

DRAFT



Ensuring Capacity and Safety

Consultation on Ladysmith and North Oyster Schools



NANAIMO LADYSMITH
PUBLIC SCHOOLS

NANAIMO LADYSMITH PUBLIC SCHOOLS
395 WAKESIAH AVENUE
NANAIMO, BC V9R 3K6
WWW.SD68.BC.CA



CHAIR'S MESSAGE:

Page 1

INTRODUCTION:

Page 2

CONSULTATION PLAN AND TIMELINE:

Page 3

BACKGROUND INFORMATION:

Page 4

SCENARIOS

Page 5



DRAFT

BOARD CHAIR'S MESSAGE:

Over the last two years our Board has consulted with the NLPS community to create a Long Range Facilities Plan (the “LRFP”) to address anticipated capacity issues as well as safety in our schools. [The final product can be found here](#)



As the LRFP illustrates we anticipate significant capacity issues in our schools as our dynamic region continues to grow. At the same time, our District is committed to ensuring seismically safe facilities.

In the case of schools in Ladysmith and North Oyster, the issues associated with capacity and seismic safety are particularly pronounced. Further, our Board is committed to ensuring that major capital investments are spread evenly throughout the District. With these issues in mind we are opening consultation on the desired outcome for public education facilities in the area.

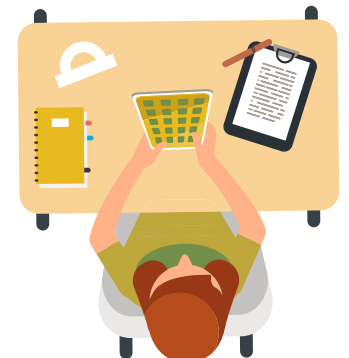
While the Board is realistic that any solution is subject to Ministry of Education and Child Care financial support, for planning purposes we think it is important to understand the needs and wants of the community.

We want to be clear that this consultation will provide a roadmap for next steps but will take a number of years to implement and we are cautious not to create community expectations that we cannot deliver upon in the short term.

The Board is seeking feedback on the scenarios provided to ensure that the Board reflects our community in the provision of educational services while also ensuring that the community has access to all of the information informing the Board's decision making.

While we know that whatever direction is chosen will take time to implement and may involve difficult decisions, our Board is committed to transparency and community involvement in the process and thank you in advance for your participation.

Charlene McKay
Board Chair



DRAFT

INTRODUCTION:

As the District plans to address seismic safety and capacity issues it continues to seek community input to ensure its decisions are driven by appropriate data and meaningful feedback. The current consultation will focus on Ladysmith Intermediate, Ladysmith Primary and Ecole North Oyster.

This document is intended to provide our community with a variety of points of data with respect to the capacity, seismic and facility condition issues in the Ladysmith and North Oyster areas. This area has been recognized as geographically distinct from the south of Nanaimo/Cedar area and therefore the focus of the report is limited to the CVRD and south. [The data includes current and future](#) enrollment projections, capacity and facility condition – including seismic condition and site size. This data is intended to help determine the positive and negatives of each potential solution to the capacity issues.

It is important to note that while NLPS has confidence in the growth projections, it is unlikely that projections for 2031 will be exact. A variety of factors including pandemics, economic changes, immigration and changing demographics (e.g. family size) could speed up or slow down growth in these areas. However, based on the current use of portables and near term enrollment projections even if we miss our growth targets that there will still be a capacity issue to address.

Further, the District is focused on ensuring that the students served by Ladysmith Intermediate School will have access to a seismically safe and modern facility.

To achieve these goals District staff, in consultation with the Long Range Facilities Plan Committee and Ladysmith Sub-Committee of the Long Range Facilities Plan committee have created a number of scenarios for consideration and comment. As noted by the Chair in her message the reality is that realizing the full extent of any of the scenarios presented will take time.

OUTLINE OF THE REPORT

This document is broken down into scenarios with a number of identified issues (both positive and negative) highlighted for consideration. Rather than create an onerous document we have relied on hyperlinks to provide basic information. In providing information we have highlighted 12 areas of consideration for each scenario:

1. The capital cost of the scenario;
2. The seismic safety of the building;
3. The operational cost of the scenario;
4. The suitability of the impacted site in the scenario;
5. The walkability of the scenario;
6. Impact on access to French Immersion in the District;
7. Whether the scenario will address future growth;
8. The building condition associated with the scenarios;
9. The potential for future closure in the event that our projections are not realized;
10. The educational impact of the scenario;
11. The potential timing of the scenario; and
12. Other considerations.



CONSULTATION PLAN AND TIMELINE:

The District is committed to consultation and highlight [2.17 Public Participation](#). In the current circumstances, the District is informing and consulting with the community to assist in its deliberations.

While anyone will be able to participate the focus of the consultation will be on the anticipated impacted communities including:

- ▶ Ladysmith Primary School
- ▶ Ladysmith Intermediate School
- ▶ Ladysmith Secondary School
- ▶ Ecole North Oyster



OPPORTUNITIES FOR CONSULTATION WILL INCLUDE:

1. An online session led by District staff with the intention of providing information and responding to questions;
2. ThoughtExchange: Question could be “Given the projected increase of students in the Ladysmith/North Oyster areas, which of these scenarios (Link TBA) do you think the school district should focus on and why?”
3. The creation of a webpage with info;
4. Social media posts; and
5. Feedback through email and ThoughtExchange;

ThoughtExchange

The intention would be to launch the consultation in June with a report back to the Board of Education in October.



DRAFT

BACKGROUND INFORMATION

The schools serving Ladysmith, the CVRD and Stz'uminus First Nation have a number of facilities challenges that the Board is committed to addressing.

Specifically, Ladysmith Intermediate is one of the District's highest seismic priority schools and Ladysmith Primary, Ecole North Oyster are significantly over capacity and LIS is projected to join them.

At the same time, the Board has made it clear that the area is important and is committed to ensuring that there is equity across the District when contemplating major capital investments. Specifically Recommendation 13 of the LRFP states as follows:

- ▶ Ensure upgrades are distributed across jurisdictional boundaries of NLPS

Rationale

While the majority of NLPS's facilities are in the City of Nanaimo, it is important that upgrades are balanced throughout the region, particularly given our later recommendation to try to co-site governmental infrastructure with our partners. This recommendation is intended to send a message to our community that all parts of NLPS are equal priorities, and they will see themselves in our capital planning. The Board would like to recognize the desire expressed by the Town of Ladysmith to be involved in our planning.

Note that there may be impacts on other schools, however, the main focus are on schools serving the CVRD, Ladysmith and Stz'uminus

Given this commitment and the multiple capital needs (seismic, capacity and condition) the scenarios in this plan envision potentially large projects. Depending on the desired scenario implementation could take some time and/or be sequenced. Nevertheless, as the community continues to grow, with the support of the community the Board will be best positioned to address the issues in both the near and long terms.

Facility information can be found by clicking on the appropriate school below:

- ▶ [Ladysmith Primary School](#)
- ▶ [Ladysmith Intermediate School](#)
- ▶ [Ladysmith Secondary School](#)
- ▶ [École North Oyster Elementary](#)

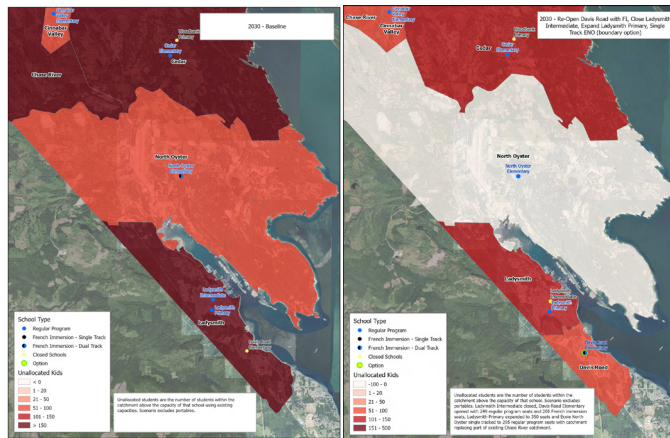
It is important to note that while there may be a variety of potential alternatives to consider there are two options that are purposefully omitted for consideration. First, the District is not considering a single campus at Ladysmith Secondary School that would house all k-12 programming in Ladysmith. While two of the options would see Ladysmith Primary converted to a k-7 model the population of such a site would be approximately the average elementary school size for the District. Second, given the age and condition of Ladysmith Primary School it is unrealistic to contemplate ceasing the use of the facility. From a financial perspective it would be unreasonable to request the Ministry of Education and Child Care replace the capacity of that particular site given its relatively good condition.

DRAFT

SCENARIO 1

Replacing Ladysmith Intermediate at a different site creating a K-7 dual track option, making Ecole North Oyster single track and expanding Ladysmith Primary and making it a K-7 school.

View Larger 



BRIEF OUTLINE

This scenario is both the most complex and the has the most impact on the current organization of schools in the area. Notably, aspects of the plan would likely have to be phased and are dependent on Ministry of Education and Child Care support for both seismic improvements and school expansions.

As noted, the timeline for this scenario is undetermined and the expectations of the community should be tempered based on this unknown.

1. The capital cost of the scenario

The capital costs of this scenario would involve the construction of a 450 student K-7 school at approximately \$33M. In addition, a 4-classroom expansion of Ladysmith Primary, to replace the existing portables, would cost approximately \$9M. We note that the majority of the funds would be provided from the Ministry of Education and Child Care. However, the Board would be expected to contribute to the project and funding would have to come from the operating budget and/or the sale of land. It should be noted that if the site is not at Davis Road both the LIS and Davis Road sites could be subject to future sale to support the capital costs. This option would reduce the use of portables at Ecole North Oyster and would likely avoid an expansion at this school.

2. The seismic safety of the building.

A new school and an LPS expansion would be seismically safe. The original building at LPS, Davis Road (if applicable) and Ecole North Oyster would require future upgrading. However, if Davis Road were the chosen alternative site the District would attempt to time the upgrade to be pursued alongside the addition.

3. The operational cost of the scenario;

There are no specific addition additional costs foreseen with this scenario. We note that operational savings will be realized by the reduction of the bus routes serving the French Immersion program at Ecole North Oyster.

4. The suitability of the impacted site in the scenario;

In the case of LIS, the site is not appropriately placed to serve students if Ladysmith Primary becomes a K-7 school. While students being served in Ladysmith are largely in the core of the Town, the geographic proximity of LIS and LPS means that the area would be under capacity and students on the periphery would be required to walk significant distances. To address this issue the District would either renovate and expand Davis Road or alternatively, acquire a new site in an area where growth is projected.

With respect to LPS, the site would have to expand into the field of LSS. However, it is anticipated that the remaining site at LSS would be sufficient for its needs.

A new school would be built with appropriate amenities.

5. The walkability of the scenario;

Assuming that a new school was located in an area with sufficient projected enrollment the scenario would lead to increased walkability. Not only would it allow a larger number of Ladysmith students to attend a school within a reasonable walking distance of their home, it would also provide for an easier option to access French Immersion.

6. Impact on access to French Immersion in the District;

The number of seats in French Immersion would not be impacted. The District would maintain a maximum number of seats at the dual track school. We note that approximately 52 students who attend French Immersion at ENO currently live in the ENO area and would have to travel to attend the school. It is not contemplated that a bus to the school would be provided for French immersion students.

7. Whether the scenario will address future growth;

Based on enrollment projections the scenario is likely to address most of the growth in the area for the next ten years. However, at the end of the period the District may have to consider additional infrastructure to serve students. We note that a School Site Acquisition Charge is currently being implemented which would partially address this issue.

8. The building condition associated with the scenarios;

Both the new school and the expansion of LPS would mean new (or partially new facilities). We note that if Davis Road were expanded the older part of the building would require updates either at the time of the project or be incorporated in the Board's future capital plan.

9. The potential for future closure in the event that our projections are not realized.

Given the significant investment in infrastructure both the replaced LIS and LPS would be under minimal threat of closure in the event that the enrollment projections did not bear out. However, if enrolment declined, ENO could be in a position that it required additional enrollment (e.g. a boundary shift to encompass students further north by bus) or closure. However, enrollment and growth projections do not suggest this scenario is likely.

10. The educational impact of the scenario

A K-7 school offers more cross grade learning activities and greater mentoring and leadership opportunities. A larger school population means more teachers at the same grade level are able to collaborate and share student data. A larger

student population also means a larger student cohort – you are not with the same group of students every year. Student data is more easily tracked within one school and students can be closely followed for all their elementary schooling instead of switching schools.

11. The potential timing of the scenario

As noted, the timing of the scenario is unknown and would likely be implemented in phases (e.g. replacement of LIS followed at a later time by an expansion at LPS). It also needs to be highlighted that the Ministry of Education and Child Care may not fund the replacement of LIS, as it may not be the lowest cost option. The Board may be required to find additional dollars to support the LIS replacement project which would come by the sale of land such as the LIS site after completion. It may also require operating funds (or shifting dollars from the classroom) to capital funding which has a direct educational impact.

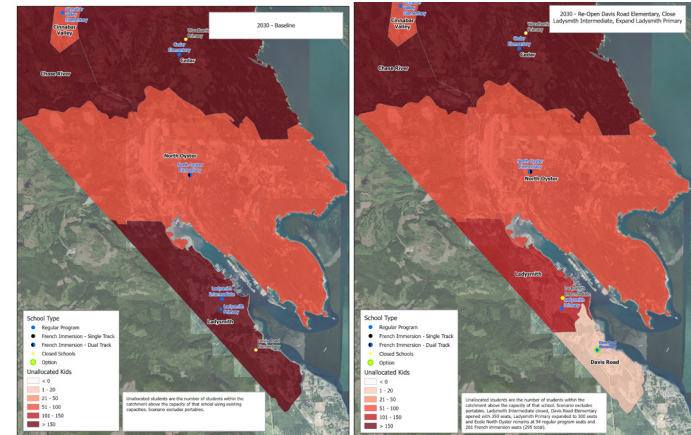
12. Intangibles

The construction of a new school would mean that the Board can access a program called a [“Neighbourhood Learning Centre”](#). This would allow a community amenity to be built at the school utilizing capital dollars provided by the Ministry of Education and Child Care. Partnerships with other agencies would be considered in accordance with LRFP recommendation #22.

SCENARIO 2

Replace LIS with a (K-7) school of approximately 350 at a different location, expand and convert LPS to a K-7 school with a population of 350. Contemplate the expansion of ENO to support its population.

View
Larger 



BRIEF OUTLINE

Similar to scenario one, this scenario is complex and would likely only be implemented over stages. As with all the scenarios, the District would be reliant on support from the Ministry of Education and Child Care who have a variety of demands around the province for seismic and expansion requests.

We note that the scenario is largely the same as scenario one except that French Immersion would remain at ENO.

1. The capital cost of the scenario;

The capital costs of this scenario would involve the construction of a 350 student K-7 school at approximately \$26M. In addition, the expansion of Ladysmith Primary would cost approximately \$9M. We note that the majority of the funds would be provided from the Ministry of Education and Child Care. However, the

DRAFT

Board would be expected to contribute to the project and funding would have to come from the operating budget and/or the sale of land. It should be noted that if the site is not at Davis Road both the LIS and Davis Road sites could be subject to future sale to support the capital costs.

2. The seismic safety of the building.

A new school and an LPS expansion would be seismically safe. The original building at LPS and Davis Road (if applicable) would require future upgrading. Ecole North Oyster would also require seismic upgrading.

3. The operational cost of the scenario;

There are no specific additional costs foreseen with this scenario. However, bussing to ENO for French Immersion would continue to have an operating cost for a service provided nowhere else in the District.

4. The suitability of the impacted site in the scenario;

In the case of LIS, the site is not appropriately placed to serve students if Ladysmith Primary becomes a K-7 school. While students being served in Ladysmith are largely in the core, the geographic proximity of LIS and LPS means that the area would be over capacity and students on the periphery would be required to walk significant distances.

The District would either renovate and expand Davis Road or alternatively, acquire a new site in an area where growth is projected. A new school would be built with appropriate amenities.

With respect to LPS, the site would have to expand into the field of LSS. However, it is anticipated that the remaining site at LSS would be sufficient for its needs.

5. The walkability of the scenario;

Assuming that a new school was located in an area with sufficient projected enrollment the scenario would lead to increased walkability. It would allow a larger number of Ladysmith students to attend a school within a reasonable walking distance of their home.

6. Impact on access to French Immersion in the District;

The number of seats in French Immersion would not be impacted. The District would maintain a maximum number of seats at Ecole North Oyster – a dual track school.

7. Whether the scenario will address future growth;

Based on enrollment projections the scenario is likely to address most of the growth in the area for the next ten years. However, at the end of the period the District may have to consider additional infrastructure to serve students. We note that an SSAC is currently being implemented which would partially address this issue.

8. The building condition associated with the scenarios;

Both the new school and the expansion of LPS would mean new (or partially new facilities). We note that if Davis Road were expanded the older part of the building would require updates either at the time of the project or be incorporated in the Board's future capital plan.

9. The potential for future closure in the event that our projections are not realized.

Given the significant investment in infrastructure both the replaced LIS and LPS would be under minimal threat of closure in the event that the enrollment projections did not bear out. However, if enrolment declined, ENO could be in a position that it simply requires less portables to support the enrolment and subsequently may not require an addition in the future.

10. The educational impact of the scenario

A K-7 school offers more cross grade learning activities and greater mentoring and leadership opportunities. Student data is more easily tracked within one school and students can be closely followed for all their elementary schooling instead of switching schools.

11. The potential timing of the scenario

As noted, the timing of the scenario is unknown and would likely be implemented in phases (e.g. replacement of LIS - and conversion of LPS to K-7 - followed at a later time by an expansion at LPS). It also needs to be highlighted that the Ministry of Education and Child Care may not fund the replacement of LIS as it may not be the lowest cost option. The Board may be required to find additional dollars to support the LIS replacement project which would come by the sale of land such as the LIS site after completion. It may also require operation funds (or shifting dollars from the classroom) to capital funding which has a direct educational impact.

12. Intangibles

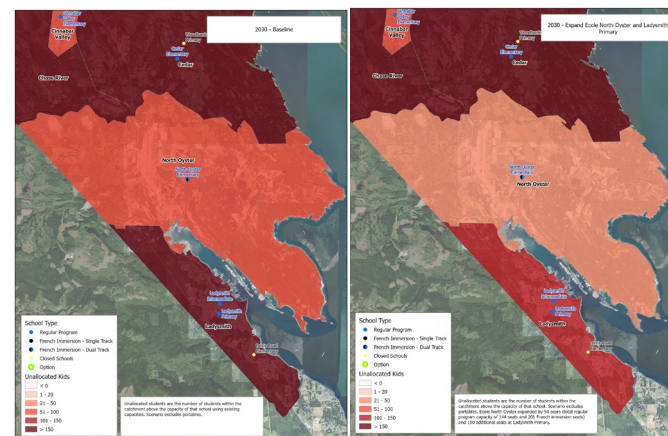
The construction of a new school would mean that the Board can access a program called a [“Neighborhood Learning Centre”](#). This would allow a community amenity to be built at the school utilizing capital dollars provided by the Ministry of Education and Child Care. Partnerships with other agencies would be considered in accordance with LRFP recommendation #22.

SCENARIO 3



Seismically Upgrade or Replace Ladysmith Intermediate on its current site and expand LPS and ENO to serve the current population and allow room for enrollment growth.

View Larger 



BRIEF OUTLINE

This scenario is status quo from a service (grade configuration) perspective. It would, however, address LIS's seismic issues as well as the current capacity crunch. However, we anticipate additional capacity is likely to be required in 10 years' time.

DRAFT

1. The capital cost of the scenario;

The capital costs of this scenario would involve the replacement of LIS (\$26M) as well as the expansion of LPS (\$9M) and ENO (\$18M).

2. The seismic safety of the building;

A new school and LPS and ENO expansions would be seismically safe. The original buildings at LPS and ENO will require upgrading.

3. The operational cost of the scenario;

There are no specific additional costs foreseen with this scenario. However, bussing to ENO for French Immersion would continue to have an operating cost for a service provided nowhere else in the District.

4. The suitability of the impacted site in the scenario;

While geographically, LIS and LPS are proximate if they remain different grade configurations the sites will support them. However, with a permanent addition to LPS the District may wish to consider a small expansion of the site onto the LSS grounds. ENO has sufficient space for expansion, however, traffic issues are present under the current configuration and would need to be considered in an expansion.

5. The walkability of the scenario;

Walkability of this scenario remains the same with future improvements via the Districts Active School Travel programs

6. Impact on access to French Immersion in the District;

The number of seats in French Immersion would not be impacted. The District would maintain a maximum number of seats at the dual track school.

7. Whether the scenario will address future growth;

Based on enrollment projections the scenario is likely to address most of the growth in the area for the next ten years. However, at the end of the period the District may have to consider additional infrastructure to serve students. We note that an SSAC is currently being implemented which would partially address this issue.

8. The building condition associated with the scenarios;

Both the new school and the expansion of LPS would mean new (or partially new facilities).

9. The potential for future closure in the event that our projections are not realized.

Given the significant investment in infrastructure both the replaced LIS and LPS would be under minimal threat of closure in the event that the enrollment projections did not bear out. However, if enrolment declined, ENO could be in a position that it simply requires less portables to support the enrolment and subsequently may not require an addition in the future.

10. The educational impact of the scenario

In a K-3 or 4-7 school, a larger school population means more teachers at the same grade level are able to collaborate and share student data. A larger student population also means a larger student cohort – you are not with the same group of students every year. There are not the same role models and opportunities to do cross grade activities with older/younger students as in a K-7 school.

DRAFT

11. The potential timing of the scenario

As noted, the timing of the scenario is unknown and would likely be implemented in phases (e.g. replacement of LIS followed at a later time by an expansion at LPS.) It also needs to be highlighted that the Ministry of Education and Child Care may not fund the replacement of LIS as it may not be the lowest cost option. The Board may be required to find additional dollars to support an LIS replacement project. It may also require operation funds (or shifting dollars from the classroom) to capital funding which has a direct educational impact.

12. Intangibles

Grade configuration would remain the same unless a specific board direction was adopted to move to a k-7 model. The construction of a new/replacement school may mean that the Board can access a program called a [“Neighborhood Learning Centre”](#). This would allow a community amenity to be built at the school utilizing capital dollars provided by the Ministry of Education and Child Care. Partnerships with other agencies would be considered in accordance with LRFP recommendation #22.

SCENARIOS COMPARED

The District has put together a minor decision matrix that has scored the scenarios on each of the 10 considerations with 1 being the best and 4 being the worst. It is planned to update these scores with additional information gather during consultation.

CONSIDERATIONS		SCENARIO 1 (REPLACE LIS ON NEW SITE + FI + K-7)	SCENARIO 2 (REPLACE LIS ON NEW SITE + K-7)	SCENARIO 3 REPLACE/ UPGRADE LSI ON EXISTING SITE
1	SPEED OF IMPLEMENTATION	2	1	3
2	CAPITAL COST	1	2	3
3	SEISMIC SAFETY	1	1	1
4	OPERATIONAL COST	1	2	2
5	SITE SUITABILITY	1	1	2
6	ENCOURAGE WALKABILITY	1	2	3
7	IMPACT ON FRENCH IMMERSION	1	2	2
8	ADDRESS FUTURE GROWTH	1	2	3
9	BUILDING CONDITION	1	2	3
10	RISK OF FUTURE CLOSURE	1	1	1
TOTAL		11	16	22

NEXT STEPS

Watch for our posts, provide comments to communications@sd68.bc.ca and visit www.sd68.bc.ca for updates.



SUCCESS FOR ALL!



**NANAIMO LADYSMITH
PUBLIC SCHOOLS**

NANAIMO LADYSMITH PUBLIC SCHOOLS
395 WAKESIAH AVENUE
NANAIMO, BC V9R 3K6
WWW.SD68.BC.CA

