

NOTICE OF MEETING

FACILITIES PLANNING COMMITTEE

Secretary Treasurer's Office
 Wednesday, January 15, 2025
 Public viewing via live broadcast

Victoria Jung (Chair)
 Joshua Zhang (Vice Chair)
 Alfred Chien
 Suzie Mah

Helen McGregor, Superintendent of Schools
 Flavia Coughlan, Secretary Treasurer

Notice of Meeting

A Meeting of the **Facilities Planning Committee** will be held in room 180 of the VSB Education Centre (1580 West Broadway, Vancouver BC) for **participating trustees, staff, rights holder representatives and stakeholder representatives** on **Wednesday, January 15, 2025 at 7:00 pm**. The meeting will be live broadcast for the public.

Trustees:	Lois Chan-Pedley (Alternate)	Jennifer Reddy
	Janet Fraser	Christopher Richardson (Alternate)
	Preeti Faridkot	

Student Trustee:	Athena Yu
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Other Senior Team Staff:	Daniel Bue	Maureen McRae-Stanger
	Pedro da Silva	Pete Nuij
	Michael Gray	Alison Ogden
	Jessie Gresley-Jones	

Rights Holder Representatives	Faye Mitchell, xʷməθkʷəy̓əm (Musqueam)
	Kirsten Baker-Williams, Skwxwú7mesh Úxwumixw (Squamish Nation)
	Kirsten Touring, səliłwətał (Tsleil-Waututh Nation)

Representatives:	Suzette Magri, CUPE 15	Alternates:	Vanessa Mani-Garrett, CUPE 15 (Alt 1)
	Brent Boyd, CUPE 407		Susan Gee, CUPE 15 (Alt 2)
	Melanie Cheng, DPAC		
	Tim Chester, IUOE		Tim De Vivo, IUOE
	Paul Loeman, PASA		Kerry Chuah, PASA
	Justin Chapman, Trades		
	Kelly Egilsson, VASSA		Bryce Recsky, VASSA
	Kai Nishimura, VDSC		
	Danielle Durant, VEAES		Xander Graham, VEAES
	Laura Rhead, VEPVPA		Sharon Vieira, VEPVPA
	Carl Janze, VSTA		John Silver, VSTA

Other Staff:	Ron Macdonald	Chris Lum
	James de Hoop	

FACILITIES PLANNING COMMITTEE

MEETING AGENDA

Wednesday, January 15, 2025 at 7:00 pm
Room 180, VSB Education Centre

With deep gratitude and respect, we are honoured to be learning and unlearning on the ancestral and unceded lands of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh Úxwumixw (Squamish Nation) & səlilwətał (Tsleil-Waututh Nation).

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.

Meeting Decorum:

The Board has a strong commitment to ethical conduct. This includes the responsibility of committee members to conduct themselves with appropriate decorum and professionalism. As Chair of the Committee, it is my responsibility to see that decorum is maintained. To do that I ask that:

- i. All committee participants request to speak through the chair.
- ii. Civility towards others is maintained as committee participants share perspectives and participate in discussion.
- iii. Staff are able to submit objective reports without influence or pressure as their work is acknowledged and appreciated.
- iv. Committee participants refrain from personal inflammatory or accusatory language or action.
- v. Committee participants present themselves in a professional and courteous manner.

Please see reverse for the Purpose/Function and Power and Duties of this Committee.

1. Items for Approval

- 1.1 Elementary School at Coal Harbour Lease Acquisition Bylaw 2025

Presenters

Jessie Gresley-Jones, Executive Director Facilities
Kerry Chuah, Manager Facilities

2. Discussion Items

- 2.1 None

3. Information Items

- 3.1 Naming Process for the New Elementary School in Coal Harbour
Jessie Gresley-Jones, Executive Director Facilities
Pete Nuij, Associate Superintendent
- 3.2 Sustainability Plan Update
Jessie Gresley-Jones, Executive Director Facilities
Ron Macdonald, Director of Facilities
Chris Lum, Manager, Energy and Climate

Facilities Planning Committee

B. Responsibilities:

- B.1 Review and provide recommendations to the Board regarding assigned facilities planning matters.
- B.2 Annually review and make recommendations to the Board regarding the five-year capital plan and the spending plan for the annual facilities grant.
- B.3 Review and make recommendations to the Board regarding the long-range facilities plan.
- B.4 Review and make recommendations to the Board regarding catchment areas for schools and District programs.
- B.5 For the purpose of naming and renaming schools, provide recommendations to the Board, adhering to the guidelines and direction set by the Board at the beginning of any potential school naming or renaming process.
- B.6 Review matters referred to the Committee by the Board and make recommendations as requested.

January 15, 2025

ITEM 1.1

TO: Facilities Planning Committee

FROM: Jessie Gresley-Jones, Executive Director Facilities
Kerry Chuah, Manager Facilities

RE: Elementary School at Coal Harbour Lease Acquisition Bylaw 2025

*Reference to
Education Plan*

GOAL:

Goal 2: The Vancouver School Board will increase equity by

OBJECTIVE:

- Improving stewardship of the District's resources by focusing on effectiveness, efficiency and sustainability.

INTRODUCTION

This report provides the background of the Coal Harbour mixed-use development with the City of Vancouver and the lease which VBE offers to the City of Vancouver. This report contains a recommendation.

BACKGROUND

The Vancouver Board of Education (VBE) has entered into an agreement with the City of Vancouver (the City) to construct a 11-storey building with an elementary school (340 students capacity), a child care center (65 spaces for ages 0 to 5) and a non-market housing component at 480 Broughton Street in Vancouver, BC.

Construction began in 2022 and is expected to be completed in 2025. The VBE will operate the school and not-for-profit organizations will oversee the operations of the child care center and the non-market housing.

In January 2024, the Board authorized the Secretary Treasurer, on behalf of the Board, to execute and deliver the Offer to Lease and all related documents required to complete the lease of the Premises from the City of Vancouver.

The key terms of the lease are as follows:

1. Premises:

- Located at 482 & 488 Broughton Street and 1380 West Hastings Street, Vancouver, British Columbia.

2. Term:

- Ninety-nine (99) years, commencing on the date of issuance of the Certificate of Substantial Completion and Occupancy Permit and subject to earlier termination in accordance with the lease.

3. Base Rent:

- Ten Dollars (\$10.00) for the entire term.

4. Use of Premises:

- The premises will be used for the provision of public education programs and related services.

5. Maintenance and Repairs:

- VSB is responsible for maintaining and repairing the premises, including all building services and systems that service the premises.

6. Insurance:

- VSB must obtain and maintain commercial general liability insurance, automobile liability insurance, all-risk property insurance, and equipment breakdown insurance.

7. Environmental Obligations:

- VSB must comply with all environmental laws and is responsible for any contaminants brought onto the premises.

8. Termination:

- The lease can be terminated if the premises are substantially damaged or destroyed, or if either party defaults on their obligations.

9. Assignment and Subleasing:

- VSB may sublease the premises for uses compatible with educational purposes, but cannot assign the lease without the Landlord's consent.

10. Dispute Resolution:

- Any disputes will be resolved through arbitration as per the British Columbia Arbitration Act.

The occupancy for the Coal Harbour mixed use Project is currently scheduled for summer 2025. Subject to the schedule being maintained, the school will open in Fall 2025.

In accordance with Section 96 of the *School Act*, the Board may, for educational purposes acquire and hold land or improvements, or both, within its school district. Section 65(5) of the *School Act* requires a board of education to exercise a power with respect to the acquisition or disposal of property only by bylaw.

By adopting the attached Elementary School at Coal Harbour Lease Acquisition Bylaw 2025 the Board would consider the following:

1. The Board's offer to lease the premises from the City on the terms and conditions set out in the Offer to Lease is ratified and approved.
2. The Board's lease of the premises from the City on the terms and conditions set out in the Lease is ratified and approved.
3. The Secretary Treasurer is authorized to execute and deliver the Offer to Lease and the Lease, along with any necessary amendments and related documents, on behalf of the Board. All past actions of the Secretary Treasurer in this regard are also ratified and approved.

RECOMMENDATION

The Facilities Planning Committee recommends:

That the Board of Education of School District No. 39 (Vancouver) Elementary School at Coal Harbour Lease Acquisition Bylaw 2025 be given three (3) readings and approved at the January 27, 2025 Public Board meeting.

Attachment:

The Board of Education of School District No. 39 (Vancouver) Elementary School at Coal Harbour Lease Acquisition Bylaw 2025

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 39 (VANCOUVER)

ELEMENTARY SCHOOL AT COAL HARBOUR LEASE ACQUISITION BYLAW 2025

WHEREAS Section 65(5) of the *School Act* requires a board of education to exercise a power with respect to the acquisition or disposal of property only by bylaw;

AND WHEREAS:

- (i) The City of Vancouver (the “**City**”) is the registered owner of those certain lands and premises with a civic address of 480 Broughton Street, Vancouver, British Columbia and legally described as follows:

Parcel Identifier:	031-325-017,
Legal Description:	Lot A of the Public Harbour of Burrard Inlet Group 1 New Westminster District Plan EPP104419

(the “**Lands**”);

- (ii) The Board of Education of School District No. 39 (Vancouver) (the “**Board**”) and the City entered into an agreement to construct a mixed-use development (the “**Development**”) on the Lands consisting of a 11 storey building (the “**Building**”) with an elementary school (the “**School**”), a child care center (the “**Child Care**”) and a non-market housing component (the “**Housing**”);
- (iii) The Board, as tenant, offers to lease from the City a portion of the Building containing the School, the location of which is as identified in the plan attached hereto as Appendix A (the “**Premises**”), substantially on the terms and conditions of the form of offer to lease for the Premises settled by the Board and the City (the “**Offer to Lease**”); [As-built registered Plan to be attached prior to execution.]
- (iv) The Board wishes to lease the Premises from the City, commencing on the date of issuance of the Certificate of Substantial Completion and Occupancy Permit for a NINETY-NINE (99) years term (the “**Term**”) at a nominal rate of ten dollars (\$10) for the Term substantially on the terms and conditions of the form of the lease for the Premises settled by the Board and the City (the “**Lease**”);
- (v) The City grants the Board the right and license to use, throughout the Term, those portions of the common areas of the Building and the Development (the “**Licensed Areas**”), including the following:
 - a. On a sole and exclusive basis, twenty (20) parking spaces in the underground parking lot twenty-four (24) hours a day, seven (7) days a week;
 - b. On a non-exclusive basis, the elevator and the elevator lobby on floors levels 1, 2 and 3;
 - c. On a non-exclusive basis, the shared loading bay for the loading and unloading of materials and supplies;

- d. On a sole and exclusive basis, the garbage and recyclable bins identified as School Recycling/Garbage; and
- e. On a sole and exclusive basis, the bicycle storage in the enclosure in the underground parking lot.

The locations of the above Licensed Areas are shown on Appendix B attached hereto; and

- (vi) The Board and the City have reached agreement on the form of the Offer to Lease and the Lease.

NOW THEREFORE be it resolved as a Bylaw of the Board that the Board offer to lease the Premises from the City on the terms and subject to the conditions set out in the Offer to Lease, and that the execution and delivery of the Offer to Lease be and is hereby ratified and approved.

BE IT FURTHER resolved as a Bylaw of the Board that the Board lease the Premises from the City on the terms and subject to the conditions set out in the Lease, and that the execution and delivery of the Lease be and is hereby ratified and approved.

BE IT FURTHER resolved that the Secretary-Treasurer be and is hereby authorized, on behalf of the Board, to execute and deliver the Offer to Lease and the Lease, and all such amendments thereto as the Secretary-Treasurer may, in their 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 and all other documents required to complete the offer to lease of the Premises pursuant to the terms of the Offer to Lease and the lease of the Premises by the Board from the City pursuant to the terms of the Lease, and that all past actions of the Secretary-Treasurer in this regard be and are hereby ratified and approved.

This Bylaw may be cited as “The Board of Education of School District No. 39 (Vancouver) Elementary School at Coal Harbour Lease Acquisition Bylaw 2025”.

January 15, 2025

ITEM 3.1

TO: Facilities Planning Committee

FROM: Jessie Gresley-Jones, Executive Director Facilities
Pete Nuij, Associate Superintendent

RE: Naming Process for the New Elementary School in Coal Harbour

*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.
- Goal 3: The Vancouver School Board will continue its Reconciliation journey with First Nations, Métis, and Inuit by...
- Engaging and gathering with the xʷməθkʷəyəm (Musqueam), Skwxwú7mesh Úxwumixw (Squamish Nation) & səliwətał (Tsleil-Waututh Nation).

INTRODUCTION

This report outlines the process to be followed for naming the new elementary school in Coal Harbour. The process is designed to ensure community involvement, transparency, and adherence to the Vancouver School Board's policies and administrative procedures. This report is presented for information and the initiation of the naming process.

BACKGROUND

The new elementary school in Coal Harbour is currently under construction and is expected to be completed by fall 2025. The school has been temporarily referred to as "the elementary school in Coal Harbour" until an official name is designated by the Board.

The naming process will follow the guidelines set out in [Administrative Procedure 541: Naming New Facilities](#). These guidelines emphasize the importance of place-based names that reflect the significant geography of the area and honor the history of Indigenous Peoples.

Naming Committee:

- A Naming Committee will be formed to:
 - liaise with the three host nations in determining a First Nations language place-based name;
 - consider a dual English and First Nations language place-based name for the school and, if a dual name is to be given, will seek community input on possible place-based names;

- provide guidance on the development of an education plan to support understanding the history and significance of the new school name(s);
 - make a naming recommendation to the Facilities Planning Committee through the Superintendent.
- The committee will consist of:
 - 1 Associate Superintendent or Director of Instruction (Chair)
 - 1 Director of Instruction Indigenous Education
 - Representatives of the three host nations
 - 1 District Parent Advisory Council (DPAC) representative
 - 1 Vancouver Elementary and Adult Educators' Society (VEAES) Representative
 - 1 Elementary School Administrator Representative
 - 1 Student representative from Vancouver District Students' Council (VDSC)

Naming Recommendation and Approval:

- The recommendation of the committee will be forwarded to the Facilities Planning Committee through the Superintendent.
- The Board will make the final decision on the name of the new school.

CONCLUSION

The naming process for the new elementary school in Coal Harbour is designed to be inclusive and transparent, ensuring that the chosen name reflects the community's values.

January 15, 2025

ITEM 3.2

TO: Facilities Planning Committee

FROM: Jessie Gresley-Jones, Executive Director Facilities
Ron MacDonald, Director of Facilities
Chris Lum, Manager Energy and Climate

RE: Sustainability Plan Update

*Reference to the
[Education Plan](#)*

GOAL 2:

The Vancouver School Board will increase equity by...

OBJECTIVE:

Improving stewardship of the District's resources by focusing on effectiveness, efficiency, and sustainability.

INTRODUCTION

This report provides a summary of sustainability initiatives including energy management and proposes an update to the 2018 Sustainability Plan to further advance activity on addressing climate adaptation, mitigation and sustainability within the District.

CONTEXT

History of Sustainability Activities at the VSB

In 2018 the Board approved the [VSB Environmental Sustainability Plan](#). However, many initiatives to advance sustainability have been underway for the past two decades. The VSB has maintained an active energy management and conservation program for many years. Beginning in 2009, the VSB has worked with BC Hydro's energy conservation programs. These programs provide support and training for energy management activities and provide access to rebates and incentives offered by BC Hydro. Similar but smaller incentive programs have been offered by Fortis since approximately 2016. As well, the VSB has promoted recycling, composting, waste reduction, and outdoor learning activities for many years.

Milestones in energy management, carbon reduction and sustainability at the VSB include:

- 2009: VSB joins the BC Hydro Energy Management program
- 2009: Sustainability Coordinator position created to support Educators and Facilities
- 2010: The Board [approves the Sustainability Vision and Framework](#) that set a vision to be "the greenest school district in North America"
- 2013: Sustainability Audit assesses progress and provides clarity for the vision
- 2018: The Board approves the current [Environmental Sustainability Plan](#)
- 2019: [Board declares a Climate Emergency](#)

VSB Environmental Sustainability Plan and Framework

The VSB Environmental Sustainability Plan was developed under the guidance of a Sustainability Advisory Committee (disbanded in 2018) representing the District's stakeholder groups; it is based on the Board's Sustainability Vision and Framework from 2010; and incorporated input from the organization at multiple levels.

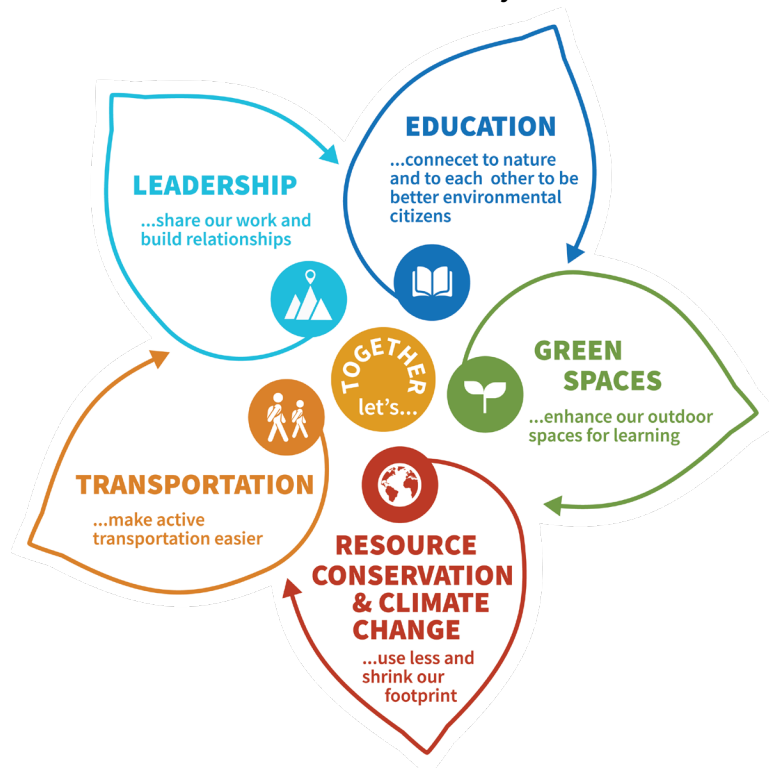
The Plan was developed to guide sustainability efforts in Education, Facilities, and Operations, and to identify and support student and teacher sustainability priorities. In 2018, the Plan was approved by the Board of Trustees.

Sustainability Plan Structure

The Plan is structured into five theme areas (see figure 1), consisting of eight goals and 17 actions. The five theme areas are:

- Sustainability in Education
- Green Spaces
- Resource Conservation and Climate Change
- Sustainable Transportation
- Leadership in Sustainability

Figure 1: Thematic Structure of the Environmental Sustainability Plan



Work on implementing the recommendations of the Environmental Sustainability Plan has been ongoing with progress made in each of the five theme areas. In addition, having the Environmental Sustainability Plan has enabled a better level of coordination, understanding and collaboration across teams, schools, and communities within the VSB. Some benefits include:

- Each of the Plan's five theme areas have seen activity, conducted by District and school staff as well as students.
- The Plan's scope has enabled both planned and spontaneous activities, and the guiding principles provide a structured method to evaluate activities as they arise; hence, initiatives from District staff and students generally align with the Plan's scope.
- The creation of infrastructure and activity guidelines has been accepted by schools and departments, making approval processes easier.
- Relationships with the City of Vancouver, post-secondary institutions, and community organizations have contributed to the goals and actions in the Plan by increasing the number of opportunities and resources available to students and educators.

Priority Focus

Since 2009, the District has prioritized electricity conservation to take advantage of the cost-effective opportunities and highly incentivized available utility programs. These projects have resulted in energy savings to the operating budget, and rebates and incentives to support future studies and planning. The BC Hydro Power Smart program has incentivized lighting upgrades at 100 VSB schools. Lighting retrofit opportunities are nearing completion, and a number of these incentive programs are sunsetting.

Going forward, a stronger focus on activities that directly support carbon reduction and climate change preparedness will be more urgent. The updated Environmental Sustainability Plan will prepare us for a low-carbon future that is resilient to the effects of climate change. VSB will maintain the conservation efforts and educational supports established where practical, and District resources and efforts will increase the focus towards:

- GHG Reduction
 - Elementary and secondary school opportunities as identified in the Capital Plan
- Climate Change Adaptation
 - Outdoor spaces and plantings, building design and standards, and extreme event planning (flooding, heat waves)
- Operational efficiencies
 - Water conservation, waste management, building operations
- Maintenance of existing educational gains where possible
 - VSB teacher and student networks
 - Inter-agency partnerships (e.g. City of Vancouver, nonprofits)
 - Facilities-related programs (e.g. waste reduction)

Carbon Reduction Targets

The Province sets emissions targets for public sector organizations with the intent to reduce overall carbon emissions from 2007 levels – heading towards significant carbon reduction by 2050. B.C.'s [Climate Change Accountability Act](#) specifies province-wide greenhouse gas reduction targets – all compared to a 2007 baseline of:

- 16% reduction by 2025
- 40% reduction by 2030
- 60% reduction by 2040
- 80% reduction by 2050

The Province's plan to meet these targets is detailed in their [CleanBC Roadmap to 2030](#) plan. The objectives are to expand and accelerate climate action to meet the targets in a number of sectors. The plan includes operational and outcome targets.

Specific targets to a 2010 baseline for public sector organizations (PSO) are defined as:

- [50% reduction below 2010 levels in building emissions by 2030](#)
- [40% reduction below 2010 levels in fleet emissions by 2030](#)

VSB recognizes the need for action on climate change to reduce carbon emissions. While VSB has not formerly adopted a specific reduction target, we benchmark our progress against the Provincial targets and therefore recommend embedding these targets within the updated Environmental Sustainability Plan.

VSB Historical Carbon Emissions

The majority of VSB's carbon emissions come from natural gas for space heating, and domestic hot water, accounting for 92% of total emissions. Paper consumption accounts for 3.5%, electricity accounts for 2%, and fleet vehicles accounts for 2.5% (see Figure 2).

In 2007, VSB's carbon emissions were 18,232 tCO₂e. In 2023, VSB's carbon emissions were 15,818 tCO₂e – representing a 13% decrease below the 2007 baseline. A historical trend of total GHG emissions is shown in Figure 3.

Figure 2: Sources of Carbon Emissions from VSB Operations

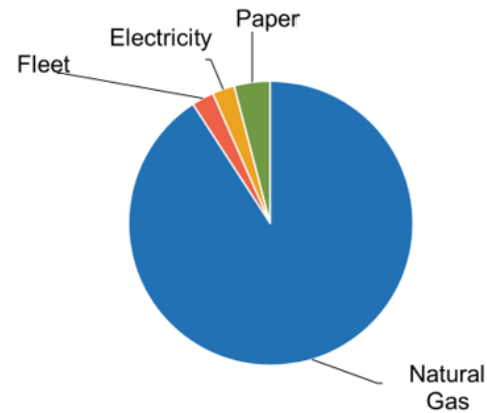
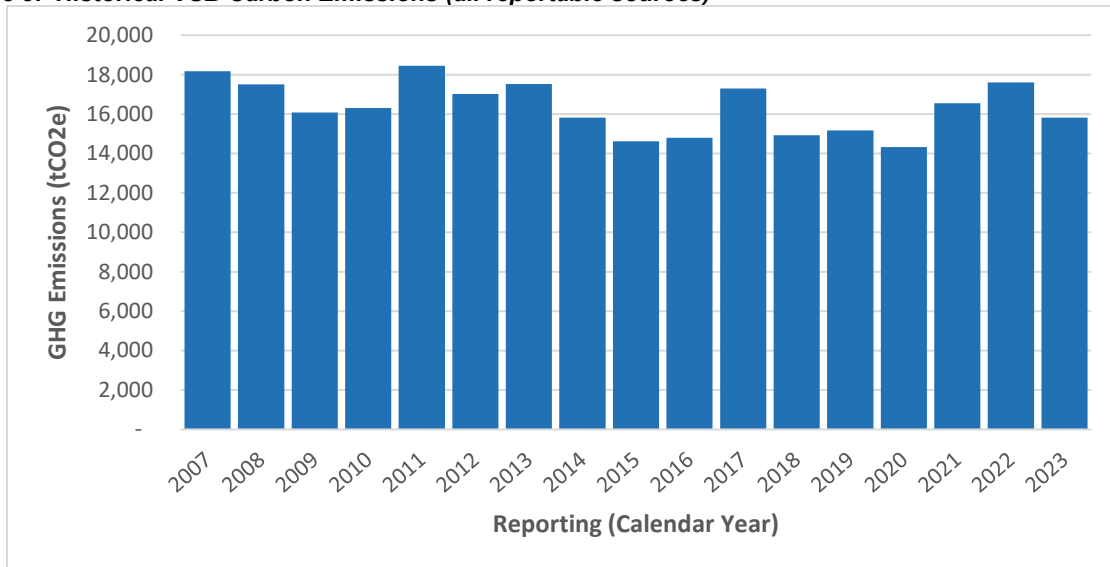


Figure 3: Historical VSB Carbon Emissions (all reportable sources)



Carbon reductions achieved through the Energy Management Program

VSB has implemented numerous energy management activities since 2005. In 2009, VSB formally joined BC Hydro's Energy Manager program and began upgrading lighting systems throughout the school District. In 2013, VSB established a multi-year energy management strategy. A summary of the projects implemented from 2014 onward (exclusive of the Seismic Mitigation program projects) is shown in Table 1. Today, these projects continue to provide savings and/or increases in energy utility costs of \$1.1 million annually.

Table 1: Energy Management Projects

Year	Electricity Conservation Projects		Natural Gas Conservation Projects	
	Project Locations (number)	Total Electricity Savings (kWh/ year)	Project Locations (number)	Total Natural Gas Savings (GJ / year)
2014/15	8	495,000	8	1,470
2015/16	7	536,000	15	0
2016/17	18	662,000	2	4,500
2017/18	13	1,302,000	2	9,500
2018/19	7	587,000	1	1,175
2019/20	14	709,000	4	6,880
2020/21	6	455,000	5	3,300
2021/22	5	341,000	2	1,200
2022/23	10	325,000	9	4,500
2023/24	12	412,000	6	5,696
Totals	100	5,824,000	54	38,221
Annual Utility Savings		\$ 698,000		\$ 458,000
Total (Electricity and Gas savings)		\$1,156,000		

Carbon Reductions achieved through completed Minor Capital Projects

Over the past decade, VSB has updated its mechanical systems and heating plants. These are primarily funded through the Ministry of Education and Child Care (MECC) Carbon Neutral Capital Program (CNCPP). The projects aim to replace outdated and aging heating equipment to reduce the District's carbon emissions. Although these projects continue to use natural gas as an energy source, they achieve reductions in carbon emissions, deploy more modern and flexible equipment compared to older units, and have the potential to incorporate heat pump technologies in the future when additional funding becomes available. Since 2016, seven heating plants have been rebuilt through the CNCPP program and two through AFG funding. The impact of these projects on carbon emissions varies, but some have shown favorable results, particularly when other components of the heating system are addressed. These projects are summarized in Table 2.

Table 2: Summary of Recent Minor Capital Funded Carbon Reduction Projects

Year	Type	School	Funding Program	GHG Emissions Pre-project (tCO ₂ e)	GHG Emissions Post-Project (tCO ₂ e)	GHG Change (tCO ₂ e)	% change
2017	Elementary	McBride	AFG	105	59	(45)	(43)%
2019	Elementary	Roberts	CNCPP	141	126	(14)	(10)%
2020	Elementary	Hastings	CNCPP	153	113	(40)	(26)%
2020	Elementary	Selkirk	CNCPP	115	133	18	15%
2021	Elementary	Norquay	CNCPP	119	161	42	35%
2022	Elementary	MacCorkindale	CNCPP	76	75	(1)	(1)%
2024	Elementary	Beaconsfield	AFG	-	-	-	-
2024	Elementary	Britannia	CNCPP	-	-	-	-
2024	Secondary	Magee	CNCPP	-	-	-	-
			TOTAL	709	667	(42)	(6)%

Carbon reductions achieved through completed Seismic Mitigation Projects

The Seismic Mitigation Program (SMP) has created seismically safe spaces for thousands of students while also improving infrastructure and reducing carbon emissions. These projects—replacements, upgrades, and partial replacements—have decreased fossil fuel use due to better building codes, modern technologies, and low-carbon heating sources.

A summary of emission reductions made through the SMP since 2016 is provided in Table 3. Some observations from this data include:

- Where heat pumps have been integrated into the building design, the reduction of carbon emissions can be dramatic – up to 78% in some examples.
- To date heat pump technologies have only been feasible within the funding envelope for replacement schools.
- Replacement sites without heat pumps still achieve substantial reductions in carbon emissions (typically 30% - 50%) as a result of better codes and equipment.
- Upgrade projects achieve lesser reductions (typically 0% to 15% reduction).

The total GHG emissions reductions attributable to the SMP program is a reduction of 703 tonnes of CO₂e.

Table 3: Carbon Emissions Reductions achieved through the Seismic Mitigation Program (SMP)

Year	Type	School	Integrated Heat Pump	Project Type	GHG Emissions Before (tCO ₂ e)	GHG Emissions After (tCO ₂ e)	GHG Change (tCO ₂ e)	% change
2016	Elementary	Queen Mary	-	Partial	171	72	(99)	(58)%
2016	Elementary	Gordon	Yes	Replacement	115	25	(90)	(78)%
2016	Elementary	L'Ecole Bilingue	-	Replacement	110	48	(62)	(57)%
2017	Secondary	Kitsilano	Yes	Replacement	475	240	(236)	(50)%
2017	Elementary	Strathcona	-	Upgrade	332	345	14	4%
2018	Elementary	Jamieson	-	Upgrade	87	70	(17)	(20)%
2018	Elementary	Kingsford-Smith	-	Upgrade	74	85	11	16%
2019	Elementary	Nelson	-	Replacement	101	69	(32)	(32)%
2020	Elementary	Maple Grove	Yes	Replacement	108	41	(67)	(62)%
2020	Elementary	Fleming	-	Replacement	76	52	(24)	(32)%
2020	Elementary	Tennyson	-	Replacement	78	70	(7)	(9)%
2021	Secondary	Byng	-	Upgrade	293	305	12	4%
2021	Elementary	Maquinna	-	Upgrade	47	93	46	96%
2021	Elementary	Selkirk	-	Upgrade	121	133	12	10%
2021	Elementary	Wolfe	-	Upgrade	86	85	(1)	(1)%
2022	Elementary	Weir	Yes	Partial	58	13	(45)	(78)%
2022	Elementary	wəkwəhəs	-	Replacement	81	39	(42)	(52)%
2023	Elementary	Bayview	Yes	Replacement	69	22	(47)	(68)%
2023	Elementary	Lloyd George	-	Replacement	103	66	(37)	(36)%
2023	Elementary	Cavell	-	Upgrade	77	77	0	0%
2023	Elementary	Livingstone	-	Upgrade	57	66	9	16%
2024	Secondary	Hamber	Yes	Replacement	--	--	--	--
2024	Elementary	Hudson	Yes	Replacement	--	--	--	--
Total					2,719	2,015	(703)	(26)%

Note: Totals do not include recent projects that do not have post-project data (e.g. Hamber and Hudson).

CARBON REDUCTION OPPORTUNITIES

A number of technology pathways are possible through different funding sources available including: i) major capital funding through seismic mitigation (SMP) or expansion (EXP) programs, ii) minor capital funding through the Carbon Neutral Capital Program (CNCP) or the School Enhancement Program (SEP), and iii) Annual Facilities Grant (AFG). These activities have varied impacts on the ability to meet climate targets and the different activities are described below.

- **Heating Plant Upgrades**

VSB primarily uses natural gas to meet the space heating and Domestic Hot Water (DHW) needs of its schools, which contributes to approximately 94% our total carbon emissions. The buildings and associated heating equipment are aging, with many nearing or at the end of their life expectancy. Decisions to retrofit existing heating plants are based on facility renewal requirements, reducing maintenance issues, modernization efforts, and preparing building systems for a low-carbon future. Upgrading heating plants can reduce carbon emissions by 30% – 50% per site when combined with control or distribution upgrades.

- **Heat Pump Integration through New Construction and Retrofit opportunities**

Retrofitting existing mechanical systems in our facilities with low carbon heating plants, such as air-source heat pump technology, is classified as deep retrofits and can potentially reduce carbon emissions by up to 80% per site. However, these retrofits may necessitate additional modifications to mechanical, electrical, and structural systems.

- **Building Controls Upgrades & Optimization**

Building controls play a critical role in ensuring a safe and comfortable learning and work environment. VSB facilities operate with pneumatic or digital controls. While many facilities have transitioned to digital controls, 38% of VSB schools continue to use pneumatic systems. Upgrading to digital controls offers significant advantages, including remote monitoring and precise control. For schools equipped with digital systems, upgrading and recommissioning building controls can achieve carbon emissions reductions of between 5 to 15% per site.

- **Electric Vehicle Fleet & Charging Infrastructure**

District fleet vehicles include light and heavy-duty vehicles that use gasoline, diesel, or biodiesel, with one fully electric van added to the fleet in 2023. Carbon emissions from fleet fuel account for approximately 2.5% of total annual carbon emissions. Most fleet vehicles are on multi-year term leases. When the lease term ends, renewals consider vehicle availability and whether specific electric models can meet the transportation needs of the District. If no viable electric version meets the needs, then improved fuel-efficient options are pursued.

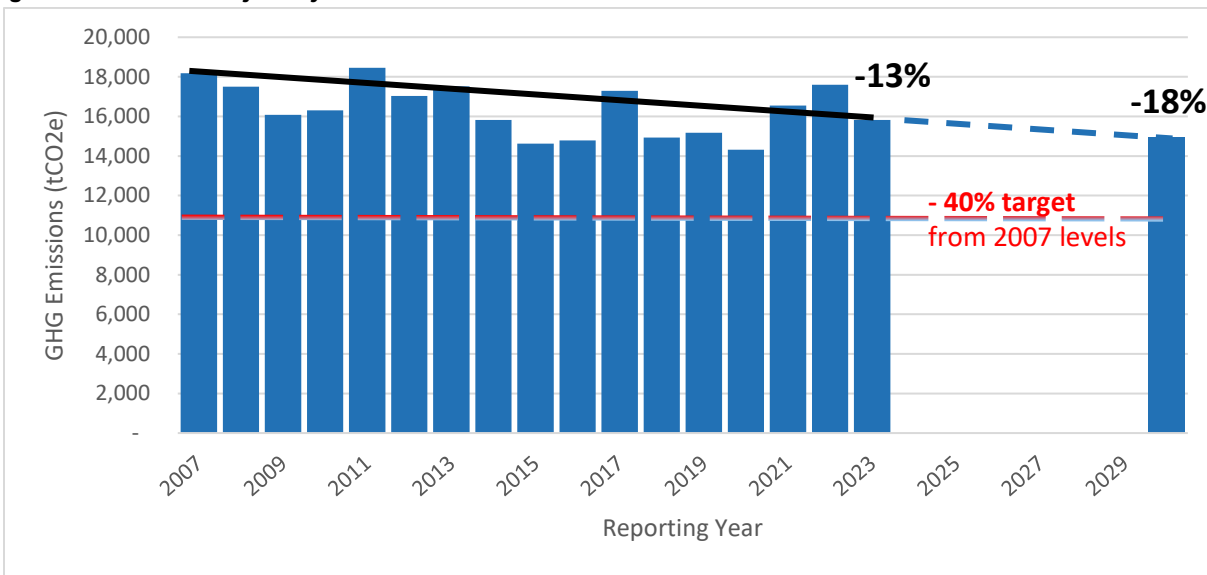
Forecast Emissions Reduction to 2030

The current five-year capital plan serves as the baseline scenario for carbon reduction. According to the forecast, it is estimated that by 2030, the VSB's carbon emissions will be 18% lower than the 2007 baseline (14,914 tCO₂e).

An 18% reduction results is a shortfall of 22% from the 40% provincial target. Although opportunities to influence this trajectory are limited by the availability of capital funding, it is crucial to understand the potential paths to achieving various outcomes. Major capital projects will require 3-4 years of planning and design before any significant reductions are realized. While it is difficult to predict the pace of funding, even a substantial increase in activity would not allow VSB to meet provincial targets before 2030.

Minor capital projects (CNCP, SEP, AFG) implemented one or two per year, while operationally beneficial, would not significantly impact total emissions. Figure 4 illustrates the baseline trajectory to 2030.

Figure 4: Baseline Trajectory of District Carbon Emissions to 2030



Long Term Carbon Reductions: 2030-2050

To make substantive emissions reductions beyond 2030 through 2050, the District will need to implement more aggressive carbon reductions measures and advocate for funding to achieve these provincial targets. All future projects, upgrades, new facilities and replacement projects will need to ensure the maximum effort is made to limit carbon emissions.

Current Capital Plan Outlook

The long-term planning tool for capital renewal is through the annual District Capital Planning cycle. Each year the District submits to the Ministry a five-year requested forecast of capital needs for major capital funding, including Seismic Mitigation Program (SMP), Expansion Program (EXP) and Building Envelope Program (BEP). The current [2025/26 Five-Year Major Capital Plan](#), if fully funded and implemented in the current planned order and with a level of funding and implementation for carbon reduction similar to historical projects of the SMP program, it is likely that a 39% reduction in GHGs could be achieved by 2050. The capital plan has included a longer-term perspective to identify project opportunities to achieve carbon reductions by District facilities.

Specific opportunities for carbon reduction from the current capital plan include:

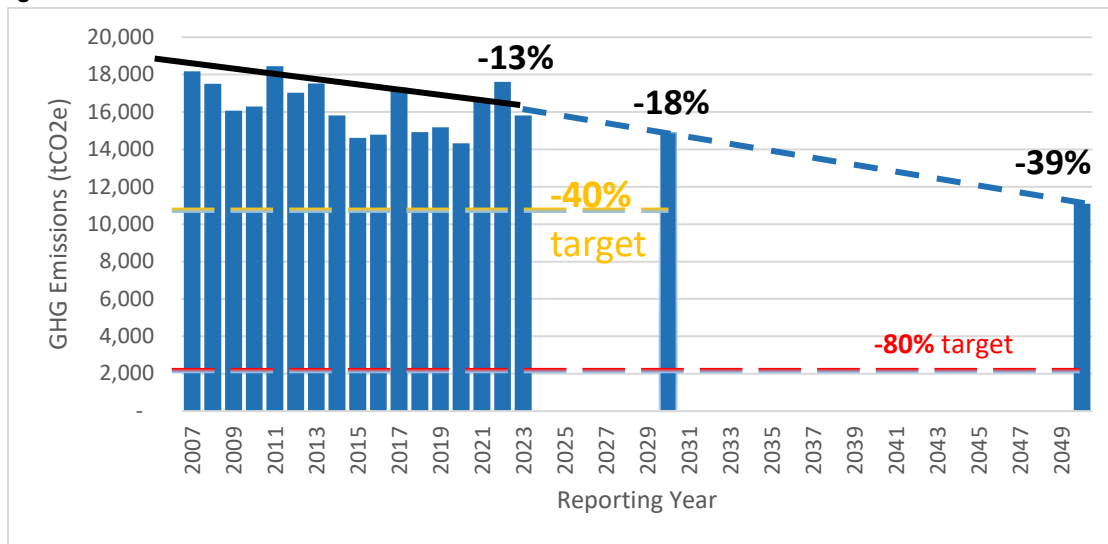
- 35 elementary school projects (representing 3,054 tCO2e)
- 9 secondary schools (representing 4,586 tCO2e)

This outlook assumes that seismic mitigation projects will be structured to include mechanical system provisions and low carbon reduction infrastructure. Typical implementation has included low carbon heating sources (e.g. heat pumps) for replacements, and heating plant upgrades for seismic upgrade projects. This outlook also assumes that minor capital and optimization projects continue at current level of funding/activity.

A modelled result for this outlook is shown in Figure 5. Observations from the quantification exercise and the outlook indicate that:

- The current capital plan outlook can realize carbon reductions of approximately 4,729 tCO2e by 2050 from 2023 levels.
- Carbon reduction impact compared to baseline will be a reduction of 39% emission.
- Relying on the capital plan and current levels of commitment to low carbon results from the Provincial funding envelope will not meet 2050 targets

Figure 5: Scenario 1 Carbon Emission Forecast to 2050



The difference in meeting provincial targets highlights the importance of ensuring that each project maximizes the potential to reduce carbon emissions. To progress towards carbon targets, implementing low carbon heating plants, such as heat pump technology, is necessary to achieve significant carbon reductions across all projects. Additionally, it is important to consider the most impactful investments to meet climate targets alongside other capital investment objectives.

CONCLUSION

In consideration of the Provincial carbon reduction targets, and associated assessments presented in this report, the following observations can be made:

- The District acknowledges the importance of addressing carbon reduction, with a focus on building performance and climate adaptation.
- An evaluation of the current trajectory towards 2030 and 2050 targets indicates that the reduction targets set by the Province are not attainable within the scope of the current capital plan priorities and the typical standard of energy improvements achieved in past projects.
- More significant improvements will be required as part of all capital plan initiatives to meet the targets, and each funding decision should be made with a comprehensive understanding of reduction opportunities and alignment with anticipated overall reduction targets.

NEXT STEPS

Staff will update the 2018 Sustainability Plan and present their findings to the Board before the end of 2025. The update will include:

- a) Reviewing and reporting on all 17 actions from the 2018 Sustainability Plan to determine which goals have been completed, which are no longer relevant, and which need to be continued or modified.
- b) Conducting a detailed review of all future energy retrofit projects and requirements for the District. This will include a building-by-building assessment of GHG reduction potential, planning-level costs, and recommended steps to improve progress towards provincial targets.
- c) Advancing planning for low-carbon transport and transitioning to electric vehicles (EVs) and equipment.

Vancouver School District Facilities Planning Committee

January 15, 2025



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), Skwxwú7mesh Úxwumixw (Squamish Nation) & səlilwətał (Tsleil-Waututh Nation).



x^wməθk^wəy̓əm
(Musqueam)



Skwxwú7mesh Úxwumixw
(Squamish Nation)



səlilwətał
(Tsleil-Waututh Nation)

Live-streamed

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.

Meeting Decorum

The Board has a strong commitment to ethical conduct. This includes the responsibility of committee participants to conduct themselves with appropriate decorum and professionalism. As Chair of the Committee it is my responsibility to see that decorum is maintained. To do that I ask that:

- all participants request to speak through the chair;
- civility towards others is maintained as participants share perspectives and participate in debate;
- staff be able to submit objective reports without influence or pressure as their work is acknowledged and appreciated;
- all participants refrain from personal inflammatory/accusatory language/action;
- all participants present themselves in a professional and courteous manner.

Introductions

Participants: please state your first and last name and the name of the group you are representing or position with VSB

ITEM 1.1

Elementary School at Coal Harbour Lease Acquisition Bylaw 2025

Jessie Gresley-Jones, Executive Director Facilities

Key Terms

- **Premises:** Located at 482 and 488 Broughton Street and 1380 West Hastings Street, British Columbia.
- **Term:** Ninety-nine (99) years, commencing on the date of issuance of the Certificate of Substantial Completion and Occupancy Permit and subject to earlier termination in accordance with the lease.
- **Base Rent:** Ten Dollars (\$10.00) for the entire term.
- **Use of Premises:** The premises will be used for the provision of public education programs and related services.
- **Maintenance and Repairs:** VSB is responsible for maintaining and repairing the premises, including all building services and systems that service the premises.

Key Terms

- **Insurance:** VSB must obtain and maintain commercial general liability insurance, automobile liability insurance, all-risk property insurance, and equipment breakdown insurance.
- **Environmental Obligations:** VSB must comply with all environmental laws and is responsible for any contaminants brought onto the premises.
- **Termination:** The lease can be terminated if the premises are substantially damaged or destroyed, or if either party defaults on their obligations.
- **Assignment and Subleasing:** VSB may sublease the premises for uses compatible with educational purposes but cannot assign the lease without the Landlord's consent.
- **Dispute Resolution:** Any disputes will be resolved through arbitration as per the British Columbia Arbitration Act.

Steps for Adopting the Bylaw

1. The Board's offer to lease the premises from the City on the terms and conditions set out in the Offer to Lease is ratified and approved.
2. The Board's lease of the premises from the City on the terms and conditions set out in the Lease is ratified and approved.
3. The Secretary Treasurer is authorized to execute and deliver the Offer to Lease and the Lease, along with any necessary amendments and related documents, on behalf of the Board. All past actions of the Secretary Treasurer in this regard are also ratified and approved.

QUESTIONS?

ITEM 1.1

Elementary School at Coal Harbour Lease Acquisition Bylaw 2025

Recommendation

The Facilities Planning Committee recommends:

That the Board of Education of School District No. 39 (Vancouver) Elementary School at Coal Harbour Lease Acquisition Bylaw 2025 be given three (3) readings and approved at the January 27, 2025 Public Board meeting.

ITEM 3.1

Naming Process for the New Elementary School in Coal Harbour

Jessie Gresley-Jones, Executive Director Facilities

Pete Nuij, Associate Superintendent

Context

- New Elementary School at Coal Harbour is under construction with expected completion by fall 2025
- Name is required for the new elementary school
- Admin Procedure 541: Naming New Facilities

Naming Committee Role

- Liaise with the three host nations in determining a First Nations language place-based name
- Consider a dual English and First Nations language place-based name for the school and, if a dual name is to be given, will seek community input on possible place-based names
- Provide guidance on the development of an education plan to support understanding the history and significance of the new school name(s)
- Make a naming recommendation to the Facilities Planning Committee through the Superintendent

Naming Committee Membership

- 1 Associate Superintendent or Director of Instruction (Chair)
- 1 Director of Instruction Indigenous Education
- Representatives of the three host nations
- 1 District Parent Advisory Council (DPAC) representative
- 1 Vancouver Elementary and Adult Educators' Society (VEAES) Representative
- 1 Elementary School Administrator Representative
- 1 Student representative from Vancouver District Students' Council (VDSC)

Naming Recommendation

- The recommendation of the committee will be forwarded to the Facilities Planning Committee through the Superintendent
- The Board will make the final decision on the name of the new school

QUESTIONS?

ITEM 3.1

Naming Process for the New Elementary School in Coal Harbour

ITEM 3.2

Sustainability Plan Update

Jessie Gresley-Jones, Executive Director Facilities

Chris Lum, Manager of Energy and Climate

Purpose

This update provides a summary of sustainability initiatives including energy management and outlines a process to update the Environmental Sustainability Plan to further advance activity on addressing climate adaptation, mitigation and sustainability within the District.

Key Sustainability Milestones

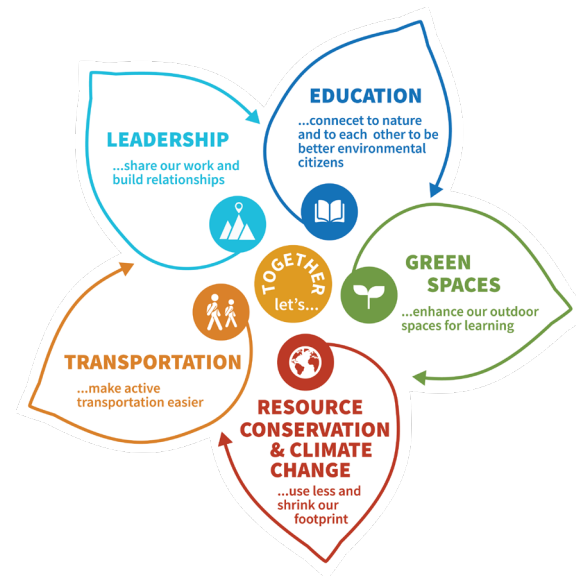
VSB Vancouver
School Board



Environmental Sustainability Plan

VSB Vancouver
School Board

- Board approved in 2018
- Organized into 5 key theme areas
- Identified 8 Goals and 17 Actions

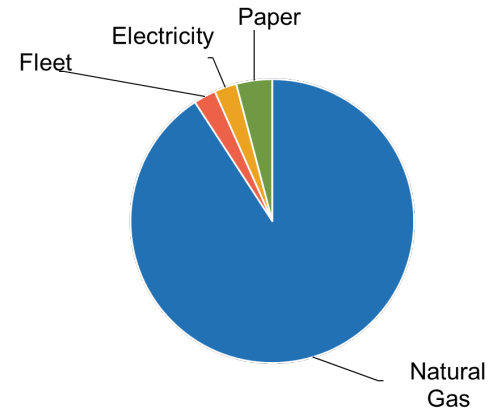
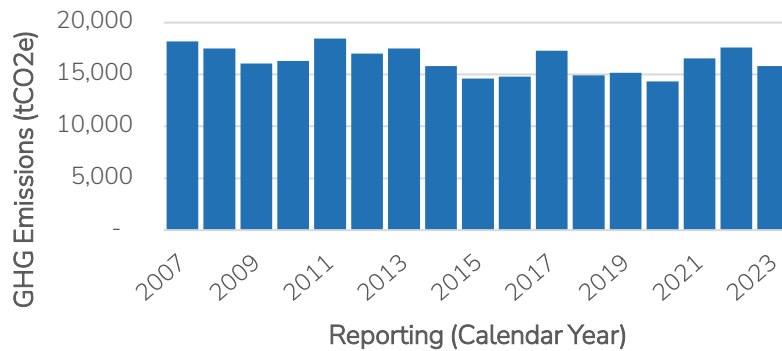


- The Province has set emissions targets for public sector organizations with the intent to reduce overall carbon emissions from 2007 levels – heading towards significant carbon reduction by 2050.
- B.C.'s [Climate Change Accountability Act](#) specifies province-wide greenhouse gas (GHG) reduction targets – all compared to a 2007 baseline of:
 - 16% reduction by 2025
 - 40% reduction by 2030
 - 60% reduction by 2040
 - 80% reduction by 2050

VSB Carbon Emissions

VSB Vancouver
School Board

- Historical VSB Carbon Emissions



2023 Carbon Emissions:
Natural Gas: 92%, Paper: 3.5%,
Electricity: 2%, Vehicle Fuel: 2.5%

Energy Management Program

- Historical Energy Conservation Projects and Savings

	Electricity Conservation Projects		Natural Gas Conservation Projects	
Year	Project Locations (number)	Total Electricity Savings (kWh/ year)	Project Locations (number)	Total Natural Gas Savings (GJ / year)
2014/15	8	495,000	8	1,470
2015/16	7	536,000	15	-
2016/17	18	662,000	2	4,500
2017/18	13	1,302,000	2	9,500
2018/19	7	587,000	1	1,175
2019/20	14	709,000	4	6,880
2020/21	6	455,000	5	3,300
2021/22	5	341,000	2	1,200
2022/23	10	325,000	9	4,500
2023/24	12	412,000	6	5,696
Totals	100	5,824,000	54	38,221
Annual Utility savings		\$ 698,000		\$ 458,000
Total (Electricity and Natural Gas Savings)		\$1,156,000		

Seismic Mitigation Program

- Carbon Reductions achieved through Seismic Mitigation Program

Seismic Mitigation Program	# of Projects	GHG Emissions Before (tCO ₂ e)	GHG Emissions After (tCO ₂ e)	GHG Change (tCO ₂ e)	% Change
Replacement	14	1,545	755	(789)	(51)%
Upgrade	9	1,174	1,260	86	7%
Totals	23	2,719	2,015	(703)	(26)%

Minor Capital Programs

- Carbon Reductions achieved through Minor Capital Program

Minor Capital	# of Projects	GHG Emissions Before (tCO ₂ e)	GHG Emissions After (tCO ₂ e)	GHG Change (tCO ₂ e)	% Change
CNCP & AFG	9*	709	667	(42)	(6)%

* Includes recent CNCP and AFG projects but they do not have sufficient post-project data

Carbon Reduction Opportunities

Several improvements are possible through different funding sources available to the District. These activities have varied impacts on the ability to meet climate targets and the different activities are identified below:

- Heating Plant Upgrades
- Heat Pump Integration
- Building Controls Upgrades & Optimization
- Electric Vehicle Fleet and Equipment

Carbon Reduction Opportunities

1. Heating Plant Upgrades:

- 30 – 50% reductions per site
- Proven in Retrofit and New Construction



School	GHG Emissions Before (tCO ₂ e)	GHG Emissions After (tCO ₂ e)	% Change
McBride Elementary	105	59	(43)%

Carbon Reduction Opportunities

2. Heat Pump Integration:

- 70 – 80% reductions per site
- Proven in New Construction
- Challenging as a retrofit option



School	GHG Emissions Before (tCO ₂ e)	GHG Emissions After (tCO ₂ e)	% Change
Gordon Elementary	115	25	(78)%

Carbon Reduction Opportunities

3. Building Controls:

- 5 -15% carbon reductions per site
- Convert Pneumatic Controls to Digital Controls
- Optimize existing building controls (i.e. tune-up)

4. Electric Vehicles & Equipment:

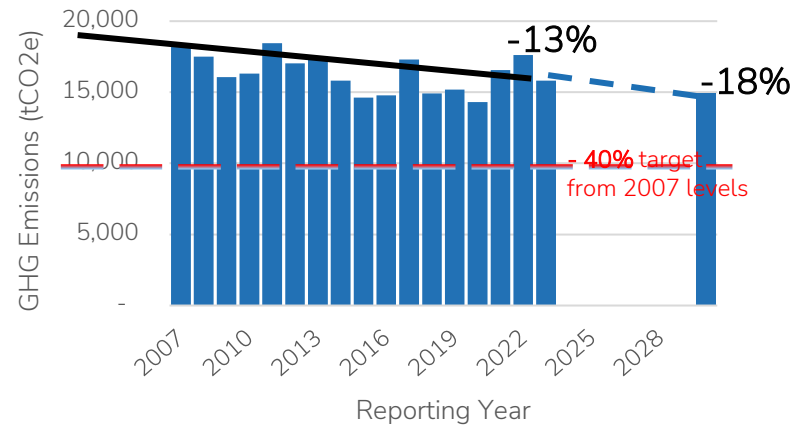
- Up to 2.5% carbon emissions for the District
- Electrify fleet vehicles, tractors, power equipment
- Majority of fleet vehicles are on multi-year term leases
- Electrical upgrades may be required

Capital Plan Outlook

- Current 2025/26 Five-Year Major Capital Plan - SMP, EXP, BEP
- Specific Opportunities for carbon reduction from capital plan
 - 35 Elementary, representing 3,054 tCO₂e
 - 9 Secondary, representing 4,586 tCO₂e
- Outlook assumes SMP projects will include mechanical system provisions and low carbon infrastructure

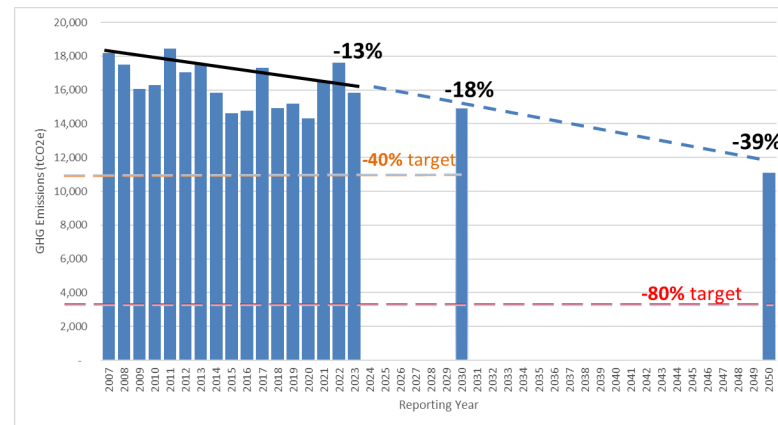
Forecast Emissions to 2030

- 2030 Target: 40% reduction
- 18% reduction could be achieved by 2030
- 22% Gap/shortfall



Forecast Emissions to 2050

- 2050 Target: 80% reduction
- 39% reduction could be achieved by 2050
- 41% Gap/shortfall



Long Term: 2030 - 2050

- The implementation of the Capital Plan alone will not meet 2030 and 2050 targets
- To make progress towards targets, District needs aggressive carbon reduction measures and funding that limits carbon emissions in both new construction and replacement projects
- Impacts of climate change are expected to continue to challenge our operations and the resiliency of schools

Priority Focus Moving Forward

GHG Reduction	Elementary and Secondary school opportunities
Climate Change Adaptation	Outdoor spaces, building design & standards, extreme event planning
Operational Efficiencies	Water conservation, waste management, building operations
Maintenance of existing educational support	VSB teacher/student networks, Inter-agency partnerships, Facilities-related programs

Conclusion

- The District acknowledges the importance of addressing carbon reduction, with a focus on building performance and climate adaptation.
- The evaluation of the current trajectory towards 2030 and 2050 targets indicates that the reduction targets set by the Province are not attainable within the scope of the current capital plan priorities and the typical standard of energy improvements achieved in past projects.
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Next Steps

Update the 2018 Sustainability Plan and present findings to the Board in 2025

- Review and report on all 17 actions from the 2018 Sustainability Plan to determine which goals have been completed, which are no longer relevant, and which need to be continued or modified.
- Conduct a detailed review of all future energy retrofit projects and requirements for the District. This will include a building-by-building assessment of GHG reduction potential, planning-level costs, and recommended steps to improve progress towards provincial targets.
- Advance planning for low-carbon transport and transitioning to electric vehicles (EVs) and equipment.

QUESTIONS?

ITEM 3.2
Sustainability Plan Update



**THANK YOU
FOR YOUR TIME**
