

Considered at July 9, 2019 Regular Council Meeting

Council Agenda Information

☒ Regular Council July 09, 2019

Item 9.4



City of Port Moody Report/Recommendation to Council

Date: June 27, 2019

File No. 01-0490-02

Submitted by: Planning and Development Department – Policy Planning Division

Subject: 2019 Eligible School Sites Proposal Resolution – School District No. 43
(Coquitlam)

Purpose / Introduction

To present the 2019 Eligible School Sites Proposal Resolution – School District No. 43 for Council consideration.

Recommended Resolution

THAT School District No. 43's 2019 Eligible School Sites Proposal dated June 11, 2019 be accepted as recommended in the report dated June 27, 2019 from the Planning and Development Department – Policy Planning Division regarding 2019 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 (SD#43) Board has now passed an updated 2019 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 2019-2029;
- 33,414 new dwelling units are projected for SD#43 over this time horizon compared to 24,978 previously in 2018 (an increase of 8,436 units), of which 3,983 units are anticipated in Port Moody. In comparison, the 2018 estimate for Port Moody was 3,945 units;
- from 2019-2029, new development in SD#43 is estimated to generate 7,784 new school-aged students, whereas 6,280 were projected for 2018-2028;
- the 2020-2024 Five Year Capital Plan includes one school site in Port Moody Centre compared to two school sites (Port Moody Waterfront and Anmore/Port Moody) previously identified in the 2018-2023 Five Year Capital Plan; and

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- the overall land acquisition cost is \$150,888,740, almost double the land acquisition cost of \$88,564,000 included in the 2018 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 12, 2019.

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 3,983 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 SD#43 staff. The form of these units will predominantly be multi-family.

Port Moody is estimated to account for 3,983 or approximately 11.9% of the projected 33,414 new residential units in the School District over the next ten years. Coquitlam will account for the majority (79.6%) of projected residential development, followed by Port Coquitlam at 7.8%. Combined, Anmore and Belcarra are projected to account for 0.7% 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 2020, 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 855 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 (2019-2029) as a result of anticipated growth within the

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School District. The acquisition of these sites is proposed to be included in the 2020-2024 Five-Year Facility Capital Plan with a total cost of \$150,888,740 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 \$13,593,580.20. 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 2018-2023 School Sites Proposal had included two future Port Moody school sites noted as Anmore/Port Moody and Port Moody Waterfront. Both of these sites have been removed from the proposed 2020-2024 Five Year Capital Plan and replaced one future school site noted as Port Moody Centre.

Other Options

THAT School District No. 43's 2018 Eligible School Sites Proposal Resolution, dated June 11, 2019 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 / Civic Engagement

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

Council Strategic Plan Objectives

The 2019 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:

1. 2019 Eligible School Sites Proposal Resolution.

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2019 Eligible School Sites Proposal Resolution – School District No. 43 (Coquitlam)

June 27, 2019

Prepared by:	Reviewed by:
 Mary De Paoli, MCIP, RPP Manager of Policy Planning	 André Boel, MCIP, RPP General Manager of Planning and Development
Reviewed for Form and Content / Approved for Submission to Council:	
City Manager's Comments  Tim Savoie, MCIP, RPP City Manager	
Corporate Review Finance and Technology (Financial Services, Information Services)	Initials 

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550 Poirier Street, Coquitlam, BC Canada V3J 6A7 • Phone: 604-939-9201 • Fax: 604-937-6758

June 12, 2019

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

Ms. Kristen Dixon, Chief Administrative Officer
City of Port Coquitlam
dixonk@portcoquitlam.ca

Dear Chief Administrative Officers and City Managers:

Re: 2019 Eligible School Sites Proposal Resolution

The District's 2019 Eligible School Site Proposal (ESSP) Resolution was passed by the Board of Education on June 11, 2019.

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 2019, giving the local governments a 60-day grace period before the bylaw will come into effect.

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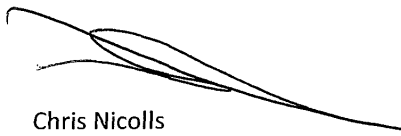
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Should you have any questions on the above, please contact me or Kimberley Wakil, Manager of Financial Services, at 604-939-9201.

Yours truly,

SCHOOL DISTRICT NO. 43 (COQUITLAM)



Chris Nicolls
Secretary-Treasurer/CFO

Attach: ESSP Resolution; Schedule A; Schedule B;

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

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

2019 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, 2018-2028, 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;

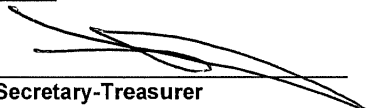
IT IS RESOLVED THAT:

- 1) Based on information from local government, the Board of Education of School District No. 43 (Coquitlam) estimates that there will be 33,414 **new development units** constructed in the School District over the next 10 years (Schedule 'A');
- 2) These 33,414 new development units will be home to an estimated 7,784 **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 \$150,888,740**;
- 5) The Eligible School Site Proposal be incorporated in the 5 Year Facility Capital Budget **2020-2024**, 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 11, 2019.


Secretary-Treasurer

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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	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2019-2029	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	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2019-2029	10 Yr. Yield	Yield Ratio
VILLAGE OF BELCARRA												
Single Detached	2	1	1	1	1	1	1	1	1	1	11	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	1	1	1	1	1	1	1	1	1	11	
Estimates by school year	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2019-2029	10 Yr. Yield	Yield Ratio
CITY OF COQUITLAM												
Single Detached	75	75	75	75	75	50	50	50	50	50	625	0.5
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	n/a
Row House	225	225	300	250	200	200	200	200	200	200	2,200	0.5
Low Rise Apart./suites	48	108	120	96	96	48	48	48	48	48	708	0.12
High Rise Apart.	189	180	252	324	324	288	288	288	288	288	2,709	0.18
Total Yield School Age 5-19	537	588	747	745	695	586	586	586	586	586	6,242	
Estimates by school year	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2019-2029	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	14	14	14	14	14	14	14	14	14	14	135	0.27
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	57	57	57	57	57	57	57	57	57	57	573	
Estimates by school year	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2019-2029	10 Yr. Yield	Yield Ratio
CITY OF PORT MOODY												
Single Detached	10	10	10	10	10	10	10	10	10	10	100	0.5
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	n/a
Row House	64	9	46	13	13	13	13	13	13	13	206	0.50
Low Rise Apart./suites	-	121	105	10	10	10	10	10	10	10	292	0.19
High Rise Apart.	-	31	31	28	28	28	28	28	28	28	257	0.14
Total Yield School Age 5-19	74	170	191	60	60	60	60	60	60	60	855	

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

Estimates by school year	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2019-2029	10 Yr. Yield	Yield Ratio
Single Detached	112	112	112	112	112	87	87	87	87	87	991	0.50
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	-
Row House	303	248	359	276	226	226	226	226	226	226	2,541	0.48
Low Rise Apart./suites	77	257	253	134	134	86	86	86	86	86	1,288	0.14
High Rise Apart.	189	211	283	352	352	316	316	316	316	316	2,966	0.18
Total Yield School Age 5-19	680	827	1,006	874	824	715	715	715	715	715	7,784	0.23
Estimated new SD#43 students	571	695	845	734	692	600	600	600	600	600	5,939	0.18
												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

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SCHEDULE 'B' Capital Projects Requiring New Sites

Table B-1: ELIGIBLE SCHOOL SITES REQUIRING APPROVAL - 2020-2024 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	\$ 17,235,575	\$ 17,235,575	\$ 32,617,860	\$ 32,617,860	\$ 33,946,295	\$ 17,235,575	150,888,740

Total Acquisition Sites to be included in the 2020-2024 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.