

Frequently Asked Questions - Lansdowne South Land Disposal
Greater Victoria School District No. 61

This document is intended to provide additional information for the public on the proposed land disposal at Lansdowne South Campus. Frequently asked questions put forward throughout the engagement are featured below, in case any other members of the public may have the same question.

- 1) Are you aware of the Bowker Creek Blueprint?

7) This area of town is slated for increased densification, Lansdowne School is already split between two sites

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capital project but instead contributions are assessed on a case by case, district by district basis. The U capital planning instructions indicate:

The strategic value of holding reserves to contribute to local capital items is to relieve the pressure of spending operating funding intended for the day to day operation of the school district by havin

meeting, attached as Appendix A. The engagement report outlines the extensive efforts made to build awareness around the disposal prior to the public meeting.

applications within certain distances of schools and invite the District to make comment or oppose the development applications.

18) What is your responsibility to the children and community that surrounds Lansdowne School and counts on the green space and the joint physical, mental, emotional, spiritual benefits that this land brings? This area has a documented deficit in green space. What is your responsibility in safeguarding existing green space?

u " first improvement to the daylight portion of the creek since the Board endorsed in principle, the Blueprint. The proposed conceptual plan provides for an outdoor classroom setting for students in our school district as well as neighbouring school districts, early learning partners and more. This is a similar effort to create a space like Oak Bay High School during the replacement project and the creek restoration at that site.

The Board must consider the safety of students and staff first, then the learning priorities, then the values of community if they do not intersect directly with the development. The values and objectives of the development are held by the municipality with the mandate to uphold community values and objectives through Official Community Plans, subdivision approvals and development permit approvals, and consideration for the creek as a party to the Blueprint.

19) Will the sale price remain the same as previously presented?

Yes.

20) In the previous OPPs meeting it was stated that the land would revert back to SD61 if Saanich did not approve building on this site. Can you point that specific clause out to me? If I am mistaken in this, what will happen to the land if Saanich does not allow the proposed build to occur?

If the subdivision is approved, then the District will be paid and title will be transferred and will not revert back to the District if the Society abandons the property for any reason.

21) Hospice indicates that the new proposal meets the objectives of the Blue print. Is there a document from BCI that confirms this?

No. However, the Feb 18, 2021 meeting minutes discuss how they are addressed. The blueprint offers two options for this area. One is to reroute the creek to the western border of the land and the other is to leave the creek where it currently is. The proposed VHS plan outlines widening the bottom of the creek and the slope of the banks, replacing the fence, removing invasive species and replanting natural species as per the proposal in the letter and is designed to come in somewhere in the middle of the two options.

22) Does the flood plain storage of 4.9m 2(ee)-3(k)9(smBT/F1 111.04 f t)-3(h)14(e)-3(t)TJEieh68.o()Ho0 G(2)-3(3P.000t11.

23) What affect will this land sale have on the recent grant application submitted by the City of Victoria for 5.7 million for flood infrastructure? Has SD61 consulted with the City of Victoria around this?

The impact of the sale of Lansdowne School property on future daylighting of Bowker Creek downstream is currently unknown, but may have negative impacts due to increases in site impervious areas and the reduction of stormwater management facility options for the site if not planned carefully. This may also impact properties further downstream from the Spirit Garden.

Formal consultation did not occur. A City of Victoria staff member attended the December 8, 2021 Bowker Creek partner meeting at Lansdowne Middle School, South Campus held after the November public meeting relative to the proposed disposal. No feedback was received from City of Victoria.

24) The proposal notes restoration will occur in a timely manner. What does this mean? Will restoration occur only when SD61 or other partners commence with restoration of other areas or will this begin immediately?

The commitment and timelines for improvements to the creek will be part of the subdivision and development permit applications between Vic Hospice and the District of Saanich. In order to advance the project, Vic Hospice will need to complete the work outlined in those permit applications. A mutually agreed upon timeline for the restoration will need to be included in the application to Saanich. Saanich will have their methods/requirements to ensure that the time lines are respected.

25) When I review the new drawings, it appears that this reduction in land exchange has had the effect of reducing the amount of land Hospice will be committed to support through stream restoration and increasing the area of stream restoration and flood mitigation to SD61. Within this proposal how many sq meters (or other measure) of stream restoration will be the responsibility of Hospice? How many over the entire property?

The proposed creek restoration will still be the responsibility of Victoria Hospice as it will be a requirement for building on this parcel of land.

