

Attachment 1
Eligible School Sites Proposal



Supplement to: **OPEN BOARD OF EDUCATION MEETING**

Date: September 28, 2021

Submitted by: Bettina Ketcham, Secretary-Treasurer

Item: **Requiring Action** **Yes** ☒ **No** ☐ **For Information** ☐

Subject: 2021-22 Eligible School Site Proposal (ESSP)

Background

Provincial Legislation requires that an ESSP resolution be passed annually if the school district plans to acquire future school sites. The purpose of the ESSP is to identify the eligible school site requirements for the District that will be incorporated into its Five-Year Capital Plan.

Pursuant to the School Site Acquisition provisions of the Local Government Act, a 2021-22 Eligible School Site Proposal (ESSP) has been drafted in consultation with local government. The District's 10-year residential unit projections are based on information provided by City of New Westminister.

The ESSP is required to be passed by the Board of Education annually to identify proposed new school site requirements in the District, including long-term future acquisitions. Once adopted by the Board, a certified copy of its ESSP resolution and report will be provided to the City of New Westminister for acceptance pursuant to the School Site Acquisition Provisions of the Local Government Act. The eligible school site requirements must also be included in the District's Five-Year Capital Plan.

Pursuant to the Local Government Act, it has been estimated that the student growth from new housing units within ten years, based on estimated student yield from different forms of housing in Schedule 'A'. The general location, size and cost of proposed school sites is identified in Schedule 'B'.

The projected growth of new housing and impact on enrolment growth at schools has been included in the District's Long Range Facilities Plan (LRFP), which recognizes the need for future school sites in the Fraser River Zone, Glenbrook Zone and Queensborough Zone to serve short term and long-term growth beyond 2035.

SUMMARY

This report recommends the 2021-22 Eligible School Site Proposal (ESSP) be approved by the Board of Education through adoption of the attached resolution, pursuant to the requirements of the Local Government Act.

Following the approval of the 2021-22 ESSP, a certified copy of the Board's resolution will be submitted to the City of New Westminister for acceptance pursuant to the Act, and the eligible school site values will be included in the 2022-23 Five-Year Capital Plan.

Recommendation:

THAT the Board of Education of School District No. 40 (New Westminister) approves the 2021-22 Eligible School Site Proposal (ESSP) through adoption of the 2021-22 ESSP Resolution.

September 28, 2021**Board Resolution – 2021-22 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 Westminster) has consulted with representatives of the development industry and the City of New Westminster 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 Westminster) estimates that there will be 12,935 new development units constructed in the school district over the next 10 years (Schedule 'A');
- 2) These 12,935 new development units will be home to an estimated 1,963 school age children (Schedule 'A');
- 3) The Board of Education expects that one (1) new school site will be required in the vicinity of the Fraser River zone as well as planned expansions to a number of schools over the next 10 year period to accommodate student growth resulting from new residential development within the school district;
- 4) According to Ministry of Education site standards presented in Schedule 'B', the eligible school site will require approximately four and a half (4.5) hectares 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 \$38,000,000; and
- 5) The Eligible School Site Proposal be incorporated into the 2022-23 Five-Year Capital Plan and submitted to the Ministry of Education.

SCHEDULE 'A' 2021-2030 Projections - Eligible Development and Student Yield (School Age Children)

Table 1 - SCHOOL DISTRICT 38 - ELIGIBLE DEVELOPMENT UNITS -
Annual estimate of new units by housing type (10 Year Estimates 2021-2030 based on growth forecasts by City of New Westminster).

Form of Housing \ Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	10 Year Total
Single Detached	10	10	10	10	10	10	10	10	10	10	105
Row Houses	450	450	450	450	450	450	450	450	450	450	4,522
Low Rise Apartments	250	250	250	250	250	250	250	250	250	250	2,524
High Rise Apartments	573	573	573	573	573	573	573	573	573	573	5,784
Total Units	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	12,935

Table 2 - PROJECTED SCHOOL AGE YIELD (Age 5-17 population yield estimated from projected Eligible Development Units (EDU students by housing type 2020-2029)

Form of Housing \ Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	10 Year Total
Single Detached	7	7	7	7	7	7	7	7	7	7	65
Row Houses	153	153	153	153	153	153	153	153	153	153	1,530
Low Rise Apartments	23	23	23	23	23	23	23	23	23	23	225
High Rise Apartments	14	14	14	14	14	14	14	14	14	14	143
Total EDU Students	196	196	196	196	196	196	196	196	196	196	1,963

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

Form of Housing \ Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	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>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;</p> <p>2) does not include potential future development that may require major changes to City of New Westminster Official Community Plan; and</p> <p>3) assumes that the housing market in the District will be relatively strong over the next decade.</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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Proposed new sites and site expansions to be included in the 2021 Five Year Capital Plan for submission.

SITE - General Location		Queensborough zone		Fraser River zone		Glenbrook zone		TOTALS	
Basis of Cost		Site Expansion		New Site Acquisition		Site Expansion			
Type of Expansion		Site Expansion		Future Middle School		Future Elementary School			
Existing Capacity		375		0		0			
Long Term Capacity		875		500		450			
Standard Site Area (Ha)		4.5		2.8		2.7			
Existing Site Area (Ha)		1.59		0		0.2835			
Proposed Size Expansion Area (Ha)		1.38		0.77		0.60			
Total Site Area After Expansion (Ha)		2.97		0.77		0.88			
Estimated Cost of Land		\$	9,922,500	\$	15,832,850	\$	11,976,600	\$	37,731,950

Notes:

Estimated Cost of Land in this table are not market value appraised values but are based on 2020 BC Assessment land values, for preliminary cost estimation purposes only.