

# CORPORATE REPORT

NO: R189

COUNCIL DATE: December 21, 2020

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **December 17, 2020**

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

FILE: **0510-02  
(School District No. 36  
[Surrey])**

SUBJECT: **Surrey School District Eligible School Sites Proposal 2021-2022 Capital Plan**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Endorse, in principle, the Surrey School District's Eligible School Sites Proposal 2021-2022 Capital Plan, attached as Appendix "I"; and
3. Instruct the City Clerk to forward a copy of this report and the related Council resolution to the Surrey School District.

## INTENT

The intent of this report is to provide information to Council on the Surrey School District's ("the School District") Eligible School Sites Proposal for 2021 to 2022.

## BACKGROUND

Each year, all school districts in British Columbia are required to submit a 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 ("the 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*, as amended ("LGA"), 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 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 20, 2020, the Board of Education of School District No. 36 (Surrey) ("the School Board") approved the Proposal incorporated into the School District's 2020-2021 Capital Plan submission to the Ministry. The Proposal is attached as Appendix "1".

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.

School District staff work in close collaboration with Community Planning staff at the City in preparing their student projections. The work begins with School District staff being fully participant in the preparation of land use plans for Surrey's neighbourhoods. This helps establish the need and size of future schools as well as proposed locations. That information guides School District land acquisitions. In addition, every quarter, City staff and School District staff will meet to review land use plans status, discuss the population projection model for the City that is used by Community Planning staff, and finally, every month, the School District staff are provided with a summary of residential building permits issued for the month, which include the location, dwelling unit type, and number of dwelling units.

The more detailed student yield projections are based on key reviews. School District staff will review current student yield from existing projects, unit type, and location, after which they will establish trends and student yield projections that will then be used when reviewing development applications. This helps School District staff establish a more precise two- to five-year enrollment projection per catchment areas, which guides their capital planning process, including future property needs that will host new schools in Surrey. Overall, the student growth projections are usually on-target, and the School District continues to seek ongoing capital project funding from the Province in order to meet the demands.

The Proposal indicates the following:

- New residential development is estimated to be 54,270 residential development units over the next 10-years (including Surrey and White Rock; 68,198 units including secondary suites).
- This new residential development will result in an estimated increase of 14,283 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 seven new school sites and one 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 \$187,455,000.

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 2021 through 2030. As documented in Appendix "I", five new elementary schools, two new secondary schools, and one elementary 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 bylaw establishing SSACs that are to be paid for each dwelling unit in new residential developments within the district. The rates, which are approved through Provincial legislation, are calculated with the intent to provide revenues to cover 35% of the acquisition costs and school site property expansions required within that jurisdiction over a 10-year period. The current approved rates, when associated with land prices in Surrey, are falling below 35% of the acquisition costs.

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 2020 as a result of the Proposal.

The following table documents the current SSAC rates applicable to residential development in Surrey.

<b>Prescribed Category of Eligible Development (BC Regulation 17/00)</b>	<b>School Site Acquisition Charge Rates</b> <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 work of this project supports the objective of the City’s Sustainability Charter 2.0. In particular, this work relates to Sustainability Charter 2.0 themes of Education and Culture. Specifically, this project supports the following Desired Outcome (“DO”) and Strategic Direction (“SD”):

- **Learning 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.
- **Learning 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.
- **Learning SD1:** Support the expansion of education opportunities, including increased space and schools for students and niche programs only available in Surrey.
- **Learning 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 endorse, in principle, the Surrey School District's Eligible School Sites Proposal 2021-2022 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

AR/SS/

Appendix "I" Letter from School District No. 36 (Surrey) Dated November 27, 2020  
Re: Eligible School Site Proposal

File No: 0480-20 (d)

November 27, 2020

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

Dear Mr. Lalonde,

**Re: Eligible School Site Proposal**

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Please be advised that at the public meeting of the Board of Education of School District No. 36 (Surrey), the 2021/22 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 2021/2022 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 54,270 (68,198 including secondary suites) development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and
- These 68,198 new development units will be home to an estimated 14,283 school age children (Schedule 'A' – Table 3); and
- The School Board expects 7 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 21.9 hectares (approx. 54.12 acres). These sites should be purchased within ten years and serviced land cost is estimated at \$187,455,000.

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](mailto:isford_k@surreyschools.ca) should you require any further information.

Yours truly,

A handwritten signature in black ink, appearing to read "D. Greg Frank".

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, General Manager, Regional Planning and Housing Services, Metro Vancouver

DGF/ea

LEADERSHIP IN LEARNING

Surrey Schools – Secretary-Treasurer's 14033 92<sup>nd</sup> Avenue, Surrey, B.C. V3V 0B7  
Tel: (604) 595-6300 Fax: (604) 595-6307 [www.surreyschools.ca](http://www.surreyschools.ca)



**Excerpt from the 2020-11-20 Regular Board Meeting Minutes**

**4.(d) Eligible School Sites Proposal – 2021/2022 Capital Plan**

It was moved by Trustee Terry Allen, seconded by Trustee Gary Tymoschuk:

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 54,270 (68,198 including secondary suites) development units constructed in the school district over the next 10 years (Schedule 'A' – Table 2); and

THAT these 68,198 new development units will be home to an estimated 14,283 school age children (Schedule 'A' – Table 3); and

THAT the School Board expects 7 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

THAT according to Ministry of Education site standards presented in Schedule 'B' these sites will require in total 21.9 hectares (approx. 54.12 acres). These sites should be purchased within ten years and serviced land cost is estimated at \$187,455,000; and

THAT the Eligible School Sites Proposal be forwarded to Local Governments for acceptance.

A handwritten signature in black ink, appearing to read "D. Greg Frank".

D. Greg Frank, CPA, CA  
Secretary-Treasurer

LEADERSHIP IN LEARNING





## Eligible School Site Proposal - 2021/22 Capital Plan



### SCHEDULE 'B' *Capital Projects Requiring New Sites* ELIGIBLE SCHOOL SITES (General Location, Size and Estimated Serviced Land Cost)

School Site #	# 221	#013	#220	#222	#016				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>	<i>Estimate</i>	
Type of Project	New	New	New	New	Expansion	New	New	New	
Grade Level	Secondary	Elementary	Elementary	Elementary	Elementary	Secondary	Elementary	Elementary	
<i>General Location</i>	<i>South East Newton Area</i>	<i>Clayton Elementary</i>	<i>Annedale/ Tynehead</i>	<i>Fleetwood Enclave Area</i>	<i>Grandview Heights</i>	<i>South Port Kells</i>	<i>Abbey Ridge</i>	<i>Pacific/ Sunnyside</i>	<i>Total Estimates</i>
Existing Capacity	0	160	0	0	0	0	0	0	160
Long Term Capacity	1200	605	605	390	605	1000	340	655	4200
Increase in Capacity	1200	445	605	390	605	1000	340	655	4040
Standard Site Size (ha)	6.3	3.3	3.3	3.3	3.3	6.3	3.3	3.3	26.1
Existing Site Area (ha)	0	1.6	0	0	2.44	0	0	0	4.0
Size of New Site (ha)	6.0	3.3	3.3	2.3	1.37	6.0	2.3	3.3	21.9
Land Cost/ha	\$6,233,333	\$8,484,848	\$6,174,242	\$10,150,000	\$7,587,591	\$4,440,000	\$8,043,478	\$6,909,091	\$8,571,331
Estimated Cost of Land	\$37,400,000	\$28,000,000	\$20,375,000	\$23,345,000	\$10,395,000	\$26,640,000	\$18,500,000	\$22,800,000	\$187,455,000

Total proposed acquisition sites (Eligible School Sites) = 8 (proposed acquisitions, including 1 site expansion, 5 new elementary school sites and 2 secondary school site).  
Updated: August 11, 2020