in process for the sale of the site.

## Aerial View:



# Westover School

**Address:** 3467 Duval Road, District of North Vancouver

**Years of Operation:** Opened 1966 as a public school, and closed in 2004.

**Current Status:** Leased to Brockton School for 10 years until July 30, 2020 for an average annual lease rate of \$306,000.

**Other Uses:** None

**Capacity:** 175 FTE students and 1 kindergarten classroom

**Facility Condition:** Deficient

**Site Size:** 2.89 hectares

**Site Zoning:** Public Assembly – church, school, community recreation, childcare, government offices.

**Official Community Plan Designation:** The site is designated Institutional and surrounding neighbourhood is Residential Level 2: Detached Residential.

**Future Public School Potential:** Adequate site size but need for an enrolling school in the future is low.

**Prior Consultation:** Land, Learning and Livability general consultation in 2012.

**Board Action:** The Board issued Requests for Proposals in 2004 and 2009 seeking potential tenants, resulting in a 10-Year lease for Brockton Academy, continuing until 2020.

**Aerial View:**

