

Attachment 1
*School District 2024-2025 Eligible School
Sites Proposal Referral*

June 5, 2024

Meredith Seeton
City of New Westminister 511
Royal Avenue
New Westminister, BC V3L 1H9

Dear Meredith,

Re: Eligible School Site Proposal

As you may be aware, the Local Government Act requires that Boards of Education and local governments annually work together on the projections of school age population growth resulting from new housing growth and to identify future school site requirements for the school district. The New Westminister School District has consulted with City of New Westminister Planning and Development Department in developing confirming the projections in the 2024-25 Eligible School Site Proposal (ESSP) report, which is attached with a certified resolution of the Board.

Please be advised that the 2024-25 ESSP report was considered by the Board of Education on May 28, 2024 at its public meeting. At that time, the Board approved a resolution adopting the proposal, and approved forwarding it to the City of New Westminister for acceptance pursuant to the Local Government Act.

Provincial school site acquisition legislation requires that an ESSP resolution must 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 included in the five- year capital plan.

Please find attached the 2024-25 approved ESSP resolution of the Board of Education for New Westminister School District for acceptance by Local Government pursuant to School Sites Acquisition legislation in Section 937.4(6) of the Local Government Act.

The proposal indicates the following:

- 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 \$90,000,000; and

5) The Eligible School Site Proposal be incorporated into the 2025-26 Five-Year Capital Plan and submitted to the Ministry of Education. Under the school site acquisition legislation, local governments have 60 days of receiving the certified ESSP resolution to either:

1. Pass a resolution accepting the Eligible School Site Proposal resolution of the Board of Education, or
2. Respond in writing to the Board of Education indicating that it does not accept the Board of Educations proposed site requirements for the school district and indicating:
 - Each proposed school site which it objects
 - 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.

It would be greatly appreciated if this item could be placed on the City of New Westminister's Council agenda as soon as possible. Let me know if you have any questions about this proposal.

Sincerely,



Bettina Ketcham, CPA, CA, MPAcc
Secretary-Treasurer/CFO

Attachment

Board Resolution – 2024-25 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 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 \$90,000,000; and
- 5) The Eligible School Site Proposal be incorporated into the 2025-26 Five-Year Capital Plan and submitted to the Ministry of Education.



SCHEDULE 'A' 2024-2033 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 2024-2033 based on growth forecasts by City of New Westminster)												
Form of Housing \ Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	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 2024-2033)												
Form of Housing \ Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	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	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	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>The annual estimate of new development units for each category is based on averaging student yield from projected new housing over 10 years.</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>The estimated average student yield by form of development is based on historical information on student yield - actual student yield may vary.</p>
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SCHEDULE 'B' - 2024-25 ELIGIBLE SCHOOL SITE PROPOSAL (ESSP) -

Proposed new school sites and site expansions (for inclusion in the 2025 Five Year Capital Plan submission in June 2024)

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*	\$ 16,200,000	\$ 27,000,000	\$ 33,750,000	\$ 13,050,000	\$ 90,000,000

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).*