

NOTICE OF MEETING

FACILITIES PLANNING COMMITTEE

Secretary Treasurer's Office
September 17, 2025
Public viewing via live broadcast

Preeti Faridkot (Chair)
Joshua Zhang (Vice Chair)
Victoria Jung
Christopher Richardson

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, inherent rights holder representatives and stakeholder representatives** on **Wednesday, September 17, 2025 at 7:00 pm**. The meeting will be live broadcast for the public.

Trustees:	Lois Chan-Pedley	Suzie Mah (Alternate)
	Alfred Chien	Jennifer Reddy (Alternate)
	Janet Fraser	

Student Trustee:	Freddie Zhang
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Other Senior Team Staff:	Daniel Blue	Maureen McRae-Stanger
	Pedro da Silva	Janis Myers
	Michael Gray	Alison Ogden
	Jessie Gresley-Jones	

Inherent Rights Holder Representatives:	Faye Mitchell, x̱m̱əθḵw̱əy̱əm (Musqueam)
	Kirsten Baker Williams, Sḵwxw̱ú7mesh Úxwumixw (Squamish Nation)
	Kirsten Touring, səliłwətał (Tsleil-Waututh Nation)

Representatives:	Suzette Magri, CUPE 15	Alternates:	Vanessa Mani-Garrett, CUPE 15 (Alt 1)
	Rebeca Keaney, CUPE 407		Susan Gee, CUPE 15 (Alt 2)
	Melanie Cheng, DPAC		Adam Crawford, CUPE 407
	Tim Chester, IUOE		Michael Menashy, DPAC
	Paul Loeman, PASA		Tim De Vivo, IUOE
	Justin Chapman, BCVSBCMTU		Kerry Chuah, PASA
	Dale Ambrose, VASSA		Mike Logan, BCVSBCMTU
	Representative, VDSC		
	Françoise Raunet, VEAES		
	Laura Rhead, VEPVPA		Riley McMitchell, VEPVPA
	Carl Janze, VSTA		John Silver, VSTA

FACILITIES PLANNING COMMITTEE MEETING AGENDA

Wednesday, September 17, 2025, 7:00 to 8:30 pm
Room 180, VSB Education Centre

With deep gratitude and respect, we are honored to be learning and unlearning on the ancestral and unceded lands of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh Úxwumixw (Squamish Nation) & səliłwətał (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 2026-2027 Minor Capital Plan

Presenters

Jessie Gresley-Jones, Executive Director of Facilities
Dmytro Plakhotnyk, Sr. Manager of Maintenance and Construction

2. Discussion Items

- 2.1 None

3. Information Items

- 3.1 Downtown Catchment Boundary Change Process Jessie Gresley-Jones, Executive Director of Facilities

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.

September 17, 2025

ITEM 1.1

TO: Facilities Planning Committee

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

RE: 2026-2027 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.

INTRODUCTION

This report contains a recommendation for the Board of Education to approve the submission of the 2026-2027 Minor Capital Plan to the Ministry of Infrastructure ("the Ministry").

BACKGROUND

The school district submits annually to the Ministry, a list of projects for funding consideration under several minor capital programs. Submissions are due by September 30, 2025. By March 2026, the Ministry provides school districts with a Capital Plan Response Letter which outlines the projects that will be funded.

This report describes the proposed 2026-2027 Minor Capital Plan submission for each of the following 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](#).

MINOR CAPITAL PROGRAMS

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 to extend their useful physical life. Projects are permitted in six categories of upgrade defined as: 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.

MECC approved Phase 1 of the Crosstown Elementary ventilation project in the 2025/2026 response letter. The remaining 2025/2026 projects – including Quilchena and Gladstone went through a scope review and were then partially or fully funded through the AFG project list because of their criticality.

The proposed SEP project submissions for 2026-2027 includes the Phase 2 Crosstown Elementary as a critical priority to complete this project as well as additional priorities for safety and public announcements (PA) systems, and steam pipe replacements as shown in Table 1.

Table 1: School Enhancement Program (SEP) submission for 2026-2027

Priority	School	Project Scope	Project Cost
1	Crosstown Elementary	<p>The school currently has ventilation and heating, but no dedicated cooling. The designed ventilation capacity provides occupants with required minimum ventilation levels but does not have extra air flow capacity to support thermal comfort. Indoor temperatures have been uncomfortable for building occupants since the school opened in 2017.</p> <p>To remediate this situation the existing systems will be upgraded in two phases. The first phase was approved in the 2025-2026 submission and is already being implemented. The value of phase 1 is \$1,470,000 and it includes the following measures to address both ventilation and thermal comfort:</p> <ul style="list-style-type: none"> ○ Modifications to AHU Motors-Filters-Coils & 1ST VRF Heat Pump – addresses facility’s ventilation. ○ Rooftop mechanical room construction - to accommodate Heat Pumps that will be addressed in phase 2, as well as the heat exchanger for a water-cooling supply and distribution system. <p>To finalize the project the funding required for the second phase is \$1,350,000 and includes the following measures to address air cooling equipment installation in the classrooms and learning areas:</p> <ul style="list-style-type: none"> ○ Second and Third VRF Heat Pumps. ○ Hybrid Refrigerant-CHW Distribution – ceiling-mounted cooling air circulation units. ○ Chilled water fan-coil units to address cooling needs in common areas like gyms and auditoriums. 	\$1,350,000
2	Killarney Secondary	Fire alarm annunciator panel upgrade to the existing building along with wiring and devices replacement as needed.	\$475,000
3	Elsie Roy Elementary	Fire alarm annunciator panel upgrade to the existing building along with wiring and devices replacement as needed.	\$375,000

Priority	School	Project Scope	Project Cost
4	Point Grey Secondary	Steam heat piping replacement to address multiple steam leaks occurring in the under-building concrete slabs and foundation due to the aging infrastructure. This will prevent further concrete structure damage from the leaks and extend the life of the building.	\$800,000
TOTAL			\$3,000,000

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 are 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 University Hill (priority 1) and Windermere (priority 2) HVAC projects in the 2025/2026 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 2026-2027 are shown in Table 2.

Table 2 – Carbon Neutral Capital Program (CNCP) Submission for 2026-2027

Priority	School	Description	Annual Savings*	Project Cost
1	Cavell Elementary	New Heating Plant & District Hot Water (DHW) upgrade for the ageing boiler plant for the main building with modern high-efficiency boilers will achieve substantial energy savings. <i>Projected total annual avoided emissions – 17.47 tCO₂</i>	Fuel Savings - \$3,500 Total Savings - \$3,500	\$ 625,000
2	Charles Dickens Annex	New Heating Plant & DHW upgrade for the ageing boiler plant with modern high-efficiency boilers will achieve substantial energy savings. <i>Projected total annual avoided emissions - 7.59 tCO₂</i>	Fuel Savings - \$1,520 Total Savings - \$1,520	\$ 450,000
3	General Brock Elementary	New Heating & DHW Plant upgrade for the ageing boiler plant for the Frame building with modern high-efficiency boilers will achieve substantial energy savings. This project is for the frame building only. <i>Projected total annual avoided emissions - TBD</i>	Fuel Savings – \$3706 Total Savings - \$370	\$ 462,500
4	Shaughnessy Elementary	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. <i>Projected total annual avoided emissions - TBD</i>	Fuel savings - \$5,840 Total savings - \$5,840	\$ 815,000
5	General Wolfe Elementary	New Heating Plant & DHW upgrade for the ageing boiler plant for the frame building with modern high-efficiency boilers will achieve substantial energy savings. This project is for the frame building only. <i>Projected total annual avoided emissions – 1.60 tCO₂</i>	Fuel Savings - \$320 Total Savings - \$320	\$ 412,500
TOTAL				\$2,765,500

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

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 that are suggested for consideration 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 work closely with the Learning Services staff to identify areas of need for students at specific sites which can change year-over-year. As PEP submissions include a focus on accessibility, they address playground elements and surfaces for a range of student needs.

Proposed PEP project submissions for 2026-2027 are shown in Table 3.

Table 3 – Playground Equipment Program (PEP) Submission for 2026-2027

Priority	School	Type of Work	Project Cost
1	Southlands Elementary	New accessible playground	\$ 200,000
2	Sexsmith Elementary	New accessible playground	\$ 200,000
3	Sir Wilfred Grenfell Elementary	New accessible playground	\$200,000
TOTAL			\$ 600,000

Food Infrastructure Program (FIP)

The Food Infrastructure Program (FIP) is a new capital funding program that 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 2026-2027 funding are shown in Table 4.

Table 4 – Food Infrastructure Program (FIP) Project Submission for 2026-2027

Priority	School	Type of Work	Project Cost
1	Sir Winston Churchill Secondary	<p>Summary: To improve meal prep capacity and service efficiency, key kitchen equipment requires replacement:</p> <ul style="list-style-type: none"> • Rational Oven (10-shelf): 20 years old, beyond repair, and no longer energy/code compliant. • Steam Tables (x2): Needed to maintain safe food temperatures during lunch service. Existing units are obsolete and will be relocated to the service line to improve speed and efficiency. <p>Proposal: Replace and upgrade essential kitchen equipment to support safe, efficient, and code-compliant operations.</p>	\$55,000
2	Killarney Secondary	<p>Summary: The kitchen's existing walk-in cooler was decommissioned due to safety concerns and is beyond repair. It has been temporarily replaced with six reach-in coolers/freezers, all of which are now at end of life and will soon be non-serviceable due to parts unavailability.</p> <p>In addition, the Rational oven (10-shelf unit), which is the primary appliance used for lunch preparation, is 20 years old and has reached the end of its service life. Its replacement is critical to maintaining meal production capacity and ensuring food safety standards.</p> <p>Proposal: Replace the aging reach-in units with a new commercial-grade walk-in cooler and replace the Rational oven to ensure reliable, efficient, and safe kitchen operations.</p>	\$90,000
3	Vancouver Technical Secondary	<p>Summary: The existing steam tables, essential for maintaining safe hot food temperatures during lunch service, are aging and starting to fail. Replacement parts are no longer available due to the age of the equipment.</p> <p>Proposal: Replace failing steam tables to ensure continued compliance with food safety standards and uninterrupted meal service.</p>	\$20,000
4	Windermere Community Secondary	<p>Summary: The existing rational oven (10-shelf) and soup kettle, both critical for lunch preparation, are 20 years old and showing signs of failure. Due to space constraints and the need to resize the oven, it is operationally efficient to replace the soup kettle at the same time, as both units are positioned side by side.</p> <p>Proposal: Replace the aging gas burner/stove, rational oven, and soup kettle – with a smaller stove, new rational oven, new soup kettle, and add a skillet to support production, improve efficiency, and optimize kitchen layout.</p> <p><i>Note: The cost of project estimate includes all underlying electrical, plumbing, and structural modifications as needed.</i></p>	\$100,000
TOTAL			\$265,000

RECOMMENDATION

The Facilities Planning Committee recommends:

That The Board of Education of School District No. 39 (Vancouver) approve the 2026-2027 Minor Capital Plan for submission to the Ministry of Infrastructure.

ATTACHMENTS:

- Capital Plan 2026-2027 – Minor Capital Project Submission Summary
- Capital Plan 2026-2027 – Minor Capital FIP Project Submission Summary

ATTACHMENT A

Report run: Thursday, August 7, 2025

Run By: # Dmytro Plakhotnyk



Submission Summary

Submission Summary:	Minor 2026/2027 2025-09-30 MAIN - K12
Submission Type:	Capital Plan
School District:	Vancouver (SD39)
Open Date:	2025-04-07
Close Date:	2025-09-30
Submission Status:	Draft

Submission Category	Sum Total Funding Requested
CNCP	\$2,765,000
SEP	\$3,000,000
PEP	\$600,000
Total	\$6,365,000

CNCP					
SD Category Rank	Project Number	Facility/Site	Project Type	Project Description	Total Funding Requested
1	159195	Edith Cavell Elementary	HVAC (CNCP)	New Heating Plant & DHW upgrade for the aging boiler plant for the main building with modern high-efficiency boilers will achieve substantial energy savings.	\$625,000
2	167680	Charles Dickens Annex	HVAC (CNCP)	New Heating Plant & DHW upgrade for the ageing boiler plant with modern high-efficiency boilers will achieve substantial energy savings.	\$450,000
3	171151	General Brock Elementary	HVAC (CNCP)	New Heating & DHW Plant upgrade for the ageing boiler plant for the Frame building with modern high-efficiency boilers will achieve substantial energy savings. This project is for the frame building only.	\$462,500
4	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.	\$815,000
5	163360	General Wolfe Elementary	HVAC (CNCP)	New Heating Plant & DHW upgrade for the ageing boiler plant for the frame building with modern high-efficiency boilers will achieve substantial energy savings. This project is for the frame building only.	\$412,500
Submission Category Total:					\$2,765,000

ATTACHMENT A

Report run: Thursday, August 7, 2025

Run By: # Dmytro Plakhotnyk



Submission Summary

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	171194	J.W. Sexsmith Community Elementary	New (PEP)	New accessible playground installation	\$200,000
3	171195	Sir Wilfred Grenfell Community	New (PEP)	New accessible playground installation	\$200,000
				Submission Category Total:	\$600,000
SEP					
SD Category Rank	Project Number	Facility/Site	Project Type	Project Description	Total Funding Requested
1	167697	Crosstown Elementary	HVAC (SEP)	Phase 2 of the project consists of: 1. Installation of 2ND & 3RD VRF Heat Pumps 2. Installation of the hybrid Refrigerant-CHW Distribution 3. Installation of the Chilled Water Fan-Coil Units	\$1,350,000
2	171190	Killarney Secondary	Electrical (SEP)	Fire alarm annunciator panel upgrade to the existing building along with wiring and devices replacement as needed.	\$475,000
4	171192	Point Grey Secondary	Plumbing	Steam heat piping replacement to address multiple steam leaks occurring in the under-building concrete slabs and foundation due to the aging infrastructure. This will allow us to be proactive in addressing further concrete structure damage from the leaks and extending the life of the building.	\$800,000
5	171191	Elsie Roy Elementary	Electrical (SEP)	Fire alarm annunciator panel upgrade to the existing building along with wiring and devices replacement as needed.	\$375,000
				Submission Category Total:	\$3,000,000



Submission Summary

Submission Summary:	Minor 2026/2027 2025-10-01 FIP
Submission Type:	Capital Plan
School District:	Vancouver (SD39)
Open Date:	2025-04-07
Close Date:	2025-10-01
Submission	Draft

Submission Category	Sum Total Funding Requested
SEP	\$265,000
Total	\$265,000

SD Category Rank	Project Number	Facility/Site	Project Type	SEP	
				Project Description	Total Funding Requested
1	171196	Sir Winston Churchill Secondary	Food Infrastructure (SEP)	<p>Summary: To improve meal prep capacity and service efficiency, key kitchen equipment requires replacement:</p> <ul style="list-style-type: none">• Rational Oven (10-shelf): 20 years old, beyond repair, and no longer energy/code compliant.• Steam Tables (x2): Needed to maintain safe food temperatures during lunch service. Existing units are obsolete and will be relocated to the service line to improve speed and efficiency. <p>Proposal: Replace and upgrade essential kitchen equipment to support safe, efficient, and code-compliant operations.</p>	\$55,000

ATTACHMENT B

Report run: Thursday, August 7, 2025

Run By: # Dmytro Plakhotnyk



Submission Summary

SEP					
SD Category Rank	Project Number	Facility/Site	Project Type	Project Description	Total Funding Requested
2	171197	Killarney Secondary	Food Infrastructure (SEP)	<p>Summary: The kitchen's existing walk-in cooler was decommissioned due to safety concerns and is beyond repair. It has been temporarily replaced with six reach-in coolers/freezers, all of which are now at end of life and will soon be non-serviceable due to parts unavailability.</p> <p>In addition, the Rational oven (10-shelf unit), which is the primary appliance used for lunch preparation, is 20 years old and has reached the end of its service life. Its replacement is critical to maintaining meal production capacity and ensuring food safety standards.</p> <p>Proposal: Replace the aging reach-in units with a new commercial-grade walk-in cooler and replace the Rational oven to ensure reliable, efficient, and safe kitchen operations.</p>	\$90,000
4	171199	Windermere Community Secondary	Food Infrastructure (SEP)	<p>Summary: The existing rational oven (10-shelf) and soup kettle, both critical for lunch preparation, are 20 years old and showing signs of failure. Due to space constraints and the need to resize the oven, it is operationally efficient to replace the soup kettle at the same time, as both units are positioned side by side.</p> <p>Proposal: Replace the aging gas burner/stove, rational oven, and soup kettle – with a smaller electrical stove, new rational oven, new soup kettle, and add a skillet to support production, improve efficiency, and optimize kitchen layout.</p> <p>Note: The cost of project estimate includes all underlying electrical, plumbing, and structural modifications as needed.</p>	\$100,000
5	171198	Vancouver Technical Secondary	Food Infrastructure (SEP)	<p>Summary: The existing steam tables, essential for maintaining safe hot food temperatures during lunch service, are aging and starting to fail. Replacement parts are no longer available due to the age of the equipment.</p>	\$20,000
Submission Category Total:					\$265,000

September 17, 2025

TO: Facilities Planning Committee

**FROM: Jessie Gresley-Jones, Executive Director of Facilities
Doug Roch, District Principal
Hayden O'Connor, Facilities Planner**

RE: Downtown Catchment Boundary Change Process

*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

A new elementary school in the Coal Harbour neighbourhood is slated to open. To support enrolment planning and ensure clarity for families a catchment area must now be established for this new school.

This report outlines proposed catchment boundary changes that will enable families to plan for future school enrolment and to provide administrative clarity to the school district in terms of downtown student enrolment in conjunction with the new school. A student may enroll in an educational program at any school in our school district, providing that the application to enroll is received by a specified date and there is space, as outlined by Sections 2(2) and 74.1 of the *School Act*, as well as procedures set out in VSB Administrative Procedure 305 - School Catchment Boundaries, particularly section 1.1.4.

Changes to school catchment boundaries are approved by the Board of Education at the recommendation of the Superintendent.

This report is presented for information and the initiation of the public engagement process for boundary catchment changes in the downtown area of Vancouver.

BACKGROUND

The new school located in Coal Harbour will require a defined catchment area to be established out of the currently existing downtown school catchment areas. The downtown area of the Vancouver School District is geographically bounded by False Creek to the south, Coal Harbour to the north, Stanley Park to the west and Main Street to the east. It will be comprised of one secondary school (King George) and four K-7 elementary schools (Lord Roberts, Elsie Roy, ʁxʷwəḏʷəθəʔ Crosstown, and the new school at Coal Harbour).

Students and staff who will attend the new school at Coal harbour when it is complete, are currently accommodated at both Lord Roberts Elementary and at the Lord Roberts Annex buildings. These classes will be relocated to the new school when the new school building is ready for move-in.

The current catchment areas are shown in Figure 1 below.

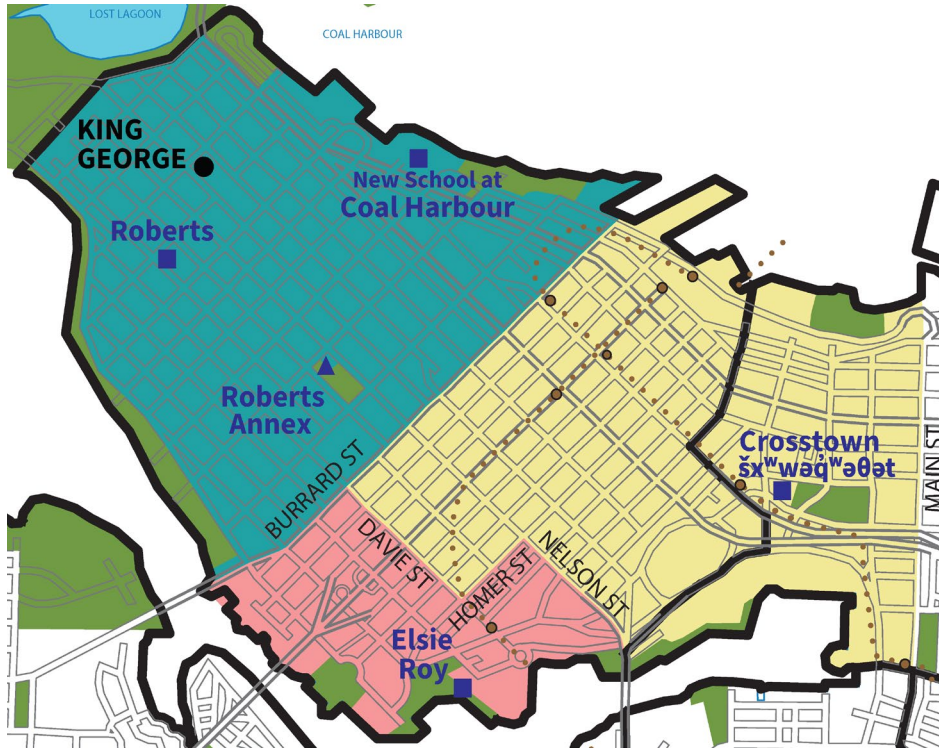


Figure 1: Existing Downtown Catchments.

CATCHMENT REVIEW METHODOLOGY

To establish new school catchment areas, it is necessary to delineate youth populations on a block-by-block basis. These blocks (sub-areas) within each school catchment area can then be consolidated in various iterations and analysed according to various planning factors.

The establishment of catchment areas is directed by Administrative Procedure 305, which outlines several key factors to consider:

- Population distribution and corresponding capacity
- Natural boundaries
- Walking distances
- Neighbourhood connectivity and continuity
- Student Safety - including major roads and bike lanes

An "all programs" metric is utilised to quantify the approximate size of the VSB student population within a given area, facilitating the strategic distribution of projected enrolment demand across available school facilities. For the analysis of sub-areas, the most recent five-year average of students residing in each sub-area was compiled. Additionally, consideration is given to students enrolled in any VSB program from kindergarten through grade seven, to better estimate potential enrolments and facility utilisation for each school. Accordingly, catchment students in "all programs" encompass all VSB students living within the catchment area—this includes those attending the designated catchment school, those attending alternative schools, as well as students participating in District Choice Programs or District Learning Services Programs located at other schools.

Population Distribution and Corresponding Capacity

The proposed catchment adjustment must consider existing school capacities in the distribution of students in the catchment areas, through the lens of optimizing school capacity utilization where possible. In addition, future potential changes in student populations in the study areas that could result from local residential development must be considered.

Natural Boundaries

The downtown schools are located on a peninsula bounded by English Bay, False Creek, Coal Harbour and Stanley Park. As a result, the perimeter of the catchment boundary lines in the downtown area are often adjacent to natural features that create natural boundaries. Although it is possible to cross False Creek via the Burrard, Granville, or Cambie bridges, proposed catchments in this study have maintained the existing consideration of False Creek as a natural boundary line.

Walking Distances

Walking distances for all blocks in comparison to the adjacent schools has been mapped as a starting point for minimizing walking distance within catchments. These distances are established based on the suitable walking path that would likely be taken by a family or student. Although distance is an important measure, barriers along these routes, and neighbourhood composition play an equally important role.

Neighbourhood Continuity and Connectivity

The downtown area is comprised of several neighbourhoods. These are identified through City of Vancouver planning documents, sub-area studies, as well as observed in the ways in which residents relate to their street or specific block. The downtown area is formally made up of the following community plan areas:

- West End
- Coal Harbour
- Central Business District
- Downtown South
- Yaletown
- False Creek North
- Northeast False Creek
- Gastown
- Chinatown

These are further broken down by planning sub-areas and include areas such as Beach area, West of Denman and Georgia Corridor. Each of these delineating factors can help inform breaks in catchments to better keep related sub-areas together as these will often contribute to a sense of community and belonging.

Student Safety

The major road network plays an important role in the safe travel to and from schools. Though these factors can be mitigated with intersection improvements, signal timing, and other infrastructure changes, they continue to be important considerations.

Georgia Street is identified as one of the main roads to consider in this catchment change process as it is the main east-west arterial transecting downtown. However, the area to the north of Georgia Street does not include a sufficient student population to optimize the use of available capacity. This arterial crossing

will need to be managed in collaboration with the City of Vancouver. Pedestrian crossings to access the new school in Coal Harbour from south of Georgia Street include Cardero Street, Broughton Street, and Jervis Street.

Howe Street, Granville Street and Seymour Street jointly form a central north-south spine through downtown Vancouver. All intersections along these streets are signalized and support safe pedestrian movement. For this catchment review process, crossing these streets was not considered as a barrier more so than other streets in the downtown area.

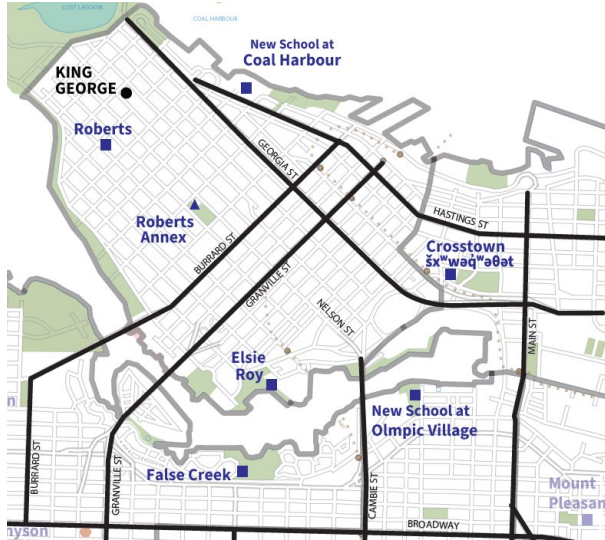


Figure 2: Major roads in the downtown area.

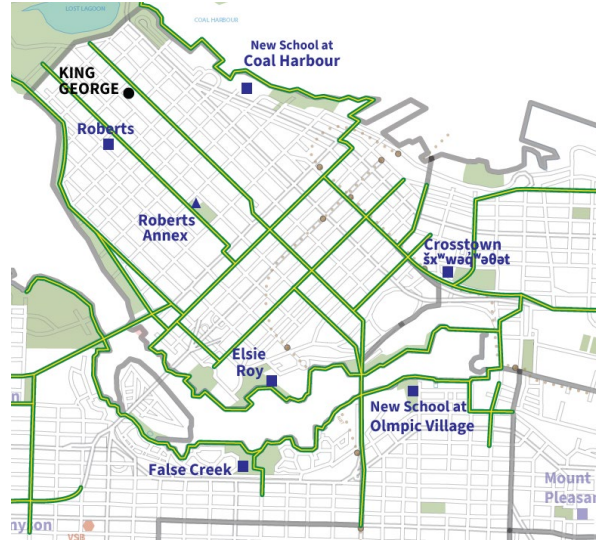


Figure 3: Bike lanes in the downtown area.

Safe travel to school is also impacted by the availability of cycling facilities. Improvements to the downtown network continues to be advanced and this will further improve connectivity and safe and convenient active travel options. All routes can be found on the [Cities cycling map](#).

Elsie Roy and the new school at Coal harbour have direct connections to the Seawall, and for some families in these catchments, the Seawall can offer a high-quality, dedicated bike/pedestrian route. [Planned improvements](#) to the Bute Street bike route will offer better connections for bikes to traverse the downtown area north-south. Planned Improvements to extend the Dunsmuir cycling facilities will further benefit the new school at Coal Harbour and provide greater east-west connectivity. Bike routes along Haro Street and Comox Street will continue to be important connections for students and staff in the West End.

SCHOOL ENROLMENT, CAPACITY AND UTILIZATION

The new school at Coal Harbour has been constructed to address enrolment needs in the local area. Figure 4 illustrates the increase in operating capacity in 2017 with the opening of ᓄᓂᓄᓄᓄᓄᓄᓄᓄᓄ Crosstown, followed by an additional increase in 2025 with the opening of the Coal Harbour school. The projected operating capacity for the downtown area is also shown upon the completion of a new school building at the Lord Roberts Annex site. In the chart, youth population is represented by area of residence based on current catchment boundaries. As the Coal Harbour school does not yet have an established catchment, students enrolled there are recorded on the graph under one of the existing downtown school catchments.

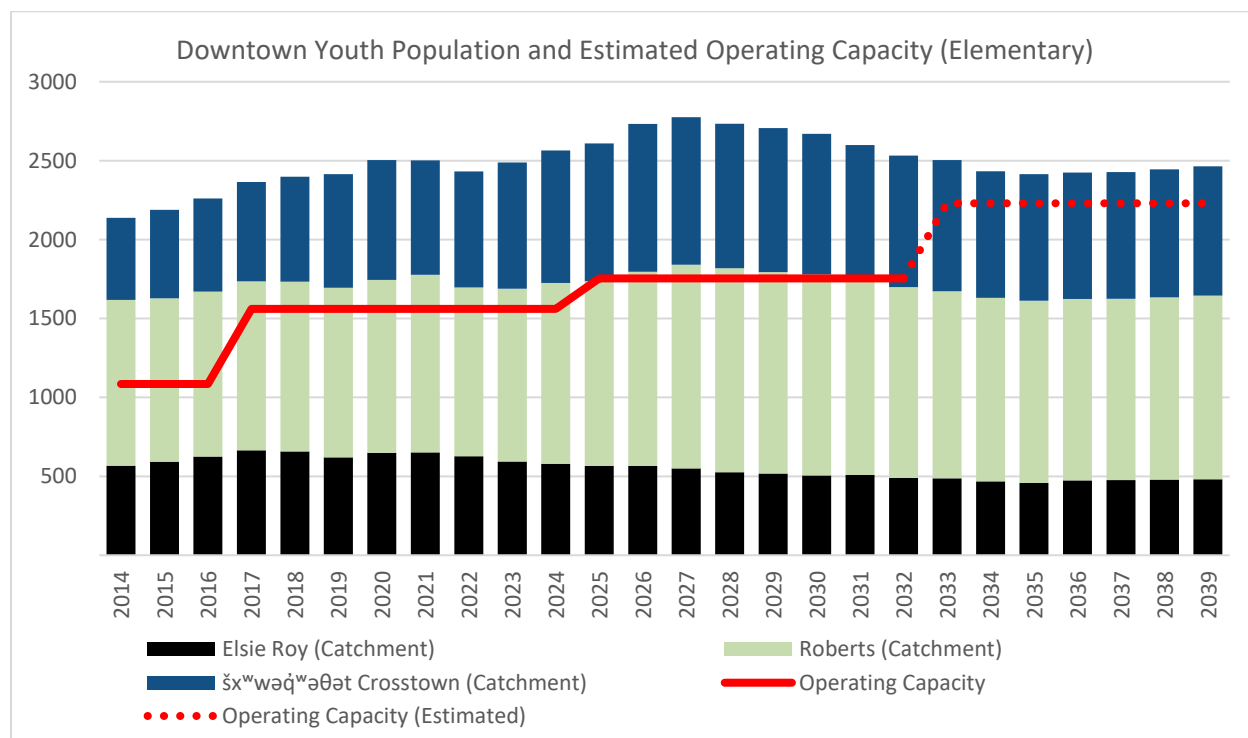


Figure 4: Youth Population and Estimated Operating Capacity using baseline with local knowledge.

Capacities for the schools in the chart below include MECC calculated operating capacity. Total enrolment does not include students who cannot be accommodated in their catchment school due to space constraints - these students may be on the catchment waitlist and are currently placed at another VSB school. The demand for enrolment outpaces the available capacity currently, and this is anticipated to be the case in future years.

In 2025-2026, the New School at Coal Harbour is estimated to enroll 223 students in grades K to 6. These students will be temporarily learning in swing spaces at Lord Roberts (3 divisions) and Lord Roberts Annex (7 divisions). The students temporarily learning in Lord Roberts and Lord Roberts Annex are not included in the calculation of capacity utilization for the swing space host schools.

School	Operating Capacity	Enrolment 2024-2025	2024-2025 Capacity Utilization	Estimated 2025-2026 Enrolment*	Estimated 2025-2026 Capacity Utilization
Elsie Roy	387	420	108%	428	110%
ʂxʷwəqʷəθəʔ Crosstown	476	477	100%	481	101%
Lord Roberts	574	648	113%	578	100%
Lord Roberts Annex (LRA)	124	147	119%	N/A	N/A
New School at Coal Harbour	317	N/A	N/A	223	70%

Figure 5: Capacities and existing enrolments at downtown schools. * Estimates reflect current known enrolment as of September 10th. Final enrolment numbers will be confirmed through 1701 Data in September 2025.

DOWNTOWN CATCHMENT OPTIONS

As part of the public engagement process for establishing new downtown catchment areas, three options have been developed for consideration. Each option is based on the average number of Kindergarten to Grade 7 students residing in the area between 2020 and 2024, across all VSB programs and schools. The utilization percentages shown are approximations intended to reflect potential demand, not actual or experienced utilization at individual schools. These figures represent the total number of K–7 VSB students living within each proposed catchment area, regardless of the specific school or program they currently attend.

Options Analysis

Overall, the boundary lines produced for the new catchments aim to reduce walking distances where possible, while calibrating each catchment's enrolment with the corresponding school's operating capacity. The boundary line between the new school in Coal Harbour and Roberts in each option jogs at points as it extends towards the southeast and considers walking distances, roadways, and bike lanes. This balances neighbourhood delineation, safety considerations and suitable enrolment numbers.

The following three options have some characteristic in common, which include:

- Because the new school at Coal Harbour is currently located within the current Lord Roberts catchment, a portion of the existing Lord Roberts catchment area becomes the new catchment.
- While Georgia Street is identified as a major roadway, the area to the north of Georgia Street contains a 5-year average (2020-2024) of 151 K-7 VSB students residing in the area and attending a VSB school. Therefore, a catchment boundary along Georgia would result in a catchment that does not contain sufficient students for the new school in Coal Harbour, so some students residing either on the south side of Georgia or from much further to the east of Granville Street will need to attend the new school.

OPTION A

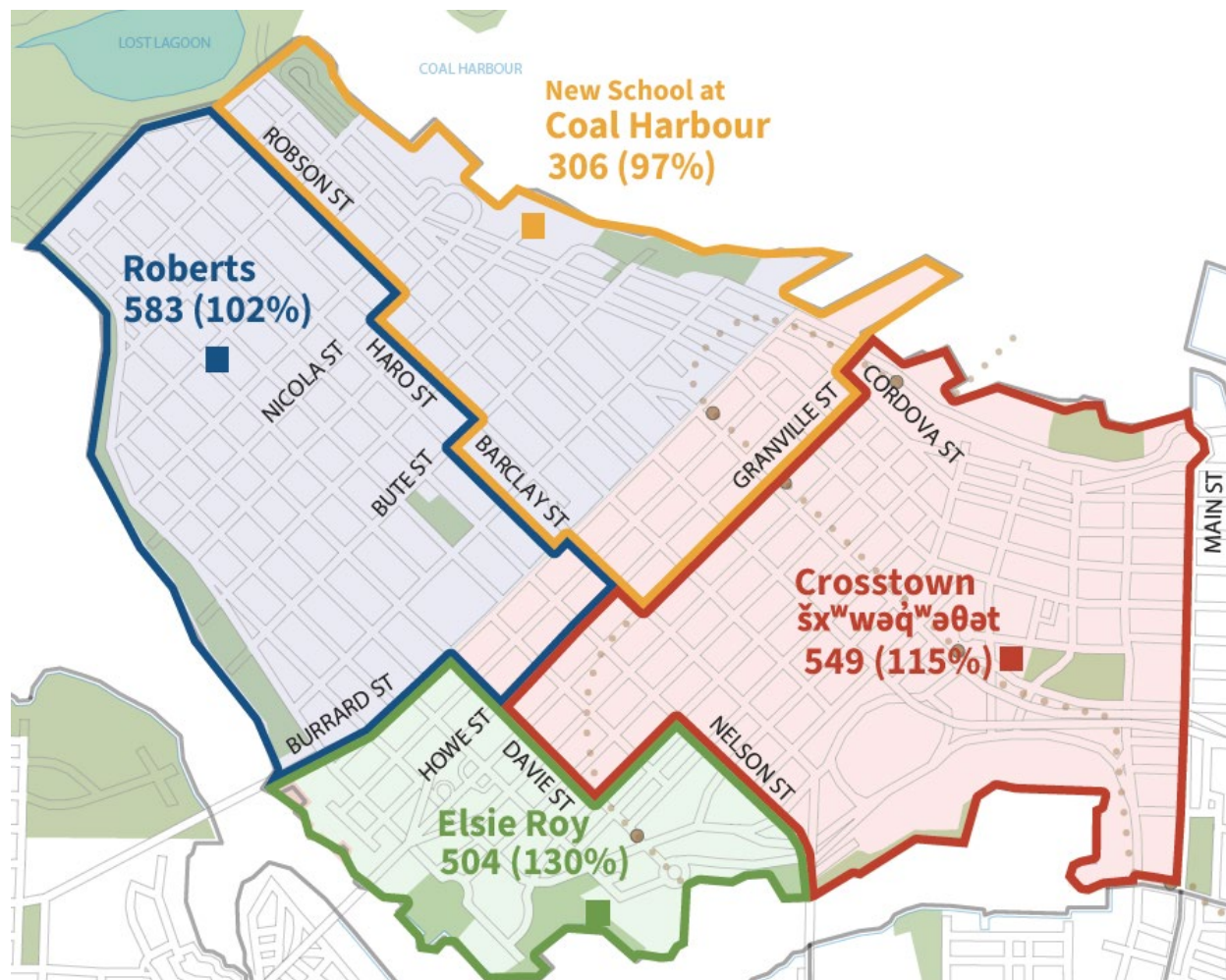


Figure 8: 2020-2024 average K-7 all program VSB enrolment residing in catchment boundaries. A high-level estimation of a maximum capacity utilization is shown to describe the general magnitude of the catchment area in terms of in-catchment VSB students.

OPTION A	Lord Roberts	New School CH	ʕxʷwəqʷəθət Crosstown	Elsie Roy
Operating Capacity	574	317	476	387
Estimated Enrolment	583	306	549	504
Utilization	102%	97%	115%	130%

Option Analysis:

ʕxʷwəqʷəθət Crosstown catchment impacts:

- A portion of the current ʕxʷwəqʷəθət Crosstown Elementary catchment—specifically the area bounded by Burrard Street, Smithe Street, Granville Street, Cordova Street, and Howe Street—will be reassigned to the new Coal Harbour school catchment.
- Most addresses in this area are physically closer to the new Coal Harbour school than to ʕxʷwəqʷəθət Crosstown Elementary.

- The area bounded by Burrard Street, Davie Street, Howe Street, and Smithe Street will be moved into the Roberts Elementary catchment, which will reduce walking distances for families living there.
- The area bounded by Howe Street, Davie Street, Richards Street, and Nelson Street will remain in the ƛxʷwəq̓ʷəθət Crosstown catchment. This is because Roberts Elementary does not have enough space to accommodate additional students from this area.

Elsie Roy catchment impacts:

- No changes are proposed to the Elsie Roy catchment.

Overall impacts:

- The average number of Kindergarten to Grade 7 students living in each proposed catchments is relatively balanced under this plan.
- More families will live within walking distance of their designated catchment school compared to the current configuration.

- Most addresses in this area are physically closer to the new Coal Harbour school than to Ƨxʷwəqʷəθət Crosstown Elementary.
- Aside from this change, the boundaries for Ƨxʷwəqʷəθət Crosstown Elementary in Option B remain similar to those in Option A, using Granville Street and Smithe Street as dividing lines.
- If the boundary between Ƨxʷwəqʷəθət Crosstown Elementary and the new Coal Harbour school were moved further southeast of Granville Street, it would include areas that are actually closer to Ƨxʷwəqʷəθət Crosstown Elementary—potentially making the catchment less efficient.

Elsie Roy catchment impacts:

- No changes are proposed to the Elsie Roy catchment.

Overall impacts

- The average number of Kindergarten to Grade 7 students living in each proposed catchment is relatively balanced.
- This option brings Roberts Elementary’s enrolment closer to its capacity.
- However, it results in less balance for Ƨxʷwəqʷəθət Crosstown Elementary and does not improve walking distances for some families living in the southwest part of the current Crosstown catchment.

OPTION C

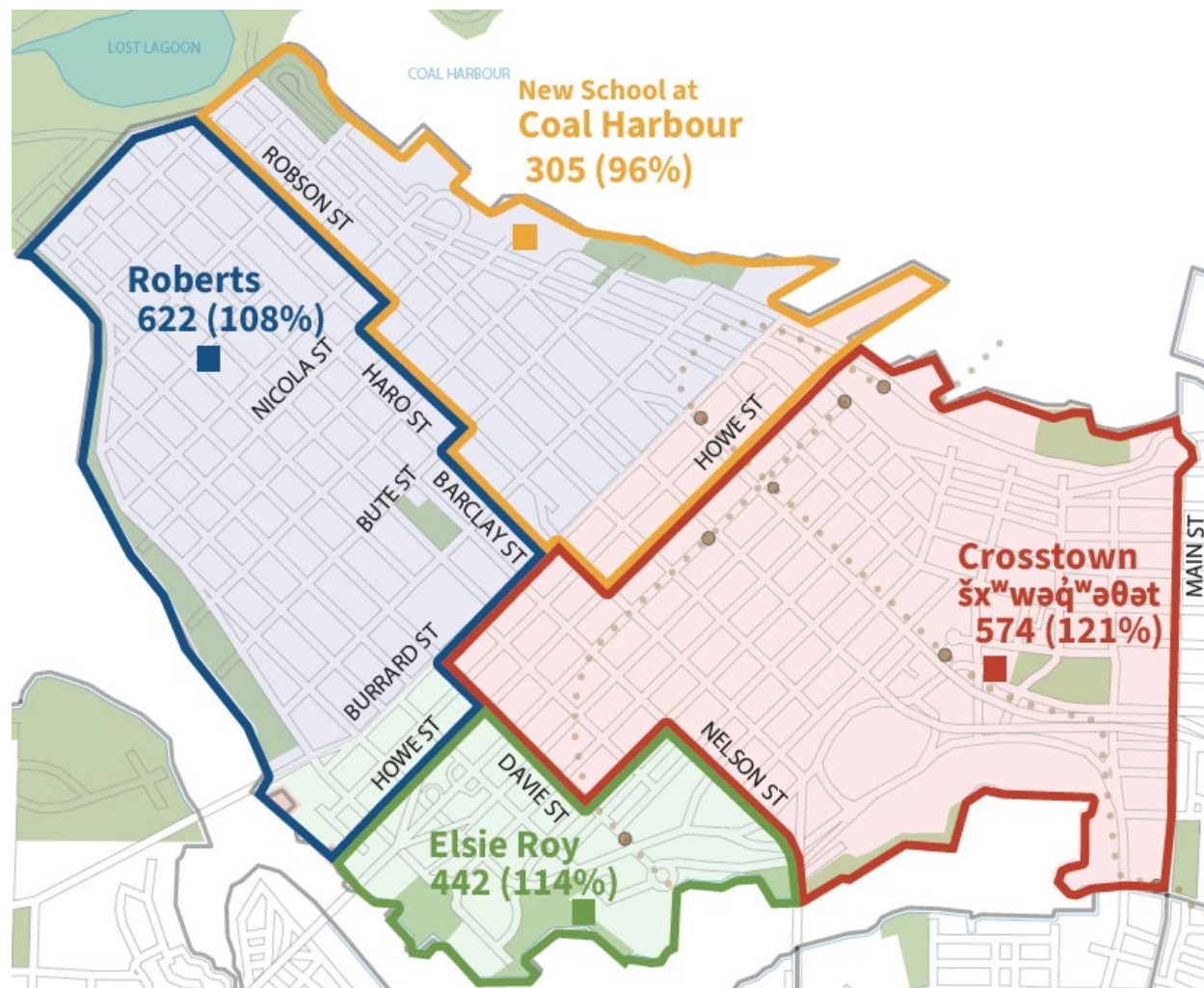


Figure 8: 2020-2024 average K-7 all program VSB enrolment residing in catchment boundaries. A high-level estimation of a maximum capacity utilization is shown to describe the general magnitude of the catchment area in terms of in-catchment VSB students.

OPTION C	Lord Roberts	New School CH	ʒxʷwəqʷəθət Crosstown	Elsie Roy
Operating Capacity	574	317	476	387
Estimated Enrolment	622	305	574	442
Utilization	108%	96%	121%	114%

Option Analysis:

ʒxʷwəqʷəθət Crosstown catchment impacts:

- Option C does **not** move any part of the ʒxʷwəqʷəθət Crosstown catchment into the Roberts catchment.
- The boundary between ʒxʷwəqʷəθət Crosstown Elementary and the new Coal Harbour school follows Howe Street southwest to Smithe Street, then northwest to Burrard Street.

Elsie Roy catchment impacts:

- A portion of the current Elsie Roy catchment—bounded by Burrard Street, False Creek, Howe Street, and Davie Street—is reassigned to the Roberts catchment.
- This change helps reduce the number of students in the Elsie Roy catchment, bringing it closer to the school's operating capacity.
- However, it increases walking distances for some families currently living in the northwest part of the Elsie Roy catchment.

Overall impacts:

- This option helps balance enrolment at Elsie Roy by reducing the number of students in its catchment.
- However, it increases walking distances for some families and results in less balanced enrolment at Roberts and Crosstown, where student numbers would exceed school capacity.

PUBLIC ENGAGEMENT

The District is committed to engaging the community in decisions that impact students, families, and the future of our schools. As part of the proposed changes to school catchment boundaries, we will invite public feedback to help shape the outcome. Engagement will be carried out using a variety of tools and approaches to ensure meaningful participation and to inform decisions made by the Board of Education.

Guided by the principles of the International Association for Public Participation (IAP2), this process will ensure that those affected have the opportunity to contribute to decision-making in a transparent and inclusive way.

We will actively seek input from:

- Families currently residing in areas where catchment changes are proposed;
- Families planning to enroll children in the District within the next five years.

Notification of proposed catchment adjustments and opportunities for feedback will be provided directly to families and staff of the impacted school communities through their school principal as well as to age 0 to 5 childcare providers in the impacted catchment areas. Information will also be distributed to key community hubs including community centres and libraries.

All feedback will be considered by the Board of Education before any decisions are made. Once decisions regarding catchment boundaries are finalized, all interested and affected parties will be informed.

Engagement Timeline

Public engagement regarding the downtown catchment review will occur during Fall 2025 and will include the following steps:

September 12	Notice to affected school communities
September 17	Facilities Planning Committee Gather feedback on engagement process and proposed catchment areas
October 7-18	Online survey
Oct 7 (3:00 – 7:00)	Public engagement meeting at Elsie Roy Elementary
Oct 8 (3:00 – 7:00)	Public engagement meeting at ʂxʷwəᑦwəθət Crosstown Elementary
Oct 9 (3:00 – 7:00)	Public engagement meeting at Lord Roberts Elementary
October 27	Public delegation Board meeting Members of the public present their views to the Board about the proposed catchment areas *Registration required by noon on October 23, 2025
November 5	Facilities Planning Committee Summary of Public Feedback Recommend approval of catchment areas to Board
November 26	Public Board Meeting Consider approval of catchment areas

NEXT STEPS

Future stages of catchment changes will be presented to align with the opening of future schools. These will include:

- **New School at Olympic Village:** changes are anticipated to be required in conjunction with the opening of the new school at Olympic Village which has been approved for funding (2024) and is currently in the design process with completion anticipated in 2029.
- **Replacement School at Roberts Annex:** changes are pending the outcome of the capital plan funding request for a new elementary school at the Lord Roberts Annex site which has a tentative completion date of 2032.

This report initiates the downtown area catchment review process which will be followed by public engagement as outlined above. The summary of engagement and the *Proposed Downtown Area Boundary Change Report* will be presented to the Facilities Planning Committee in November.

The Board of Education will consider approval of the proposed boundary changes at the November 26, 2025 Public Board meeting.

The Board approved catchment areas will be implemented for the 2026-2027 school year registrations and student placement.

RECOMMENDATION

This report is provided for information.

Appendix A: Enrolment Projections

Appendix B: Student Placement

ENROLMENT PROJECTIONS

Enrolment pressures in the downtown area currently exist. Updated enrolment projections were presented to the Facilities Planning Committee in June 2025, and these continue to show capacity constraints for these schools. Capacity and enrolment demand are anticipated to better align after the completion of the new school at Coal Harbour and the completion of the replacement school at Roberts Annex.

As presented in the Enrolment Projections Update, consideration of various data sources is important as they inform different time horizons and applications for planning purposes. The Baragar Plus Local Knowledge Added projection is used for capital and operational planning for the time horizon of 10 to 15 years and represents the most comprehensive and detailed knowledge of the changes anticipated at a catchment level. Figure 6 below shows the projected enrolment for the currently existing downtown catchments. Note that the projections for Roberts Annex are only reflective of the Annex school building in its current condition. Higher enrolment at the new school at Coal Harbour is expected due to the higher student capacity and the magnitude of youth population in the downtown area. When looking at Figure 6, it is important to look at the Lord Roberts Elementary and Lord Roberts Annex numbers together.

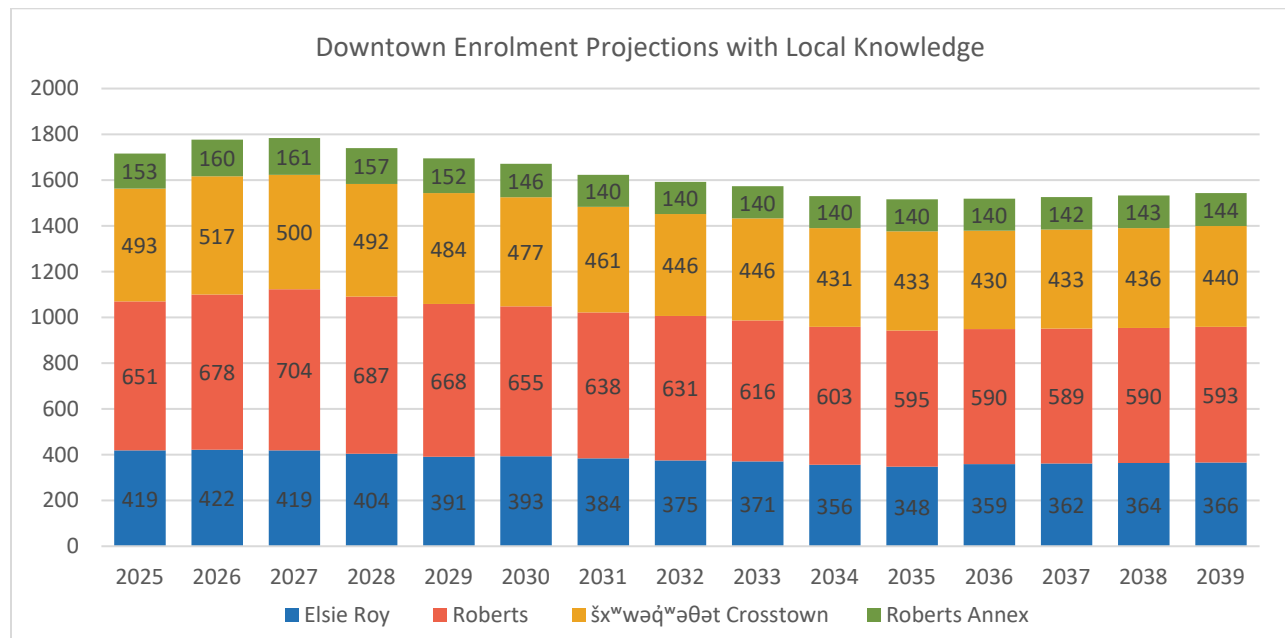


Figure 6: Downtown enrolment projections

Further work is being undertaken to understand the impacts of long-term capacity limits that have persisted within the downtown peninsula. In the downtown area, high numbers of births from families living in the Elise Roy, Crosstown, and Lord Roberts catchments do not translate into large in-catchment kindergarten cohorts. It is understood that the availability and affordability of housing suitable for families within Vancouver is a major consideration in the observed trend of net-negative migration across the District. However, the West End contains a high percentage of rental units and in particular – affordable rental units.

Many families who have since moved out of the downtown area may have chosen to stay if there had been consistent and reliable access to school spaces both now and in the future.

Figure 7 includes projections that consider the impact of families moving in and out of the area (net migration). These projections assume that if school capacity becomes reliably available, fewer families will leave the catchment area. In other words, children would be more likely to stay in the neighbourhood and move through each grade level without a significant drop in population.

Between 2020 and 2024, district wide there was a net loss of about 18% in the number of children from birth to age one. For children in other age groups before entering Kindergarten, the net loss was around 3.6%. In the downtown area, these losses were much higher: about 31% for the birth-to-age-one group, and 12.5% for other pre-Kindergarten age groups. This suggests that families in the downtown core are more likely to move away partly due to the lack of availability of school spaces.

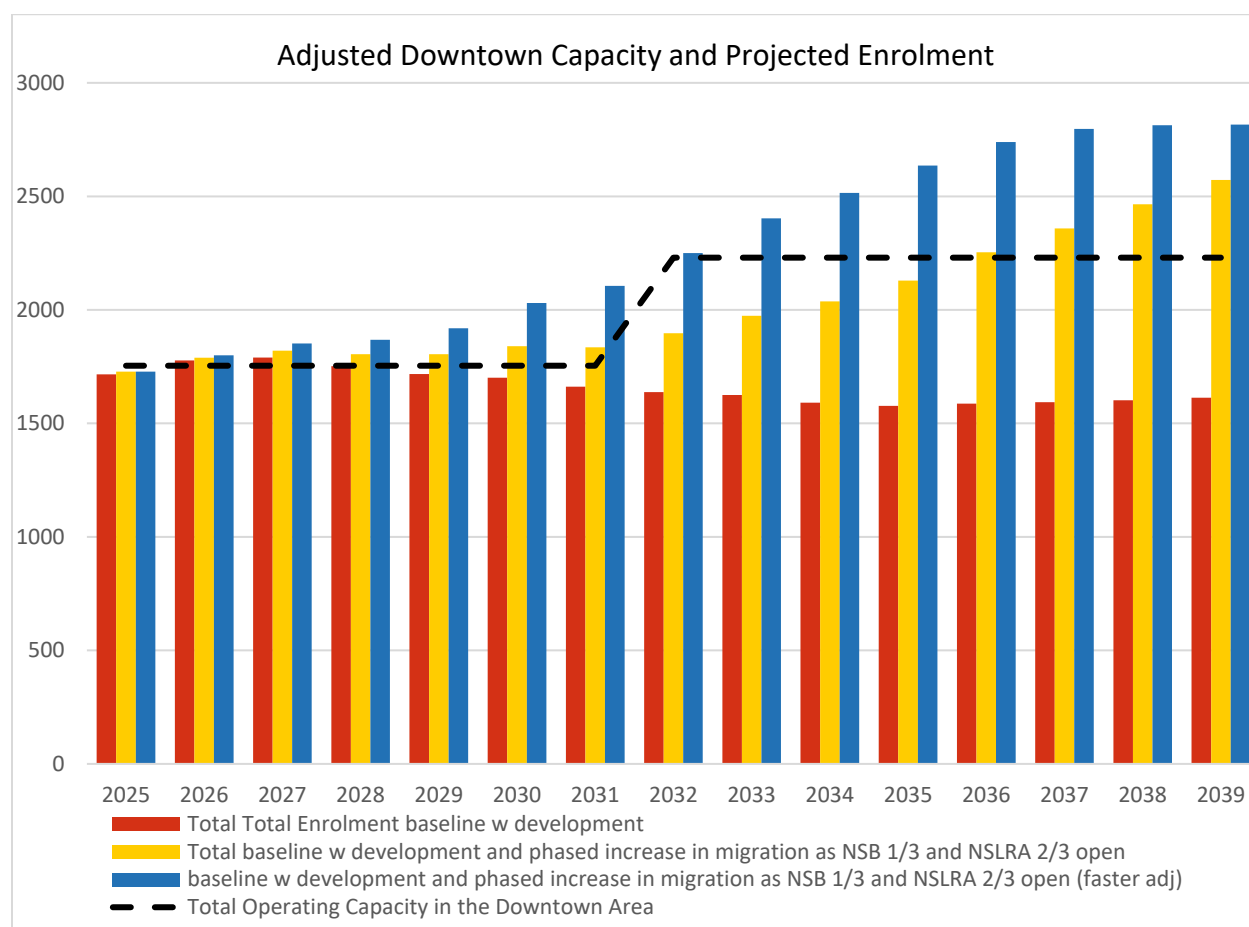


Figure 7: Downtown Capacity and Projected Enrolment (baseline w development; migration rate gradual readjustment; migration rate increased readjustment)

STUDENT PLACEMENT

When a school catchment boundary changes, students who are already attending their current catchment school will be allowed to continue at that school, even if their home address now falls within a new catchment area. If a family prefers that their child attend the new catchment school instead, they apply to register in the new school. The student will be enrolled if space is available or placed on a waitlist if the school is full.

Administrative Procedure 305 includes a provision for Kindergarten registration that supports families affected by catchment changes. If a Kindergarten applicant's catchment has changed, but they have a sibling currently attending the regular program at the former catchment school, and that sibling will continue attending the same school in the upcoming school year, the Kindergarten applicant will receive **Adjusted Sibling Priority** for enrolment at the former catchment school. This provision is designed to support continuity for families during catchment transitions.

For families registering for Kindergarten during the priority registration period (November 1 to January 31), the following enrolment priorities apply at schools where catchment boundaries have changed:

1. Kindergarten siblings of students who are still considered catchment students and will be attending the school at the same time, registered by January 31.
2. Kindergarten siblings of students who are now considered non-catchment due to the boundary change but will still be attending the school at the same time, registered by January 31.
3. Kindergarten students who live in the current catchment area.

Families living in the Roberts, Elsie Roy, and ʃxʷwəqʷəθət Crosstown catchments who register for Kindergarten between November 1, 2025, and the date when the new Coal Harbour school catchment is approved will be contacted by the District if their catchment has changed.