

November 3, 2023
(by email)

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 2024/2025 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 2024/2025 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 44,858 (51,490 including secondary suites) development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and
- These 51,490 new development units will be home to an estimated 9,777 school age children (Schedule 'A' – Table 3); and
- The School Board expects 12 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 57 hectares (approx. 140.85 acres). These sites should be purchased within ten years and serviced land cost is estimated at \$602,360,000.

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, Executive 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, Executive Director, Capital Project Office, Surrey School District
Anne Berry, Director, Planning and Development Services, City of White Rock
Heather McNell, Deputy CAO Policy and Planning, RPH, Regional Planning and Housing Services, Metro Vancouver

JH/dg

Administrative Memorandum

Regular Board Meeting

Date: October 18, 2023
Topic: Eligible School Sites Proposal – 2024/25 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 fourteen site acquisition proposals, including twelve new school site, one site expansion, and one replacement. The fourteen eligible school site acquisition proposals have been included as capital projects in the District's 2024/25 Five-Year Capital Plan.

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 with the addition of the proposed new Fleetwood Area Secondary site, and three new elementary school sites in the Fleetwood Area.

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.

Prior to submitting the ESSP to the Ministry of Education, the proposal must formally be referred

Eligible School Sites Proposal – 2024/25 Capital Plan

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 2023/24 to 2032/33 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 2023/24 to 2032/33 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 44,858 (51,490 including secondary suites) development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and

THAT these 51,490 new development units will be home to an estimated 9,777 school age children (Schedule 'A' – Table 3); and

THAT the School Board expects 12 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 57 hectares (approx. 140.85 acres). These sites should be purchased within ten years and serviced land cost is estimated at \$602,360,000; and

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

Record of Board Approval

At its October 18, 2023 Regular Meeting the Board of Education of School District No. 36 (Surrey) approved the following motion:

2. (e) Eligible School Sites Proposal – 2024/25 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 44,858 (51,490 including secondary suites) development units constructed in the school district over the next 10 years (Schedule ‘A’ – Table 2); and

THAT these 51,490 new development units will be home to an estimated 9,777 school age children (Schedule ‘A’ – Table 3); and

THAT the School Board expects 12 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 57 hectares (approx. 140.85 acres). These sites should be purchased within ten years and serviced land cost is estimated at \$602,360,000; and

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



Jon Harding, CPA, CA
Secretary-Treasurer

Eligible School Site Proposal - 2024/25 Capital Plan



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

School Site #	#016	#220			#001			#013	#207???	#222					TOTALS
Basis of Costs	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	
Type of Project	Expansion	New	New	New	Replacement	New	New	New	New	New	New	New	New	New	
Grade Level	Elementary	Elementary	Secondary	Secondary	Elementary	Elementary	Elementary	Elementary	Elementary	Secondary	Elementary	Elementary	Secondary	Elementary	
General Location	Grandview Heights Elementary	Anniedale/Tynehead West Elementary	2nd Grandiview Secondary	East Newton Secondary	Hjorth Road Elementary	Fleetwod Elementary (1 of 4)	Fleetwod Elementary (2 of 4)	Clayton Elementary	Pacific/Sunnyside Heights Elementary	Fleetwood Area Secondary	Fleetwod Elementary (3 of 4)	Fleetwod Elementary (4 of 4)	South Port Kells Secondary	Abbey Ridge Elementary	Total Estimates
Existing Capacity	0	0	0	0	245	0	0	190	0	0	0	0	0	0	435
Long Term Capacity	605	605	1500	1500	655	900	900	655	900	2000	900	900	1500	380	13900
Increase in Capacity	605	605	1500	1500	410	900	900	465	900	2000	900	900	1500	380	13465
Standard Site Size (ha)	3.3	3.3	6.3	6.3	3.3	3.3	3.3	3.3	3.3	6.3	3.3	3.3	6.3	3.3	58
Existing Site Area (ha)	0	0	0	0	1.88	0	0	0	0	0	0	0	0	0	2
Size of New Site (ha)	4.00	4.0	6.0	6.0	1.2	2.3	2.4	4.0	4.0	8.0	2.3	2.3	8.0	2.3	57
Land Cost/ha	\$5,625,000	\$8,750,000	\$10,000,000	\$12,500,000	\$0	\$17,391,304	\$16,666,667	\$11,215,000	\$11,250,000	\$11,875,000	\$17,391,304	\$17,391,304	\$5,000,000	\$10,869,565	\$10,604,930
Estimated Cost of Land	\$22,500,000	\$35,000,000	\$60,000,000	\$75,000,000	\$0	\$40,000,000	\$40,000,000	\$44,860,000	\$45,000,000	\$95,000,000	\$40,000,000	\$40,000,000	\$40,000,000	\$25,000,000	\$602,360,000

Total proposed acquisition sites (Eligible School Sites) = 14 (proposed acquisitions, including 1 site expansion, 1 replacement, 8 new elementary school sites and 4 secondary school sites).
 Source: Capital Plan 2024/2025 Report: June 2023, Cushman & Wakefield