

NO: R220

COUNCIL DATE: October 23, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 18, 2017**

FROM: **General Manager, Planning & Development** FILE: **0510-02**
(School District No. 36
[Surrey])

SUBJECT: **Surrey School District Eligible School Sites Proposal: 2018–2022 Capital Plan**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as information;
2. Endorse, in principle, the Surrey School District's Eligible School Sites Proposal 2018-2022 Capital Plan, attached as Appendix "I," and
3. 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 Sites Proposal for their 2018-2022 Capital Plan.

BACKGROUND

Each year, all school districts in BC are required to submit a Five-Year Capital Plan ("Capital Plan"), including an estimate of the number, location, and cost of proposed new school sites, to the Provincial Ministry of Education ("Ministry"). This is known as the Eligible School Sites Proposal ("Proposal"). The Ministry reviews and approves the Capital Plan, including the Proposal, as the basis for funding new schools in each district.

Prior to forwarding the Proposal to the Ministry, the *Local Government Act, R.S.B.C. 1996, c. 323* (LGA), as amended, requires that the school district advise its municipality of the Proposal, and request its Council to either:

1. Pass a resolution to accept the school district's resolution regarding the Proposal; or
2. Respond in writing to the school district indicating that it does not accept the Proposal, and document the reasons for the objection.

In preparing its Capital Plan, the Surrey School District (“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 September, 20, 2017, the Board of Education of School District No. 36 (Surrey) (“School Board”) approved the Proposal incorporated into the School District's 2018-2021 Capital Plan submission to the Ministry. The Proposal is attached as Appendix “I.”

Pursuant to Section 937.4(6) of the LGA, the City must consider the School District's resolution at a Regular Council Meeting, and within 60 days of receiving the request, must:

- 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 sites requirements for the School District, as set out in the School Board's resolution.

DISCUSSION

Surrey School District Resolution - Eligible School Sites Proposal

The School District's 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 Proposal indicates the following:

- New residential development is estimated to be 35,621 residential development units over the next 10 years (including Surrey and White Rock; 42,728 units, including suites).
- This new residential development will result in an estimated increase of 11,823 school-aged children in the 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 five (5) new school sites and one (1) school site expansion over the next 10 years.
- The new and expanded school sites, which will be purchased within 10 years and based on current serviced land prices, will cost an estimated \$126,000,000.

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 school sites are generally consistent with the City’s residential growth estimates for the 10-year period from 2017 through 2026. As documented in Appendix “I,” five (5) new elementary schools and one (1) school site expansion are included in the Proposal.

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 LGA. The LGA 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 school site property expansions required within that jurisdiction over a 10-year period. As required under legislation, the City collects the SSACs on behalf of the School District, and remits these charges to the School District each year.

The SSACs are only applicable to residential development and in Surrey the SSACs have already reached the maximum amount allowed by the Provincial School Site Regulations, pursuant to the LGA. As such, there will be no increase in the SSACs in 2018 as a result of the Proposal.

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

SUSTAINABILITY CONSIDERATIONS

The City desires to support access to diverse, high quality learning opportunities for all residents, and to collaborate with its public partners to provide a comprehensive educational system for students.

The resolution to support the School District's Proposal relates to the City's Sustainability Charter 2.0 in the following ways:

Education and Culture

- DO2:** Surrey children and youth have access to a high quality comprehensive and inclusive educational system, and opportunities that include experiences in and out of school.
- DO5:** Surrey's educational institutions and libraries are integrated into the community, and have sufficient capacity to accommodate residents as well as attract people from other areas.
- SD1:** Support the expansion of education opportunities, including increased space and schools for students and niche programs only available in Surrey.
- SD7:** Promote collaboration between public partners, educational institutions, arts and heritage groups, and the community.

CONCLUSION

Based on the information and discussion above, it is recommended that Council:

- Receive this report as information;
- Endorse, in principle, the Surrey School District's Eligible School Sites Proposal 2018-2022 Capital Plan, attached as Appendix "I;" and
- Instruct the City Clerk to forward a copy of this report and related Council resolution to the Surrey School District.


Jean Lamontagne
General Manager, Planning & Development

SS

Appendix "I" - Letter from School District No. 36 (Surrey) Dated September 21, 2017
Re: Eligible School Site Proposal



File No: 0480-20 (d)

September 21, 2017

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 the public meeting of the Board of Education of School District No. 36 (Surrey), the 2018/2019 Eligible School Site Proposal was approved. As you are aware, the Eligible School Site Proposal is a required component of the annual capital plan submission and is 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 2018/2019 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 36,621 (42,728 including suites) development units constructed in the school district **over** the next 10 years (Schedule 'A' - Table 2); and
- These 42,728 new development units will be home to an estimated 11,823 school age children (Schedule 'A' - Table 3); and
- The school board expects 5 new school sites and 1 site expansion, 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 17.9 hectares (approx. 44.2 acres). These sites should be purchased within ten years and, at current serviced land costs, the cost is estimated at \$126,000,000.

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. Kelly Isford-Saxon, Manager of Demographics and Facilities Planning, by telephone at 604-595-5193 or by email at isford_k@surreyschools.ca should you require any further information.

Yours truly,



Mr. D. Greg Frank, CPA, CA
Secretary-Treasurer

Enclosures: 2

Cc: Kelly Isford-Saxon, Manager, Demographics and Facilities Planning, Surrey School District
Stuart Jones, Senior Planner, Planning and Development Department, City of Surrey
Heather McNell, Acting Director, Regional Planning, Metro Vancouver

DGF/js

LEADERSHIP IN LEARNING

Excerpt from the 2017-09-20 Regular Board Meeting Minutes

3.(f) Eligible School Sites Proposal – 2018/2019 Five Year Capital Plan

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

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 35,621 (42,728 including suites) development units constructed in the school district over the next 10 years (Schedule 'A' – table 2); and

THAT these 42,728 new development units will be home to an estimated 11,823 school age children (Schedule 'A' – Table 3); and

THAT the School Board expects 5 new school sites and 1 site expansion, over the ten year period, will be required as the result of the 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 17.9 hectares (approx. 44.2 acres). These sites should be purchased within ten years and serviced land cost is estimated at \$126 Million; and

THAT the Eligible School sites Proposal be forward to Local Government for acceptance; and

THAT pending Local Government acceptance, the Eligible School Sites Proposal be included in the 2018/19 Five Year Capital Plan submission to the Ministry of Education.

Certified as a True Copy:



Mr. D. Greg Frank, CPA, CA
Secretary-Treasurer



Administrative Memorandum

Regular Board Meeting

Date: September 20, 2017
Topic: Eligible School Site Proposal 2018/19 Capital Plan

Background:

A School Site Acquisition Charge (SSAC) is imposed on new eligible development units (residential development) for the purpose of providing funds to assist school boards in paying the capital cost of eligible school sites. To date, 17 eligible school sites have been purchased since the inception of the SSAC in 2001.

Pursuant to the School Site Acquisition provisions of 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. A review of the distribution of new housing units is used to project enrolment growth at schools and to estimate the general location, size and number of school sites and site expansions required to accommodate student growth.

Schedule B of the attached document outlines the draft ESSP, which identifies six site acquisition proposals, including five new school sites and one site expansion. The six eligible school site acquisition proposals will be included as capital projects in the proposed 2018/19 Five Year Capital Plan, for Board consideration.

The SSAC bylaw rate is currently set at the maximum allowed by the Local Government Act and Provincial Regulations and the ESSP does not trigger a rate adjustment. 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.

Eligible School Site Proposal 2018/19 Capital Plan

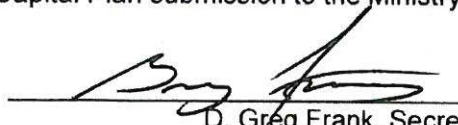
The following information has been considered:

1. The Eligible School Site Proposal projections have been discussed with planning department staff for the City of Surrey and the City of White Rock. Municipal staff have provided updated growth projections for the period 2017/18 to 2026/27 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 2017/18 to 2026/27 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').

It is recommended:

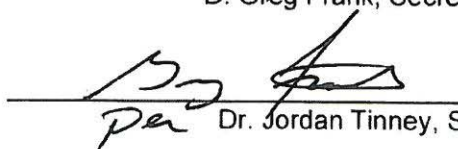
1. THAT based on consultation with City of Surrey and the City of White Rock on the Eligible School Sites Proposal (ESSP), the Board of Education of School District No. 36 (Surrey) estimates that there will be 35,621 (42,728 including suites) development units constructed in the school district over the next 10 years (Schedule 'A' – table 2); and
2. THAT these 42,728 new development units will be home to an estimated 11,823 school age children (Schedule 'A' – Table 3); and
3. THAT the School Board expects 5 new school sites and 1 site expansion, over the ten-year period, will be required as the result of the growth in the school district and the site acquisitions will be located as presented in Schedule 'B'; and
4. THAT according to Ministry of Education site standards presented in Schedule 'B'; these sites will require in total 17.9 hectares (approx. 44.2 acres). These sites should be purchased within ten years and serviced land cost is estimated at \$126 Million; and
5. THAT the Eligible School sites Proposal be forward to Local Government for acceptance; and
6. THAT pending Local Government acceptance, the Eligible School Sites Proposal, be included in the 2018/19 Five Year Capital Plan submission to the Ministry of Education.

Submitted by:



D. Greg Frank, Secretary-Treasurer

Approved by:



Dr. Jordan Tinney, Superintendent

Projections updated May, 2017

SCHEDULE 'A' 2017-2026 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	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-25	2025-26	2026-27		
CITY OF SURREY												
Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	10 yr Tot.	
Single Detached	444	418	426	447	493	572	712	796	892	994	6,194	
Suites	508	603	614	630	655	693	755	799	848	903	7,007	
Row House	1,642	1,645	1,651	1,655	1,656	1,400	1,215	1,113	980	893	13,850	
Low Rise Apart.	919	771	778	784	791	881	1,013	1,172	1,325	1,495	9,929	
High Rise Apart.	191	360	373	387	402	436	484	541	600	667	4,441	
										4,952	41,421	
CITY OF WHITE ROCK												
Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	10 yr Tot.	
Single Detached	5	5	5	5	5	5	5	5	5	5	50	
Suites	10	10	10	10	10	10	10	10	10	10	100	
Row House	4	5	5	5	5	5	5	5	5	5	49	
Low Rise Apart.	28	0	20	0	20	0	20	0	20	0	108	
High Rise Apart.	0	150	150	150	150	50	50	100	100	100	1,000	
										Total Units, City of White Rock		1,307

Table 2 - SCHOOL DISTRICT 36 - ELIGIBLE DEVELOPMENT UNITS (Annual total new units by housing type, 2017-2026)												
Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	10 yr Tot.	
Single Detached	449	423	431	452	498	577	717	801	897	999	6,244	
Suites	518	613	624	640	665	703	765	809	858	913	7,107	
Row House	1,646	1,650	1,656	1,660	1,661	1,405	1,220	1,118	985	898	13,899	
Low Rise Apart.	947	771	798	784	811	881	1,033	1,172	1,345	1,495	10,037	
High Rise Apart.	191	510	523	537	552	486	534	641	700	767	5,441	
Total Units	3,751	3,967	4,032	4,073	4,187	4,052	4,269	4,540	4,785	5,072	42,728	

Table 3 - PROJECTED SCHOOL AGE YIELD (Age 5-17 from Eligible development unit projections 2017-2026)												
Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Eligible Students	
Single Detached	315	296	302	317	349	404	502	561	628	700	4,371	
Suites	62	74	75	77	80	84	92	97	103	110	853	
Row House	658	660	662	664	664	562	488	447	394	359	5,560	
Low Rise Apt.	85	69	72	71	73	79	93	105	121	135	903	
High Rise Apt.	5	13	13	13	14	12	13	16	17	19	136	
Total EDU Students	1,125	1,112	1,124	1,141	1,180	1,141	1,188	1,226	1,263	1,322	11,823	

Table 4 - ESTIMATED AVERAGE NEW STUDENT YIELD RATE FROM NEW HOUSING												
Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Yield (2026)	
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	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	
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	

SCHEDULE 'B'

Capital Projects Requiring New Sites

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

School Site #	#013	#115	#207	#208	#214	#216	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	New	New	
Grade Level	Elementary	Elementary	Elementary	Elementary	Elementary	Elementary	
<i>General Location</i>	<i>Clayton Elementary</i>	<i>South Newton Area Elementary</i>	<i>Grandview: SW Grandview Area</i>	<i>Grandview: Redwood Heights (NE Grandview)</i>	<i>Grandview: Dart's Hill Area (Grandview Heights Central)</i>	<i>South Port Kell's: Tynehead Area</i>	<i>Total Estimates</i>
Existing Capacity	160	0	0	0	0	0	160
Long Term Capacity	605	655	655	655	655	655	3,880
Increase in Capacity	445	655	655	655	655	655	3,720
Standard Site Size (ha)	3.0	3.3	3.3	3.3	3.3	3.3	19.5
Existing Site Area (ha)	1.6	0	0	0	0	0	1.6
Size of New Site (ha)	1.4	3.3	3.3	3.3	3.3	3.3	17.9
Estimated Cost of Land	\$10,000,000	\$25,143,480	\$29,500,000	\$23,500,000	\$26,000,000	\$12,000,000	\$126,143,480

Total proposed acquisition sites (Eligible School Sites) = 6 (including 1 expansion of an existing school site and 5 new elementary school site acquisitions).

Updated: September 8, 2017