

NO: R147

COUNCIL DATE: June 21, 2010

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 21, 2010**
FROM: **General Manager, Planning and Development** FILE: **0510-01**
SUBJECT: **Surrey School District Eligible School Sites Proposal 2010 - 2019**

RECOMMENDATION

The Planning and Development Department recommends that Council receive this report as information.

INTENT

The purpose of this report is to provide information to Council on the Surrey School District's Eligible School Sites Proposal 2010 - 2019.

BACKGROUND

Each year, all school districts in BC are required to submit a five-year capital plan, including an estimate of the number, location and cost of proposed new school sites, to the Provincial Ministry of Education. This is known as the Eligible School Sites Proposal. The Ministry reviews and approves the capital plan, including the Eligible School Sites Proposal, as the basis for the funding new schools in each District. The *Local Government Act, R.S.B.C. 1996, c. 323, as amended*, requires that, prior to forwarding the Eligible School Sites Proposal to the Ministry, the School District advise the City and request Council to either:

- pass a resolution to accept the School District's resolution regarding the Eligible School Sites Proposal; or
- respond in writing to the School District indicating that it does not accept the Eligible School Sites Proposal, documenting 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 over the next 10 years. The School District then estimates the costs for land acquisition, development and other capital requirements for each new school.

On May 20, 2010, the Board of Education of School District No. 36, approved a resolution to incorporate the 2010 – 2019 Eligible School Sites Proposal into the School District's capital plan submission to the Ministry of Education (see Appendix I)

Pursuant to Section 937.4(6) of the *Local Government Act*, the City must consider the School District's resolution at a regular council meeting and within 60 days of receiving the request:

- 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, it is deemed to have agreed to the proposed eligible school site requirements for the School District as set out in the School Board's resolution.

DISCUSSION

Surrey School District Resolution - Eligible School Sites Proposal

The School District's Eligible School Sites Proposal 2010 - 2019 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, including servicing. 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 2010 - 2019 has been based on the following:

- New residential development estimated at 46,527 housing units (including Surrey and White Rock) over the next 10 years;
- An increase of 14,765 in the population of school-aged children in Surrey School District No. 36 over the next 10 years;
- That the new student population will require six new school sites and two school expansions over the next 10 years; and
- That the new/expanded school sites will be purchased within 10 years and, at current serviced land prices, will cost approximately \$50 million.

Land acquisition and site servicing cost estimates were reviewed and approved by the Surrey School Board in April 2010.

It is important to note that a portion of future enrolment growth will be accommodated on 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 and proposed location of new schools/sites are generally consistent with the City of Surrey's residential growth estimates for the 10-year period from 2010 - 2019. As shown in Schedule B of Appendix I, there are five new elementary schools and one secondary school that have been included in the Proposal, in addition to two school site expansions.

School Site Acquisition Charge (SSAC)

The SSAC regulation is established through the authority of Sections 937.2 and 937.91 of the *Local Government Act*. The regulation came into effect on January 28, 2000. The *Local Government Act* empowers School Districts to adopt a by-law establishing SSACs that are to be paid by each dwelling unit in new residential development within the particular jurisdiction. The rates are calculated to provide revenues to cover 35% of the acquisition costs and servicing costs for new school sites required within that jurisdiction over a 10-year period. As required under legislation, the City of Surrey collects the SSAC on behalf of the School District and remits these charges to the School District each year.

On January 11, 2007, the Board of Education of School District No. 36 passed By-law No. 101B, - School Site Acquisition Charge Amendment By-law. The adoption of By-law No. 101B resulted in an increase in SSACs, which came into effect on March 12, 2007. The SSACs applicable to residential development in Surrey have previously reached the maximum allowed by the Provincial School Site Regulations, pursuant to the *Local Government Act*. As such, there will be no increase in the SSACs in 2010 as a result of the Eligible School Sites Proposal 2010-2019. The following table documents the current rates applicable to residential development in Surrey.

Prescribed Category of Eligible Development (BC Regulation 17/00)	School Site Acquisition Charge Rates <i>(The SSAC rate is capped at maximum allowed pursuant to Provincial regulations)</i>
Low Density (<21 units / ha.)	\$1,000 per unit
Medium Low (21-50 units / ha)	\$900 per unit
Medium (51 -125 units / ha)	\$800 per unit
Medium High (126-200 units / ha)	\$700 per unit
High Density (>200 units / ha)	\$600 per unit

Council Position on SSAC

Surrey Council has voiced concerns with the introduction of the SSAC legislation for a variety of reasons and has also voiced concerns that the SSAC legislation is not applied equitably across all School Districts in the Province. Council has requested that the Minister of Education take action to ensure that the SSACs are calculated and applied in a uniform manner across the Province. Due to these concerns, in considering Eligible School Sites Proposals from the School District in previous years, Council has simply received the Proposal without passing a resolution to accept the Proposal. By taking such action (to simply receive the Proposal as information from the School District) Council has not implied that it is endorsing the concept of SSACs.

Council is not required to provide a resolution to the School District on the Eligible School Sites Proposal; however, according to legislation, if the City fails to respond within 60 days of receiving

the School Board resolution regarding the Proposal, the City is deemed to have agreed to the Eligible School Sites Proposal as set out in the School Board's resolution.

CONCLUSION

Based on the above, even though the Eligible School Sites Proposal 2010 – 2019 is consistent with established methods for estimating future student population and related school site needs and with the City of Surrey's residential growth projections, it is recommended that Council receive this report as information and not provide a response to the School District regarding the Eligible School Sites Proposal.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

SJ/saw

Attachment:

Appendix I – Eligible School Sites Proposal 2010 - 2019



School District 36 (Surrey)

Secretary-Treasurer's Office

14225 - 56th Avenue, Surrey, BC V3X 3A3 • Tel: (604) 596-7733 Fax: (604) 596-4197

File No. 3100-02

2010 05 21

Mr. Murray Dinwoodie
 City Manager
 City of Surrey
 14245 - 56 Avenue
 Surrey, BC V3X 3A2

Dear Mr. Dinwoodie:

Re: Eligible School Site Proposal

Please be advised that at its public meeting of 2010-05-20 the Board of Education of School District No. 36 (Surrey) approved the Eligible School Site Proposal incorporated into the 2010-2014 Capital Plan. As you are aware, the Eligible School Site Proposal is a required component of the capital plan submission, which the School Board must approve annually and 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 eligible school site proposal for the 2010-2014 Capital Plan indicates the following:

- Based on information from local government, the Board of Education of School District No.36 (Surrey) estimates that there will be 46,527 development units constructed in the school district over the next 10 years (Schedule 'A' – Table 1 & 2); and
- These 46,527 new development units will be home to an estimated 14,765 age children (Schedule 'A' – Table 3); and
- The School Board expects 6 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

Continued ...

- According to Ministry of Education site standards presented in Schedule 'B' the sites will require 22 hectares of land. These sites should be purchased within ten years and, at current serviced land costs, the land will cost approximately \$50 million; and

The School Board also amended its 5 year capital plan to ensure eligibility for Provincial funding for the proposed new school sites.

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;*
 - *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. Umur Olcay, Manager of Facilities and Demographics Planning, by telephone at 604-592-4295 or by email at olcay_u@sd36.bc.ca should you require any further information.

Yours truly,



Wayne D. Noye
Secretary-Treasurer

Enclosures (2)

cc: Umur Olcay, Manager, Facilities & Demographics Planning
Paul Stanton, Director, Development Services, City of White Rock
Toivo Allas, Manager, Policy & Planning, Metro Vancouver

WDN/dg

Board of Education of School District No. 36 (Surrey)

Excerpt from the 2010-05-20 Regular Board Meeting Minutes

"(d) Eligible Schools Sites Proposal – 2010-2014 Capital Plan

It was moved by Trustee Glass, seconded by Trustee Wilson:

THAT WHEREAS the Board of Education of School District No. 36 (Surrey) has consulted with the City of Surrey and the City of White Rock on these matters;

THEREFORE BE IT RESOLVED THAT based on information from local government (Schedule 'A' – Table 1), the Board of Education of School District No. 36 (Surrey) estimates that there will be 46,527 development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and

THAT these 46, 527 new development units will be home to an estimated 14, 765 school age children (Schedule 'A' – Table 3); and

THAT the School Board expects 6 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

THAT according to Ministry of Education site standards presented in Schedule 'B' the sites will require 22 hectares of land. These sites should be purchased within ten years and, at current serviced land costs, the land will cost approximately \$50 million; and

THAT the Eligible School Sites Proposal as adjusted be incorporated into the Five Year Capital Plan, 2010-2014, and submitted to the Ministry of Education.

CARRIED"

Certified as a True Copy:



Wayne D. Noye
Secretary-Treasurer

WDN/im 2010-05-25



BOARD OF EDUCATION
of
SCHOOL DISTRICT NO. 36 (SURREY)

Schedule 3(d)

ADMINISTRATIVE MEMORANDUM
(Regular)

MEETING DATE: 2010-05-20

TOPIC: ELIGIBLE SCHOOL SITES PROPOSAL -
2010-2014 CAPITAL PLAN

The Eligible School Site Proposal is a required component of the Capital Plan submission, which must be passed annually by Board resolution and referred to local governments in the District for acceptance pursuant to the *Local Government Act*.

The Eligible School Site Proposal involves extensive consultation with the City of Surrey and the City of White Rock. Both municipalities provide revised 10-year projections for residential development consistent with their Official Community Plans, Regional Context Statements and Neighbourhood Concept Plans. Based on that work, the information provided by City staff was used to project the number of eligible school age children which would be generated by the growth and to estimate the number of eligible school sites required for the School District, including approximate number, location and cost of school sites proposed to be included in the 2010–2014 Capital Plan.

It is noted that the Ministry of Education has so far approved 13 eligible school site acquisitions since the inception of the Eligible School Site Proposal process in 2001. Site acquisition projects that have received funding approval (for Capital Plan years 2001 through 2009) are not included in the 2010-2014 Eligible School Site Proposal.

Appraisals have been conducted, to estimate the cost increase of off site work for future school sites and to provide a time adjusted market analysis of the bare land cost of school sites. These appraisals, together with recent appraisals used for acquisition of approved sites, were used to calculate revised bare land and serviced cost of land estimates for future eligible school sites, included in Schedule B.

There will be no change to School Site Acquisition Charge (SSAC) bylaw rate applied to new development units, based on calculations consistent with Provincial School Site Acquisition Charge Regulations. The SSAC bylaw rate is currently set at maximum allowed by the Local Government Act and Provincial Regulations.

Continued . . .

MEETING DATE: 2010-05-20

SCHEDULE: 3(d)

TOPIC: **ELIGIBLE SCHOOL SITES PROPOSAL -
2010-2014 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, who have provided updated residential growth projections for the period 2010 to 2019 (Schedule 'A' – Table 1 & 2).
2. A projection of the number of school age children, as defined in the *School Act*, that will be added to the school district as the result of the projected eligible development units for the period 2010 to 2019 has been revised based on the new projections provided by the City of Surrey and the City of White Rock (Schedule 'A' – Table 3).
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').

The following motion is recommended:

THAT WHEREAS the Board of Education of School District No. 36 (Surrey) has consulted with the City of Surrey and the City of White Rock on these matters;

THEREFORE BE IT RESOLVED THAT based on information from local government (Schedule 'A' – Table 1), the Board of Education of School District No. 36 (Surrey) estimates that there will be 46,527 development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and

THAT these 46,527 new development units will be home to an estimated 14,765 school age children (Schedule 'A' – Table 3); and

THAT the School Board expects 6 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

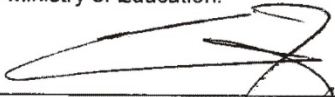
THAT according to Ministry of Education site standards presented in Schedule 'B' the sites will require 22 hectares of land. These sites should be purchased within ten years and, at current serviced land costs, the land will cost approximately \$50 million; and

THAT the Eligible School Sites Proposal as adjusted be incorporated into the Five Year Capital Plan, 2010-2014, and submitted to the Ministry of Education.

Enclosures:

Submitted by:

Approved by:



W.D. Noye, Secretary-Treasurer

M. McKay, Superintendent



Projections updated April 30, 2010

SCHEDULE 'A' 2010-2019 Projections - Eligible Development and School Age Children (new housing only)

Table 1 - Growth Forecasts by Local Government - Housing Units Completions By Type (10 year forecast - completions for previous school year by July 1st.)

CITY OF SURREY											
Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	10 yr Tot.
Single Detached	1,389	1,237	1,230	1,340	1,540	1,351	1,193	1,437	1,260	861	12,838
Suites	372	552	697	951	732	699	672	748	714	620	6,755
Row House	428	663	971	1,248	1,327	1,592	1,587	1,585	1,483	1,447	12,331
Low Rise Apart.	255	308	682	764	927	1,081	1,348	1,614	1,799	1,700	10,476
High Rise Apart.	139	147	185	201	226	252	294	340	380	387	2,550
Total Units, City of Surrey											44,950

CITY OF WHITE ROCK											
Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	10 yr Tot.
Single Detached	24	24	24	24	24	24	24	24	24	24	240
Suites	18	18	18	18	18	18	18	18	18	18	180
Row House	8	8	8	8	8	8	8	8	8	8	78
Low Rise Apart.	28	30	32	35	35	35	35	35	35	35	335
High Rise Apart.	0	108	76	80	80	80	80	80	80	80	744
Total Units, City of White Rock											1,577

Table 2 - SCHOOL DISTRICT 36 - ELIGIBLE DEVELOPMENT UNITS (Annual total new units by housing type, 2010-2019)

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	10 yr Tot.
Single Detached	1,413	1,261	1,254	1,364	1,564	1,375	1,217	1,461	1,284	885	13,078
Suites	390	570	715	969	750	717	690	764	732	638	6,935
Row House	434	671	979	1,256	1,335	1,600	1,595	1,593	1,491	1,455	12,409
Low Rise Apart.	283	338	714	799	962	1,116	1,381	1,649	1,834	1,735	10,811
High Rise Apt.	139	255	261	281	306	332	374	420	460	467	3,294
Total Units	2,660	3,095	3,923	4,669	4,917	5,140	5,256	5,887	5,801	5,180	46,527

Table 3 - PROJECTED SCHOOL AGE YIELD (Age 5-17 from Eligible development unit projections 2010-2019)

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Eligible Students
Single Detached	989	883	878	955	1,095	963	852	1,023	899	620	9,155
Suites	47	68	86	116	90	86	83	92	88	77	832
Row House	130	201	294	377	401	480	478	478	447	437	3,723
Low Rise Apt.	25	30	64	72	87	100	124	148	165	156	973
High Rise Apt.	3	6	7	7	8	8	9	10	11	12	82
Total EDU Students	1,195	1,189	1,328	1,527	1,679	1,637	1,546	1,751	1,611	1,300	14,765

Table 4 - ESTIMATED AVERAGE NEW STUDENT YIELD RATE FROM NEW HOUSING

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Yield (2019)
Single Detached	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7
Suites	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
Row House	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Low Rise Apt.	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
High Rise Apt.	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025

2010-2014 Facility Capital Budget - Eligible School Site Proposal



SCHEDULE 'B' Capital Projects Requiring New Sites

ELIGIBLE SCHOOL SITES (General Location, Size and Serviced Land Cost)

School Site #	Discovery #074	#177	#184	#206	#208	#216	#209	#105	TOTALS
<i>Basis of Costs</i>	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>
Type of Project	Expansion	New	New	New	New	New	New	Site Expansion	
Grade Level	Elementary	Secondary	Elementary	Elementary	Elementary	Elementary	Elementary	Secondary	
Approximate Location	Whalley area	Grandview	Clayton N.	Grandview S.	Grandview Cntr.	Clayton NE	Clayton Area	Earl Marriott	
Existing Capacity	200	0	0	0	0	0	0	1,500	200
Long Term Capacity	500	1,500	500	500	500	500	500	1,500	6,000
Increase in Capacity	300	1,500	500	500	500	500	500	-	4,300
Standard Site Size (ha)	2.7	6.3	2.7	2.7	2.7	2.7	2.7	6.3	28.80
Existing Site Area (ha)	1.99	0	0	0	0	0	0	4.4	6
Size of New Site (ha)	0.71	6.3	2.7	2.7	2.7	2.7	2.7	1.1	22
Bare Land Cost/ha	\$ 3,521,127	\$ 2,412,698	\$ 1,111,111	\$ 2,407,407	\$ 2,407,407	\$ 1,203,704	\$ 1,203,704	\$ 2,909,091	\$ 2,008,329
Serviced cost/ha	\$ 4,507,042	\$ 2,555,556	\$ 1,444,444	\$ 2,740,741	\$ 2,740,741	\$ 1,537,037	\$ 1,537,037	\$ 3,363,636	\$ 2,313,744
Serviced Land Cost	\$ 3,200,000	\$ 16,100,000	\$ 3,900,000	\$ 7,400,000	\$ 7,400,000	\$ 4,150,000	\$ 4,150,000	\$ 3,700,000	\$50,000,000
Bare Land Cost	\$ 2,500,000	\$ 15,200,000	\$ 3,000,000	\$ 6,500,000	\$ 6,500,000	\$ 3,250,000	\$ 3,250,000	\$ 3,200,000	\$43,400,000
Cost of servicing land	\$ 700,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 500,000	\$6,600,000

Total remaining acquisition sites (Eligible School Sites) = 8 (including 2 expansions of existing school sites and 6 new school site acquisitions)
 Eligible School Sites which received Ministry funding approval prior to 2010 are not included in the above table.

Date of valuation: April 30, 2010