



Corporate Report

NO: R230

COUNCIL DATE: September 7,

2004

REGULAR COUNCIL

TO: Mayor & Council DATE: August 30,
2004

FROM: General Manager, Planning FILE: 0510-01
and Development

SUBJECT: Land Development Application Approvals and
Student Yield Estimates

RECOMMENDATION

It is recommended that Council receive this report as information.

INTENT

The intent of this report is to advise Council on the process that staff intend to follow in providing information to Council regarding student yield projections from proposed residential developments. This information will be provided in the Planning report to Council related to each such development application.

BACKGROUND

At the Regular Council meeting on May 17, 2004, Council adopted the following resolution:

"THAT Surrey Council recognizes its role in advocating for the infrastructure necessary to support our citizens.

THEREFORE, I move that Land Use Application reports from the School Board include the total number of students that have been approved for the previous twelve months; and

THAT information be included regarding the approval of new school funding and the projected opening date of the school".

DISCUSSION

The Surrey School District is the largest school district in British Columbia, with 99 elementary schools, 18 secondary schools and six learning centres. Total enrolment is currently about 63,000 students and is increasing by approximately 1,000 students per year.

The City has well established referral procedures for obtaining School District comments on individual development applications. For each application, the School District is notified of the proposed development and provides the estimated number of elementary and secondary school students that would likely be generated by that development. The School District also identifies the particular schools that will be affected by the development, the current enrolment in the affected schools and the current student capacity of the affected schools.

Planning and Development Department staff, in consultation with staff of the Surrey School District, has completed a review of all land development applications that have been approved by Council over the last 12 months to create an

initial data base for future reports to Council. This data base records the number of students that are expected to be generated in each school catchment area by the recently approved development projects once they are fully built out and occupied.

Caveats in Interpreting Student Yield Estimates

In preparing the student yield estimates, City staff have worked closely with School District staff to ensure that the method of calculating these estimates is consistent with established practices. It is important to remember that the estimates are based on trends and averages. The actual student yield will vary within any given area and may be affected by the character of housing (affordability for younger families) and associated demographic factors such as family structure. Further, although a development may be located within a particular school catchment area, not all school age children within that catchment will actually attend the school in their catchment. Some may attend a District program school, a school in another catchment, a private or special school, be home-schooled or be schooled outside of the District. The student yield in some school catchment areas of the City has been low of projections by as much as 20% in recent years. Likewise, in recent years the student population of the Surrey School District is not growing as rapidly as the general growth in the City would indicate that it should grow. Some of this difference may be related to families moving from secondary suites to owning their own homes within Surrey.

Changes to Planning Reports to Council

The Planning report that Council receives, in relation to each residential development application, will include an enhanced section on "School Impacts". The following is an example of the layout and information that will be contained within that new section:

School Impacts:

Projected number of students from this development:

Elementary students = xxxx students
 Secondary students = xxxx students
 Total new students = xxxx students

School Catchment Area/Current Enrollment/School Capacity:

Name of Elementary School = xxxx enrolled/xxxx capacity
 Name of Secondary School = xxxx enrolled/xxxx capacity

Projected number of students from development approvals in the last 12 months (not including the subject project) in the subject school catchment areas:

Elementary students = xxxx students
 Secondary students = xxxx students
 Total new students = xxxx students

Expected School Capacity Increases:

A description will be included under this heading of the expected new schools/school additions including opening dates that will address any projected school capacity shortfalls identified above."

CONCLUSION

To comply with Council's direction in its May 17, 2004 resolution, related to providing additional information to Council regarding the impacts on schools of each new development application, Planning reports will contain summary information regarding school impacts, as documented in the Discussion section of this report, commencing

with the first Land Use meeting agenda in October 2004.

Murray Dinwoodie
General Manager
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