

Staff Report to Council

Planning and Development

FILE: 13-6410-01/25

REPORT DATE: May 26, 2025 **MEETING DATE:** June 03, 2025
TO: Mayor and Council
FROM: Patrick Ward, Director of Planning & Development
SUBJECT: School District 42 Eligible School Sites Proposal

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Accept School District 42 Board of Education's resolution of proposed eligible school site requirements as outlined in their correspondence dated May 15, 2025; OR
 - B. Other.
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PURPOSE

Pursuant to the *Local Government Act* and the *School Act*, School District 42 has submitted to the City their annual eligible school sites proposal for Council consideration and acceptance.

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background

As part of their annual capital planning process, and to secure capital funding to purchase new school sites, the Board of Education is required to annually project the population growth of school age children in the District over the following ten year period and identify eligible school sites necessary to meet the projected growth. The eligible school sites proposal must be submitted for review and acceptance by the Board and by affected local governments.

To assess the need for future sites and prepare the proposal, School District 42 (SD42) staff estimated the 10 year increase in student population based on net residential growth projections for the cities of Pitt Meadows and Maple Ridge.

The eligible school sites proposal for 2025-2026 (Attachment A) identifies SD42 plans to purchase one new school property in the Silver Valley neighbourhood in Maple Ridge. The proposal was accepted by the SD42 Board of Education at their meeting on May 14, 2025 and is now before Council for consideration.

Relevant Policy, Bylaw or Legislation

The *Local Government Act* and the *School Act* require the Board of Education to submit a resolution for an annual eligible school sites proposal to affected local governments prior to submitting their annual Capital Plan to the Province. Council has up to 60 days to review the proposal and:

1. Pass a resolution accepting the Board of Education's resolution regarding eligible school sites; or
2. Respond in writing that it does not accept the identified school site requirements, indicating:
 - a) Each proposed eligible school site requirement to which it objects; and
 - b) The reasons for its objection.

If the local government does not respond within 60 days after having received the request, it is deemed to have agreed to the proposed eligible school site proposal.

If Council responds in writing that it does not accept the identified school site requirements, the Province will appoint a facilitator to assist in reaching an agreement.

Analysis

Based on ten year projections for residential development provided by the cities of Pitt Meadows and Maple Ridge, the School Board's capital plan projects the number of eligible school age children to be generated by this residential growth and estimates the approximate number, location, and cost of future school sites.

This school sites proposal estimates that there will be approximately 8,091 new residential units constructed in the school district over the next ten years which will house an estimated 1,201 school age children. Most of these children will reside in Maple Ridge.

For Pitt Meadows, an estimated 880 residential units are projected for the ten year period. This number is based on the housing estimates that informed the Official Community Plan and the Housing Needs Assessment, and incorporates an updated outlook on the rate of housing development over the next three years based on housing applications that have been considered by the City.

It is difficult to project future growth beyond the next few years because housing development in Pitt Meadows varies from year-to-year, and development resulting from uptake in the

Provincial housing initiatives (small-scale, multi-unit housing and transit-oriented areas) remains somewhat unknown at this time.

There are no new school sites proposed for Pitt Meadows. The School District expects one new school site will be required over the next ten years in Silver Valley for Maple Ridge. The School Board does own a property at 11225 Bonson Rd (next to the Nature's Walk townhouse project) which is designated in the City's Official Community Plan as Public Use/Institutional; however, the School Board has not identified plans to develop this property as a school site within the next ten years.

Conclusion

Overall, the projections used by SD42 to estimate school site needs and develop the eligible school site proposal appear suitable for the City of Pitt Meadows, while noting that additional analysis will be required in future years in consideration of the Provincial housing initiatives. For clarity, in keeping with the *Local Government Act*, SD42's eligible school site proposal deals only with the acquisition of new school sites, not development of school buildings or upgrades to existing facilities.

As City staff continue to work on a number of housing related policies, any information that can help refine the residential housing projections in the future will be shared with SD42 staff.

Alternatives

If Council does not support the eligible school site proposal, Council may direct staff to respond in writing to the School Board indicating that it does not accept the Board's proposed school site requirements, indicating:

- a. Each proposed school site to which the City objects; and
- b. The reason for the objection.

As noted earlier in this report, if Council responds in writing that it does not accept the identified school site requirements, the Province will appoint a facilitator to assist in reaching an agreement.

Council can also receive the staff report for information, rather than pass a resolution accepting the Board of Education's resolution. As per the *Local Government Act*, if the City does not respond within 60 days (i.e., July 14, 2024) the Board's resolution will be deemed to have been accepted and SD42 can proceed with their capital plan submission to the Province.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☒ Principled Governance ☐ Balanced Economic Prosperity ☐ Infrastructure
- ☐ Community Spirit & Wellbeing ☐ Corporate Pride ☐ Public Safety
- ☐ Not Applicable

Regional Partnerships Proactively connect, collaborate and build strong relationships with our regional partners.

WORKPLAN IMPLICATIONS

- ☒ Already accounted for in department workplan / no adjustments required
☐ Emergent issue / will require deferral of other priority(ies)
☐ Other
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FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

- ☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

This report will be published via the Council agenda process.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No ☐ Other

SIGN-OFFS**Written by:**

Dana K. Parr,
Planner II

Reviewed by:

Colin O'Byrne,
Manager of Planning

Patrick Ward,
Director of Planning & Development

ATTACHMENT(S):

- A. Letter from School District No. 42 dated May 15, 2025