



**CITY OF RICHMOND**  
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

**TO:** Planning Committee  
**FROM:** Joe Erceg  
Manager, Development Applications  
**DATE:** October 21, 2002  
**FILE:** 1000-08-012  
**RE:** **School Site Acquisition Charge – Eligible School Sites Proposal for 2003/2004 Five-Year Capital Plan**

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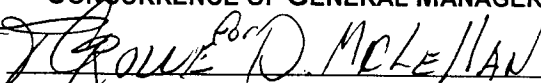
**STAFF RECOMMENDATION**

1. That School District No. 38 (Richmond) *Eligible School Sites Proposal for 2003/2004 Five-Year Capital Plan*, dated September 16, 2002, for MacNeill Secondary School and the Dover Crossing neighbourhood be accepted; and
2. That School District No. 38 (Richmond) be advised that support of the *Eligible School Sites Proposal for 2003/2004 Five-Year Capital Plan* should not be interpreted as support for sale of the Dover Park site.

  
Joe Erceg  
Manager, Development Applications

HB:hb

Att. 1

<p><b>FOR ORIGINATING DIVISION USE ONLY</b></p> <p>CONCURRENCE OF GENERAL MANAGER</p> <p></p>
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## STAFF REPORT

### ORIGIN

On September 26, 2002, the City received the letter attached to this report from School District No. 38 (Richmond), advising that the Board of School Trustees had approved an *Eligible School Sites Proposal for 2003/2004 Five-Year Capital Plan* (the "Proposal") on September 16, 2002. Specifically, two school sites have been identified as being required as a result of residential growth in Richmond. They are:

- An additional 0.75 hectares (1.9 acres) of land for the MacNeill Secondary School in the McLennan North area, with an estimated value of approximately \$2,437,500.00; and
- A 2.7 hectare (6.7 acre) elementary school site in the Dover Crossing neighbourhood, with an estimated value of approximately \$7,290,000.00.

Under the Provincial legislation, the City is required to respond to this *Proposal* for a total of 3.45 hectares (8.6 acres) of land valued at approximately \$9,727,500.00 within 60 days of receipt (i.e. by November 25, 2002). The *Proposal* will form the basis for the preparation of a new, revised School Site Acquisition Charge. School District No. 38 (Richmond) is seeking the City's acceptance of the *Proposal*.

### FINDINGS OF FACT

In 2000, School District No. 38 (Richmond) identified the need for the same two school sites for which the School Site Acquisition Charge would be utilized. At that time, a total of 4.8 hectares (11.9 acres) of land, valued at approximately \$12,960,000.00, was identified as follows:

- An additional 2.1 hectares (5.2 acres) of land for the MacNeill Secondary School in the McLennan North area, with an estimated value of approximately \$5,670,000.00; and
- A 2.7 ha (6.7 ac.) elementary school site in the Dover Crossing neighbourhood, with an estimated value of approximately \$7,290,000.00.

On November 28, 2000 Council passed a resolution that:

1. That School District No. 38 (Richmond) *Eligible School Site Proposal* (dated September 26, 2000) for MacNeill Secondary School and the Dover Crossing neighbourhood be accepted; and
2. That School District No. 38 be advised that support of the *Eligible School Site Proposal* should not be interpreted as support for sale of the Dover Park Site.

Essentially, the current *Eligible School Sites Proposal for 2003/2004 Five-Year Capital Plan*, dated September 16, 2002, is the same as the *Eligible School Site Proposal* dated September 26, 2000 other than the fact some of the lands in the McLennan North area have been purchased for the MacNeill Secondary School.

**STAFF REVIEW**

The additional 0.75 hectares (1.9 acres) of land for the MacNeill Secondary School is consistent with the McLennan North Sub-Area Plan and the rezoning that took place for this school. It is staff's understanding that the properties that remain to be acquired will be utilized to provide an acceptable level of openness on No. 4 Road and for playfields in the back of the school. However, staff have noted that the School District has increased the cost of acquiring land in the McLennan North area from approximately \$2.7 million per hectare of land in 2000 to approximately \$3.25 million per hectare of land in 2002. According to the Manager, Lands and Property, this is a reasonable assumption in the McLennan North area.

The location of an elementary school in the Dover Crossing neighbourhood is consistent with the Dover Crossing Sub-Area Plan. However, the proposed site size of 2.7 ha (6.7 ac.) considerably exceeds discussions when the Dover Park site was planned and is approximately equal to the area of the entire existing park. Both of Dover Crossing Sub-Area Plan and Dover Park Concept Plan show the school site as being located on the eastern portion of Dover Park and having an area of approximately 0.9 hectares (2.3 acres). Interestingly, there has been no change in the estimated cost of acquiring land in the Dover Crossing neighbourhood (i.e. it is \$2.7 million per hectare of land in 2000 and 2002). Again, the Manager, Lands and Property, has indicated that this is a reasonable estimate of the land values in this neighbourhood.

In the past, staff of School District No. 38 (Richmond) have advised that the *Eligible School Site Proposal* does not specifically target the purchase of the entire Dover Park site. In fact, the School District has indicated that it also intends to investigate potential school sites in the neighbourhoods to the east and west of Dover Park. For this reason, staff again recommend that Council advise the School District that support of the *Eligible School Sites Proposal for 2003/2004 Five-Year Capital Plan* should not be interpreted as support for the sale of Dover Park site.

**FINANCIAL IMPACT**

Based on the *Eligible School Site Proposal* approved in 2000, the following School Site Acquisition Charges were implemented on September 4, 2001:


Low Density Development (less than 21 units per hectare)	\$410 per unit
Medium Low Density Development (21-50 units per hectare)	\$369 per unit
Medium Density Development (51-125 units per hectare)	\$328 per unit
Medium High Density Development (126-200 units per hectare)	\$287 per unit
High Density Development (more than 200 units per hectare)	\$246 per unit

School District staff have estimated that the *Eligible School Sites Proposal for 2003/2004 Five Year Capital Plan*, approved on September 16, 2002, would result in the following School Site Acquisition Charges in 2003:

Low Density Development (less than 21 units per hectare)	\$256 per unit
Medium Low Density Development (21-50 units per hectare)	\$231 per unit
Medium Density Development (51-125 units per hectare)	\$205 per unit
Medium High Density Development (126-200 units per hectare)	\$179 per unit
High Density Development (more than 200 units per hectare)	\$154 per unit

**CONCLUSION**

School District No. 38 (Richmond) has identified the MacNeill Secondary School and an elementary school in the Dover Crossing neighbourhood in their *Eligible School Sites Proposal for 2003/2004 Five-Year Capital Plan*. Essentially, these are the same two sites that were identified in the School District's *Eligible School Site Proposal* in 2000. City staff are recommending that Council approve the latest *Proposal*, however, again indicate that this approval does not mean it supports the sale of the Dover Park site.



Holger Burke  
Development Coordinator

HB:hb

**IMPORTANT**

**School District No. 38 (Richmond)**  
6911 George Avenue Richmond, BC V6Y 2C1

DATE  
**SEP 27 2002**

September 24, 2002


0155-C

WELCOME

His Worship Mayor M. Brodie  
City of Richmond  
6911 No. 3 Rd.  
Richmond, B.C.  
V6Y 2C1

**PHOTOCOPIED  
& DISTRIBUTED**  
DATE: Sep 26/02 RB

BOARD OF  
SCHOOL TRUSTEES

Mayor Brodie:

**Sandra Bourque**  
Chairperson

Re: School Site Acquisition Charge

**Gerry Retallick**  
Vice Chairperson

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

**Susan Halsey-Brandt**  
Trustee

You will recall that in August, 2000 the School District worked with City staff to develop the information required for the setting of the charge, and an Eligible School Sites Proposal was approved by the Board in September, 2000, and subsequently agreed to by your Council. The Ministry of Education approved the Eligible School Sites Proposal in June, 2001, and the Board established a School Site Acquisition Charge Bylaw on July 3, 2001. This Bylaw was forwarded to the City on July 13, 2001 in order that the City could commence collecting the charges.

**Chak Kwong Au**  
Trustee

**Annie McKittrick**  
Trustee

**Donna Sargent**  
Trustee

In accordance with the Act, School District has again worked with City staff to develop the information required for updating the charge, and a revised Eligible School Sites Proposal for the 2003/2004 Five-Year Capital Plan was considered by the School Board at its September 16, 2002 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.

**Chris Kelly**  
Superintendent of Schools

Tel: 604-668-6081  
Fax: 604-668-6006

**K.L. Morris**  
Secretary - Treasurer

Tel: 604-668-6012  
Fax: 604-668-6161

The proposal indicates the following:

1. It is estimated that there will be 16,621 new development units constructed in the school district over the next 10 years. We note that the number of eligible single family houses that the City is projecting will be constructed over the next 10 years has increased from 615 in 2001 to 7590 this year. We would like to discuss this major change in the projections at the next Council/Board meeting.
2. These 16,621 development units will be home to an estimated 3609 school age children;
3. The School Board expects that 2 new school sites will be required as a result of this growth in Richmond. One is the completion of the acquisition of the site for the MacNeill Secondary School in the North McLennan neighbourhood. The second will be in the Dover Crossing area.

OFFICE OF RICHMOND  
DATE  
**SEP 26 2002**  
RECEIVED  
CITY CLERK'S OFFICE

An additional 0.75 hectares of land is required to complete the site acquisition for the 1200 capacity MacNeill Secondary School, and it is expected to be purchased in approx. 2 years. At current land prices, this will cost approximately \$2,437,500.

According to Ministry of Education standards we will require 2.70 hectares of land for a 500 capacity elementary school in the Dover Crossing area. The Dover Crossing area site is expected to be purchased in 6 years and, at current land prices, will cost approximately \$7,290,000.

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

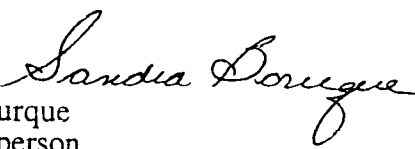
1. Pass a resolution accepting the School Boards' resolution of proposed eligible schools site requirements for the school district, or
2. Respond in writing to the School Board indicating that it does not accept the School Boards proposed site requirements for the school district and indicating:
  -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

c: R. McKenna, City Clerk

c: Trustees  
J. Woycheshin, Ministry of Education  
C. Kelly, Superintendent of Schools  
K.L. Morris, Secretary Treasurer



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

**Eligible School Sites Proposal for 2003/2004 Five-Year Capital Plan**

289/2002 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 governments 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 aged children (as defined in the School Act) that will be added to the school district as the 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 No. 38 (Richmond) has consulted with the City of Richmond on these matters;

BE IT RESOLVED THAT:













1. Based upon information from local government, the School Board of School District No. 38 estimates that there will be 16,621 new development units constructed in the school district over the next ten years;
2. These 16,261 development units will be home to an estimated 3,609 school age children;
3. The School Board expects that two new school sites will be required as a 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 3.45 hectares of land. These sites are expected to be purchased in the next five years, and, at current land costs, the land will cost approximately \$9,727,500.00.

CARRIED

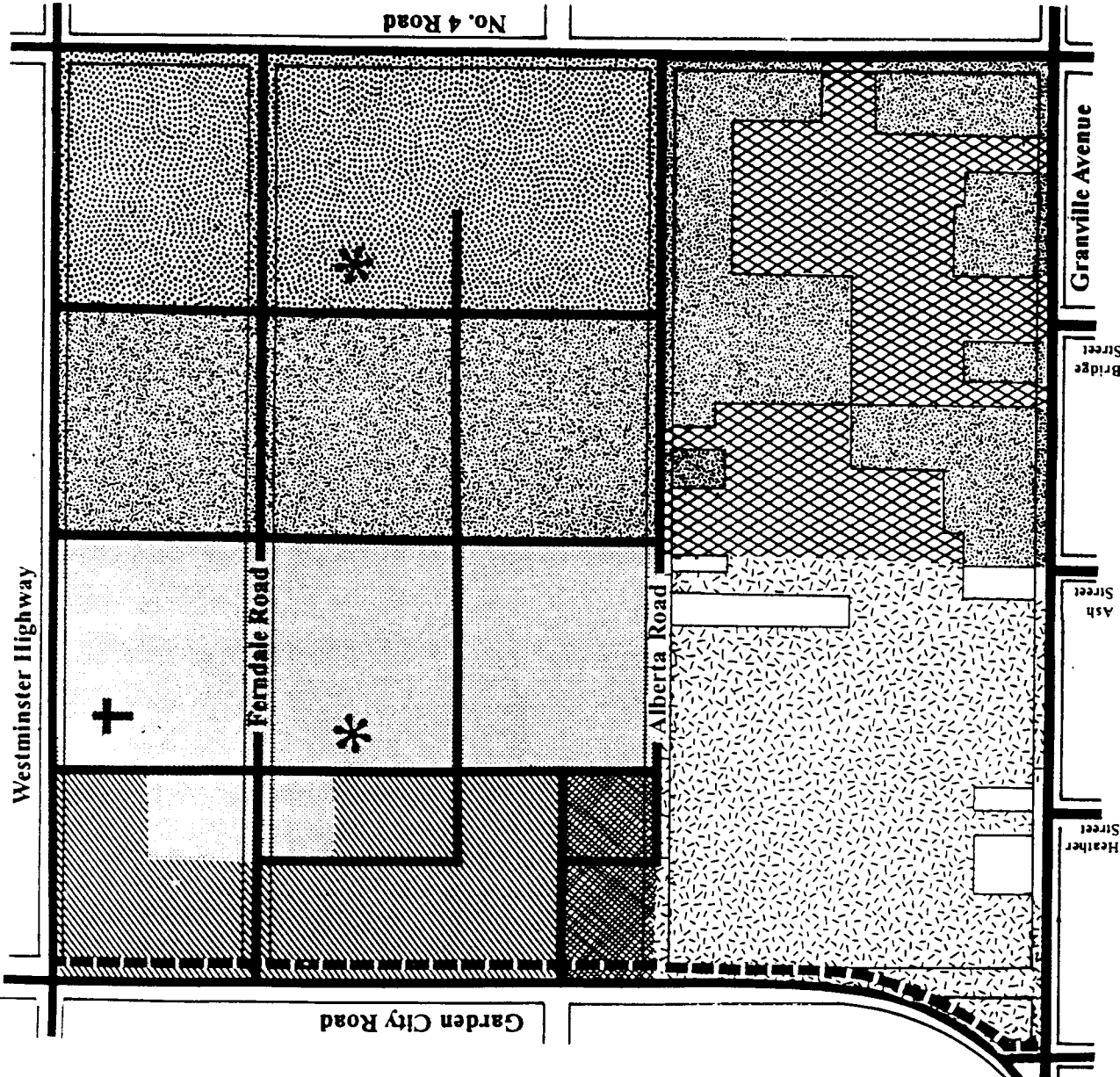
CERTIFIED A TRUE COPY of a resolution passed by the Board of School Trustees of School District No. 38 (Richmond) on September 16, 2002.

K.L. Morris, Secretary Treasurer

# Attachment 1 Land Use Designation & Circulation System

-  Residential Area 1  
1.6 base F.A.R. 4 storey Th.  
Low-rise Apts (4 storeys max)  
/ Mid-rise Apts (up to 8 Storeys)  
/ High-rise Apts (up to 45metres)
-  Residential Area 2  
0.95 base F.A.R. 2, 3 & 4 storey  
Townhouses, Low-rise Apts  
(4 storeys max)
-  Residential Area 3  
0.65 base F.A.R. Two-Family  
Dwelling / 2 & 3 storey Townhouses
-  Residential Area 4  
0.55 base F.A.R. One & Two-  
Family Dwelling & Three-Dwelling  
Townhouses (2 F.2 storeys max)
-  Residential Area 5  
0.55 base F.A.R. One-Family  
Dwelling
-  Mixed Residential/  
Retail/Community Uses
-  Community Park
-  School
-  Neighbourhood Parks
-  Trail
-  Church
-  Principal Roads

**McLennan  
North  
Sub-Area**  
*Official  
Community Plan*



# Land Use Map

