

NO: R242

COUNCIL DATE: December 14, 2015

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **December 14, 2015**
FROM: **General Manager, Planning and Development** FILE: **0510-01**
SUBJECT: **Surrey School District Eligible School Site Proposal – 2015 - 2019 Capital Plan**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Endorse, in principle, the Surrey School District's Eligible School Site Proposal 2015 – 2019 Capital Plan, attached as Appendix I to this report;
3. 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 2015 - 2019 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 November 12, 2015, 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 33,428 residential development units (including Surrey and White Rock) over the next 10 years;
- This new residential development will result in an increase of 6,634 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 \$58,384,717.

The land acquisition and site servicing cost estimates were reviewed and approved by the Surrey Board of Education in October 2015.

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 2015 through 2024. 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 2016 as a result of the Eligible School Site Proposal 2015-2019. 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

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

- Endorse, in principle, the Surrey School District's Eligible School Site Proposal 2015 – 2019 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 November 17, 2015 from Surrey School District No. 36
Re: Eligible School Site Proposal



2015 11 17

File No. 3100-02

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 2015-11-12 the Board of Education of School District No. 36 (Surrey) approved the 2015/2016 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 2015/2016 Eligible School Site Proposal indicates the following:

- Based on consultation with City of Surrey and the City of White Rock on the Eligible School Sites Proposal (ESSP), the Board of Education of School District No. 36 (Surrey) estimates that there will be 28,086 (33,428 including suites) development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and
- These 33,428 new development units will be home to an estimated 6,634 school age children (Schedule 'A' – Table 3); and
- 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. 31.1 acres). These sites should be purchased within ten years and, at current serviced land costs, the cost is estimated at \$58,384,717.

(continued)

LEADERSHIP IN LEARNING

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.

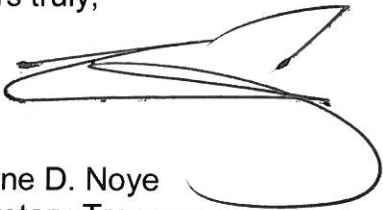
Pursuant to the *Education Statutes Act*, local governments have 60 days to either:

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, Division Manager, Regional Planning, Metro Vancouver

WDN/dg

LEADERSHIP IN LEARNING

Excerpt from the 2015-11-12 Regular Board Meeting Minutes

(d) Eligible School Sites Proposal 2015-2019 Capital Plan

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

THAT based on consultation with City of Surrey and the City of White Rock on the Eligible School Sites Proposal (ESSP), the Board of Education of School District No. 36 (Surrey) estimates that there will be 28,086 (33,428 including suites) development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and

THAT these 33,428 new development units will be home to an estimated 6,634 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

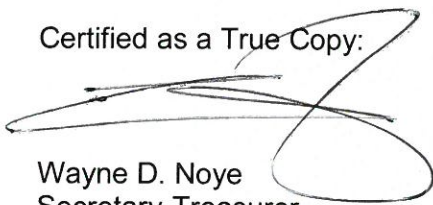
THAT according to Ministry of Education site standards presented in Schedule 'B' these sites will require in total 12.6 hectares (approx. 31.1 acres). These sites should be purchased within ten years and, at current serviced land costs, the cost is estimated at \$58,384,717; and

THAT the 2015 Eligible School Sites Proposal be forwarded to Local Government for acceptance; and

THAT pending Local Government acceptance, the 2015 Eligible School Sites Proposal, be submitted to the Ministry of Education.

CARRIED

Certified as a True Copy:



Wayne D. Noye
Secretary-Treasurer

WDN/dg 2015-11-17

LEADERSHIP IN LEARNING

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

**Schedule 3(e)
of the**

**ADMINISTRATIVE MEMORANDUM
(Regular)**

MEETING DATE: 2015-11-12

**TOPIC: ELIGIBLE SCHOOL SITES PROPOSAL 2015-2019 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 staff. 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 accommodate that demand.

Schedule B of the attached document outlines the draft 2015 ESSP, which identifies six properties, for the Board's consideration. All six properties formed a part of the approved 2014 ESSP and the values have been updated to reflect current market conditions. The six properties and values also match those included in the district's 2015/16 Five-Year Capital Plan submission to the Provincial Government.

Cont'd

SCHEDULE: 3(e)

TOPIC: **ELIGIBLE SCHOOL SITES PROPOSAL 2015-2019 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.

Prior to submitting the ESSP to the Ministry of Education, the proposal must formally be referred to the City of Surrey and the City of White Rock who may:

- Pass a resolution accepting the proposed ESSP; or
- Respond in writing to the School District indicating that it does not accept the ESSP, documenting reasons for the objection.

If the Local Government fails to respond within 60 days of receiving such a request, it is deemed to have agreed to the proposed ESSP requirements.

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 2015/16 to 2024/25 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 2015/16 to 2024/25 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').

SCHEDULE: 3(e)

TOPIC: ELIGIBLE SCHOOL SITES PROPOSAL 2015-2019 CAPITAL PLAN

IT IS RECOMMENDED:

THAT based on consultation with City of Surrey and the City of White Rock on the Eligible School Sites Proposal (ESSP), the Board of Education of School District No. 36 (Surrey) estimates that there will be 28,086 (33,428 including suites) development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and

THAT these 33,428 new development units will be home to an estimated 6,634 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

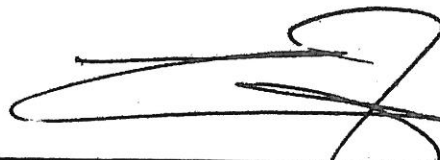
THAT according to Ministry of Education site standards presented in Schedule 'B' these sites will require in total 12.6 hectares (approx. 31.1 acres). These sites should be purchased within ten years and, at current serviced land costs, the cost is estimated at \$58,384,717; and

THAT the 2015 Eligible School Sites Proposal be forwarded to Local Government for acceptance; and

THAT pending Local Government acceptance, the 2015 Eligible School Sites Proposal, be submitted to the Ministry of Education.

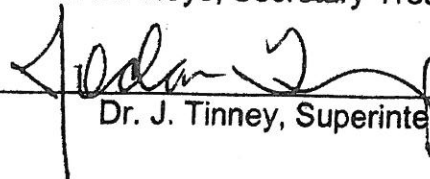
Enclosures:

Submitted by:



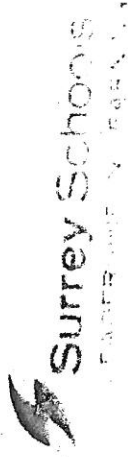
W.D. Noye, Secretary-Treasurer

Approved by:



Dr. J. Tinney, Superintendent

2015/16 - 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 Expansion Elementary	Estimate Expansion Elementary	Estimate New Elementary	Estimate New Elementary	Estimate New Elementary	Estimate Site Expansion Secondary	Estimate
Type of Project	City Central Area	Clayton Elementary	South Port Kell's Centre Area	Grandview Centre Area	South West Port Kell's Area	Earl Marriott Secondary	
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	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	\$9,280,986	\$2,841,705	\$1,562,414	\$2,520,000	\$1,562,414	\$8,355,657	\$3,371,418
Serviced cost/ha	\$1,732,394	\$1,676,692	\$1,441,379	\$875,862	\$1,572,414	\$542,105	\$1,051,333
Serviced Land Cost	\$7,819,500	\$6,009,468	\$8,711,001	\$9,848,000	\$9,091,001	\$16,905,748	\$58,384,717
Bare Land Cost	\$6,589,500	\$3,779,468	\$4,531,001	\$7,308,000	\$4,531,001	\$15,875,748	\$42,614,717
Cost of servicing land	\$1,230,000	\$2,230,000	\$4,180,000	\$2,540,000	\$4,560,000	\$1,030,000	\$15,770,000

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: OCTOBER 2015