



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
RE: **School Site Acquisition Charge – Eligible School Sites Proposal**

To Planning - Oct. 17/00
DATE: October 6, 2000
FILE: 1000-08-012

STAFF RECOMMENDATION

That the Board of School Trustees – School District No. 38 (Richmond) be requested to provide clarification regarding the *Eligible School Sites Proposal* as outlined in a report from the Manager, Development Applications dated October 6, 2000.

Joe Erceg
Joe Erceg

Manager, Development Applications

JE:blg
Att. 3

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

David L. Hill

STAFF REPORT

ORIGIN

- An *Eligible School Sites Proposal* has been received from School District No. 38 (Richmond) and is attached as Appendix 1. The *Proposal* is intended to form the basis for preparation of a new School Site Acquisition Charge as outlined within the Staff Memorandum contained in Appendix 2. School District No. 38 is seeking the City's acceptance of the *Proposal*. Under the Provincial legislation, the City is required to respond to the *Proposal* within 60 days of receipt (i.e. by November 28, 2000).

FINDINGS OF FACT

The *Eligible School Site Proposal* is based on a residential growth projection that has been reviewed with City staff and is consistent with the Official Community Plan (OCP).

As a result of anticipated growth, School District No. 38 has identified the need for two new school sites. The following site acquisitions are proposed:

1. An additional 2.1 ha (5.2 ac.) for MacNeill Secondary School in the McLennan North area with an estimated value of \$5.7 Million; and
2. A 2.7 ha (6.7 ac.) elementary school site in the Dover Crossing neighbourhood with an estimated value of \$7.3 Million.

STAFF REVIEW

- The proposed 2.1 ha (5.2 ac.) expansion of the MacNeill Secondary School Site in the McLennan North Area is consistent with the recent rezoning of the site and staff's understanding of properties that remain to be acquired in order to provide playfields and an acceptable level of openness to Granville Avenue and No. 4 Road.
- The location of an elementary school in the Dover Crossing neighbourhood is consistent with the OCP which shows a school site on the eastern portion of Dover Park. However, the proposed site size of 2.7 ha (6.7 ac.) considerably exceeds previous discussions and is approximately equal to the area of the entire existing park. Appendix 3 depicts the Dover Park Concept Plan that was approved in 1994; this Plan provides for location of an elementary school on a portion of the park identified as "Village Green" – which is approximately 2.3 acres in area.

Staff discussed the Dover Crossing school site with the Secretary-Treasurer of School District No. 38. He advised that while the School District may be interested in purchasing the majority of the Dover Park site, he could not confirm that the actual school buildings would be located in accordance with the approved Dover Park Concept Plan. He also advised that the School District may consider other sites for this school.

Staff believe that the Board of School Trustees should be requested to address the following issues regarding the proposed Dover Crossing school prior to further consideration of the *Eligible School Sites Proposal*:

1. Confirm the location of the proposed site; and
2. Advise whether it is intended that the majority of Dover Park be acquired; and if it is intended to locate the school within Dover Park, advise whether the size and location of future school buildings would conform with the 1994 Dover Park Concept Plan.

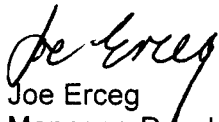
- The estimated site values have been reviewed with the Manager, Lands and Property and appear to be reasonable.
- Although the School District has not advised that any specific consultation has occurred with business groups, City staff provided general details of the *Eligible School Sites Proposal* at the Urban Development Institute Richmond Liaison Committee Meeting on September 27, 2000. No objection was received as it is expected that contribution rates will be considerably lower than in the past.

FINANCIAL IMPACT

The School Site Acquisition Charge is paid by residential developers. Preliminary information from School District No. 38 indicates base rates of approximately \$300 to \$500 per unit, which is considerably less than contribution rates under the existing School Site Acquisition Agreement.

CONCLUSION

In general terms, the *Eligible School Sites Proposal* is considered to be acceptable. However, staff consider that additional information should be obtained regarding the proposed elementary school in the Dover Crossing neighbourhood prior to further consideration of the *Eligible School Sites Proposal*.



Joe Erceg
Manager, Development Applications

JE:blg



School District No. 38 (Richmond)
7811 Granville Avenue, Richmond, BC V6Y 3E3

Appendix 1

Tel: (604) 668-6000

September 26, 2000

BOARD OF SCHOOL TRUSTEES

His Worship Mayor G. Halsey-Brandt
City of Richmond
6911 No. 3 Rd.
Richmond, B.C.
V6Y 2C1

Sandra Bourque
Chairperson

Mayor Halsey-Brandt:

Susan Halsey-Brandt
Vice Chairperson

Re: School Site Acquisition Charge

Chak Kwong Au
Trustee

As you are aware, the Education Statutes Act of 1998 amended both the Municipal Act and the School Act to provide for school site acquisition charges to pay for part of the cost of new school sites that are required as a result of new development. The Act requires that school boards and local governments work together on the development of these charges.

Christine Evans
Trustee

Annie McKittrick
Trustee

You will recall that on August 29, 2000 the School District wrote to you advising that City staff had worked with School Board staff to develop the information required for the setting of the charge, and enclosing the Eligible School Sites Proposal. Staff had agreed that:

Gerry Retallick
Trustee

1. The anticipated development estimates were reasonable.
2. It was fair to expect that the neighbourhood would require a new school site within the next 10 years.
3. Such an action was consistent with the Official Community Plan.
4. The board should finalize its proposal and take the matter to the required public meeting of a board.

Donna Sargent
Trustee

Chris Kelly
Superintendent of Schools
Tel: 668-6081
Fax: 668-6006

K.L. Morris
Secretary-Treasurer

Tel: 668-6012
Fax: 668-6161

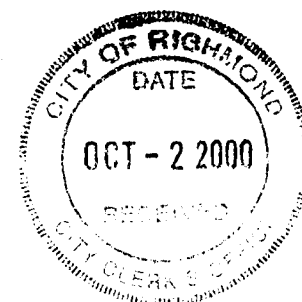
The Proposal was considered by the School Board at its September 18, 2000 open public meeting. At that time, the Board approved a resolution adopting the proposal, to be sent to the City of Richmond for its approval.

The proposal indicates the following:

1. It is estimated that there will be 10,668 new development units constructed in the school district over the next 10 years;
2. These 10,668 development units will be home to an estimated 1749 school age children;

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	DW	
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	SF	

1000-08-012



"OUR FOCUS IS ON THE LEARNER"

3. The School Board expects that 2 new school sites will be required as the result of this growth in Richmond. We anticipate that they will be in the Dover Crossing and North McLennan neighbourhoods. According to Ministry of Education standards they will require 2.70 hectares of land for a 500 capacity elementary school in the Dover Crossing area, and an additional 2.10 hectares of land for the 1200 capacity secondary school in the North McLennan area. The Dover Crossing area site is expected to be purchased in 8 years and, at current land costs, the land will cost approximately \$7,290,000. The North McLennan area site is expected to be purchased in 5 years (overall average) and, at current land costs, the land will cost approximately \$5,670,000.

Under the school sites acquisition legislation local governments have 60 days to either:

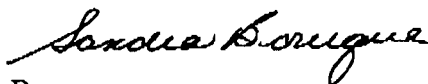
1. Pass a resolution accepting the School Boards' resolution of proposed eligible schools site requirements for the school district, or
2. Respond in writing to the School Board indicating that it does not accept the School Boards proposed site requirements for the school district and indicating:
 - Each proposed school site to which it objects, and
 - The reasons for the objection.

If no response is received within 60 days the legislation states that the local government will have been deemed to accept the proposal.

Please place this on council's agenda as soon as possible. Let me know if you have any questions about this proposal.

Sincerely,

ON BEHALF OF THE BOARD OF SCHOOL TRUSTEES



S. Bourque
Chairperson

/af

c: R. McKenna, City Clerk

c: Trustees
C. Kelly, Superintendent of Schools
K.L. Morris, Secretary Treasurer



School District No. 38 (Richmond)

Eligible School Sites Proposal – Capital Plan

From the September 18, 2000 Public Meeting of the Board of School Trustees:

505/2000 **WHEREAS** Section 142 of the School Act requires that a School Board submit a capital plan to the Minister of Education; and

WHEREAS Municipal Act Section 937.4 requires that before a school board submits the capital plan required under School Act Section 142 it consult with each local government in the school district and, that the school board and local government make all reasonable efforts to reach agreement on the following:

1. *A projection of the number of eligible development units to be authorized over the 10-year period that has been specified by the Minister of Education;*
2. *The projection of the number of school age children (as defined in the School Act) that will be added to the school district as the result of the eligible development units;*
3. *The approximate size and number of school sites required to accommodate the number of school age children projected as a result of the addition of eligible development units;*
4. *The approximate location and value of the school sites; and,*

WHEREAS the Board of School Trustees for School District #38 (Richmond) has consulted with the City of Richmond on these matters,

IT IS THEREFORE RESOLVED THAT:

1. Based on information from local government, the School Board of School District #38 estimates that there will be 10,668 new development units constructed in the school district over the next 10 years;
2. These 10,668 development units will be home to an estimated 1,749 school age children;
3. The School Board expects that two new school sites will be required as the result of this growth in the school district. One site will be located in the Dover Crossing neighbourhood and the second will be the completion of acquisition of the site for the proposed MacNeill Secondary School.
4. According to Ministry of Education standards the sites will require an additional 4.80 hectares of land. These sites are expected to be purchased in the next 5 years and, at current land costs, the land will cost approximately \$12,960,000.

CARRIED



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

MEMORANDUM

TO: See Distribution List
FROM: Joe Erceg
 Manager, Development Applications
DATE: August 24, 2000
FILE: 1000-08-012
RE: **Bill 35 – Process for Preparation of a School Site Acquisition Charge**

On January 28, 2000, Bill 35 (Education Statutes Amendment Act) was brought into force by an Order in Council. The new legislation applies province wide and requires school districts and local governments to go through a consultative process to determine the number of school sites that will be required as a result of residential development over a ten-year planning period. The value of these school sites is then used to calculate a School Site Acquisition Charge, to be paid by developers on newly constructed residential units.

Background

The Provincial Government intends that School Site Acquisition Charges will only be required if there is enough residential construction in a school district to generate the need for a new school(s). School districts were requested to identify school site requirements within their five-year capital plans, which were to be submitted to the Ministry of Education by the end of June, 2000. It is staff's understanding that the School District No. 38 has obtained an extension for this submission. These plans were then to form the basis for preparation of the School Site Acquisition Charges.

The School Site Acquisition Charge is payable at the same time that Development Cost Charges are collected, and expires when an amount equal to 35% of the cost of all new school sites has been collected. The regulations associated with Bill 35 limit the maximum charge per residential unit that can be collected; this ranges from \$1,000 per unit for low density developments (i.e. less than 8.5 units per gross acre) to \$600 per unit for high density developments (i.e. over 81 units per gross acre). This limit is approximately one-half of the amount required by the existing School Site Acquisition Agreement between the City of Richmond and School District No. 38.

It is noted that in December, 1999, the City gave School District No. 38 notice of intent to cancel the existing School Site Acquisition Agreement, effective January 1, 2001. The maximum charge limit associated with Bill 35 is applicable to the existing agreement for the balance of the notice period. As a result, the amount collected under the existing agreement is capped at approximately 50% of the original agreement amount.

Process for Setting School Site Acquisition Charge

Attachment 1 shows the process for establishing the new School Site Acquisition Charge under Bill 35. This process provides opportunities for input from the public, the business community and from municipalities. While the School District is the lead agency for preparation of the School Site Acquisition Charge, the City has a significant involvement at stages 1, 4, 7 and 14.

The following points are noted regarding the process:

1. City staff have provided residential development projections for a ten-year period to School District No. 38 to enable its staff to identify future student levels and required school sites.
2. Recent consultation with School District staff has indicated that they anticipate a requirement for two new school sites, namely:
Dover Elementary School; and
MacNeill Secondary School.
School District staff do not anticipate a need for a new secondary school in Terra Nova.
3. The Ministry of Education recommends that the School District consult with residents and business groups (e.g. Urban Development Institute, Home Builders Associations) prior to passing a Board resolution to adopt an *Eligible School Sites Proposal*. This *Proposal* cannot be submitted to the Ministry of Education until it has been referred to the City.
4. Upon receipt of an *Eligible School Sites Proposal*, Council must consider it at a regular meeting and respond within 60 days. In the event that Council rejects the *Proposal*, a dispute resolution mechanism exists which consists of a facilitator working with the School District and City to resolve issues. If agreement is not reached between the disputing parties, the facilitator must make a recommendation to the Minister of Municipal Affairs and Minister of Education.
5. Upon adoption of a School Site Acquisition Charge bylaw by the School District, the City is responsible for collection of charges. The City may charge a fee for administering School Site Acquisition Charges on behalf of the School District (up to 0.1% of the money collected plus \$2,000 for each year).

At time of writing, School District staff were in the early stages of the School Site Acquisition Charge process to prepare an *Eligible School Sites Proposal*. Once the *Proposal* has been accepted by the Board, it will be forwarded to the City of Richmond for consideration.

August 24, 2000

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If you have any questions regarding this matter please contact me at 276-4138.



Joe Erceg
Manager, Development Applications

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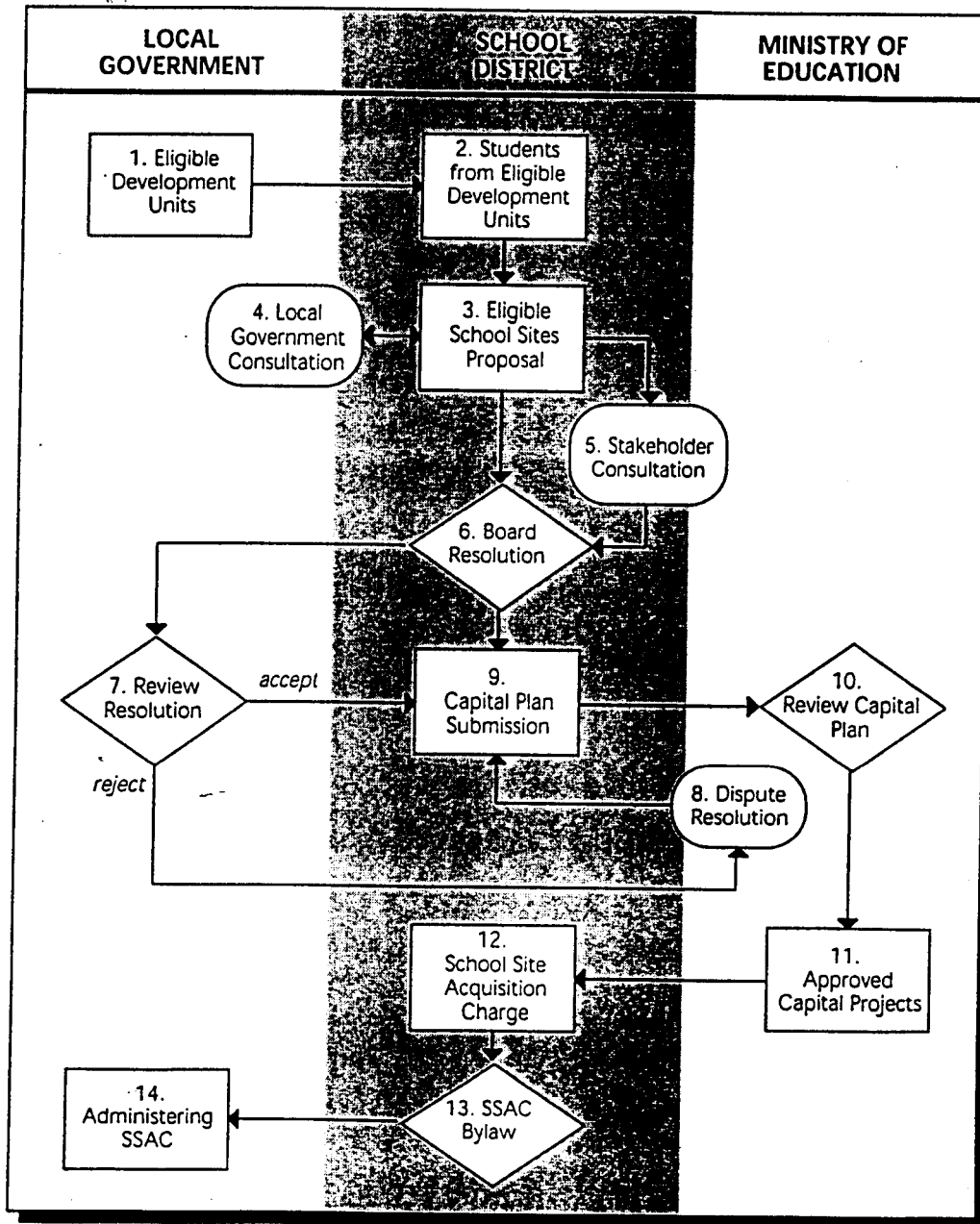
pc: David McLellan, General Manager, Urban Development
Holger Burke, MCIP, Development Coordinator
Terry Crowe, Manager, Land Use

Distribution:

Mayor G. Halsey-Brandt
Councillor M. Brodie
Councillor D. Dang
Councillor L. Greenhill
Councillor K. Johnston

Councillor K. Kumagai
Councillor B. McNulty
Councillor L. Barnes
Councillor H. Steves

Process Flowchart for Setting SSAC



Appendix 3



CITY OF RICHMOND

REPORT TO COMMITTEE

Council - Sept 26 / 94

TO: Parks & Recreation Commission

FROM: Mike Brow
Director, Parks & Leisure Services

RE: DOVER PARK PLAN

DATE: August 18, 1994

FILE: 2290-02-D

(94-052)

STAFF RECOMMENDATION

That the concept plan for Dover Park be approved as submitted.

Mike Brow
per Mike Brow
Director, Parks & Leisure Services

Att.2

ENDORSED BY
PARKS & RECREATION COMMISSION
ON SEPT. 14, 1994
OPPOSED BY NONE *ga*

FOR ORIGINATING DEPARTMENT USE ONLY	
ROUTED TO:	CONCURRENCE
Engineering	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Treasury	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
ADMINISTRATOR'S SIGN-OFF: <i>[Signature]</i>	

August 18, 1994

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STAFF REPORT

ORIGIN

The Dover Park site is a 7.0 acre undeveloped parcel of land located in a new subdivision west of No. 2 Road and north of Westminster Highway. The existing site had the C.P.R. line running through undeveloped parcels of lands that had no outstanding features to build onto. When the Dover Area plan was completed and presented to Council, two distinct pathway systems were proposed that crossed the site through the developments in the north, creating access to the Dyke trail system. The park plan was developed through a series of meetings with the Dover Citizens Advisory Committee, the owners of the property in the area, and from general directions discussed by the community in developing the Dover Area Plan. This report outlines the details of the proposed park plan.

ANALYSIS

Dover Park site is in a central and visible location within this neighbourhood. It is open to the street on four sides, and is easily accessible to the residents. The park is broken into three zones of activities by two linear parkways that continue through the developments in the north, to the river. The three zones of activities are:

Active Open Space Zone

Directly adjacent to Lynas Lane, this more active area of the Park consists of a small, informal softball area, informal soccer area.

Formal Activity Zone

This area is bounded by the two linear parkways that dissect the park and contains the majority of activities that the neighbourhood would like to use, these being:

- tennis courts - two courts are proposed in the middle of the park adjacent to the central linear parkway and the childrens' playground.
- children's play area - the play equipment will be designed for children between the ages of 1 and 12 years. Seating and trees for shade will be provided around the perimeter of the play area.
- sports court areas - two hard play surface areas are being proposed: one $\frac{1}{2}$ court basketball court, and one $\frac{3}{4}$ size ball hockey area. These courts are multi-purpose and can be used for a variety of other activities, such as badminton and volleyball.
- "The Mound" - an elevated three metre mound is being proposed to add relief and contour to the sight, and will consist of wild flowers and natural grasses.
- berms - two, one metre berms will be located along the south side of the park in front of hard surface areas.

August 18, 1994

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Passive Open Space Zone

This area is a more passive space, and includes a forest walk in the north with wild flower cover. The central area is open green space so that, at a future date, a school could be placed in this area if required.

linear parkways - these two pathways cross diagonally through the park from the apartments area to the dyke. They provide both visual and functional access to the waterfront trail system. The westerly parkway is three metres in width, and the central and more prominent parkway is six metres wide, matching the parkway that goes through the apartment complexes (Attachment 1).

pathways - there will be a perimeter pathway around the park.

trees/tree grove - the park and central parkways will be lined with rows of trees.

In general, the park reflects the need for access to a local area park and complete access to the waterfront.

COMMUNITY INVOLVEMENT

The Dover Citizens Committee and the Thompson Community Association have been involved in the development of the plan.

FINANCIAL IMPACT

The total projected cost of this project is \$526,000 (Attachment 2). Funding of (1996) - \$300,000, and (1997) - \$226,000 is identified in the ten year capital plan. Although this project is proposed to start in 1996 the plan is being done now to allow for the opportunity for adjoining developers to contribute towards this project as they construct their residential areas, thus reducing City costs.

CONCLUSION

The Dover Park site is presently undeveloped; it is centrally located, highly visible, and easily accessible by the local residents. Once developed, the park will become the focus of this neighbourhood.



Dave Semple
Manager, Park & Facility, Planning & Development

DCS:dcslprp

Active Open Space Zone

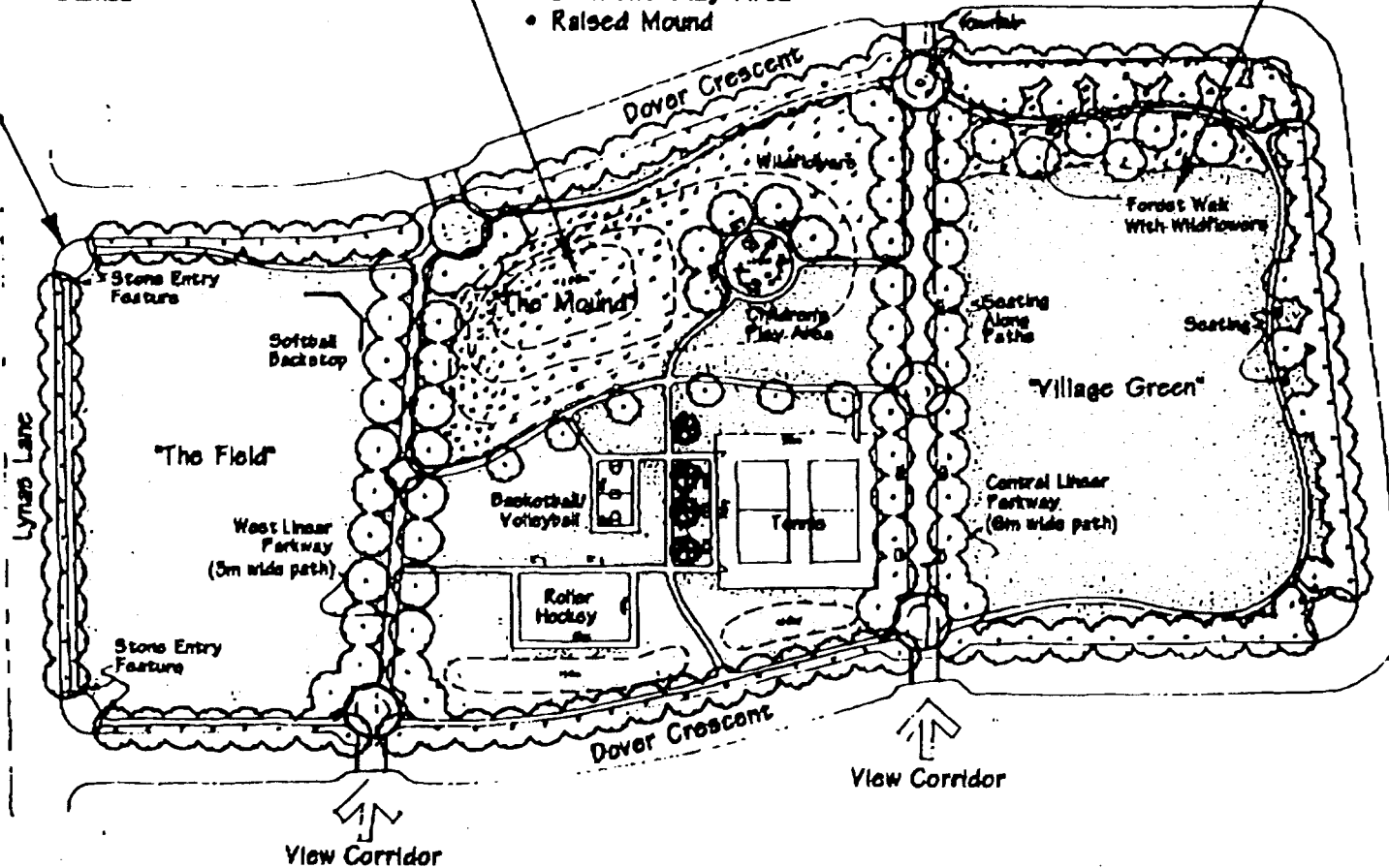
- Small Informal Softball Area
- Informal Soccer Area
- Other Informal Ball/Field Games

Formal Activity Zone

- Tennis Court
- Basketball/Volleyball
- Paved Game Surface (Roller Hockey)
- Children's Play Area
- Raised Mound

Passive Open Space Zone

- Village Green
- Casual Games
- Picnic
- Strolling
- Tai Chi



DOVER PARK Concept Plan

1:500 June 1994

DOVER PARK- Preliminary Cost Estimate (94-052)

ITEM	\$/UNIT	QUANTITY	COST
Earthworks			
Grading for mound	1.50/cu.m.	5,000 cu.m.	7,500
Hard Landscape			
Concrete Sidewalk (replacing street sidewalk)	35/sq.m.	638 sq.m.	22,330
Asphalt Paths	30/sq.m.	867 sq.m.	26,010
Stamped Concrete Paths	43/sq.m.	1,373 sq.m.	59,039
Tennis Courts	Lump Sum	—	60,000
Asphalt Paving for Roller Hockey & Basketball Court	Lump Sum	—	15,500
Play Area (play equipment, sand, concrete edge, including site furnishings for basketball & tennis)	Lump Sum	—	67,000
Benches	880 each	18	17,600
Litter Receptacles	700 each	10	7,000
Drinking Fountain	3,300 each	1	3,300
Backstop	Lump Sum	—	600
Total Hard Landscape			276,619
Soft Landscape			
Deciduous Trees (7.0cm. cal.)	400 each	77	30,800
Coniferous Trees	160 each	4	640
Seeded/Sodded Lawn Areas	5.50/sq.m.	24,141 sq.m.	120,705
Seeded Wildflower Areas	3.00/sq.m.	6,882 sq.m.	20,646
Total Soft Landscape			172,791
Sub-Total			456,910
Contingency	15%		68,537
Total Dover Park			525,447

July 7, 1994