

Learning for a Lifetime

550 Poirier Street, Coquitlam, BC Canada V3J 6A7 • Phone: 604-939-9201 • Fax: 604-939-6758

June 17, 2021

Mr. Peter Steblin, City Manager
City of Coquitlam
managersoffice@coquitlam.ca

Ms. Juli Halliwell, Chief Administrative Officer
Village of Anmore
juli.halliwell@anmore.com

Mr. Tim Savoie, City Manager
City of Port Moody
tsavoie@portmoody.ca

Ms. Lorna Dysart, Chief Administrative Officer
Village of Belcarra
ldysart@belcarra.ca

Mr. Rob Bremner, Chief Administrative Officer
City of Port Coquitlam
bremnerr@portcoquitlam.ca

Dear Chief Administrative Officers and City Managers:

Re: 2021 Eligible School Sites Proposal Resolution

The district's 2021 Eligible School Site Proposal (ESSP) Resolution was passed by the Board of Education on June 15, 2021.

In this package, you will find a copy of the resolution along with the corresponding schedules for acceptance.

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

1. Pass a resolution accepting the Board's proposed eligible school site requirements; or
2. Respond in writing to the Board indicating that it does not accept the Board's proposed site requirements by listing each school site it objects and the reasons for the objection.

If no response is received within 60 days from the date, which the Board of Education passed the resolution, the legislation states that the local government will have deemed to accept the proposal. An amended capital bylaw with the new SSAC rates will be adopted by the Board of

Education in September 2021, giving the local governments a 60-day grace period before the bylaw will come into effect.

Should you have any questions on the above, please contact myself or Kimberley Wakil, Manager of Financial Services, at 604-939-9201.

Yours truly,

SCHOOL DISTRICT NO. 43 (COQUITLAM)



Chris Nicolls
Secretary-Treasurer/CFO

Attach: ESSP Resolution; Schedule A; Schedule B

cc: Nita Mikl, Assistant Secretary-Treasurer
Ivano Cecchini, Executive Director – Facilities and Planning Services
Kimberley Wakil, Manager, Financial Services

**Board of Education of
School District No. 43 (Coquitlam)**

2021 Eligible School Sites Resolution

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*.

Pursuant to the Act, the school district has consulted with local governments with respect to the following information:

- 1) Projections by municipalities of the number of eligible development units to be authorized or created in School District No. 43 (Coquitlam) in the 10 year time frame, 2021-2031, pursuant to Section 142 of the School Act for school site acquisition planning (Schedule 'A' Table A-1 and A-2 attached);
- 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 eligible development units projected in paragraph (1) (Schedule 'A' Table A-3, A-4 attached);
- 3) The approximate size and number of school sites required to accommodate the number of children projected under paragraph (2) (Schedule 'B' attached); and
- 4) The approximate location and value of the school sites referred to in paragraph (3) (Schedule 'B' attached).

WHEREAS the Board of Education of School District No. 43 (Coquitlam) has consulted with representatives from the development industry and staff for the City of Coquitlam, City of Port Coquitlam, City of Port Moody, Village of Anmore and Village of Belcarra on these matters;

IT IS RESOLVED THAT:

- 1) Based on information from local government, the Board of Education of School District No. 43 (Coquitlam) estimates that there will be 29,609 **new development units** constructed in the School District over the next 10 years (Schedule 'A');
- 2) These 29,609 new development units will be home to an estimated 6,361 **school age children** (Schedule 'A');
- 3) The School Board expects that **6 new school sites**, over the 10 year period, will be required as a result of the growth within the School District as represented in Schedule 'B';
- 4) According to Ministry of Education site standards presented in Schedule 'B' the sites will require a total of **11.1 hectares** of land. These sites are expected to be purchased within 5 years and, at current serviced land cost, the land will **cost approximately \$150,012,304**;
- 5) The Eligible School Site Proposal be incorporated in the 5 Year Facility Capital Budget **2022-2026**, and submitted to the Ministry of Education.


Chair of the Board


Secretary-Treasurer

I HEREBY CERTIFY this to be a true original of a resolution passed by the Board of Education of School District No. 43 (Coquitlam) at a regular meeting held June 15, 2021.


Secretary-Treasurer

2020-2030
SCHEDULE 'A'

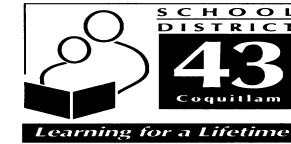


Table A-1: Growth Forecasts -Housing Units By Type - 10 year forecast by s 2021-2031

Estimates by school year	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	10 yr. Total	Total Units
VILLAGE OF ANMORE												210
Single Detached	21	21	21	21	21	21	21	21	21	21	210	
Mobile Home	0	0	0	0	0	0	0	0	0	0	-	
Row House	0	0	0	0	0	0	0	0	0	0	-	
Low Rise Apart./suites	0	0	0	0	0	0	0	0	0	0	-	
High Rise Apart.	0	0	0	0	0	0	0	0	0	0	-	
VILLAGE OF BELCARRA												30
Single Detached	3	3	3	3	3	3	3	3	3	3	30	
Mobile Home	0	0	0	0	0	0	0	0	0	0	-	
Row House	0	0	0	0	0	0	0	0	0	0	-	
Low Rise Apart.	0	0	0	0	0	0	0	0	0	0	-	
High Rise Apart.	0	0	0	0	0	0	0	0	0	0	-	
CITY OF COQUITLAM												20,660
Single Detached	100	90	80	70	60	50	40	30	20	20	560	
Mobile Home	0	0	0	0	0	0	0	0	0	0	-	
Row House	300	350	400	350	350	300	300	300	300	300	3,250	
Low Rise Apart./suites	300	400	500	600	600	400	400	400	450	450	4,500	
High Rise Apart.	1000	1200	1200	1200	1200	1200	1200	1300	1400	1450	12,350	
City OF PORT COQUITLAM												2,600
Single Detached	30	30	30	30	30	30	30	30	30	30	300	
Mobile Home	0	0	0	0	0	0	0	0	0	0	-	
Row House	50	50	50	50	50	50	50	50	50	50	500	
Low Rise Apart./suites	180	180	180	180	180	180	180	180	180	180	1,800	
High Rise Apart.	0	0	0	0	0	0	0	0	0	0	-	
CITY OF PORT MOODY												6,109
Single Detached	10	10	10	10	10	10	10	10	10	10	100	
Mobile Home	0	0	0	0	0	0	0	0	0	0	-	
Row House	33	77	52	30	30	30	30	30	30	30	372	
Low Rise Apart./suites	766	296	735	1074	150	150	150	150	150	150	3,771	
High Rise Apart.	218	218	0	0	220	220	220	220	220	330	1,866	

Table A-2: SCHOOL DISTRICT #43 - ELIGIBLE DEVELOPMENT UNIT ANNUAL TOTALS BY 2020-2030

Estimates by school year	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	10 yr. Total	29,609
Single Detached	164	154	144	134	124	114	104	94	84	84	1,200	
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	
Row House	383	477	502	430	430	380	380	380	380	380	4,122	
Low Rise Apart./suites	1,246	876	1,415	1,854	930	730	730	730	780	780	10,071	
High Rise Apart.	1,218	1,418	1,200	1,200	1,420	1,420	1,420	1,520	1,620	1,780	14,216	
Total Units	3,011	2,925	3,261	3,618	2,904	2,644	2,634	2,724	2,864	3,024	29,609	

Table A-3: YIELD CALCULATIONS BY MUNICIPALITY - SD#43

ESTIMATED NUMBER OF NEW SCHOOL AGED POPULATION BASED ON AVERAGE YIELD RATIO ESTIMATES FOR NEW HOUSING IN MUNICIPALITY

Estimates by school year	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	10 Yr. Yield	Yield Ratio
VILLAGE OF ANMORE												
Single Detached	11	11	11	11	11	11	11	11	11	11	105	0.5
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	n/a
Row House	-	-	-	-	-	-	-	-	-	-	-	n/a
Low Rise Apart./suites	-	-	-	-	-	-	-	-	-	-	-	n/a
High Rise Apart.	-	-	-	-	-	-	-	-	-	-	-	n/a
Total Yield School Age 5-19	11	11	11	11	11	11	11	11	11	11	105	
Estimates by school year	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	10 Yr. Yield	Yield Ratio
VILLAGE OF BELCARRA												
Single Detached	2	2	2	2	2	2	2	2	2	2	15	0.5
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	n/a
Row House	-	-	-	-	-	-	-	-	-	-	-	n/a
Low Rise Apart./suites	-	-	-	-	-	-	-	-	-	-	-	n/a
High Rise Apart.	-	-	-	-	-	-	-	-	-	-	-	n/a
Total Yield School Age 5-19	2	2	2	2	2	2	2	2	2	2	15	
Estimates by school year	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	10 Yr. Yield	Yield Ratio
CITY OF COQUITLAM												
Single Detached	50	45	40	35	30	25	20	15	10	10	280	0.5
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	n/a
Row House	120	140	160	140	140	120	120	120	120	120	1,300	0.4
Low Rise Apart./suites	42	56	70	84	84	56	56	56	63	63	630	0.14
High Rise Apart.	200	240	240	240	240	240	240	260	280	290	2,470	0.2
Total Yield School Age 5-19	412	481	510	499	494	441	436	451	473		4,680	
Estimates by school year	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	10 Yr. Yield	Yield Ratio
CITY OF PORT COQUITLAM												
Single Detached	15	15	15	15	15	15	15	15	15	15	150	0.5
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	n/a
Row House	16	16	16	16	16	16	16	16	16	16	155	0.31
Low Rise Apart./suites	29	29	29	29	29	29	29	29	29	29	288	0.16
High Rise Apart.	-	-	-	-	-	-	-	-	-	-	-	n/a
Total Yield School Age 5-19	59	59	59	59	59	59	59	59	59		593	
Estimates by school year	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	10 Yr. Yield	Yield Ratio
CITY OF PORT MOODY												
Single Detached	5	5	5	5	5	5	5	5	5	5	50	0.5
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	n/a
Row House	17	39	26	15	15	15	15	15	15	15	186	0.50
Low Rise Apart./suites	107	41	103	150	21	21	21	21	21	21	528	0.14
High Rise Apart.	24	24	-	-	24	24	24	24	24	36	205	0.11
Total Yield School Age 5-19	153	109	134	170	65	65	65	65	65		969	

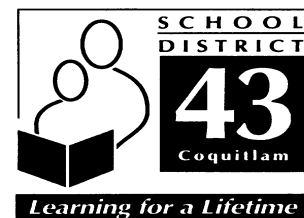
Table A-4: Total School District #43(Coquitlam) School Age Yield (New Development)

Estimates by school year	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	10 Yr. Yield	Yield Ratio
Single Detached	82	77	72	67	62	57	52	47	42	42	600	0.50
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	-
Row House	152	194	202	171	171	151	151	151	151	151	1,641	0.40
Low Rise Apart./suites	178	126	202	263	134	106	106	106	113	113	1,446	0.14
High Rise Apart.	224	264	240	240	264	264	264	284	304	326	2,675	0.19
Total Yield School Age 5-19	636	661	715	741	631	578	573	588	610	632	6,361	0.21
Estimated new SD#43 students	534	555	601	622	530	485	481	494	512	531	4,302	0.15
												Average

Does not include projections for potential development which are in the ALR and require BC Land Commission approval.

Does not include projections for potential development which may require major changes to an Official Community Plan.

The annual estimate of new development units for each category is based on a ten year average distribution of the ten year total expectation for new housing, provided by each municipality



SCHEDULE 'B' Capital Projects Requiring New Sites

Table B-1: ELIGIBLE SCHOOL SITES REQUIRING APPROVAL - 2022-2026 Five Year Capital Plan

School Site #	112259	109228					TOTALS
Basis of Costs	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Type of Project	New	New	New	New	New	New	
Grade Level	Elementary	Elementary	Elementary	Elementary	Elementary	Elementary	
Approximate Location	Riverwalk	Marigold	Port Moody Centre	Fraser Mills	Coquitlam City Centre	Hazel Coy	
Proposed Capacity	455	455	455	455	455	455	2,730
Approx. Size (ha)	2.5	2.5	1.2	1.2	1.2	2.5	11.1
Market Land Costs	\$ 22,336,506	\$ 22,336,506	\$ 29,632,380	\$ 21,000,000	\$ 32,370,406	\$ 22,336,506	150,012,304

Total Acquisition Sites to be included in the 2022-2026 Five Year Capital Plan = 6

Proposed school site sizes are based on an assumption that some sites may be joint school and park sites. Stand alone school sites would require greater site area and market land cost.

Note: This Schedule includes proposed sites only. Approved eligible school sites since the inception of the ESSP are not included on this list.

Note: Approx size of each site has been updated to reflect update to date requirements for a elementary and middle school requirement.