

June 3, 2026

TO: Facilities Planning Committee

FROM: Jessie Gresley-Jones, Executive Director of Facilities
Ingrid Hawkins, Senior Manager of Planning
Dmytro Plakhotnyk, Senior Manager of Maintenance and Construction

RE: 2027-2028 Five-Year Capital Plan and Minor Capital Plan

[Reference to Education Plan](#)

GOALS AND OBJECTIVES:

- Goal 1: The Vancouver School Board will improve student achievement, physical and mental well-being, and belonging by...
- Improving school environments to ensure they are safe, caring, welcoming, and inclusive places for students and families.
- Goal 2: The Vancouver School Board will increase equity by ...
- Improving stewardship of the District’s resources by focusing on effectiveness, efficiency, and sustainability.

INTRODUCTION

This report contains a recommendation for the Board of Education to approve the submission to the Ministry of Infrastructure of the 2027–2028 Minor Capital Plan and the 2027–2028 Five-Year Capital Plan.

BACKGROUND

The Province, through the Education and Child Care Capital Branch of the Ministry of Infrastructure (the “Ministry”), requires Board approval for all Major and Minor Capital Plan submissions. The school district annually submits proposed projects for funding considerations under several capital programs.

The Major Capital Program requests must be submitted by June 30, 2026, and the Minor Capital Program requests must be submitted by September 30, 2026. The Ministry typically responds to school district submissions and confirms approved projects and funding after the provincial budget is announced in February 2027.

Additional child care expansion projects are also identified in the Child Care Update report (Item 3.1).

This report outlines the proposed 2027-2028 Capital Plan submissions including:

Major Capital Programs:

- Seismic Mitigation Program (SMP)
- Expansion Program (EXP) (*new schools and school additions*)

Minor Capital Programs:

- School Enhancement Program (SEP)
- Carbon Neutral Capital Program (CNCP)
- Playground Equipment Program (PEP)
- Food Infrastructure Program (FIP)

Eligibility requirements for each program are provided annually by the Ministry through the [Capital Planning Instructions](#).

MAJOR CAPITAL PROGRAM UPDATES

On March 27, 2026, the Vancouver Board of Education (VBE) received the Capital Budget Outcomes and Next Steps Letter from the Ministry, issued in response to the District’s 2026-2027 Five-Year Capital Plan submission. The March 27, 2026, letter confirmed that no major capital projects were advanced from Capital Plan status to Project Definition Report (PDR) status in 2026-2027.

Projects in Development from Previous Years

The following projects were funded in previous years and are in various stages of development, with the first two to be completed later this year, in time for the 2026-2027 school year:

- **Sir Wilfred Grenfell Elementary:** The seismic upgrade was approved in 2023 and is currently under construction. Completion is anticipated in advance of September 2026.
- **cəwās Ch’elxwá7elch Skwuláwtxw Seaside Elementary:** Funded through the sale of the underground development rights at the Lord Roberts Annex site to BC Hydro in 2018, the new elementary school in Coal Harbour is expected to be completed in advance of September 2026.
- **Lord Roberts Annex Site:** The Vancouver School Board (VSB) is working collaboratively with BC Hydro to facilitate the construction of a substation on a portion of the site, while concurrently planning for the long-term educational needs in the downtown peninsula. The Development Permit applications for the substation as well as the replacement school are in process and are available to the public through the City of Vancouver’s website ([1136 Nelson St - West End Substation \(DP-2025-00813\) development review | Shape Your City Vancouver](#)).
- **Elementary School at Olympic Village:** The new elementary school at Olympic Village project was funded in 2024 and work is underway to advance this important project. A project update was included in the April 8, 2026, Facilities Planning Committee agenda, and further information is available to the public on the VSB website ([Project Updates](#)).

STATUS OF SMP AND EXP

This section provides an overview of completed SMP and EXP projects, as well as those currently in progress. The maps in Figures 1 and 2 indicate the seismic status and location of each school building, as well as the capacity utilization by school catchment. As the VSB continues to see growing enrolment pressures concentrated in the Downtown and Central/Cambie Corridor, it becomes increasingly important to analyze the seismic status of schools within the context of the capacity utilization of school catchments in areas with disproportionately high enrolment demand. This helps the VSB to identify opportunities for priority projects that satisfy the complimentary objectives of capacity relief and seismic mitigation.

Figure 1 shows that once the Olympic Village School has been completed, six annexes, fifty elementary schools and seven secondary schools will be considered seismically safer schools, which includes medium seismic risk, “low” seismic risk, and completed SMP schools. That leaves four annexes, twenty-eight elementary schools, and eleven secondary schools that remain at high risk in a seismic event.

Table 1: Status of SMP

School Type	Seismically Safer Schools	High Risk Schools	Total	Percent Seismically Safer Schools
Annex	6	4	10	60%
Elementary	50	28	78	64%
Secondary	7	11	18	39%
Totals	63	43	106	59%

This list includes cəwās Ch'elxwá7elch Skwuláwtxw Seaside Elementary and the future elementary school in Olympic Village, but it excludes the existing Lord Roberts Annex.

Completed Projects

Tables 2, 3 and 4 list completed major capital projects (upgraded, replacement, and new construction) funded through the SMP or EXP programs since the inception of the Vancouver Project Office in 2014. Overall, projects related to seismic safety for the district are presented graphically in the maps in Figures 1 and 2.

Table 2: SMP Seismic Upgrades

School Name	School Type	Capital Program	Project Type	Year Completed
Grenfell	Elementary	SMP	Upgrade	2026*
Cavell	Elementary	SMP	Upgrade	2023
Livingstone	Elementary	SMP	Upgrade	2023
Byng	Secondary	SMP	Upgrade	2021
Wolfe	Elementary	SMP	Upgrade	2021
Selkirk	Elementary	SMP	Upgrade	2021
Maquinna	Elementary	SMP	Upgrade	2021
Jamieson	Elementary	SMP	Upgrade	2018
Kingsford-Smith	Elementary	SMP	Upgrade	2018
Strathcona	Elementary	SMP	Upgrade	2017

* Anticipated completion

Table 3: SMP Replacement Projects

School Name	School Type	Capital Program	Project Type	Year Completed
Hudson	Elementary	SMP	Replacement	2024
Hamber Secondary	Secondary	SMP	Replacement	2024
Bayview	Elementary	SMP	Replacement	2023
David Lloyd George	Elementary	SMP	Replacement	2023
Weir ⁺	Elementary	SMP	Partial Replacement	2023
wə́kʷaḥəs tə syaqʷəm	Elementary	SMP	Replacement	2023
Tennyson	Elementary	SMP	Replacement	2020
Maple Grove	Elementary	SMP	Replacement	2020
Fleming	Elementary	SMP	Replacement	2020
Nelson	Elementary	SMP	Replacement	2019
Kitsilano ⁺	Secondary	SMP	Partial Replacement	2018
L'Ecole Bilingue	Elementary	SMP	Replacement	2017
Queen Mary ⁺	Elementary	SMP	Partial Replacement	2016
Gordon	Elementary	SMP	Replacement	2016

⁺ Partial Replacement Projects

Table 4: EXP New Schools and Additions

School Name	School Type	Capital Program	Project Type	Year Completed
Hudson	Elementary	EXP	Addition	2025
Crosstown	Elementary	EXP	New School	2017
Norma Rose Point	Elementary	EXP	New School	2014

School Projects Currently in Progress

Tables 5 and 6 list the status of school projects with signed capital project funding agreements.

Table 5: Status of SMP Projects

School Name	School Type	Capital Program	Project Type	Year Completed
Grenfell	Elementary	SMP	Upgrade	2026*

* Anticipated Completion

Table 6: Status of EXP Projects

School Name	School Type	Capital Program	Project Type	Year Completed
cəwas Ch'elxwá7elch Skwuláwtxw Seaside**	Elementary	District Funded	New School	2026*
Olympic Village	Elementary	EXP	New School	Design

* Anticipated Completion

**Funded through the proceeds of the sale of the underground development rights at the Lord Roberts Annex site to BC Hydro

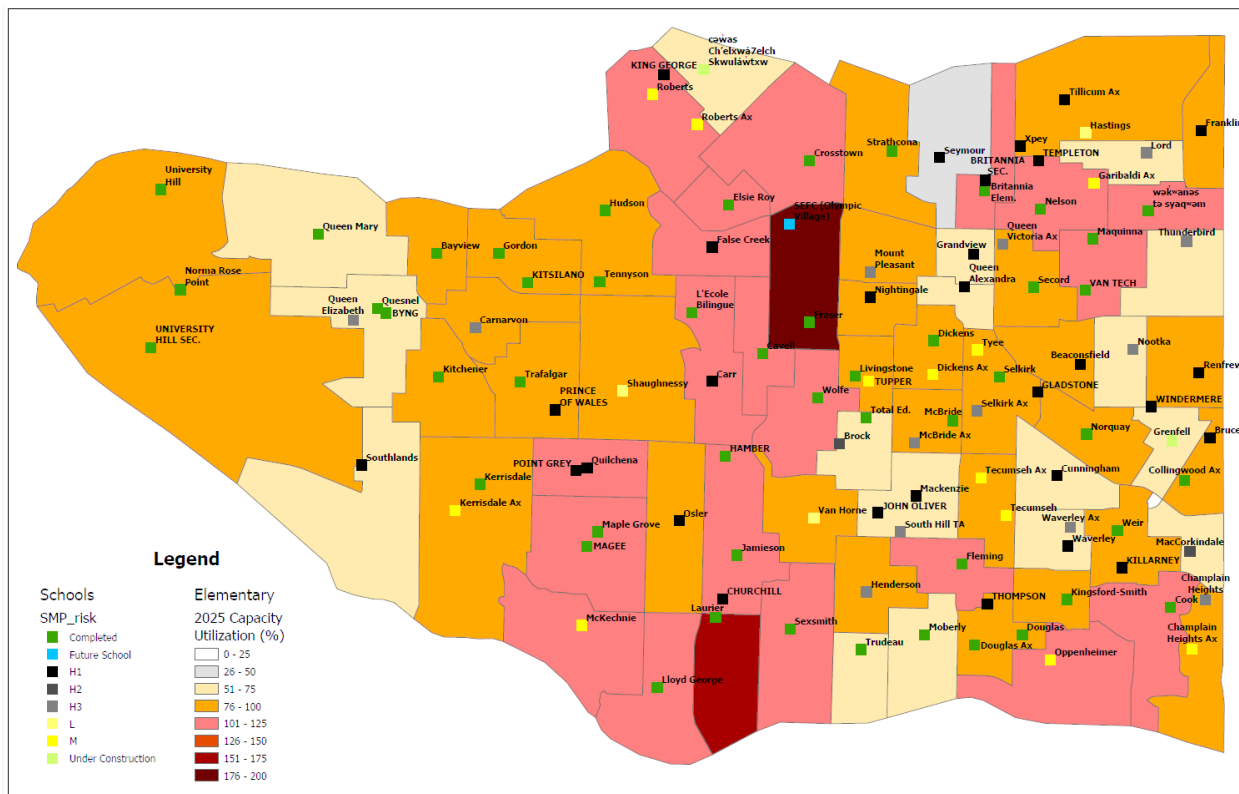


Figure 1: SMP Status and Capacity Utilization at the Elementary Level; Source: Baragar baseline data.

The image does not show Quesnel, Tennyson, L'Ecole Bilingue, Tyee and xpej utilization rates as the catchment is District boundary

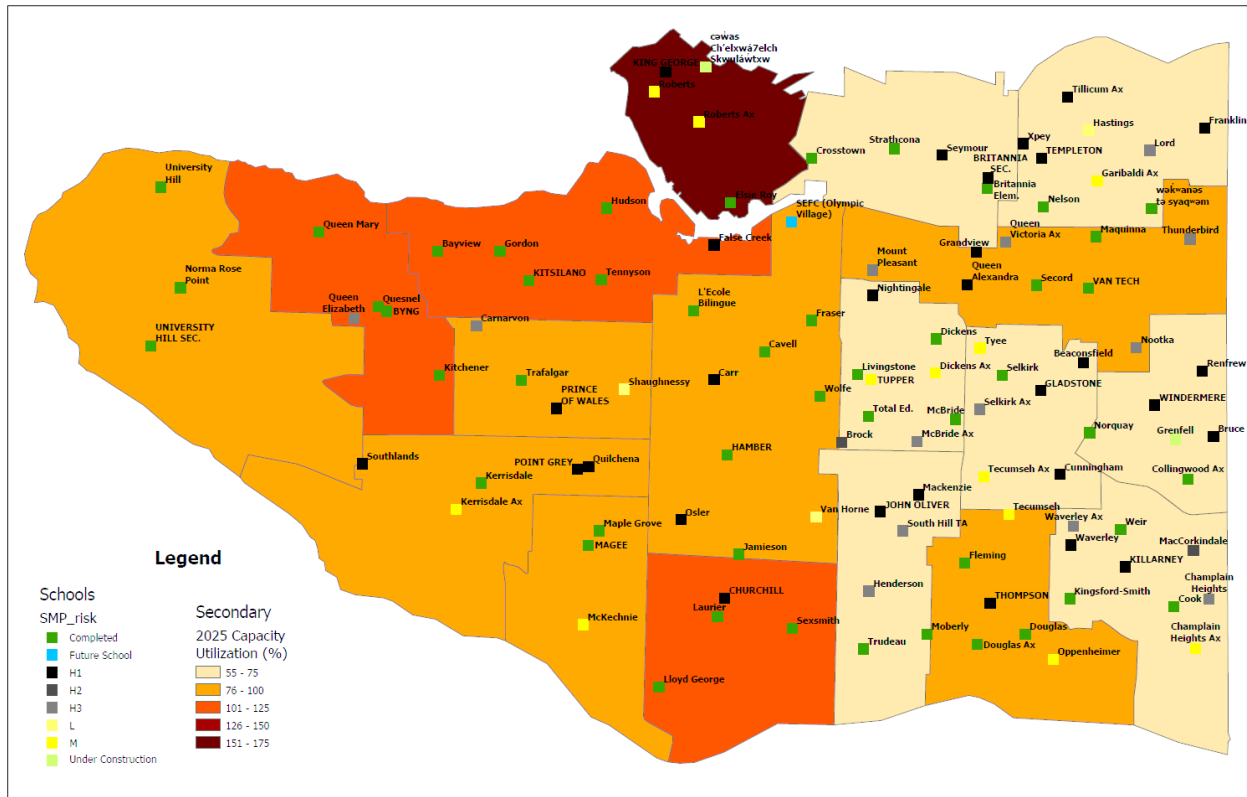


Figure 2: SMP Status and Capacity Utilization at the Secondary Level; Source: Baragar baseline data.

METHODOLOGY FOR PRIORITIZING SMP AND EXP PROJECTS

An analysis was completed in 2020 to review SMP and EXP project priorities. A pairwise decision-making tool was used to establish parameters considered relevant to project prioritization. Each parameter was matched and compared to determine which of the two is considered more critical to the project prioritization. From this series of comparisons, parameters were given a percentage of the total weight. Then, each SMP project was scored for each parameter based on a rubric for each, and the scores per parameter were weighted by the pairwise results. The projects were ordered by score to give a sense of priority.

The parameters used at that time were:

- High Seismic Risk Factor (percentage of the buildings gross floor area that is classified as H1 or H2 multiplied by school enrolment)
- High youth population within the catchment
- Large site size and operating capacity, providing flexibility for future programming
- High-capacity utilization
- Low availability of surplus seismically safe seats in surrounding schools
- Potential for limited-scope of project
- Availability of temporary accommodation options

A final lens is applied to the initial ranking list to consider factors like strategic priorities, expansion areas, possibilities for school replacement, and reconciliation considerations. The plan priorities developed in 2020 have not been re-assessed, primarily because the seismic mitigation program has not advanced substantively since that submission.

The enrolment projections completed in 2025 confirm that altering the above process is not necessary at this time. However, considering the above parameters, changes are recommended in capital planning priorities related to:

1. A larger-than-anticipated secondary school expansion required at King George Secondary.
2. The critical importance of aligning the sequence of BC Hydro substation construction with the Lord Roberts Annex replacement school.
3. The May 23, 2025 decision of the British Columbia Supreme Court in the *Conseil scolaire francophone de la Colombie-Britannique v British Columbia and Vancouver School Board*, 2025 BCSC 962, which requires that the VSB enter into discussions and negotiations with the Conseil Scolaire francophone de la Colombie-Britannique (CSF) regarding sites in Vancouver’s Northeast and Central Corridor, between Main and Granville Streets. These changes are explained in further detail under Project Requests – EXP.
4. The approval of the new elementary school at Olympic Village.
5. The timing of City of Vancouver plans for False Creek South.
6. High-capacity utilization and growth planned at UBC/UEL.

PROJECT REQUESTS – SMP

The parameters identified have been applied to the high-risk schools to prioritize the funding requests for the draft 2027-2028 Five-Year Capital Plan submission. District staff consider the prioritization of secondary schools and elementary schools as two distinct processes. However, interconnections exist between the two school levels, and the projects are ultimately submitted in a single, prioritized list.

Year 1 Priorities

Table 7: Year 1 Priority SMP Project Requests

CP Year	School Name	Nominal Capacity	Capital Program	Seismic Risk (2015 MECC)
1	King George Secondary*	375	SMP	H1
1	Mackenzie Elementary	635	SMP	H1
1	Killarney Secondary	2,200	SMP	H1
1	Renfrew Elementary	760	SMP	H1
1	Thompson Secondary	1,550	SMP	H1

**This SMP project can only be done in conjunction with the King George EXP project*

King George Secondary is the smallest secondary school in the District, with a nominal capacity of 375. The main classroom block of the school is identified as H1, representing a high seismic risk. The school enrolls 623 students and is operating at 166% capacity utilization in 2025-26. It is important to consider the King George SMP project in conjunction with a concurrent proposed EXP project, which would add an estimated 625-1,125 nominal capacity to the school. Enrolment forecasts indicate that King George is unable to accommodate all catchment enrolment demand. The ability to accommodate future secondary students from new elementary schools at cəwās Ch’elxwá7elch Skwuláwtxw Seaside and Lord Roberts Annex (replacement), as well as existing schools at Elsie Roy and Roberts Elementary, is a critical consideration in the analysis of concurrent SMP and EXP project requests. The VSB has a high-level plan to maintain the delivery of education during the proposed SMP and EXP projects, including temporary accommodation in the former Eric Hamber Secondary School.

Mackenzie Elementary is a large, centrally located school that currently enrolls 394 students (2025-26). It has sufficient capacity to offer diverse programming options or to receive students from surrounding schools that are not seismically safe. There is insufficient seismically safe capacity in surrounding schools

to accommodate students from Mackenzie. Mackenzie is a site that would be a suitable location for District Programs, as it is in a main transit corridor accessible from various parts of the District.

Renfrew Elementary is a large school on the east side of the District that currently enrolls 475 students (2025-26). Renfrew’s enrolment is forecast to remain stable. The school has sufficient capacity to offer diverse programming options or to receive students from surrounding schools that are not seismically safe. Based on its operating capacity of 619, Renfrew has approximately 144 seats of additional capacity available. There is insufficient seismically safe capacity in surrounding schools to accommodate students from Renfrew.

A detailed feasibility study was initiated for both the **David Thompson Secondary** and **Killarney Secondary** SMP projects. In the 2022-23 Capital Plan response letter, the District was advised that the Thompson and Killarney projects were deferred and that these projects are not currently supported under the Ministry Capital Program. There is no seismically safe secondary school capacity in the Southeast region of the District. As a result, seismic projects for David Thompson and Killarney remain top planning priorities, and these schools remain prioritized in Year 1 of the Capital Plan.

There is a long-term need for a secondary school replacement at David Thompson. In 2025-26, Thompson enrolled 1,463 students. In the previous feasibility plan process, there was a possibility of a land exchange between the Vancouver Park Board (VPB) and the VSB to facilitate the construction of a new replacement school. The District has since engaged the VPB in an agreement for a land exchange involving Gordon Park that is located next to the school. The VSB and the VPB have conditionally approved the land exchange to facilitate the seismic mitigation at David Thompson school. Final approval is contingent on Ministry funding for a full replacement school. Since then (in September 2024), the former Eric Hamber Secondary building has become available as a swing site. The availability of this facility minimizes temporary accommodation costs for the project and leans the feasibility study (PDR) towards the Seismic Upgrade Option as the mitigation option with the lowest cost. The PDR needs to be finalized with all the considerations and re-submitted for a final decision and approval.

There is also a long-term need for a seismically safe secondary school at Killarney to continue serving the Southeast area of the District. In 2025-26, Killarney enrolled 1,567 students. The track and field facility adjacent to the school (situated on Vancouver Park Board land) is receiving a substantial upgrade in 2026, which will improve the outdoor facilities available to students.

Year 2 Priorities

Table 8: Year 2 Priority SMP Project Requests

CP Year	School Name	Nominal Capacity	Capital Program	Seismic Risk (2025 MECC)
2	Carr Elementary*	290	SMP	H1
2	Churchill Secondary	2,000	SMP	H1
2	Waverley Elementary	510	SMP	H1
2	John Oliver Secondary	1,700	SMP	H1
2	Nightingale Elementary	390	SMP	H1

**This SMP project should be considered in conjunction with the Carr Elementary EXP project.*

Carr Elementary is a medium-sized, centrally located school in the North Cambie corridor. Carr currently enrolls 319 students and is forecast to remain at full capacity for the foreseeable future due to its location in the North Cambie corridor, which is facing significant enrolment pressure at the elementary level. As seen in catchment areas in the map in Figure 1, Carr and the nearby schools are exceeding 100% capacities, which is expected to continue with the significant new residential development planned in the area. There is insufficient seismically safe capacity in surrounding schools to accommodate students from Carr. This SMP project request should be considered concurrently with the need to expand Carr’s capacity

described in the EXP section below; however, they are not mutually dependent so either portion could be accelerated individually.

Churchill Secondary is a large school operating at 101% capacity utilization in 2025-26. It offers, among its programs, French Immersion, International Baccalaureate (IB), and Ideal Mini. The high number of students enrolled at Churchill is a key factor in prioritizing this project Year 2 project. Additionally, two major development projects—Pearson Dogwood and Langara Gardens—are planned to build a combined 5,320 residential dwellings in the Churchill catchment along with numerous nearby townhome projects. As a result, there is a clear long-term need for additional secondary school capacity at Churchill.

Waverley Elementary is a large school in the southeastern area of the District. Waverley currently enrolls 343 students (2025-26) and enrolment is forecast to decline. There is insufficient seismically safe capacity in surrounding schools to accommodate students from Waverley. Most of the surrounding schools have already been seismically upgraded or replaced, and there are limited feasible opportunities to increase the number of safe seats in the area to accommodate Waverley students.

John Oliver Secondary is a school in the southeast area of the District with five H1 blocks, two H2 blocks and two H3 blocks. In 2025-26, John Oliver enrolled 928 students and includes special education programming, such as the JO Digital Immersion mini school program, and the Take-A-Hike alternative program.

Nightingale Elementary is a centrally located, mid-sized school that serves as an overflow school for Fraser Elementary. Fraser Elementary is located in an area with increasing enrolment pressure due to residential redevelopment. Nightingale currently enrolls 296 students (2025-26), and enrolment is forecast to increase due to the influx of students from the Fraser catchment. There is insufficient seismically safe capacity in surrounding schools to accommodate students from Nightingale, as well as overflow students from Fraser.

Year 3 Priorities

Table 9: Year 3 Priority SMP Project Requests

CP Year	School Name	Nominal Capacity	Capital Program	Seismic Risk (2025 MECC)
3	Franklin Elementary	295	SMP	H1
3	Osler Elementary	315	SMP	H1
3	Mount Pleasant Elementary	315	SMP	H3

Franklin Elementary serves a catchment that is geographically unique or relatively isolated, bounded by the Burrard Inlet to the North, Burnaby to the east, and the Cassiar connector to the west. Franklin currently enrolls 222 students (2025-26). Enrolment at Franklin is forecast to increase gradually and there is insufficient seismically safe capacity in surrounding schools to accommodate students from Franklin.

Osler Elementary is a medium-sized school that currently enrolls 286 students (2025-26). Osler is adjacent to schools to the east that are experiencing enrolment pressure and currently serves as an overflow school for neighbouring schools, a role that is expected to continue in the future. Substantial residential development is underway within the adjacent Jamieson catchment. There is insufficient seismically safe capacity in surrounding schools to accommodate students from Osler.

Mount Pleasant Elementary is a medium-sized school that currently enrolls 247 students (2025-26). Mount Pleasant continues to serve as an overflow school for False Creek Elementary. To accommodate overflow students from neighboring schools, Mount Pleasant has undergone renovations to create additional classrooms. There is insufficient seismically safe capacity in surrounding schools to accommodate students from Mount Pleasant.

Year 4 and Year 5 Priorities

Projects listed in Years 4 and 5 of the Capital Plan Submission are considered “notional”. Capital requests in Years 1 to 3 are most extensively studied by the Ministry and are typically the focus of planning discussions between the Ministry and school districts. The projects identified for Years 4 and 5 are shown in Table 10.

In the 2022-23 Capital Plan response letter, the District was advised that the **False Creek Elementary** project was deferred and that this project is not supported under the Ministry Capital Program. False Creek is now prioritized in Year 4 of the draft Capital Plan as a result of additional capacity funded through the new elementary school at Olympic Village and uncertainty over the City’s plans for False Creek South. A Project Definition Report (PDR) has previously been developed for the False Creek project.

Table 10: Year 4 and Year 5 Priority SMP Project Requests

CP Year	School Name	Nominal Capacity	Capital Program	Seismic Risk (2025 MECC)
4	Windermere Secondary	1,500	SMP	H1
4	Champlain Heights Elementary	495	SMP	H3
4	Beaconsfield Elementary	315	SMP	H1
4	False Creek Elementary	290	SMP	H1
4	MacCorkindale Elementary	490	SMP	H2
5	Templeton Secondary	1,400	SMP	H1
5	Grandview Elementary	220	SMP	H1
5	Southlands Elementary	340	SMP	H1
5	Seymour Elementary	420*	SMP	H1

*Includes Strong Start and classrooms B-217 and B-218

PROJECT REQUESTS – EXP

The School Expansion Program (EXP) includes new schools, site acquisitions, and additions to existing schools required to accommodate sustained demand for additional student enrolment. The school addition requests identified for consideration by the Ministry are intended to address persistent enrolment pressure in the Downtown and Central regions of the District, which are evident in the maps in Figures 1 and 2. There are fiscal economies that could be realized if expansion requests are approved in alignment with SMP project approvals. Priorities are sequenced by the identified year in each table.

Table 11: Expansion Requests (EXP – Addition)

CP Year	School Name	Nominal Capacity	Capital Program	Description
1	King George Secondary	1,000-1500	EXP	Addition of 625-1,125 capacity to be done in conjunction with SMP project.
2	Carr Elementary	510 (60K/450E)	EXP	Add 20K/200E nominal capacity in conjunction with SMP project.
4	False Creek	410 60K/350E	EXP	Add 20K/100E. Addition to align with SMP project

Table 12: Expansion Requests (EXP – New Schools)

CP Year	School Name	Nominal Capacity	Capital Program	Description
1	Minimum Viable Project at Roberts Annex Site		EXP	Prepare the Roberts Annex site and below grade parkade for a replacement school
1	New Elementary School at Roberts Annex Site	510 (60K/450E)	EXP	Replace Roberts Annex with full-sized K-7 school
1	A.R. Lord	365 (40K/325)	EXP	Jointly redevelop A.R. Lord school site with the CSF
3	New Elementary School at UBC South Campus	410 (60K/350E)	EXP	Build a new elementary school
5	New Elementary School at Jericho Lands	510 (60K/450E)	EXP	Build a new elementary school
5	New Elementary School at River District	TBD	EXP	Build a new elementary school

The enrolment projections review completed in 2025 confirms that the overarching prioritization process remains applicable. However, using this prioritization process, the following notable changes to capital planning priorities are recommended:

1. Planning the addition of a full-sized elementary school at the Lord Roberts Annex site as a top priority (Year 1) at a critical juncture in 2029 for practical project sequencing, construction continuity, cost efficiencies, and to minimize future project complications and risks; and
2. The five-year capital plan priorities have been further updated to reflect the decision rendered by the courts on May 23, 2025, in the matter of Conseil scolaire francophone de la Colombie-Britannique v. His Majesty the King in Right of the Province of British Columbia, The Minister of Education and Child Care of the Province of British Columbia, the Minister of Infrastructure of the Province of British Columbia, and the Board of Education of School District No. 39 (Vancouver). Specifically, the VSB has included A.R. Lord Elementary as a priority expansion project and will also need to consider adding an expansion project in response to the anticipated long-term land lease of Laurier Annex to the CSF.

Downtown Peninsula – King George Secondary and Lord Roberts Annex Replacements

King George Secondary

The VSB’s Long Range Facilities Plan indicates an expanded replacement of King George Secondary School (KGSS), along with a new expanded Lord Roberts Annex, warrants a top-priority projects ranking to address existing and long-term enrolment pressures in the downtown peninsula. KGSS is the only public secondary school serving the downtown peninsula. The City of Vancouver’s West End Community Plan (2013) is generating significant growth, as rapid residential densification over 30 years is a core strategy of this plan. Additional school capacity is needed to accommodate the growing population and corresponding incremental enrolment demand in the area.

KGSS has a capacity for only 375 students, but it is presently operating with 623 Students, or at 166% capacity. Multiple programs within the school are currently sharing the same tight spaces.

A recent population and enrolment analysis indicates that in the 2043 to 2053 time period, a secondary school replacement for King George may need to accommodate 1,500 capacity to meet anticipated school age demand. This will be reflected in the estimated total project cost column for the King George EXP in Attachment A.

The KGSS expansion is also critical in the context of the new School of Choice provision in the *School Act* that enables inherent rights holders to decide which school First Nations students who live on reserve, self-governing or Treaty Lands will attend. The Skwxwú7mesh Úxwumixw (Squamish Nation) indicated that King George Secondary School would likely be the School of Choice for the secondary school aged population residing at Seńákw, which is immediately southwest of downtown.

As a way of effectively using limited resources, it is important to consider the seismic mitigation project requested at King George Secondary in conjunction with an expansion of that school, as a single project with funding requested through two capital programs. There is substantial coordination required among the VSB, City of Vancouver, Vancouver Park Board, and Vancouver Public Library to realize a joint vision for this site overall, as initiated through the [W.E. Connect: West End Community Hub Renewal Plan](#) process. However, the concepts considered enable a phased approach, and school redevelopment is not reliant on City of Vancouver funding. Temporary accommodation for King George students during the project construction will be at the former Eric Hamber Secondary School building.

Lord Roberts Annex – Minimum Viable Project

In 2018, the VBE entered into an agreement with BC Hydro to sell the underground rights of the Lord Roberts Annex property to enable the construction of an underground substation. The sale generated funding towards the replacement of the Lord Roberts Annex with a new expanded elementary school, as well as for a new elementary school in Coal Harbour (cəwas Ch'elxwá7elch Skwuláwtxw Seaside Elementary).

Following the completion of cəwas Ch'elxwá7elch Skwuláwtxw Seaside Elementary, the students will vacate the Lord Roberts Annex and the building will be demolished to allow for the construction of the BC Hydro underground substation.

In September 2025, the Ministry requested that the VSB submit a plan and costing for the Minimum Viable Project scope at the Lord Roberts Annex site. The “Minimum Viable Project” was provided to the Ministry in October 2025, along with a request to proceed. The scope includes design and construction of the required below-grade parking and other sub-grade building service requirements, along with associated soft costs. The only feasible construction window to complete this scope is 2029-2030, while BC Hydro is expected to be in the process of installing and commissioning the substation equipment and there will be contractors actively working on the site. Completing this scope later would involve constructing the parkade adjacent to the substation while it is operating, creating untenable operational and financial risks to the new substation equipment.

On January 8, 2026, the Ministry provided their approval for the use of up to \$2,243,000 in Ministry Restricted Capital towards project continuation at Lord Roberts Annex site. Additional funding will be required to advance the construction of the Minimum Viable Project, and is included as a distinct project in the capital plan priorities, with cost estimates in Attachment A.

Lord Roberts Annex – Replacement School

In conjunction with the construction of BC Hydro’s substation, a new K-7 elementary school will be constructed. Because of the long timeline for substation construction, the above-grade school construction is not anticipated to begin until 2030 or later. With the Minimum Viable Project mitigation strategy in place, it will be possible to deliver the school when funding is secured for the construction of the above grade component of the property.

Ongoing evaluations of enrolment pressures continue to demonstrate the need for additional elementary school capacity in the central downtown area, and that a new Lord Roberts Annex replacement school will be crucial to ensuring that there is adequate elementary enrolment space in the future. There are no practical alternatives to relieving elementary school capacity pressures in the downtown peninsula other than at the Lord Roberts Annex site. The four closest overflow schools, which are all located outside of

downtown, are also experiencing significant enrolment pressures, and can't continue to accommodate demand from their catchments combined with overflow from downtown. Without this additional capacity, the utilization of the elementary schools in the downtown peninsula could increase to an unsustainable level of 158% by 2032 and 182% by 2040.

Due to the length of time required for elementary school planning, design and construction, there is a narrow window of opportunity to prepare to build the replacement school by 2032 to achieve construction efficiencies at the site and to prepare for the ongoing demand for elementary school capacity in the area. Capital funding approvals must be secured in advance to coincide with BC Hydro's timing for construction of its new underground transfer station. Therefore, this project has been placed as a Year 1 priority. Ongoing refinement of the design and risk mitigation in collaboration with BC Hydro has led to an updated costing with a reduction of \$44 million from \$194 million in the previous submission.

Carr Elementary

Carr Elementary currently enrolls 319 students (2025-26), is over-capacity, and is forecast to remain full for the foreseeable future. The North Cambie area faces ongoing enrolment demand, and Carr has experienced elevated levels of enrolment pressures for the past 10-years. There are three portable buildings on the school site and students are displaced to nearby schools such as Shaughnessy, Wolfe, Cavell, and Fraser. These overflow schools are at or over capacity, as shown in Figure 1, and other nearby elementary schools, such as False Creek to the north and Jamieson to the south, are experiencing extremely high enrolment capacity utilization rates as well. The City of Vancouver's Cambie Corridor Plan, which covers the area from West 16th Avenue and south, between Oak and Ontario Streets, envisions doubling the population in the area by adding over 30,000 new homes over the next 30 years. This will make the Cambie Corridor the highest growth area outside of Downtown Vancouver. Consequently, with the ongoing enrolment pressures forecasted in the Cambie Corridor, the project priority for an addition to Carr is a Year 2 priority, aligning with the SMP project request at this school site. While there are construction efficiencies from a combined EXP and SMP project at Carr, either portion could be accelerated. In addition, the EXP at Carr could be achieved through prefabricated construction.

A. R. Lord Elementary

The current A.R. Lord site is 2.3 hectares (5.68 acres) in size. It has 193 students currently enrolled. A new elementary school on the A.R. Lord school site is prioritized as an expansion project to allow for the joint redevelopment of this school site along with the Conseil scolaire francophone de la Colombie Britannique. The Conseil projects a need to build an elementary school in Vancouver (Northeast) capable of accommodating at least 410 students. While the VSB has no way of independently verifying the Conseil's projection for 410 students, the Supreme Court of Canada ordered in 2020 that the francophone rightsholders in Vancouver (Northeast) were entitled to facilities with space for 270 students. Therefore, facilities for the Conseil in Vancouver (Northeast) are required. Because the VSB still projects a need for a community school at the A.R. Lord site, a new school for the Conseil could be located on a portion of the site with the remainder of the site facilitating a replacement VSB elementary school. The site plan and replacement buildings would need to consider efficient use of space and the possibility of multi-storey buildings to make the most effective use of this school site.

Sir Wilfred Laurier Elementary

As a result of the increased densification of the Cambie Corridor and the impact of the decision of *Conseil scolaire francophone de la Colombie-Britannique v British Columbia*, 2025 BCSC 962, the VSB will need an increase of future enrolling space to accommodate enrolment needs in that area. While the VSB anticipates that it can accommodate existing students in neighbouring schools this year, work to determine options to take into account the expected expanding enrolment over the next 5 years should be undertaken in 2026/27 and included in the following submission.

False Creek South and False Creek Elementary

With the forthcoming addition of new seismically safe capacity at Olympic Village, along with evolving planning initiatives in False Creek South Neighbourhood, it is recommended that the relative priority of the replacement and expansion of the False Creek Elementary School be moved from Year 3 to Year 4 in the Capital Plan.

The final scope of the False Creek Elementary School seismic replacement and expansion will evolve as part of both the Broadway Plan implementation as well as the City's future plans for the False Creek Neighbourhood that spans the area from Burrard Bridge to the Cambie Bridge. The City of Vancouver has adopted a vision and principles for the area as a result of an extensive ten-month consultation process with residents, surrounding communities, and the broader public. Long-term comprehensive planning for False Creek South will occur at an appropriate time when greater clarity is reached on lease negotiations for City land in the community. Upon completion of the City's planning program, the False Creek Elementary School project scope and timing will be further evaluated.

Other New School and Expansion Requests

There is a long-term need for additional elementary capacity in the UBC area, as the community develops further residential areas of the campus and existing schools in the UBC area already have a high-capacity utilization. The UBC Campus Vision 2050, published in June 2024, is an ambitious, long-range plan for how UBC's Vancouver campus will change and grow to support the needs of the university, its students, residents, staff, and the Musqueam Nation. In alignment with the UBC Housing Action Plan, at least 40 per cent of all new neighbourhood housing will be rental and at least 25 per cent of all new housing will be discounted rental for faculty and staff. New residential developments are planned for the Stadium Neighbourhood, Wesbrook Place South, Hawthorne Place and Acadia, and are to be phased to 2050. In addition, the Ielam Village master-planned community located in the University Endowment Lands, is also expected to add approximately 1250 homes to the edge of the UBC campus over the next several years.

This incremental housing growth is expected to further contribute to elementary enrolment demand pressures at the UBC campus. The possible placement of students at other schools, catchment boundary changes, and relocating District choice programs are enrolment-management strategies that are typically considered by the VSB. However, Pacific Spirit Park somewhat separates the UBC-area schools from other VSB schools, resulting in a unique challenge to consider in the enrolment management process. In addition, University Hill Elementary and Norma Rose Point Elementary do not have district choice programs.

There are plans being developed for a long-term redevelopment of the Jericho Lands to a high-density, mixed-use community with approximately 13,000 new homes for around 24,000 residents. Staff continue to work with the City of Vancouver to understand the future educational needs of this community. At this time, it is anticipated that a VSB elementary school would be a practical community asset for the large scale of development planned. A new school request at Jericho in Year 5 remains the same.

A site has been set aside for an elementary school at the River District neighbourhood in southeast Vancouver. Currently, students are primarily in-catchment students at Champlain Heights Elementary. A new school request at the River District in Year 5 remains unchanged.

MINISTRY RESTRICTED CAPITAL FUNDING

Currently, a total of \$65.19 million of Ministry Restricted Capital funding is available to the VSB. Of this amount, \$15.24 million was realized through the sale of the below-grade parcel of the Lord Roberts Annex site and is intended to fund the cəwəs Ch'elxwá7elch Skwuláwtxw Seaside Elementary School and replacement school on the Lord Roberts Annex site.

Requests to utilize Ministry Restricted Capital can be made for major capital projects and a limited number of other priorities. Given the significant level of deferred maintenance across the District, it is important to consider large-scale capital investments that align with District-wide initiatives. Three priorities have been identified that would meet this criterion and address critical needs of the District. These include building systems, washroom facilities and vacant building demolition, as outlined below.

Building Systems

The recently approved Environmental [Sustainability Plan](#) includes a proposed capital investment strategy (Attachment B) identifying 43 priority projects requiring approximately \$1.4 billion in funding. These projects are intended to advance energy efficiency and greenhouse-gas (GHG) emission reductions through the renewal of aging heating, ventilation, and cooling (HVAC) systems, as well as integration of low-carbon technologies and high-efficiency equipment in new construction and retrofit opportunities.

The projects fall into the following categories:

- Major Capital Projects
- HVAC Upgrades
- Efficient Lighting Upgrades
- Building Controls Optimization

The project list includes a range of project types. Fourteen projects are anticipated to be funded through Major Capital Programs as part of larger, prioritized school replacement or seismic improvement initiatives. HVAC upgrades, lighting upgrades, and building controls optimization projects located at sites not prioritized for major capital funding require alternate funding sources to proceed. The combined total cost of these three priority project types is \$11.36 million.

Many existing school facilities operate aging and inefficient HVAC systems, resulting in higher energy consumption, increased GHG emissions, and rising operations and maintenance costs. HVAC upgrade projects included in this plan are selected based on urgency, with priority given to systems that have reached end of service life and those that support core building functionality. All boiler upgrade projects identified involve end-of-life heating plants that are critical to the ongoing operation of these schools, which is the primary factor determining their timing.

It is recommended that the VSB request approval to use of Ministry Restricted Capital funding to advance the urgent priorities identified in the Environmental Sustainability Plan. This approach would reduce operating costs, lower GHG emissions, and address infrastructure that has exceeded its operable life and is at risk of failure.

Washroom Facilities

In addition, the District has a significant gap in provision of accessible, inclusive, and modern washroom facilities. These conditions have been highlighted by students as a challenge in student life. Addressing these aging and inequitable washroom facilities is currently achieved through Annual Facilities Grant funding but is incremental to shift the dial on these challenges.

Undertaking a large-scale capital investment in washroom facilities would have a tangible impact on the quality of VSB facilities and students’ daily experiences. The total cost of upgrading washroom facilities is currently not consolidated. It is recommended that an upgrade strategy be developed and up to \$10 million, over 3 years, in Ministry Restricted Capital funding be requested to support this initiative.

Vacant Building Removal

In order to provide temporary accommodation for future SMP projects, the former Maple Grove and Begbie Elementary school buildings were retained after the SMP replacement projects were completed at these school sites. Therefore, these schools were not demolished as part of the SMP projects when the replacement schools were completed in 2020 and 2023 respectively. Maple Grove was used as the temporary accommodation during the SMP upgrade project at Edith Cavell Elementary. The former Begbie has been vacant since the new school, wəkʷaḥəs tə syaqʷəm, opened in 2023.

The VSB has determined these buildings will no longer be required as temporary accommodation, and the combined costs to maintain these two aging vacant buildings totals approximately \$100,000 annually, including operations, utilities, and minor maintenance costs. In addition, capital maintenance costs are also required at both sites if they are to be maintained for future use.

The total cost for the hazardous material abatement and demolition is expected to be approximately \$3.0 million per school, which is inclusive of: hazardous materials abatement (\$0.9 million), demolition & remediation (\$1.4 million), soft costs (\$0.4 million), and contingency for cost escalations (\$0.3 million). It is recommended that capital funding be requested to do the hazardous material abatement and demolition of these two buildings, which will reduce the ongoing operating costs to the District and the risks of seismically unsafe buildings on school sites.

Table 13: Capital Funding Requests

Proposed Projects Summary	Estimated Cost
Building Systems Upgrades	\$ 11,360,000
Washroom Improvements	\$ 10,000,000
Vacant Building Removal	\$ 6,000,000
TOTAL	\$ 27,360,000

MINOR CAPITAL PLAN

School Enhancement Program (SEP)

The School Enhancement Program (SEP) provides capital funding for projects that will improve the safety, facility condition, operational efficiency, and functionality of existing schools, with the objective of extending their useful physical life. Projects are permitted in six upgrade categories: roofing, exterior wall systems, interior construction, HVAC (i.e., heating, ventilation, and cooling), electrical, and plumbing upgrades. There are criteria for the cost range and eligibility of projects. Five requests are permitted annually for submission.

SEP eligibility is focused on singular projects—typically with a substantial cost—which can be challenging to fit within the Annual Facilities Grant (AFG) spending plan. VSB submissions are typically single-site, medium- to large-value projects rather than a bundle of smaller-dollar-value projects.

Projects included in the proposed plan are selected based on:

- The urgency of the need, focusing on systems that have failed or are well past end of life.
- Critical systems – required for core functionality or life safety of the facilities.
- Substantive dollar value projects (over 200k) and including a mix of project cost ranges.
- Alignment with the priorities of the Major Capital Plan. Enhancement project submissions are avoided for sites in the Project Definition Report (PDR) process of the capital plan and avoided wherever possible for sites at the top of the capital plan.
- Opportunities to augment the scope of seismic mitigation projects where possible.

The second phase of the Crosstown Elementary project was approved in the 2026/2027 response letter. The proposed SEP project submissions for 2027-2028 includes priorities for fire alarm announcement and monitoring systems, and steam pipe replacements, as shown in Table 14.

Table 14: School Enhancement Program (SEP) Submission for 2027-2028

Priority	School	Project Scope	Project Cost
1	Gladstone Secondary	The existing tar and gravel roof has exceeded its service life and is exhibiting leaks in several interior areas. The roof contains asbestos materials and is expected to have significant abatement costs.	\$ 1,750,000
2	Point Grey Secondary	Steam heat piping replacement to address multiple failures of the 120-year-old steam line and the concrete slab.	\$ 800,000
3	Elsie Roy Elementary	Fire annunciator panel and devices replacement of the legacy equipment.	\$ 400,000
4	Britannia Community Secondary	Fire annunciator panel and devices legacy equipment replacement for the secondary and elementary school sites to meet the existing building code, City of Vancouver bylaws, and ULC standards.	\$ 950,000
5	Walter Moberly Elementary	Fire annunciator panel and devices legacy equipment replacement to meet the existing building code, City of Vancouver bylaws, and ULC standards.	\$ 200,000
TOTAL			\$ 4,100,000

Carbon Neutral Capital Program (CNCP)

The Carbon Neutral Capital Program (CNCP) is a program that provides capital funding specifically for energy-efficiency projects that lower a school district’s carbon emissions. The benefits of this capital funding include operational cost savings, reduced facility condition index, renewed infrastructure, and potential to supplement funding to major capital programs. A maximum of five requests is permitted annually for submission.

Project submissions are determined based on the urgency of the needs (e.g., failing system), opportunities to support unfunded seismic mitigation projects, improvements to our control systems, and elimination of obsolete or problematic equipment.

The Ministry approved Cavell Elementary (priority 1) and Charles Dickens Annex (priority 2) HVAC projects in the 2026/2027 response letter. The remaining project priorities remain on the proposed list in addition to new priority projects that have been prioritized in order of criticality. Proposed CNCP project submissions for 2027-2028 are shown in Table 15.

Table 15: Carbon Neutral Capital Program (CNCP) Submission for 2027-2028

Priority	School	Description	Annual Savings*	Project Cost
1	General Brock Elementary	New Heating Plant and Domestic Hot Water upgrade for the aging infrastructure. GHG reduction overall as the project outcome.	Energy Savings - \$450 GHG Savings – 1.9 tCO2e	\$ 450,000
2	Britannia Community Elementary		Energy Savings - \$4,690 GHG Savings – 15.6 tCO2e	\$ 539,000**
3	Thunderbird Elementary		Energy Savings - \$3,150 GHG Savings – 9.4 tCO2e	\$ 370,000
4	General Wolfe Frame building		Energy Savings - \$384 GHG Savings – 1.4 tCO2e	\$ 375,000
5	Shaughnessy Elementary		Energy Savings - \$7,000 GHG Savings – 30 tCO2e	\$ 860,000
TOTAL				\$2,594,000

*Annual Savings: Natural Gas Consumption (GJ); Carbon emissions (tonnes CO2e)

** Project is expected to be cost split between VSB (75%) and City of Vancouver (25%)

Playground Equipment Program (PEP)

The Playground Equipment Program (PEP) provides playground equipment for schools that do not have sufficient playground equipment and supports the replacement of aging equipment that could pose a safety hazard. The PEP program provides specific direction to support accessibility features. Three submissions are permitted annually.

The projects are chosen primarily to create new play structures for schools that do not have sufficient, or right-sized, playgrounds. Accessibility is a key consideration, and the grounds team works closely with the Learning Services staff to identify areas of need for students at specific sites, which can change year over year, and to address playground elements and surfaces for a range of student needs.

Sexsmith Elementary playground (priority 2) was funded in the 2026/2027 response letter, and improvements to outdoor learning and play space at Grenfell Elementary (priority 3) have been implemented as part of the seismic upgrade and through external funding from the BC Parks Foundation. The proposed PEP project submissions for 2027-2028 are shown in Table 16.

Table 16: Playground Equipment Program (PEP) Submission for 2027-2028

Priority	School	Type of Work	Project Cost
1	Southlands Elementary	New accessible playground	\$ 200,000
2	George M. Weir Elementary	New accessible playground	\$ 200,000
3	Dr. A.R. Lord Elementary	New accessible playground	\$ 200,000
TOTAL			\$ 600,000

Food Infrastructure Program (FIP)

The Food Infrastructure Program (FIP) supports the rehabilitation and upgrade to food provision and delivery infrastructure at school sites. Proposed FIP projects should be focused on minor upgrades such as:

- Refrigerated vehicles to support the delivery of prepared meals from centralized kitchen facilities to schools.
- The purchase and installation of new or used kitchen equipment (e.g. refrigerators, freezers, dishwashers, stoves, ovens, etc.)

- Electrical, plumbing and ventilation upgrades to accommodate the installation of commercial kitchen equipment.
- Improvements to ensure kitchens meet local health authority requirements.
- Equipment and infrastructure to support traditional food gathering and preparation (e.g. fishing equipment, smokehouses, non-fur trapping equipment).
- Food storage (refrigerated or dry storage).

At present, the FIP program is not directed for the construction of new kitchens, or the creation of new spaces for kitchens. As a new capital program, the criteria may evolve in the future. Selection of project submissions is determined by the Food Services team to align with their program objectives.

The FIP project submissions are directed to the secondary kitchens that are suitable for increased food production. The project list is based on the capital needs defined by the food services team.

Proposed FIP project submissions for 2027-2028 funding are shown in Table 17.

Table 17: Food Infrastructure Program (FIP) Project Submission for 2027-2028

Priority	School	Type of Work	Project Cost
1	Britannia Community Secondary	Upgrade Soup kettle from 25gl - 40gl to accommodate growth in the food delivery requests and preparation of meals	\$ 50,000
2	Templeton Secondary	Upgrade Soup kettle from 25gl - 40gl to accommodate growth in the food delivery requests and preparation of meals	\$ 50,000
3	Windermere Community Secondary	Upgrade the aging food preparation infrastructure by removing stove to replace it with a higher capacity (4-burner) to provide space and install a tilt skillet which is VSB standard cafeteria equipment	\$ 55,000
4	Sir Winston Churchill Secondary	Upgrade the existing kitchen by removing the aging electric stove and range, as well as failing convection oven	\$ 60,000
5	Killarney Secondary	Replace aging steam tables to accommodate a 2'x4' well for food preparation and ready meals	\$ 40,000
TOTAL			\$ 255,000

RECOMMENDATIONS

The Facilities Planning Committee recommends:

THAT the Board of Education of School District No. 39 (Vancouver) approve the 2027-2028 Five-Year Major Capital Plan and the 2027-2028 Minor Capital Plan for submission to the Ministry of Infrastructure;

AND Further;

THAT the Board request approval from the Ministry of Infrastructure to use \$27,360,000 of Ministry Restricted Capital to fund the following capital improvements: up to \$11,360,000 for building system upgrades, up to \$10,000,000 for accessible inclusive washroom upgrades and up to \$6,000,000 for the removal of vacant buildings.

Attachments:

- Draft 2027/2028 Five-Year Major Capital Plan
- Environmental Sustainability Plan Capital Investment Strategy (Energy Saving Projects)
- Capital Plan 2027-2028 – Minor Capital CNCP PEP SEP Submission Summary
- Capital Plan 2027-2028 – Minor Capital FIP Submission Summary

DRAFT 2027-2028 FIVE-YEAR MAJOR CAPITAL PLAN

EXPANSION – ADDITION				
SD Category Rank	Facility/Site	Project Type	Project Description	Total Project Cost (Estimated)
1	King George Secondary	Addition	Expand nominal capacity from 375 to 1,500	\$99,750,785
2	Emily Carr Elementary	Addition	1 kindergarten and 8 elementary classrooms addition (20K/200E to 60K/450E)	\$15,750,000
3	False Creek Elementary	Addition	1 kindergarten & 5 elementary classroom addition (40K/250E to 60K/350E)	\$13,050,118
Submission Category Total:				\$128,550,903
EXPANSION – NEW SCHOOL				
SD Category Rank	Facility/Site	Project Type	Project Description	Total Project Cost (Estimated)
1a	Roberts Annex Site – Minimum Viable Project	Future (School)	Underground parking and mechanical systems for a future replacement school	\$19,780,000
2	New Elementary at Roberts Annex Site	New (School)	New Elementary at Roberts Annex Site (60K/450E)	\$130,000,000
3	A.R. Lord	New (School)	Joint redevelopment of school site with CSF	\$40,901,766
4	New Elementary at UBC South Campus	New (School)	New Elementary at UBC South Campus (60K/350E)	\$40,797,280
5	New Elementary School at Jericho Lands	New (School)	New Elementary School at Jericho Lands (60K/450E)	\$45,738,084
6	New Elementary School at River District	New (School)	New Elementary School at River District in Southeast Vancouver (60K/450E)	\$45,738,084
Submission Category Total:				\$322,955,214
SEISMIC MITIGATION				
SD Category Rank	Facility/Site	Project Type	Project Description	Total Project Cost (Estimated)
1	King George Secondary	Full Replacement (Seismic)	Seismic replacement to be done concurrently with expansion project	\$67,214,576
2	Sir Alexander Mackenzie Elementary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$49,599,313
3	Killarney Secondary	Upgrade	Seismic upgrade	\$164,640,000
4	Renfrew Community Elementary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$51,838,315
5	David Thompson Secondary	Upgrade	Seismic upgrade	\$153,806,841
6	Emily Carr Elementary	Full Replacement (Seismic)	Seismic replacement to be done concurrently with expansion project	\$33,898,845
7	Sir Winston Churchill Secondary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$180,777,273
8	Waverley Elementary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$43,035,291
9	John Oliver Secondary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$167,203,776
10	Florence Nightingale Elementary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$37,886,380

SEISMIC MITIGATION				
SD Category Rank	Facility/Site	Project Type	Project Description	Total Project Cost (Estimated)
11	Sir John Franklin Community	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$32,830,227
12	Sir William Osler Elementary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$33,898,845
13	Mount Pleasant Elementary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$33,898,845
14	Windermere Community Secondary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$152,760,632
15	Champlain Heights Community Elementary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$43,179,609
16	Lord Beaconsfield Elementary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$33,898,845
17	False Creek Elementary	Full Replacement (Seismic)	Seismic replacement to be done concurrently with expansion project	\$55,838,996
18	Dr H N Maccorkindale Elementary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$43,179,609
19	Templeton Secondary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$146,426,333
20	Grandview Elementary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$28,479,328
21	Southlands Elementary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$35,835,412
22	Admiral Seymour Elementary	Full Replacement (Seismic)	Seismic replacement unless otherwise determined in project definition phase	\$37,934,486
			Submission Category Total:	\$1,628,061,777

APPENDIX B: ENVIRONMENTAL SUSTAINABILITY PLAN CAPITAL INVESTMENT STRATEGY (ENERGY SAVING PROJECTS)

HVAC Upgrades							
Year	Facility/Site	Project Type	Total Project Cost (Estimated)	Annual Energy Savings	Payback (years)	Annual GHG Reduction (tCO ₂ e)	Anticipated Funding Source
2026	Queen Alexander Elementary	Furnace Upgrade	\$15,000	\$480	31	2	AFG
2026	Kerrisdale Annex	Boiler Upgrade	\$420,000	\$2,784	> equipment life	12	AFG
2026	Waverly Annex	Boiler Upgrade	\$210,000	\$2,400	> equipment life	10	AFG
2026	Brock Elementary (Frame)	Boiler Upgrade	\$460,000	\$480	> equipment life	2	Minor Capital
2027	Kingsford Smith Elementary	Steam to Hot Water Conversion	\$1,600,000	\$2,988	> equipment life	12	Minor Capital
2027	Shaughnessy Elementary	Boiler Upgrade	\$800,000	\$7,200	> equipment life	36	AFG
2028	Nootka Elementary	Boiler Upgrade	\$420,000	\$2,280	> equipment life	15	Minor Capital
2028	Tillicum Annex	Boiler Upgrade	\$350,000	\$2,400	> equipment life	15	AFG
2028	Queen Elizabeth Elementary	Boiler Upgrade	\$560,000	\$4,800	> equipment life	20	AFG
2029	South Hill Education Centre	Boiler Upgrade	\$700,000	\$7,200	> equipment life	30	AFG
2029	Jamieson Elementary	Steam to Hot Water Conversion	\$1,600,000	\$2,592	> equipment life	11	Minor Capital
2030	Carnarvon Elementary	Boiler Upgrade	\$560,000	\$4,116	> equipment life	17	AFG
2030	McBride Annex	Boiler Upgrade	\$280,000	\$2,400	> equipment life	16	AFG
2030	Queen Victoria Elementary	Boiler Upgrade	\$560,000	\$4,800	> equipment life	20	Minor Capital
2030	Selkirk Annex	Boiler Upgrade	\$420,000	\$2,400	> equipment life	16	AFG
2031	Douglas Annex	Boiler Upgrade	\$420,000	\$2,400	> equipment life	10	AFG
2031	Garibaldi Annex	Boiler Upgrade	\$280,000	\$2,400	> equipment life	10	Minor Capital
2032	Champlain Heights Annex	Boiler Upgrade	\$560,000	\$2,400	> equipment life	10	AFG
2032	Maquinna Elementary	Boiler Upgrade	\$560,000	\$2,600	> equipment life	12	Minor Capital
			\$10,775,000	\$59,120		276	

Lighting Upgrades							
Year	Facility/Site	Project Type	Total Project Cost (Estimated)	Annual Energy Savings	Payback (years)	Annual GHG Reduction (tCO ₂ e)	Anticipated Funding Source
2026	Norquay Elementary	LED upgrade	\$50,000	\$7,500	7	1	AFG
2027	Hastings Elementary	LED upgrade	\$50,000	\$7,500	7	1	AFG
2028	Elsie Roy Elementary	LED upgrade	\$50,000	\$7,500	7	1	AFG
2029	Kerrisdale Elementary	LED upgrade	\$50,000	\$7,500	7	1	AFG
2030	McKechnie Elementary	LED upgrade	\$50,000	\$7,500	7	1.5	AFG
2031	Killarney Secondary	LED upgrade	\$300,000	\$15,000	21	3	AFG
			\$550,000	\$52,500		8.5	

Building Controls Optimization							
Year	Facility/Site	Project Type	Total Project Cost (Estimated)	Annual Energy Savings	Payback (years)	Annual GHG Reduction (tCO ₂ e)	Anticipated Funding Source
2027	Norma Rose Elementary	Controls Optimization	\$3,102	\$5,383	1	65	AFG
2028	Gordon Elementary	Controls Optimization	\$3,309	\$3,900	1	10	AFG
2029	Queen Mary Elementary	Controls Optimization	\$13,155	\$4,170	3	11	AFG
2031	Secord Elementary	Controls Optimization	\$10,000	\$4,000	2	10	AFG
Total			\$29,566	\$17,453	2	96	
Total (All Projects 2026 – 2032)			\$11,354,566	\$129,073	-	381	

Submission Summary

Report run: Monday, April 27, 2026
Run By: # Dmytro Plakhotnyk

Submission Summary:	Minor 2027/2028 2026-09-30 MAIN - K12
Submission Type:	Capital Plan
School District:	Vancouver (SD39)
Open Date:	2026-04-24
Close Date:	2026-09-30
Submission Status:	Draft

Submission Category	Sum Total Funding Requested
CNCP	\$2,594,000
PEP	\$600,000
SEP	\$4,100,000
Total	\$7,294,000

CNCP					
SD Category Rank	Project Number	Facility/Site	Project Type	Project Description	Total Funding Requested
1	171151	General Brock Elementary	HVAC (CNCP)	New Heating Plant and Domestic Hot Water upgrade for the aging infrastructure. GHG reduction overall as the project outcome.	\$450,000
2	172639	Britannia Community Elementary	HVAC (CNCP)	New Heating Plant and Domestic Hot Water upgrade for the aging infrastructure. GHG reduction overall as the project outcome.	\$539,000
3	172640	Thunderbird Elementary	HVAC (CNCP)	New Heating Plant and Domestic Hot Water upgrade for the aging infrastructure. GHG reduction overall as the project outcome.	\$370,000
4	163360	General Wolfe Elementary	HVAC (CNCP)	New Heating Plant and Domestic Hot Water upgrade for the aging infrastructure. GHG reduction overall as the project outcome.	\$375,000
5	171152	Shaughnessy Elementary	HVAC (CNCP)	New Heating & DHW Plant upgrade for the ageing boiler plant with modern high-efficiency boilers will achieve substantial energy savings. This project is for the main building and gym building.	\$860,000
Submission Category Total:					\$2,594,000
PEP					
SD Category Rank	Project Number	Facility/Site	Project Type	Project Description	Total Funding Requested
1	171193	Southlands Elementary	New (PEP)	New accessible playground.	\$200,000
2	172642	Dr George M Weir Elementary	New (PEP)	New accessible playground.	\$200,000
3	172644	Dr A R Lord Elementary	New (PEP)	New accessible playground.	\$200,000
Submission Category Total:					\$600,000

Submission Summary

SEP					
SD Category Rank	Project Number	Facility/Site	Project Type	Project Description	Total Funding Requested
1	172630	Gladstone Secondary	Roofing (SEP)	The existing tar and gravel roof has exceeded its service life and is exhibiting leaks in several interior areas. The roof contains asbestos materials and is expected to have significant abatement costs.	\$1,750,000
2	172634	Point Grey Secondary	Plumbing	Steam heat piping replacement to address multiple failures of the 120-year-old steam line and the concrete slab.	\$800,000
3	172635	Elsie Roy Elementary	Electrical (SEP)	Fire annunciator panel and devices replacement of the legacy equipment.	\$400,000
4	172636	Britannia Community Secondary	Electrical (SEP)	Fire annunciator panel and devices legacy equipment replacement for the secondary and elementary school sites to meet the existing building code, City of Vancouver bylaws, and ULC standards.	\$950,000
5	172637	Walter Moberly Elementary	Electrical (SEP)	Fire annunciator panel and devices legacy equipment replacement to meet the existing building code, City of Vancouver bylaws, and ULC standards.	\$200,000
Submission Category Total:					\$4,100,000

Submission Summary

Report run: Monday, April 27, 2026
Run By: # Dmytro Plakhotnyk

Submission Summary:	Minor 2027/2028 2026-09-30 FIP
Submission Type:	Capital Plan
School District:	Vancouver (SD39)
Open Date:	2026-04-24
Close Date:	2026-09-30
Submission Status:	Draft

Submission Category	Sum Total Funding Requested
SEP	\$255,000
Total	\$255,000

SEP					
SD Category Rank	Project Number	Facility/Site	Project Type	Project Description	Total Funding Requested
1	172660	Britannia Community Secondary	Food Infrastructure (SEP)	Upgrade Soup kettle from 25 gl - 40 gl to accommodate growth in the food delivery requests and preparation of meals	\$50,000
2	172664	Templeton Secondary	Food Infrastructure (SEP)	Upgrade Soup kettle from 25 gl - 40 gl to accommodate growth in the food delivery requests and preparation of meals	\$50,000
3	172667	Windermere Community Secondary	Food Infrastructure (SEP)	Upgrade the aging food preparation infrastructure by removing stove to replace it with a higher capacity (4-burner) to provide space and install a tilt skillet which is VSB standard cafeteria equipment	\$55,000
4	172671	Sir Winston Churchill Secondary	Food Infrastructure (SEP)	Upgrade the existing kitchen by removing the aging electric stove and range, as well as failing convection oven	\$60,000
5	172673	Killarney Secondary	Food Infrastructure (SEP)	Replace aging steam tables to accommodate a 2'x4' well for food preparation and ready meals	\$40,000
Submission Category Total:					\$255,000