

CORPORATE REPORT

NO: R024 COUNCIL DATE: FEBRUARY 2, 2015

REGULAR COUNCIL

TO: Mayor & Council DATE: February 2, 2015

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

SUBJECT: Surrey School District Eligible School Site Proposal – 2014 - 2018 Capital Plan

RECOMMENDATION

The Planning and Development Department recommends that Council:

- Receive this report as information;
- 2. Endorse, in principle, the Surrey School District's Eligible School Site Proposal 2014 2018 Capital Plan, attached as Appendix I to this report;
- Request that the Mayor forward a letter to the Ministry of Education requesting that the
 Ministry collaborate with the City to undertake a review of School Site Acquisition Charges
 and the delivery of new school sites in Surrey; and
- 4. Instruct the City Clerk to forward a copy of this report and related Council resolution to the Surrey School District.

INTENT

The purpose of this report is to provide information to Council on the Surrey School District's Eligible School Site Proposal for their 2014 - 2018 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 December 18, 2014, 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 37,623 residential development units (including Surrey and White Rock) over the next 10 years;
- This new residential development will result in an increase of 8,438 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 \$44,514,000.

The land acquisition and site servicing cost estimates were reviewed and approved by the Surrey Board of Education in December 2014.

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 2014 through 2023. 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 2014 as a result of the Eligible School Site Proposal 2014-2018. 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 (The SSAC rate is capped at maximum allowed pursuant to Provincial regulations)
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

In the past, 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 staff work with the

Ministry of Education to review the process of new school delivery with the goal of exploring how to expedite the delivery of new schools to Surrey's growing student population.

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 it is recommended that Council:

- Endorse, in principle, the Surrey School District's Eligible School Site Proposal 2014 2018 Capital Plan, attached as Appendix I to this report;
- Request that the Mayor forward a letter to the Ministry of Education requesting that the
 Ministry collaborate with the City to undertake a review of School Site Acquisition Charges
 and the delivery of new school sites in Surrey; and
- Instruct the City Clerk to forward a copy of this report and related Council resolution to the Surrey School District.

Original signed by Jean Lamontagne General Manager, Planning and Development

:saw

Attachment:

Appendix I: Letter dated January 5, 2015 from Surrey School District No. 36 Re: Eligible School

Site Proposal

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File No. 3100-02

2015 01 05

Mr. Vincent Lalonde City Manager City of Surrey 13450 - 104 Avenue Surrey, BC V3T 1V8

Dear Mr. Lalonde:

Re: Eligible School Site Proposal

Please be advised that at its public meeting of 2014-12-18 the Board of Education of School District No. 36 (Surrey) approved the 2014/2015 Eligible School Site Proposal. 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 2014/2015 Eligible School Site Proposal indicates the following:

- Based on information from local government, the Board of Education of School District No.36 (Surrey) estimates that there will be 37,623 development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2);
- These 37,623 new development units will be home to an estimated 8,438 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 11.5 hectares (approx. 28.5 acres). These sites should be purchased within ten years and, at current serviced land costs, the cost is estimated at \$44,514,000.

(continued)

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

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 Ms. Emily Watson, Manager of Demographics and Facilities Planning, by telephone at 604-595-5193 or by email at watson_e@surreyschools.ca should you require any further information.

Yours truly,

Wayne D. Noye Secretary-Treasurer

Enclosures (2)

cc: Emily Watson, Manager, Demographics and Facilities Planning, Surrey School District Stuart Jones, Senior Planner, Planning and Development Department, City of Surrey Heather McNell, Divisional Manager, Regional Planning, Metro Vancouver

WDN/dg



Excerpt from the 2014-12-18 Regular Board Meeting Minutes

(d) Eligible School Sites Proposal 2014-2018 Capital Plan

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

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; and

THAT based on information from local government, the Board of Education of School District No. 36 (Surrey) estimates that there will be 34,238 (37,623 include suites) development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and

THAT these 37,623 new development units will be home to an estimated 8,438 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 11.5 hectares (approx. 28.5 acres). These sites should be purchased within ten years and, at current serviced land costs, the cost is estimated at \$44,514,000 million; and

THAT the 2014 Eligible School Sites Proposal, be submitted to the Ministry of Education.

CARRIED

Certified as a True Copy:

Wayne D. Noye Secretary-Treasurer

WDN/dg 2015-01-05



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

Schedule 3(d) of the

ADMINISTRATIVE MEMORANDUM (Regular)

MEETING DATE:

2014-12-18

TOPIC:

ELIGIBLE SCHOOL SITES PROPOSAL 2014-2018 CAPITAL

PLAN

A School Site Acquisition Charge (SSAC) is imposed on new eligible development units for the purpose of providing funds to assist school boards in paying the capital cost of eligible school sites. To date, 16 eligible school sites have been purchased since the inception of the SSAC in 2001.

Pursuant to the Local Government Act, an Eligible School Site Proposal (ESSP) must be prepared, and approved by the Board of Education annually. Once approved, the ESSP is referred to the City of Surrey and City of White Rock for acceptance.

Development of the ESSP involves extensive consultation with the City of Surrey and the City of White Rock. Both local governments provide 10-year projections for residential development consistent with their Official Community Plans, Regional Context Statements and Neighbourhood Concept Plans. That information is then used to project the number of school age children that would be generated by the additional housing units. The estimated number of school aged children is then used to estimate the number of school sites required to cater for that demand.

Schedule B of the attached document outlines the draft 2014 ESSP, which identifies six properties, for the Board's consideration. Five of the six properties formed a part of the approved 2013 ESSP and the values have been updated to reflect a real estate consulting report commissioned by district staff. The sixth property added is to help accommodate future residential growth planned by the City of Surrey in the West Clayton NCP Area.

MEETING DATE: 2014-12-18 Page 2

SCHEDULE: 3(d)

TOPIC: ELIGIBLE SCHOOL SITES PROPOSAL 2014-2018 CAPITAL

PLAN

The SSAC bylaw rate is currently set at the maximum allowed by the Local Government Act and Provincial Regulations. Therefore, no change is required 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 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 2014/15 to 2023/24 based on the latest demographic data and market trends for housing (Schedule 'A').
- 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 2014/15 to 2023/24 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').

MEETING DATE: 2014-12-18 Page 3

SCHEDULE:

3(d)

TOPIC:

ELIGIBLE SCHOOL SITES PROPOSAL 2014-2018 CAPITAL

PLAN

IT 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 34,238 (37,623 include suites) development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and

THAT these 37,623 new development units will be home to an estimated 8,438 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 11.5 hectares (approx. 28.5 acres). These sites should be purchased within ten years and, at current serviced land costs, the cost is estimated at \$44,514,000 million; and

THAT the 2014 Eligible School Sites Proposal, be submitted to the Ministry of Education

Enclosures:

Submitted by:

W.D. Nove, Secretary-Treasurer

X

Approved by:

Dr. J. Tinney, Superintendent



Projections updated Dec 8, 2014

SCHEDULE 'A'

2014-2023 Projections - Eligible Development and School Age Children (new housing only)

able 1 - Growth Forecasts	by Local Go	vernment -	- Housing l	Inits Compl	etions By T	ype (10 yea	ar forecast ba	ised on sch	ool year - Ju	ly 1st to Ju	ne 30th.)
School Year	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	
TY OF SURREY											
Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	10 yr To
ingle Detatched	281	280	277	275	271	271	374	391	367	356	3,143
uites	263	366	366	370	377	292	293	295	282	301	3,20
ow House	1,365	1,401	1,464	1,500	1,603	1,704	1,691	1,562	1,494	1,418	15,20
ow Rise Apart.	1,679	1,139	1,135	1,125	1,099	933	890	878	755	638	10,27
igh Rise Apart.	242	232	264	475	494	484	497	515	495	486	4,18
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Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	10 yr To
ingle Detatched	24	24	24	24	24	24	24	24	24	24	24
uites	18	18	18	18	18	18	18	18	18	18	18
Row House	8	8	8	8	8	8	8	8	8	8	
ow Rise Apart.	30	32	35	35	35	35	35	35	35	35	34
ligh Rise Apart.	104	36	76	80	80	80		80	80	80	77
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Table 2 - SCHOOL DISTRIC	T 36 - ELIG	IBLE DEVE	LOPMENT	UNITS (Ann	ual total ne	w units by h	ousing type,	2014-2023)			
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Year	T 2014 I	2015	2016	2017	2018	2019	2020	2021	2022	2023	10 vr T
Year Single Detached		2015 304	2016	2017	2018	2019	2020 398	2021 415	2022 391	2023 380	10 yr T
Single Detached	305 281	2015 304 384	2016 301 384	2017 299 388	2018 295 395	295	398	415	391	380	3,38
Single Detached Sultes	305 281	304 384	301 384	299 388	295 395	295 310	398 311	415 313	391 300	380 319	3,3 3,3
Single Detached Suites Row House	305	304 384 1,409	301	299	295 395 1,611	295	398	415	391	380	3,3 3,3 15,2
Single Detached Suites Row House Low Rise Apart.	305 281 1,373	304 384	301 384 1,472	299 388 1,508	295 395	295 310 1,712	398 311 1,699	415 313 1,570	391 300 1,502	380 319 1,426	3,3 3,3 15,2 10,6
Single Detached Suites Row House Low Rise Apart. High Rise Apart.	305 281 1,373 1,709 346	304 384 1,409 1,171 268	301 384 1,472 1,170 340	299 388 1,508 1,160 555	295 395 1,611 1,134 574	295 310 1,712 968 564	398 311 1,699 925 577	415 313 1,570 913 595	391 300 1,502 790 575	380 319 1,426 673 566	3,3 3,3 15,2 10,6 4,9
Single Detached Suites Row House Low Rise Apart. High Rise Apart. **Total Units**	305 281 1,373 1,709 346 4,014	304 384 1,409 1,171 268 3,536	301 384 1,472 1,170 340 3,667	299 388 1,508 1,160 555 3,910	295 395 1,611 1,134 574 4,009	295 310 1,712 968 564 3,849	398 311 1,699 925 577 3,910	415 313 1,570 913	391 300 1,502 790	380 319 1,426 673	10 yr T 3,34 3,3 15,2 10,6 4,9
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Single Detached Suites Row House Low Rise Apart. High Rise Apart. Total Units Table 3 - PROJECTED SCH Year Single Detached Suites Row House Low Rise Apt. High Rise Apt.	305 281 1,373 1,709 346 4,014 HOOL AGE \(\frac{1}{2}\) 2014 214 34 412 154 9 822	304 384 1,409 1,171 268 3,536 VIELD (Age 2015 213 46 423 105 7	301 384 1,472 1,170 340 3,667 5-17 from E 2016 211 46 442 105 9	299 388 1,508 1,160 555 3,910 Sigible development of the control of the con	295 395 1,611 1,134 574 4,009 opment unit 2018 207 47 483 102 14	295 310 1,712 968 564 3,849 projections 2019 207 37 514 87 14	398 311 1,699 925 577 3,910 2014-2023) 2020 279 37 510 83	415 313 1,570 913 595 3,806 2021 291 38 471 82	391 300 1,502 790 575 3,558 2022 274 36 451 71	380 319 1,426 673 566 3,364 2023 266 38 428 61	3,3 3,3 15,2 10,6 4,9 37,6 Eligible Stude
Single Detached Suites Row House Low Rise Apart. High Rise Apart. Fotal Units Table 3 - PROJECTED SCH Year Single Detached Suites Row House Low Rise Apt. High Rise Apt. Total EDU Students	305 281 1,373 1,709 346 4,014 HOOL AGE \ r 2014 214 34 412 154 9 822	304 384 1,409 1,171 268 3,536 VIELD (Age 2015 213 46 423 105 7	301 384 1,472 1,170 340 3,667 5-17 from E 2016 211 46 442 105 9	299 388 1,508 1,160 555 3,910 Sigible development of the control of the con	295 395 1,611 1,134 574 4,009 opment unit 2018 207 47 483 102 14	295 310 1,712 968 564 3,849 projections 2019 207 37 514 87 14	398 311 1,699 925 577 3,910 2014-2023) 2020 279 37 510 83	415 313 1,570 913 595 3,806 2021 291 38 471 82	391 300 1,502 790 575 3,558 2022 274 36 451 71	380 319 1,426 673 566 3,364 2023 266 38 428 61	3,3 3,3 15,2 10,6 4,9 37,6 Eligible Stude 2,:
Single Detached Suites Row House Low Rise Apart. High Rise Apart. Fotal Units Table 3 - PROJECTED SCH Year Single Detached Suites Row House Low Rise Apt. High Rise Apt. Total EDU Students Table 4 - ESTIMATED AVE	305 281 1,373 1,709 346 4,014 HOOL AGE Y 7 2014 214 34 412 154 9 822 RAGE NEW	304 384 1,409 1,171 268 3,536 (IELD (Age 2015 213 46 423 105 7 794 STUDENT 2015	301 384 1,472 1,170 340 3,667 5-17 from E 2016 211 46 442 105 9 812 YIELD RAT	299 388 1,508 1,160 555 3,910 ligible devel 2017 209 47 452 104 14 827	295 395 1,611 1,134 574 4,009 opment unit 2018 207 47 483 102 14 854	295 310 1,712 968 564 3,849 projections 2019 207 37 514 87 14	398 311 1,699 925 577 3,910 2014-2023) 2020 279 37 510 83 14 923	415 313 1,570 913 595 3,806 2021 291 38 471 82 15 896	391 300 1,502 790 575 3,558 2022 274 36 451 71 14 846	380 319 1,426 673 566 3,364 2023 266 38 428 61 14 807	3,3 3,3 15,2 10,6 4,9 37,6 Eligible Stude 2,:
Single Detached Suites Row House Low Rise Apart. High Rise Apart. Fotal Units Table 3 - PROJECTED SCH Year Single Detached Suites Row House Low Rise Apt. High Rise Apt. Total EDU Students Table 4 - ESTIMATED AVE Year Single Detached	305 281 1,373 1,709 346 4,014 HOOL AGE \\ r 2014 214 34 412 154 9 822 RAGE NEW	304 384 1,409 1,171 268 3,536 (IELD (Age 2015 213 46 423 105 7 794 STUDENT 2015 7 0.7	301 384 1,472 1,170 340 3,667 5-17 from E 2016 211 46 442 105 9 812 YIELD RAT 2016 7	299 388 1,508 1,160 555 3,910 Eligible devel 2017 209 47 452 104 14 827 E FROM NE 2017 7 0.7	295 395 1,611 1,134 574 4,009 opment unit 2018 207 47 483 102 14 854 EW HOUSIN 2018	295 310 1,712 968 564 3,849 projections 2019 207 37 514 87 14 859	398 311 1,699 925 577 3,910 2014-2023) 2020 279 37 510 83 14 923 2020 7 0.7	415 313 1,570 913 595 3,806 2021 291 38 471 82 15 896	391 300 1,502 790 575 3,558 2022 274 36 451 71 14 846	380 319 1,426 673 566 3,364 2023 266 38 428 61 14 807	3,3 3,3 15,2 10,6 4,9 37,6 Eligible Stude 2,: 4,9 4,9
Single Detached Suites Row House Low Rise Apart. High Rise Apart. Fotal Units Table 3 - PROJECTED SCH Year Single Detached Suites Row House Low Rise Apt. High Rise Apt. Total EDU Students Table 4 - ESTIMATED AVE Year Single Detached Suites	305 281 1,373 1,709 346 4,014 HOOL AGE Y 7 2014 214 34 412 154 9 822 RAGE NEW 17 2014 0.7	304 384 1,409 1,171 268 3,536 7ELD (Age 2015 213 46 423 105 7 794 STUDENT 2015 7 0.7 20 0.12	301 384 1,472 1,170 340 3,667 5-17 from E 2016 442 105 9 812 YIELD RAT 2016 7 0.	299 388 1,508 1,160 555 3,910 ligible devel 2017 209 47 452 104 14 827 E FROM NE 2017 7 0.7 2 0.12	295 395 1,611 1,134 574 4,009 opment unit 2018 207 47 483 102 14 854 EW HOUSIN 2018 7 0.12	295 310 1,712 968 564 3,849 projections 2019 207 37 514 87 14 859 G 2019 7 0.0	398 311 1,699 925 577 3,910 2014-2023) 2020 279 37 510 83 14 923 2020 7 0.72	415 313 1,570 913 595 3,806 2021 291 38 471 82 15 896 2021 0.7 0.12	391 300 1,502 790 575 3,558 2022 274 36 451 71 14 846 2022 7 0.1	380 319 1,426 673 566 3,364 2023 266 38 428 61 14 807 2023 7 0.7 2 0.12	3,3 3,3 15,2 10,6 4,9 37,6 Eligible Stude 2,: 4,9
Single Detached Suites Row House Low Rise Apart. High Rise Apart. Total Units Table 3 - PROJECTED SCH Year Single Detached Suites Row House Low Rise Apt. High Rise Apt. Total EDU Students Table 4 - ESTIMATED AVE Year Single Detached	305 281 1,373 1,709 346 4,014 HOOL AGE \\ r 2014 214 34 412 154 9 822 RAGE NEW	304 384 1,409 1,171 268 3,536 VIELD (Age 2015 213 46 423 105 7 794 STUDENT 2015 7 0.7 2 0.12 3 0.3	301 384 1,472 1,170 340 3,667 5-17 from E 2016 211 46 442 105 9 812 YIELD RAT 2016 7 0. 2 0.1 3 0.	299 388 1,508 1,160 555 3,910 ligible devel 2017 209 47 452 104 14 827 E FROM NE 2017 7 0.7 2 0.12 3 0.5	295 395 1,611 1,134 574 4,009 opment unit 2018 207 47 483 102 14 854 EW HOUSIN 2018 2 0.12 3 0.3	295 310 1,712 968 564 3,849 projections 2019 207 514 87 14 859 G 2019 7 0. 2 0.1 3 0.	398 311 1,699 925 577 3,910 2014-2023) 2020 279 37 510 83 14 923 2020 7 0.7 2 0.12 3 0.3	415 313 1,570 913 595 3,806 2021 291 38 471 82 15 896 2021 0.7 0.12	391 300 1,502 790 575 3,558 2022 274 36 451 71 14 846 2022 7 0.1 2022	380 319 1,426 673 566 3,364 2023 266 38 428 61 14 807 2023 7 0.7 2 0.12 3 0.3	3,3 3,3 15,2 10,6 4,9 37,6 Eligible Stude 2,7 4,1

2014/15 - 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
Basis of Costs	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Type of Project	Expansion	Expansion	New	New	New	Site Expansion	
Grade Level	Elementary	Elementary	Elementary	Elementary	Elementary	Secondary	
General Location	City Central Area	Clayton Elementary	South Port Kell's Centre Area	Grandview Centre Area	South West Port Kell's Area	Earl Marriott Secondary	
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	C	0		4.4	8.2
Size of New Site (ha)	0.71	1.33	2.9	2.9	2.9	0.8	11.5
Bare Land Cost/ha	\$ 8,070,423	\$ 2,470,677	\$ 1,358,621	\$ 2,100,000	\$ 1,606,897	\$ 6,936,250	\$ 2,535,095
Seviced cost/ha	\$ 9,802,817	\$ 4,147,368	\$ 2,800,000	\$ 2,975,862	\$ 3,179,310	\$ 7,585,000	\$ 3,857,366
Serviced Land Cost	\$ 6,960,000	\$ 5,516,000	\$ 8,120,000	\$ 8,630,000	\$ 9,220,000	\$ 6,068,000	\$44,514,000
Bare Land Cost	\$ 5,730,000	\$ 3,286,000	\$ 3,940,000	\$ 6,090,000	\$ 4,660,000	\$ 5,549,000	\$29,255,000
Cost of servicing land	\$ 1,230,000	\$ 2,230,000	\$ 4,180,000	\$ 2,540,000	\$ 4,560,000	\$ 519,000	\$15,259,000

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 to present 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: Dec 2014