

File No: 0480-20 (d)

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.



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 <u>riley_d@surreyschools.ca</u> should you require any further information.

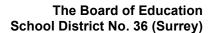
Yours truly,

Jon Harding, CPA, CA Secretary-Treasurer

Enclosures: 2

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 - 2023/24 Capital Plan

SCHEDULE 'A' 2023-2032 Projections - Eligible Development and School Age Children (new housing only)

School Ye	ar 2023-2	4 2	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
CITY OF SURREY												40 To4
Υ	ear 2023		2024	2025	2026	2027	2028	2029	2030	2031	2032	10 yr Tot.
Single Detached	84		314	314	314	314	314	314	314	314	314	2,910
Suites (Incuding oach Houses)	502		670	670	670	670	670	670	670	670	670	6,532
Townhouse and Row House	396		674	677	679	686	692	703	720	732	738	6,697
Low Rise Apartment	192		1382	1398	1414	1427	1489	1516	1593	1644	1677	15,461
Ligh Dica Apartment	213		1600	1600	1600	1600	1900	1900	1900	1900	1900	18,031
High Rise Apartment	213	•	1000	1000	1000							,
Total Units City of Surrey	5,03	,	4,640	4,659	4,677	4,697	5,065	5,103	5,197	5,260	5,299	49,631
	5,03	,	4,640	4,659	4,677							49,631
Total Units City of Surrey Source: City of Surrey, Planning and D CITY OF WHITE ROCK	5,03	Departm	4,640	4,659	4,677							
Total Units City of Surrey Source: City of Surrey, Planning and D CITY OF WHITE ROCK	5,03 evelopment	Departm	4,640 ment, Sept	4,659 ember 6, 202	4,677 3	4,697	5,065	5,103	5,197	5,260	5,299	49,631
Total Units City of Surrey Source: City of Surrey, Planning and D CITY OF WHITE ROCK Y	5,03 evelopment ear 2023	Departm	4,640 ment, Sept 2024	4,659 ember 6, 202 2025	4,677 3 2026	4,697 2027	5,065 2028	5,103 2029	5,197 2030	5,260 2031	5, 2 99	49,631 10 yr Tot.
Total Units City of Surrey Source: City of Surrey, Planning and D CITY OF WHITE ROCK Y Single Detached	5,03 evelopment ear 2023	Departm	4,640 ment, Sept	4,659 ember 6, 202 2025 3	4,677 3 2026 3	2027	2028	2029	2030 3	2031	2032	49,631 10 yr Tot.
Total Units City of Surrey Source: City of Surrey, Planning and D CITY OF WHITE ROCK Y Single Detached Suites (Incuding oach Houses)	5,03 evelopment ear 2023	Departm	4,640 ment, Sept 2024 3 10	4,659 ember 6, 202 2025 3 10	2026 3 10	2027 3 10	2028 3 10	2029 3 10	2030 3 10	2031 3 10	2032 3 10	49,631 10 yr Tot. 30 100
Total Units City of Surrey Source: City of Surrey, Planning and D CITY OF WHITE ROCK Y Single Detached Suites (Incuding oach Houses) Townhouse and Row House	5,03 evelopment ear 2023	Departm	2024 3 10 5	4,659 ember 6, 202 2025 3 10 5	2026 3 10 5	2027 3 10 5	2028 3 10 5	2029 3 10 5	2030 3 10 5	2031 3 10 5	2032 3 10 5	49,631 10 yr Tot. 30 100 50

TOTAL SD #36 (SURREY) Table 2 - SCHOOL DISTRICT 36 - ELIGIBLE DEVELOPMENT UNITS (Annual total new units by housing type, 2023-2032)													
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	10 yr Tot.		
Single Detached	87	317	317	317	317	317	317	317	317	317	2,940		
Suites (Incuding oach Houses)	512	680	680	680	680	680	680	680	680	680	6,632		
Townhouse and Row House	401	679	682	684	691	697	708	725	737	743	6,747		
Low Rise Apartment	1,921	1,397	1,413	1,429	1,442	1,504	1,531	1,608	1,659	1,692	15,596		
High Rise Apartment	2,430	1,755	1,755	1,755	1,730	2,030	2,030	2,030	2,030	2,030	19,575		
Total Units	5,351	4,828	4,847	4,865	4,860	5,228	5,266	5,360	5,423	5,462	51,490		



Yea	r 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Eligible
											Students
Single Detached	62	225	225	225	225	225	225	225	225	225	2,087
Suites (Incuding oach Houses)	46	61	61	61	61	61	61	61	61	61	597
Townhouse and Row House	285	482	484	486	491	495	503	515	523	528	4,790
Low Rise Apartment	211	154	155	157	159	165	168	177	182	186	1,716
High Rise Apartment	73	53	53	53	52	61	61	61	61	61	587
Total EDU Students	677	975	979	982	987	1,007	1,018	1.039	1,053	1,061	9,777

Source: Student Yield Estimates for projected new housing by form of development, updated July 2023 by Surrey School District #36, Planning and Demographics Department

able 4 - ESTIMATED AVERAGE NEW STUDENT YIELD RATE FROM NEW HOUSING													
Ye	ar 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Yield (2031)		
Single Detached	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71		
Suites (Incuding oach Houses)	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09		
Townhouse and Row House	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71		
Low Rise Apartment	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11		
High Rise Apartment	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03		

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 Grandivew 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