

Learning for a Lifetime

1080 Winslow Avenue, Coquitlam, BC Canada V3J 0M6 • Phone: 604-939-9201

March 13, 2026

Raul Allueva, City Manager
City of Coquitlam
managersoffice@coquitlam.ca

Karen Elrick, Chief Administrative Officer
Village of Anmore
karen.elrick@anmore.com

Anna Mathewson, City Manager
City of Port Moody
amathewson@portmoody.ca

Melony Burton, Chief Administrative Officer
Village of Belcarra
mburton@belcarra.ca

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

Dear Chief Administrative Officers and City Managers:

Re: 2027-28 Eligible School Sites Proposal Resolution

The district's 2027-2028 Eligible School Site Proposal (ESSP) Resolution was passed by the Board of Education on March 10, 2026.

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 to and the reasons for the objection.

If no response is received within 60 days from the date on which the Board of Education passed the resolution, the legislation states that the local government will have deemed to accept the proposal.

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

Yours truly,

SCHOOL DISTRICT NO. 43 (COQUITLAM)

Nita Mikl
Secretary-Treasurer/CFO

Attach: ESSP Resolution; Schedule A; Schedule B

cc: Patricia Bigonzi, Assistant Secretary-Treasurer
Ivano Cecchini, Executive Director – Facilities and Planning Services
Kimberley Wakil, Assistant Director, Financial Services

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

2027-28 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, 2027 to 2036, 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 27,325 **new development units** constructed in the School District over the next 10 years (Schedule 'A');
- 2) These 27,325 new development units will be home to an estimated 4,950 **school age children** (Schedule 'A');
- 3) The School Board expects that **5 new school sites**, will be required as a result of the growth within the School District as represented in Schedule 'B';
- 4) According to Ministry of Education and Child Care site standards presented in Schedule 'B' the sites will require a total of **8.6 hectares** of land. These sites are expected to be purchased within 5 years and, at current serviced land cost, the land will **cost approximately \$163,056,586**;



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 March 10, 2026.



Secretary-Treasurer



2027-2036
SCHEDULE 'A'

Table A-1: Growth Forecasts -Housing Units By Type - 10 year forecast by school year:

Estimates by school year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10 yr. Total	Total Units
VILLAGE OF ANMORE												100
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	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												18,140
Single Detached	20	20	10	10	20	20	20	20	20	20	180	
Mobile Home	0	0	0	0	0	0	0	0	0	0	-	
Row House	270	280	270	270	260	260	270	270	250	270	2,670	
Low Rise Apart./suites	290	290	280	300	280	280	290	270	270	280	2,830	
High Rise Apart.	1240	1230	1250	1230	1250	1250	1230	1260	1280	1240	12,460	
City OF PORT COQUITLAM												2,050
Single Detached	20	20	20	20	20	20	20	20	20	20	200	
Mobile Home	0	0	0	0	0	0	0	0	0	0	-	
Row House	35	35	35	35	35	35	35	35	35	35	350	
Low Rise Apart./suites	150	150	150	150	150	150	150	150	150	150	1,500	
High Rise Apart.	0	0	0	0	0	0	0	0	0	0	-	
CITY OF PORT MOODY												7,005
Single Detached	10	25	25	25	25	25	25	25	25	25	235	
Mobile Home	0	0	0	0	0	0	0	0	0	0	-	
Row House	11	8	30	30	30	30	30	30	30	30	259	
Low Rise Apart./suites	624	312	581	144	50	150	150	150	150	734	3,045	
High Rise Apart.	0	0	427	1153	653	290	0	290	0	653	3,466	

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

Estimates by school year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10 yr. Total	27,325
Single Detached	63	78	68	68	78	78	78	78	78	78	745	
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	
Row House	316	323	335	335	325	325	335	335	315	335	3,279	
Low Rise Apart./suites	1,064	752	1,011	594	480	580	590	570	570	1,164	7,375	
High Rise Apart.	1,240	1,230	1,677	2,383	1,903	1,540	1,230	1,550	1,280	1,893	15,926	
Total Units	2,683	2,383	3,091	3,380	2,786	2,523	2,233	2,533	2,243	3,470	27,325	

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	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10 Yr. Yield	Yield Ratio
VILLAGE OF ANMORE												
Single Detached	5	5	5	5	5	5	5	5	5	5	50	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	5	5	5	5	5	5	5	5	5	5	50	
Estimates by school year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	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	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10 Yr. Yield	Yield Ratio
CITY OF COQUITLAM												
Single Detached	10	10	5	5	10	10	10	10	10	10	90	0.5
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	n/a
Row House	116	120	116	116	112	112	116	116	108	116	1,148	0.43
Low Rise Apart./suites	35	35	34	36	34	34	35	32	32	34	340	0.12
High Rise Apart.	273	271	275	271	275	275	271	277	282	273	2,741	0.22
Total Yield School Age 5-19	434	436	430	428	430	430	432	436	432	433	4,319	
Estimates by school year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10 Yr. Yield	Yield Ratio
CITY OF PORT COQUITLAM												
Single Detached	10	10	10	10	10	10	10	10	10	10	100	0.5
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	n/a
Row House	14	14	14	14	14	14	14	14	14	14	144	0.41
Low Rise Apart./suites	29	29	29	29	29	29	29	29	29	29	285	0.19
High Rise Apart.	-	-	-	-	-	-	-	-	-	-	-	n/a
Total Yield School Age 5-19	53	53	53	53	53	53	53	53	53	53	529	
Estimates by school year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10 Yr. Yield	Yield Ratio
CITY OF PORT MOODY												
Single Detached	5	13	13	13	13	13	13	13	13	13	118	0.5
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	n/a
Row House	7	5	18	18	18	18	18	18	18	18	155	0.60
Low Rise Apart./suites	81	41	76	19	7	20	20	20	20	95	396	0.13
High Rise Apart.	-	-	38	104	59	26	-	26	-	59	312	0.09
Total Yield School Age 5-19	93	58	144	153	96	76	50	76	50	185	981	

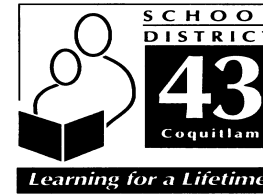
Table A-4: Total School District #43(Coquitlam) School Age Yield (New Development)

Estimates by school year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10 Yr. Yield	Yield Ratio
Single Detached	32	39	34	34	39	39	39	39	39	39	373	0.50
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	-
Row House	137	140	148	148	144	144	148	148	140	148	1,447	0.44
Low Rise Apart./suites	144	104	138	83	69	82	83	80	80	158	1,021	0.14
High Rise Apart.	273	271	313	374	334	301	271	303	282	332	3,053	0.19
Total Yield School Age 5-19	586	553	634	640	586	566	541	571	541	677	5,894	0.22
Estimated new SD#43 students	492	465	532	538	492	475	454	480	454	568	4,950	0.18

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

Average



SCHEDULE 'B' Capital Projects Requiring New Sites

Table B-1: ELIGIBLE SCHOOL SITES REQUIRING APPROVAL for the 2027/28 Five Year Capital Plan

School Site #	112259					TOTALS
Basis of Costs	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>
Type of Project	New	New	New	New	New	
Grade Level	Elementary	Elementary	Elementary	Elementary	Elementary	
Approximate Location	<i>Riverwalk</i>	<i>Port Moody Centre</i>	<i>Fraser Mills</i>	<i>Coquitlam City Centre</i>	<i>Hazel Coy</i>	
Proposed Capacity	455	455	455	455	455	2,275
Approx. Size (ha)	2.5	1.2	1.2	1.2	2.5	8.6
Market Land Costs	\$ 23,290,374	\$ 40,403,421	\$ 26,000,000	\$ 50,072,417	\$ 23,290,374	163,056,586

Total Acquisition Sites to be included in the 2027/28 Five Year Capital Plan = 5 sites

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 up to date requirements for a elementary and middle school requirement.