

Administrative Memorandum

Regular Board Meeting

Date: September 11, 2019
Topic: Eligible School Sites Proposal – 2020/21 Capital Plan
Submitted by: D. Greg Frank, 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, 18 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 Neighborhood 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 eleven site acquisition proposals, including nine new school sites and two site expansion. The eleven eligible school site acquisition proposals have been included as capital projects in the district's 2020/21 Five-Year Capital Plan.

This 2020/21 Five -Year Capital Plan and Eligible School Site Proposal, will add three new sites to previous proposals, to accommodate revised housing build out estimates provided by local governments and resulting student growth projections. The added sites include a new elementary school site for the Anniedale/Tynehead planning area, a new elementary school site for Abbey Ridge planning area and a new secondary school to serve the Newton 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

Eligible School Sites Proposal – 2020/21 Capital Plan

was first established by government in 2000.

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 2019/20 to 2028/29 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 2019/20 to 2028/29 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 36,791 (44,227 including secondary suites) development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and

THAT these 44,227 new development units will be home to an estimated 11,232 school age children (Schedule 'A' – Table 3); and

THAT the School Board expects 9 new school sites and 2 site expansions, 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

Eligible School Sites Proposal – 2020/21 Capital Plan

THAT according to Ministry of Education site standards presented in Schedule 'B' these sites will require in total 33.7 hectares (approx. 83.27 acres). These sites should be purchased within ten years and serviced land cost is estimated at \$206.5 Million; and

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

THAT pending Local Government acceptance, the Eligible School Sites Proposal, be included in the 2020/21 Five Year Capital Plan submission to the Ministry of Education.
