

Date: 9 September 2025	Site: DLG Library	Start Time: 6:00	PM
Chair: Ajay Pathak	Recorder: Kathleen Pathak	End Time: 7.53	PM

Membership	Role	Attended
Ajay Pathak	Chair	Y
Scally Chu	Vice-chair	Y
Herman Chan	Treasurer	Y
Kathleen Pathak	Secretary	Y
Ashley Hansen	Former Co-chair	Y
Manninagh L'Abbé	Member at large	Y
Robert Chang	Member at large	Y
Jennifer Durham	DPAC Rep	Y
Jonathan Weresch	Principal (Non-voting member)	Y
Susan Worthington	Acting Principal (Non-voting member)	Y
Other members or participants	See sign-in sheet for names	
Next Meeting	7 October 2025	

With deep gratitude and respect, we are honoured to be learning and unlearning on the ancestral and unceded lands of the xʷməθkʷəy̓əm|Musqueam, Skwxwú7mesh|Squamish Nation & səliłwətał |Tseil-Waututh Nation.

Welcome And Introduction - (Ajay)

What is PAC? A liaison between the school, parents and community; have interesting events for the kids but also raise funds for various initiatives.

- Roundtable introductions:
 - Ajay Pathak - PAC Chair; daughter in grade 3
 - Scally Chu – PAC Vice-Chair, daughter in grade 4
 - Herman Chan – PAC Treasurer; daughter in grade 3
 - Kathleen Pathak - PAC Secretary; daughter in grade 3
 - Manninagh L'Abbé – PAC Digital Comms Exec; two kids in the school (Grade 7 and 4)
 - Jennifer Durham – DPAC Representative, member at large – one in grade
 - Ashley Hansen – PAC former-chair; daughter in grade 6
 - Robert Chang – Hot Lunch Committee, Member at Large
 - Barbara Lee - daughter in grade 3
 - Disna – Daughter in grade 1
 - Imran – daughter in grade 1
 - Roman – daughter in grade 1
 - Ava – daughter in grade 1
 - Pava – son in kindergarten
 - Rasidi – son in grade 1

District PAC update:

- First meeting 25 September – no update yet.
- Feel free to bring things up to Jennifer that need to go to the DPAC.

Demolition / Dismantling / Deconstruction of old school:

- Special Visitors (Members of the Deconstruction Team)
 - Ajaz Hasan - Manager, Operations and Planning at Vancouver School Board
 - Director of Project office managing the seismic upgrades and replacements.
 - Office has completed around 22 projects in the last 10 years, with at least 5 with demolitions with what we will be going through in the next few months
 - Natasha Saksman – Project Manager, Seismic program.
 - Daughter graduated from this school around 6 years ago. An alumnus.
 - Doug Rock – Former Principal with VSB, now part of the Project Office
 - Has gone through a dismantling while he was principal of a school.
 - Shara Lee – VSB Communications – Taking notes of questions for VSB.
 - Jim Williams – Alliance EHS Consulting
 - 3rd party consultant.
 - Provision of Air Quality Monitoring services and reporting
 - Provision of EHS services and oversight on site.
 - Brad Morrison – General Manager Clearview
 - Quinten Segal – Estimator/Project Manager Clearview demolition
 - Clearview Demolition has been contracted to carry out asbestos abatement and deconstruction of the old school
- Since new school is up and running, dismantling of the old school will commence
- The dismantling is a continuation of this seismic project.
- The location of the old school will be turned into outdoor learning / green space.
- The goal is for the project to be completed by summer 2026, but we must accept that construction delays could occur.
- There are strict guidelines for asbestos will be removed as well as how the structure will be taken down
 - All parties follow Worksafe BC and City of Vancouver regulations and guidelines.
- At present, the project is at the permitting stage (which has been applied for)
 - Once the permit is approved, aim is to have work start within 10 days.
 - The areas have been fenced off and when dismantling commences, there will be a large area that will be coned / fenced off, with site personnel directing trucks and equipment safely
- There will be heavy equipment on site, and dismantling will occur in a “top down” fashion.
- 85-95% of the building will be recycled.

Q: Why was it not done in the summer? Why now?

A: The intent was to start the work in the summer, however there were milestones that needed to be met, including:

- Getting the funding for the demolition (done at end of 2024)
- Once funding was confirmed, there were three additional steps:
 1. The City of Vancouver development permit - received.
 - City wanted to maintain access to the lane way through the project
 2. Hire the demolition team via a tendering process.
 - This took a month longer than planned due negotiating all of the access to and from the site. A clear agreement was made prior to awarding the process.
 3. Now we are waiting for the permit for the abatement of the building.

Q: What about the dangerous equipment – asbestos, silica? How do we keep the kids safe and mitigate the risks?

A: Asbestos abatement is a very controlled procedure.

- The containment area is negatively pressurized to ensure that all asbestos particles remain in the area.
- The containment area is inside the old building, creating another “layer of protection
- Anyone coming in / out go through a mandatory decontamination process before leaving the containment area.

Q: Our concern is the safety and health of the kids. What we have learned is that the information shared has been very limited. There was no reference to other resources, so we have to find our own information. So, what is the plan?

Before starting demolition, including dealing with hazardous material, has a report been produced, and can we review it? Can it be made public? What is the demolition plan, and can it also be made public?

A: A report for hazardous materials was produced and has been provided to the abatement team. It is up to the abatement contractor if the report is made public. A report can be shared and will be given to the principal.

To be clear, there is only a “little/moderate” risk for asbestos at this site and hazmat is not required for all of this building. The demolition plan has been sent to the City for review and is what is being waited for approval for permitting.

Q: Is there air monitoring?

A: Yes, Air Monitoring will be in place at the worksite, in various areas:

- On the workers, inside and outside of the containment area, which is Inspected daily.
- The air results are also posted.

- Technically, based on the Worksafe regulations, no monitors are required for this site, but we are adding them anyways due to its proximity to the new school
- Demolition doesn't start until the Environmental team says they can start, and the City of Vancouver also signs off on that.
- Any dust from the demolition will just be dust and not contain any hazardous materials.

Q: All the hazardous work will be within the school and contained. But how far from the old school to the new school?

A: If we're asking, "what is the risk to kids at the new school"? Basically, no risk.

Q: What about all the noise?

A: We will work in line with the City of Vancouver guidelines for construction and noise, which is are 7:30 am – 5:00 pm on weekdays and longer hours on weekends.

- The noise will mostly come from machines and trucks.
- Most work will be done during school hours; however, the closest corner will be done on a Saturday.
- Noises vary during the day and sometimes during noisy days the school can make some adjustments to help out.

Q: What about additional resources?

A: The school will be teaching the children to learn about playing and learning next to a construction site. When outside, teachers, supervision aids are also there to help.

PAC comment:

- My child is on the spectrum and was a student here when they removed portables and built the new school
- Not once did any noise issue come about due to the construction. In fact, the kids were usually louder than the construction.
- There is also a sensory room in this school now to help with things like this.
- The staff are also really good at providing additional assistance to students who require additional help.

Q: We should have a clear line of communication, especially when things are too noisy. Whom speaks with whom?

A: Parents can speak with Principal Weresch who, in turn, has access to the site contact. All sites have a hot-line from Site Superintendent to the Principal as they are both in charge and need to be able to reach the other quickly. There will also be a safety officer on site.

Q: How many people on the crew?

A: 6-8 on the abatement team and 6-8 on demo team.

Q: Are there regular meetings between site and the school so the principal can bring updates to parents in PAC meetings or the newsletter?

A: A good idea and will work on that.

Q: This type of demo requires certifications, do you have?

A: All workers are trained on WSBC and hazardous materials; no schooling for demolition, however all of the team have been trained on the equipment; this team is a well-trained and high-profile team. Note that the school district had a good pre-screening and checked all credentials.

Comment: There are still kids around in the summer. Also, the noise complaints could delay things, so would be good if DLG could make accommodations for kids who may be bothered by the noise.

Q: How long does abatement take? And what if more hazardous materials are found?

A: Roughly eight weeks. And if more materials are found, they will be tested and dealt with accordingly. Anything that looks different, will be assessed immediately by the professionals. Note that any exposures would be putting the team at risk as well, so the contractors will not be taking any chances.

Comment: All of these sort of projects end up with change orders due to finding more things. Find something... work stops and they test it. Coordinate the area and then remove safely again. And a new plan is made, which can delay the work complete.

There are parents here who have seen the other side when things do not go right and really worries these families.

Regulations laid out by WSBC don't require the monitoring, but the plan is to do this additional monitoring to keep everyone safe. Can a Facts / Questions document be put out to the families?.

Nothing can 100% be guaranteed that something won't go wrong. If someone can not feel comfortable about trusting the professionals hired, the school board, and the team to protect their children, then it may be better to transfer to a different school? We need to trust the systems are put into place to keep everyone (employees, staff, students, the community) safe.

There needs to be some sort of communication, however we need to remember that all reports have an interpretation with them. Maybe as an action, come to the school / PAC with how we may be able to achievable outcomes that the school / PAC can achieve to help alleviate concerns.

Comment: Parents are here to get communication as little was shared regarding the plan. We need to have more communication and more needs to be shared.

Q: Will there be hazardous testing around the perimeter?

A: While not required, there can be some additional monitors around the perimeter of the worksite. Please note that all hazardous materials will be removed at the start of the project (roughly in the first 8-10 weeks).

It is impossible to complete this project over the summertime due to the size / volume of this project. Going back to air monitoring – we follow protocols and regulations and have the advantage to remove everything ahead of demolition.

Is there a briefing note / communication for the families – ex: Timeline? Who are the teams? What are their qualifications? An information package developed by this team to inform all parents. It will be a trust building for the school / parents to be informed.

Q: As a principal of a tear down school, were the parents concerned?

A: Yes, of course. As parents asked questions, they were answered. We didn't notice the abatement process and the noise was a lot less than expected. Water kept the dust down and everyone worked together to keep all parties informed and answering questions.

Comment: In order to move forward and not go around in a circle, can we collate a set of questions for parents to bring to the principal to then be brought to the team to be answered and provided to parents so they feel safer having their children come to the school.

Admins may also want to be proactive to allow parents to bring things to them.

Comment: We (School) will put out an FAQ page and share answers to questions that are asked so everyone has the information. There is one of these on the PAC site ab VSB can use Microsoft Forms and adds to the list of questions / answers regarding this project. This will provide an avenue for people to ask questions, and it needs to be made available to everyone.

The demolition team is happy to come back and have another update session but let's get the work started (hopefully at the end of the month) and can answer any further questions.

DEBRIEF FROM MEETING

Thank you to the admins for bringing this team in and this now probably needs more of a standalone session.

Push for an FAQ as soon as possible and need to have this out before abatement starts. We need to build or rebuild the trust as it sounds like we have lost some of that trust as well.

PAC is not liable for anything as we don't know anything more than they do.

Questions should not be directed to PAC for this, but rather to the school.

Any questions / concerns – USE FORMS!!! A link / tab on the website.

It then up to each individual parent / family to ask the questions they need answered to feel better about the situation.

Adjourn meeting

- Meeting adjourned at 7:53 PM