

VSB proposes to sell QE Annex land to pay \$30M to upgrade UBC's NRC building. But in 2005 UBC committed to build the facility, even without government funds.

On January 12 the VSB proposed to close Queen Elizabeth Annex to sell the land, then to use the funds to pay for \$30 million upgrades to the National Research Council (NRC) building at UBC. The key issue VSB wants to address is facilities -- both new facilities for UBC K-12 students, and seismic upgrades of existing facilities at Vancouver and U-Hill schools.

UBC development is authorized under Metro Vancouver (formerly GVRD) bylaw 840 (1996). This bylaw is implemented through formal community plans (plans available at www.planning.ubc.ca). These plans provide specific commitments for UBC to provide **two** new school facilities.

UBC committed to provide a temporary K-3 school facility. This was provided on page 63 of the 2000 Comprehensive Community Plan. UBC never provided a temporary K-3 facility. If UBC had built the temporary facility, then VSB would now have much more flexibility to implement seismic upgrades in a timely manner and with less disruption of students. U-Hill primary and secondary schools, QE Main school, Jules Quesnel, and QE Annex students would be less disrupted *if* UBC had kept its commitment to build the temporary K-3 facility. Furthermore, many UBC families would be dealing with much shorter daily commutes at the present time.

UBC committed to build a permanent K-12 school facility on campus even without government funding. This was provided on page 13 of the 2005 South Campus Community Plan. Government funding is not available, and still **UBC will not build a facility.** Instead UBC demands that VSB commit to pay \$30 million to upgrade the NRC. To make matters worse, UBC demands a funding commitment by March. While the focus is on the NRC building, UBC's commitment was actually independent of whether the NRC building was available for school use or not.

In summary, VSB should not have to pay for a UBC school facility when facilities have already been committed and funded through UBC development. Whether QE Annex should be closed, upgraded, relocated, reconfigured, or rebuilt is a separate issue. UBC committed to provide both temporary and permanent school facilities. It is not doing so, and now the VSB wants to sell public land to pay \$30M to UBC.

As these facility deficiencies fall under Metro Vancouver bylaws, due process is to bring these issues to the appropriate Metro Vancouver committee and the Board. At the present time, Metro Vancouver has not established committees for 2008 (see www.gvrd.bc.ca/board/index.htm or contact Klara Kutakova), and none will be set or scheduled until the end of January at the earliest. Once scheduled, bylaws require delegation applications 9 business days in advance. Nobody can be heard by the relevant committee and Board on this issue until March or later (some committees meet quarterly).

VSB's proposal to close and sell QE Annex land has implications for multiple generations of community members, while allowing only 35 days of public consultation. Therefore it is essential that VSB extend the public consultation period to allow due process.

VSB Trustees: allen.blakey@vsb.bc.ca, ken.denike@vsb.bc.ca, carol.gibson@vsb.bc.ca, don.lee@vsb.bc.ca, eleanor.gregory@vsb.bc.ca, sharon.gregson@vsb.bc.ca, clarence.hansen@vsb.bc.ca, allan.wong@vsb.bc.ca, shirley.wong@vsb.bc.ca

UBC: stephen.owen@ubc.ca

MLA: colin.hansen.mla@leg.bc.ca

Education Minister: minister.educ@gov.bc.ca

Questions? build.the.school@gmail.com

5.3.2 Elementary School

The elementary school in South Campus is seen as an integral component of the community service facilities. The school site has shifted somewhat from the location and configuration in the OCP. The revised site will accommodate the combined community centre and elementary school described in Section 5.3.1, along with playing fields and park facilities. Its location alongside the primary greenway provides good pedestrian and cyclist access. The site has been combined with some community park facilities for a total site area of 4.56 hectares, of which 3.0 hectares is the required site size for the school as specified in the OCP. The configuration of buildings and outdoor recreation facilities on the combined site will be determined in conjunction with the Vancouver School Board.

In order to allow sufficient time for relocation of existing agricultural and animal care facilities in South Campus, the school site may not be available prior to 2006. There appears to be a more immediate need for new facilities, as the existing University Hill Elementary is nearing capacity. An interim solution is being pursued whereby a temporary annex facility for grades K — 3 would be established elsewhere on campus, until the South Campus school is built. A suggested location is adjacent to the horse barn in Mid-Campus. A suitable structure could be built at this location to accommodate a school annex, and once

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The school is located on the southeast corner of East Mall and 16th Avenue. The NRC building will be retrofitted for the school facility. An elementary or a K – 12 community school are options being considered by the Vancouver School Board in consultation with the Provincial Ministry of Education and the UBC Faculty of Education.

The school will be built in the first phase of construction of the neighbourhood. If government funding for the school is not available at this time, UBC will build the facility. The University would lease the school to the Vancouver School Board to operate the facility.

The OCP requires a community centre in South Campus. The size of the facility is based on a ratio of 0.15 m² per new resident, including Hampton Place and future housing areas. This will require a community centre of approximately 1,400 m² to 2,000 m². The community centre will be initiated before the permanent residential population of these areas exceeding 5,000 persons.

The community centre will be located within the village commercial centre adjacent to the school and park site. The intention is that community centre activity will help animate the village core and contribute to the safety and security of the area throughout the day and evening. Proximity to the school provides opportunities to share resources.

A plaza or square in association with the community centre and commercial centre will provide a venue for public events. There will not be roadway access to the community centre from 16th Avenue; access will be from within the neighbourhood.