
Administrative Memorandum

Regular Board Meeting

Date: September 20, 2017
Topic: Eligible School Site Proposal 2018/19 Capital Plan

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, 17 eligible school sites 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 six site acquisition proposals, including five new school sites and one site expansion. The six eligible school site acquisition proposals will be included as capital projects in the proposed 2018/19 Five Year Capital Plan, for Board consideration.

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.

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.

Eligible School Site Proposal 2018/19 Capital Plan

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 2017/18 to 2026/27 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 2017/18 to 2026/27 has been revised based on the new 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:

1. 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 35,621 (42,728 including suites) development units constructed in the school district over the next 10 years (Schedule 'A' – table 2); and
2. THAT these 42,728 new development units will be home to an estimated 11,823 school age children (Schedule 'A' – Table 3); and
3. THAT the School Board expects 5 new school sites and 1 site expansion, over the ten-year period, will be required as the result of the growth in the school district and the site acquisitions will be located as presented in Schedule 'B'; and
4. THAT according to Ministry of Education site standards presented in Schedule 'B'; these sites will require in total 17.9 hectares (approx. 44.2 acres). These sites should be purchased within ten years and serviced land cost is estimated at \$126 Million; and
5. THAT the Eligible School sites Proposal be forward to Local Government for acceptance; and
6. THAT pending Local Government acceptance, the Eligible School Sites Proposal, be included in the 2018/19 Five Year Capital Plan submission to the Ministry of Education.

Submitted by:

D. Greg Frank, Secretary-Treasurer

Approved by:

Dr. Jordan Tinney, Superintendent