

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.

LEADERSHIP IN LEARNING

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 riley_d@surreyschools.ca 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 'B' Capital Projects Requiring New Sites

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

School Site # Basis of Costs Type of Project Grade Level	#013 Estimate		#220 Estimate		#222 Estimate		#016 Estimate		Estimate		Estimate		#001 Estimate		TOTALS						
	New	Elementary	New	Elementary	New	Elementary	New	Elementary	New	Elementary	New	Elementary	New	Elementary		Replacement Elementary					
General Location	Clayton		Anniedale/ Tymehead West		Fleethood Area		Grandview Heights		South Port Kells		Abbey Ridge		Pacific/ Sunnyside Heights		2nd Grandivew Secondary		East Newton Secondary		Hjorth Road Elementary		Total Estimates
Existing Capacity	190		0		0		0		0		0		0		0		0		245		435
Long Term Capacity	635		605		390		605		1200		380		655		1200		1200		655		7525
Increase in Capacity	445		605		390		605		1200		380		655		1200		1200		410		7090
Standard Site Size (ha)	3.3		3.3		3.3		3.3		6.3		3.3		3.3		6.3		6.3		3.3		42.0
Existing Site Area (ha)	0		0		0		0		0		0		0		0		0		1.88		1.9
Size of New Site (ha)	4.0		3.3		2.3		4.00		6.0		2.3		3.3		6.0		6.0		3.0		40.2
Land Cost/ha	\$15,825,000		\$15,212,121		\$16,052,174		\$7,000,000		\$6,166,667		\$12,347,826		\$14,818,182		\$9,880,000		\$12,500,000		\$6,666,667		\$11,119,403
Estimated Cost of Land	\$63,300,000		\$50,200,000		\$36,920,000		\$28,000,000		\$37,000,000		\$28,400,000		\$48,900,000		\$59,280,000		\$75,000,000		\$20,000,000		\$447,000,000

Total proposed acquisition sites (Eligible School Sites) = 10 (proposed acquisitions, including 1 site expansion, 1 replacement, 5 new elementary school sites and 3 secondary school site).

Source: Capital Plan, 2023/2024 Report: June 2022, Cushman & Wakefield