

June 18, 2020

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

Ms. Juli Halliwell, Chief Administrative Officer
Village of Anmore
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Ms. Lorna Dysart, Chief Administrative Officer
Village of Belcarra
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Ms. Kristen Dixon, Chief Administrative Officer
City of Port Coquitlam
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Dear Chief Administrative Officers and City Managers:

Re: 2020 Eligible School Sites Proposal Resolution

The District's 2020 Eligible School Site Proposal (ESSP) Resolution was passed by the Board of Education on June 16, 2020.

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 2020, 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)

A handwritten signature in dark ink, consisting of several overlapping, fluid strokes that form a cursive-like shape.

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)**

2020 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, 2020-2030, 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 32,876 **new development units** constructed in the School District over the next 10 years (Schedule 'A');
- 2) These 32,876 new development units will be home to an estimated 8,247 **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 \$131,954,748**;
- 5) The Eligible School Site Proposal be incorporated in the 5 Year Facility Capital Budget **2021-2025**, and submitted to the Ministry of Education.

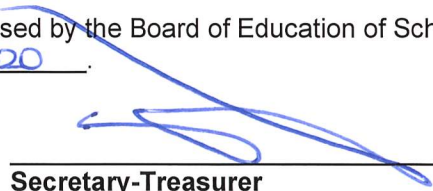


Chair of the Board



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 16, 2020.



Secretary-Treasurer

2020-2030
SCHEDULE 'A'

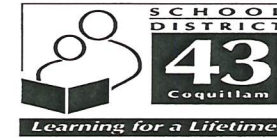


Table A-1: Growth Forecasts -Housing Units By Type - 10 year forecast by s 2020-2030

Estimates by school year	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	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												25,177
Single Detached	120	120	120	120	100	100	100	100	100	100	1,080	
Mobile Home	0	0	0	0	0	0	0	0	0	0	-	
Row House	900	500	500	500	400	400	400	400	400	400	4,800	
Low Rise Apart./suites	812	1120	1120	800	800	800	400	400	400	400	7,052	
High Rise Apart.	1045	1000	1000	1800	1400	1200	1200	1200	1200	1200	12,245	
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												4,859
Single Detached	15	15	15	15	15	15	15	15	15	15	150	
Mobile Home	0	0	0	0	0	0	0	0	0	0	-	
Row House	108	62	45	25	25	25	25	25	25	25	390	
Low Rise Apart./suites	456	543	578	306	100	100	100	100	100	100	2,483	
High Rise Apart.	0	218	218	200	200	200	200	200	200	200	1,836	

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

Estimates by school year	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	10 yr. Total	32,876
Single Detached	189	189	189	189	169	169	169	169	169	169	1,770	
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	
Row House	1,058	612	595	575	475	475	475	475	475	475	5,690	
Low Rise Apart./suites	1,448	1,843	1,878	1,286	1,080	1,080	680	680	680	680	11,335	
High Rise Apart.	1,045	1,218	1,218	2,000	1,600	1,400	1,400	1,400	1,400	1,400	14,081	
Total Units	3,740	3,862	3,880	4,050	3,324	3,124	2,724	2,724	2,724	2,724	32,876	

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	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	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		105	
Estimates by school year	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	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		15	
Estimates by school year	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	10 Yr. Yield	Yield Ratio
CITY OF COQUITLAM												
Single Detached	60	60	60	60	50	50	50	50	50	50	540	0.5
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	n/a
Row House	450	250	250	250	200	200	200	200	200	200	2,400	0.5
Low Rise Apart./suites	114	157	157	112	112	112	56	56	56	56	987	0.14
High Rise Apart.	230	220	220	396	308	264	264	264	264	264	2,694	0.22
Total Yield School Age 5-19	854	687	687	818	670	626	570	570	570		6,621	
Estimates by school year	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	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	17	17	17	17	17	17	17	17	17	17	170	0.34
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	61	61	61	61	61	61	61	61	61		608	
Estimates by school year	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	10 Yr. Yield	Yield Ratio
CITY OF PORT MOODY												
Single Detached	8	8	8	8	8	8	8	8	8	8	75	0.5
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	n/a
Row House	54	31	23	13	13	13	13	13	13	13	195	0.50
Low Rise Apart./suites	68	81	87	46	15	15	15	15	15	15	372	0.15
High Rise Apart.	-	31	31	28	28	28	28	28	28	28	257	0.14
Total Yield School Age 5-19	130	150	147	94	63	63	63	63	63		899	

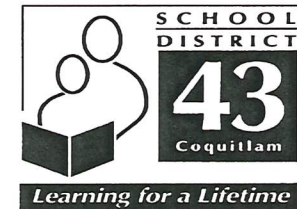
Table A-4: Total School District #43(Coquitlam) School Age Yield (New Development)

Estimates by school year	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	10 Yr. Yield	Yield Ratio
Single Detached	95	95	95	95	85	85	85	85	85	85	885	0.50
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	-
Row House	521	298	290	280	230	230	230	230	230	230	2,765	0.49
Low Rise Apart./suites	211	267	272	187	156	156	100	100	100	100	1,647	0.15
High Rise Apart.	230	251	251	424	336	292	292	292	292	292	2,951	0.21
Total Yield School Age 5-19	1,056	910	907	985	806	762	706	706	706	706	8,247	0.25
Estimated new SD#43 students	887	764	762	827	677	640	593	593	593	593	5,743	0.17
												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 - 2021-2025 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	\$ 18,474,000	\$ 18,474,000	\$ 29,592,867	\$ 21,000,000	\$ 25,939,881	\$ 18,474,000	131,954,748

Total Acquisition Sites to be included in the 2021-2025 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.