



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE


To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: November 6, 2003
File: 1000-08-012
Re: **School Site Acquisition Charge – Eligible School Sites Proposal for 2004/2005 Five-Year Capital Plan**

Staff Recommendation

1. That School District No. 38 (Richmond) be advised that the City accepts the *Eligible School Sites Proposal for 2004/2005 Five-Year Capital Plan* submitted on October 15, 2003; and
2. That School District No. 38 (Richmond) be advised that support for the *Eligible School Sites Proposal for 2004/2005 Five-Year Capital Plan* should not be interpreted as support for sale of the Dover Park site.


Joe Erceg
Manager, Development Applications

HB:blg
Att. 1

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

On October 15, 2003, School District No. 38 (Richmond) wrote the City the attached letter advising that the Board of School Trustees had approved the *Eligible School Sites Proposal for 2004/2005 Five-Year Capital Plan* at a public meeting on October 6, 2003.

According to the Local Government Act, the City is required to respond to this proposal within 60 days of receipt (**i.e. by December 15, 2003**).

Findings of Fact

In September of this year, the City accepted the School District's proposed *2004/2005 Five-Year Capital Plan*. Similar to the *2003/2004 Five-Year Capital Plan*, the MacNeill Secondary School and Dover Crossing Elementary School were identified as the two (2) sites on which the school site acquisition charge would be based.

The following table compares the *Eligible School Sites Proposal* that was approved last year by Council for the *2003/2004 Five-Year Capital Plan* and the current *2004/2005 Five-Year Capital Plan* that the School District is now asking Council to approve.

Item	2003/2004 Five-Year Capital Plan	2004/2005 Five-Year Capital Plan
School Sites	MacNeill Secondary School Dover Crossing	MacNeill Secondary School Dover Crossing
Area Required	0.75 ha (1.9 ac) – MacNeill <u>2.7 ha (6.7 ac) – Dover</u> 3.45 ha (8.6 ac) - Total	2.12 ha (5.24 ac) – MacNeill <u>2.7 ha (6.7 ac) – Dover</u> 4.82 ha (11.91 ac) – Total
Estimated Land Cost	\$2,437,500 – MacNeill <u>\$7,290,000 – Dover</u> \$9,727,500 – Total	\$7,122,932 – MacNeill <u>\$7,290,000 – Dover</u> \$14,412,932 – Total
Estimated Number of School Age Children	3,609	8,597
Eligible Number of Development Units Over Next 10 Years	16,261 dwelling units	18,139 dwelling units

Interestingly, the School District is still assuming an area of 2.7 ha (6.7 ac) for the Dover Crossing Elementary School even though it recently obtained approximately 1.03 ha (2.55 ac.) from the City of Richmond in exchange for the Garratt Annex site. The remaining area is the Dover Park site, which the City has repeatedly indicated that it is not prepared to sell for school site purposes.

Staff of School District No. 38 have advised that the *Eligible School Sites Proposal* does not specifically target the purchase of the remainder of the Dover Park site and that they intend to investigate potential school sites elsewhere in the neighbourhood. Furthermore, District staff have indicated that they are using the standard area established by the Province for an elementary school.

Analysis

The School District has provided the following explanation for the changes between 2003/2004 and 2004/2005 noted in the above table.

Area Required

The area required for the MacNeill Secondary School increased from 0.75 ha (1.9 ac.) to 2.12 ha (5.24 ac.).

The reason given for this change is that, under the Local Government Act, the school site acquisition charge continues to be levied until 35% of the cost of acquiring the original amount of land required under the legislation has been obtained.

According to School District No. 38 (Richmond), 2.12 ha (5.24 ac.) was required in the year 2000, when the Provincial legislation was enacted.

In other words, the District incorrectly lowered the requirement for the MacNeill Secondary School to 0.75 ha (1.9 ac.) in last year's *Five-Year Capital Plan*.

It is noted that the minimum site area required for the MacNeill Secondary School is 5.84 ha (14.43 ac.) – of which the School District already owns 4.72 ha (11.66 ac.).

Staff have discussed this interpretation with the City Solicitor, who has indicated that he has no reason to question the School District's position.

Estimated Land Cost

The estimated land cost for the MacNeill Secondary School site has increased from \$2,437,500 in last year's *Five-Year Capital Plan* to \$7,122,932 in the 2004/2005 plan.

Obviously, one reason for this change is the increase in the area required.

Another reason is that the cost of acquiring land in the McLennan North area has increased from approximately \$3.25 million per hectare of land in 2002 to approximately \$3.36 million per hectare of land in 2003.

The City's Manager, Lands and Property, has indicated that this is a reasonable (if not low) estimate of the land values in this neighbourhood.

Estimated Number of School Age Children

School District staff have advised that they underestimated the yield factor when determining the estimated number of school age children.

In the *2003/2004 Five-Year Capital Plan*, the District assumed a yield factor of 0.25 for single detached houses, 0.20 for townhouses and apartments in a low building, and 0.07 for apartments in a tall building.

For the *2004/2005 Five-Year Capital Plan*, District staff changed the yield factor to 0.60 for single detached houses, 0.45 for townhouses, 0.20 for apartments in a low building, and 0.07 for apartments in a tall building.

As a result, the estimated number of school age children from the eligible number of development units over the next 10 years jumped dramatically from 3,609 in 2003/2004 to 8,597 in 2004/2005.

Development Applications Department staff have no objection to this change, noting that it appears more realistic and has no bearing on the actual school site acquisition charge.

Eligible Number of Development Units

The Policy Planning Department of the City of Richmond has increased the estimated number of dwelling units over the next 10 years from 16,261 to 18,139.

The reason they have given for this increase is because more accurate population data became available which indicated that the City had over estimated the amount of development prior to 2003.

As a result, additional development has been assumed for the next 10 years and beyond in order to continue to meet the expected number of dwelling units and population to 2021 reflected in the Official Community Plan (OCP).

The School District has not included this explanation in their material, but do not appear to object to this change that was made by the City.

Financial Impact

The following table compares the existing school site acquisition charge based on the *2003/2004 Five-Year Capital Plan* to the preliminary calculation of the proposed new school site acquisition charge based on the *Eligible School Sites Proposal for 2004/2005 Five-Year Capital Plan* submitted to the City for comment.

Development Density	Existing School Site Acquisition Charge	Proposed New School Site Acquisition Charge
Low Density (> 21 units per ha)	\$256 per unit	\$348 per unit
Medium Low Density (21-50 units per ha)	\$231 per unit	\$313 per unit
Medium Density (51-125 units per ha)	\$205 per unit	\$278 per unit
Medium High Density (126-200 units per ha)	\$179 per unit	\$243 per unit
High Density (< 200 units per ha)	\$154 per unit	\$209 per unit

Although a substantive increase of 36%, the proposed school site acquisition charges are still less than the range of charges (\$246 to \$410 per unit) which were implemented in 2001 based on the *Eligible School Sites Proposal* at that time.

The Urban Development Division will advise both the Urban Development Institute Liaison Committee and staff of the Greater Vancouver Home Builders Association of these pending changes prior to the new school site acquisition charges being implemented in 2004.

Conclusion

School District No. 38 (Richmond) has submitted its *Eligible School Sites Proposal for 2004/2005 Five-Year Capital Plan* to the City for approval. The major change from the *2003/2004 Five-Year Capital Plan* that was approved by Council last year is that the entire area required for the MacNeill Secondary School is used as originally required in 2000 when the Local Government Act was amended to standardize the school site acquisition charges. As a result of this change, the charge is going to increase by approximately 36%.



Holger Burke
Development Coordinator
(4164)

HB:blg



October 15, 2003

BOARD OF
SCHOOL TRUSTEES

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

Annie McKittrick
Chairperson

Mayor Brodie:

Chak Kwong Au
Vice Chairperson

Re: School Site Acquisition Charge

Sandra Bourque
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.

Andy Hobbs
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.

Linda McPhail
Trustee

Debbie Tablotney
Trustee

Patricia Whittaker
Trustee

~~XXXXXX~~ **Bruce Beaird**
Acting Superintendent of Schools

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Ken Morris
Secretary - Treasurer

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In accordance with the Act, the 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 2004/2005 Five-Year Capital Plan was considered by the School Board at its October 6, 2003 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. A copy of the Resolution and the proposal is enclosed herewith.

The proposal indicates the following:

1. It is estimated that there will be 18,139 new development units constructed in the school district over the next 10 years.
2. These 18,139 development units will be home to an estimated 8597 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.

Although the Board received funding in the 2003/04 Capital Plan to complete the acquisition of the additional land required to complete the site acquisition for the 1200 capacity MacNeill Secondary School, at the time that Bill 35 came into effect 2.12 Ha. of land were still required to be purchased, at an estimated cost of \$7,122,932. School Site Acquisition Charges can continue to be levied until 35% of this cost is recovered.

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. As you are aware, a site of 1.03 Ha. was recently purchased from the City in this area. At the time that Bill 35 came into effect, however, the full area of 2.70 Ha. was still to be purchased at an estimated cost of \$7,290,000, and School Site Acquisition Charges can continue to be levied until 35% of this cost is recovered.

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



A. McKittrick
Chairperson

c: R. McKenna, City Clerk

c: Trustees
J. Woycheshin, Ministry of Education
B. Beirsto, Acting Superintendent of Schools
K.L. Morris, Secretary Treasurer



School District No. 38 Richmond
7811 Granville Avenue, Richmond, B.C. V6Y 3E3

Eligible School Sites Proposal for 2004/2005 Five-Year Capital Plan

322/2003

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:

- 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;
- 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;
- 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;
- The approximate location and value of the school sites;

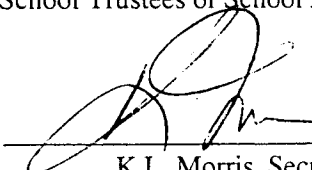
AND WHEREAS the Board of School Trustees for School District #38 (Richmond) has consulted with the City of Richmond on these matters:

BE IT RESOLVED THAT:

- Based on information from local government, the School Board of School District #38 (Richmond) estimates that there will be 18,139 new development units constructed in the school district over the next 10 years;
- These 18,139 development units will be home to an estimated 8597 school age children;
- 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.
- According to Ministry of Education standards the sites require an additional 4.82 hectares of land. The purchase of these sites is expected to be completed in the next 5 years and, at current land costs, the land will cost approximately \$14,412,932.

CARRIED

CERTIFIED A TRUE COPY of a resolution passed by the Board of School Trustees of School District No. 38 (Richmond) on October 6, 2003.


K.L. Morris, Secretary Treasurer



SCHOOL DISTRICT NO. 38 (RICHMOND)

ELIGIBLE SCHOOL SITES PROPOSAL

2004/2005 5-Year Capital Plan

September, 2003

ELIGIBLE SCHOOL SITES PROPOSAL

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September, 2003

2004/2005 ELIGIBLE SCHOOL SITES PROPOSAL

1.0 Introduction

Legislation governing School Site Acquisition was contained in the Education Statutes Amendment Act, 1998 (Bill 35), which was brought into force by Order in Council 70/2000, effective January 28, 2000.

The legislation requires local governments and school boards to go through a defined process in order to establish a School Site Acquisition Charge that developers will have to pay on residential construction.

An Implementation Guide: School Site Acquisition Charge has been developed to assist in the preparation and implementation of the legislation. The "Process Flowchart for Setting SSAC" that is contained within the Guide is attached, together with the "Illustrative Timeframe for Setting SSAC".

Note that the targets for the timing of each step will depend on the deadline for the Capital Budget submission and other factors, such as when the information on future development is available from the City of Richmond.

The first Eligible School Sites Proposal was submitted in September, 2000, and approved on June 11, 2001. This is the fourth Proposal, and is the annual update that is required to be submitted with the 5-Year Capital Plan.

2.0 Enrolment Forecast

The first step in the process is to estimate the "Projected City-wide Eligible Development Units" (attached). This estimate has been developed in conjunction with the Urban Planning Department of the City of Richmond. Eligible Development Units are new self-contained dwelling units on a newly sub-divided lot, an existing lot or a development. To be eligible, there must be four or more new units in a multi-family development. The number of Eligible Development Units projected for Richmond within the next 10 years totals 18,139. Note that for last year's Proposal, the number of projected Units increased significantly over previous years, which reduced the Base Rate charge. This was initially thought to be an error on the City's part, but they confirm that in previous years they were incorrectly counting subdivisions rather than dwelling units..

Under Bill 35, builders of new development units do not have to pay for pent-up demand, that is, the provision of new facilities to address an existing shortage of spaces in existing schools. The "Estimate of Pent-up Demand" is attached, showing a pent-up demand in elementary schools due to closures, but an oversupply for secondary schools, and a net overall oversupply for the District of 225 – that is, no pent-up demand.

Also attached is the "Enrolment Forecast for the School District" for the next 10 years, and the "Estimate of Students from Eligible Development Units". The Enrolment Forecast is from the 2004/05 5-Year Capital Plan, concurrently being presented to the Board for approval, and to be submitted to the Ministry of Education this month. The 10 year forecast is based on the Ministry of Education's Enrolment Report, modified by historical data within the School District, and from information provided from Statistics Canada. The total net projected growth for the School District over the next 10 years is a net loss of 1743 students.

The Estimate of Students from Eligible Development Units is to determine the proportion of new school spaces that are having to be provided due to the construction of the Eligible Development Units.

3.0 Existing Facilities and Sites

Attached is the “Elementary Schools – Capacities and Enrolments”, and the “Secondary Schools – Capacities and Enrolments”, which list the Operating Capacities and enrolments to September 12, 2003 for all of the District’s schools. Although the 5-Year Capital Plan includes requests for funding to replace or upgrade some of the schools, all of the schools have been maintained in a condition where they are able to operate at their approved capacity, and have a useful life that is longer than 10 years. The capacities of the elementary schools reflect the current Ministry standards (K-19, Gr. 1 to 3 - 21, Gr. 4 to 7- 25)

4.0 Program Directions

The grade configuration for all of the secondary schools was changed to Grade 8 through Grade 12 approx. 8 years ago, replacing junior and senior secondary schools. The elementary schools are all from Kindergarten to Grade 7. There are no plans to further revise the grade configurations. At present, there are Grade 7 students in MacNeill Secondary, but this is a temporary measure during the opening phase of the school, as one grade is added each year.

There are also currently no plans to significantly change the service delivery methods within the School District by introducing year-round schooling or extended days. There are some special District-wide programs in some specific schools or rented facilities, which will continue to be developed and expanded as the need arises. These will not affect the capacities of the existing schools, which will therefore remain unchanged for the next 10 years. The exception will be Steveston Secondary School, where capital funding to replace the school has been approved for the 2005/06 capital plan year. As the capacity of the replacement has not been finally determined, and the funding is not finally approved until April, 2005, the present capacity of Steveston has been used.

5.0 Development Scenarios

The Board has been proactive in maximizing the utilization of the all of the existing facilities and sites. Examples include the disposal of the Eburne Elementary School site by way of a land exchange, and the Austin Harris Annex site by way of a sale, the proceeds from which assembled a major portion of the Anderson Elementary and MacNeill Secondary sites; and the sale of the existing Cambie Secondary School site to fund the construction of the new Cambie Secondary School. In addition, four elementary schools, and one secondary special program facility, were closed in 2003 in order to reduce costs by consolidating programs. The long-standing agreement with the City of Richmond to develop combined school/park sites has also reduced very significantly the cost of acquiring land for the construction of schools.

The Board has also been active in working with the Provincial Government to pursue Public Private Partnerships as a means of meeting the future demand for classroom space. Although this option is still possible for the replacement of Steveston Secondary school the Board does not have any remaining assets that can be used to fund the acquisition of future school sites.

6.0 The Long-Term Facilities Plan

The 2004/2005 5-Year Capital Plan outlines the proposed facility upgrading projects for the next 5 years. The space projects are requested in Year 3 (2006/07), which is the year in which projects can be approved in the Ministry's rolling 3 year approval process. It is not anticipated that all of these projects will be able to be funded within that year, and in fact the 5-year Plan probably realistically represents a 10 year program.

Attached are the "Capital Projects requiring New Sites", which identifies the following 2 projects that require the purchase of additional land:

- 1) MacNeill Secondary School, in the North McLennan area. The construction of the school is complete, and it opened in September, 2003. The Minister of Education approved the construction of the new school on a site that is smaller than the minimum size for a 1200 capacity secondary school. The Board presently owns 4.72 Ha. of the future site, and it has been agreed with the Ministry of Education that there is a need to purchase an additional 1.12 Ha. to make up the standard minimum site area needed to construct the necessary playing fields. The Ministry of Education provided \$2,437,500 in the 2003/04 Capital Plan to enable the remaining land to be purchased. Under Bill 35, however, School Site Acquisition Charges are to continue to be levied until 35% of the cost of the sites acquired since the introduction of the legislation has been collected. In January, 2000, when Bill 35 was introduced, the Board owned 3.72 Ha., and needed to purchase an additional 2.12 Ha..
- 2) Elementary School in the Dover Crossing Area A new elementary school will be required in the north-west area of Richmond within the next 10 years, and following consultation with City of Richmond, the Dover Crossing area has been identified as the most appropriate location in which to acquire a site. The Board recently acquired a 1.03 Ha. site in the area, in partial exchange for the sale of the Garratt Annex site to the City. The permitted site area for the projected size of school is 2.70 Ha., however, and under Bill 35 the School Site Acquisition Charges can continue to be levied until 35% of the total cost of the final site has been collected.

7.0 Preliminary Calculation of SSAC

The previously referenced "Illustrative Timeframe for Setting SSAC" demonstrates that the School Site Acquisition Charge is not set until Step 13 of the process, which takes place in Year 2.

The School Site Acquisition Charge is calculated from the sites in the approved Capital projects, which are announced by the Ministry of Education following a review of the sites contained within this Eligible School Sites Proposal.

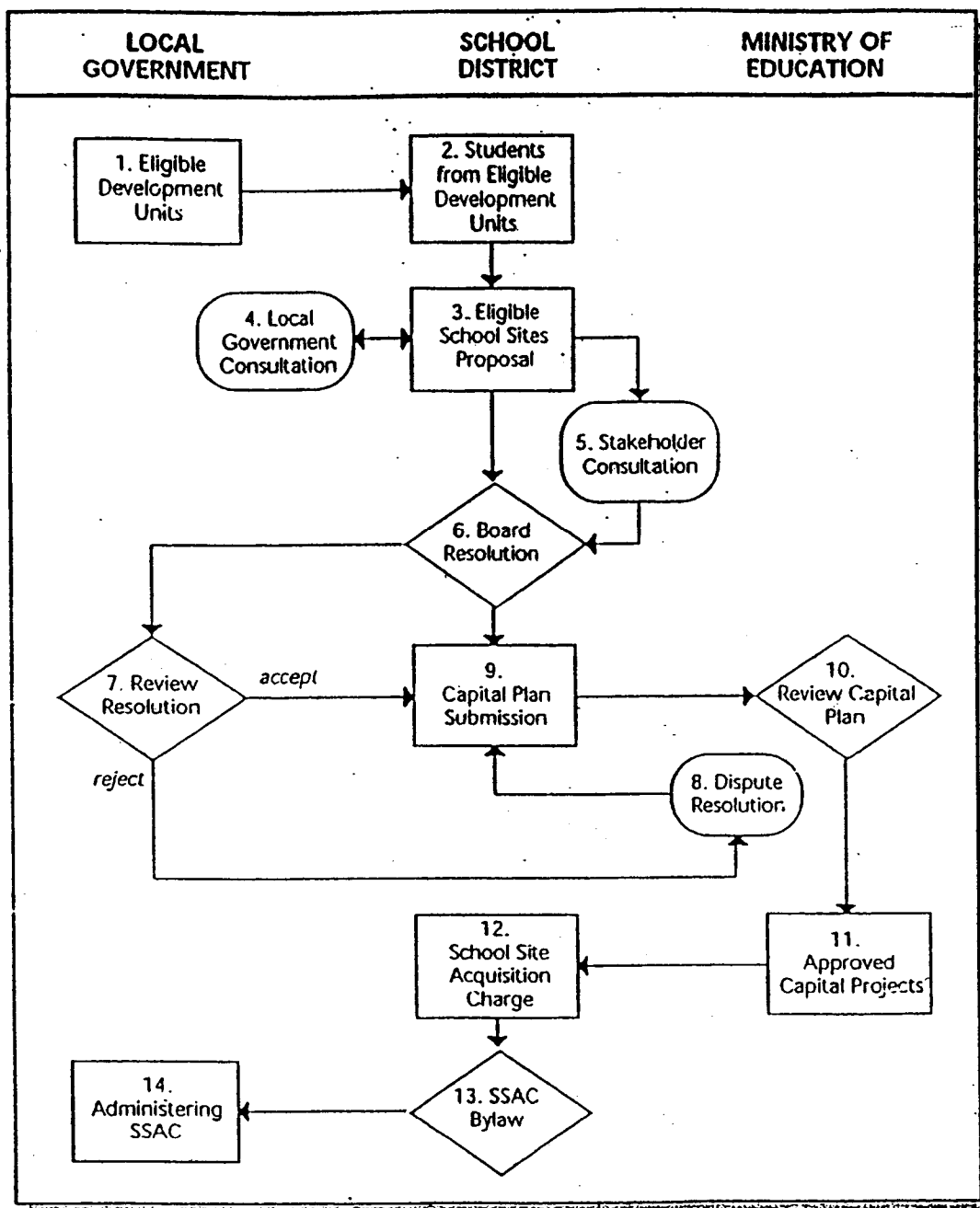
There is a requirement, however, to determine the preliminary School Site Acquisition Charge, based on the requested sites, the calculations for which are set out in the attached "New Development Share of New School Facilities" and the "Preliminary Calculation of School Site Acquisition Charge".

The 2003/04 Eligible School Sites Proposal was approved by the Minister of Education on December 23, 2002 and the School Site Acquisition Charge was amended by the City of Richmond within the following 60 days, in accordance with the Legislation.

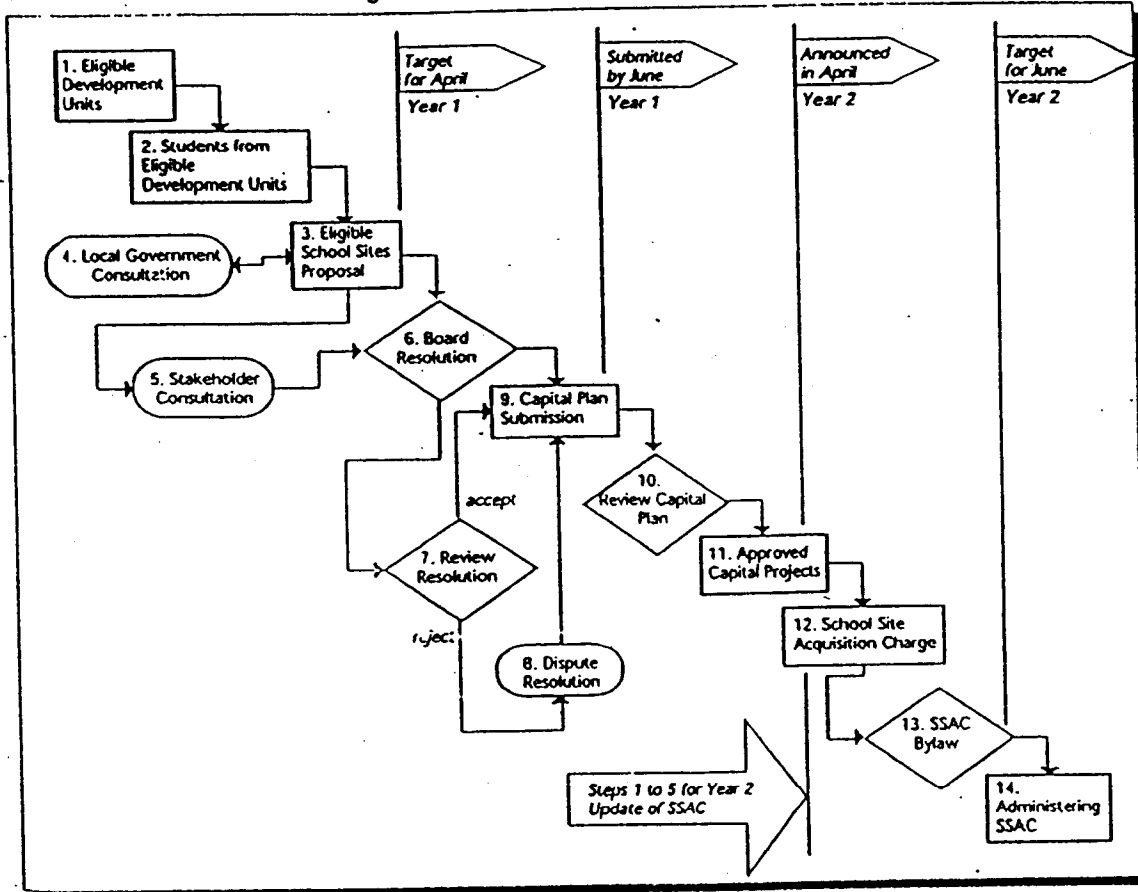
ATTACHMENTS

September, 2003

Process Flowchart for Setting SSAC



Illustrative Timeframe for Setting SSAC



**2003 DATA FOR BILL 35 CALCULATIONS
SCHOOL BOARD NO. 38 - CITY OF RICHMOND**

Date: September 2, 2003

2003 PROJECTED CITY-WIDE ELIGIBLE DEVELOPMENT DWELLING UNITS

TYPE OF DWELLING UNIT		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Units
SINGLE DETACHED DWELLING UNITS & DUPLEXES		753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	753	8,283
TOWNHOUSES		640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	7,040
APARTMENTS		256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	2,816
																														18,139

2003 DISTRIBUTION OF TOTAL ELIGIBLE DEVELOPMENT DWELLING UNITS WITHIN CITY

CITY	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
City Centre	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993
West Richmond	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830
Steveston	849	849	849	849	849	849	849	849	849	849	849	849	849	849	849	849	849	849	849	849	849	849	849	849	849	849	849	849	849
North East Richmond	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631	631
Hamilton	961	961	961	961	961	961	961	961	961	961	961	961	961	961	961	961	961	961	961	961	961	961	961	961	961	961	961	961	961
East Richmond	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
Sea Island	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283	8,283

Definitions For These Calculations

- A. "Single Detached Dwelling Unit" includes:
1. a building which contains one single detached dwelling unit which is not attached to any other principal dwelling or structure. It may have accessory uses (e.g. a garage or shed) attached to it. This housing type has open space on all sides.
 2. a single dwelling unit as an accessory use that is attached to or within a principal building that does not fall into any of the other categories, for example, a single dwelling unit attached to a non-residential building (e.g. store, church or apartment building).
 3. includes mobile homes and a single dwelling unit, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice.
- B. "Duplex" means:
1. a building which includes two dwellings units attached either side by side, one above the other, or back to back.
- C. "Townhouse" includes:
1. a building with two or more dwellings joined side by side, side to back, and back to back.
 2. a townhouse does not have any other dwellings either above or below.
- D. "Apartment" Low Rise Means:
1. a building which can be up to and including 4 stories in height and contains at least 2 dwelling units and may include non-residential uses (e.g. commercial, office), and does not fall into any of the other categories.
- E. "Apartment" High Rise Means:
1. a building which is 5 or more stories in height and contains at least 2 dwelling units and may include non-residential uses (e.g. commercial, office), and does not fall into any of the other categories.

Basis of 2003 - 2013 Projection

1. Total dwelling units added between 2003 and 2013 in each planning area is categorized by:
 - a. Single Detached & Duplex
 - b. Townhouses
 - c. Apartments
2. Basis: City of Richmond OCP Dwelling Unit Capacity to 2021 (See Richmond OCP: "Dwelling Unit Capacity to 2021" Map on page 56).
3. An estimate of the number of dwelling units to be gained between 2003 and 2013 is used for the total Projected City-Wide Eligible Development Units.
4. The estimated annual average growth rate is 2.68% (based on OCP Dwelling Unit capacity to 2021 - See City of Richmond OCP: "Dwelling Unit Capacity to 2021" Map on page 56).
5. The estimated number of dwelling units added between 2003 and 2013 is allocated in each planning area (See City of Richmond OCP: "Dwelling Unit Capacity to 2021" Map on page 56) based on the dwelling unit percentage distribution in the OCP.
6. Assumptions were made regarding the percentages of dwelling unit types in each Planning Area for 2013.

Explanation of 2002 and 2003 calculations over 2001

In 2002 and 2003 the number of "Single Dwelling Units" has increased because the "Projected City-Wide Eligible Development Units" are now based on the number of dwelling units rather than on new subdivisions in 2001.

Prepared by:
Stuart Jones (604-276-4116)
Policy Planning Department
in consultation with the Richmond School Board No. 38.

ESTIMATE OF PENT-UP DEMAND

	Elementary	Secondary	Total
Current Enrolment as of 12 Sept, 03	12878	10394	23272
Current Capacity	14416	11475	25891
Pent-up Demand	-1538	-1081	-2619

ENROLMENT FORECAST FOR THE SCHOOL DISTRICT

	Elementary	Secondary	Total
Current Year 2003			
Current Enrolment	12878	10394	23272
Ten Year 2013			
Ten Year Enrolment	12151	9378	22952
Ten-Year Increase	-727	-1016	-1743

ESTIMATE OF STUDENTS FROM ELIGIBLE DEVELOPMENT UNITS

Eligible Development Units (EDU)				
Type of Housing	Ownership	Units	Yield Factors	EDU Students
Single Detached House	Rented & Owned	8283	0.60	4970
Townhouses	Rented & Owned	7040	0.45	3168
Apartment in Low Building	Rented & Owned	2018	0.20	404
Apartment in Tall Building	Rented & Owned	798	0.07	56
Total		18139	0.47	8597

Elementary Schools - Capacities and Enrolment **2004/05 Eligible School Sites Proposal**

School Name	Year of Original School	Date of Renovation	Nominal Capacity	Enrolment 2003	Enrolment 2004
Anderson	1996		2 K+ 300	76	279
Blair	1993		1 K+ 200	38	186
Blundell	1954	1981, 1983	1 K+ 225	38	210
Bridge	1969	1972, 1975	2 K+ 300	76	279
Brighthouse	1965	1967, 1968, 1969	2 K+ 425	76	396
Byng	1995		2 K+ 375	76	349
Cook	1954	1981, 1983, 1999	3 K+ 400	114	373
Currie	1994	2000	2 K+ 450	76	419
DeBeck	1992	1999	1 K+ 350	38	326
Diefenbaker	1981	1985, 1988, 2000	2 K+ 425	76	396
Dixon	1958	1960, 1962, 1968, 1972, 1976	2 K+ 300	76	279
Errington	1957	1958, 1960, 1968, 1972, 1995	1 K+ 375	38	349
Ferris	1954	1981, 1983, 1992, 2001	2 K+ 625	76	582
Garden City	1948	1957, 1965, 1977	1 K+ 300	38	279
Gilmore	1959	1960, 1962, 1963, 1964, 1966, 1969	2 K+ 450	76	419
Grauer	1948	1958, 1979, 1983	2 K+ 375	76	349
Hamilton	1995	2001	2 K+ 350	76	326
Homma	1990	2001	2 K+ 500	76	466
Kidd	1957	1959, 1962, 1965, 1967, 1975, 1982	1 K+ 250	38	233
Kingswood	1976	1978, 1980	1 K+ 275	38	256
Lee	1960	1961, 1964, 1966, 1969, 1972, 1979, 2000	2 K+ 450	76	419
MacNeill	2003	Gr. 7 in Secondary School			72
Maple Lane	1974	1979	1 K+ 225	38	210
McKay	1961	1965, 1971, 1975, 2001	1 K+ 250	38	233
McKinney	1948	1957, 1965, 1977, 1995	1 K+ 375	38	349
McNeeley	1991	1998	2 K+ 450	76	419
Mitchell	1960	1964, 1975, 1992, 2000	2 K+ 500	76	466
Quilchena	1974	1989	1 K+ 175	38	163
Sea Island	1955	1964, 1967, 1968, 1976	1 K+ 150	38	147
Sidaway	1955	1964, 1967, 1968, 1976	1 K+ 100	38	93
Spul'u'kwuks	2000		2 K+ 350	76	326
Steves	1964	1975	1 K+ 325	38	303
Tait	1955	1965, 1976, 1981, 1983, 1994, 1999	2 K+ 350	76	326
Talmey	1991	2000	2 K+ 275	76	256
Thompson	1955	1958, 1962, 1964, 1975, 1987, 1991	2 K+ 325	76	303
Tomsett	1959	1965, 1988, 2000	2 K+ 225	76	233
Westwind	1979	1983, 1995	2 K+ 400	76	373
Whiteside	1958	1960, 1961, 1963, 1967, 1976, 1986	2 K+ 275	76	256
Woodward	1958	1966, 1968, 1969	1 K+ 250	38	233
Wowk	1992		1 K+ 175	38	163
Sub-total				2394	12,022
Totals				14,416	12,878

**Secondary Schools - Capacities and Enrolment
2004/05 Eligible School Sites Proposal**

School Name	Date of Original School	Date of Renovations	Operating Capacity	Total Enrolment as of Sept. 2003
Boyd	1960*	1965, 1970, 1973, 1987, 1994	4 SE + 900	885
Burnett	1966	1969, 1996, 1998/99	3 SE + 1200	1264
Cambie	1993		1 SE + 1050	1196
London	1975*	1995	1 SE + 875	878
MacNeill	2003		2 SE + 1200	207
McMath	1998		4 SE + 1300	973
McNair	1971	1975, 1980, 1999	3 SE + 1200	963
McRoberts	1961	1967, 1969, 1974, 1993, 1999	3 SE + 950	1188
Palmer	1959	1977, 1999	3 SE + 1000	872
Richmond	1951	1958, 1965, 1971, 1980, 1985	3 SE + 925	1167
Steveston	1955	1957, 1966, 1970, 1971, 1972, 1974, 1979, 1981	5 SE + 875	801
Totals			11475	10394

September, 2003

CAPITAL PROJECTS REQUIRING NEW SITES

Name of School	Improvement Area	North McLennan Area	Total Area
Basis of Cost	Estimate	Estimate	
Type of Project	New	New	
Grade Level	Elementary	Secondary	
Existing Capacity	0	0	
Long Term Capacity	500	1,200	
Increase in Capacity	500	1,200	
Standard Site Size (ha)	2.70	5.94	
Existing Site Area (ha)	0.00	3.72	
Size of New Site (ha)	2.70	2.12	
Cost Per Hectare	\$2,700,000	\$3,359,874	
Cost of New Property	\$7,290,000	\$7,122,932	\$14,412,932

NEW DEVELOPMENT SHARE OF NEW SCHOOL FACILITIES AND AVERAGE CHARGE

Factor	Estimate
1 Ten Year Enrolment Increase	(1,743)
2 Plus Pent-up Demand	(2,619)
3 Net Increase Requiring New Facilities	(4,362)
4 Students from Eligible Development Units	8,597
5 Enrolment Increase Proportion (Line 1/Line 3)	100%
6 New Development Proportion (Line 4/Line 3 [Line 5 is max.])	100%
7 Estimated Net Cost of New Property	\$14,412,932
8 Attributable to Eligible Development Units (Line 6 X Line 7)	\$14,412,932
9 Proportion to be Paid through SSAC	35%
10 Estimated Share to be Paid through SSAC	\$5,044,526
11 Total Eligible Development Units	18,139
12 Average Charge Per Unit	\$278

PRELIMINARY CALCULATION OF SCHOOL SITE ACQUISITION CHARGE

Density	Factor	Unit Charge	Maximum Charge
Low	1.250	\$348	\$1,000
Medium Low	1.125	\$313	\$900
Medium	1.000	\$278	\$800
Medium High	0.875	\$243	\$700
High	0.750	\$209	\$600
Base Rate		\$278	