

Memorandum

v a n c o u v e r s c h o o l b o a r d



Date: March 1, 2013

ITEM 5

To: Committee II - Planning and Facilities

From: Jim Meschino, Director of Facilities

Re: Downtown Vancouver School Capacity Issues and Future School Facility Planning

On January 24, 2013 Facilities staff met with the City of Vancouver to discuss enrolment issues in downtown Vancouver west of Main Street.

The City acknowledged our concerns regarding enrolment pressure in the downtown peninsula and staff will be working with the City in upcoming months to develop options for new elementary and secondary school sites. The attached letter has been forwarded to the City of Vancouver.

Attachment



Vancouver Board of Education

School District No. 39 (Vancouver)

PLANNING & FACILITIES

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ATTACHMENT

March 1, 2013

The City of Vancouver

2675 Yukon Street

Vancouver, BC V5Y 3P9

Attn: Brenda Prosken, General Manager of Community Services, City of Vancouver
Brian Jackson, Director of Planning, City of Vancouver

Dear Sir/Madame:

RE: Downtown Vancouver School Capacity Issues and Future School Facility Planning

There has been tremendous population growth in Vancouver's downtown peninsula over the last several decades. As a result, all of the existing elementary and secondary public schools west of Main Street are operating at full capacity (Appendix A: Current Downtown Planning Area, Capacity Utilization of Secondary and Elementary Schools, Sept. 2012). With the City's current planning initiatives for Northeast False Creek, West End, Granville Loops and spot rezonings in the Downtown area, there will be significant enrolment pressures in the foreseeable future (Appendix B: Population and Enrolment Model – Downtown West of Main).

As of September 2012, there are 1,993 Age 5 – 12 children living west of Main Street and 1,472 are currently attending a public school. VBE captures approximately 74% of the downtown school age population. This capture rate is lower than the district average of 84% and may reflect a lack of school spaces within these neighbourhoods to accommodate students resulting in parents sending children to private schools or public schools in West or North Vancouver. The majority of VBE students living downtown attend a school on the peninsula (Appendix C: Where VBE Elementary Students Go To School Living West of Main). There are 995 Age 13 – 17 youth living west of Main Street and 778 are currently attending a public school. VBE captures approximately 78% of the downtown youth population. Nearly half the VBE secondary students living downtown attend schools outside the downtown peninsula area (Appendix D: Where VBE Secondary Students Go To School Living West of Main).

Elsie Roy Elementary and International Village Elementary sites were secured at the time of the False Creek North Official Development Plan (FCN ODP) in 1990. The residential allowance for the entire FCN ODP area is 9.9 million square feet. This accommodates approximately 16,000 residents. In 2009, Northeast False Creek (NEFC) Policy amended the original FCN ODP to include an additional 4.0 million square feet of residential floor space, which would accommodate approximately 7,200 new residents. The revised NEFC policy also directs that 20% of the housing units in NEFC be identified as affordable housing and 10% of the all housing units be designated as market rental housing. In addition, the NEFC Policy calls for the provision of a broad mix of unit sizes, tenure options and family appropriate housing. This is a significant shift from the original FCN ODP where the NEFC area was envisioned to contain housing that was more appropriate for urban singles and couples.

It is anticipated that the new International Village Elementary school will be completed by the autumn of 2015. The new school will help alleviate some of the current elementary enrolment pressure downtown and around False Creek North. However, the capacity of International Village elementary was meant to serve the original FCN ODP population and cannot accommodate the future build out of the NEFC area. Elsie Roy elementary is operating at capacity with a significant number of students wanting to attend that cannot be accommodated. The current site is already built out to maximum capacity with no opportunity for further expansion.

Strathcona Elementary has been serving as the home school for the future International Village Elementary catchment. Once the new school is completed, Strathcona's catchment area will be reconfigured to serve residents living east of Main Street. It is anticipated that Strathcona Elementary will be undergoing seismic renewal in the future, however at this time the Ministry of Education has not approved a Project Agreement. Currently, Strathcona Elementary is a very large school with a capacity of 890 student spaces with Regular, District French Immersion and Special Education programs. The proposed renewal will reduce the school's capacity to 510 student spaces to serve a smaller geographic catchment area.

Schools located in the West End are operating at capacity. Currently, the West End Community Plan is underway and it is anticipated that the area will also have an increase in residential density as the Community Plan is implemented in the future. Roberts Elementary and Roberts Annex do not require seismic upgrades. Both school sites are small and there would be limited opportunity to expand capacities at these schools. King George Secondary is the main high school serving youth living west of Main. Britannia Secondary's catchment area includes the Northeast False Creek area. Britannia Secondary is located in the Grandview Woodlands neighbourhood. The school has surplus capacity. However, examining the enrolment patterns

less than 5.9% (46 students) of VBE youth population living west of Main Street choose to attend Britannia Secondary. Due to the location of Britannia Secondary outside of the downtown core, it is unlikely a significant portion of new residents moving into the downtown peninsula will choose Britannia Secondary as their home school.

Although there is limited demand for new school in the Coal Harbour and Bayshore areas, VBE is currently exploring the potential advancement of a build out at the Coal Harbour elementary annex site as an option to help reduce enrolment demands in the downtown peninsula. One variable to consider is the fact that Georgia Street is a major traffic barrier for students coming from neighbourhoods to the south. In addition, the Coal Harbour school site is very small and a part of a complicated mixed use plan with non-market housing, childcare and community centre components. Developing this site would require coordination and funding commitment from BC Housing, the City of Vancouver and the Ministry of Education. Further, even with the possible addition of a small elementary school at Coal Harbour it is anticipated that the demand for school space will continue to exceed spaces available.

King George Secondary requires seismic mitigation and there is opportunity to coordinate the redevelopment of the West End Community Centre and expand the existing school's capacity of 375 to 800 student spaces. King George Secondary is noted in the 2016/2017 VBE Capital Plan. The expanded capacity would be able to accommodate the existing VBE youth population, but cannot be expected to accommodate the future enrolment demand generated with the build out of the West End Community Plan, Granville Loops, Downtown and Northeast False Creek areas.

Additional elementary school and secondary school capacity is needed to meet current and future needs in the downtown peninsula. The Vancouver School Board is requesting to work with the City of Vancouver to explore and secure a new elementary site and a new secondary school site to serve residents living downtown west of Main Street.

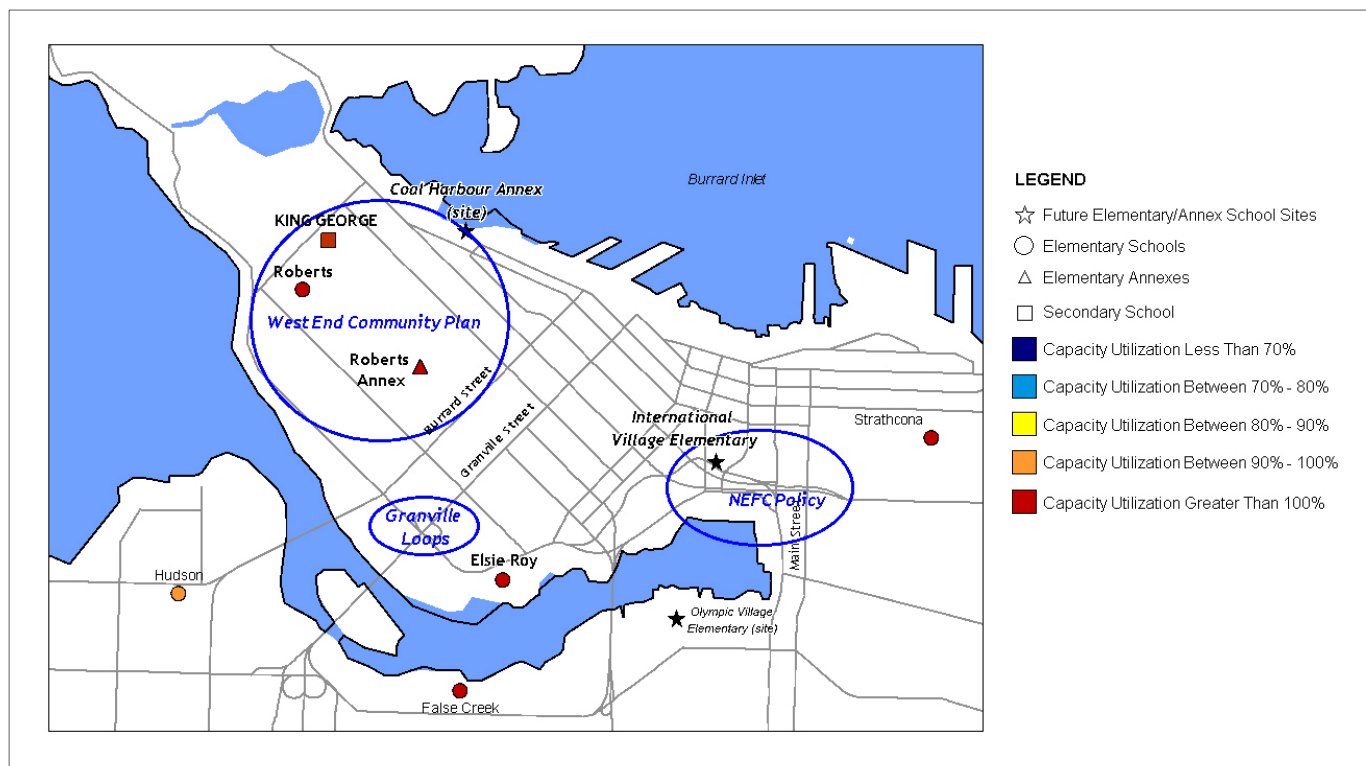
Yours truly,



Jim Meschino, Director of Facilities
Vancouver Board of Education

Cc: Kevin McNaney, Assistant Director of Planning, City of Vancouver
Rick Krowchuk, Secretary-Treasurer, Vancouver School Board
Scott Robinson, Associate Superintendent, Vancouver School Board

APPENDIX A: Current Downtown Planning Area, Capacity Utilization of Secondary and Elementary Schools, September 2012



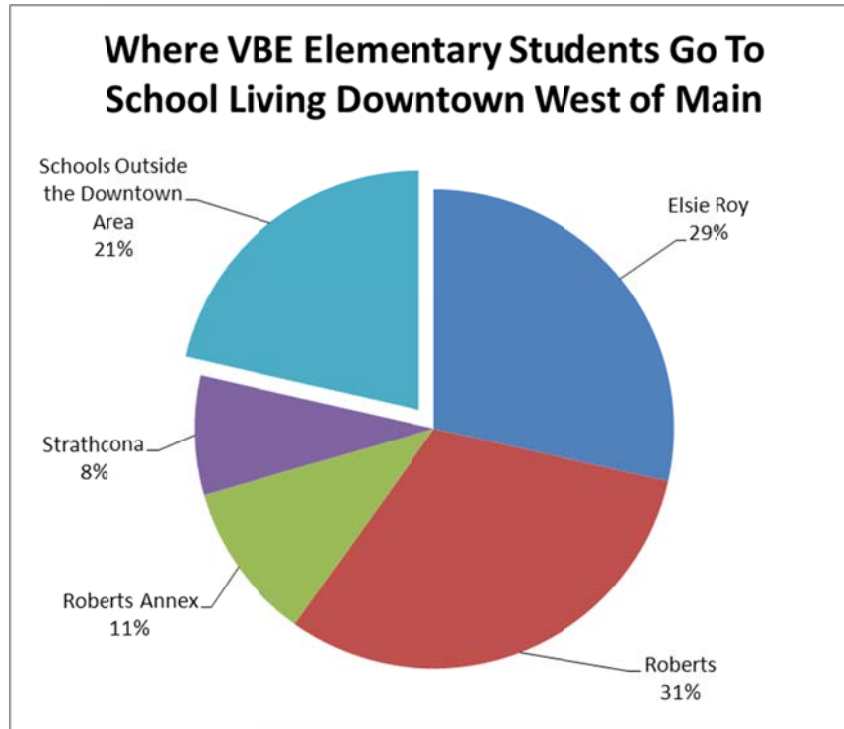
APPENDIX B: Population and Enrolment Model – Downtown West of Main

SUMMARY - Downtown West of Main		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
	ALL Population														
	Age 5 - 12	1707	1744	1808	1925	2016	2100	2252	2380	2529	2675	2850	2992	3111	3256
	Age 13 - 17	914	953	972	1004	1004	1001	1029	1095	1154	1175	1206	1293	1350	1410
	VBE Student Population														
	(K - 7) Age 5 - 12	1227	1254	1309	1389	1470									
Elementary	(Gr 8 - 12) Age 13 - 17	755	671	694	681	777									
	School Enrolment	882	899	911	980	1033	1064	1095	1712	1830	1981	2119	2235	2333	2456
	Nominal Capacity	905	1000	1000	1000	1000	1000	1000	1510	1510	1510	1510	1510	1510	1510
	Capacity Utilization	97%	90%	91%	98%	103%	106%	110%	113%	121%	131%	140%	148%	154%	163%
Secondary (King George)	School Enrolment	465	477	505	495	481	430	412	410	418	783	821	852	887	919
	Nominal Capacity	375	375	375	375	375	375	375	375	375	800	800	800	800	800
	Capacity Utilization	124%	127%	135%	132%	128%	115%	110%	109%	111%	98%	103%	106%	111%	115%

Notes:

- Population and enrolment projections are based on Baragar Systems data. Build out of North East False Creek, West End, Grandville Loops and spot rezonings will increase population beyond VBE projections.
- International Village Elementary to be completed by Fall of 2015. Capture rate based on 3 year average (2010-2012) for Elsie Roy's Elementary enrolment capture rate (87%).
- King George Secondary Capital Plan 2016/2017 increase capacity to 800. Capture rate of 78% based on 2012 VBE Secondary School enrolment capture rate for the Downtown Peninsula.

APPENDIX C: Where VBE Elementary Students Go To School – Living West of Main



APPENDIX D: Where VBE Secondary Students Go To School – Living West of Main

