

NO: **R183**

COUNCIL DATE: **July 23, 2012**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 23, 2012**

FROM: **General Manager, Planning and Development**

FILE: **0510-01**

SUBJECT: **Surrey School District Eligible School Site Proposal – 2012 - 2016 Capital Plan**

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 Site Proposal for their 2012 - 2016 Capital Plan.

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 Site Proposal. The Ministry reviews and approves the capital plan, including the Eligible School Site Proposal, as the basis for 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 Site 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 Site Proposal; or
- respond in writing to the School District indicating that it does not accept the Eligible School Site 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 June 21, 2012, the Board of Education of School District No. 36 approved the Eligible School Site Proposal incorporated into the School District's capital plan submission to the Ministry of Education. This Proposal is attached to this report as 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 Site Proposal

The School District's Eligible School Site Proposal documents the projected growth in the number of school-aged children that will occur over the next 10 years in Surrey, 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 Site Proposal indicates the following:

- New residential development is estimated to be 40,534 housing units (including Surrey and White Rock) over the next 10 years;
- This new residential development will result in an increase of 12,259 school-aged children in the Surrey School District over the next 10 years;
- In consideration of new schools for which funding has already been committed and the number of students that will be graduating from the School District during the next 10 years, the net increase in the student population will require three new school sites and two school expansions over the next 10 years; and
- The new and expanded school sites, which will be purchased within 10 years and based on current serviced land prices, will cost approximately \$24.85 million.

Land acquisition and site servicing cost estimates were reviewed and approved by the Surrey Board of Education in June 2012.

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 2012 through 2021. As documented in Schedule B of Appendix I three new elementary schools have been included in the Proposal and two school site expansions.

School Site Acquisition Charge

The School Site Acquisition Charge (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 for each dwelling unit in new residential developments within the District. 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 SSACs on behalf of the School District and remits these charges to the School District each year.

The SSACs applicable to residential development in Surrey have already reached the maximum amount allowed by the Provincial School Site Regulations, pursuant to the *Local Government Act*. As such, there will be no increase in the SSACs in 2012 as a result of the Eligible School Site Proposal 2012-2021. 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 the School Site Acquisition Charge

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 Site 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 endorses the concept of SSACs.

Council is not required to provide a resolution to the School District on the Eligible School Site 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 Site Proposal as set out in the School Board’s resolution.

CONCLUSION

Based on the above discussion, even though the Eligible School Site Proposal 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.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

SJ/saw

Attachment:

Appendix I – Letter from Surrey School District No. 36 Regarding the Eligible School Site Proposal



2012 06 25

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 2012-06-21 the Board of Education of School District No. 36 (Surrey) approved the Eligible School Site Proposal incorporated into the 2012-2016 Capital Plan. As you are aware, the Eligible School Site Proposal is a required component of the annual capital plan submission 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 2012-2016 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 40,534 development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2);
- These 40,534 new development units will be home to an estimated 12,259 school age children (Schedule 'A' – Table 3);
- The School Board expects 3 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
- According to Ministry of Education site standards presented in Schedule 'B' these sites will require in total 11 hectares (approx. 28 acres). These sites should be purchased within ten years and, at current serviced land costs, the cost is estimated at \$24.85 million.

Cont'd

The School Board will amend 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 604-595-5193 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
Stuart Jones, Senior Planner, Planning and Development Department, City of Surrey
Albert vanRoodselaar, Manager, Utility Planning, Metro Vancouver

WDN/dg

Excerpt from the 2012-06-21 Regular Board Meeting Minutes

“(g) Eligible School Sites Proposal – 2012-2016 Capital Plan

Wayne Noye, Secretary-Treasurer provided Trustees with information regarding the Eligible School Sites Proposal – 2012-2016 Capital Plan.

It was moved by Trustee Allen, seconded by Trustee Larsen:

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, the Board of Education of School District No.36 (Surrey) estimates that there will be 40,534 development units constructed in the school district over the next 10 years (Schedule ‘A’ – Table 2); and

THAT these 40,534 new development units will be home to an estimated 12,259 school age children (Schedule ‘A’ – Table 3); and

THAT the School Board expects 3 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’ these sites will require in total 11 hectares (approx. 28 acres). These sites should be purchased within ten years and, at current serviced land costs, the cost is estimated at \$24.85 million; and

THAT the Eligible School Sites Proposal as adjusted be incorporated into the Five Year Capital Plan, 2012-2016, and submitted to the Ministry of Education.
CARRIED”

Certified as a True Copy:



Wayne D. Noye
Secretary-Treasurer

WDN/lm 2012-02-26

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

Schedule 3(g)

of the
ADMINISTRATIVE MEMORANDUM
(REGULAR)

MEETING DATE: 2012-06-21

TOPIC: **ELIGIBLE SCHOOL SITES PROPOSAL -
2012-2016 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 growth and to estimate the number of eligible school sites required by the School District, including approximate number, location and cost of school sites to be included in the 2012–2016 Capital Plan.

It is noted that the Ministry of Education has, to date, approved 16 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 2011) are not included in the 2012-2016 Eligible School Site Proposal.

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

There will be no change 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. The SSAC bylaw rate is currently set at the maximum allowed by the Local Government Act and Provincial Regulations.

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 2012 to 2021 based on the latest demographic data and market trends for housing (Schedule 'A').

(Continued)

MEETING DATE: 2012-06-21

SCHEDULE: 3(g)

TOPIC: **ELIGIBLE SCHOOL SITES PROPOSAL -
2012-2016 CAPITAL PLAN**

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 2012 to 2021 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').

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, the Board of Education of School District No.36 (Surrey) estimates that there will be 40,534 development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and

THAT these 40,534 new development units will be home to an estimated 12,259 school age children (Schedule 'A' – Table 3); and

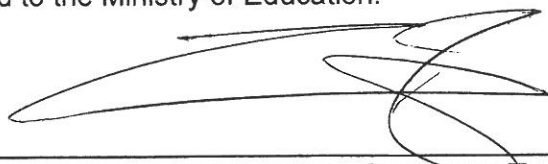
THAT the School Board expects 3 new school sites and 2 site expansions, over the ten-year period, will be required as the result of this growth in the school district and the site acquisitions will be located as presented in Schedule 'B'; and

THAT according to Ministry of Education site standards presented in Schedule 'B' these sites will require in total 11 hectares (approx. 28 acres). These sites should be purchased within ten years and, at current serviced land costs, the cost is estimated at \$24.85 million; and

THAT the Eligible School Sites Proposal as adjusted be incorporated into the Five Year Capital Plan, 2012-2016, and submitted to the Ministry of Education.


Enclosures:

Submitted by:



W.D. Noye, Secretary-Treasurer

Approved by:



M. A. McKay, Superintendent

2012-2016 Facility Capital Budget - Eligible School Site Proposal

SCHEDULE 'B'

Capital Projects Requiring New Sites



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

School Site #	#074	#216	#208	#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>
Type of Project	Expansion	New	New	New	Site Expansion	
Grade Level	Elementary	Elementary	Elementary	Elementary	Secondary	
<i>General Location</i>	<i>City Central Area</i>	<i>South Port Kell's Centre Area</i>	<i>Grandview Centre Area</i>	<i>South West Port Kell's Area</i>	<i>Earl Marriott Secondary</i>	
Existing Capacity	200	0	0	0	1,500	200
Long Term Capacity	550	550	550	550	1,500	3,700
Increase in Capacity	350	550	550	500	-	1,950
Standard Site Size (ha)	2.9	2.9	2.9	2.9	6.3	17.90
Existing Site Area (ha)	1.99	0	0	0	4.4	6
Size of New Site (ha)	0.91	2.9	2.9	2.9	1.1	11
Bare Land Cost/ha	\$ 3,791,209	\$ 1,232,759	\$ 2,465,517	\$ 1,232,759	\$ 2,909,091	\$ 1,956,116
Serviced cost/ha	\$ 4,560,440	\$ 1,543,103	\$ 2,775,862	\$ 1,543,103	\$ 3,363,636	\$ 2,320,261
Serviced Land Cost	\$ 4,150,000	\$ 4,475,000	\$ 8,050,000	\$ 4,475,000	\$ 3,700,000	\$24,850,000
Bare Land Cost	\$ 3,450,000	\$ 3,575,000	\$ 7,150,000	\$ 3,575,000	\$ 3,200,000	\$20,950,000
Cost of servicing land	\$ 700,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 500,000	\$3,900,000

Total remaining acquisition sites (Eligible School Sites) = 5 (including 2 expansions of existing school sites and 3 new elementary school site acquisitions)

Eligible School Sites which received Ministry funding approval for site acquisition capital project submissions between 2000 and 2010, including approvals announced on October 31, 2011 for the 2010-2014 Five Year capital plan, are not included in the above table.

Site #074 has been renamed to City Central Learning Centre. Formerly this site was called Discovery Elementary. The Discovery Program is moving to Royal Heights Elementary prior to September 2012 and the existing school building on Site #074 will be closed after June 30, 2012. The closed school building will accommodate a new Learning Centre. A site expansion will still be needed to this undersized school site in the long term, to accommodate future educational needs.

The name and general location of Site #216 has been changed from Clayton NE Area to South Port Kell's Centre Area.

The name and general location of Site #209 has been changed from Clayton Area to South West Port Kell's Area.

Updated: June 2012