

NOTICE OF MEETING FACILITIES PLANNING COMMITTEE

Secretary Treasurer's Office
April 8, 2026
Public viewing via live broadcast

Preeti Faridkot (Chair)
Joshua Zhang (Vice Chair)
Victoria Jung
Jennifer Reddy

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, April 08, 2026, at 7:00 pm**. The meeting will be broadcast live for the public.

Trustees: Lois Chan-Pedley Suzie Mah (Alternate)
Alfred Chien Christopher Richardson (Alternate)
Janet Fraser

Student Trustee: Freddie Zhang

Other Senior Team Staff: Pedro da Silva Janis Myers
Michael Gray Alison Ogden
Jessie Gresley-Jones Lorelei Russell
Maureen McRae-Stanger

Inherent Rights Holder Representatives: Faye Mitchell, x^wməθk^wəy^{əm} (Musqueam)
Kirsten Baker-Williams, S_kwxwú7mesh Úxwumixw (Squamish Nation)
Kirsten Touring, səliwəta⁺ (Tsleil-Waututh Nation)

Representatives: Justin Chapman, BCVSBCMTU Alternates: Tyler Gaudet, BCVSBCMTU
Suzette Magri, CUPE 15 Vanessa Mani, CUPE 15 (Alt 1)
Susan Gee, CUPE 15 (Alt 2)
Henry Munns, CUPE 407 Adam Crawford, CUPE 407
Angela Waterlow, DPAC Michael Menashy, DPAC
Tim Chester, IUOE Tim De Vivo, IUOE
Paul Loeman, PASA Kerry Chuah, PASA
Dale Ambrose, VASSA James Francom, VASSA
Larissa Lam, VDSC
Françoise Raunet, VEAES
Laura Rhead, VEPVPA Riley McMitchell, VEPVPA
Carl Janze, VSTA John Silver, VSTA

FACILITIES PLANNING COMMITTEE

MEETING AGENDA

Wednesday, April 08, 2026, 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), Sḵwxwú7mesh Úxwumixw (Squamish Nation) & səliłwətał (Tsleil-Waututh Nation).

The meeting is currently being broadcast 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 (i.e., committee members, staff, inherent rights holder representatives, stakeholder representatives) to conduct themselves with appropriate decorum and professionalism. It is the responsibility of the Chairperson of the Committee to see that decorum is maintained at Committee meetings so that:

- Committee participants engage in discussion by requesting to speak through the Chairperson, ensuring inclusive and orderly dialogue.
- A respectful and collegial environment is maintained as participants share diverse perspectives and contribute to meaningful discussions.
- Staff are trusted to provide objective, high-quality reports that reflect their professional expertise. Their contributions are respected and form a vital part of informed committee decision-making, free from external pressure or influence.
- Committee discussions are conducted in a constructive manner, with participants avoiding language or actions that could be perceived as personal, inflammatory, or accusatory.
- All participants are expected to demonstrate professionalism and courtesy in their interactions, contributing to a positive and productive committee culture.

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

1. Items for Approval

- 1.1 Capital Bylaw No. 2026/27-CPSD39-01
- 1.2 2026-27 Annual Facilities Grant Spending Plan

- 1.3 Sir Sandford Fleming Elementary Easement Agreement

Presenters

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

2. Discussion Items

- 2.1 None

3. Information Items

- 3.1 New Elementary School at Olympic Village Update

Jessie Gresley-Jones, Executive Director of Facilities
Ajaz Hasan, Director, Vancouver Project Office

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.

April 8, 2026

TO: Facilities Planning Committee

FROM: Jessie Gresley-Jones, Executive Director Facilities

RE: Capital Bylaw No. 2026/27-CPSD39-01

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 contains a recommendation.

BACKGROUND

On March 31, 2026, the Vancouver Board of Education (VBE) received the Capital Budget Outcomes and Next Steps (CBONS) Letter (formerly the Capital Plan Response) from the Education and Child Care Capital Branch of the Ministry of Infrastructure (“the Ministry”) in response to the District’s 2026/2027 Five-Year Capital Plan submission and the 2026/2027 Minor Capital Plan submission. (Attachment A)

The Capital Bylaw is required under the *School Act* to adopt the Capital Plan approved by the Ministry as detailed in the CBONS letter. (Attachment B)

ANALYSIS

Major Capital Projects

No Major capital projects were moved forward from Capital Plan status to Project Definition Report (PDR) status in the March 27, 2026 CBONS letter.

Projects in Development from Previous Years

Elementary School at Olympic Village

The new elementary school at Olympic Village project was funded in 2024 and work is underway to advance this important project. The rezoning was approved by Vancouver City Council on February 25, 2026 and the Development Permit is in process.

Sir Wilfred Grenfell Elementary

The seismic upgrade was approved in 2023 and is under construction. Completion is anticipated in 2026.

Lord Roberts Annex Replacement

This school replacement project was partially funded through an agreement with BC Hydro and enables the use of the sub-surface parcel by BC Hydro for the construction of a new substation, with a replacement school built adjacent this structure. Design and consultation has been ongoing, and BC Hydro submitted

the Development Permit for their portion of the project in late 2025. The School portion of the Development Permit will be submitted to the City in the coming months.

Minor Capital Projects

The minor capital programs include the School Enhancement Program (SEP), the Carbon Neutral Capital Program (CNCP), the Playground Equipment Program (PEP), and the Food Infrastructure Program (FIP). The Minor Capital Plan submission was presented to the Facilities Planning Committee on September 17, 2025, and approved by the Board on October 1, 2025.

These programs are described below, and a summary of the Ministry approved projects is provided in Table 1.

School Enhancement Program (SEP)

The SEP program 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 (6) categories of upgrade defined as: roofing, exterior wall systems, interior construction, HVAC, electrical, and plumbing upgrades. There are criteria for the cost range and eligibility of projects. Five project requests are allowed in the annual Five-Year Capital Plan submission.

Carbon Neutral Capital Program (CNCP)

The CNCP program provides funding for energy efficiency projects that work to lower carbon emissions. Other benefits of this capital funding include operational cost-savings and coordinated funding with other capital programs. Five project requests are allowed in the annual Five-Year Capital Plan submission. Five projects are allowed in the Minor Capital Plan submission.

Playground Equipment Program (PEP)

The Playground Equipment Program (PEP) was established to provide playground equipment at schools that do not have any playground equipment or to replace aging equipment that could pose a safety hazard. The PEP program provides specific funding for accessible structures. Three project requests are allowed in the annual Five-Year Capital Plan submission. Three projects are allowed in the Minor Capital Plan submission.

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. Capital direction is that these projects are to be focused on 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.).
- Space and functionality 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).

Table 1 – Summary of Approved 2026-2027 Minor Capital Plan Projects

Program	Site	Description	Funding \$
SEP—School Enhancement Program	Crosstown Elementary Phase 2	<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
SEP—School Enhancement Program	Killarney Secondary	Fire alarm annunciator panel upgrade to the existing building along with wiring and devices replacement as needed.	\$475,000
CNCP—Carbon Neutral Capital Program— HVAC Upgrades	Cavell Elementary	<p>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.</p> <p><i>Projected total annual avoided emissions – 17.47 tCO2</i> <i>Fuel Savings - \$3,500</i> <i>Total Savings - \$3,500</i></p>	\$ 625,000
CNCP—Carbon Neutral Capital Program— HVAC Upgrades	Charles Dickens Annex	<p>New Heating Plant & DHW upgrade for the ageing boiler plant with modern high-efficiency boilers will achieve substantial energy savings.</p> <p><i>Projected total annual avoided emissions - 7.59 tCO2</i> <i>Fuel Savings - \$1,520</i> <i>Total Savings - \$1,520</i></p>	\$ 450,000

Program	Site	Description	Funding \$
FIP—Food Infrastructure Program—Kitchen Equipment Upgrade	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
FIP—Food Infrastructure Program—Kitchen Equipment Upgrade	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
Playground Enhancement Program	J.W. Sexsmith Community Elementary	Universally Accessible Playground.	\$200,000

Annual Programs Funding Agreement

These Minor Capital Projects all indicate a required completion date of March 31, 2026, which would be the normal expectation of the Ministry. The funding Certificates of Approval (COA’s) for these projects, for districts to draw down the funds to pay for them, are normally held open until the end of the Provincial Government’s fiscal year.

Bylaw Requirement

As indicated in the Capital Plan Response Letter, the Board of Education is required, under Section 143 of the *School Act*, to adopt a single Capital Bylaw for its approved Five-Year Capital Plan. The Bylaw must reference the Capital Plan Bylaw No. provided with the Capital Plan Response letter. Capital Bylaw No. 2026/27-CPSD39-01 (see Attachment B) is attached for the Board’s approval.

RECOMMENDATION

The Facilities Planning Committee recommends:

THAT School District No. 39 (Vancouver) Capital Bylaw No.2026/27-CPSD39-01 be given three readings, passed and adopted at the April 29, 2026, Public Board Meeting.

Attachments:

- A. Capital Budget Outcomes and Next Steps (CBONS) Letter (dated March 27, 2026)
- B. Capital Bylaw No. 2026/27-CPSD39-01



March 27, 2026
Our Ref. 27149

Helen McGregor
Superintendent
Vancouver School District (SD39)

Email Address: hmcgregor@vsb.bc.ca

Dear Helen McGregor:

Thank you for your organization's Capital Plan Submission, which was provided last year to the Ministry of Infrastructure.

This letter provides:

- 1) Direction for advancing supported capital projects in your submission (Appendix A).
- 2) Important information regarding your upcoming Capital Planning submission (Appendix B).

If you have questions about the information provided, please reach out to me or the contacts provided in the attached materials.

Sincerely,

A handwritten signature in black ink, appearing to read "Bobbi Plecas".

Bobbi Plecas
Deputy Minister

pc: Flavia Coughlan, Secretary-Treasurer, Vancouver School District (SD39)

Education and Child Care Capital Branch

Appendix A: Direction for advancing supported capital projects

Capital Bylaw No.: 2026/27-CPSD39-01

Projects in Business Case Development

New Projects

There are no new projects identified at this time to proceed to business case development.

Minor Capital Projects

The table below reflects minor capital projects that are approved for funding and can proceed to procurement in the following program areas:

- School Enhancement Program (SEP)
- Food Infrastructure Program (FIP)
- Carbon Neutral Capital Program (CNCP)
- Building Envelope Program (BEP)
- Playground Equipment Program (PEP)
- Bus Acquisition Program (BUS)

Funding allocation for minor capital projects

Facility Name	Program Project Description	Amount funded by Ministry
Crosstown Elementary	SEP - HVAC Upgrades	\$1,350,000
Killarney Secondary	SEP - Electrical Upgrades	\$475,000
Edith Cavell Elementary	CNCP - HVAC Upgrades	\$625,000
Charles Dickens Annex	CNCP - HVAC Upgrades	\$450,000
Sir Winston Churchill Secondary	FIP - Kitchen Equipment Upgrades	\$55,000
Killarney Secondary	FIP - Kitchen Equipment Upgrades	\$90,000
J.W. Sexsmith Community Elementary	PEP - Universally Accessible Playground	\$200,000

These projects are now to proceed to design, tender and construction and to be completed by March 31, 2027.

An Annual Programs Funding Agreement (APFA) accompanies this Letter which outlines specific Ministry and Board-related obligations associated with the approved Minor Capital

projects for the 2026/27 fiscal year. Please email a signed/dated copy of the Annual Programs Funding Agreement to the Ministry at CMB@gov.bc.ca.

In accordance with Section 143 of the *School Act*, Boards of Education are required to adopt a single Capital Bylaw. A Capital Bylaw identifies the Board's acknowledgement of the approved project and its responsibility to meet capital projects scope, schedule, and budget. The template for the Capital Bylaw can be found on the Ministry's website in the [Publications and Resources](#) section. Please use the Capital Bylaw Number provided at the top of Appendix A for the supported and/or approved 2026/27 Five-Year Capital Plan projects as identified in this letter. The Capital Bylaw must be adopted by your Board and uploaded onto your School District's online MyCAPS portal in order for the Ministry to issue Certificates of Approval. A step-by-step guide of this process is attached for your reference.

Note on Public Announcements

Prior to any public announcements pertaining to any of the projects identified in this document, please have your communications staff contact the Ministry of Infrastructure's communications lead - Preet Grewal, Communications Director, Ministry of Infrastructure Government Communications and Public Engagement, at preet.grewal@gov.bc.ca.

Project Signage

Projects proceeding to construction require a BC Government '[StrongerBC' construction sign](#). Signs should be affixed once fencing is up. Please connect with your Ministry of Infrastructure contact when you are ready to begin design work on the construction sign for the project.

Terms on Management of Capital Projects

Existing terms and conditions for capital projects remain in effect. For more information and resources, please visit the [Capital Management Site](#).

Capital Procurement

Please ensure that all procurement is undertaken in accordance with the [Capital Asset Management Framework \(CAMF\)](#) for public sector bodies. Specifically, procurement must be fair, open, competitive, transparent, and must effectively manage budget and schedule risk. This includes conducting conflict of interest checks to identify any business or professional relationships between members of the capital project procurement team (and their advisors) and the proponents.

All priority investment projects require a procurement options analysis and may be audited to confirm that all procurement activities have been undertaken in accordance with CAMF.

School Site Acquisition Charge

As part of the Board's 2026/27 approved capital plan, the eligible school site requirement set out in the final resolution of the Board of Education in accordance with s. 574(5) of the *Local Government Act*, is accepted by the Ministry.

The local government may commence the collection of an applicable per dwelling unit charge from residential developers on behalf of a Board after the Board's adoption of a bylaw setting the School Site Acquisition Charges for the School District as s. 575(3) of the *Local Government Act* prescribes. The School Site Acquisition Charge may only come into effect 60 days (including weekends and holidays) after that bylaw is adopted by a Board of Education.

Please contact CMB@gov.bc.ca with any questions regarding School Site Acquisition Charges.

Appendix B: Information for Annual Five-Year Capital Planning submissions

Updated Capital Plan Instructions for the Annual Five-Year Capital Plan submission process will be available on the Ministry's [Capital Management Site](#) in early April 2026.

School districts' capital plan submission deadlines are:

- **May 15, 2026**
 - 2026/27 Child Care Capital Program (SASG)
- **May 15, 2026**
 - 2026/27 Minor Capital Programs (AFG)
- **June 30, 2026**
 - 2027/28 Major Capital Programs (SMP, EXP, REP, RDP)
- **September 29, 2026**
 - 2027/28 Minor Capital Programs (SEP, CNCP, PEP, BUS, FIP, BEP)

For school district project planning purposes, the Annual Facility Grant (AFG) Allocation Table will be available on the Ministry's website in the [K-12 Capital Planning Resources](#) section in early April 2026.

The Ministry recommends school districts discuss draft versions of their intended capital projects requests with Child Care, Minor and Major [Capital Branch Staff](#) well in advance of the submission deadlines noted above.

The staggered deadlines are intended to provide the Ministry with input required to initiate planning for the current and next budget cycle, while enabling school districts additional time and flexibility to plan over the summer.

**CAPITAL BYLAW NO. 2026/27-CPSD39-01
CAPITAL PLAN 2026/27**

WHEREAS in accordance with section 142 of the *School Act*, the Board of Education of School District No. 39 (Vancouver) (hereinafter called the "Board") has submitted a capital plan to the Minister of Education (hereinafter called the "Minister") and the Minister has approved the capital plan or has approved a capital plan with modifications,

NOW THEREFORE in accordance with section 143 of the *School Act*, the Board has prepared this Capital Bylaw and agrees to do the following:

- (a) Authorize the Secretary-Treasurer to execute a capital project funding agreement(s) related to the capital project(s) contemplated by the capital plan or the capital plan with modifications;
- (b) Upon ministerial approval to proceed, commence the capital project(s) and proceed diligently and use its best efforts to complete each capital project substantially as directed by the Minister;
- (c) Observe and comply with any order, regulation, or policy of the Minister as may be applicable to the Board or the capital project(s); and,
- (d) Maintain proper books of account, and other information and documents with respect to the affairs of the capital project(s), as may be prescribed by the Minister.

NOW THEREFORE the Board enacts as follows:

- 1. The Capital Bylaw of the Board for the 2026/27 Capital Plan as approved by the Minister, to include the supported capital project(s) specified in the letter addressed to the Secretary-Treasurer and Superintendent, dated March 27, 2026, is hereby adopted.
- 2. This Capital Bylaw may be cited as School District No. 39 (Vancouver) Capital Bylaw No. 2026/27-CPSD39-01.

April 8, 2026

TO: Facilities Planning Committee

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

RE: 2026-2027 Annual Facilities Grant Spending Plan

*Reference to
Education Plan*

GOALS AND OBJECTIVES:

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

INTRODUCTION

The Ministry of Infrastructure (the Ministry) provides Annual Facilities Grant (“AFG”) funding for annual facility projects required to maintain facility assets through their anticipated economic life and to prevent premature deterioration of these assets. 2026-2027 allocations are not anticipated to be formally posted until mid April.

The preliminary estimate for 2026-2027 AFG funding is a total of \$16,515,182 (special purpose funding \$2,059,859 and capital funding \$14,455,323). Should this value change, an update will be provided at the April 29, 2026 Board meeting. This grant funding follows the Ministry’s fiscal year, so the expenditures are planned to be incurred from April 1, 2026, to March 31, 2027.

To access the 2026-2027 AFG funding, the school district is required to submit an expenditure plan to the Ministry after the submission of the final expenditure report for the previous year projects – 2025-2026. The plan may be changed during the year to address emerging priorities, and the actual annual expenditures are submitted to the Ministry at the end of the grant period (March 31, 2027).

This report contains a recommendation.

BACKGROUND

The AFG allocation is calculated by the Ministry using a formula based on student enrolment and average age of facilities, with an adjustment made for unique geographic factors.

The school district may spend its annual facility grant for the purpose of:

- upgrading or replacing existing facility components throughout the expected economic life of an existing capital asset; or/and
- enhancing the service potential of an existing capital assets or a component of an existing capital assets by correcting identified deficiencies in design or construction, and unsafe conditions; or/and
- significantly lowering the associated operating costs of an existing capital asset; or/and
- extending the life of an existing capital asset or a component of an existing capital asset beyond its original life expectancy.

The school district is responsible for managing its annual facility grant funds to enable any emergent health and safety expenditures to be addressed within a fiscal year.

In accordance with the Ministry's [Annual Facilities Grant Policy](#), there are nine categories of eligible annual facility grant expenditures:

- **Accessibility:** Improvements related to access for persons with mobility issues or physical disabilities.
- **Asbestos Abatement:** Removal of asbestos containing materials as per the current legislature.
- **Electrical Systems:** Improvements or replacements of power supply and distribution systems, fire protection systems, site security systems, technology infrastructure.
- **Exterior Wall Systems:** Improvements to protect the fabric of the buildings, including exterior painting, window and door replacement, building envelope structural repair and/or replacement, structural and non-structural seismic mitigation.
- **HVAC:** Improvements, replacements or provision of heating, ventilation, air conditioning systems.
- **Interior Construction:** Improvements related to flooring, wall partitions, non-structural upgrades, and the provision of educational programming.
- **Plumbing:** Improvements, replacements or provision of washroom and plumbing systems, and safe drinking water.
- **Roofing:** Scheduled roof replacements and major roof repairs.
- **Site Upgrades:** Site improvements including site storm drainage; repairs to sidewalks, parking lots, sites access/egress, paved work areas, paved play areas and play fields; tree management and arborist's services; repairs, upgrading or replacement of playground equipment; perimeter fencing; contaminated soil remediation; underground storage tank removal; sewer or water services; underground irrigation systems; traffic safety.

2026-2027 AFG Expenditure Plan

The preparation of the AFG expenditure plan is informed by building condition assessments, seismic vulnerability, ongoing facilities maintenance and life cycle costs, as well as priorities that emerged through the 2026-2027 Financial Planning engagement process.

The draft AFG expenditure plan is prepared by the Maintenance and Construction department of the District's Facilities, in collaboration with the Operations and Educational Planning departments. Further the plan is informed by site specific concerns identified within a given year that are eligible for funding, aligned with the below criteria and address the needs of students to support a conducive and functional facility.

In previous years the VSB has seen a need for increased accessibility at many sites to support specific students' needs. The 2026-2027 plan identifies \$730,532 in accessibility improvements to facilitate access to facilities and address specific needs for the coming year of students in facilities or anticipated to commence enrolment in VSB facilities.

Complex HVAC replacement projects are often costly and beyond the scope of available funding. However, staff have focused on identifying opportunities that improve air quality and ventilation including window replacement, window covering installation, and improved dust collection. These improvements support the overarching objective and assist facilities in better addressing air circulation and quality. Operational changes have also been made regarding the air circulation schedules in some schools.

Roofing projects continue to be a focus in 2026-2027 to address known issues and pro-actively avoid costly issues in the future. The previous year priorities saw increased costs in the bids received for this work. This was in part due to material costs and labour availability. As a result, funding was consolidated to fewer sites within the same overall budget and has resulted in the John Oliver Secondary roofing projects now being advanced in 2026-2027.

Another continuing critical focus of the 2026-2027 spending plan is to address fundamental compliance items related to safe operations of existing systems. These include fire alarms, sprinkler systems, fire suppression systems, security systems, venting, and boiler improvements. These items ensure current systems are maintained to address safety compliance and support the ongoing safe operations of facilities. Of note, several Telus fibre upgrades are identified. These ensure our sites can remain connected to support phone systems and security, as the current systems have reached end of life and are no longer supported or compatible with the broader system network. Addressing these needs is a multi-year undertaking.

Obsolescence will continue to be a challenge in future years as repairs to systems are no longer feasible. This can include the lack of parts being manufactured to support systems, or the lack of safety compliance, necessitating a replacement rather than a repair.

Primary criteria for items included in the AFG expenditure plan are:

Safety:	A number of systems are required for specific life safety functions and must be maintained to a certain functionality. As well, a number of items are identified periodically has specific hazards and need to be rectified for safe operation.
Operational Criticality:	Certain activities are 'must do' because failure to do them presents a high risk of failure or functional closure of the facility operation.
Educational Delivery:	Provision of sufficient and appropriate educational spaces, and improvements to existing educational spaces.
Deferred Maintenance:	Projects that reduce the deferred maintenance of the District and thereby reduce the long-term liability of the District.
Obsolescence:	Many systems are at or beyond their typical service life. For some of these, there is no opportunity to repair or continue with the current infrastructure and renewal are required.
Service Expectations:	Our school communities have increasing expectations of a facility services, and we cannot avoid working to meet these. Some of these have regulatory impetus (e.g. accessibility).

Secondary criteria for items included in the AFG expenditure plan are:

Major Capital Alignment:	Projects must take into consideration the Major Capital program and the likelihood of near-term (0-5 years) or mid-term (5 to 10 year) funding for seismic upgrades and/or replacements.
Capacity:	Projects must have sufficient staff compliment to implement and/or manage – some trade groups have more staffing available, and some project types can be more flexible in their implementation.
Economic Return:	Some projects produce a financial return based on reduction of operating costs – most commonly utilities. These can provide long-lasting benefits.
Skills Continuity:	Staff skills need to be retained within the District – particularly for the remaining older schools. Some skills and specific trades are hard to find in the marketplace but are still required for many District sites and loss of skills in certain areas will impact future capabilities. Maintaining a number of projects across skill groups will avoid loss of expertise and District knowledge.

Table 2 presents an aggregated summary of the primary spending areas, and the types of projects implemented within each category.

Table 2: 2026-2027 Draft AFG Expenditure Plan

AFG Expenditure by Type (in thousands)		Description of Items Included in Plan
Accessibility	730	Elevator upgrades and rebuilds Accessible washroom construction Accessible emergency response Playground upgrades Exterior access
Asbestos Abatement	1,034	Boiler refractory Pipe insulation Asbestos testing and removal
Electrical	2,312	LED lighting upgrades Fire alarm upgrades Emergency lighting replacement PA upgrades High voltage vault servicing Security system upgrades Power distribution panel upgrades Phone wiring analogue to VOIP Hand dryer installation
Exterior Wall Systems	1,953	Exterior painting and pressure washing Door and hardware upgrades Windows replacement Exterior skirting and fascia Gutters and barriers Masonry
HVAC	1,666	Boiler Upgrades Furnace Upgrades Heating coil replacement Ventilation recalibrations Heating piping replacement Control upgrades Compressor repairs and replacement
Interior Construction	1,770	Gym floor refinishing and flooring upgrades Rekeying Drapery renewal Millwork renewal Gym door repairs Shop equipment safeguarding
Plumbing	1,535	Water pipe replacement Water bottle fill stations Washroom upgrades Sprinkler review and upgrades Water conservation
Roofing	3,315	Replace failing roof systems
Site Upgrades	2,200	Replace external stairs Sidewalks, pathways, courts Handrails, ladders, flag poles Tree pruning and management Playground repairs
Total	16,515	

A detailed listing of draft planned AFG expenditures is included in Attachment A. These projects are subject to change based on emerging priorities during the year.

The draft AFG expenditure plan includes projects, totaling approximately \$7.7 million that address deferred maintenance and infrastructure deficiencies identified through facility audits and included in the provincial capital asset management system inventory of requirements.

RECOMMENDATION

The Facilities Planning Committee recommends:

THAT the Board approves the 2026-2027 Annual Facilities Grant Expenditure Plan for submission to the Ministry of Infrastructure.

Attachment:

A. DRAFT 2026-2027 Listing of Planned AFG Expenditures

DRAFT 2026-2027 Listing of Planned AFG Expenditures

School Facility	Project Type	Project Description	Total Project Cost
All Schools	Accessibility Upgrades	Sensory room conversions at Lord Roberts Elementary, Britannia Elementary, Chief Maquinna Elementary, Southlands Elementary, and John Norquay Elementary.	\$ 330,532
Sir Charles Tupper Secondary	Accessibility Upgrades	Ramp and chair lift installation, including automatic door openers, automatic exterior door installation, and bed-lift installation.	\$ 150,000
Lord Byng Secondary	Accessibility Upgrades	Installation of two accessibility ramps.	\$ 100,000
Prince Of Wales Secondary	Accessibility Upgrades	Ramp and chair lift installation, including two automatic doors and chair lift installation.	\$ 150,000
All Schools	Asbestos Abatement (AFG)	Asbestos inventory and assessment - Phase 3.	\$ 200,000
All Schools	Asbestos Abatement (AFG)	Asbestos abatement program and testing.	\$ 634,000
All Schools	Asbestos Abatement (AFG)	Boiler refractory repairs and asbestos abatement.	\$ 200,000
Britannia Community Area	Electrical (AFG)	Parking lot lighting and skate park LED upgrade and voltage conversion.	\$ 100,000
Britannia Community Area	Electrical (AFG)	Three-year high voltage vault servicing: regular maintenance as per BC Hydro requirement for high voltage equipment.	\$ 7,000
Strathcona Community Centre	Electrical (AFG)	Gym LED lighting upgrade.	\$ 25,000
All Schools	Electrical (AFG)	Mandated survey for the life-saving electrical systems and devices, including Emergency Fire Alarm inspections and minor repairs to address the findings and assess the system condition as required.	\$ 450,000
All Schools	Electrical (AFG)	Mandated survey for the life-saving electrical systems and devices, including Emergency Lighting System inspections and minor repairs to address the findings and assess the system condition as required.	\$ 120,000
All Schools	Electrical (AFG)	Copper to fiber optic Telus upgrades.	\$ 100,000
All Schools	Electrical (AFG)	Hand dryer upgrades.	\$ 50,000
All Schools	Electrical (AFG)	Fire alarm, security, and elevator monitoring legacy equipment upgrades to accommodate fiber optic Telus lines and remove unsupported equipment and systems. Phase 1 covers 70-80 sites, with a future phase to address the remaining 20-30 sites.	\$ 780,000
General Brock Elementary	Electrical (AFG)	Three-year high voltage vault servicing: regular maintenance as per BC Hydro requirement for high voltage equipment.	\$ 5,000
Sir Winston Churchill Secondary	Electrical (AFG)	Three-year high voltage vault servicing: regular maintenance as per BC Hydro requirement for high voltage equipment.	\$ 7,000
Sir Richard McBride Elementary	Electrical (AFG)	Security system upgrade.	\$ 15,000
Sir Richard McBride Elementary	Electrical (AFG)	Electrical power panel upgrade.	\$ 5,000
Florence Nightingale Elementary	Electrical (AFG)	Three-year high voltage vault servicing: regular maintenance as per BC Hydro requirement for high voltage equipment.	\$ 5,000
Sir William Osler Elementary	Electrical (AFG)	Deferred security system upgrade.	\$ 15,000
J.W. Sexsmith Community Elementary	Electrical (AFG)	Security system upgrade.	\$ 15,000
Sir Charles Tupper Secondary	Electrical (AFG)	Three-year high voltage vault servicing: regular maintenance as per BC Hydro requirement for high voltage equipment.	\$ 7,000

DRAFT 2026-2027 Listing of Planned AFG Expenditures

School Facility	Project Type	Project Description	Total Project Cost
David Thompson Secondary	Electrical (AFG)	Three-year high voltage vault servicing: regular maintenance as per BC Hydro requirement for high voltage equipment.	\$ 7,000
John Oliver Secondary	Electrical (AFG)	Electrical power panel upgrade.	\$ 5,000
Killarney Secondary	Electrical (AFG)	Electrical power panel upgrade.	\$ 5,000
Dr H N MacCorkindale Elementary	Electrical (AFG)	Security system upgrade.	\$ 15,000
Sir Alexander Mackenzie Elementary	Electrical (AFG)	Interior and exterior LED lighting upgrade.	\$ 125,000
Sir Alexander Mackenzie Elementary	Electrical (AFG)	Three-year high voltage vault servicing: regular maintenance as per BC Hydro requirement for high voltage equipment.	\$ 5,000
Windermere Community Secondary	Electrical (AFG)	Three-year high voltage vault servicing: regular maintenance as per BC Hydro requirement for high voltage equipment.	\$ 7,000
Waverley Annex	Electrical (AFG)	Security system upgrade.	\$ 15,000
Carnarvon Community Elementary	Electrical (AFG)	Deferred security system upgrade.	\$ 15,000
Kerrisdale Elementary	Electrical (AFG)	Three-year high voltage vault servicing: regular maintenance as per BC Hydro requirement for high voltage equipment.	\$ 5,000
Prince Of Wales Secondary	Electrical (AFG)	Three-year high voltage vault servicing: regular maintenance as per BC Hydro requirement for high voltage equipment.	\$ 7,000
Queen Elizabeth Elementary	Electrical (AFG)	Three-year high voltage vault servicing: regular maintenance as per BC Hydro requirement for high voltage equipment.	\$ 5,000
Shaughnessy Elementary	Electrical (AFG)	Deferred security system upgrade.	\$ 15,000
Southlands Elementary	Electrical (AFG)	Three-year high voltage vault servicing: regular maintenance as per BC Hydro requirement for high voltage equipment.	\$ 5,000
Trafalgar Elementary	Electrical (AFG)	Security system upgrade.	\$ 15,000
Trafalgar Elementary	Electrical (AFG)	Three-year high voltage vault servicing: regular maintenance as per BC Hydro requirement for high voltage equipment.	\$ 5,000
Elsie Roy Elementary	Electrical (AFG)	Interior and exterior LED lighting upgrade.	\$ 55,000
Elsie Roy Elementary	Electrical (AFG)	Deferred security system upgrade.	\$ 15,000
John Oliver Secondary	Electrical (AFG)	Phase 3 LED upgrade in out buildings, shops and barn.	\$ 240,000
Templeton Secondary	Electrical (AFG)	Phase 2 security upgrade.	\$ 40,000
Workshop - Grounds	Exterior Wall Systems (AFG)	Exterior painting for Buildings 146A, B, and C.	\$ 52,072
Workshop - Grounds	Exterior Wall Systems (AFG)	Exterior preparation prior to painting for Buildings 146A, B, C, and sheds.	\$ 32,900
All Schools	Exterior Wall Systems (AFG)	Handrail repairs and replacements.	\$ 60,000
Sir Wilfrid Laurier Elementary	Exterior Wall Systems (AFG)	Exterior painting for Buildings P133 and P199.	\$ 18,975
Sir Wilfrid Laurier Elementary	Exterior Wall Systems (AFG)	Exterior preparation prior to painting for Buildings P133 and P199.	\$ 1,600
Sir William Van Horne Elementary	Exterior Wall Systems (AFG)	Exterior stair removal.	\$ 84,000
Graham Bruce Community Elementary	Exterior Wall Systems (AFG)	Replacement of undercover beam.	\$ 12,500
Graham Bruce Community Elementary	Exterior Wall Systems (AFG)	New roll shutters and electrical power.	\$ 156,000
Captain James Cook Elementary	Exterior Wall Systems (AFG)	Window upgrade.	\$ 44,000
Captain James Cook Elementary	Exterior Wall Systems (AFG)	New roll shutters and electrical power.	\$ 136,000

DRAFT 2026-2027 Listing of Planned AFG Expenditures

School Facility	Project Type	Project Description	Total Project Cost
Sir Sandford Fleming Elementary	Exterior Wall Systems (AFG)	New roll shutters and electrical power.	\$ 364,900
Lord Byng Secondary	Exterior Wall Systems (AFG)	Window replacement and repairs.	\$ 20,000
General Gordon Elementary	Exterior Wall Systems (AFG)	Exterior painting for Building 128B and wood frame.	\$ 23,800
General Gordon Elementary	Exterior Wall Systems (AFG)	Exterior preparation prior to painting for Building 128B.	\$ 6,600
Kerrisdale Elementary	Exterior Wall Systems (AFG)	Repair soffit.	\$ 10,000
King George Secondary	Exterior Wall Systems (AFG)	Repair tile in girls washroom.	\$ 5,000
Lord Kitchener Elementary	Exterior Wall Systems (AFG)	Exterior painting for Building 090B and wood frame.	\$ 81,375
Lord Kitchener Elementary	Exterior Wall Systems (AFG)	Exterior preparation prior to painting for Building 090B.	\$ 5,900
Sir John Franklin Community Elementary	Exterior Wall Systems (AFG)	Upgrade concrete steps.	\$ 10,000
Gladstone Secondary	Exterior Wall Systems (AFG)	Exterior painting for Building 100A.	\$ 255,150
Gladstone Secondary	Exterior Wall Systems (AFG)	Exterior preparation prior to painting for Building 100A.	\$ 7,900
Grandview Elementary	Exterior Wall Systems (AFG)	New RPE glazing Lexan upgrade: supply and install new glazing.	\$ 22,000
Hastings Community Elementary	Exterior Wall Systems (AFG)	Repair and/or replace tiling grout on granite steps.	\$ 4,000
John Norquay Elementary	Exterior Wall Systems (AFG)	New RPE glazing Lexan upgrade: supply and install new glazing.	\$ 23,000
John Norquay Elementary	Exterior Wall Systems (AFG)	Window replacement and repairs.	\$ 20,000
Lord Selkirk Elementary	Exterior Wall Systems (AFG)	Replace soffits and fascia.	\$ 25,000
Lord Selkirk Elementary	Exterior Wall Systems (AFG)	Upgrade sidewalk.	\$ 10,000
Admiral Seymour Elementary	Exterior Wall Systems (AFG)	Exterior painting for Buildings 121A and 121B.	\$ 158,200
Admiral Seymour Elementary	Exterior Wall Systems (AFG)	Exterior preparation prior to painting for Buildings 121A and 121B.	\$ 11,600
Admiral Seymour Elementary	Exterior Wall Systems (AFG)	Exterior stair removal.	\$ 126,000
Lord Strathcona Community Elementary	Exterior Wall Systems (AFG)	Exterior painting for Buildings 110A, B, C, D, and E.	\$ 1,750
Lord Strathcona Community Elementary	Exterior Wall Systems (AFG)	Exterior preparation prior to painting for Buildings 110A, B, C, D, and E.	\$ 2,600
Tillicum Community Annex	Exterior Wall Systems (AFG)	Exterior painting for Building 159A.	\$ 36,127
Tillicum Community Annex	Exterior Wall Systems (AFG)	Exterior preparation prior to painting for Building 159A.	\$ 21,600
Tyee Elementary	Exterior Wall Systems (AFG)	Exterior painting for Buildings P180 and P091.	\$ 10,150
Tyee Elementary	Exterior Wall Systems (AFG)	Exterior preparation prior to painting for Buildings P180 and P091.	\$ 3,015
Vancouver Technical Secondary	Exterior Wall Systems (AFG)	Exterior painting for Building 005C and gym.	\$ 81,795

DRAFT 2026-2027 Listing of Planned AFG Expenditures

School Facility	Project Type	Project Description	Total Project Cost
Vancouver Technical Secondary	Exterior Wall Systems (AFG)	Exterior preparation prior to painting for Building 005C.	\$ 7,550
Education Centre	HVAC (AFG)	Heating coils upgrade and replacement.	\$ 550,000
Workshop	HVAC (AFG)	New dust collection systems: Carpenter Shop design and Saw Filers installation.	\$ 60,616
All Schools	HVAC (AFG)	Furnace replacements.	\$ 50,000
All Schools	HVAC (AFG)	Heat pump repairs and compressor replacement.	\$ 150,000
All Schools	HVAC (AFG)	Ventilation upgrades.	\$ 60,000
All Schools	HVAC (AFG)	DDC (Direct Digital Control) upgrades.	\$ 100,000
University Hill Secondary	HVAC (AFG)	PRV upgrade for chiller and HP #1.	\$ 40,000
University Hill Secondary	HVAC (AFG)	HVAC fan motor upgrade.	\$ 20,000
Norma Rose Point Elementary	HVAC (AFG)	PRV upgrades.	\$ 15,000
Mount Pleasant Elementary	HVAC (AFG)	HVAC upgrades - Phase 1.	\$ 100,000
Crosstown Elementary	HVAC (AFG)	Phase 1 and Phase 2 HVAC system upgrade.	\$ 520,000
Workshop	Interior Construction (AFG)	Replace sheet metal shear and electrical disconnects.	\$ 30,000
Champlain Heights Community Elementary	Interior Construction (AFG)	Gym door survey and repairs.	\$ 9,000
Champlain Heights Community Elementary	Interior Construction (AFG)	Rekey interior.	\$ 14,200
Shannon Park Elementary	Interior Construction (AFG)	Program room: replace double doors.	\$ 12,000
All Schools	Interior Construction (AFG)	Survey of Britannia, Byng, Hamber, John Oliver, Point Grey, Vancouver Technical, Templeton, Thompson, Tupper, Windermere, Workshop, Nursery, Kitsilano, Churchill, Gladstone, Killarney, King George, Magee, and Prince of Wales.	\$ 20,000
All Schools	Interior Construction (AFG)	Repair and/or replace flooring tiles as per inspection.	\$ 6,000
All Schools	Interior Construction (AFG)	Property Loss Prevention Program.	\$ 120,000
All Schools	Interior Construction (AFG)	Classroom upgrades based on enrollment requirements.	\$ 100,000
All Schools	Interior Construction (AFG)	Universal change room upgrades.	\$ 100,000
Emily Carr Elementary	Interior Construction (AFG)	T-bar ceiling replacement.	\$ 20,000
Edith Cavell Elementary	Interior Construction (AFG)	Repair ramp.	\$ 12,000
Sir Winston Churchill Secondary	Interior Construction (AFG)	Replace drapes.	\$ 10,000
Simon Fraser Elementary	Interior Construction (AFG)	Repair three ramps.	\$ 35,000
David Livingstone Elementary	Interior Construction (AFG)	Gym floor sanding and refinishing, performed every 15-20 years as part of the scheduled maintenance cycle to extend the floor's life expectancy.	\$ 30,425
Magee Secondary	Interior Construction (AFG)	Replace blinds.	\$ 20,000

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School Facility	Project Type	Project Description	Total Project Cost
Magee Secondary	Interior Construction (AFG)	Drama Room 149: carpet tile installation.	\$ 20,000
Dr R E McKechnie Elementary	Interior Construction (AFG)	Rekey Phase 2.	\$ 7,000
Sir William Osler Elementary	Interior Construction (AFG)	Replace double doors.	\$ 12,000
Sir Charles Tupper Secondary	Interior Construction (AFG)	Room 305 Staff Room: carpet tile.	\$ 28,000
Sir Charles Tupper Secondary	Interior Construction (AFG)	Heron Nest Port 231: PVC carpet tile.	\$ 30,000
Sir William Van Horne Elementary	Interior Construction (AFG)	Replace single door.	\$ 8,000
Sir William Van Horne Elementary	Interior Construction (AFG)	Replace blinds.	\$ 10,000
Graham Bruce Community Elementary	Interior Construction (AFG)	Corridor 010 South End: VCT flooring.	\$ 50,000
Captain James Cook Elementary	Interior Construction (AFG)	Replacement of two doors and hardware.	\$ 12,000
David Thompson Secondary	Interior Construction (AFG)	Replace drapes in Room D118.	\$ 15,000
John Henderson Elementary	Interior Construction (AFG)	Resource Room 128: carpet tile.	\$ 8,000
John Oliver Secondary	Interior Construction (AFG)	Replace drapes.	\$ 10,000
John Oliver Secondary	Interior Construction (AFG)	Counselor Office Room 244: carpet tile.	\$ 20,000
John Oliver Secondary	Interior Construction (AFG)	Drapery upgrade and renewal.	\$ 20,000
Killarney Secondary	Interior Construction (AFG)	Elevator and lift upgrades.	\$ 161,200
Sir Charles Kingsford-Smith Elementary	Interior Construction (AFG)	Replacement of three doors and hardware.	\$ 17,000
Dr H N MacCorkindale Elementary	Interior Construction (AFG)	Library and office: VCT and carpet tile.	\$ 40,000
Walter Moberly Elementary	Interior Construction (AFG)	Gym floor sanding and refinishing. 15-20 year turnaround between scheduled treatments to extend the floor's life expectancy.	\$ 7,985
Pierre Elliott Trudeau Elementary	Interior Construction (AFG)	Rekey Phase 2.	\$ 7,000
Nootka Community Elementary	Interior Construction (AFG)	Replace drapes and blinds.	\$ 10,000
Nootka Community Elementary	Interior Construction (AFG)	Drapery upgrade and renewal.	\$ 20,000
Windermere Community Secondary	Interior Construction (AFG)	Gym door (north and south) survey and repairs.	\$ 9,000
Windermere Community Secondary	Interior Construction (AFG)	Replace ceiling tiles.	\$ 29,500
Windermere Community Secondary	Interior Construction (AFG)	Drapery upgrade and renewal.	\$ 30,000
Lord Byng Secondary	Interior Construction (AFG)	Replace double doors.	\$ 12,000

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School Facility	Project Type	Project Description	Total Project Cost
Lord Byng Secondary	Interior Construction (AFG)	Repair and/or replace carpet in main office.	\$ 25,000
Lord Byng Secondary	Interior Construction (AFG)	Class 218: carpet tile.	\$ 14,000
Carnarvon Community Elementary	Interior Construction (AFG)	Replace two sets of doors.	\$ 24,000
Kerrisdale Elementary	Interior Construction (AFG)	Gym floor replacement due to water damage; floor is at its life expectancy.	\$ 82,495
Kerrisdale Elementary	Interior Construction (AFG)	Drapery upgrade and renewal.	\$ 20,000
Point Grey Secondary	Interior Construction (AFG)	Replace drapes.	\$ 10,000
Quilchena Elementary	Interior Construction (AFG)	Gym floor sanding and refinishing. 15-20 year turnaround between scheduled treatments to extend the floor's life expectancy.	\$ 9,495
Lord Roberts Elementary	Interior Construction (AFG)	Gym floor sanding and refinishing. 15-20 year turnaround between scheduled treatments to extend the floor's life expectancy.	\$ 7,295
Shaughnessy Elementary	Interior Construction (AFG)	Gym floor sanding and refinishing. 15-20 year turnaround between scheduled treatments to extend the floor's life expectancy.	\$ 27,995
Shaughnessy Elementary	Interior Construction (AFG)	Replace double doors.	\$ 12,000
University Hill Elementary	Interior Construction (AFG)	Install LVT and CT flooring tiles in Rooms 111 and 113.	\$ 25,000
Lord Beaconsfield Elementary	Interior Construction (AFG)	Carpet tile (CT) for Room 001.	\$ 15,000
Britannia Secondary	Interior Construction (AFG)	Gym A and B survey and repairs.	\$ 9,000
G T Cunningham Elementary	Interior Construction (AFG)	Replace four doors and hardware.	\$ 27,000
G T Cunningham Elementary	Interior Construction (AFG)	Library 124: carpet tile.	\$ 25,000
Gladstone Secondary	Interior Construction (AFG)	Replace drapes and blinds.	\$ 10,000
Gladstone Secondary	Interior Construction (AFG)	Library carpet tile.	\$ 60,000
Grandview Elementary	Interior Construction (AFG)	Repair wood fire escapes.	\$ 20,000
Mount Pleasant Elementary	Interior Construction (AFG)	Classroom upgrades.	\$ 100,000
Lord Selkirk Elementary	Interior Construction (AFG)	Stair treads for stairwell.	\$ 25,000
Lord Selkirk Elementary	Interior Construction (AFG)	Staff room PVC flooring.	\$ 12,000
Admiral Seymour Elementary	Interior Construction (AFG)	Repair roof fire escapes.	\$ 20,500
Lord Strathcona Community Elementary	Interior Construction (AFG)	Gym door survey and repairs.	\$ 9,000
Lord Strathcona Community Elementary	Interior Construction (AFG)	Replace two doors and hardware.	\$ 8,000

DRAFT 2026-2027 Listing of Planned AFG Expenditures

School Facility	Project Type	Project Description	Total Project Cost
Vancouver Technical Secondary	Interior Construction (AFG)	Complete safeguarding for remaining machines.	\$ 10,000
Vancouver Technical Secondary	Interior Construction (AFG)	Replace drapes and blinds.	\$ 10,000
Vancouver Technical Secondary	Interior Construction (AFG)	Drapery upgrade and renewal.	\$ 20,000
Strathcona Community Centre	Plumbing (AFG)	Washroom upgrades.	\$ 35,000
All Schools	Plumbing (AFG)	Water pipe upgrades.	\$ 150,000
All Schools	Plumbing (AFG)	Drinking water upgrades and lead-in-water mitigation.	\$ 170,000
All Schools	Plumbing (AFG)	Washroom upgrades.	\$ 400,000
All Schools	Plumbing (AFG)	Boiler plant pressure regulation equipment compliance.	\$ 80,000
All Schools	Plumbing (AFG)	Fire suppression sprinkler system upgrades.	\$ 250,000
All Schools	Plumbing (AFG)	Backflow preventer replacement.	\$ 50,000
All Schools	Plumbing (AFG)	Hot water tank replacement and upgrades.	\$ 150,000
All Schools	Plumbing (AFG)	Boiler plant piping and equipment upgrade.	\$ 100,000
All Schools	Plumbing (AFG)	Steam plant piping replacement.	\$ 150,000
Workshop	Roofing (AFG)	Contract inspectors.	\$ 350,000
All Portables	Roofing (AFG)	Portable building roofing repairs.	\$ 85,000
All Schools	Roofing (AFG)	Roofing drainage and gutter repairs and replacement.	\$ 50,000
All Schools	Roofing (AFG)	Roofing barrier upgrades.	\$ 30,000
David Thompson Secondary	Roofing (AFG)	Areas TO04, TO07, and TO21: Conventional insulated roof assembly (R1) for Building 82.	\$ 500,000
David Thompson Secondary	Roofing (AFG)	Areas TO03 and TO20: Re-cover with conventionally insulated roof assembly (R1R) for Building 82.	\$ 300,000
John Oliver Secondary	Roofing (AFG)	Areas JO02 and JO03: Conventional insulated roof assembly (R1) with crickets for Building 06. Note: Contains asbestos materials.	\$ 700,000
John Oliver Secondary	Roofing (AFG)	Areas JO04 and JO05: Conventional insulated roof assembly (R1) for Building 06. Note: Contains asbestos materials.	\$ 700,000
Britannia Secondary	Roofing (AFG)	Areas BS03, BS04, BS05, and BS24: Conventional insulated roof assembly (R1) for Building 500A.	\$ 300,000
Lord Strathcona Community Elementary	Roofing (AFG)	Areas ST13, ST14, and ST16: Conventional uninsulated roof assembly (R2) for Building 110C. Areas ST14 and ST16 require 2% tapered insulation. R3 (Area ST15) steep slope.	\$ 300,000
Workshop - Grounds	Site Upgrades	Site upgrades as per Health and Safety inspections.	\$ 50,000
Workshop	Site Upgrades	Blacktop renewal for parking lot.	\$ 13,266
All Schools	Site Upgrades	High pruning and tree removal for safety at Point Grey Secondary, Quilchena Elementary, J.W. Sexsmith Community Elementary, L'Ecole Bilingue Elementary, Dr. Annie B. Jamieson Elementary, Florence Nightingale Elementary, Windermere Community Secondary, University Hill Elementary, and Tecumseh Annex.	\$ 200,000
All Schools	Site Upgrades	Repair and/or replace broken drain lines at various sites as required, including further investigation of Tecumseh Elementary site perimeter drainage.	\$ 144,320
All Schools	Site Upgrades	Install gates.	\$ 40,000
All Schools	Site Upgrades	WorkSafe health and safety improvements.	\$ 60,000

DRAFT 2026-2027 Listing of Planned AFG Expenditures

School Facility	Project Type	Project Description	Total Project Cost
All Schools	Site Upgrades	Metal safety and egress ladder repairs.	\$ 90,000
All Schools	Site Upgrades	Structural post upgrades for covered play areas.	\$ 100,000
All Schools	Site Upgrades	Flagpole upgrades.	\$ 20,000
Edith Cavell Elementary	Site Upgrades	Demolition and removal of two portables.	\$ 250,000
Sir Richard McBride Elementary	Site Upgrades	Installation of gates.	\$ 3,038
Sir Charles Tupper Secondary	Site Upgrades	Blacktop parking lot.	\$ 89,394
Sir Charles Tupper Secondary	Site Upgrades	Blacktop tennis courts.	\$ 76,891
General Wolfe Elementary	Site Upgrades	Installation of gates.	\$ 3,015
Captain James Cook Elementary	Site Upgrades	Bulkhead replacement for safety due to rotten lumber.	\$ 29,242
David Thompson Secondary	Site Upgrades	Blacktop tennis courts.	\$ 101,617
Sir Charles Kingsford-Smith Elementary	Site Upgrades	Blacktop renewal for basketball court.	\$ 41,012
David Oppenheimer Elementary	Site Upgrades	Bulkhead replacement for safety due to rotten lumber.	\$ 45,574
David Oppenheimer Elementary	Site Upgrades	Pipe rail fence replacement with 4-foot fence.	\$ 46,454
Tecumseh Elementary	Site Upgrades	Bulkhead replacement for safety due to rotten lumber.	\$ 41,478
Tecumseh Annex	Site Upgrades	Bulkhead replacement for safety due to rotten lumber.	\$ 29,408
Lord Roberts Elementary	Site Upgrades	Bulkhead replacement for safety due to rotten lumber.	\$ 37,645
Southlands Elementary	Site Upgrades	Repair and/or replace broken drain lines.	\$ 23,933
Lord Beaconsfield Elementary	Site Upgrades	Retention wall repair and replacement on the west side of the sports field. The wall is encroaching on private property.	\$ 270,000
Sir John Franklin Community Elementary	Site Upgrades	Bulkhead replacement for safety due to rotten lumber.	\$ 70,154
Hastings Community Elementary	Site Upgrades	Bulkhead replacement for safety due to rotten lumber.	\$ 29,153
Hastings Community Elementary	Site Upgrades	Fence fabric renewal.	\$ 25,565
Weyburn Elementary	Site Upgrades	Bulkhead replacement for safety due to rotten lumber.	\$ 29,613
Lord Selkirk Elementary	Site Upgrades	Repair and/or replace broken drain lines.	\$ 126,000
Lord Strathcona Community Elementary	Site Upgrades	Blacktop renewal for courtyard.	\$ 19,204
Thunderbird Elementary	Site Upgrades	Fence fabric renewal.	\$ 64,439
Vancouver Technical Secondary	Site Upgrades	Fence fabric renewal.	\$ 29,471
		Submission Category Total	\$ 16,515,182

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School Facility	Project Type	Project Description	Total Project Cost
Vancouver Technical Secondary	Site Upgrades	Fence fabric renewal.	\$ 29,471
Submission Category Total			\$ 16,515,182

April 8, 2026

TO: Facilities Planning Committee

FROM: Jessie Gresley-Jones, Executive Director Facilities

RE: Sir Sandford Fleming Elementary Easement Agreement

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 recommends that the Board adopt a Bylaw to:

- enter into a Parking Access Easement Agreement in Land Title Office registrable form to grant to the current long-term lessee, Vittori Lanark Holdings Ltd. (the “**Tenant**”), shared vehicle access to a portion of the staff parking lot at the Sir Sanford Fleming Elementary School site (the “**Fleming School Site**”) for the purpose of access and ingress to parkade to be located on the leased site to the south of the Fleming School Site (the “**Southern Legal Parcel**”); and
- register the Parking Access Easement Agreement against title to the Fleming School Site at the Vancouver Land Title Office for the benefit of the Southern Legal Parcel pursuant to the ground lease granted by the Board to the Tenant.

BACKGROUND

The Fleming School Site is located on the northeast corner of 49th and Knight Street. As part of the seismic mitigation program, the Ministry of Education and Child Care funded the construction of a new elementary school at the Fleming School Site. This process included a reconfiguration of the school site, which presented an opportunity to repurpose the southern portion of the property by subdividing the parent legal parcel into the current Fleming School Site and the Southern Legal Parcel. This resulted in a portion of the site becoming available for re-purposing subject to Board and Ministerial approval.

On May 25, 2021, the Board passed a resolution declaring the Southern Legal Parcel as surplus and VSB staff proceeded with the disposition process as per Board Policy 20. With Ministry approval, in November 2024, the VSB finalized a 99-year ground lease with Vittori Lanark Holdings Ltd. and Vittori Lanark Limited Partnership for the Southern Legal Parcel. The key terms of the ground lease include:

- A 99-year pre-paid lease for approximately \$8.5M, with no provision for overholding.
- Exclusive use for residential rental housing with optional ground-floor retail, as approved by the City of Vancouver, and in compliance with VSB policies and administrative procedures, particularly Administrative Procedure 313.
- Priority access to vacant rental housing units for Vancouver School Board staff.

The lease also required the Board to endeavour to grant licences and other rights reasonably requested by the Tenant and that these rights would be at no additional compensation to the Board but at the Tenant’s sole cost and expense.



Rendering of the subject property

SITE DESIGN

Vehicle access to the parkade of the mixed-use building to be constructed on the Southern Legal Parcel is required. The City does not typically permit vehicle access from a street or side street, but instead provides guidance for parkade access and loading to occur off of the lane. As the Southern Legal Parcel does not have a lane, the site design contemplates access to the parkade from the existing surface parking lot located on the Fleming School Site. This design has several benefits including ensuring the commercial street frontage is continuous with good urban design principles. This design solution also further aligns with City guidance which limits the number of vehicle crossing points on adjacent sidewalks.

The staff parking lot on the Fleming School Site and the adjacent development on the Southern Legal Parcel will share a single vehicle access point which reduces the number of potential vehicle and pedestrian conflict points. This also reduces vehicle conflict by ensuring that two adjacent vehicle access points do not create turning movement conflict. This shared access will not result in any loss of parking. Permitting this shared access while protecting VSB's use of the Fleming School Site requires a legal easement granting access to the Fleming School Site for the purpose of access and egress to the Southern Legal Parcel to be registered against title to the Fleming School Site pursuant to a Parking Access Easement Agreement.

EASEMENT AGREEMENT

Parking Access Easement Agreement

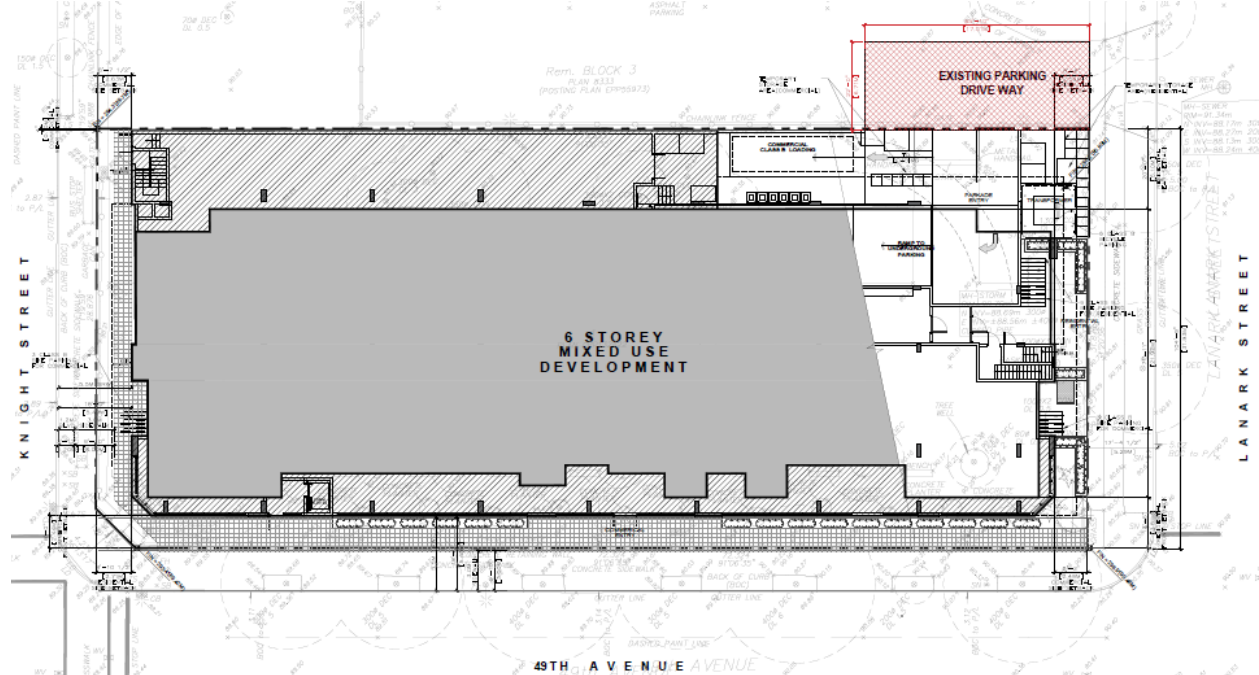
The draft Parking Access Easement Agreement is attached as Appendix A. The draft Parking Access Easement Agreement provides the Tenant the legal right to use a portion of the Fleming School Site for the specific purpose of vehicle access to the parkade to be constructed within the 6-storey building planned on the Southern Legal Parcel.

The Easement will be in place for the remainder of the 99-year lease. This would protect VSB's long-term use of the staff parking area on the Fleming School Site and would prevent the unauthorized use of the Easement area during the site preparation phase for the Southern Legal Parcel, prior to the actual need for the shared access.

Since the Easement grants the Tenant the legal right to use the Fleming School Site on the terms and conditions contained in the Parking Access Easement Agreement, it must be registered with the Vancouver Land Title Office. Given that the Easement must be registered against the title to the Fleming

School Site for the remaining duration of the Ground Lease, the Easement creates an interest in land in favour of the Tenant and is considered a disposition of Real Property and thus is subject to section 3.1.2 of Board Policy 20. The Board must approve the easement by bylaw.

The site plan below marks the location of the proposed Parking Access Easement Agreement in red.



CONCLUSION

The proposed Parking Access Easement Agreement between the VSB and the Tenant is necessary to enable parking access and protect student safety by limiting the vehicle access points within the block occupied by the Sir Sanford Fleming Elementary School. Further this secures the VSB’s long-term use of the staff parking area on the Fleming School Site adjacent to Tenant’s planned mixed-use development on the Southern Legal Parcel.

RECOMMENDATION

The Facilities Planning Committee recommends:

THAT the Board of Education of School District No. 39 (Vancouver) Sir Sandford Fleming Elementary School Parking Access Easement Bylaw 2026 be given three (3) readings, passed and adopted at the April 29, 2026 Public Board meeting.

Attachments:

- A. Parking Access Easement Agreement
- B. The Board of Education of School District No. 39 (Vancouver) Sir Sandford Fleming Elementary School Parking Access Easement Bylaw 2026

TERMS OF INSTRUMENT – PART 2

PARKING ACCESS EASEMENT AGREEMENT

THIS AGREEMENT dated for reference the 1st day of March, 2026.

BETWEEN:

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

1580 West Broadway,
Vancouver, British Columbia V6J 5K8

(the “**Grantor**”)

AND:

VITTORI LANARK HOLDINGS LTD. (Inc. No. BC1511788)

2642 East Hastings Street,
Vancouver, British Columbia V5K 1Z6

(the “**Grantee**”)

WHEREAS:

A. The Grantor is the registered owner in fee simple of lands situated at 6363 Lanark Street, Vancouver, British Columbia and legally described as follows:

Parcel Identifier: 007-92-955
Legal Description: Block 3 District Lot 731 Group 1 New Westminster District Plan 8333 Except Plan 18841, Plan BCP31199 and Plan EPP132422

(“**Block 3**”);

B. The Grantor is also the registered owner in fee simple of lands situated at 1401 East 49th Avenue, Vancouver, British Columbia and legally described as follows:

Parcel Identifier: 032-188-803
Legal Description: Lot 1 District Lot 731 Group 1 New Westminster District Plan EPP132422

(“**Lot 1**”);

C. Pursuant to a ground lease made November 26, 2024 between the Grantor, as landlord, and the Grantee, as tenant, and registered against title to Lot 1 in the Vancouver Land Title Office under registration number CB1730991 (the “**Ground Lease**”), the Grantee leased Lot 1 to the Grantee on the terms and conditions set forth in the Ground Lease;

D. Block 3 and Lot 1 are adjacent to each other;

- E. The Grantee is currently developing and intends to construct a mixed use commercial and residential rental development on Lot 1 in accordance with the terms and conditions of the Ground Lease;
- F. The Grantee requires access to a driveway located on Block 3 to access the parking area to be located on Lot 1 upon completion of the Grantee's mixed use commercial and residential rental development on Lot 1 pursuant to the Ground Lease, and the Grantee has requested that a parking access easement be granted by the Grantor in favour of the Grantee for the benefit of and to be appurtenant to the Ground Lease over that portion of Block 3 shown outlined bold on Plan [◆] (the "**Easement Area**"), a reduced copy of which is attached as Schedule A to this Agreement; and
- G. The Grantor has agreed to grant the Grantee an easement through and across the Easement Area for the purposes of accessing Lot 1 under the Ground Lease.

NOW THEREFORE this Agreement witnesses that in consideration of the sum of \$1.00 now paid by the Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged by the parties receiving such consideration, the parties agree as follows:

1. GRANT OF EASEMENT

- 1.1 Subject to the terms and conditions of this Agreement, the Grantor, as transferor and owner of Block 3, the servient tenement, hereby grants, transfers and conveys to the Grantee, as owner of the Ground Lease and for the benefit of and to be appurtenant to Ground Lease as dominant tenement, the non-exclusive easement, right, licence, liberty and right of way in common with all other parties now or hereafter having the express or implied permission of the Grantor, for the Grantee and its servants, employees, agents, subtenants, licensees, invitees and permittees, at all times hereafter by night and day, with or without vehicles, to enter on and go across, pass over, return over and repass over the Easement Area for the sole purpose of access to and egress from the parkade to be constructed on Lot 1.

2. RESERVATIONS

- 2.1 Despite the rights and easement granted in this Agreement, there is reserved to the Grantor the right at all times hereafter and from time to time:
 - (a) to temporarily interrupt the rights granted to the Grantee pursuant to this Agreement (including, but not limited to, the use and enjoyment of the Easement Area) for the purpose of:
 - (i) constructing, laying down and installing landscaping, utilities and communications systems of any kind or description, together with all ancillary appliances and equipment in, on, over, under or through the Easement Area as the Grantor may reasonably require or may deem expedient and altering, enlarging, extending, repairing, removing, renewing, inspecting, replacing and maintaining the same as it may deem necessary or expedient;

- (ii) carrying out construction, maintenance, repair, cleaning, inspection or replacement of any building, improvement or structure located or to be located on Block 3 as the Grantor may deem necessary or expedient; and
 - (iii) ensuring the safety and security of persons or property located on Block 3; and
 - (iv) carrying out the operations and management of any school, childcare centre or other improvements located on Block 3;
- (b) to construct, maintain, repair, renew or enlarge such landscaped areas and related facilities in, on, over or through the Easement Area as the Grantor may reasonably require; and
 - (c) to grant statutory rights of way, easements, covenants and licenses in favour of the City of Vancouver, public utilities or any other person over the Easement Area or any portion thereof.

2.2 For greater certainty, the easement granted pursuant to Section 1.1 does not include:

- (a) the right to park on the Easement Area and has not been granted for the purpose of parking vehicles on the Easement Area; or
- (b) the right for any building or structure located on Lot 1 to encroach on the Easement Area.

3. COVENANTS

3.1 Except as permitted by this Agreement, the Grantor covenants and agrees with the Grantee that the Grantor will not erect, place or permit to be erected or maintained on the Easement Area any building or structure which will materially interfere with the easement granted hereby, or otherwise materially interfere with the rights granted to the Grantee under this Agreement.

3.2 The Grantee covenants and agrees with the Grantor that the Grantee will:

- (a) not interfere with, and not permit the Grantee's servants, employees, agents, subtenants, licensees, invitees and permittees to interfere with, the use of Block 3 (including the Easement Area) by the Grantor or the Grantor's tenants, subtenants, licensees, occupants, contractors, subcontractors, workers, employees, agents, guests and invitees;
- (b) exercise reasonable care not to damage the Easement Area or Block 3;
- (c) comply with all applicable laws (including, for greater certainty, environmental laws) and applicable encumbrances registered in priority to the easement and rights granted pursuant to this Agreement when exercising its rights and carrying out its duties hereunder;

- (d) exercise its rights, and cause the Grantee's servants, employees, agents, subtenants, licensees, invitees and permittees to exercise the rights, under this Agreement in a reasonable manner and minimize any nuisance or inconvenience with the use of Block 3 by the Grantor, the Grantor's tenants, subtenants, licensees, occupants, contractors, subcontractors, workers, employees, agents, guests and invitees and all other persons now or hereafter having the express or implied permission of the Grantor to use the Block 3;
- (e) keep the Easement Area clean and free from refuse, rubbish and debris of any kind deposited on the Easement Area;
- (f) not use the Easement Area for any purpose other than for the purpose set out in Section 1.1;
- (g) take and exercise all reasonable care not to damage the Easement Area and, in the event of such damage, the Grantee will forthwith repair the Easement Area to its pre-damaged state;
- (h) repair or replace, as required, any damage it causes to any improvements (including, but not limited to, any utilities and surface material) or vegetation on the Easement Area so as to leave the Easement Area in the same condition as existed prior to the exercise of its rights under this Agreement;
- (i) take and exercise all reasonable steps to not disturb the safety, peace and enjoyment of Block 3 by the Grantor, the Grantor's tenants, subtenants, licensees, occupants, contractors, subcontractors, workers, employees, agents, guests and invitees and any other person permitted to use Block 3 by the Grantor;
- (j) not, and will cause the Grantee's servants, employees, agents, subtenants, licensees, invitees and permittees not to, discharge or release any contaminants on, within or under Block 3; and
- (k) not, and will cause the Grantee's servants, employees, agents, subtenants, licensees, invitees and permittees not to, use the Easement Area until such time as an occupancy permit for the building constructed on Lot 1 pursuant to the Ground Lease is issued to the Grantee by the City of Vancouver.

4. INDEMNITY AND RELEASE

- 4.1 The Grantee hereby indemnifies and save harmless the Grantor and the Grantor's tenants, subtenants, licensees, occupants, contractors, subcontractors, workers, employees, agents, guests and invitees from and against any and all actions, causes of action, judgments, suits, proceedings, claims, penalties, interests, liens, losses, costs, expenses (including legal fees on a solicitor-client basis), disbursements, damages, injuries or demands of any kind or nature whatsoever, at law or in equity, that the Grantor or the Grantor's tenants, subtenants, licensees, occupants, contractors, subcontractors, workers, employees, agents, guests and invitees may incur or suffer as a result of:

- (a) any breach, violation or non-performance of any covenant, condition or obligation under this Agreement by the Grantee or any of the Grantee's servants, employees, agents, subtenants, licensees, invitees and permittees;
- (b) the exercise by the Grantee or of the easement and rights granted to them pursuant to this Agreement;
- (c) the access to or use of Block 3 by the Grantee or the Grantee's servants, employees, agents, subtenants, licensees, invitees and permittees; or
- (d) any injury to person or persons, including death, on or within the Easement Area.

4.2 The Grantee covenants and agrees that it, and not the Grantor, will be liable and responsible for any damages or injuries of any nature or kind whatsoever:

- (a) to the Grantee or the Grantee's servants, employees, agents, subtenants, licensees, invitees and permittees or their respective personal property occurring on Block 3 (including, for greater certainty, the Easement Area);
- (b) as a result of or in connection with the use of the Easement Area by the Grantee, the Grantee's servants, employees, agents, subtenants, licensees, invitees and permittees or any person for whose conduct they are responsible; and
- (c) as a result of or in connection with the exercise by the Grantee, the Grantee's servants, employees, agents, subtenants, licensees, invitees and permittees or any person for whose conduct they are responsible of the rights granted pursuant to this Agreement.

4.3 This Section 4 will survive the expiration or termination of this Agreement.

5. TERMINATION

5.1 This Agreement and the rights and easements granted in this Agreement will terminate on the earlier of the following dates:

- (a) the date of expiration or earlier termination of the Ground Lease; and
- (b) the date that this Agreement is discharged from title to Block 3.

6. GENERAL

6.1 This Agreement will run with and will burden Block 3, but no part of the fee of the soil of Block 3 will pass to or be vested in the Grantee under or by this Agreement.

6.2 The covenants of the Grantor contained herein will be personal and binding upon the Grantor only in respect of events first occurring during the Grantor's ownership of any interest in Block 3 but Block 3 will nevertheless be and remain at all times charged herewith, and upon the transfer of all interest of the Grantor in Block 3, the Grantor will be freed and discharged from

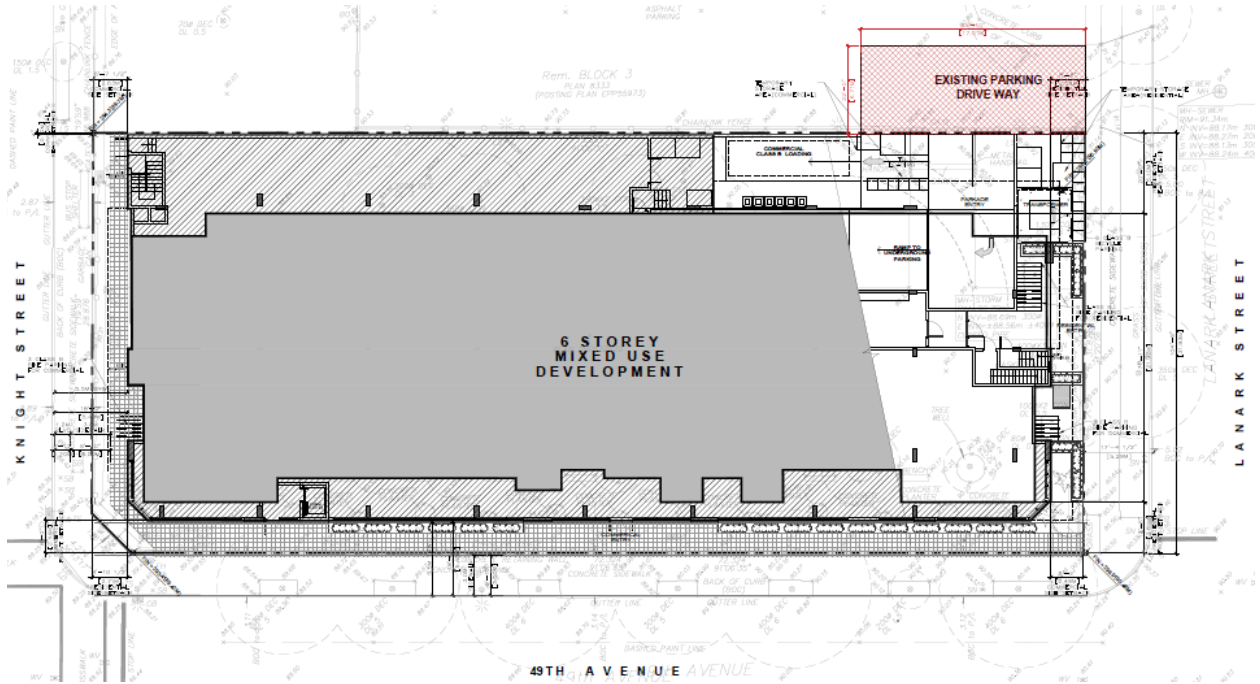
the observance and performance from that time onward of the covenants on its part in respect of Block 3 to be observed and performed.

- 6.3 Whenever it is required or desired that a party deliver a notice to another party hereunder, such notice will be in writing and will be deemed to have been delivered on the date of delivery if delivered before 4:00 p.m. on a business day, or on the next business day if delivered after such time on a business day, so long as the notice is delivered to the party at the address for that party set out herein or such other address for that party as exists in accordance with Land Title Office records in respect of this Agreement.
- 6.4 Nothing in this Agreement will be interpreted so as to restrict or prevent the Grantor from using the Easement Area in any manner which does not interfere with the exercise by the Grantee of the rights and easements hereby granted.
- 6.5 For the avoidance of any doubt, nothing in this Agreement will be interpreted so as to restrict or prevent the Grantor from granting easements, rights of way, leases, licenses or other charges, liens and interests in and to Block 3, to any person, partnership, association trust, unincorporated organization, corporation or municipality.
- 6.6 The Grantee hereby covenants and agrees to execute and deliver in registrable form any and all documents and plans that the Grantor may reasonably require to facilitate any subdivision of Block 3 or any parts thereof.
- 6.7 Wherever the singular or masculine is used in this Agreement, it will be construed as meaning the plural or feminine or body corporate or politic, and vice versa, as the context or the parties require.
- 6.8 Waiver of any default by any party will not be deemed to be a waiver of any subsequent default by that party.
- 6.9 If any section, subsection, sentence, clause or phrase in this Agreement is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion will be severed and the decision that is invalid will not affect the validity of the remainder of this Agreement.
- 6.10 This Agreement will be governed and construed in accordance with the laws in force in the Province of British Columbia.
- 6.11 This Agreement will enure to the benefit of and be binding on the parties hereto, their respective heirs, executors, administrators, successors and assigns.
- 6.12 The Grantor and the Grantee will execute and perform all further deeds, acts, things, instruments and assurances reasonably required to carry out the intent of this Agreement.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day, month and year first above written by executing Part 1 of the Land Title Form C to which this Agreement is attached and which forms part of this Agreement.

SCHEDULE A EASEMENT AREA

The Easement Area is shown in red.



END OF DOCUMENT

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 39 (VANCOUVER)
SIR SANDFORD FLEMING ELEMENTARY SCHOOL PARKING ACCESS EASEMENT BYLAW 2026

WHEREAS a Board of Education may dispose of land or improvements under the authority of Section 96(5) of the *School Act*, subject to the orders of the minister responsible under the *School Act* (British Columbia) (the “**Minister**”);

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

AND WHEREAS the Minister issued *Disposal of Land or Improvements Order* (Ministerial Order M193/08) (the “**Order**”) effective September 3, 2008 requiring fee simple sales and leases of land or improvements for a term of ten years or more to be specifically approved by the Minister, unless the transferee is an independent school, a francophone education authority or another board of education;

AND WHEREAS a disposal of land or improvements by way of a grant of easement does not require approval from the Minister pursuant to the Order;

AND WHEREAS Section 65(5) of the *School Act* (British Columbia) requires a Board of Education to exercise a power with respect to the acquisition or disposal of property owned or administered by the Board of Education only by bylaw; =

AND WHEREAS:

- (i) The Board of Education of School District No. 39 (Vancouver) (the “**Board**”) owns the land and improvements known as the Sir Sandford Fleming Elementary School located at 6363 Lanark Street, Vancouver, British Columbia and legally described as:
 - Parcel Identifier: 007-928-955
 - Legal Description: Block 3 District Lot 731 Group 1 New Westminster District Plan 8333 Except Plan 18841, Plan BCP31199 and Plan EPP132422(the “**School Site**”);
- (ii) In addition to the School Site, the Board owns the land to the south of the School Site located at 1455 East 49th Avenue, Vancouver, British Columbia and legally described as:
 - Parcel Identifier: 032-188-803
 - Legal Description: Lot 1 District Lot 731 Group 1 New Westminster District Plan EPP132422(the “**Leased Parcel**”);
- (iii) the School Site is facility number 03939066 and the Leased Parcel is a portion thereof
- (iv) pursuant to a ground lease made November 26, 2024 (the “**Ground Lease**”) among the Board, as landlord, Vittori Lanark Holdings Ltd. and Vittori Lanark Limited Partnership (collectively, the “**Tenant**”), as tenant, and Vittori Developments Ltd., as co-covenantor, the Board granted a long-term lease of the Leased Parcel to the Tenant on the terms and conditions set forth in the Ground Lease;
- (v) in connection with the development and construction of the improvements by the Tenant on the Leased Parcel pursuant to the Ground Lease, the Tenant requires an access easement over a portion of the School Site shown outlined in bold on the explanatory plan attached hereto as Schedule A (the “**Easement Area**”) for the purpose of access to and egress from the parkade to be constructed on the Leased Parcel pursuant to the Ground Lease (the “**Easement**”);
- (vi) the Board is satisfied that it would be in the best interests of the Board to grant the Easement to the Tenant for the benefit of the Ground Lease and that the granting of the Easement will not interfere with the Board’s use of the School Site for educational purposes.; and

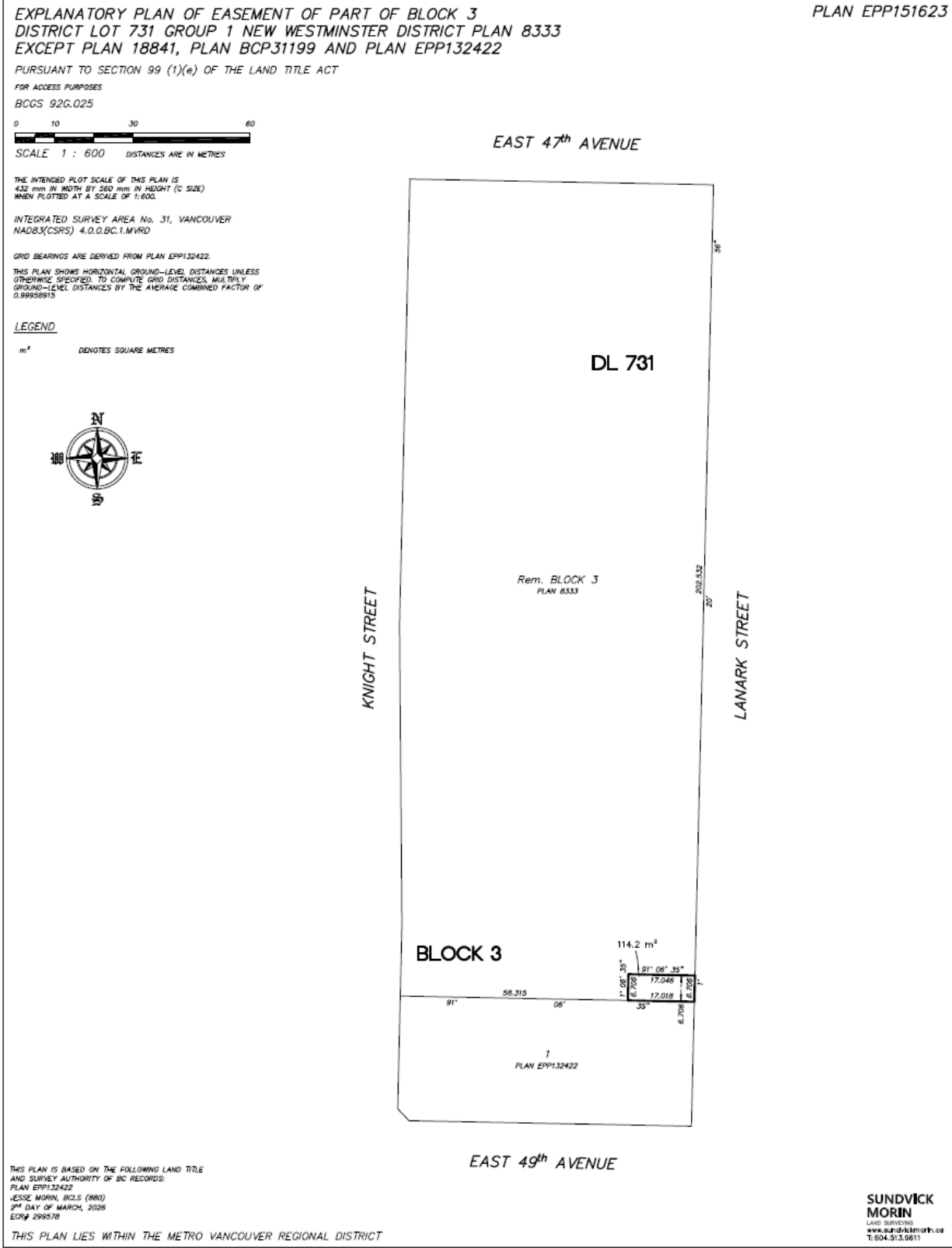
- (vii) the Board has determined and hereby confirms that the granting of the Easement will neither conflict nor detract from the regular or extracurricular program of a school or the current or future educational needs of School District No. 39 (Vancouver).

NOW THEREFORE BE IT RESOLVED as a Bylaw of the Board that the Board enter into the Easement with Vittori Lanark Holdings Ltd. and grant the Easement in the form approved by the Secretary-Treasurer, in her discretion, and register the Easement against title to the School Site at the Land Title Office.

BE IT FURTHER RESOLVED as a Bylaw of the Board that the Secretary-Treasurer be and is hereby authorized, on behalf of the Board, to execute and deliver the Easement in such form and with such amendments thereto as the Secretary-Treasurer may, in her discretion, consider advisable, and the Secretary-Treasurer be and is hereby authorized, on behalf of the Board, to execute and deliver all related and ancillary documents required to complete the granting of the Easement to Vittori Lanark Holdings Ltd. on such terms and conditions as the Secretary-Treasurer may, in her discretion, consider advisable as witnessed by the signature of the Secretary-Treasurer.

This Bylaw may be cited as “The Board of Education of School District No. 39 (Vancouver) Sir Sandford Fleming Elementary School Parking Access Easement Bylaw 2026”.

SCHEDULE A – Easement Area



April 8, 2026

ITEM 3.1

TO: Facilities Planning Committee

FROM: Jessie Gresley-Jones, Executive Director Facilities
Ajaz Hasan, Director, Vancouver Project Office

RE: **New Elementary School at Olympic Village Update**

*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 focussing on effectiveness, efficiency and sustainability.

INTRODUCTION

The purpose of this report is to provide an update on the new elementary school at Olympic Village which received Ministry of Education and Childcare funding approval in 2024.

BACKGROUND

After receiving provincial funding approval in April 2024 for the new school at Olympic Village, significant work has been undertaken to advance this time. McFarland Marceau Architects (MMA) were selected to lead the school's design. Since then, engagement has taken place with internal technical groups, families, students, and the broader community through the City-led "Shape Your City" process as part of the Rezoning. Design advancement continues to be underway along with applicable City permitting processes.

SUMMARY

The new school required a Rezoning be considered and approved by the City of Vancouver (COV) to enable an increase in building height. The Public Hearing for the new school in Olympic Village took place on Thursday, February 12, 2026. A significant amount of correspondence was received by Council including 766 written submissions in favour and 55 written submissions opposed to the rezoning. Three pieces of correspondence were also received regarding other aspects of the application.

Due to the high number of individuals who registered to speak, Council extended the session to hear all speakers and then reconvened on February 26, 2026 to address questions from staff, debate, hear closing remarks, and make a determination on the file. Ultimately, Vancouver City Council unanimously approved the Rezoning of CD-1 (454) Text Amendment: 215 West 1st Avenue (new school in Olympic Village). The approval allows the necessary increase in height for a 4-storey school with rooftop play space.

Subsequently, the Development Permit has been submitted to the City, which includes updated designs reflecting input from the City, technical working groups, and feedback received from families, students, and the public. Attachment A includes the current building plans and renderings.

The design will continue to be refined to reflect requirements from the City of Vancouver received through the permitting processes, and further detailed design will be undertaken by the project team.

TIMELINES

The following milestones have been reached or are anticipated for the completion of the project:

- Summer to Fall 2024: Architects retained, project program reviewed, and site analysis undertaken
- Spring 2025: Rezoning Submission to COV
- Spring 2025 to Spring 2026: Rezoning / Design / Permitting
- November 2025: Preliminary Development Permit submitted
- February 2026: Rezoning approval received
- March 2026: Updated Development Permit with Rezoning input submitted
- Early 2027: Start of Construction
- Fall 2029: Completion

RECOMMENDATION

This report is provided for information.

Attachment:

- A. Development Permit Design Rationale

NEW ELEMENTARY SCHOOL AT OLYMPIC VILLAGE

215 W. FIRST AVENUE, VANCOUVER, BC

DEVELOPMENT PERMIT APPLICATION

AMENDMENT TO ORIGINAL APPLICATION

18 MARCH 2026

DESIGN RATIONALE

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Rendering: View from the northeast.

1 INTRODUCTION

1.2 ZONING CONTEXT

The Project is expected to comply to the “Conditions of Approval of the CD-1 Text Amendment 215 West First Avenue - 8 RTS 18352”, approved by Vancouver City Council on 26 February 2026. In terms of urban design and sustainability, this means compliance with the following requirements:

Urban Design

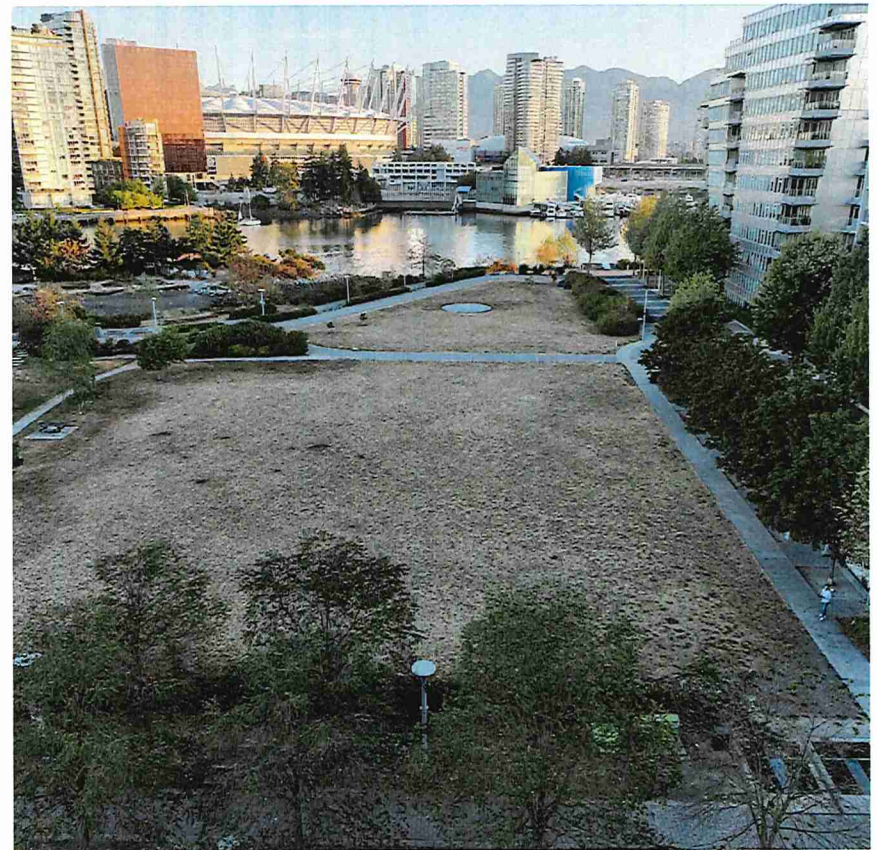
1.1 Design development of the proposed materiality and architectural expression to improve neighbourhood fit of the Southeast False Creek Neighbourhood (also known as Olympic Village).

Note: This may be achieved by: (a) design development to the building articulation, facade composition and proportions that is welcoming and playful; (b) design development of a fenestration pattern that provide an optimum lighting quality, with exterior components that provide solar shading where needed; and (c) provision of high quality and durable exterior finishes.

1.2 Design development to prioritize universally accessible site and building design including on-site travel paths, common spaces and entrances, as feasible, for people with mobility challenges.

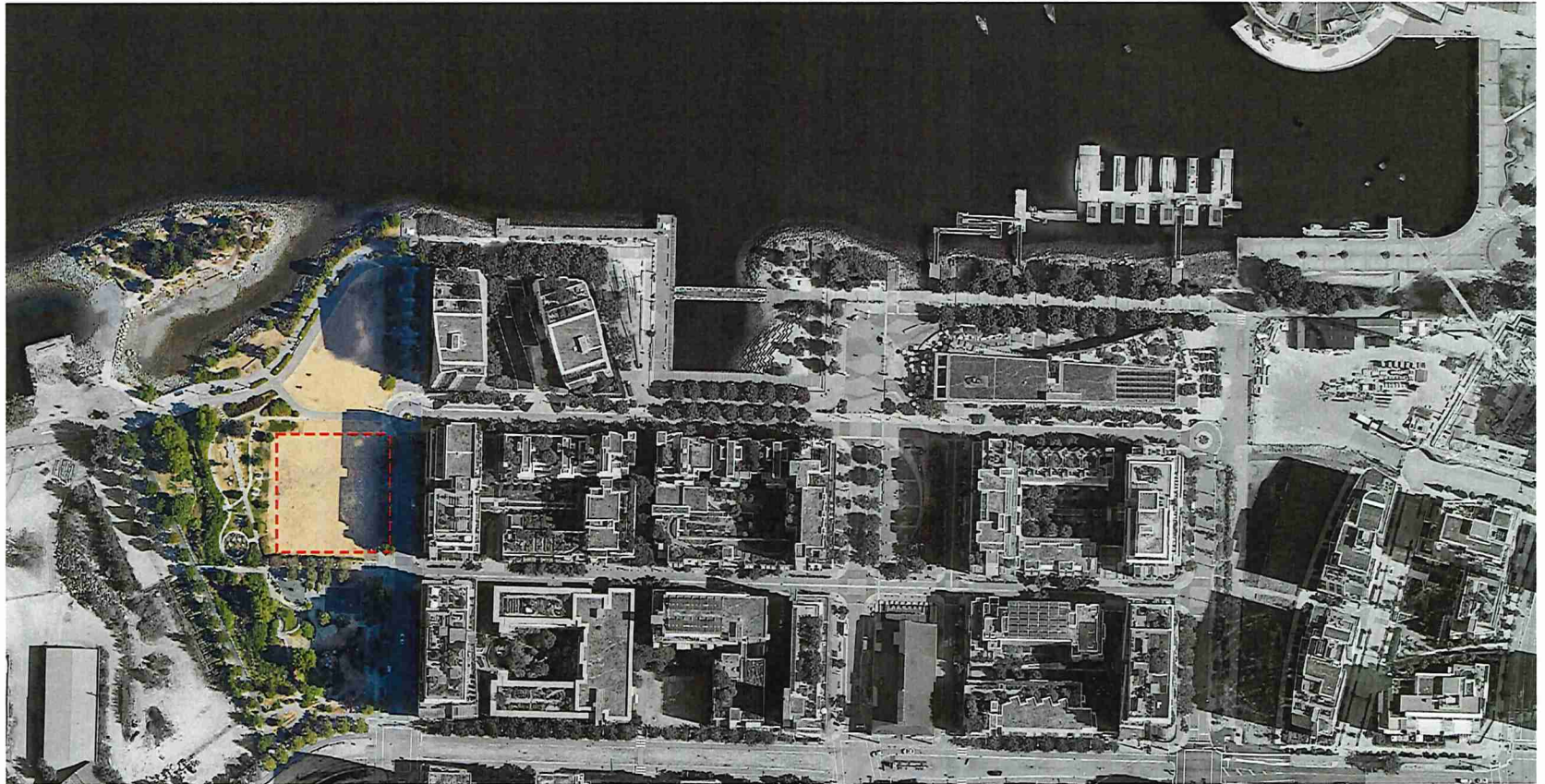
Sustainability

1.3 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning.



1 INTRODUCTION

1.3 PHYSICAL CONTEXT - CONTEXT MAP



1 INTRODUCTION

1.4 PHYSICAL CONTEXT - SURROUNDINGS



Aerial view towards the east, showing the site.



Looking south.



Looking east through the site (with fence surround)



Walkway looking east, separating the site to the North and the existing playground to the South



Existing playground south of the site



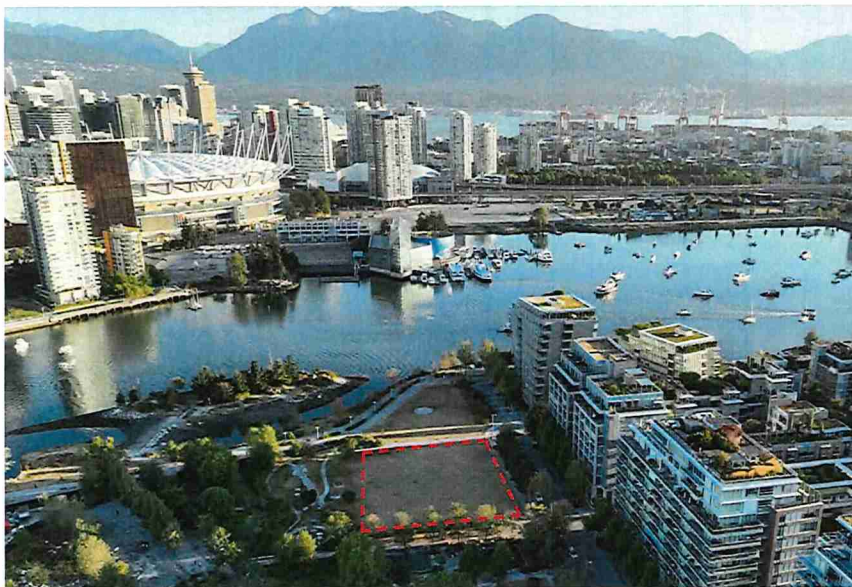
Residential buildings along Columbia Street

2 DESIGN RATIONALE

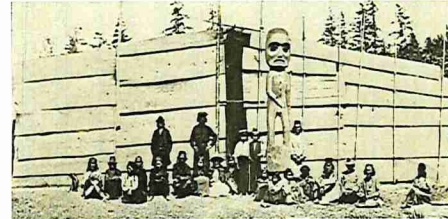
2.1 DESIGN INTENT

The design concept responds to three fundamental drivers: the regulatory context, the physical context, and the functional requirements.

The design celebrates the history of the site as part of traditional local nations territory. The building will be welcoming, playful and expressive of its function as a school and community amenity.



The site is strongly defined by its orientation to False Creek: the connection to the creek through the park and a play zone to the north of the school.



Salish longhouse, 1910 photo, City of Vancouver Archives



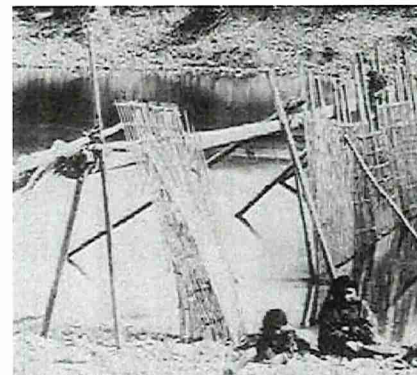
x'maθk'ajam (Musqueam) weaving by Debra Sparrow and carving by Chris Sparrow



False Creek, circa 1910 photo, City of Vancouver Archives



Kwikwədem Harvest by Maynard Johnny Jr., 2016



Wood fishing weir, archival photo



Leamy and Kyle Sawmill at False Creek, circa 1888, archival photo

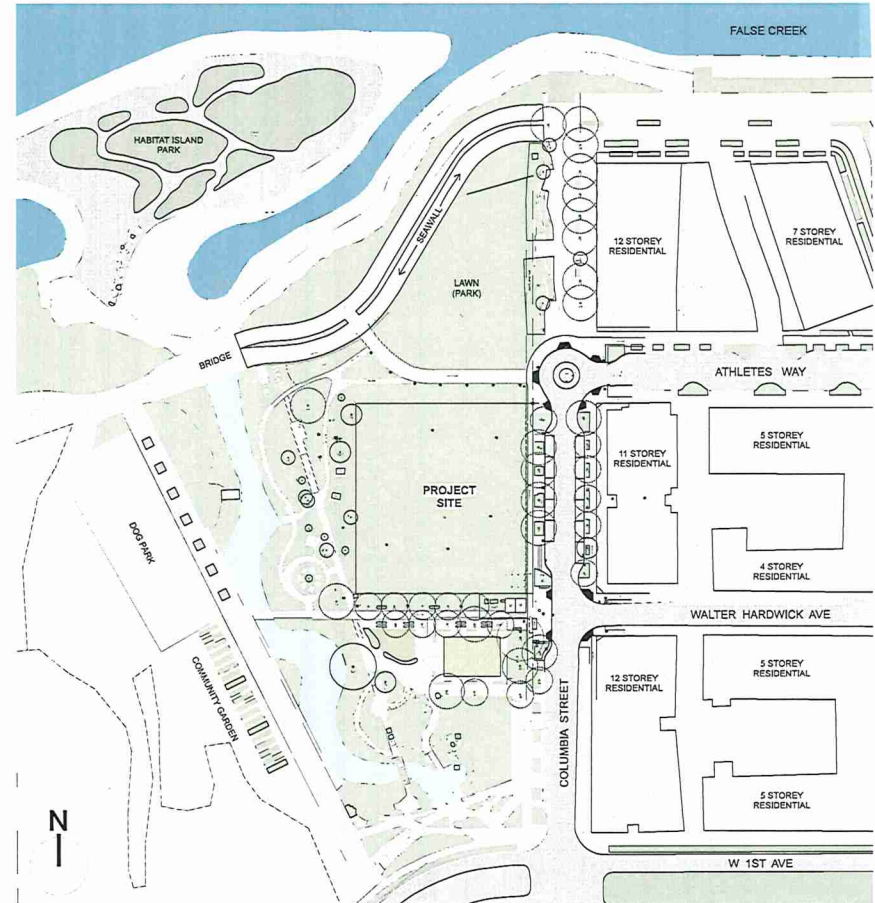
2 DESIGN RATIONALE

2.2 FUNCTIONAL REQUIREMENTS

The new school building needs to accommodate 630 students in a building programmed to contain 26 classrooms (including kindergartens), a library, multi-purpose rooms and a gymnasium. Four stories are necessary to fit the building program on this small site.

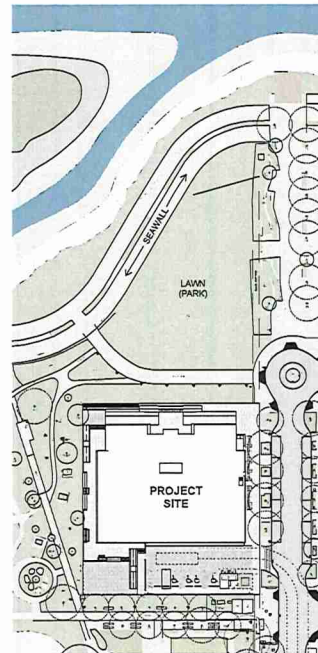
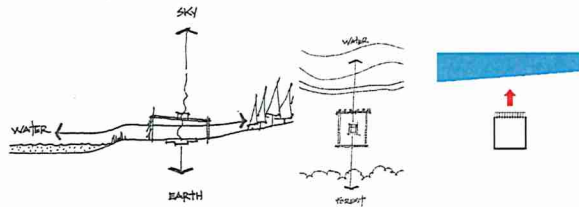
To enable the shared use of the building by the school and surrounding community, the gymnasium and multi-purpose rooms are located on the ground floor and designed to be easily accessible. Academic spaces occupy the three upper floors. The roof-top is intended as an outdoor instructional and physical activity space necessary to offset the limited dedicated play area at grade.

The site program includes exterior stairs, sloped sidewalks and ramps needed to elevate the ground floor of the school above the flood level (≈ 0.8 m); a parking area of 4 accessible spaces and 2 service spaces; an enclosed waste storage area; and 32 covered Class B bicycle stalls.



2 DESIGN RATIONALE

2.3 CONCEPT



The concept is a simple volume that faces the waterfront, with a composition that differentiates the front facade from the three others to reflect its function and acknowledge its place in False Creek. The front facade opens at grade to a composition of steps and ramps that are an echo of the shoreline beyond. It is a sort of 'pavilion' in the park providing community-oriented spaces and a wrap-around porch at the ground floor, with greater privacy for the educational spaces on the upper floors.

The rooftop play area allows for necessary outdoor space contained within a screened enclosure, which is complemented by similar expressions at the wrap-around porch.



The entry and north facade are oriented toward False Creek and intended to receive a unique expression linked to the historical use of the site.



The other three sides of the building are more solid, providing appropriate levels of privacy for neighbours and Hinge Park users, and the students within the building.

2 DESIGN RATIONALE

2.4 MASSING

Massing (height and footprint) is as compact as feasible while still providing a flexible educational environment. The building is expressed as a single compact volume due to site constraints and for economic necessity. The compact form minimizes the impact on its surroundings, including shading and views.

The rooftop play area is highly transparent (with small service penthouses for stair and elevator access) and features a perimeter guard, slightly set back from the roof edge, whose form responds to function (only as high as needed for the type of play). The guard's design provides a playful counterpoint to the orthogonal massing below, while minimizing visual and shading impact on Hinge Park.



2 DESIGN RATIONALE

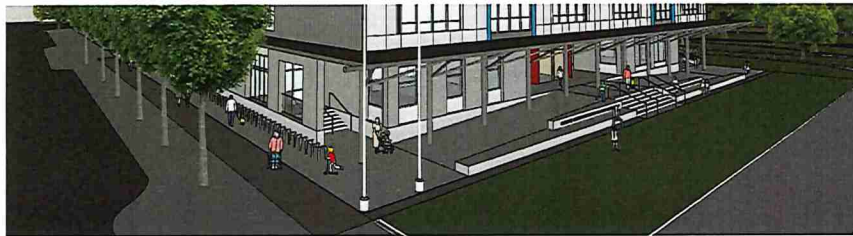
2.5 ARTICULATION

Level 1, which houses the most public functions, grounds the building with a welcoming porch and canopy that wrap the building on four sides, providing sheltered entries and friendly transitions from the surrounding ground level. This aims to create a positive interface with the surrounding public realm.

Articulation includes the columns and struts that highlight the main entry canopies and numerous bench and seating elements built into the transitions in grade that access the porch.

Levels 2 to 4 house the classrooms and are expressed as a more solid block with visual interest provided by its clear form, the quality of the cladding and window bays expressed by coloured trims and sunshades, with the exception of the north facade which has a unique expression facing False Creek.

The rooftop play area is articulated as a light, playful, crowning element, sloped to reduce shading and massing impact on the park and seawall.



North, east and west interface with park.



View from south-west showing the light play area guards and netting

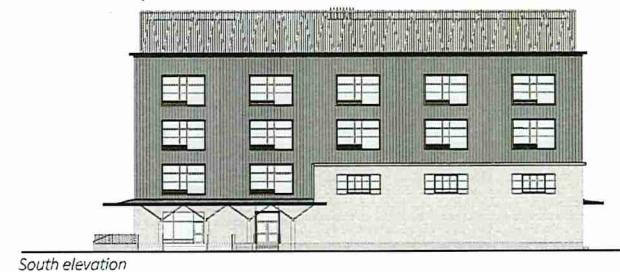
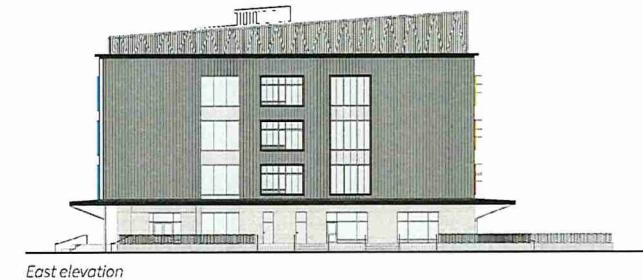
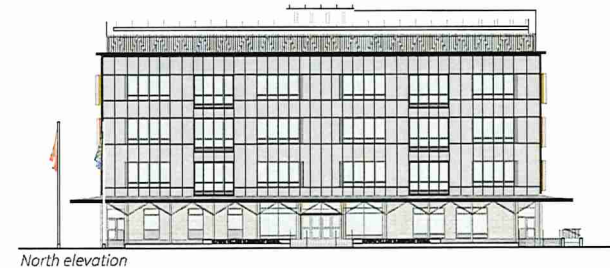
2 DESIGN RATIONALE

2.6 FACADE COMPOSITION

Facade composition responds honestly to the functions within the building, using proportion, articulation of datums, and material changes to create a quiet expression with moments of bright colour that identifies the school as distinct from its residential neighbours.

Proportions start from the necessary intent of compact efficiency and, along with fenestration, are fundamentally influenced by the structural needs of the mass timber wall structure. The fenestration pattern follows the structural system, with limited window width and optimized heights to bring natural light deep into the building volume.

Optimum lighting quality is provided by window heights and placement, along with the provision of vertical and horizontal solar shading fins, suited to the orientation of each facade. Larger windows are provided at the most public areas, enhancing the connection to the park.



2 DESIGN RATIONALE

2.7 CHARACTER & EXPRESSION

Character is intended to be welcoming, playful and offering an intrinsic nod to the history of the site.

Expression and recognition as a school is a key principle of the design. The school has a character that is intentionally distinct from the surrounding residential buildings. It reads as a pavilion within the park, whose upper storeys are suspended above a relatively transparent and sheltered ground storey. The transparency, generous sheltering canopies, 'inhabitable edge' (featuring numerous built-in seating opportunities to promote socializing), the flashes of colour, and the mass timber structure all describe an inviting and amenable public school.

The north facade has a special expression that honours the importance of False Creek to the original inhabitants of this land. A silvery surface of faceted metal panels evokes the surface of water and denotes this facade as the formal front of the building.

The structural detailing at the roof and ground levels provides relief from the orthogonal form of the building while evoking the fishing weirs used for salmon fishing.



View from the south west, showing the canopy at grade and the window treatment.



View from the north east, showing the front facade.

2 DESIGN RATIONALE

2.8 STREETScape

The school is slightly set back from the street enabling the provision of covered bicycle stalls along its east facade. The first story being elevated above the flood plain, stairs, gently sloped walkways, ramps and seating opportunities are provided around the building to ease access and provide a habitable edge, protected by an overhang.

To reduce impact of height and shading, the rooftop guard is as low and transparent as feasible as well as being slightly set-back from the building edge.

VIEW FROM THE NORTH



2 DESIGN RATIONALE

2.8 STREETScape (continued)

Public interface and interaction with neighbours occur on all four sides of the school, given the location in the park. There is no 'back side' to this building. The building is intended to be amenable on every face: welcoming and sheltering where the interface occurs and promoting discretion and privacy elsewhere. To this end, the classrooms primarily face north or south into the park, rather than eastward across Columbia Street where there may be privacy concerns with neighbours.

VIEW FROM THE WEST



2 DESIGN RATIONALE

2.9 MATERIALITY - NEIGHBOURING CONTEXT



Neighbouring building to the north east, which frames the outdoor space to the north of the school. Similar material and articulation of the building face have been used to reflect this character.

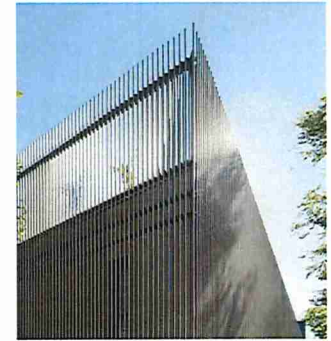


Neighbouring building across from Columbia Street: The streetwall on Columbia has a 2 storey datum line of stone materials. This material and height is reflected on the school facade facing Columbia Street.

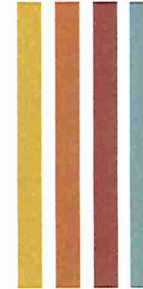
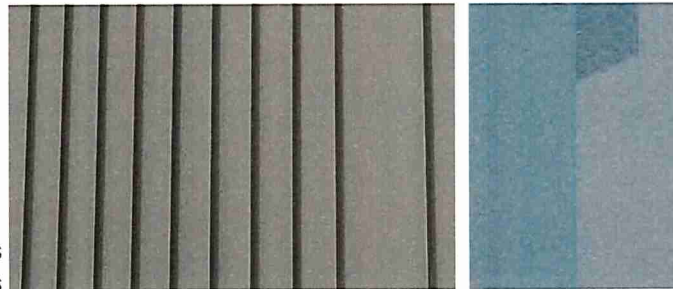
2 DESIGN RATIONALE

2.9 MATERIALITY - INSPIRATION

Roof-top steel braces and fencing



Metal claddings with visually attractive patterns and highlight colours



Grey brick veneer at the base, with visually attractive pattern



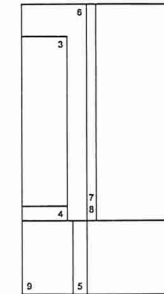
2 DESIGN RATIONALE

2.9 MATERIALITY - PROPOSED

High quality durable materials are intended, including:

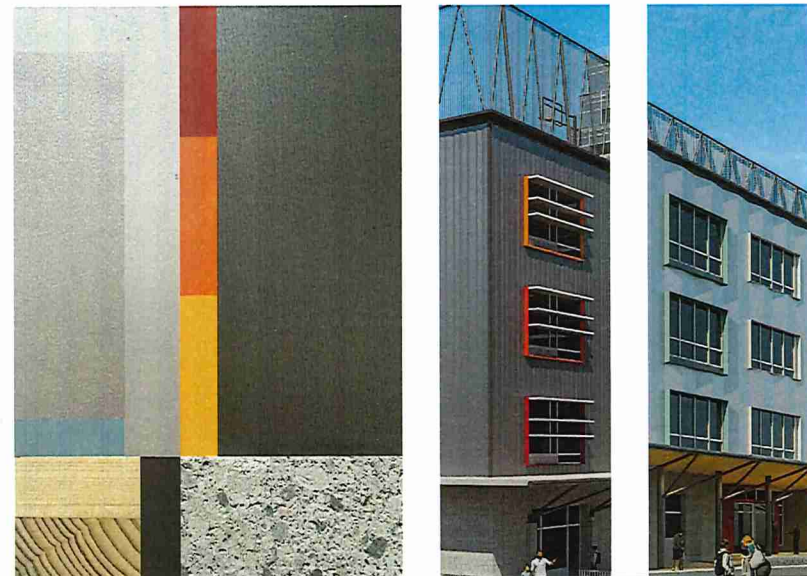
- architectural concrete porch to transition from grade to the Flood Construction Level of the main floor
- ground-faced concrete masonry at ground storey for durability and neighbourhood context
- zinc-coloured metal cladding at 2nd, 3rd, and 4th storeys intended to have visually interesting texture
- composite accent panels featuring accent colour for vestibules
- metal window trim featuring accent colours
- anodized aluminum window frames
- anodized aluminum sun shades
- steel exterior columns and struts, supporting the canopies
- steel guard structures
- exterior mass timber elements (soffits of canopy and covered play structure)

The colour palette is intended to be generally intrinsic to each material, neutral, and peaceful, with discrete splashes of colours around windows and at entries.



EXTERIOR MATERIALS (DD)

1. MASONRY CLADDING (GROUND FACE) (LIGHT GREY)
2. COATED METAL CLADDING (WEATHERED ZINC)
3. COATED METAL CLADDING NORTH ELEVATION (METALLIC GREY)
4. COATED METAL ACCENT TRIM NORTH ELEVATION (AQUA BLUE)
5. COATED METAL FLASHING (CHARCOAL)
6. ANODIZED ALUMINIUM WINDOWS AND TRIM (CLEAR)
7. ANODIZED ALUMINIUM SHADE DEVICES (CLEAR OR RED)
8. POWDER COATED SHADE DEVICES (RED, ORANGE, YELLOW)
9. CLT EXPOSED SOFFITS AT EXTERIOR CANOPIES (CLEAR)
10. EXPOSED STRUCTURAL STEEL (HOT DIPPED GALVANIZED)



2 DESIGN RATIONALE

2.10 ACCESSIBILITY

Barrier-free routes for all are provided with sensitivity to the needs of children in particular.

All entries must navigate an 80 cm grade change from the surrounding site to the main floor – mandated by the Flood Control Level. At the north side, the main entry to the school is accessed by two walkways sloped at 1 in 20 from the east and west to provide ease of access from the east and the west.

These gently sloped walkways also provide generous access to the main entry area north of the school. At the south side, a straight ramp provides access from the parking area and surrounding site to the secondary entry and the wrap-around porch. A similar ramp provides a fourth accessible route on the west side of the porch.



Two walkways (sloped at 1:20) connect the main entry to the sidewalks and north play zone.



Walkway (sloped at 1:20) leads to main entry and accessible ramp leads to west porch.



Accessible ramp leads to south entry and porch from accessible parking spaces.

2 DESIGN RATIONALE

2.11 ROOF-TOP DESIGN

An outdoor play and learning area is proposed on the roof of the building, to off-set the limited dedicated play areas at grade. The space is divided into 3 zones, consisting of a northern open area with views on False Creek and the mountains beyond, a central covered area (containing exits, elevators, washrooms, and covered outdoor learning) as well as a ball play area to the south with fencing and netting to contain balls and play objects.

The roof-top will not have any soft landscape elements. In addition to outdoor learning spaces, it will house mechanical equipment, behind a sound-controlling screen.

Proposed materiality of the roof-top is:

- Floor surfacing: tiled recycled rubber, colour: green.
- Wall fencing structure: Galvanized steel
- Overhead ball control netting: Nylon mesh
- Covered area: metal cladding and roofing, grey; wood soffit, clear.



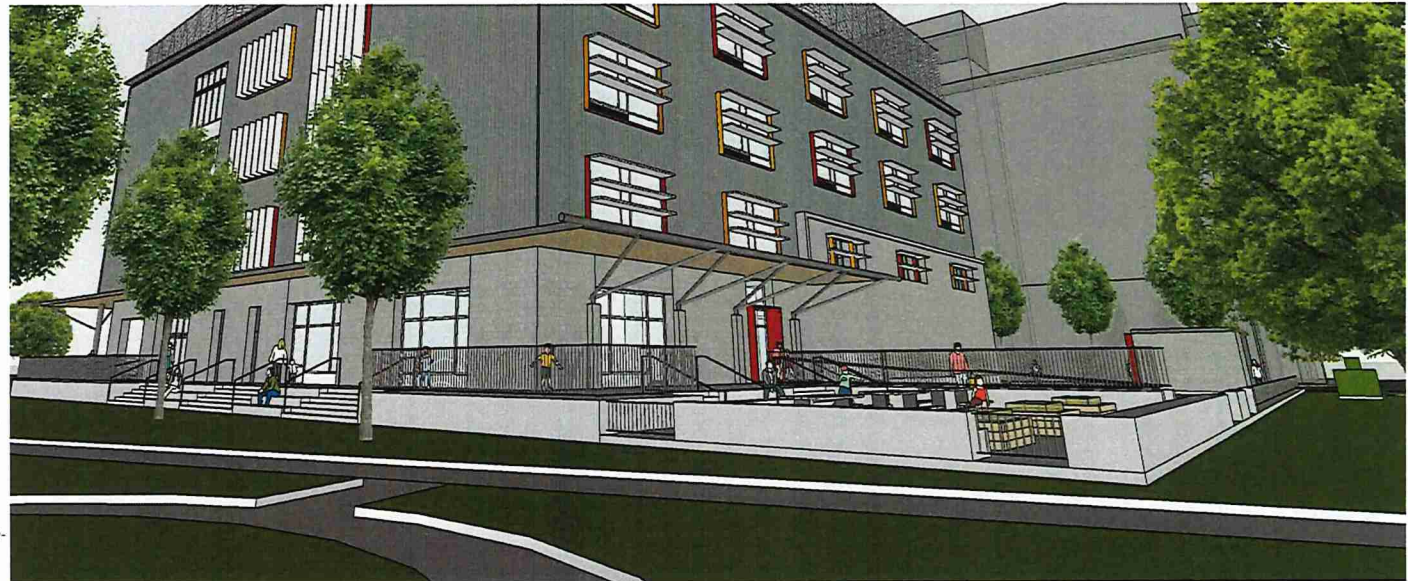
Roof-top play area. Top image is from northeast, bottom is from south west, showing covered outdoor learning, open ball play at the south and open play area at the north.

2 DESIGN RATIONALE

2.12 COMMUNITY BENEFITS

Beyond the instructional day, this school will act as a community hub, hosting sports events, providing community access to multi-purpose spaces, offering gym rentals to community groups, and supporting families as a foundational element of the neighbourhood. The school will directly address local school-aged childcare needs by providing 60 before and after school care spaces.

The spaces dedicated to be shared with the community consist of a gymnasium and three multi-purpose rooms located on the ground floor for easy access. These spaces are also connected to the wrap-around porch and the park beyond through generous glazing, a covered area and gentle grade transitions to the adjacent ground.



View from Hinge Park: Multi-purpose plaza at south-west corner, which will support the before-and-after school care program and community events outside of school hours.

2 DESIGN RATIONALE

2.13 LANDSCAPE DESIGN

The area available on site for landscaping is limited.

Given the high pedestrian traffic demands of an elementary school, the landscape is necessarily hardscape where ever students may roam – particularly in close vicinity to the building.

The hardscape will be of architectural concrete, permeable pavers where appropriate, and steel guards, where transparency is desired. The concept is for an ‘inhabited edge’ where the stairs, ramps and porch are integrated with seating and playing opportunities, so that the perimeter promotes interaction rather than a barrier.



Stairs, sloped walkways and ramps created an inhabitable edge between the building and the park.



Opportunity for a planted screen is provided between the parking area and the park, as well as between the multipurpose plaza at the southwest corner and the park.

2 DESIGN RATIONALE

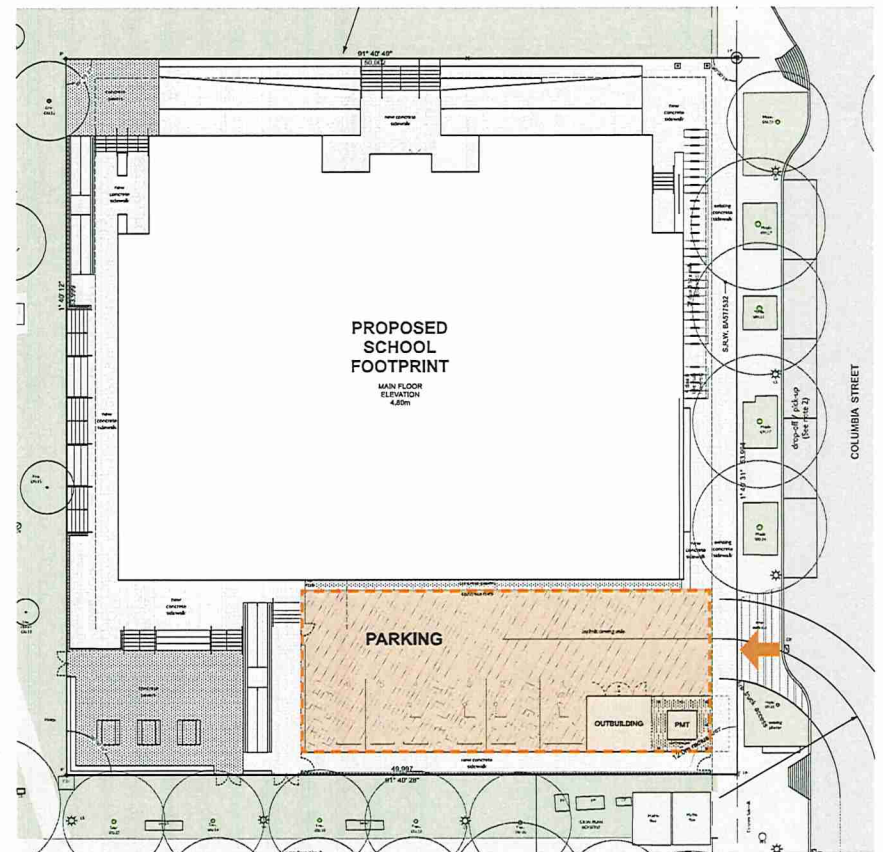
2.14 PARKING AND LOADING

Parking, loading and street improvements have been guided by the Traffic Assessment and Management Study and mandated by City instructions.

The small parking area is located to have minimal impact on the park and the public seawall at the waterfront. A fence and planting strip will provide further screening for the parking area from the south, while to the west, the entry ramp screens the parking area from the park and the multi-purpose plaza.

A small ancillary building for waste and recycling bins helps to screen the parking area from the street and park and is clustered with the school's pad-mounted transformer, adjacent to existing park transformers and electrical kiosks.

The expression and detailing of this ancillary building match the school to provide a consistent, high quality character for the school site.



Site plan showing the small parking area of 4 accessible stalls and 2 loading stalls, and the ancillary building for waste and recycling (adjacent to existing electrical kiosks that serve the Park).



View from the west.