



January 25, 2015

Mr. Stacy Robertson, Chairperson  
Planning and Facilities Committee  
Vancouver School Board  
1580 West Broadway  
Vancouver, BC V6J 5K8

Dear Mr. Robertson,

Thank you again for the opportunity to present to Committee II on Wednesday January 21<sup>st</sup>. Our school PAC and many other interested parties greatly appreciated the time to present our concerns.

As follow-up to the presentation I have attached my power point for your reference along with some of the documents I referred to in it.

The Queen Mary Roof Plan illustrates that 93.7% of the \$280,000 25 year roof upgrade was done on buildings that are being torn down. Although the final plan was not completed it was very evident by 2010 that of all the old buildings on the site the Red building was the most likely to be retained and yet many of the sections of that roof required upgrades by 2010 but were not done. As well, our engineer Co Ta, who has since retired, had questioned many people as to why they were spending money on a new roof given there were no current issues with it and that the buildings were very likely to be torn down. No one listened to him, much to his frustration. A PAC executive member at the time had also questioned why a new roof.

I have attached a copy of the October 4, 2011 memo from the VSB to your committee regarding the Queen Mary Renewal – Project Definition Report. There is a lot of good information in this memo however if you look at the bottom of page 2 you will see that two early learning spaces were planned for as well as "Neighbourhood Learning Centre (NLC) space totaling 663m<sup>2</sup> will supplement the core school, providing improved community access". Considerable staff and parent time was spent on the planning of the NLC as can be seen in reports found on the Ministries site below. This additional space would have been best suited in Phase II construction (where our foot print was reduced) as this area of the school will house our reception, multipurpose room, gym, some resource space and originally our music room and additional resource space. This area is ideal for renting out as it is segregated from the teaching space and therefore user groups could come and go using a variety of spaces without disturbing the actual building which houses all of the classrooms. It could provide the schoolboard with an additional revenue source, especially if it had a couple of additional rooms!

<http://www2.gov.bc.ca/gov/topic.page?id=817C919AB33D42D5B89A0714F5FCE280>

Page three of the memo shows you the preliminary costs budgeted for the four concepts considered. At this point Concept 3 was chosen. Please note in this preliminary estimate of cost there was not much additional cost expected between a new build, Concept 4 and our build Concept 3. In discussions however with many people related to seismic, it is always more expensive to renovate heritage versus doing a new build but in this case, not much difference was estimated which I believe was a mistake. If you look at the following link from Committee II dated November 14<sup>th</sup> you will see that Strathcona's budget including reserves is \$29.9 million (100% upgrade), Gordon \$16.5 million (100% new) and Queen Mary (heritage and new) \$20.3 million. It seems to me given the heritage value, size and age of our heritage that from the beginning we should have had a budget somewhere in between the other two and that it would not have been a stretch at all to have received \$2 million more.

[http://www.vsb.bc.ca/sites/default/files/14Nov19\\_op\\_commlI\\_item4\\_0.pdf](http://www.vsb.bc.ca/sites/default/files/14Nov19_op_commlI_item4_0.pdf)

**Queen Mary Elementary PAC**

**2000 Trimble Street, Vancouver, BC, V6R 3Z4 (604) 713-5464**

**[www.queenmarypac.com](http://www.queenmarypac.com)**

As a result of the discussion from January 21<sup>st</sup> we feel it is appropriate to ask the Ministry as a minimum for:

1. Adequate funding to complete our project as originally designed including the ELC and NCL (except the landscaping). It should not be to the detriment of the school and the children that the services, soil etc. are costing well above what was anticipated. What are the actual details costs to date and expected versus what was budget for? We have asked for this twice and have not received this information. As well, why would Gordon get their ELC and we don't when our project actually start before theirs. We do not believe that the comment that the building meets code or industry standards is sufficient. If we were going to build a generic building we would not have spent twelve years planning for it.
2. Did the Ministry take into consideration the large development that will happen down the hill in our catchment when planning for our school size as the new size is small than what was there previously?
3. The \$512,687 additional funds requested as a result of the tax change.
4. All original Millwork be put back into the classrooms.
5. That we follow-up with the Ministry on their LEED Gold standard requirements as the website does not say new construction, it says construction and it is my understanding that Kitchener has a minimum LEED Silver equivalent with their school. Should we not be aiming for at least what they secured.  
<http://www.bced.gov.bc.ca/capitalplanning/>
6. Why is \$800,000 of our remaining \$1.9 million in reserves being allocated to the Seismic Mitigation Office? We are hardly going to use this office and given our own budget problems I would suggest that the ministry look for a less fiscally challenged project to take the funds from.

And from the VSB

1. We request that unless we can get the funds from the Ministry to replace our Red building windows that the VSB consider using the Facilities Maintenance grant funds to replace these windows or at the least to replace the glass with thicker, clear, tempered glass and paint all bare wood so that they do not rot and need to be replace anyways at a higher cost and less convenient time. We also would like written reassurance that there are no health concerns related to the asbestos and lead in these old windows.
2. Items eligible for PAC funding.

We would like to make the observation that the standards for new schools like Norma Rose Point are very different for other old schools in the District. This new school received full landscaping; gardens, greenhouse and other garden infrastructure along with new furniture and yet no additional furniture or landscaping is included in any of the seismic upgrade projects. Why is it that Ministry funded projects are not consistent in their offerings across the province and particularly in the same School District?

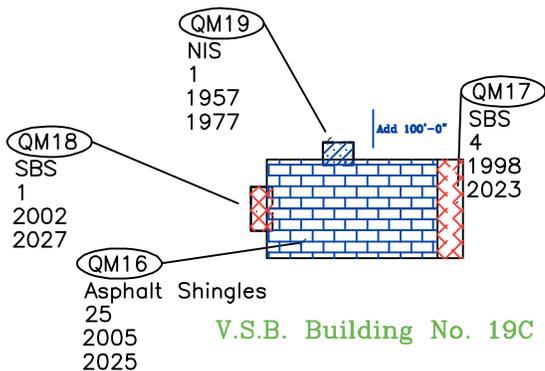
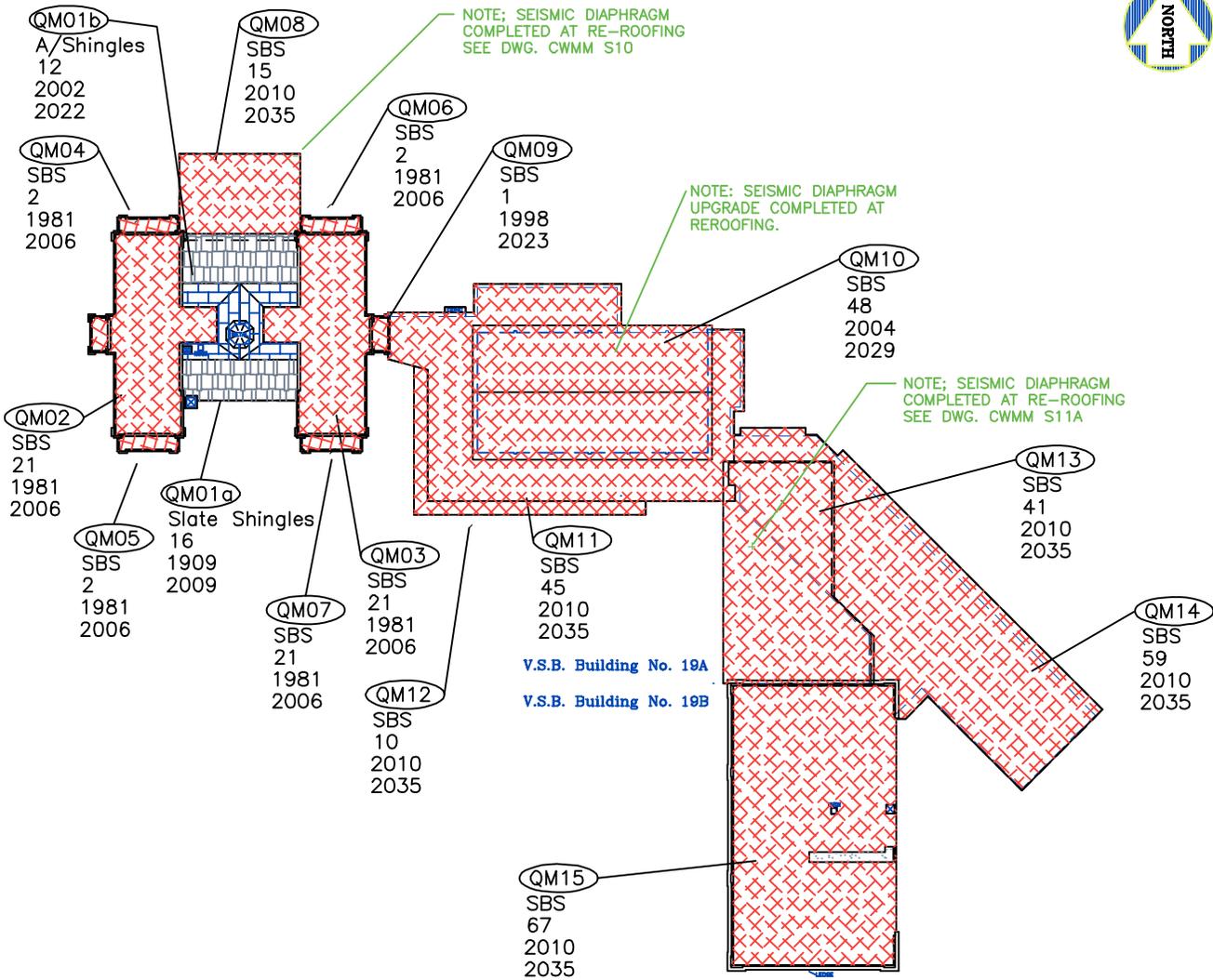
Thank you again for the opportunity to be heard. We look forward to hearing back from the Trustees and VSB staff on all the issues that arose from the presentation but particularly when the VBE Trustees will be meeting with the Minister of Education regarding the Queen Mary Project. There is still time to get this right for all the future generation but time is of the essence.

Sincerely,

Kathy Findlay, PAC Chair  
Queen Mary Elementary School  
604 897-8905

**Queen Mary Elementary PAC**  
2000 Trimble Street, Vancouver, BC, V6R 3Z4 (604) 713-5464

[www.queenmarypac.com](http://www.queenmarypac.com)



SCHOOL DISTRICT NO. 39  
VANCOUVER, B.C.  
1580 W. BROADWAY, V6J 5K8

**PHYSICAL PLANT DIVISION  
PLANNING & INSPECTION SECTION**  
1549 CLARK DRIVE, V5L 3L4  
PHONE: 713-5630 FAX: 713-5624

SCHOOL:

**Queen MARY Elem. School**  
**2000 Trimble Street**

TITLE:

**ROOF PLAN**

DWG. NO: QMAR-RF

SCALE: 1:400

DATE: 12 April 17

DRAWN BY: PCO

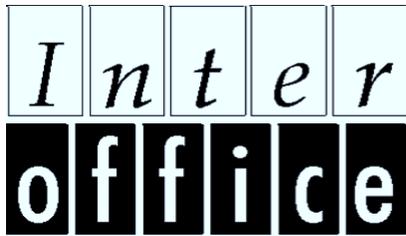
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OF:

**1**



# Memorandum

vancouver school board



Date: October 4, 2011

ITEM 17

To: Committee II - Planning and Facilities

From: Jim Meschino, Director of Facilities  
Maureen Cowin, Facilities Planner

Re: **Queen Mary Renewal – Project Definition Report**

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## BACKGROUND

In December 2010, the Board approved the capital project bylaw for the Queen Mary Neighborhood Learning Centre (NLC) renewal project planning, and Ministry approval was obtained to proceed to the Project Agreement stage.

A project status report presented at the June 7, 2011 Committee II meeting indicated that a Project Definition Report, which would identify a preferred design concept with supporting analysis and costing, would be finalized in the fall 2011. To this end, a VBE Project Team (district staff) has been working with a consultant team and the school community since February 2011.

This Committee report describes the preferred concept as documented in the Project Definition Report (PDR) and recommends that a partial replacement design be endorsed and forwarded to the Board for approval (design and construction). The executive summary of the PDR is attached (*Attachment A*) and the complete PDR is posted on the VBE website [www.vsb.bc.ca/district-facilities/projects/queen-mary-elementary](http://www.vsb.bc.ca/district-facilities/projects/queen-mary-elementary).

## CONSULTATION PROCESS

The PDR work was led by a Project Team consisting of three district Facilities Planning staff, two district educators and a Ministry of Education staff liaison officer. A Queen Mary Advisory Committee (QMAC) was created, its membership consisting of the school principal; two Project Team members; and eight representatives of the following groups:

- school teaching and support staff, Parent Advisory Council (PAC), Trimble After-School Care (TASC - current rental occupants), North West Point Grey Homeowners' Association (NWPghOA), and Park Board.

QMAC's main mandate was to provide advice to the Project Team on the assessment and selection of a preferred design concept. Project updates have been communicated via a project website (<http://www.cityspaces.ca/queenmary>) which is linked to the VBE website. The material available includes draft concept options, consultant report summaries, QMAC meeting minutes, and open house notification / displays / feedback form.

An open house attended by over 190 people was held at Queen Mary School on June 23, 2011. Several stakeholder group meetings were held in advance of the open house to review the various concept options and answer questions about consultant findings. These meetings involved school teaching staff, PAC, TASC, and NWPGHOA/West Point Grey residents interested in the implementation of their Community Vision (previously developed in a process led by the City of Vancouver).

The Project Team and consultants met with City of Vancouver staff on several occasions to discuss the concept options. City staff attended several QMAC and neighbourhood constituent group meetings, and the June open house was jointly hosted by the VBE and the City. The City's early involvement in this project is part of a new pre-Development Permit application collaboration with the VBE. A detailed Consultation Overview is attached (*Attachment B*).

In addition, the Project Team presented project status reports to Ministry of Education staff throughout the Project Definition stage. Heritage Vancouver was also briefed, informed about the open house, and advised of the school district's efforts to preserve the best examples of school architecture throughout the district.

## **PREFERRED DESIGN CONCEPT**

The existing school was constructed in four distinct phases over an extended period (see *Attachment C – Existing Conditions/Issues*). The original 1914 red brick building, located to the north of the site overlooking the bluff on W. 4<sup>th</sup> Avenue, is the most distinctive of the structures. A second grey concrete block building was added in 1926 at the east end of the site. Both buildings contain classrooms and are listed on the City of Vancouver Heritage registry as Category B. Subsequent additions include the gymnasium (1954) and a single storey annex (1964). These later structures provided connections between the 1914 and 1926 buildings.

The key challenges of the existing school are:

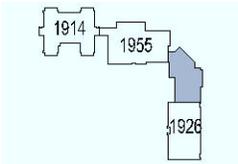
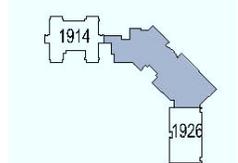
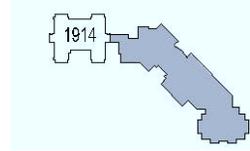
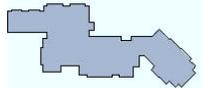
- lack of connectivity and a resulting isolation of students and teachers between the 1914 and 1926 structures
- lack of an identifiable main entrance
- undersized gymnasium
- library located underneath the gym, resulting in noise and vibration problems. Also, the library has minimal natural light.
- no accessibility for persons with physical disabilities
- disjointed multiple playground areas which are difficult to supervise
- no parking on site
- difficult sloping site to the north and extensive retaining walls surrounding the playfield which is at a different level from the remaining play areas and school.

The renewal project has a reduced capacity to match the enrolment projections for the catchment area. The existing capacity is 525 (Gr. 1 – 7) and 40 (K) and the capacity of the renewal school will be 350 (Gr. 1 – 7), 40 (K), and two Early Learning classrooms. The 2011/12 preliminary enrolment is 463. Overflow UBC students currently attending Queen Mary will relocate to the new Acadia Road school in 2013 once it has been constructed. Neighbourhood Learning Centre (NLC) space totaling 663 m<sup>2</sup> will supplement the core school, providing improved community access.

In the Project Definition stage of work, the Ministry requires that a minimum of three concept options be developed, along with cost estimates, in order to secure capital funding:

1. Full seismic upgrade
2. Partial seismic upgrade of existing building(s) and partial replacement
3. Full replacement

In the case of Queen Mary, two partial upgrade/replacement concepts were developed, leading to consideration of the four concepts below.

	<b>Concept Layout</b>	<b>Concept</b>	<b>Estimated Cost</b>
1.		Full upgrade of the 1914, 1926, and 1955 buildings - demolition of the small 1964 wing	\$ 23 M
2.		Upgrade of the 1914 building for classrooms and upgrade/repurposing of the 1926 building into a new gym  Replacement of the 1955 and 1964 buildings with new construction for instructional, administration & NLC space	\$22.7 M
3.		Upgrade of the 1914 building for instructional space  Replacement of the remaining buildings and uses with new construction	\$19.3 M
4.		Full replacement (new construction) on the site of the 1914 & 1955 buildings	\$19 M

Each option was assessed according to project planning principles established by the QMAC:

- learning/teaching environment
- safety/security
- community connections
- connectivity
- sustainability
- outdoor spaces
- heritage
- traffic/parking
- viability

The total project costs were also evaluated. In the final analysis, most QMAC constituent groups indicated their preference for Concept 3 (upgrade of the 1914 red brick building and replacement of the remaining buildings with new construction) as the option that best satisfied the requirements arising from the planning principles. Teaching staff evenly supported Concepts 3 and 4 (full replacement), both of which offer the most educational enhancement. The North West Point Grey Home Owners' Association supported a variation of Concept 1 (full upgrade) (see below).

The Project Team, taking into account input from QMAC, the City of Vancouver, consultants, and preliminary discussions with the Ministry, decided to present Concept 3 as the preferred option at the June open house, along with the other options considered. The open house feedback forms helped gauge public opinion and indicated that 56% of respondents (137) agreed with Concept 3. Of the 39% who did not agree, 27% preferred Concept 1 (upgrade of all buildings except the 1964 wing). The remaining 5% had no opinion or did not respond.

The Project Team recommends Concept 3 (*Attachment D*) for the following reasons:

- Allows for the proximity of general instruction areas
- Maximizes play areas that can be readily supervised as well as outdoor learning opportunities
- Creates a clearly articulated main entry and effective circulation
- Retains the historic identity by retaining the iconic 1914 building
- Reduces the amount of building space to more closely match program requirements
- Cost is \$3.7 million less than the cost of Concept 1 (full upgrade)
- Limits the cost risk due to unknown conditions when renovating

A matrix evaluating Concept 3 against the planning principles is attached (*Attachment E*). The other concepts are also shown.

The North West Point Grey Home Owners' Association (NWPGHOA) does not support Concept 3, but rather a variation of Concept 1. In their view, both the 1914 red brick building and the 1926 grey concrete building must be retained as heritage buildings. By letter dated August 25, 2011, the Director of Facilities responded to a July 11, 2011 NWPGHOA letter regarding their concerns and committed to a) forwarding a petition (*Attachment F*) signed by 515 people to the Board when the Project Definition Report is presented, and 2) notifying the NWPGHOA of the relevant Committee II meeting date.

In a Concept Letter of Support dated September 22, 2011, the City of Vancouver stated that City staff "generally support the proposed concept" (*Attachment G*).

The estimated cost of \$19.3 million for Concept 3 includes the seismic upgrade and interior reconfiguration of the 1914 building, construction of an adjoining new building including NLC space, provision of a temporary gym and portables during construction, and provision of off-site staff parking along W. 6<sup>th</sup> Avenue as agreed by the City of Vancouver.

## **RECOMMENDATION**

IT IS RECOMMENDED THAT the Vancouver Board of Education confirm Concept 3 - upgrade of the 1914 building and replacement of the remaining buildings – as the preferred development option and authorize staff to complete a project definition report requesting Ministry of Education finalization of a capital project funding agreement.

Attachments

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## NEWS RELEASE

For Immediate Release  
2008OTP0216-001326  
Sept. 3, 2008

Office of the Premier  
Ministry of Education

### **NEIGHBOURHOODS OF LEARNING MAP NEW FUTURE FOR SCHOOLS**

VANCOUVER – The future of B.C. schools is changing with the \$30-million Neighbourhoods of Learning pilot project, which will see education and community services brought together in a single neighbourhood hub, Premier Gordon Campbell announced today.

“This government has a vision for education in B.C. – one where schools and community organizations can create Neighbourhoods of Learning where people can access educational and community services under one roof,” said Premier Campbell. “Schools throughout the province will be able to adopt this model in the future to best meet the needs of their students and communities.”

Three school districts will be participating in the Neighbourhoods of Learning pilot project. Vancouver school district will be the first to create three Neighbourhoods of Learning Model Schools by partnering with the Province. Queen Mary Elementary, General Gordon Elementary and Lord Strathcona Elementary – Vancouver’s oldest school – will undergo renovations to restore their historical buildings or replacement, and include services on site that will benefit students and the community.

Lord Strathcona Elementary is already home to a branch of the Vancouver Public Library and the district will consult with the community and local groups to determine what other services to incorporate in their Neighbourhoods of Learning.

“This initiative gives the Vancouver Board of Education an extraordinary opportunity to further engage our community and schools in a common focus on learning and development at all ages,” said Clarence Hansen, chair of the Vancouver Board of Education.

The other two participating districts will be in rural areas and will be announced shortly. In one of the rural districts, a new school or one scheduled for replacement will be designed and built from the ground up as a Neighbourhoods of Learning Model school.

“The Vancouver school district is being innovative and working with community organizations to use extra space in schools to meet the needs of the community,” said Premier Campbell. “The district is developing Neighbourhoods of Learning in order to create places where people have better access to educational and community services, and we expect all school districts to move towards a more inclusive approach when planning the use of school space in the future.”

The Neighbourhoods of Learning pilot project also includes the ministry and school districts working together to incorporate elements of the other Neighbourhoods of Learning Model schools into their existing capital projects.

Neighbourhood of Learning schools can be used for educational or community services, such as early learning or child-care programs, office or meeting rooms for non-profit organizations, health clinics, sports programs, family resource or seniors' centres, industry training, or branch libraries.

“As I've visited school districts throughout the province, I've seen first hand how other schools are using models similar to the Neighbourhoods of Learning by providing community services in underutilized school spaces,” said Education Minister Shirley Bond. “This pilot project is an opportunity for us to formalize the process of including communities in the consultation process to decide how school space should be used.”

In order to support the Neighbourhoods of Learning concept, the School Building Closure and Disposal policy has been created. School districts will no longer be able to dispose of school properties except on a case-by-case basis and with government approval.

The policy also requires boards of education to:

- Consider the needs of all students in the district, including francophone students and students attending independent schools; and
- Broadly consult with education and community partners about the best use of surplus school space.

The policy supports a 2007 throne speech commitment to ensure that schools or school lands are used for maximum public benefit. In addition, a cornerstone of the Province's Pacific Leadership Agenda is vibrant, connected communities that are socially responsive and are environmentally sustainable.

Since 2001, the Province has spent \$1.3 billion to complete 67 new and replacement schools, 147 additions and 25 renovation projects. By the end of 2008/09, the Province will have invested more than \$3.1 billion in school capital and maintenance projects across the province.

1 backgrounder(s) attached.

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