

ITEM 4.1

Southern Portion of Sir Sandford Fleming School Site – Surplus Declaration Consultation

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Information

SOUTH PORTION OF SIR SANDFORD FLEMING SITE

Facilities Planning Committee

May 5, 2021



Location of New and Old Facilities



Public Board Motion

February 22, 2021

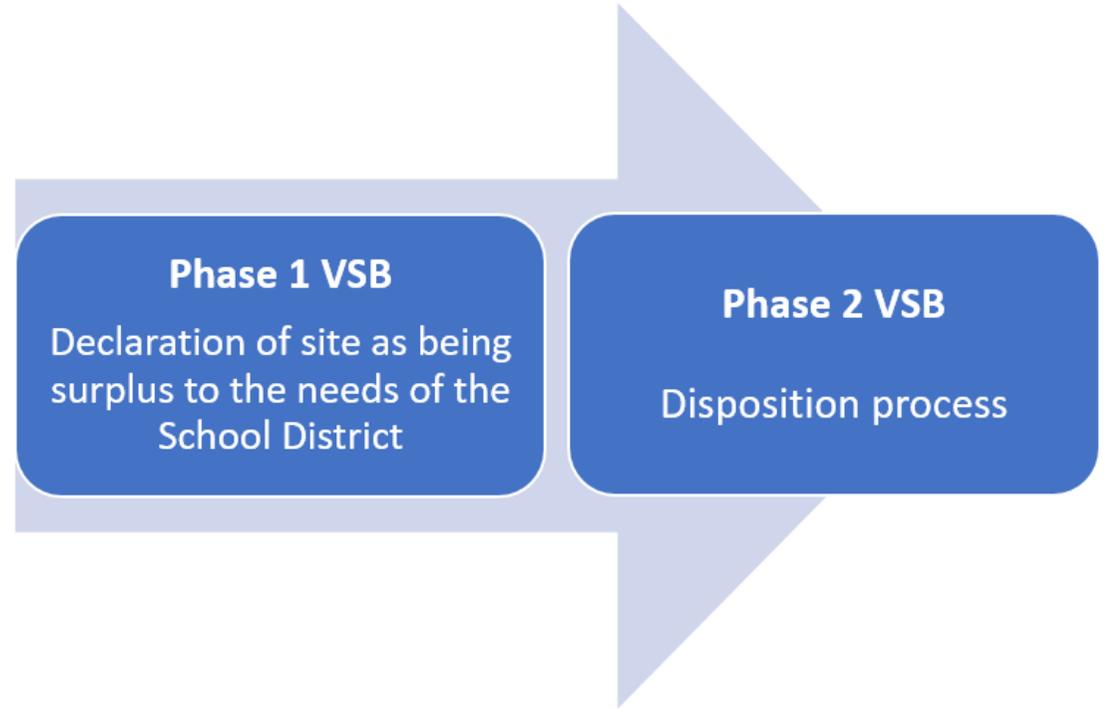
The Board of Education approve proceeding with the initial consultation process, as described in **Policy 20: Disposal of Land or Improvements**, to consider the potential declaration of the southern portion of the Fleming school site as surplus to the educational needs of the school district.

Policy 20

Disposition Process

– Two Phases

The implementation of Board Policy 20 has two phases



The phases are sequential

Phase 1 – Declaring Site Surplus



Public Engagement - Information Sessions

- **Two information sessions on April 13**
- **Presentation followed by Q & A**

Information Session	Number of Attendees	Number of Questions Submitted
Session 1 – 5:00 - 6:30 pm	29	56
Session 2 – 7:00 - 8:30 pm	22	11
Total	51	67

Frequency of Question and Comment Themes

Question Theme	Number of Questions
Disposition Options	15
Enrolment Forecasts	11
Expansion of Fleming School	10
Disposition Process	10
Rationale for Disposition	10

Feedback Survey Participation

- 205 survey responses submitted

Top Three Respondent Categories	Percent by Category
Residents without children attending any K-12 school	41%
Parents of children attending Fleming	21%
Students, or parents of students attending another school	20%

Feedback Survey Results

Seventy two percent of respondents disagreed with the statement 'The South Portion of the Fleming site is not required for the future educational needs of the District.'

Fifty-seven percent of respondents disagreed or somewhat disagreed with the statement 'I support using any proceeds from the disposition (long term lease or sale) of the South Portion of the Fleming site to fund VSB capital projects.....'

Suggestions for re- purposing site

Theme Rank	Thematic Description of Suggestions	Percent of Responses
1	Retain green space for outdoor play and outdoor learning	39%
2	Build housing and/or mixed-use buildings on the site. Generate revenue, consider renting the space	20%
3	Add more programmed outdoor space for students (fields, basketball courts, tennis courts)	13%

Additional Thoughts and Comments

Rank	Thematic Description	Percent of Responses
1	Disposition options: do not sell public land, preference for lease, long-term thinking	34%
2	Process feedback: site selection (why Fleming?), how would disposition work, site is not surplus	17%
3	Funding: why does VSB need more funds, SMP funding, more funding from the MoE	14%

Rationale for Declaring Site Surplus – Staff Analysis



Enrolment Forecast and School Capacity



Outdoor Space and Student Safety



Nearby Local Parks



Capital Revenue Generation



Long-term Community Benefits

Enrolment Forecast and School Capacity

- Enrolment at Fleming has declined by 91 students since 2017
- Further enrolment decline is forecast
- The new school has 18 classrooms and currently has 17 divisions
- The Kindergarten waitlist is currently 4 students and is due to school organization considerations (not capacity constraints)
- Past experience suggests that all catchment students will be accommodated at Fleming by September 2021

Local Parks

- Fleming has three nearby parks within walking distance of the school.

Park Name	Walking Distance	Walk Time (Approx.)
Tecumseh Park	687 m	8 Minutes
Gordon Park	780 m	8 Minutes
Memorial Park	978 m	11 Minutes

Outdoor Space and Student Safety

VSB School sites vary in size – many were built prior to development of MOE Area Standards 40 years ago

At 1.65 hectares the Fleming would be slightly smaller than the District average (1.80 ha) – but larger than 36 other sites

The south end of the site will be visually and physically isolated from the remainder of the site - supervision will be a challenge if this portion is retained as outdoor space

The south end of the site is close to the intersection of two busy arterial roads

Factors such as natural elements, accessibility, and better design improve the outdoor play experience for children

Capital Revenue Generation

A long-term lease of the South portion of the site has potential to generate revenue at fair market value for the Board

Revenue generated from a long-term lease could be used to further enhance the Fleming site through additional landscaping, sound mitigation, and other amenities

Long-term leasing is consistent with the land asset management strategy of the City of Vancouver

A long-term lease would retain the site for future requirements

Long-term Community Benefits

The surplus declaration of the South portion of the Fleming site followed by its disposition exemplifies the long-term commitment by the VSB to enhance the District and the City of Vancouver through the provision of modern, safe, and healthy public amenities in the form of schools.

The availability of capital revenue will enable the Board to leverage funding available from the Ministry to enhance current projects in the seismic mitigation program and future projects in the Board's Five-Year Capital Plan which will serve current and future generations of VSB students.

Recommendation

It is recommended that:

That the Vancouver School Board declare the Southern Portion of the Fleming school site surplus to the educational needs of the District and authorizes staff to proceed with the disposition process.

QUESTIONS?

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