

NO: R214

COUNCIL DATE: **OCTOBER 28, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 28, 2013**

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

FILE: **0510-01**

SUBJECT: **Surrey School District Eligible School Site Proposal – 2013 - 2017 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 2013 - 2017 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 38,933 residential development units (including Surrey and White Rock) over the next 10 years;
- This new residential development will result in an increase of 10,178 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 three 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 an estimated \$26.2 million.

The land acquisition and site servicing cost estimates were reviewed and approved by the Surrey Board of Education in September 2013.

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 2013 through 2022. As documented in Schedule e B of Appendix I three new elementary schools have been included in the Proposal and three 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 and school site expansions 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 2013 as a result of the Eligible School Site Proposal 2013-2017. The following table documents the current SSAC 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

:saw

Attachment:

Appendix I: Letter dated September 20, 2013 from Surrey School District No. 36 Re: Eligible School Site Proposal



2013 09 20

File No. 3100-02

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 2013-09-19 the Board of Education of School District No. 36 (Surrey) approved the Eligible School Site Proposal incorporated into the 2013-2017 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 2013-2017 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 38,933 development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2);
- These 38,933 new development units will be home to an estimated 10,178 school age children (Schedule 'A' – Table 3);
- The School Board expects 3 new school sites and 3 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 12.6 hectares (approx. 31 acres). These sites should be purchased within ten years and, at current serviced land costs, the cost is estimated at \$26.2 million.

(continued)

LEADERSHIP IN LEARNING

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

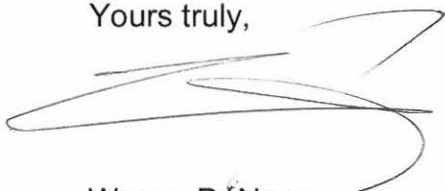
Pursuant to the *Education Statutes Act*, local governments have 60 days to either:

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; and*
 - *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@surreyschools.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

LEADERSHIP IN LEARNING

Excerpt from the 2013-09-19 Regular Board Meeting Minutes

(e) Eligible School Sites Proposal - 2013-2017 Capital Plan

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 38,933 development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and

THAT these 38,933 new development units will be home to an estimated 10,178 school age children (Schedule 'A' – Table 3); and

THAT the School Board expects 3 new school sites and 3 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 12.6 hectares (approx. 31 acres). These sites should be purchased within ten years and, at current serviced land costs, the cost is estimated at \$26.2 million; and

THAT the Eligible School Sites Proposal as adjusted be incorporated into the Five Year Capital Plan, 2013-2017, and submitted to the Ministry of Education.
CARRIED

Certified as a True Copy:



Wayne D. Noye
Secretary-Treasurer

WDN/kb 2013-09-20

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

Schedule 3(e)

of the
ADMINISTRATIVE MEMORANDUM
(REGULAR)

MEETING DATE: 2013-09-19

TOPIC: **ELIGIBLE SCHOOL SITES PROPOSAL –
2013-2017 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 2013–2017 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 2012) are not included in the 2013-2017 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 2013 to 2022 based on the latest demographic data and market trends for housing (Schedule 'A').

(Continued)

MEETING DATE: 2013-09-19

SCHEDULE: 3(e)

TOPIC: **ELIGIBLE SCHOOL SITES PROPOSAL -
2013-2017 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 2013 to 2022 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 38,933 development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and

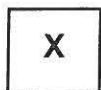
THAT these 38,933 new development units will be home to an estimated 10,178 school age children (Schedule 'A' – Table 3); and

THAT the School Board expects 3 new school sites and 3 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 12.6 hectares (approx. 31 acres). These sites should be purchased within ten years and, at current serviced land costs, the cost is estimated at \$26.2 million; and

THAT the Eligible School Sites Proposal as adjusted be incorporated into the Five Year Capital Plan, 2013-2017, and submitted to the Ministry of Education.

Enclosures:



Submitted by:

W.D. Noye, Secretary-Treasurer

Approved by:

M. A. McKay, Superintendent

Projections updated June 8, 2013

SCHEDULE 'A' 2013-2022 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 based on school year - July 1st to June 30th.)												
School Year	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023		
CITY OF SURREY												
Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	10 yr Tot.	
Single Detached	779	743	706	664	619	545	460	405	404	110	5,436	
Suites	268	183	174	163	152	133	112	98	98	476	1,856	
Row House	1,518	1,645	1,695	1,792	1,864	1,867	1,793	1,648	1,448	1,275	16,545	
Low Rise Apart.	747	860	888	985	1,011	1,063	968	899	844	738	9,003	
High Rise Apart.	460	359	382	418	443	475	478	486	495	478	4,474	
Total Units, City of Surrey											37,315	
CITY OF WHITE ROCK												
Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	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	80	
Low Rise Apart.	30	32	35	35	35	35	35	35	35	35	342	
High Rise Apart.	104	36	76	80	80	80	80	80	80	80	776	
Total Units, City of White Rock											1,618	

Table 2 - SCHOOL DISTRICT 36 - ELIGIBLE DEVELOPMENT UNITS (Annual total new units by housing type, 2013-2022)												
Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	10 yr Tot.	
Single Detached	803	767	730	688	643	569	484	429	428	134	5,676	
Suites	286	201	192	181	170	151	130	116	116	494	2,036	
Row House	1,526	1,653	1,703	1,800	1,872	1,875	1,801	1,656	1,456	1,283	16,625	
Low Rise Apart.	777	892	923	1,020	1,046	1,098	1,003	934	879	773	9,345	
High Rise Apart.	564	395	458	498	523	555	558	566	575	558	5,250	
Total Units	3,956	3,908	4,006	4,187	4,254	4,248	3,976	3,701	3,454	3,242	38,933	

Table 3 - PROJECTED SCHOOL AGE YIELD (Age 5-17 from Eligible development unit projections 2013-2022)												
Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Eligible Students	
Single Detached	562	537	511	482	450	398	339	300	300	94	3,973	
Suites	34	24	23	22	20	18	16	14	14	59	244	
Row House	458	496	511	540	562	563	540	497	437	385	4,988	
Low Rise Apt.	70	80	83	92	94	99	90	84	79	70	841	
High Rise Apt.	14	10	11	12	13	14	14	14	14	14	131	
Total EDU Students	1,138	1,147	1,140	1,148	1,139	1,092	999	909	844	622	10,178	

Table 4 - ESTIMATED AVERAGE NEW STUDENT YIELD RATE FROM NEW HOUSING												
Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	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	

2013-2017 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	#013	#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>	<i>Estimate</i>
Type of Project	Expansion	Expansion	New	New	New	Site Expansion	
Grade Level	Elementary	Elementary	Elementary	Elementary	Elementary	Secondary	
<i>General Location</i>	<i>City Central Area</i>	<i>Clayton Elementary</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	160	0	0	0	1,500	1,860
Long Term Capacity	575	575	575	575	575	1,500	4,375
Increase in Capacity	375	415	575	575	500	-	2,440
Standard Site Size (ha)	2.9	2.9	2.9	2.9	2.9	6.3	20.8
Existing Site Area (ha)	2.19	1.57	0	0	0	4.4	8.2
Size of New Site (ha)	0.71	1.33	2.9	2.9	2.9	1.9	12.6
Bare Land Cost/ha	\$ 4,084,507	\$ 2,105,263	\$ 1,232,759	\$ 1,655,172	\$ 1,232,759	\$ 1,684,211	\$ 1,649,525
Seviced cost/ha	\$ 5,070,423	\$ 2,857,143	\$ 1,577,586	\$ 2,051,724	\$ 1,577,586	\$ 1,947,368	\$ 2,072,785
Serviced Land Cost	\$ 3,600,000	\$ 3,800,000	\$ 4,575,000	\$ 5,950,000	\$ 4,575,000	\$ 3,700,000	\$26,200,000
Bare Land Cost	\$ 2,900,000	\$ 2,800,000	\$ 3,575,000	\$ 4,800,000	\$ 3,575,000	\$ 3,200,000	\$20,850,000
Cost of servicing land	\$ 700,000	\$ 1,000,000	\$ 1,000,000	\$ 1,150,000	\$ 1,000,000	\$ 500,000	\$5,350,000

Total proposed acquisition sites (Eligible School Sites) = 6 (including 3 expansions of existing school sites and 3 new elementary school site acquisitions).

Eligible School Sites which already received Ministry capital site acquisition project approval from the Ministry of Education after September 2000 are not included in the above table.

Site #074 has been renamed to City Central Learning Centre. Formerly this site was called Discovery Elementary. A site expansion will still be needed to this undersized school site in the long term, to accommodate future educational needs and residential densification in Surrey's City Centre.

A site expansion to Clayton Elementary School (Site #013) has been added to the ESSP to help accommodate future residential growth planned by City of Surrey in West Clayton NCP Area.

Updated: May 2013