



Staff Report to the Board of Education

May 17th, 2023

LONG RANGE FACILITIES PLAN UPDATE

Adrian Johnson, Secretary-Treasurer

STRATEGIC PLAN GOAL

The Board of Education's strategic plan includes the following goal:

Align facilities to support long-term student success

OBJECTIVES

The Board of Education adopted a Long-Range Facilities Plan ('LRFP') in the May 18th, 2022, Board meeting. The adopted plan is included as Appendix A to this report.

In support of the strategic plan goal, the objectives of the plan, and this update, include:

- *To demonstrate existing School District's strategies in meeting the guidelines for optimum capacity utilization*
- *To guide the School District and the Ministry in facilities decisions over the long term to ensure cost-effective operations of existing facilities and capital investments for new schools, additions, renovations/upgrades, replacements*
- *To develop options to meet space needs in the School District and to achieve balance between enrolment and school capacity in each of the Family of Schools zones*

FIVE-YEAR CAPITAL PLAN

Every year, the District submits a five-year capital plan to the Provincial Government. This outlines funding requests and priorities for major capital projects. The Long-Range Facilities Plan can provide context for that submission.

The Board of Education must approve a five-year capital plan to request the funding. A proposed plan accompanies this document in the Board Agenda package.

The five-year capital plan seeks funding for \$32 million of capital projects. Only a handful of these projects will likely be approved for funding by the Province. Typically, the Province allocates only a few \$ million, or less, to the School District for such large projects.

CHARLES BLOOM FAMILY OF SCHOOLS

CAPACITY

Both Charles Bloom Secondary and Cherryville Elementary are forecast to have enrolment significantly below capacity for the foreseeable future.

JW Inglis is currently using all available classroom space and two portable classrooms. Enrolment at JW Inglis is forecast to be stable or decline slightly over the next ten years. Key assumptions underpinning this forecast are:

- A birth rate of 48.7 children a year, slightly above the average over the past eight years of 46.4 children.
- In-migration of 13 pre-k age and 8 K-G6 age school children a year, in line with the average over the past five years.

A large grade 6 cohort graduates this year, leading to JW Inglis being staffed for one fewer division next year. This will relieve some of the current space pressure.

FACILITY IMPROVEMENTS

The 2016 long-range facilities plan recommended that Charles Bloom either be replaced with a new school or substantially renovated. A new build, if supported by the province, would be substantially smaller than the existing school. After community consultation, it was decided to substantially renovate the existing school instead.

Accordingly, the School District is now in the middle of a substantial renovation of Charles Bloom Secondary, investing over \$6 million over three years. This will substantially improve and modernise the school facility.

JW Inglis is being converted to LED lighting and receiving paint and flooring improvements.

The proposed five-year capital plan includes a request for \$3 million of funding for a geo-thermal field installation at JW Inglis.

CHILD CARE

The School District does not yet have dedicated child care or pre-school infrastructure within the Bloom family of schools.

Whitevalley Community Services will operate an after-school program at Cherryville Elementary.

District staff will investigate the feasibility and funding for the construction of a child care facility at JW Inglis over the next year.

CLARENCE FULTON FAMILY OF SCHOOLS

CAPACITY

Enrolment at Mission Hill, Ellison and Okanagan Landing Elementary Schools is expected to be stable for the foreseeable future. The schools are at or near capacity.

Enrolment at Clarence Fulton is expected to increase over the next few years, and then start declining. The school has sufficient space to accommodate this increase.

The Long Range Facilities Plan recommended the relocation of vLearn from leased space to Fulton. This occurred at the beginning of this school year.

FACILITY IMPROVEMENTS

The proposed five-year capital plan includes a request for funding for a lighting upgrade at Fulton.

Mission Hill Elementary has a low facility condition index in comparison to most other schools in the District. It has recently received a new gym floor, washroom upgrades and irrigation system.

CHILD CARE

Mission Hill and Ellison Elementary schools now have newly constructed dedicated pre-school and child care facilities. Okanagan Landing has an after-school program.

KALAMALKA FAMILY OF SCHOOLS

CAPACITY

Kidston, Coldstream and Lavington Elementary schools are forecast to have stable or declining enrolment for the foreseeable future.

Kidston is over capacity, utilising three portables. Enrolment demands are expected to peak next school year, and then decline. Relatively high birth rates and in-migration from 2015 to 2017 drove this spike in enrolment.

Enrolment at Kalamalka Secondary is anticipated to remain within capacity for the next five years or so, after which portable classrooms may be needed to accommodate further growth.

FACILITY IMPROVEMENTS

The district is requesting \$1.9 million in capital funding to replace the exterior of Lavington Elementary as a priority.



The district is also requesting \$165,000 in capital funding for a new playground at Kidston Elementary in 2025/26.

CHILD CARE

The School District expects to operate a pre-school program at Lavington Elementary next year. This can be achieved utilising existing space, so no new build is required.

WL SEATON FAMILY OF SCHOOLS

CAPACITY

At the time of writing of the long-range facilities plan, Harwood and Alexis Park Elementary Schools housed two French Immersion kindergarten classrooms each. The plan recommended relocating the FI kindergarten classes to BX Elementary, where there is space.

Enrolment pressures at Alexis Park in September 2023 led to their two FI Kindergarten classes being relocated to Beirsto Elementary.

The School District will expand capacity at Beirsto by locating two modular classrooms on the grounds of Beirsto. This will allow the two kindergarten classrooms located at Harwood to be relocated to Beirsto Elementary for the 2023/23 school year.

The relocation of the kindergarten classes means all early French Immersion programs are in the same elementary school. This has a variety of educational benefits.

Enrolment is expected to increase by a division or two at Alexis Park and Harwood over the next few years, and then remain steady. The space created by the relocation of the French Immersion programs allows for the necessary space to accommodate enrolment growth.

Further classroom space at Alexis Park is freed up by the relocation of the Strong Start early learning program to the newly constructed child care space.

Alexis Park and Harwood Elementaries each have three portable classrooms. This is expected to be excess capacity for the anticipated enrolment. One portable classroom will be relocated from one of these schools to the Dorothy Alexander Centre site (Alternate Learning Program, ALP).

The LRFP and enrolment projections forecast a significant space shortage at WL Seaton. The District located two modular classrooms at WL Seaton before the beginning of this school year to partly address that shortage. At least one more classroom space will likely be needed in the next year or two. To achieve this, an internal reconfiguration will create an additional classroom for September 2023. Options for adding further portables are limited due to the physical size of the site and are being explored for future years.

A four-classroom addition at WL Seaton is indicated as a priority project in the proposed five-year capital plan.

FACILITY IMPROVEMENTS

The mechanical (HVAC) infrastructure at WL Seaton, Alexis Park Elementary, and Beairsto Elementary are aging. Their upgrade is reflected in the proposed five-year capital plan, with WL Seaton as a priority.

A four-classroom addition at Alexis Park Elementary is listed as a project on the five-year capital plan. This would assist in replacing the three portables and creating an additional classroom for any enrolment growth. District staff consider the expansion of Seaton to be a more pressing priority.

CHILD CARE

Two buildings for child care facilities have been constructed this year at each of Alexis Park Elementary and Harwood Elementary.

VERNON SECONDARY SCHOOL (VSS) FAMILY OF SCHOOLS

CAPACITY

Hillview Elementary is over capacity, utilising three portable classrooms. Enrolment is expected to remain steady for the foreseeable future.

BX Elementary has sufficient spare classrooms to accommodate forecast enrolment growth.

Enrolment at Silver Star Elementary is forecast to decline gradually.

The District will locate two portables at VSS this summer to accommodate expected enrollment. Further portables may be needed in future years. Enrolment is forecast to start declining after 2026.

FACILITY IMPROVEMENTS

A three-classroom addition at Hillview Elementary is reflected on the five-year capital plan to replace the portables.

Vernon Secondary School was the last school to be constructed using fluorescent light fixtures. A lighting upgrade is on the five-year capital plan for 2027/28.

New playgrounds at Silver Star Elementary and BX Elementary are reflected in the five-year capital plan.

CHILD CARE

The District is exploring the possibility of opening an After-School care program at available space at BX Elementary.

ALTERNATE SCHOOLS

The LRFP recommended relocating the Open-Door program from leased space to the Dorothy Alexander Centre. That will occur this summer, with the relocation of a portable to the Dorothy Alexander to create flexibility over programming.

The LRFP recommended the relocation of vLearn from leased space to Fulton. This occurred at the beginning of this school year.

DISTRICT FACILITIES

The Board Office is in excellent condition, having been recently renovated and extended. It is sufficient to house the District's administrative and Board functions.

The Bus Garage and Maintenance buildings are also adequate for the necessary purpose and are in reasonable condition. A renovation to the transportation office and staff room space is planned for the Fall.

The information technology team are housed in two adjoined portables adjacent to the maintenance buildings. They remain adequate for the necessary purpose.

VACANT PROPERTIES

The LRFP recommended '*Dispose vacant lands which are too small, not suitable nor required for educational purposes in accordance with the School Act; consider upzoning to obtain higher proceeds for SD22 capital funds for upgrade of district facilities*'

Provided in the table below is a summary of the 2023 Market Value Appraisals for various School District properties, completed by Guy Robertson of Dedora Schoenne Appraisers. The final estimate of value figures are redacted as they are commercially sensitive. They will be provided to the Board in-camera.

Civic Address	Highest and Best Use	Final Estimate of Value
423 Whitevale Road	Residential speculative hold pending zoning and Official Community Plan amendment approvals	\$#
591 Mt Thor Drive & 615 Mt York Drive	Residential speculative hold pending zoning and Official Community Plan amendment approvals	\$#, assuming successful zoning and Official Community Plan amendments permitting more intensive residential development and covenant KE90111 is not restrictive
5440 MacDonald Road	Near to midterm holding property until the site is serviced with a community sewer system.	\$#



Civic Address	Highest and Best Use	Final Estimate of Value
7001 Lakeridge Drive & 6901 Amber Drive	Residential speculative holding pending zoning and Official Community Plan amendment approvals	\$#, assuming successful zoning and Official Community Plan amendment approvals
Heritage Drive – Vacant Acreage	Residential speculative hold pending zoning and Official Community Plan amendment approvals	\$#, assuming successful zoning and Official Community Plan amendments permitting residential development.

Further details of each of these properties are included in Appendix B.

EXECUTIVE SUMMARY

Type of Property:	Small Holding, zoned acreage improved with an out of commission school		
Civic Address:	423 Whitevale Road, Lumby, B.C.		
Legal Description:	LOT 2 SECTIONS 15 AND 22 TOWNSHIP 3 OSOYOOS DIVISION YALE DISTRICT PLAN 11712 EXCEPT PLANS 14732, 26780 AND 27776 PID 009-493-484		
Date of Inspection and Valuation:	March 22, 2023		
Land Size:	7.52 acres (B.C. Assessment)		
Building Size:	23,315 +/- square feet (Not including mechanical mezzanine)		
Current Assessment (2023):	Land:	\$	415,000
	Improvements:	\$	3,757,000
	Total:	\$	4,172,000
Current Taxes (2022):	N/A		
Zoning:	SH: Small Holding		
Official Community Plan:	R: Residential		
Highest and Best Use:			
“As Though Vacant”:	Residential development site		
“As Though Improved”:	Two or three lot subdivision utilizing the existing improvement on one of the lots		
Final Estimate of Value:	\$		

Aerial View



EXECUTIVE SUMMARY

Type of Property:	Vacant Acreages - valued as if a land assembly		
Civic Addresses and Legal Descriptions:	<u>591 Mt Thor Drive, Coldstream, BC</u> LOT 16 SECTION 23 TOWNSHIP 9 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65639 PID 024-631-892 <u>615 Mt York Drive, Coldstream, BC</u> LOT 30 SECTION 23 TOWNSHIP 9 OSOYOOS DIVISION YALE DISTRICT PLAN KAP52587 PID 018-822-070		
Date of Valuation and Inspection:	April 8, 2023		
Land Size:	591 Mt Thor Dr:	6.80 acres	
	615 Mt York Dr:	<u>2.03 acres</u>	
	Total:	8.83 acres	
Current Assessment (2022):		Land:	Buildings:
	591 Mt Thor Dr:	\$2,916,000	\$0
	615 Mt York Dr:	<u>\$ 733,000</u>	<u>\$0</u>
	Total:	\$3,649,000	\$0
2022 Gross Taxes:	N/A		
Zoning:	591 Mt Thor Dr:	RE2: Residential Estate Two	
	615 Mt York Dr:	P2: Parks and Open Space	
OCP:	Park		
Highest and Best Use:	Residential speculative hold pending zoning and Official Community Plan amendment approvals		
Final Estimate of Value:	\$[REDACTED] assuming successful zoning and Official Community Plan amendments permitting more intensive residential development and covenant KE90111 is not restrictive		

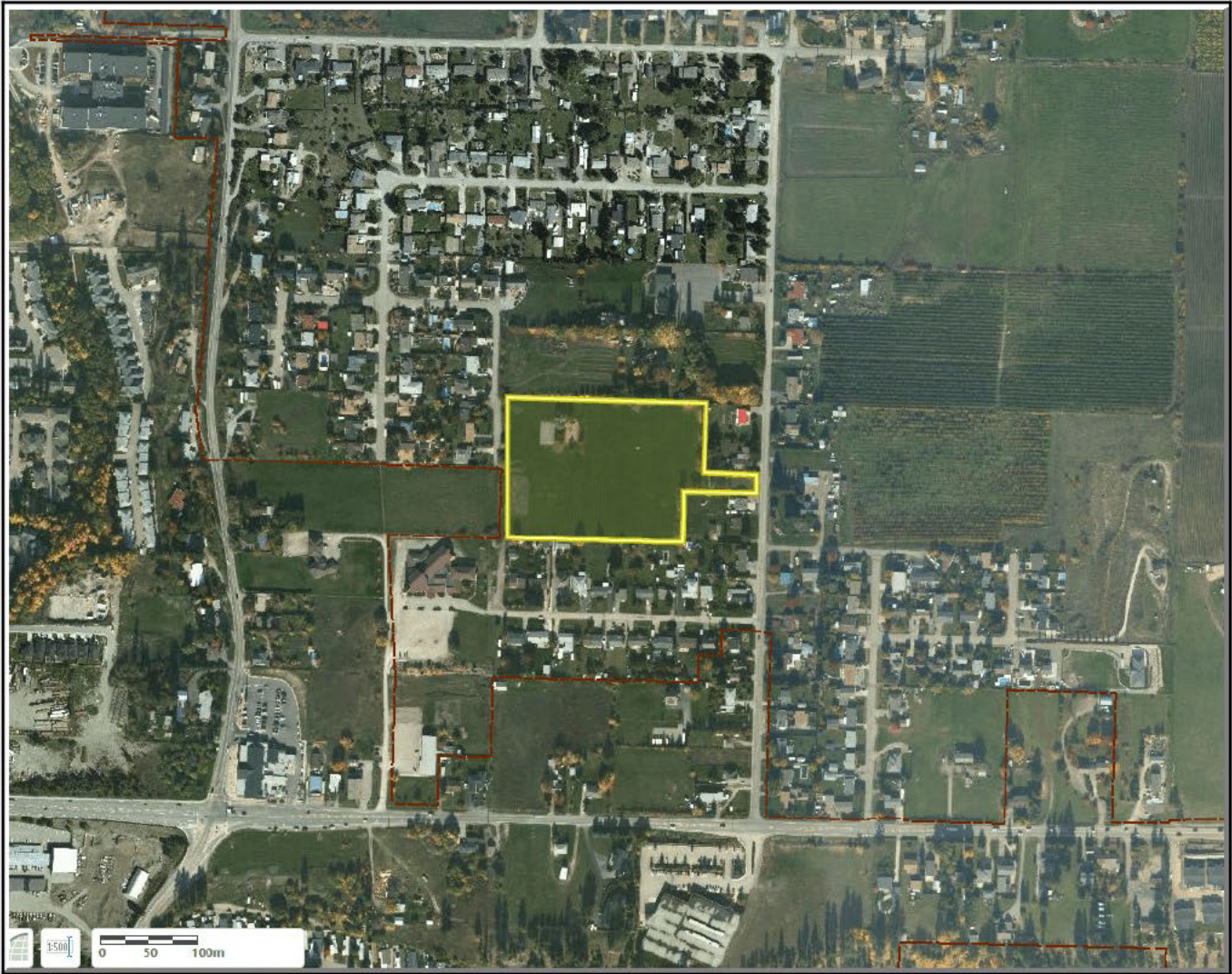
Neighbourhood Aerial View



EXECUTIVE SUMMARY

Type of Property:	Vacant residential acreage		
Civic Address:	5440 MacDonald Road, Vernon, BC		
Legal Description:	LOT 1 SECTION 11 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT PLAN 27815 PID 004-742-397		
Date of Valuation and Inspection:	March 15, 2023		
Land Size:	7.46 acres		
Current Assessment (2023):	Land:	\$819,000	
	Improvement:	\$ <u>0</u>	
	Total:	\$819,000	
2022 Gross Taxes:	N/A		
Zoning:	R1: Residential Single Family		
OCP:	P: Park		
Highest and Best Use:	Near to mid term holding property until the site is serviced with a community sewer system.		
Final Estimate of Value:	\$ [REDACTED]		

Neighbourhood Aerial View



EXECUTIVE SUMMARY

Type of Property: Vacant Acreages - valued as if a land assembly

Civic Addresses
and Legal Descriptions: 7001 Lakeridge Drive, Vernon, BC
LOT 35 DISTRICT LOT 67 OSOYOOS DIVISION YALE
DISTRICT PLAN 43741
PID 016-442-351

6901 Amber Drive, Vernon, BC
LOT 36 DISTRICT LOT 67 OSOYOOS DIVISION YALE
DISTRICT PLAN 43741
PID 016-442-369

Date of Valuation
and Inspection: March 19, 2023

Land Size:	7001 Lakeridge Dr:	3.45 acres
	6901 Amber Dr:	<u>3.33 acres</u>
	Total:	6.78 acres

Current Assessment (2023):	Land:	Buildings:
	7001 Lakeridge Dr:	\$ 656,000 \$0
	6901 Amber Dr:	<u>\$ 650,000</u> <u>\$0</u>
	Total:	\$1,306,000 \$0

2022 Gross Taxes: N/A

Zoning: P2: Public Institutional

OCP: Public & Institutional

Highest and Best Use: Residential speculative holding pending zoning and Official
Community Plan amendment approvals

Final Estimate of Value: \$ [REDACTED] assuming successful zoning and Official Community
Plan amendments permitting residential development

Site Aerial View



EXECUTIVE SUMMARY

Type of Property:	Vacant acreage		
Civic Address:	Heritage Drive, Vernon, BC		
Legal Description:	LOT 1, SECTION 32, TOWNSHIP 9 AND OF DISTRICT LOT 69, OSOYOOS DIVISION YALE DISTRICT PLAN 27363 PID 004-838-211		
Date of Valuation and Inspection:	March 18, 2023		
Land Size:	5.79 acres		
Current Assessment (2022):	Land:	\$3,243,000	
	Improvement:	<u>\$ 0</u>	
	Total:	\$3,243,000	
2022 Gross Taxes:	N/A		
Zoning:	P2: Public Institutional		
OCP:	Public & Institutional		
Highest and Best Use:	Residential speculative hold pending zoning and Official Community Plan amendment approvals		
Final Estimate of Value:	\$ [REDACTED], assuming successful zoning and Official Community Plan amendments permitting residential development.		

Neighbourhood Aerial View

