



City of Port Moody

Report/Recommendation to Council

Date: April 28, 2026
Submitted by: Community Development Department – Policy Planning Division
Subject: 2027-2028 Eligible School Sites Proposal Resolution – School District No. 43

Purpose

To present the 2027-2028 Eligible School Sites Proposal Resolution – School District No. 43 for Council consideration.

Recommended Resolution(s)

THAT School District No. 43 be notified that the City of Port Moody accepts the 2027-2028 School District No. 43 Eligible School Sites Proposal dated March 10, 2026, as attached to and recommended in the report dated April 28, 2026, from the Community Development Department – Policy Planning Division regarding 2027-2028 Eligible School Sites Proposal Resolution – School District No. 43.

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 2027-2028 Eligible School Sites Proposal Resolution (**Attachment 1**), which differs from the previous version as follows:

- the 10-year growth projection time frame has been advanced to the period 2027-2036;
- 27,325 new dwelling units are projected for SD43 over this time horizon compared to 26,490 previously in 2025 (an increase of 835 units);
- from 2027-2036, new development in SD43 is estimated to generate 4,950 new school-aged students, whereas 4,595 were projected for 2026-2035;
- the 2027-2028 Five Year Capital Plan includes one school site in Port Moody Centre which is consistent with the 2026-2027 Five Year Capital Plan; and
- the overall land acquisition cost is \$163,056,586 which is \$29,668,314 less than the land acquisition cost included in the 2026 proposal, reflecting a decrease in the number of

eligible school sites from six to five (removal of Marigold Elementary School in Burke Mountain which has now been approved).

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 indicate each proposed school site to which it objects and the reason(s) why.

The SD43 Board passed the Eligible School Sites Proposal resolution on March 10, 2026.

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 draft Official Community Plan and the expected timing of current and future developments, it was projected that there could be up to an additional 7,005 new residential units developed in Port Moody over the next 10 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-residential.

Compared to the 2026-2035 reporting, the 2027-2036 estimate for Port Moody shows an increase of 800 residential units. This overall increase is due to changes in the following categories: an increase in the number of Small-Scale, Multi-Unit and Low-Rise completions expected during 2027-2031 based on projects now under construction or nearing building permit stage; an increase in the number of high-rise apartments projected for the period of 2029-2036 based on approved multi-phase projects under construction (e.g., Woodland Park (Portwood), Coronation Park (Inlet District)), as well as applications recently approved or in the approval process (e.g., applications within the Moody Centre Transit-Oriented Area – Core).

Port Moody is estimated to account for 7,005 or approximately 25.6% of the projected 27,325 new residential units in SD43 over the next 10 years. Coquitlam will account for the majority (66.4%) of projected residential development, followed by Port Coquitlam at 7.5%. Combined, Anmore and Belcarra are projected to account for 0.5% of new residential development in SD43 over the next 10 years.

These projections are reviewed and updated annually by each municipality, working with SD43, 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 early 2027, taking into account any updates to the Official Community Plan, changes to development timelines, and anticipated new developments 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 10 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 981 new residents aged five to 19 in Port Moody within 10 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 five new elementary schools will be required as a result of growth within the School District. The acquisition of these sites is proposed to be included in the 2027-2028 Five-Year Capital Plan with a total cost of \$163,056,586 as determined by SD43. A total of approximately 8.6ha of land will be needed for the sites, which means an average cost per hectare of approximately \$18,960,068. 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 five proposed eligible school sites are distributed as follows: four in Coquitlam and one in Port Moody. These sites are identified based on where future growth is anticipated and are adjusted each year as needed based on the information available at the time. The previous 2026-2035 Eligible School Sites Proposal also included one future Port Moody school noted as Port Moody Centre and five school sites in Coquitlam (the previously identified Marigold Elementary site in Coquitlam has been approved and removed from Table B-1).

The Port Moody Centre school site proposed in Table B-1 of the 2027-2028 Five-Year Capital Plan is envisioned for the waterfront area in order to accommodate potential future growth in this area. The projected number of potential new housing units in the waterfront area indicated there may be 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. As population growth in Moody Centre evolves, the location of a new school site in the neighbourhood could shift to meet local demand.

The existing Moody Elementary School has been replaced by a new elementary school located adjacent to Moody Middle School. Additional capacity for this replacement was approved based on anticipated future growth in this catchment area. The former Moody Elementary School site (2717 St. Johns Street) remains designated for Public and Institutional Use and could be used for an additional school in the future as determined by projected housing growth in this area.

Other Option(s)

THAT School District No. 43's 2027-2028 Eligible School Sites Proposal Resolution, dated March 10, 2026, 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 Public Engagement Initiatives

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

Council Strategic Plan Goals

The recommendation in this report aligns with the following Council Strategic Plan Goal(s):

- Strategic Goal 3.1 – Create complete and connected communities through balanced growth; and
- Strategic Goal 3.3 – Enhance community wellbeing.

Attachment(s)

1. 2027-2028 Eligible School Sites Proposal Resolution.

Report Author

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Report Approval Details

Document Title:	2027-2028 Eligible School Sites Proposal Resolution – School District No. 43.docx
Attachments:	- Attachment 1 - Eligible School Sites Proposal Resolution 2027-2028.pdf
Final Approval Date:	Apr 20, 2026

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

Mary De Paoli, Manager of Policy Planning, for Suzanne Smith, General Manager of Community Development - Apr 14, 2026

Paul Rockwood, General Manager of Finance and Technology - Apr 15, 2026

Anna Mathewson, City Manager - Apr 20, 2026