

File No: 0480-20 (d)

October 1, 2021

Mr. Guillermo Ferrero Chief Administrative Officer City of White Rock 15322 Buena Vista Avenue White Rock, BC V4B 1Y6

Dear Mr. Guillermo Ferrero,

Re: Eligible School Site Proposal

Please be advised that at the public meeting of the Board of Education of School District No. 36 (Surrey), the September 15, 2021 Eligible School Site Proposal was approved. As you are aware, the Eligible School Site Proposal is a required component of the annual capital plan submission and is referred to local governments in the district for acceptance pursuant to the *Local Government Act*. Please find attached the certified resolution of the Board of Education of School District No.36 (Surrey) for acceptance by city council. A copy of the administrative memorandum considered by the board is also attached for your reference.

The 2022/2023 Eligible School Site Proposal indicates the following:

- Based on consultation with City of Surrey and the City of White Rock on the Eligible School Sites Proposal (ESSP), the Board of Education of School District No. 36 (Surrey) estimates that there will be 35,506 (41,682 including secondary suites) development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and
- These 41,682 new development units will be home to an estimated 9,400 school age children (Schedule 'A' – Table 3); and
- The School Board expects seven new school sites and one site expansion, over the ten-year period, will be required as the result of this growth. The site acquisitions will be located as presented in Schedule 'B'; and
- According to Ministry of Education site standards presented in Schedule 'B' these sites will require in total 31.2 hectares (approx. 77.09 acres). These sites should be purchased within ten years. The serviced land cost is estimated at \$285,370,000.



The School Site Acquisition Charge (SSAC) bylaw rate is currently set at the maximum allowed by the Local Government Act and Provincial Regulations. Therefore, no change is required to the SSAC bylaw rate applied to new development units, based on calculations consistent with Provincial SSAC Regulations.

Pursuant to the Education Statutes Act, local governments have 60 days to either:

- 1. Pass a resolution accepting the proposed eligible school site requirements for the school district;
- 2. Respond in writing to the school board indicating that it does not accept the school board's proposed site requirements for the school district and indicating
 - · Each proposed school site to which it objects; and
 - The reason for the objection.

If no response is received within 60 days the legislation states that the local government will have been deemed to accept the proposal.

Please feel free to contact this office through Ms. Kelly Isford-Saxon, Manager of Demographics and Facilities Planning, by telephone at 604-595-5193 or by email at isford k@surreyschools.ca should you require any further information.

Yours truly,

Patti Dundas, CPA

P. Dundas

Assistant Secretary-Treasurer

Enclosures: 2

cc: Kelly Isford-Saxon, Manager, Demographics and Facilities Planning, Surrey School District
Greg Newman, Manager, Planning, City of White Rock

Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver

PD/ea



Record of Board Approval

At its September 15, 2021 Regular Meeting the Board of Education of School District No.36 (Surrey) approved the following motion:

4.(d) Eligible School Sites Proposal - 2022/2023 Capital Plan

THAT based on consultation with City of Surrey and the City of White Rock on the Eligible School Sites Proposal (ESSP), the Board of Education of School District No. 36 (Surrey) estimates that there will be 35,506 (41,682 including secondary suites) development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and

THAT these 41,682 new development units will be home to an estimated 9.400 school age children (Schedule 'A' – Table 3); and

THAT the School Board expects 7 new school sites and 1 site expansion, over the ten-year period, will be required as the result of this growth in the school district and the site acquisitions will be located as presented in Schedule 'B'; and

THAT according to Ministry of Education site standards presented in Schedule 'B' these sites will require in total 31.2 hectares (approx. 77.09 acres). These sites should be purchased within ten years and serviced land cost is estimated at \$285,370,000; and

THAT the Eligible School Sites Proposal be forwarded to Local Governments for acceptance.

P. Dundas

Patti Dundas, CPA Assistant Secretary-Treasurer

Eligible School Site Proposal - 2022/23 Capital Plan
SCHEDULE 'A' 2021-2030 Projections - Eligible Development and School Age Children (new housing only)

School Yea	2021-2022	2022-2023	2023-2024	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
CITY OF SURREY											
Ye	r 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	10 yr Tot.
Single Detached	316	616	611	607	602	598	593	589	584	580	5,694
Suites	479	605	604	609	615	621	627	633	639	644	6,076
Row House	789	932	939	895	955	925	912	907	903	902	9,058
Low Rise Apartment	822	799	786	742	698	654	609	565	521	477	6,673
High Rise Apartment	1183	994	1048	1091	1135	1178	1222	1265	1309	1352	11,778
CHARLES OF THE PARTY OF THE PAR		2.045		2.044	4.000	3,976	3,963	3,959	3,956	3,956	39,279
Total Units City of Surrey Source: City of Surrey, Planning and De	3,589 elopment Dep	3,945 artment, June	3,987	3,944	4,005	3,370	3,303	3,959	3,336	3,930	39,213
Source: City of Surrey, Planning and De CITY OF WHITE ROCK	relopment Dep	artment, June	29, 2021								
Source: City of Surrey, Planning and De CITY OF WHITE ROCK Ye	relopment Dep	artment, June	29, 2021	2024	2026	2026	2027	2028	2029	2030	10 yr Tot.
Source: City of Surrey, Planning and De CITY OF WHITE ROCK Ye Single Detached	r 2021	2022 3	29, 2021	2024	2026 3	2026 3	2027	2028	2029 3	2030	10 yr Tot.
Source: City of Surrey, Planning and De CITY OF WHITE ROCK Ye Single Detached Sultes	relopment Dep	2022 3 10	29, 2021 2023 3 10	2024 3 10	2025 3 10	2026 3 10	2027 3 10	2028 3 10	2029 3 10	2030 3 10	10 yr Tot. 30 100
Source: City of Surrey, Planning and De CITY OF WHITE ROCK Ye Single Detached Suites Row House	r 2021 3 10 5	2022 3 10 5	2023 3 10 5	2024 3 10 19	2025 3 10 5	2026 3 10 5	2027 3 10 5	2028 3 10 5	2029 3 10 5	2030 3 10 5	10 yr Tot. 30 100 64
Source: City of Surrey, Planning and De CITY OF WHITE ROCK Ye Single Detached Sultes Row House Low Rise Apartment	2021 3 10 5	2022 3 10 5 29	29, 2021 2023 3 10	2024 3 10	2025 3 10	2026 3 10 5 70	2027 3 10	2028 3 10 5 70	2029 3 10	2030 3 10 5	10 yr Tot. 30 100 64 817
Source: City of Surrey, Planning and De CITY OF WHITE ROCK Ye Single Detached Sultes Row House Low Rise Apartment	r 2021 3 10 5	2022 3 10 5	2023 3 10 5	2024 3 10 19	2025 3 10 5	2026 3 10 5	2027 3 10 5	2028 3 10 5	2029 3 10 5	2030 3 10 5	10 yr Tot. 30 100 64
Source: City of Surrey, Planning and De CITY OF WHITE ROCK	2021 3 10 5	2022 3 10 5 29	2023 3 10 5 44	2024 3 10 19 289	2025 3 10 5	2026 3 10 5 70	2027 3 10 5 70	2028 3 10 5 70	2029 3 10 5 70	2030 3 10 5	10 yr Tot. 30 100 64 817

TOTAL SD #36 (SURREY)											
Table 2 - SCHOOL DISTRICT 36 - ELIGIBLE DEVELOPMENT UNITS (Annual total new units by housing type, 2021-2030)										,	
Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	10 yr Tot.
Single Detached	319	619	614	610	605	601	596	592	587	583	5,724
Suites	489	615	614	619	625	631	637	643	649	654	6,176
Row House	794	937	944	914	960	930	917	912	908	907	9,122
Low Rise Apartment	822	828	830	1,031	803	724	679	635	591	547	7,490
High Rise Apartment	1,296	1,349	1,342	1,266	1,290	1,238	1,282	1,325	1,369	1,412	13,170
Total Units	3,720	4,347	4,343	4,440	4,283	4,124	4,111	4,107	4,104	4,104	41,682



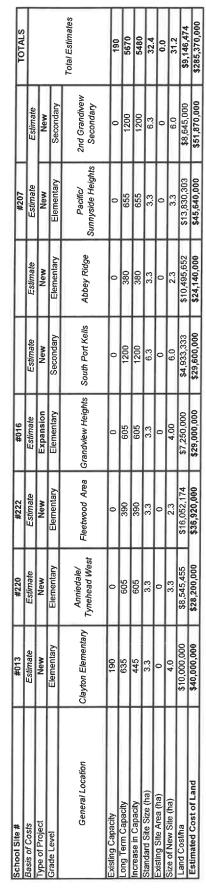
	Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Eligible Student
Single Detached		223	433	430	427	424	420	417	414	411	408	4,007
Suites		59	74	74	74	75	76	76	77	78	79	741
Row House		318	375	377	366	384	372	367	365	363	363	3,649
Low Rise Apartment		74	75	75	93	72	65	61	57	53	49	674
High Rise Apartment		32	34	34	32	32	31	32	33	34	35	329
Total EDU Students		706	990	989	991	987	964	954	946	939	934	9,400

Table 4 - ESTIMATED AVERAGE NEW STUDENT YIELD RATE FROM NEW HOUSING											
Ye	ar 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Yield (2029)
Single Detached	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7
Suites	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
Row House	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
Low Rise Apartment	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
High Rise Apartment	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025

Eligible School Site Proposal - 2022/23 Capital Plan



ELIGIBLE SCHOOL SITES (General Location, Size and Estimated Serviced Land Cost)



Total proposed acquisition sites (Eligible School Sites) = 8 (proposed acquisitions, including 1 site expansion, 5 new elementary school sites and 2 secondary school site). Updated: July 30, 2021

