



Attachment 1
*School District 2023-2024 Eligible School
Sites Proposal Referral*



June 20, 2023

Board Resolution – 2022-23 Eligible School Site Proposal (ESSP)

WHEREAS Section 142 of the School Act requires that a Board of Education submit a capital plan to the Minister of Education; and

WHEREAS Local Government Act Section 574.2 requires that before a board of education submits the capital plan required under School Act Section 142 it consult with each local government in the school district and, that the board of education and local government make all reasonable efforts to reach agreement on the following:

- a projection of the number of eligible development units to be authorized over the 10 year period that has been specified by the Minister of Education;
- the projection of the number of school age children (as defined in the School Act) that will be added to the school district as the result of the eligible development units;
- the approximate size and number of school sites required to accommodate the number of school age children projected as a result of the addition of eligible development units;
- the approximate location and value of the school sites; and,

WHEREAS the Board of Education of School District No. 40 (New Westminister) has consulted with representatives of the development industry and the City of New Westminister on these matters;

IT IS RESOLVED THAT:

- 1) Based on information received from local government, the Board of Education of School District No. 40 (New Westminister) estimates that there will be 16,300 new development units constructed in the school district over the next 10 years (Schedule 'A');
- 2) These 16,300 new development units will be home to an estimated 1,956 school age children (Schedule 'A');
- 3) The Board of Education expects one (1) new elementary school site and one (1) new middle school site will be required in the vicinity of the Fraser River zone as well as planned site expansions to one (1) middle school site at Queensborough zone and one (1) future elementary school site in the Glenbrook zone. These new sites and site expansions are considered "eligible school sites" pursuant to the Local Government Act and are needed to accommodate the projected student growth resulting from new residential development over the next ten years;



- 4) According to Ministry of Education site standards presented in Schedule 'B', the eligible school site will require approximately eight point eight (8.8) hectares combined total site area in the Fraser River, Glenbrook and Queensborough zones; the sites are expected to be purchased within 10 years and at current serviced land cost, the land would cost approximately \$80,000,000; and
- 5) The Eligible School Site Proposal be incorporated into the 2024-25 Five-Year Capital Plan and submitted to the Ministry of Education.

I hereby certify this to be a true copy of the resolution for approval of the 2023-24 Eligible School Site Proposal adopted by the Board of Education the 20th day of June 2023.

A handwritten signature in blue ink, appearing to read "Bettina Ketcham".

Bettina Ketcham, CA, CPA, MPAcc
Secretary-Treasurer

SCHEDULE 'A' 2023-2032 Projections - Eligible Development and Student Yield (School Age Children)

Table 1 - SCHOOL DISTRICT 40 - ELIGIBLE DEVELOPMENT UNITS - Annual estimate of new units by housing type (10 Year Estimates 2023-2032 based on growth forecasts by City of New Westminster)

Form of Housing \ Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	10 Year Total
Single Detached	20	20	20	20	20	20	20	20	20	20	200
Row Houses	300	400	400	400	400	400	400	400	400	400	3,900
Low Rise Apartments	300	300	300	300	300	300	300	300	300	300	3,000
High Rise Apartments	800	800	800	800	1,000	1,000	1,000	1,000	1,000	1,000	9,200
Total Units	1,420	1,520	1,520	1,520	1,720	1,720	1,720	1,720	1,720	1,720	16,300

Table 2 - PROJECTED SCHOOL AGE YIELD (Age 5-17 population yield) estimated from projected Eligible Development Units (EDU students by housing type 2023-2032)

Form of Housing \ Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	10 Year Total
Single Detached	13	13	13	13	13	13	13	13	13	13	130
Row Houses	102	136	136	136	136	136	136	136	136	136	1,326
Low Rise Apartments	27	27	27	27	27	27	27	27	27	27	270
High Rise Apartments	20	20	20	20	25	25	25	25	25	25	230
Total EDU Students	162	196	196	196	201	201	201	201	201	201	1,956

Table 3 - ESTIMATED AVERAGE NEW K-12 STUDENT YIELD RATE FROM NEW HOUSING

Form of Housing \ Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Average Yield
Single Detached	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65
Row Houses	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34
Low Rise Apartments	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
High Rise Apartments	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025

Notes:	<p><i>The annual estimate of new development units for each category is based on averaging student yield from projected new housing over 10 years.</i></p> <p><i>1)The 10 year housing build out projections by City of New Westminster is provided through City of New Westminster after review of current applications in process or near completion and future estimates within OCP and land use bylaw limits- by form of development;</i></p> <p><i>2) does not include potential future development that may require major changes to City of New Westminster Official Community Plan; and</i></p> <p><i>3) assumes that the housing market in the District will be relatively strong over the next decade.</i></p> <p><i>The estimated average student yield by form of development is based on historical information on student yield - actual student yield may vary.</i></p>
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SCHEDULE 'B' - 2023-24 ELIGIBLE SCHOOL SITE PROPOSAL (ESSP) -
Proposed new school sites and site expansions (for inclusion in the 2024/25 Five Year Capital Plan)

SITE - General Location	Queensborough zone	Fraser River zone		Glenbrook zone	TOTALS
Basis of Cost	Site Expansion	New Site Acquisition	New Site Acquisition	Site Expansion	
Type of Expansion	Add a Secondary School Wing with expansion to Queensborough Middle**	Future Elementary School	Future Middle School	Future Elementary School	
Existing Grade Configuration	Grades 5 to 8	-	-	-	
Proposed Grade Configuration	Grades 6 to 8 (Middle) & Grades 9 to 12 (Secondary)	Grades K to 5 (Elementary)	Grades 6 to 8 (Middle)	Grades K to 5 (Elementary)	
Existing Capacity	375	0	0	0	375
Long Term Capacity	1125	575	575	575	2850
Standard Site Area (Ha)	4.5	2.7	2.8	2.7	12.7
Existing Site Area (Ha)	2.55	0.00	0	0.28	2.83
Proposed Size Expansion Area (Ha)	0.90	2.70	2.80	2.42	8.82
Total Site Area After Expansion (Ha)	3.45	2.70	2.80	2.70	11.65
Estimated Cost of Land*	\$ 14,400,000	\$ 24,000,000	\$ 30,000,000	\$ 11,600,000	\$ 80,000,000

Notes:

***Existing site area for Queensborough middle includes two adjoining parcels purchased in 2021 with four remaining parcels to be acquired in the proposed site expansion area for the proposed new secondary school wing (to be developed as a New Secondary School).*