

Staff Report to Council

Planning & Development

FILE: 6410-01-2020

REPORT DATE: August 14, 2020

MEETING DATE: September 15, 2020

TO: Mayor and Council

FROM: Anne Berry, Director of Planning and Development

SUBJECT: School District 42 Eligible School Sites Proposal

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Accept the School Board's resolution of proposed eligible school site requirements for the School District as outlined in their correspondence dated July 22, 2020; OR
- B. Other.

PURPOSE

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

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

In order to secure capital funding for future school sites, the Board of Education is required to annually identify eligible school sites in a proposal for review and acceptance by local governments.

Relevant Policy, Bylaw or Legislation:

This issue is regulated by the *Local Government Act* and the *School Act* and input is provided by the City's Official Community Plan.

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 6,510 new development units constructed in the School District over the next ten years which will house an estimated 1,420 school age children. The vast majority of these will be in Maple Ridge.

For Pitt Meadows, an estimated 920 new development units and a corresponding 90 additional school age children are projected for the ten year period. This number is consistent with the housing estimates that were completed for the Official Community Plan review. A draft of the Official Community Plan as presented to Council at First Reading has been referred to the school district. These projections do not take the development of the North Lougheed Study Area into account. The City will be consulting with the School District separately on that project.

There are no new school sites proposed for Pitt Meadows. One new school site is proposed for Maple Ridge. The School Board does own a property at 11225 Bonson Rd (next to the Nature's Walk townhouse project that is under construction) which is designated in the City's draft Official Community Plan as Public Use/Institutional, however this proposal from the School Board indicates that the School Board has no current plans to develop this property as a school site.

The following recommendations are provided for Council's consideration:

- A. Accept 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 Board's proposed school site requirements indicating:
 - B.1 Each proposed school site to which the City objects; AND
 - B.2 The reason for the objection.

Given that the information provided by the School District is largely consistent with the City's projections, Staff recommend Option A.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☐ Balanced Economic Prosperity ☐ Corporate Excellence
☐ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives
☒ Not Applicable
-

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

Not applicable.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Dana Parr
Planner II

Reviewed by:

Alex Wallace
Manager of Community Development

Approved by:

Anne Berry
Director of Planning and Development

ATTACHMENT(S):

- A. Letter from School District 42
- B. School District 42 Eligible School Sites Proposal

July 22, 2020

City of Pitt Meadows
12007 Harris Road
Pitt Meadows, BC V3Y 2B5



Attention: Mark Roberts, Chief Administrative Officer

Dear Mr. Roberts,

Re: Eligible School Sites Proposal

As you are aware, the Local Government Act and the School Act require that in order to secure capital funding for future school sites the Board of Education pass annually an eligible school sites proposal to be accepted by local governments.

Staff representatives for the City of Maple Ridge and the City of Pitt Meadows provided revised 10 year projections for residential development consistent with their Official Community Plans and neighbourhood development plans. Based on that work, the School District updated the projected number of eligible school age children to be generated by the growth and estimated the eligible school site requirements for the School District, including approximate number, location and cost of school sites.

The Board of Education considered the attached Eligible School Sites Proposal at its Public Board meeting on July 22, 2020. The Board of Education approved a motion, adopting the eligible school sites proposal for inclusion into the Board's Capital Plan. The eligible school sites resolution of the Board of Education is attached for acceptance by your Council pursuant to the Local Government Act.

Pursuant to the Local Government Act, local governments have 60 days to either:

1. Pass a resolution accepting the Board's resolution of proposed eligible school site requirements for the School District;
2. Respond in writing to the School Board indicating that it does not accept the Board's Proposed school site requirements for the School District and indicating:
 - Each proposed school site to which it objects;
 - The reason for the objection

If no response is received within 60 days the legislation state that the local government will have been deemed to accept the proposal. Please place this on the Council's agenda as soon as possible.

Please feel free to contact this office through my Executive Coordinator, Karen Yoxall, should you require any further information.

Sincerely,

Flavia Coughlan
Secretary Treasurer

Cc: Rick Delorme, Director, Facilities

Enclosures: Eligible School Sites Proposal – July 22, 2020



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|---------------|
| ITEM 3 |
|---------------|

To: **Board of Education**From: Secretary Treasurer
Flavia CoughlanRe: **ELIGIBLE SCHOOL SITES PROPOSAL**Date: July 22, 2020
(Public Board Meeting)**Decision****BACKGROUND/RATIONALE**

The Eligible School Sites Proposal is a required component of the capital plan submission, which must be passed annually by Board resolution and referred to local governments in the District for acceptance pursuant to the Local Government Act.

This report estimates the number of eligible school age children which would be generated by residential growth and the number of eligible school sites required for the School District, including approximate number, location and cost of school sites proposed to be included in the 2021/22 Capital Plan.

The Eligible School Sites Proposal was initially incorporated into the 2001-2002 capital budget submission and involved extensive consultation with the City of Maple Ridge and the City of Pitt Meadows as well as the development community. Both municipalities have undertaken major revisions to their Official Community Plans and land use bylaws and have provided revised 10-year projections for residential development which were incorporated into these projections.

There will be no change to school site acquisition charge (SSAC) bylaw rate applied to new development units, based on calculations consistent with Provincial School Site Acquisition Charge Regulations. The SSAC bylaw rate was set in 2007 at the maximum allowed by the Local Government Act and Provincial Regulations and is still in effect (Capital Bylaw #1A, 2007 – School Site Acquisition Charge Bylaw – Attachment A).

The following information has been considered:

1. The Eligible School Sites Proposal projections have been discussed with planning department staff for the City of Pitt Meadows and for the City of Maple Ridge, who provided local government's forecasts for new housing which has been included in the report for the period 2020-2029 (Schedule 'A') Attachment B.
2. A projection of the number of children of school age, as defined in the School Act, that will be added to the school district as the result of the projected eligible development units for the period 2020-2029 (Schedule 'A')
3. The approximate size and the number of school sites required to accommodate the number of children projected under paragraph (2). (Schedule 'B') Attachment C.
4. The approximate location and value of school sites referred to in paragraph (3) (Schedule 'B').

RECOMMENDATION:

THAT the Board approve the following eligible school sites proposal:

WHEREAS the Board of Education of School District No.42 (Maple Ridge – Pitt Meadows) has consulted with the City of Maple Ridge and the City of Pitt Meadows on these matters;

IT IS RESOLVED THAT:

- 1. Based on information from local government, the Board of Education of School District No.42 estimates there will be approximately 6,510 new development units constructed in the School District over the next 10 years, as presented in Schedule 'A';**
- 2. These 6,510 new development units will be home to an estimated 1,420 school age children, as presented in Schedule 'A';**
- 3. The School Board expects one (1) new school site over the ten-year period, will be required as the result of this growth in the school district. The site acquisitions will be generally located as presented in Schedule 'B';**
- 4. According to Ministry of Education site standards, the School Board expects that the eligible school sites will require a total acquisition of 4.84 hectares (11.96 acres) of land, as presented in Schedule 'B'. These sites should be purchased within ten years and, at current serviced land costs, the land will cost approximately \$15.14 million.**
- 5. That the Eligible School Sites Proposal as adjusted be incorporated in the 2021/22 Capital Plan, and submitted to the Ministry of Education.**

Attachments



THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 42 (Maple Ridge – Pitt Meadows)

CAPITAL BYLAW No. 1A– 2007

A BYLAW BY THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 42 (Maple Ridge – Pitt Meadows) (hereinafter called the “Board”) to replace the Capital Bylaw No.1 – 2001, School Site Acquisition Charge Capital Bylaw, adopted on May 29, 2001. The School Site Acquisition Charge Capital Bylaw No. 1A-2007 sets the school site acquisition charges for the prescribed categories of eligible development pursuant to Part 26, Division 10.1, Sections 937.2 to 937.91 of the *Local Government Act* and British Columbia School Site Acquisition Charge Regulation 17/00.

WHEREAS, School District No. 42 (Maple Ridge – Pitt Meadows) is an eligible school district pursuant to Part 26, Division 10.1, Sections 937.2 to 937.91 of the *Local Government Act* for which the Board has indicated an eligible school site requirement in its approved capital plan beginning in 2003;

AND WHEREAS, the Board has consulted with stakeholders and local governments and passed the 2007/2008 Eligible School Site Proposal, incorporated in the school district’s 2007-2011 Five Year Capital Plan submission to the Ministry of Education;

AND WHEREAS, the board approved the 2007/2008 Eligible School Site Proposal which indicates a significant increase in serviced land cost of eligible school sites from its original estimate in 2003/2004;

AND WHEREAS, the Ministry of Education provided notice that the Eligible School Site Proposal included in the 2007-2011 Five Year Capital Plan for School District No. 42 (Maple Ridge – Pitt Meadows) was accepted by the Minister of Education on April 13, 2007;

AND WHEREAS, the Board of School Trustees is required to introduce revisions to the School Site Acquisition Charge Capital Bylaw, as required, within 60 days of the notice from the Ministry;

NOW THEREFORE the Board of School Trustees for School District No. 42 (Maple Ridge – Pitt Meadows) in open meeting assembled, ENACTS AS FOLLOWS:

1. **“Eligible Development”** means
 - a) a subdivision of land in School District No.42 (Maple Ridge – Pitt Meadows), or
 - b) any new construction, alteration or extension of a building in School District No.42 (Maple Ridge – Pitt Meadows) that increases the number of self-contained dwelling units on a parcel.
2. **“School Site Acquisition Charge”** is a charge collected by local government, for each new residential parcel to be created by subdivision and for new multiple family residential units to be constructed on an existing parcel, for the purpose of providing funds to assist school boards to pay the capital costs of meeting eligible school site requirements pursuant to Part 26, Division 10.1, Sections 937.2 to 937.91 of the *Local Government Act* and British Columbia School Site Acquisition Charge regulations.

3. Pursuant to Part 26, Division 10.1 of the *Local Government Act*, the Board establishes the charges applicable to the prescribed categories of eligible development for the school district in accordance with the following formula:

$$SSAC = [(A \times B) / C] \times D$$

Where

SSAC = the school site acquisition charge applicable to each prescribed category of eligible development;

A = \$22,525,000 (cost attributable to eligible development units);

B = 35% (set by Provincial regulation);

C = 9,351 (Eligible development units projected for the 2007 capital plan submission); and

D = a factor set by Provincial Regulation for the prescribed categories of eligible development.

4. The charges applicable to the categories of eligible development as prescribed by British Columbia Regulation 17/00 for the school district are set in the table below:

| Prescribed Category of Eligible Development (BC Regulation 17/00) | D =(Factor set by BC Regulation 17/00) | School Site Acquisition Charge (per unit) SSAC = [(A x B) – A1 / C] x D |
|---|--|--|
| Low Density (less than 21 units / gross ha.) | 1.25 | \$1,000 |
| Medium Low (21-50 units / gross ha) | 1.125 | \$900 |
| Medium (51 –125 units / gross ha) | 1.0 | \$800 |
| Medium High (126-200 units / gross ha) | 0.875 | \$700 |
| High Density (greater than 200 units / gross ha) | 0.75 | \$600 |

**Pursuant to Provincial Regulations, maximum charge is \$1,000.*


5. The school site acquisition charge amendment does not come into effect until 60 days after the adoption day of this bylaw. The implementation date for the collection of charges will be June 25, 2007.
6. Any subdivision or building permit application accepted by local government prior to June 25, 2007 will not be subject to the school site acquisition charge provided that a completion of the application, with final approval of subdivision or a building permit authorizing construction, is received prior to June 27, 2008.

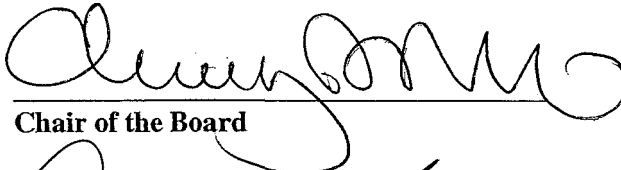
7. A school site acquisition charge is not payable if any of the following applies:
- (a) The eligible development is within a category that is exempt from school site acquisition charges pursuant to BC School Site Acquisition Charge Regulations;
 - (b) A school site acquisition charge has previously been paid for the same eligible development unless, as a result of further subdivision or issuance of a building permit, more eligible development units are authorized or will be created on a parcel;
 - (c) Where a building permit is issued on an existing parcel, which after construction, alteration or extension, the parcel will contain three or fewer self-contained dwelling units.
8. This Bylaw shall be cited for all purposes as the "School District No.42 (Maple Ridge-Pitt Meadows) Capital Bylaw No. 1A- 2007 (Re: School Site Acquisition Charge Capital Bylaw)".

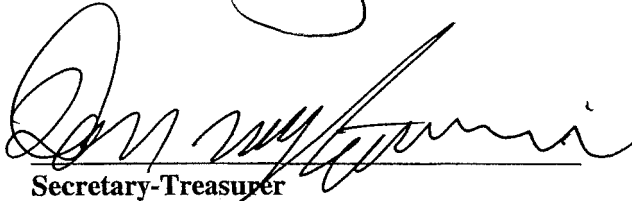
READ A FIRST TIME THE 25TH DAY OF APRIL, 2007

READ A SECOND TIME THE 25th DAY OF APRIL, 2007

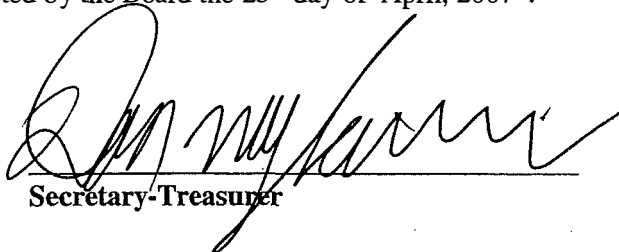
READ A THIRD TIME, PASSED AND ADOPTED THE 25th DAY OF APRIL, 2007




Chair of the Board


Secretary-Treasurer

I HEREBY CERTIFY this to be a true and original of **School District No. 42 (Maple Ridge – Pitt Meadows) Capital Bylaw No. 1A-2007**, adopted by the Board the 25th day of April, 2007 .


Secretary-Treasurer

ATTACHMENT B

SCHEDULE 'A'

Ten Year Projections (2020-2029) - Eligible Development Units and School Age Children

| Table 1 - Growth Forecasts - Housing Units Completions By Type (10 year forecast - completions for previous school year by July 1) | | | | | | | | | | | |
|--|------|------|------|------|------|------|------|------|------|------|-------|
| Year | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
| <i>City of Maple Ridge</i> | | | | | | | | | | | |
| Single Detached | 189 | 189 | 189 | 189 | 189 | 189 | 189 | 189 | 189 | 189 | 1,890 |
| Triplex | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 40 |
| Row House | 322 | 322 | 322 | 322 | 322 | 322 | 322 | 322 | 322 | 322 | 3,220 |
| Low Rise Apart. | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 440 |
| <i>City of Pitt Meadows</i> | | | | | | | | | | | |
| Single Detached | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Triplex | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Row House | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 290 |
| Low Rise Apart. | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 630 |

| Table 2 - SCHOOL DISTRICT 42 - ELIGIBLE DEVELOPMENT UNITS (Annual totals by housing type 2020-2029) | | | | | | | | | | | Total |
|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| Single Detached | 189 | 189 | 189 | 189 | 189 | 189 | 189 | 189 | 189 | 189 | 1,890 |
| Triplex | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 40 |
| Row House | 351 | 351 | 351 | 351 | 351 | 351 | 351 | 351 | 351 | 351 | 3,510 |
| Low Rise Apart. | 107 | 107 | 107 | 107 | 107 | 107 | 107 | 107 | 107 | 107 | 1,070 |
| Total Units | 651 | 651 | 651 | 651 | 651 | 651 | 651 | 651 | 651 | 651 | 6,510 |

| Table 3 - PROJECTED SCHOOL AGE YIELD (From Eligible development unit projections 2020-2029) | | | | | | | | | | | Total |
|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| Single Detached | 66 | 66 | 66 | 66 | 66 | 66 | 66 | 66 | 66 | 66 | 660 |
| Triplex | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 10 |
| Row House | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 700 |
| Low Rise Apt. | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 50 |
| Total EDU Students | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 1,420 |

| Table 4 - PROJECTED AVERAGE YIELD FACTORS (July 1, 2020-2029) | | | | | | | | | | |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Single Detached | 0.3500 | 0.3500 | 0.3500 | 0.3500 | 0.3500 | 0.3500 | 0.3500 | 0.3500 | 0.3500 | 0.3500 |
| Triplex | 0.2000 | 0.2000 | 0.2000 | 0.2000 | 0.2000 | 0.2000 | 0.2000 | 0.2000 | 0.2000 | 0.2000 |
| Row House | 0.2000 | 0.2000 | 0.2000 | 0.2000 | 0.2000 | 0.2000 | 0.2000 | 0.2000 | 0.2000 | 0.2000 |
| Low Rise Apt. | 0.0500 | 0.0500 | 0.0500 | 0.0500 | 0.0500 | 0.0500 | 0.0500 | 0.0500 | 0.0500 | 0.0500 |

SCHEDULE 'B'

School District No. 42 (Maple Ridge – Pitt Meadows)

ELIGIBLE SCHOOL SITES PROPOSAL - 2021 CAPITAL PLAN

(Does not include eligible sites already approved for acquisition)

| Proposed Elementary School Sites General Location | Size (Ha) | Estimated Cost \$ |
|---|-------------|---------------------|
| Silver Valley Area Elementary | 4.84 | \$15,136,550 |
| TOTAL (1 <i>new school site</i>) | 4.84 | \$15,136,550 |