



Eligible School Sites Proposal. The Ministry reviews and approves the capital plan, including the Eligible School Sites Proposal, as the basis for funding new schools in the City. The **Education Statutes Amendment Act** requires that, prior to forwarding the Eligible School Sites Proposal to the Ministry, the School District advise the City and request City Council to either:

- pass a resolution to accept the School Board's resolution regarding the Eligible School Site Proposal; or
- to respond in writing to the School District indicating that it does not accept the Eligible School Site Proposal and the reasons for the objection.

In preparing the School District capital plan, the School District utilizes the City's residential growth projections to calculate the number, size and location of new schools that will be required in the City over the next 10 years. The School District then estimates the cost for land acquisition, development and other capital requirements for each new school.

On June 10, 2004 the Board of School Trustees of the School District adopted a resolution to incorporate the 2005 - 2014 Eligible School Sites Proposal into the School District's submission to the Ministry of Education (see Appendix "A").

In a letter dated June 15, 2004, the School District notified the City of the School Board resolution and requested that Council consider the 2005 - 2014 Eligible School Site Proposal. Pursuant to Section 937.4(6) of the **Education Statute Amendment Act**, the City must consider the School Board's resolution at a regular council meeting within 60 days of receiving the request and take the following action:

- 937.4(6) (a) pass a resolution accepting the school board's resolution of proposed eligible school site requirements for the school district, or*
- (b) respond in writing to the school board indicating that it does not accept the school board's proposed school site requirements for the school district and indicating*
- (i) each proposed eligible school site requirement to which it objects, and*
  - (ii) the reasons for the objection.*

According to legislation, if the City fails to respond within 60 days of receiving such a request (i.e., by August 15, 2004), it is deemed to have agreed to the proposed eligible school site proposal for the School District, as set out in the School Board's resolution.

## DISCUSSION

### School Board Resolution - Eligible School Sites Proposal

The School District's Eligible School Sites Proposal 2005-2014 documents the projected growth in the number of school-aged children that will occur over the next 10 years in the City, the number of new schools that will be needed to accommodate this growth, the general location and area of land required

for each new school and the acquisition costs for the school sites. The School District utilizes the City's residential growth projections as the basis for projecting the growth in student population and the allocation of this growth geographically across the City, to establish where and when additional school capacity will be required.

The Eligible School Sites Proposal 2005-2014 was based on the following:

- New Residential development estimated at 39,493 housing units across the City over the next 10 years;
- An increase of 14,840 in the population of school-aged children in Surrey School District #36 over the next 10 years;
- That the new student population will require 9 new school sites and 2 school expansions over the next 10 years;
- That the 11 new/expanded school sites will require the acquisition of 30 hectares (74 acres) of land; and
- That the new school sites will be purchased within 5 years and, at current land prices, will cost approximately \$30.7 million to acquire. (This amount is in addition to \$27.0 million that has already been approved for acquisition of nine other school sites that are necessary to support growth over the next 10 years).

In addition, it is important to note that a portion of future enrolment growth will be absorbed by utilizing sites previously purchased by the School District and by utilizing capacity available at existing facilities.

City staff has determined that the School District's calculations for growth in student population and the related demand for new schools/sites are generally consistent with City of Surrey's residential growth estimates for the 10-year period from 2005 to 2014. On this basis, the School District's Eligible School Sites Proposal is considered to be reasonable.

Based on staff's review, the land acquisition values for the school sites appear reasonable.

### **No Change to the School Site Acquisition Charges**

On June 12, 2003, the Board of Trustees of School District No. 36 enacted an amendment to School District By-law No. 101, revising the School Site Acquisition Charges (SSACs) applicable to new residential development in the City. The charges are collected on residential development only. The School District anticipates that a review and possible revision of the SSAC rates will occur every third year or as required by the School Board or Ministry of Education. The next review of the SSACs is expected to occur in the year 2006.

Surrey collects the SSACs on behalf of the School District and remits these charges to the School District. The current rates per dwelling unit are shown in the table below. The rates are calculated so as to fund 35% of the acquisition costs of the new school sites.

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<b>Eligible Residential Development Category</b>	<b>Current SSAC</b>
Low (< 21 units per hectare)	\$647 per unit
Medium Low (21 - 50 units per hectare)	\$582
Medium (51 - 125 units per hectare)	\$518
Medium High (126 - 200 units per hectare)	\$453
High Density (> 200 units per hectare)	\$388

### **Alternate Courses of Action for Council's Consideration**

1. **Receive the School District Proposal as Information and Provide No Response to School District**

In 2003, Council, in considering the 2004 – 2013 Eligible School Sites Proposal from the School District, expressed concern with the concept of SSACs and inequities between municipalities in how these charges are calculated and applied. Council chose to simply receive the 2004-2013 Eligible School Sites Proposal and not to respond to the School District. Council also directed that a letter be forwarded to the Minister of Education expressing concern with the inequities associated with the SSACs across the Province and requesting that the Ministry review and standardize the approach taken to establishing SSACs so as eliminate the inequities between School Districts. A copy of the letter and the Minister's response are attached as Appendix "B".

2. **Accept the 2005-2014 Eligible School Sites Proposal and Inform the School District Accordingly**

Under this alternative Council would pass a resolution to accept the Eligible School Sites Proposal and inform the School District of its acceptance of the Proposal. Staff have no concerns with the basis upon which the Proposal was developed. This years proposal does not involve any change to the SSAC rates for the City of Surrey.

### **CONCLUSION**

The Eligible School Sites Proposal 2005-2014 is consistent with established methods of planning for school enrolment and related school sites and with the City of Surrey's residential growth projections. It is recommended that Council:

1. Accept the Surrey School District Eligible School Sites Proposal 2005 - 2014, as documented in an

attachment to a letter dated June 15, 2004 from the School District (Appendix "A"); and

2. Authorize the City Clerk to forward a copy of Council's resolution, together with a copy of this report, to the School District.

Murray Dinwoodie  
General Manager  
Planning and Development

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## Attachments

Appendix "A" – Eligible School Sites Proposal – Letter from School District dated June 15, 2004

Appendix "B" – Letter to Minister of Education dated October 7, 2003

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## APPENDIX A ELIGIBLE SCHOOL SITES PROPOSAL

















APPENDIX B







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