



City of Port Moody

Report/Recommendation to Council

Date: July 13, 2021
Submitted by: Community Development Department – Policy Planning Division
Subject: 2021 Eligible School Sites Proposal Resolution – School District No. 43
(Coquitlam)

Purpose

To present the 2021 Eligible School Sites Proposal Resolution – School District No. 43 for Council consideration.

Recommended Resolution(s)

THAT School District No. 43's Eligible School Sites Proposal dated June 17, 2021, be accepted as recommended in the report dated July 13, 2021, from the Community Development Department – Policy Planning Division regarding 2021 Eligible School Sites Proposal Resolution – School District No. 43 (Coquitlam).

Background

Under legislation adopted in 1998, the *Local Government Act* and the *School Act* require that School Boards in the province pass an Eligible School Sites Proposal (ESSP) each year as part of securing capital funding for future school sites. The purpose of an ESSP is to identify the number, approximate location, size, and purchase cost of new school sites required to meet projected enrollment increases in each School District.

In accordance with the legislation, the School District No. 43 (SD43) Board has now passed an updated 2021 Eligible School Sites Proposal Resolution (**Attachment 1**), which differs from the previous version as follows:

- the ten-year growth projection time frame has been advanced to the period 2021-2031;
- 29,609 new dwelling units are projected for SD43 over this time horizon compared to 32,876 previously in 2020 (a decrease of 3,267 units);
- from 2021-2031, new development in SD43 is estimated to generate 6,361 new school-aged students, whereas 8,247 were projected for 2020-2030;
- the 2022-2026 Five Year Capital Plan includes one school site in Port Moody Centre which is consistent with the 2021-2025 Five Year Capital Plan; and
- the overall land acquisition cost is \$150,012,304 which is \$18,057,556 more than the land acquisition cost of \$131,954,748 included in the 2020 proposal.

One of the legislative requirements is that the annually updated ESSP be referred to each local government in the School District, which has 60 days to either:

1. pass a Council resolution accepting the proposal; or
2. respond in writing to the School Board stating that it does not accept the proposal and indicating each proposed school site to which it objects and the reason(s) why.

The proposal was received by the City of Port Moody on June 17, 2021.

Discussion

New Residential Development

Tables A-1 and A-2 of Schedule 'A' of the ESSP summarize the dwelling unit projections that were provided in greater detail by each municipality.

Based on the City's current Official Community Plan and the expected timing of current and future developments, it was projected that there could be up to an additional 6,109 new residential units developed in Port Moody over the next ten years. This proposed unit estimate is consistent with projections provided by the City to SD43 staff. The form of these units will predominantly be multi-family.

Compared to the 2020-2030, the 2021-2031 estimate for Port Moody shows an increase of 1,250 residential units. This increase is due to a larger number of low-rise completions expected during 2021-2025 based on projects now under construction or nearing building permit stage, as well as additional low-rise residential units projected for the period of 2026-2031 based on projects at earlier stages of approval/discussion that are consistent with the OCP.

Port Moody is estimated to account for 6,109 or approximately 20.6% of the projected 29,609 new residential units in the School District over the next ten years. Coquitlam will account for the majority (69.8%) of projected residential development, followed by Port Coquitlam at 8.8%. Combined, Anmore and Belcarra are projected to account for 0.8% of new residential development in the School District over the next ten years.

These projections are reviewed and updated annually by each municipality, working with the School District, to reflect any changes in the location, number, type, and timing of new residential development. Port Moody's projections will be updated by City staff in the spring of 2022, taking into account any updates to the OCP and new developments anticipated at that time.

New Students

Table A-3 of Schedule 'A' of the ESSP summarizes the projected number of new students in each municipality over the next ten years as a result of new development. It is net of any change in enrollment due to natural growth. As indicated, it is projected that there will be 969 new residents aged five to 19 in Port Moody within ten years. This estimate is based on the projected housing units included in Table A-1.

New School Sites

Table B-1 of Schedule 'B' of the ESSP shows that six new elementary schools are expected to be required over the ten-year period (2021-2031) as a result of anticipated growth within the School District. The acquisition of these sites is proposed to be included in the 2022-2026 Five-Year Facility Capital Plan with a total cost of \$150,012,304 as determined by the School District. A total of approximately 11.1ha of land will be needed for the sites, which means an average cost per hectare of approximately \$13,514,622. The proposed school site sizes are based on an assumption that some sites may be joint school and park sites.

Table B-1 includes proposed sites only. Approved eligible school sites since the inception of the ESSP are not included on this list.

The six proposed eligible school sites are distributed as follows: five in Coquitlam and one in Port Moody. These sites are identified on the basis of where future growth is anticipated and are adjusted each year as needed based on the information available at the time. It is important to note that the 2020-2030 School Sites Proposal also included one future Port Moody school noted as Port Moody Centre and the same five school sites in Coquitlam.

The new Port Moody Centre school site proposed in Table B-1 of the 2022-2026 Five Year Capital Plan is envisioned for the waterfront area in order to accommodate future growth in this area. The intent is that the projected number of new housing units in the waterfront area would yield enough students to require its own school to serve the local population and minimize the need for students to traverse major streets and the railway.

The existing Moody Elementary School is proposed to be replaced by a new elementary school located adjacent to Moody Middle School. Additional capacity for this replacement school has been requested based on anticipated future growth in this catchment area.

Other Option(s)

THAT School District No. 43's 2021 Eligible School Sites Proposal Resolution, dated June 17, 2021, not be accepted and the reasons for objection be provided in accordance with the *Local Government Act*.

Financial Implications

As noted in previous reports on this matter, the City will incur some costs administering the collection of School Site Acquisition Charge (SSAC) funds for new residential development. A flat fee of \$2,000 per year in addition to 0.1% of SSACs will continue to be collected in accordance with the *Local Government Act*.

Communications and Civic Engagement Initiatives

There are no communications or civic engagement initiatives associated with this proposal.

Council Strategic Plan Objectives

The 2021 Eligible School Sites Proposal relates to the Community Evolution strategic priority of the 2019-2022 Council Strategic Plan, particularly with respect to planning and developing a vibrant and livable city for future generations.

Attachment(s)

1. 2021 Eligible School Sites Proposal Resolution.

Report Author

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Manager of Policy Planning

Report Approval Details

Document Title:	2021 Eligible School Sites Proposal - School District No. 43 (Coquitlam).docx
Attachments:	- Attachment 1 - 2021 Eligible School Sites Proposal - School District No. 43 (Coquitlam).pdf
Final Approval Date:	Jul 19, 2021

This report and all of its attachments were approved and signed as outlined below:

Kate Zanon, General Manager of Community Development - Jul 15, 2021 - 9:43 AM

Dorothy Shermer, Corporate Officer - Jul 15, 2021 - 5:08 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jul 16, 2021 - 9:25 AM

Paul Rockwood, General Manager of Finance and Technology - Jul 18, 2021 - 7:57 PM

Tim Savoie, City Manager - Jul 19, 2021 - 10:51 AM