

BOARD MEETING

Wednesday, September 25, 2024 at 12:30 pm

AGENDA

Teams Live Broadcast

1. CALL MEETING TO ORDER

1.1 LAND ACKNOWLEDGEMENT

With deep gratitude and respect, we are honoured to be learning and unlearning on the ancestral and unceded lands of the x^wməθk^wəy̓əm (Musqueam), Sk̓wxwú7mesh Úxwumixw (Squamish Nation) and səilwətał (Tseil-Waututh Nation).

1.2 OPENING REMARKS

The meeting is currently being broadcasted live, and both the audio and video recordings will be accessible to the public for viewing even after the meeting ends. Footage from this meeting may be viewed from Canada or anywhere else in the world.

2. OLD BUSINESS

2.1 South Portion of Fleming School Site – 1455 East 49th Avenue: Disposition By-Law

That School District No. 39 (Vancouver) Southern Portion of Fleming School Site Ground Lease By-Law, 2024 be:

Read a third and final time, passed and adopted this 25th day of September, 2024

2.2 2024-2025 Trustee Appointments to VSB Advocacy Subcommittee

That the Board approve the 2024-2025 Trustee Appointments to the VSB Advocacy Subcommittee.

3. ADJOURNMENT

September 25, 2024

ITEM 2.1

TO: Board of Education

FROM: Senior Team

**RE: South Portion of Fleming School Site – 1455 East 49th Avenue:
Disposition By-Law**

[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

At the September 23, 2024 public board meeting, the Board considered the adoption of School District No. 39 (Vancouver) Southern Portion of Fleming School Site Ground Lease By-Law, 2024. The bylaw was given the first two readings at this meeting.

It is recommended that the bylaw be given a third and final reading, passed, and adopted at the September 25, 2024, board meeting.

RECOMMENDATIONS

THAT School District No. 39 (Vancouver) Southern Portion of Fleming School Site Ground Lease By-Law, 2024 be:

Read a third and final time, passed and adopted this 25th day of September, 2024.

Attachment:

A. Southern Portion of Fleming School Site Ground Lease By-Law 2024

**THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 39 (VANCOUVER)
SOUTHERN PORTION OF FLEMING SCHOOL SITE GROUND LEASE BYLAW, 2024**

WHEREAS a board of education may dispose of land or improvements owned or administered by the board of education under the authority of Section 96(3) of the *School Act* (British Columbia), subject to the Orders of the British Columbia Minister of Education and Child Care (the “**Minister**”);

AND WHEREAS the *Interpretation Act* (British Columbia) defines the word “dispose” to mean to transfer by any method and includes, among other things, a lease;

AND WHEREAS the Minister issued Order M193/98 (the “**Order**”), effective September 3, 2008, requiring fee simple sales and leases of land or improvements for a term of ten (10) years or more to be specifically approved by the Minister, unless the transferee is an independent school or another school board;

AND WHEREAS Section 65(5) of the *School Act* (British Columbia) provides that a board of education to exercise a power with respect to the acquisition or disposal of property owned or administered by the board of education only by bylaw;

AND WHEREAS:

- (i) The Board of Education of School District No. 39 (Vancouver) (the “**Board**”) is the registered owner of the property with a civic address of 1455 East 49th Avenue, Vancouver, British Columbia and legally described as follows:
 - Parcel Identifier: 032-188-803,
 - Legal Description: Lot 1 District Lot 731 Group 1 New Westminster District Plan EPP132422(the “**Property**”);
- (ii) the Property is part of facility number 39066;
- (iii) the Board proposes to lease the Property to Vittori Developments Ltd. or its affiliate (the “**Tenant**”) for a term of ninety-nine (99) years for the purpose of operating a mixed use rental residential and commercial / retail building on the terms and conditions settled between the Board and the Tenant (the “**Ground Lease**”);
- (iv) the Board is satisfied that it would be in the best interests of the Board to enter into the Ground Lease with the Tenant for a lease of the Property and that the granting of the Ground Lease will neither conflict with nor detract from the regular or extracurricular program of the Board or the current or future educational needs of the school district; and
- (v) the Board is satisfied that the Ground Lease will benefit the Board.

NOW THEREFORE be it resolved as a Bylaw of the Board that the lease of the Property to the Tenant pursuant to the Ground Lease be and is hereby authorized and approved and the Board enter into the Ground Lease with the Tenant for the Property.

BE IT FURTHER resolved as a Bylaw of the Board that the Secretary-Treasurer be and is hereby authorized, on behalf of the Board, to grant the lease of the Property to the Tenant and to execute and deliver the Ground Lease and such amendments thereto as the Secretary-Treasurer may, in her discretion, consider advisable, and the Secretary-Treasurer be and is hereby authorized, on behalf of the Board, to execute and deliver all related and ancillary documents required to grant the lease of the Property to the Tenant on such terms and conditions as the Secretary-Treasurer may, in her discretion, consider advisable as witnessed by the signature of the Secretary-Treasurer.

This Bylaw may be cited as “School District No. 39 (Vancouver) Southern Portion of Fleming School Site Ground Lease Bylaw, 2024”.

September 25, 2024

TO: Board of Education

FROM: Victoria Jung, Board Chair

RE: 2024-2025 Trustee Appointments to VSB Advocacy Subcommittee

Reference to Education Plan **GOAL:** The Vancouver School Board will improve student achievement, physical and mental well-being, and belonging by...

OBJECTIVE(S): Ensuring the alignment among school, district, and provincial education plans.

INTRODUCTION

The purpose of the VSB Advocacy Subcommittee is to act in an advisory capacity to the Policy and Governance Committee. As per the [terms of reference](#) for the Advocacy subcommittee, trustee appointments are made by the Board on the recommendation of the Board Chair.

The table below outlines the recommended 2024-2025 Trustee Appointments to the VSB Advocacy Subcommittee. These appointments are effective until January 2025.

COMMITTEE	CHAIR	VICE-CHAIR	MEMBERS	ALTERNATES
ADVOCACY SUBCOMMITTEE	Suzie Mah	Christopher Richardson	Lois Chan-Pedley	Janet Fraser Victoria Jung

RECOMMENDATION

THAT the Board approve the 2024-2025 Trustee Appointments to the VSB Advocacy Subcommittee.