

File No: 0480-20 (d)

September 22, 2022

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

Dear Mr. 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 2023/2024 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 2023/2024 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 49,547 (54,057 including secondary suites) development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and
- These 54,057 new development units will be home to an estimated 7,751 school age children (Schedule 'A' – Table 3); and
- The School Board expects 8 new school sites, 1 replacement site 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
- According to Ministry of Education site standards presented in Schedule 'B' these sites will require in total 40.2 hectares (approx. 99.34 acres). These sites should be purchased within ten years and serviced land cost is estimated at \$447,000,000.



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 place the resolution on your Council's agenda to meet this timeline.

Please feel free to contact this office through Mr. Dave Riley, Director, Capital Project Office, by telephone at 604-595-5190 or by email at <u>riley_d@surreyschools.ca</u> should you require any further information.

Yours truly,

Jon Harding, CPA, CA Secretary-Treasurer

Enclosures: 2

cc: Dave Riley, Director, Capital Project Office, Surrey School District

Alex Wallace, Manager, Planning, City of White Rock

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

JH/dg



Record of Board Approval

At its September 14, 2022 Regular Meeting the Board of Education of School District No. 36 (Surrey) approved the following motion:

4. (c) Eligible School Sites Proposal – 2023/24 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 49,547 (54,057 including secondary suites) development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and

THAT these 54,057 new development units will be home to an estimated 7,751 school age children (Schedule 'A' – Table 3); and

THAT the School Board expects 8 new school sites, 1 replacement site 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 40.2 hectares (approx. 99.34 acres). These sites should be purchased within ten years and serviced land cost is estimated at \$447,000,000; and

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

Jon Harding, CPA, CA Secretary-Treasurer





Administrative Memorandum Regular Board Meeting

Date: September 14, 2022

Topic: Eligible School Sites Proposal – 2023/24 Capital Plan

Submitted by: Jon Harding, Secretary-Treasurer

Background:

A School Site Acquisition Charge (SSAC) is imposed on new eligible development units (residential development) for the purpose of providing funds to assist school boards in paying the capital cost of eligible school sites. To date, 21 eligible school sites (including new sites and site expansions) have been purchased since the inception of the SSAC in 2001.

Pursuant to the School Site Acquisition provisions of the Local Government Act, an Eligible School Site Proposal (ESSP) must be prepared, and approved by the Board of Education annually. Once approved, the ESSP is referred to the City of Surrey and City of White Rock for acceptance.

Development of the ESSP involves extensive consultation with the City of Surrey and the City of White Rock staff. Both local governments provide 10-year projections for residential development consistent with their Official Community Plans, Regional Context Statements and Neighbourhood Concept Plans. That information is then used to project the number of school age children that would be generated by the additional housing units. A review of the distribution of new housing units is used to project enrolment growth at schools and to estimate the general location, size and number of school sites and site expansions required to accommodate student growth.

Schedule B of the attached document outlines the draft ESSP, which identifies eight site acquisition proposals, including seven new school sites and one site expansion. The eight eligible school site acquisition proposals have been included as capital projects in the District's 2023/24 Five-Year Capital Plan.

The sites that are listed in the 2023/24 Five -Year Capital Plan and Eligible School Site Proposal were already identified in the 2022/23 Five -Year Capital Plan and Eligible School Site Proposal submitted with the addition of the proposed new East Newton Secondary School and Hjorth Road Elementary school replacement site.

The SSAC bylaw rate is currently set at the maximum allowed by the Local Government Act and Provincial Regulations and the ESSP does not trigger a rate adjustment. Therefore, no change is required to the School Site Acquisition Charge (SSAC) bylaw rate applied to new development units, based on calculations consistent with Provincial School Site Acquisition Charge Regulations. It should be noted that the maximum (SSAC) has not increased since it was first established by government in 2000.



Eligible School Sites Proposal – 2023/24 Capital Plan

Prior to submitting the ESSP to the Ministry of Education, the proposal must formally be referred to the City of Surrey and the City of White Rock who may:

- Pass a resolution accepting the proposed ESSP; or
- Respond in writing to the School District indicating that it does not accept the ESSP, documenting reasons for the objection.

If the Local Government fails to respond within 60 days of receiving such a request, it is deemed to have agreed to the proposed ESSP requirements.

The following information has been considered:

- 1. The Eligible School Site Proposal projections have been discussed with planning department staff for the City of Surrey and the City of White Rock. Municipal staff have provided updated growth projections for the period 2022/23 to 2031/32 based on the latest demographic data and market trends for housing (Schedule 'A').
- 2. A projection of the number of additional school age children, as defined in the *School Act*, generated by the projected eligible development units for the period 2022/23 to 2031/32 has been revised based on the projections provided by the City of Surrey and the City of White Rock (Schedule 'A').
- 3. The approximate size and the number of school sites required to accommodate the number of children projected (Schedule 'B').
- 4. The approximate location and value of school sites (Schedule 'B').

It is recommended:

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 49,547 (54,057 including secondary suites) development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and

THAT these 54,057 new development units will be home to an estimated 7,751 school age children (Schedule 'A' – Table 3); and

THAT the School Board expects 8 new school sites, 1 replacement site 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 40.2 hectares (approx. 99.34 acres). These sites should be purchased within ten years and serviced land cost is estimated at \$447,000,000; and

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

Eligible School Site Proposal - 2023/24 Capital Plan

SCHEDULE 'A' 2022-2031 Projections - Eligible Development and School Age Children (new housing only)

Table 1 - Growth Forecasts by Local		- Housing Ur									
School Year	2022-2023	2023-2024	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	
CITY OF SURREY											
Yea	r 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10 yr Tot
Single Detached	179	156	156	155	155	154	154	153	153	152	1,568
Suites	519	491	437	402	391	381	432	434	448	475	4,410
Row House	921	1156	1156	1156	1156	1156	1156	1156	1156	1156	11,326
Low Rise Apartment	1005	1012	1046	1061	1083	1055	1005	804	624	785	9,481
High Rise Apartment	2837	2878	2834	2854	2837	2723	2404	2129	1866	1615	24,976
Total Units City of Surrey	5,461	5,693	5,629	5,629	5,623	5,469	5,151	4,676	4,247	4,184	51,762
Source: City of Surrey, Planning and D	evelopment D	epartment, M	lay 6, 2022								
CITY OF WHITE ROCK											
Yea	r 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10 yr Tot.
Single Detached	3	3	3	3	3	3	3	3	3	3	30
Suites	10	10	10	10	10	10	10	10	10	10	100
Row House	5	5	5	5	5	5	5	5	5	5	50
Low Rise Apartment	29	0	15	15	15	15	15	15	15	15	149
High Rise Apartment	552	299	155	155	155	130	130	130	130	130	1,966
Total Units City of White Rock	599	317	188	188	188	163	163	163	163	163	2,295
Source: City of White Rock, Planning D	epartment, Se	otember 6, 20	022								

TOTAL SD #36 (SURREY)											
Table 2 - SCHOOL DISTRICT 36 - ELIGIBLE DEVELOPMENT UNITS (Annual total new units by housing type, 2022-2031)											
Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10 yr Tot.
Single Detached	182	159	159	158	158	157	157	156	156	155	1,598
Suites	529	501	447	412	401	391	442	444	458	485	4,510
Row House	926	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	11,376
Low Rise Apartment	1,034	1,012	1,061	1,076	1,098	1,070	1,020	819	639	800	9,630
High Rise Apartment	3,389	3,177	2,989	3,009	2,992	2,853	2,534	2,259	1,996	1,745	26,942
Total Units	6,060	6,010	5,817	5,817	5,811	5,632	5,314	4,839	4,410	4,347	54,057



Table 3 - PROJECTED SCHOOL AGE YIELD (Age 5-17 from Eligible development unit projections 2022-2031)												
Y	Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Eligible Students
Single Detached		127	112	111	111	111	110	110	109	109	109	1,119
Suites		63	60	54	49	48	47	53	53	55	58	541
Row House		370	464	464	464	464	464	464	464	464	464	4,551
Low Rise Apartment		93	91	96	97	99	96	92	74	58	72	867
High Rise Apartment		85	79	75	75	75	71	63	56	50	44	674
Total EDU Students		739	807	800	797	797	789	782	757	736	747	7,751

Source: Student Yield Estimates for projected, new housing by form of development, updated Septimber 6, 2022 by Surrey School District #36, Flanning Department

Table 4 - ESTIMATED AVERAGE NEW STUDENT YIELD RATE FROM NEW HOUSING												
	Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
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 - 2023/24 Capital Plan



SCHEDULE 'B' Capital Projects Requiring New Sites ELIGIBLE SCHOOL SITES (General Location, Size and Estimated Serviced Land Cost)

TOTALS				Total Estimates	435	7525	7090	42.0	1.9	40.2	\$11,119,403	\$447,000,000
#001	Estimate	Replacement	Elementary	Hjorth Road Elementary	245	929	410	3.3	1.88	3.0	\$6,666,667	\$20,000,000
	Estimate	New	Secondary	East Newton Secondary	0	1200	1200	6.3	0	0.9	\$12,500,000	\$75,000,000
	Estimate	New	Secondary	2nd Grandivew Secondary	0	1200	1200	6.3	0	0.9	\$9,880,000	\$59,280,000
	Estimate	New	Elementary	Pacific/ Sunnyside Heights	0	959	929	3.3	0	3.3	\$14,818,182	\$48,900,000
	Estimate	New	Elementary	Abbey Ridge	0	380	380	3.3	0	2.3	\$12,347,826	\$28,400,000
	Estimate	New	Secondary	South Port Kells	0	1200	1200	6.3	0	0.9	\$6,166,667	\$37,000,000
#016	Estimate	Expansion	Elementary	Grandview Heights	0	909	909	3.3	0	4.00	\$7,000,000	\$28,000,000
#222	Estimate	New	Elementary	Fleetwood Area	0	390	390	3.3	0	2.3	\$16,052,174	\$36,920,000
#220	Estimate	New	Elementary	Anniedale/ Tynehead West	0	909	909	3.3	0	3.3	\$15,212,121	\$50,200,000
#013	Estimate	New	Elementary	Clayton	190	635	445	3.3	0	4.0	\$15,825,000	\$63,300,000
School Site #	Basis of Costs	Type of Project	Grade Level	General Location	Existing Capacity	Long Term Capacity	Increase in Capacity	Standard Site Size (ha)	Existing Site Area (ha)	Size of New Site (ha)	Land Cost/ha	Estimated Cost of Land

Total proposed acquisition sites (Eligible School Sites) = 10 (proposed acquisitions, including 1 site expansion, 1 raplacement, 5 new elementary school sites and 3 secondary school site). Source: Capital Plan 2023/2024 Report. June 2022, Cushman & Wakefield