

Rezoning: 1401-1455 East 49th Ave

**Fleming School
Basketball Ground
to RR-3B (six-storey) mixed-use**

Submitter: Rudolph Chiang, Vancouver Resident

Speaking on behalf of the Interest of

**My grandchildren &
Their great grandchildren**

Mount Pleasant School, 1892

1972

VSB leased the
school ground for
99 years
base on 8.25%
of land value

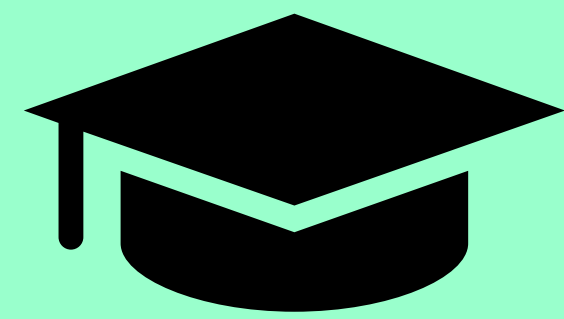


1999

Arbitration panel
ruled land value
base on
outright zoning
use at 1.0 FSR

2022: Arbitration panel conditional use value at 3.0 FSR
2024 B.C. Supreme Court upheld the zone use of 1.0 FRS

VSB MANDATE



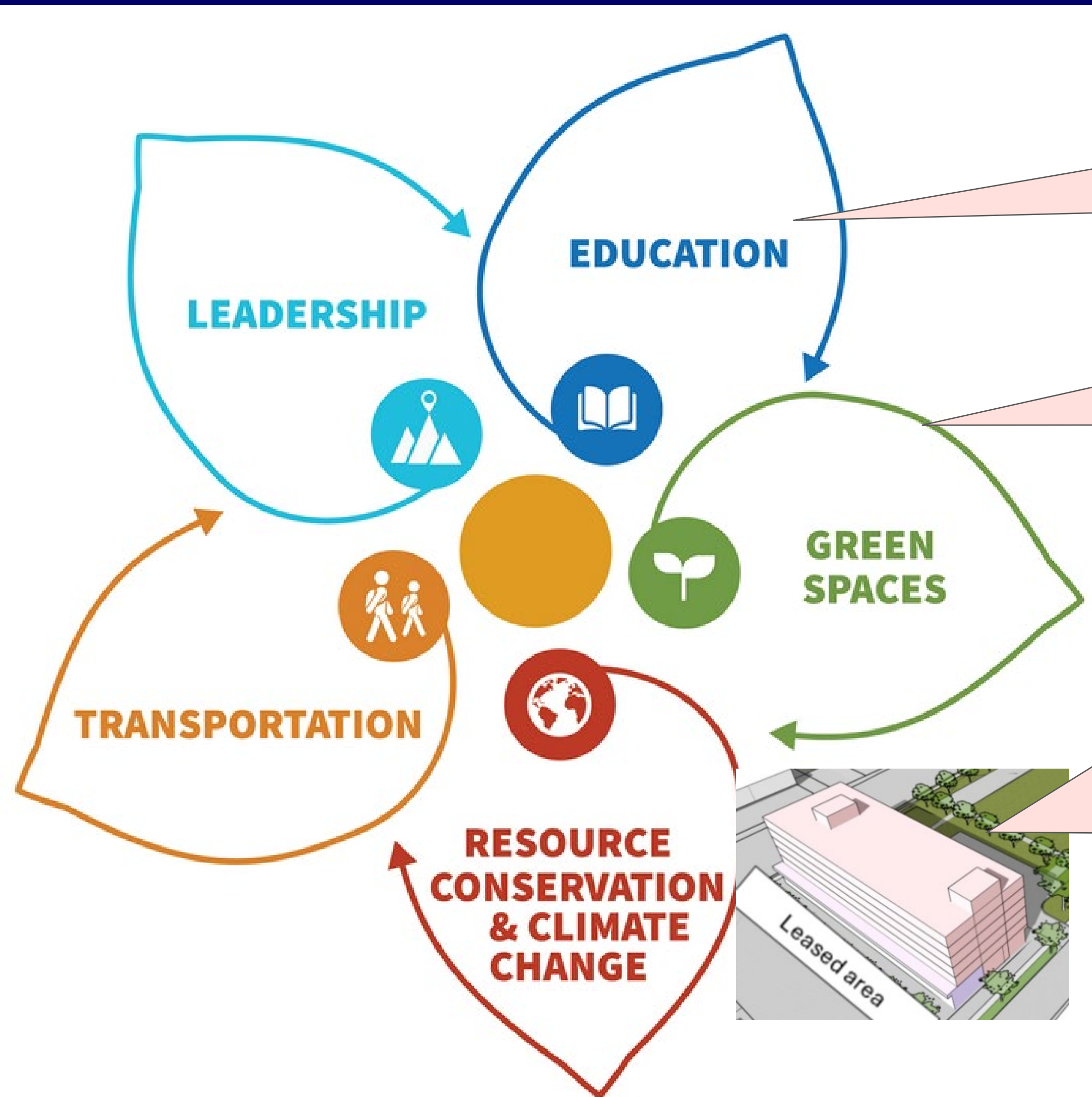
EDUCATION

1972 to 2022

Land Use & Zoning Changes in 30 Years

- 99 Year Lease: Who Knows????
- VSB Extinguishes It Rights for 99 Years!

VSB SUSTAINABILITY PLAN



Higher Pop Density
Higher Enrollment in future

No Green Spaces
At Fleming Elementary

Proposed Lease
Extinguishes LAND
Conservation for Green
Spaces along Knight St.

URBAN FOREST: A Min Eco System



Students from Grades 1 to 12
Can Monitor and Study the
impact of Climate Change

On School Grounds
At their Backyard

POPULATION GROWTH *Continues!*



**NO SURPLUS SCHOOL
GROUND**

RISING ENROLLMENT DEMAND

2039: Student ages 5-12

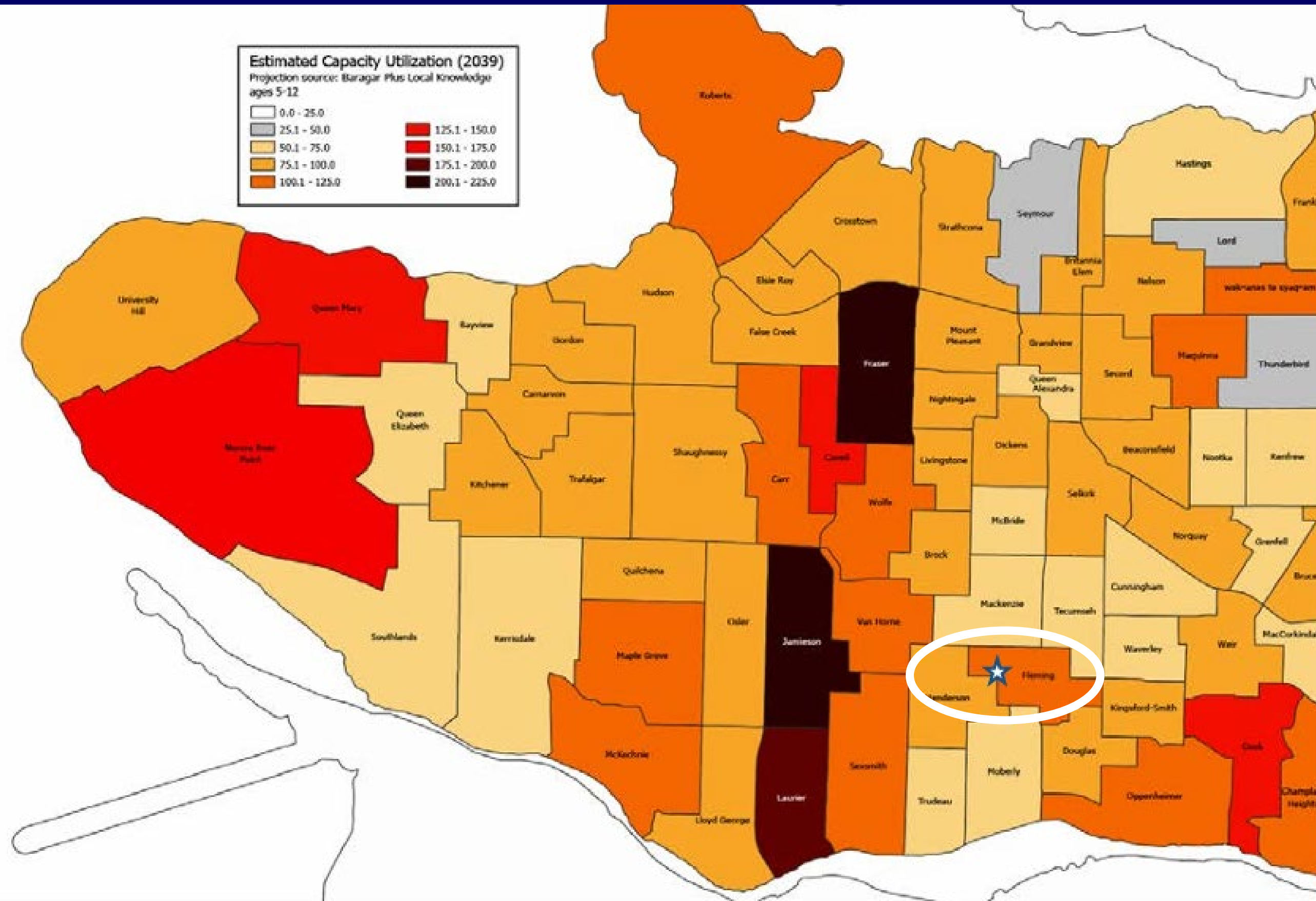


Figure 2: Estimated capacity utilization for VSB schools in 2039, using the Baragar plus local knowledge methodology and VSB calculated operating capacity figures. Colours are scaled by utilization rates, which are labeled and can be considered as %. A

2053: Student ages 5-12

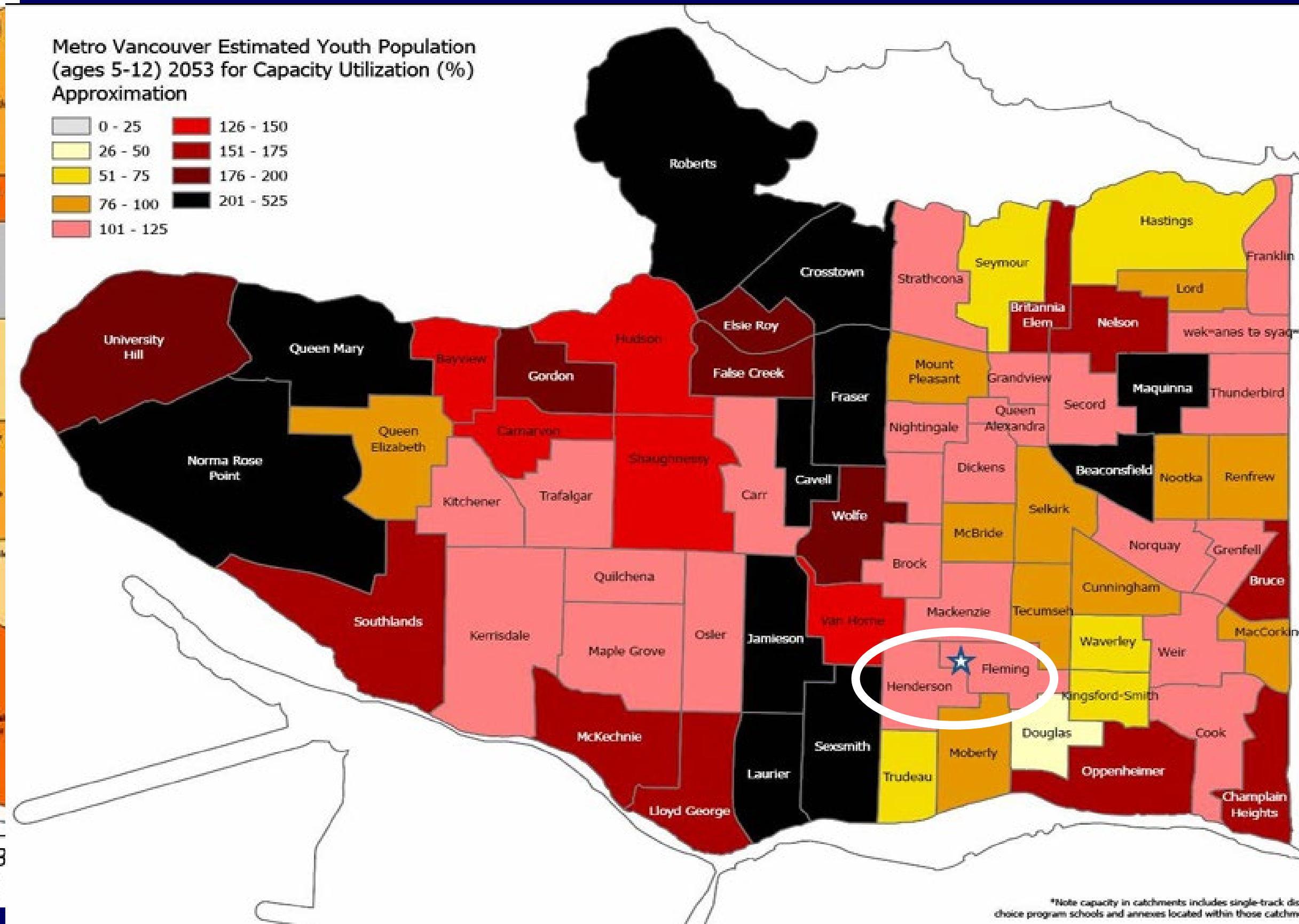


Figure 3: Metro Vancouver estimated youth population (ages 5-12) 2053 for capacity utilization (%) approximation by elementary catchment. An estimated 76% capture rate has been applied to the 2053 youth population figure in this figure.

Who Knows What the Student Population Will Be in 99 Years??

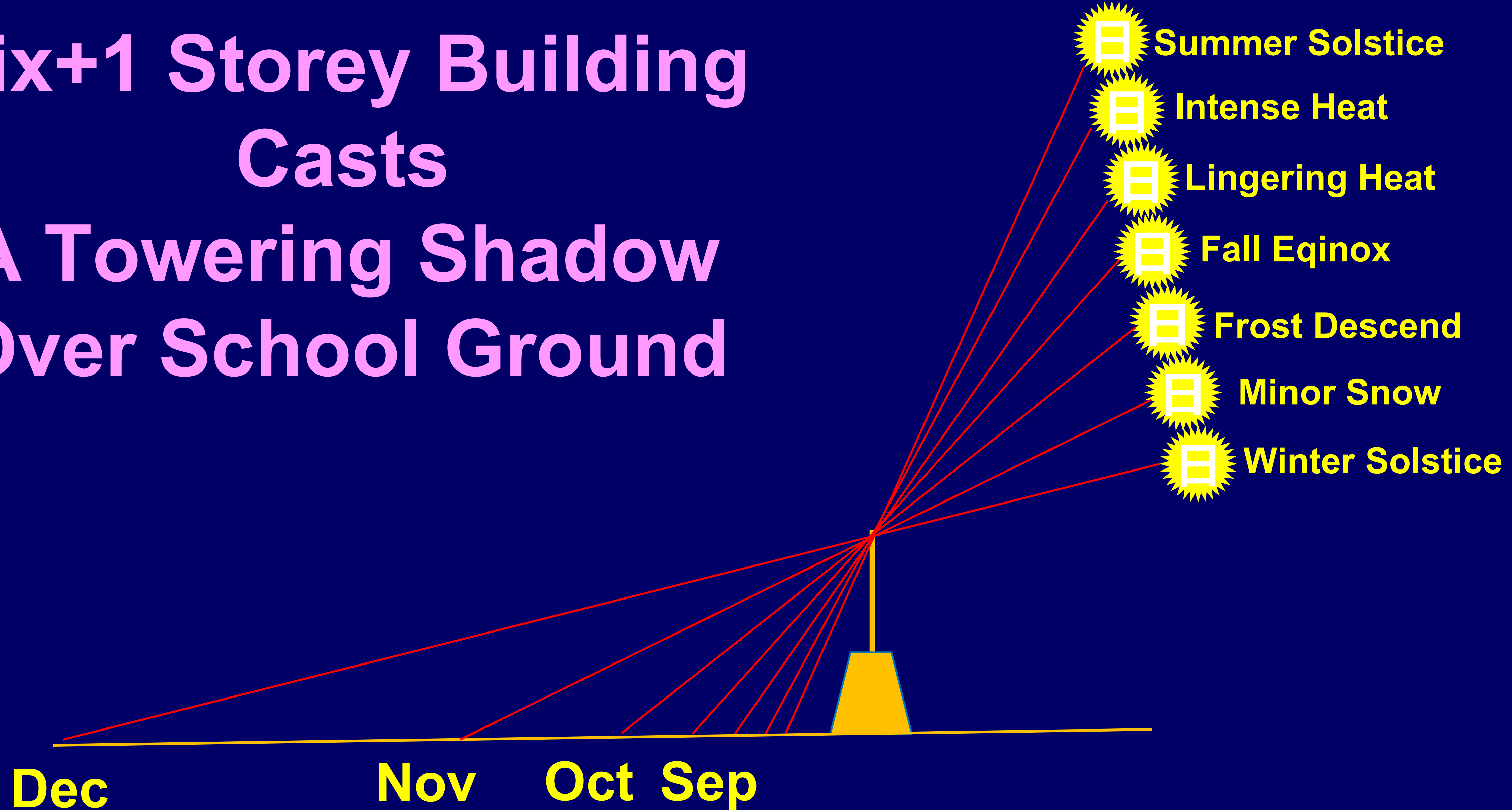
**Negative Impact of
A City Block Long
Six+1 Storey Building
on
Sun Light Exposure to
Fleming School Track Field**

Six+1 Storey Mix-use with Roof Top Amenity



Six+1 Storey Building Casts

A Towering Shadow Over School Ground



Long Dark Shadow Blocks Sun Light To Track Field

Flaming School Ground Lease

- **99-year pre-paid lease for ~ \$8.5M**
 - \$8.5M / 99 yrs = \$85,858 per year PV
 - \$8.5M @ 1% = \$85,000 per year only!
- **Residential rental housing**
 - 80% market rent, 20% below market
- **Optional ground-floor retail**
- **Priority access to units for VSB staff**
 - **Conflict of Interest**

6 STOREY + 3.6 m Rooftop Rooms

Land Use
Give Away
@ \$7,000
per month



COV / VSB
might buy back
the lease when
public needs
change

~85 ft Height Building Blocks Sun Exposure to
Sport Field, in the Fall, Winter & Spring!

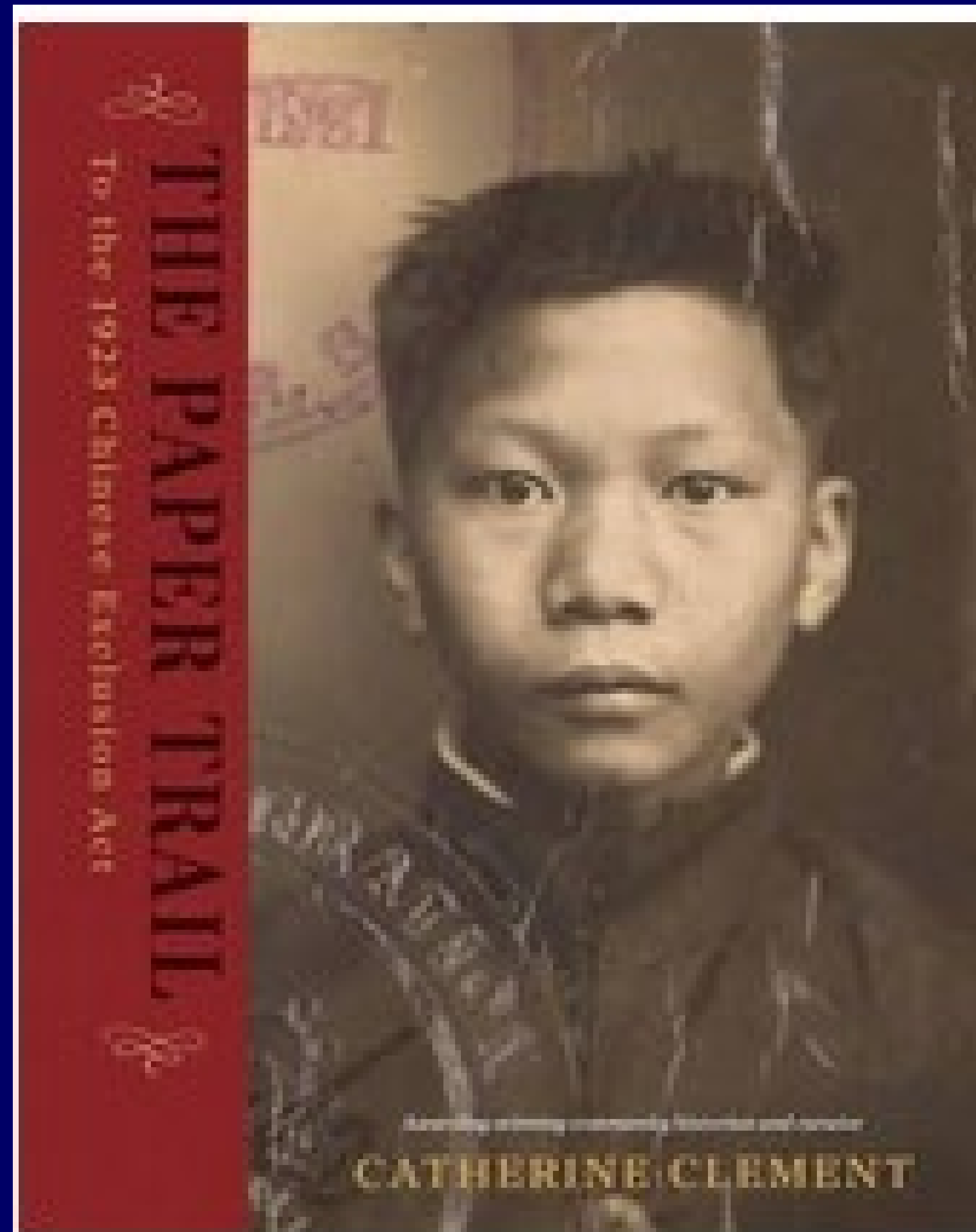
Non Compatible with Health & Sports Needs
Non Compatible with Neighbourhood Homes

99 Year Exclusion Act

1. **EXTINGUISHES:** RIGHTS to school ground for 4 generations of students
2. **SECURITY:** Retail activities potentially expose students to unhealthy enticements
3. **PUBLIC NEEDS:** COV or VSB obligated to buy back lease at premium price when needs changes

The Paper Trail to the 1923 Chinese Exclusion Act

**102 YEARS
after the
Chinese
Exclusion Act**



**We are fighting
for the RIGHTS
of Students be
NOT EXCLUDED
from their
school ground
for the next
99 Years**



Please
Say
NO!