



Queen Mary Elementary RENEWAL PLAN

OPEN HOUSE SUMMARY

On June 23rd, 2011 the Vancouver Board of Education (VBE) and the City of Vancouver held a joint Community Open House for the Queen Mary Renewal Plan. The purpose of the event was to share information about the process to date, background studies and concept development, present the VBE Project Committee's Preferred Concept 3 and gather feedback from the community.

Format: The Open House was held from 3:00 – 7:00pm in the school gym. The drop-in format gave attendees an opportunity to review over 30 display boards of information, ask questions of the consultants, VBE and City staff in attendance and complete a comment form.

Attendance: Over 191 people attended the Open House (based on 191 sign-ins) with 136 comment forms completed and returned on the same evening. One additional form was returned by fax in the week following the Open house and six responses were received through the online comment option.

Results: Overall results indicate 56% of respondents agree with Preferred Concept 3, while 39% do not agree with the concept.

The following report is a summary of the feedback obtained through the Open House comment form and online comment option.

Open House Synopsis

Date: Thursday, June 23, 2011
Time: 3:00pm – 7:00pm
Location: Queen Mary Elementary School gymnasium

Notification:

The Open House was advertised and publicized in the following ways:

- **Mail Notice Invitation Postcard** – A 5x7 postcard was delivered to approximately 1,600 residential and commercial property owners within approximately a three-block radius of the school. The City of Vancouver produced mailing labels for the area according to their standard notification process (see Appendix A for the postcard, Appendix B for Notification Area).
- **Newspaper Ads** – The Open House notice was run in the Vancouver Courier on June 10th and 15th (see Appendix C).
- **VBE and Project Website** – A “save the date” notice was posted on the project website (<http://www.cityspaces.ca/QueenMary>) several weeks prior to the event. Both the VBE website and project website were updated with information about the Open House, including the invitation notice and links to draft concept plans. During the planning process the website was updated with draft concept options, background consultant reports and the minutes of the Queen Mary Advisory Committee.
- **Queen Mary Advisory Committee (QMAC)** – Members of QMAC were provided with a digital version of the Open House invitation to distribute to their constituent groups and encourage attendance. Membership included representatives from the VBE, teachers and staff, parents, the neighbourhood, Vancouver Park Board, and Trimble After School Care.
- **Queen Mary School** – The date, time, location and purpose of the Open House was published in the May and June school newsletters leading up to the Open House. A large banner was also put up on the fence at the entrance to the school at 5th and Trimble, approximately two weeks prior to the Open House. The Open House information was also added to the PAC sign at the corner of Trimble and West 6th Avenue four days before the open house.
- **Stakeholder Meetings** – the Project Team held meetings with the Parent Advisory Council, the Northwest Point Grey Homeowners Association/Point Grey Vision Implementation mailing list, the Trimble After School Care Board and the Staff and Teachers to update these groups on the planning process, background consultant studies and the four renewal concepts. The date of the Open House was also announced at these meetings.

Format:

The open house was held from 3:00 – 7:00pm in the school gymnasium. Attendees were greeted at their arrival and asked to sign in. Each attendee was given a comment form to complete, and given a brief orientation to the display material and the presence of resource personnel.

Display material included information on the process and project timeline, results from structural engineering testing, as well as heritage, geotechnical, mechanical, arborist, landscape and transportation analysis, and outlined the four concepts that were considered – highlighting the VBE

Project Committee's Preferred Concept 3. Also displayed was the QMAC Evaluation Matrix, which evaluated each of the concepts against the nine planning principles established by QMAC during two of their eight meetings.

Attendance:

Over 191 people attended the Open House (based on sign-in sheets). Representatives from the consultant team, including architects, structural engineers, heritage consultant, landscape architects, transportation and consultation facilitators, as well as VBE staff, City of Vancouver staff and some members of the Queen Mary Advisory Committee attended the Open House.

The tone of the Open House was generally positive, with attendees reviewing the material on display and discussing their questions with the consultants and staff in attendance. A number of people came to the Open House with the impression that the concept for the school included plans to build a 10-12 storey affordable apartment building, develop a public/private partnership (P3), or lease land for private-sector development on the Queen Mary School site. Attendees were assured none of these notions are being considered in the concept plans.

Two members from the Northwest Point Grey Homeowners Association set up a table at the outside entrance to the gym to hand out materials and encourage attendees to sign their petition supporting retention of both the 1914 Red Brick Building and the 1926 Grey Building. The group subsequently relocated to the entry of the school grounds at the request of the school principal.

Feedback:

Open House Comment Form

Attendees were encouraged to complete a comment form to provide their feedback on the concepts, which included the VBE Project Committee's Preferred Concept 3, share their views and provide some demographic information to the project team (see appendix D for a copy of the comment form).

Of those who attended the Open House, 136 submitted a completed comment form on the same evening. One additional form was returned by fax in the week following the open house for a total of 137. Feedback was also gathered through an online comment form. The online results are summarized separately at the end of this section.

Results of the Open House Comment Forms:

The comment forms collected at the Open House and received during the week after the event were recorded using Zoomerang, a web-based survey and analysis tool. Comment forms were also read and sorted by the consultants. Results are summarized below.

Table 1. Question 1. *What is your relationship to Queen Mary School?**

Teacher/Staff	1	1%
Teacher/Parent/Neighbour	2	1%
Teacher & Neighbour	2	1%
Parent	32	23%
Neighbour	48	35%
Parent & Neighbour	26	19%

Other (as only response)	23	17%
No Relationship Indicated	3	2%
Total Comment Forms	137	

* Note: more than one box could be selected e.g. some teachers were also neighbours etc. (see Appendix D for the Comment Form).

Primary interests:

Results indicate that heritage retention and improving safety are priorities for a majority of respondents. School learning spaces, sustainability and useable outdoor area were also significant interests of many respondents.

Table 2. Question 2. *What are your primary interests in the Queen Mary Renewal*:*

Retaining Heritage	111	81%
Improving Safety	108	79%
Improving learning spaces	66	48%
Create a more sustainable school	52	38%
Optimizing useable outdoor area	50	36%
Minimizing construction time	35	26%
Managing parking/traffic	36	26%
Improving Community access	37	23%
Minimizing need for portables	31	23%
Other	18	13%

* Note: more than one interest could be selected

Preferred Concept 3

Among respondents, 56% were in agreement with Concept 3. Comments from those who agreed with Concept 3 included: importance of retaining the Red Brick building, new facilities and layout of the new addition, opportunities to provide outdoor learning spaces and improve the play areas. Of those respondents who did not agree with Concept 3, many cited lack of heritage retention of the 1926 Grey Building as the main reason.

Table 3. Question 3. *What is your opinion of Preferred Concept 3?**

Agree with Preferred Option 3	76	56%
Disagree with Option 3	54	39%
Don't know/No Opinion	2	2%

* Note: Percentage based on 137 comment forms submitted

Alternate Preferences

Attendees who did *not agree with Concept 3* were asked to indicate which concept they preferred and why. Sixty-eight people answered this question (49% of all respondents). As a percentage of all comment forms returned, 27% (37) stated a preference for Concept 1, 18% (24) preferred Concept 2 and 5% (7) expressed a preference for Concept 4.

Respondents who preferred Concept 1 or 2 frequently listed heritage retention of the 1914 and 1926 buildings as the main reason for their choice. Of those who preferred Concept 4, comments included: opportunity for more functional building/better learning spaces, lower cost and quicker construction timeline.

Table 4. Question 5. *If you disagree with Concept 3, which concept do you prefer?**

Prefer Option 1	37	27%
Prefer Option 2	24	18%
Prefer Option 4	7	5%

* Note: Percentage based on 137 comment forms returned. The number of responses to this question (68) exceeds the number of respondents (54) who indicated they “disagree with Preferred Concept 3” in Question 3.

Results by Group: Who preferred what?

Table 5 shows the results of Question 3, *what is your opinion of Preferred Concept 3*, combined with Question 1, *what is your relationship to Queen Mary School?* For example, 75% of respondents who identified themselves as parents only, agreed with Concept 3.

Table 5. Results by Group

Group	Number of Responses	Response to Concept 3		
		Agree*	Disagree ^Δ	N/A†
Teacher/Staff	1	100%	-	-
Teacher/Parent/Neighbour	2	100%	-	-
Teacher/Neighbour	2	-	100%	-
Parent	32	75%	22%	3%
Parent/Neighbour	26	65%	35%	-
Neighbour	48	44%	50%	4%
Other	23	38%	50%	13%
No Indication	3	67%	-	33%
Overall Total	137	56%	39%	5%

* Combined Agree and Strongly Agree

Δ Combined Disagree and Strongly Disagree

† Combined No Opinion/Don't Know and No Indication (did not answer)

Results of the Online Comment Form:

Six responses were received through the online comment option in the week following the Open house. Of the six responses received through the online form, three indicated that they attended the open house. The Open House display boards were available on the website and people were asked to review the display material prior to completing the comment form. The online comment form asked the same questions as the Open House Comment form with some slight changes required to adapt the comment form to the online format (see Appendix D for Open House Comment Form).

Table 6. Question 1. *What is your relationship to Queen Mary School?**

Teacher/Staff	0
Parent	2
Neighbour	2
Parent & Neighbour	1
Other (only response)	1

* *Note: more than one box could be selected. e.g. some parents were also neighbours*

Primary interests:

Results indicate that improving seismic safety and heritage retention are priorities for a majority of online respondents.

Table 7. Question 3. *What are your primary interests in the Queen Mary renewal?*

Improving seismic safety	5
Retaining heritage	5
Improving learning spaces	4
Improving Community access	4
Create a more sustainable school	3
Optimizing useable outdoor area	3
Managing parking/traffic	3
Minimizing construction time	2
Minimizing need for portables	2
Other	2

* *Note: more than one box could be selected*

Table 8. Question 4. *What is your opinion of Preferred Concept - Concept 3 (retain 1914 red brick building with new addition)?*

Agree with Preferred Option 3	2
Disagree with Option 3	4
Don't know/No Opinion	0

Table 9. Question 6. *If you indicated that you "strongly disagree" or "disagree" with Preferred Concept 3, please choose ONE of the other concepts that you prefer.*

Prefer Option 1	3
Prefer Option 2	2
Prefer Option 4	0
N/A	1

Key comments:

Below is a summary of the responses to open-ended questions. The summary identifies recurring themes and ideas expressed by respondents on the Open House and Online comment forms.

Question 4. What do you like/dislike about Preferred Concept 3?

Likes:

- Retention of Red Brick building (1914)
- New modern facilities and learning spaces
- Opportunity for improvement to useable play space
- Opportunity to integrate outdoor learning spaces
- Less expensive than Option 1 or 2

Dislikes:

- Loss of heritage 1926 Grey Building
- More sustainable to reuse buildings than demolish them
- Less area for future expansion if school population increases

Question 6. Why do you prefer the concept you've chosen (if an alternate preference was given).

Concept 1 & 2

- Important to retain Red Brick (1914), Grey (1926) and Gym (1955) heritage buildings
- Environmentally sustainable to reuse existing buildings
- More space for future expansion if school population increases

Concept 4

- Completely new and modern facility
- More compact

General Comments on Key Topics**Heritage:**

- Red Brick building most important to retain
- Grey building has heritage value too
- Point Grey Community Vision supports retaining heritage buildings

Learning Spaces

- Concept 3 provides a better facility for learning and community use
- Like the flexibility and layout of space in Concept 3
- Like improved learning spaces and community access in Concept 3

Open Space

- Like how Concept 3 creates more useable open space
- Better supervision of outdoor space in Concept 3
- Opportunities for outdoor learning spaces
- Should retain covered play areas



Queen Mary Elementary RENEWAL PLAN

Appendices



Imagine the possibilities...

You are invited to an Open House to learn more about the renewal of Queen Mary Elementary School.

Queen Mary School Renewal OPEN HOUSE

Thursday, June 23, 2011 at 3 - 7 pm

**Queen Mary Elementary School Gymnasium
2000 Trimble Street**

Queen Mary School has been identified for seismic renewal. Join staff from the Vancouver Board of Education, the City of Vancouver and the project consultant team to review the project material, ask questions and share your views on the future plans for the school.


Information at the Open House will include:

- Overview of the project to date;
- Building and site conditions information;
- Four concept options that have been analyzed;
- The preferred concept being considered.

For more information, please visit the project website:

www.cityspaces.ca/queenmary OR

contact Kate Lambert at CitySpaces Consulting:
604.687.2281 | klambert@cityspaces.ca

 Vancouver School Board
www.vsb.bc.ca

 CITY OF
VANCOUVER

Appendix B

Open House Notification Area



Appendix C

Courier Advertisement published June 10th and 15th



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 CITY OF
VANCOUVER

 Queen Mary Elementary
RENEWAL PLAN

June 23, 2011 Community Open House
jointly hosted by the Vancouver Board of Education and the City of Vancouver

WHAT DO YOU THINK?

Please take a few minutes to answer the following questions after you've reviewed the display materials presented tonight. Your views on the renewal project are very important to us!

1. What is your relationship to Queen Mary School (please check all that apply)?

- Teacher/Staff Neighbour
- Parent Other (please specify): _____

2. What are your primary interests in the Queen Mary renewal (please check all that apply)?

- Improving seismic safety Improving learning spaces
- Retaining heritage Minimizing construction timelines
- Creating a more sustainable school Minimizing need for portables
- Managing traffic/parking in the neighbourhood Improving community access to the school and use of facilities
- Optimizing usable outdoor play area Other (please specify): _____

3. What is your opinion of Preferred Concept 3 (Retain 1914 red brick building with new addition)?

- Strongly
Agree
- Agree
- Disagree
- Strongly
Disagree
- No Opinion/
Don't Know

4. What do you like/dislike about Preferred Concept 3?

Appendix D

Open House Comment Form
Page 2 of 2

5. If you disagree with Preferred Concept 3, please choose ONE of the other concepts presented tonight that you prefer.

Concept 1
Retain 1914,
1926 and 1955
buildings

Concept 2
Retain 1914
and 1926
buildings

Concept 4
Full replacement
on north portion
of site

6. Why do you prefer the concept you've chosen above?

7. Do you have any other comments you would like to share about the renewal plans for Queen Mary?

THANK YOU

for taking the time to share your views.

Name: _____

Address: _____

Please leave your completed comment form in the box provided TONIGHT, or return it to CitySpaces Consulting, no later than **Thursday, June 30th**.

Email: klambert@cityspaces.ca | **Fax:** 604.687.2241
Mail: 585-1111 West Hastings Street, Vancouver BC V6E 2J3

For project resources, please visit:
www.cityspaces.ca/queenmary