



June 20, 2008

Hello everyone!

Great progress has now been made on saving the historic Ridgeway Elementary School since we took up the issue in earnest 18 months ago.

Encouraged by your efforts, and the overwhelming support for preservation in last year's public meeting and survey, North Vancouver School District is now proposing to restore the entire building, including both the 1911 core and 1926 wings, as part of a package allowing development of the Lonsdale and Queen Mary administration building sites. We have decided to give the proposal our full and enthusiastic support.

But it's not yet a done deal.

The proposal will be considered by City of North Vancouver Council at a public hearing on July 7, 2008 -- in two weeks.

Please mark your diaries, attend and speak at the hearing if you can, or write to Council in support of preserving Ridgeway school.

Hopefully, this will be the final push in our campaign, but we need your support to succeed.

Letters or emails should be addressed to Mayor Mussatto and Members of Council. Just send them to the city clerk, Sandry Dowey (sdowey@cnv.org), who will pass them on to Council. Please send us a copy of any letters and let us know if you're writing in or planning to attend, at ridgewayheritagecommittee@hotmail.com.

Details of the proposal were contained in our last update, but are repeated below. The plans are still subject to Ministry of Education approval. Both Ridgeway and Queen Mary school sites would receive legal protection under the proposal as municipal heritage sites.

Thank you again for your support.

The Ridgeway Heritage Committee

May 14, 2008 Update Excerpts

To recap, the idea has been to sell land on the Queen Mary site currently used for the School District administration building and half the disused Lonsdale School site to a residential developer, and to use those funds to build a new administration building and Artists for Kids gallery on the front part of the Lonsdale site. Some extra funds would be created by squeezing in more density than zoning rules allow, which would be used for Ridgeway's restoration. The School District would also be allowed by the City to sell unused density rights from the rest of the Queen Mary site for "special projects," including the restoration of Ridgeway and Queen Mary heritage schools.

First, Ridgeway. Simply put, the School District's latest proposal is to retain the façade – both the 1911 and 1926 wings – while building a new interior, with a lower addition at the rear for a gymnasium. The exterior structure would be retained and rehabilitated, and reinforced with new shotcrete. The windows, cupola and other exterior elements would also be retained and repaired, while the roof would be replaced. For the interior, ceiling heights would mostly be retained, and 12 of the 18 classrooms would exceed standard sizes, retaining some of the original's advantages. Other aspects would be built to current ministry standards. All other elements of the broader site would remain, with the exception of the car park, which is being relocated to the north side, and the kids' club, which would be demolished. (A new after-school care facility would be incorporated into the south wing.)

Basically, there remains a \$6.9 million gap between the cost of demolition and replacement at Ridgeway (which is what the provincial Ministry of Education will fund) and the proposed restoration project. The School District would meet \$4.1 million of this from extra density in the residential developments at Lonsdale and Queen Mary. Provisionally, the remainder would come from some extra provincial funds for relocation costs, a City contribution to the daycare facility and other funds such as the density transfer from Queen Mary. The School Board is prepared to commit to the restoration project even if a shortfall remains.

Excerpt From School District Proposal

11.0 Overview of Project Finances

The final purchase price for the Lonsdale and Queen Mary parcels depends on the final approved density. Based on the current plans, the revenue is as follows:

Revenue

Sale of residential development rights at Lonsdale and Queen Mary (1.6 FSR)	\$38.4 million
Sale of residential density above 1.6 FSR at Lonsdale and Queen Mary	\$4.1 million
Total	\$42.5 million

Allocation of Funds

Artists for Kids Gallery	\$8.3 million
Education Services Centre (Admin)	\$20.4 million
Underground Parking	\$9.4 million
Open Space at QM Site	\$0.3 million
Total	\$38.4 million

"The \$4.1 million in revenue from market residential density above 1.6 FSR at the Lonsdale and Queen Mary sites will be allocated to the restoration and upgrading of Ridgeway School. The total cost of the Ridgeway School project is \$22.8 million. The balance of the cost, about \$18.7 million (i.e. \$22.8 million less \$4.1 million), will be funded through contributions from the Ministry of Education, the sale of transferable density from the Lonsdale and Queen Mary sites, and future NVSD land sales. NVSD is committed to renovating Ridgeway School in partnership with the Ministry of Education.

"Proceeds from the sale of transferable density from the Lonsdale and Queen Mary sites will be used towards special NVSD projects in the City, including the restoration and upgrading of Ridgeway School (as noted above) and Queen Mary School."

B. Feasibility Study for Ridgeway School

Summary of Options (excerpts)

<i>\$ million</i>	Option 3: New School	Option 3A: New School in 1911/26 Façade	Option 3B: New School in 1911/26 Façade (with after school care)
Construction Cost	12.2	16.2	16.5
Total Cost	15.9	22.3	22.8
Difference from Ministry Formula	--	6.5	6.9
Total Area (m2)	3,677	4,123	4,271