

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: November 27, 2023

TO: Mayor and Council

FROM: Wayne Berg, Acting Director, Planning & Development Services

SUBJECT: Surrey Schools, Eligible School Site Proposal 2024/2025

RECOMMENDATIONS

THAT Council accepts the certified resolution of the Board of Education of School District No.36 (Surrey) attached as Appendix "A," and:

- a) receive this report for information;
 - b) endorse, in principle, the Surrey School District's Eligible School Sites Proposal 2024-2025, attached as Appendix "A," and
 - c) instruct the City Clerk to forward a copy of this report and the related Council resolution to the Surrey School District.
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EXECUTIVE SUMMARY

The Board of Education of School District No. 36 (Surrey) (the 'District') has advised the City of its proposed school site acquisitions and one school expansion necessary to support continued growth in the area. The District's "Eligible School Site Proposal" forecasts population changes and recommends that twelve (12) school sites be acquired, and one school expansion be undertaken to support a growing number of children. All proposed school sites, and the one school proposed for expansion, are in the City of Surrey.

PREVIOUS COUNCIL DIRECTION

The School District seeks endorsement of their school site acquisitions and expansions annually, as part of their capital planning. The 2023/2024 proposed school site acquisitions was presented to and endorsed by Council on November 21, 2022.

INTRODUCTION/BACKGROUND

The Board of Education of School District No. 36 has advised the City of White Rock of proposed school site acquisitions and one planned school expansion necessary to support growth. The "Eligible School Site Proposal" is a required component of the District's annual capital plan referred to local governments under the *Local Government Act*. Appendix A includes correspondence received from the School District as it relates to this matter. The correspondence includes housing projections provided by planning staff at the City of Surrey and the City of White Rock. The District has used these projections to forecast the number of school-aged

children anticipated within its catchment area. To accommodate the anticipated growth in school-aged children, the District is proposing 12 new schools sites to be acquired, one to be expanded, plus one replacement site. All the proposed sites are in the City of Surrey. The 2024/2025 Eligible School Site Proposal indicates the following:

- Based on consultation with the 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 44, 858 (51,490 including secondary suites) development units constructed in the school district over the next ten years (Appendix 'A' – Table 2); and
- These 51,490 new development units will be home to an estimated 9,777 school-age children (Appendix 'A' – Table 3); and
- The School Board expects twelve new school sites, one replacement site and one site expansion over the ten years, will be required as the result of this growth in the school district, and the site acquisitions will be located as presented in Appendix 'A'; and
- According to Ministry of Education site standards presented in Appendix 'A', these sites will require 57 hectares (approx. 140.85 acres). Therefore, these sites should be purchased within ten years and serviced land cost is estimated at \$602,360,000.

The School District seeks endorsement of their school site acquisitions and expansions annually, as part of their capital planning. The sites that are listed in the 2024/25 Five -Year Capital Plan and Eligible School Site Proposal were already identified in the 2023/24 Five -Year Capital Plan and Eligible School Site Proposal submitted, however this year there is an addition of the proposed new Fleetwood Area Secondary site, and three new elementary school sites in the Fleetwood Area.

Staff notes that the information provided to the School District for their 5 year capital plan was given prior to the recent announcements regarding legislative changes to housing requirements. Staff anticipates that future population projections will identify a higher volume of new residential units, leading to an expected increase in school-aged children in the coming years.

FINANCIAL IMPLICATIONS

No financial implications have been identified at this time as no change is required to the School Site Acquisition Charge. The rates are currently set at the maximum allowed by the Local Government Act and Provincial Regulations.

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposed school site acquisition and school expansion proposed by the District will help ensure that increases in the number of school-aged children are adequately managed over the next decade. Proper planning of school sites will also help ensure that classrooms are not overloaded and that children can attend schools near their residences. Council has prioritized creating a City where all citizens are provided with a high quality of life. The proactive management of school resources will aid in this objective.

OPTIONS / RISKS / ALTERNATIVES

Staff recommend that Council pass a resolution endorsing the Eligible School Site Proposal as presented by the District.

Alternatively, Council could:

1. Respond in writing to the District indicating that it does not accept the Eligible School Site Proposal as presented by the District and indicating:
 - o each proposed school site to which it objects;
 - o and the reason for the objection.
2. Abstain from passing a resolution or writing to the school board, recognizing that failure to do so within 60 days of receiving the letter, dated November 3, 2023, will be deemed an acceptance of the proposal.

CONCLUSION

The Board of Education of School District No. 36 has provided the City of White Rock with the proposed school site acquisition and expansion necessary to support growth over the next decade. City staff support the "Eligible School Site Proposal" presented by the District and recommend that Council pass a resolution endorsing the proposal.

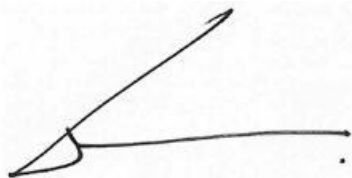
Respectfully submitted,



Wayne Berg,
Acting Director, Planning & Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: November 3, 2023 Letter (including October 18, 2023 Administrative Memorandum) from Surrey Schools