



City of Richmond

# Report to Committee

To: Planning Committee

Date: November 23, 2004

From: Raul Allueva  
Director of Development

File: 03-1000-08-012

Re: **School Site Acquisition Charge – Eligible School Sites Proposal for the 2005/2006 Five-Year Capital Plan**

### Staff Recommendation

That Council advise School District No. 38 (Richmond) that the *Eligible School Sites Proposal for the 2005/2006 Five-Year Capital Plan* submitted on October 19, 2004 is acceptable.

Raul Allueva  
Director of Development

HB:blg  
Att.

<b>FOR ORIGINATING DIVISION USE ONLY</b>		
<b>CONCURRENCE OF GENERAL MANAGER</b>		
<b>REVIEWED BY TAG</b>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<b>REVIEWED BY CAO</b>	YES <input type="checkbox"/>	NO <input type="checkbox"/>

## Staff Report

### Origin

On October 19, 2004, School District No. 38 (Richmond) wrote the City advising that the Board of School Trustees had approved the *Eligible School Sites Proposal for the 2005/2006 Five-Year Capital Plan* at a public meeting on October 18, 2004 (**Attachment 1**).

The City is required to respond to this proposal within 60 days of the receipt of the School District's letter (i.e. by **December 24, 2004**).

### Findings of Fact

On September 27, 2004, the City accepted the School District's proposed 2005/2006 Five-Year Capital Plan which identified the MacNeill Secondary School and Dover Crossing Elementary School as the two (2) sites upon which the *Eligible School Sites Proposal for the 2005/2006 Five-Year Capital Plan* is based.

The Planning Committee also received a report from the Director of Development on September 21, 2004 which attached a letter from the Arlington Group regarding the facilitation involved in the *Eligible School Sites Proposal for the 2004/2005 Five-Year Capital Plan* (last year's proposal which was never accepted by the City).

### Analysis

The attached table and notes summarize how the *Eligible School Sites Proposals* have evolved over the past four-five years (**Attachment A**).

As can be seen, the proposed school site acquisition charge is lower than what was proposed in 2004/2005, which was never adopted, but is an increase from what was approved in 2003/2004 by approximately 32%. The primary reason for this increase is that the School District incorrectly lowered the amount of land required for the MacNeill Secondary School in the 2003/2004 Five-Year Capital Plan, which had to be corrected back to its original size in the current 2004/2005 proposal. Therefore, the development community has received the benefit of an artificially lower school site acquisition charge for the past two years (especially since last year's *Eligible School Sites Proposal* went through the facilitation process and never implemented the required changes). A second reason is that the City and the School District have agreed to use a straight-line population (average constant) projection for the next 10 years to avoid market fluctuations that will affect this rate. It should also be noted that the proposed new school acquisition charges are 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, and are lower than other Lower Mainland municipalities (e.g. Surrey; Burnaby).

Staff have advised both the Urban Development Institute (UDI) and the Greater Vancouver Home Builders Association (GVHBA) of these pending changes. UDI has agreed to the use of the straight line projection method. The proposed 32% increase will be discussed at the November 24, 2004 UDI Liaison Committee meeting (staff will provide Planning Committee with a verbal update on the results of this meeting.) GVHBA has indicated that the School District should consider alternative funding methods, such as corporate sponsorships, to fund new school sites.

It should be noted that the *Eligible School Sites Proposal for the 2005/2006 Five-Year Capital Plan* is based on the facilitation process on last year's school site proposal and that both the City and School Board have agreed to the facilitator's report. Furthermore, staff have worked with the School District to review their capital plan and to ensure that the needs identified are reasonable to provide adequate school needs in the future.

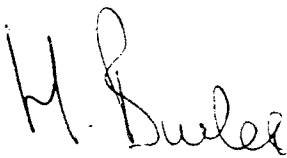
If accepted by the City, the *Eligible School Sites Proposal for the 2005/2006 Five-Year Capital Plan* will be forwarded to the Ministry of Education for approval. The School Board would then have to adopt a School Site Acquisition Charge Capital Bylaw. The proposed new school site acquisition charges would not come into effect until 60 days after this bylaw is adopted (probably in the Spring of 2005). In the meantime, staff intend to widely advertise the proposed changes in order to give the development community as much advance warning of the proposed new charges as possible.

### **Financial Impact**

According to the Provincial legislation, the school site acquisition charges continue to be levied until 35% of the cost of acquiring the required school site land has been obtained. The School District has advised that \$1,370,985 has already been collected. Thus, approximately \$3,907,051 is left to be collected (based on 35% of the \$15,080,104 estimated land cost in the 2005/2006 Five-Year Capital Plan). Therefore, it is expected that school site acquisition charges will have to be collected for a number of more years in order to pay for the acquisition of the MacNeill Secondary School and Dover Crossing Elementary School sites. Staff have advised the School District that, starting in 2005, an administration fee of \$2,000 plus 0.1% of the school site acquisition charges collected will be levied by the City to help cover our administration costs of collecting the fee on their behalf in accordance with the School Site Acquisition Charges Regulations.

### **Conclusion**

School District No. 38 (Richmond) has submitted its *Eligible School Sites Proposal for the 2005/2006 Five-Year Capital Plan* to the City for approval. Staff have worked with the School District and are satisfied that the proposed school site acquisition charges are an accurate representation of the needs of the School District to provide for future school space. On this basis, staff are recommending that the proposal be approved even though it will result in a 32% increase in the school site acquisition charges next year if approved by the Ministry of Education.



Holger Burke  
Development Coordinator  
(4164)

HB:blg

## Attachment A

**Eligible School Sites Proposals**

Five Year Capital Plan:	2001/2002 (Approved)	2003/2004 <sup>1</sup> (Approved)	2004/2005 (Not Accepted)	2005/2006 (Proposed)
Area Required:				
- MacNeill	2.10 ha	0.75 ha <sup>2</sup>	2.12 ha	2.09 ha
- <u>Dover</u>	<u>2.70 ha</u>	<u>2.70 ha</u>	<u>2.70 ha</u>	<u>1.97 ha</u> <sup>3</sup>
- Total	4.80 ha	3.45 ha	4.82 ha	4.06 ha
Estimated Land Cost:				
- MacNeill	\$5,670,000	\$2,437,500	\$7,122,932	\$8,561,800 <sup>4</sup>
- <u>Dover</u>	<u>\$7,290,000</u>	<u>\$7,290,000</u>	<u>\$7,290,000</u>	<u>\$6,518,304</u>
- Total	\$12,960,000	\$9,727,500	\$14,412,932	\$15,080,104
Estimated Number of School Age Children	1,749	3,609	8,597	5,327 <sup>5</sup>
Eligible Number of Development Units Over Next 10 Years	10,668	16,261	18,139	19,580 <sup>6</sup>
School Site Acquisition Charge:				
- Low Density (> 21 units/ha)	\$410	\$256	\$348	\$337
- Medium Low (21-50 units/ha)	\$369	\$231	\$313	\$303
- Medium (51-125 units/ha)	\$328	\$205	\$278	\$270
- Medium High (126-200 units/ha)	\$287	\$179	\$243	\$236
- High (< 200 units/ha)	\$246	\$154	\$209	\$202

## Notes:

- 1 The 2002/2003 Five Year Capital Plan never came into effect due to delays by the Ministry of Education in approving the eligible school sites.
- 2 School District staff incorrectly lowered this area based on the amount of land acquired for the MacNeill Secondary School. The Province has since clarified that the original amount of land should be used to calculate the school site acquisition charges.
- 3 The area for the Dover Crossing Elementary School was lowered as part of the facilitation process. The 1.97 ha is still more than the 1.03 ha the School Board acquired from the City in exchange for the Garratt Annex site. City staff have made it perfectly clear to the School District that they are not prepared to sell an additional 0.94 ha of Dover Park for school site purposes. The 1.03 ha is a sufficient size for an elementary school provided that the school can enter into a joint use agreement with the City to use the park for its play fields. Alternatively, the School District can investigate the potential to purchase a school site elsewhere in the neighbourhood.
- 4 The cost of acquiring land in the McLennan North area has increased from approximately \$3.36 million per hectare of land in 2004 to approximately \$4.10 million per hectare of land in 2005.
- 5 The estimated number of school children has changed because the City changed the allocation of the type of development units projected over the next ten years. Specifically, City staff have increased the estimated number of townhouses and apartments to be built to better reflect current development activity and decreased the previously over inflated number of single family dwellings and duplexes. The School District also revised the yield factor for single detached houses, townhouses and low rise and high rise apartments to a more realistic ratio.
- 6 The Policy Planning Department has increased the eligible number of dwelling units over the next 10 years due to the availability of more accurate population data to estimate the amount of development. Furthermore, as agreed to by the UDI, a straight line projection will be used in future years rather than adjusting the projection based on each year's actual development activity. This will result in the same projection in all future years and greater certainty to both the School District and development community.


**School District No. 38 (Richmond)**

7811 Granville Avenue, Richmond, BC V6Y 3E3

Tel: (604) 668-6000

October 19, 2004

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

 BOARD OF  
 SCHOOL TRUSTEES

Mayor Brodie:

Re: School Site Acquisition Charge

 Linda McPhail  
 Chairperson

 Sandra Bourque  
 Vice Chairperson

 Chak Kwong Au  
 Trustee

 Andy Hobbs  
 Trustee

 Annie McKittrick  
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 Debbie Tablotney  
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 Superintendent of Schools  
 Tel: 604-668-6081  
 Fax: 604-668-6006

 Ken Morris  
 Secretary - Treasurer  
 Tel: 604-668-6012  
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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.

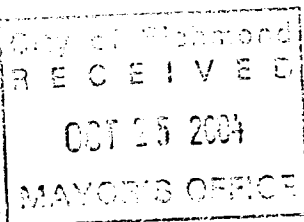
You will recall that in August, 2000 the School District worked with City staff to develop the information required for setting the charge, and an Eligible School Sites Proposal was approved by the Board in September, 2000, and subsequently agreed to by your Council. The Ministry of Education approved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

In accordance with the Act, the School District worked with City staff in 2001, 2002 and 2003 to develop the information required for updating the charge, and a revised School Site Acquisition Charge came into effect in April, 2003. The revision proposed for 2002 never came into effect due to delays by the Ministry of Education in approving the sites. The revision proposed for 2004 also did not come into effect, as the City rejected the revised Eligible School Sites Proposal. By the time agreement was reached on the disputed items, the imminent amendment from the 2005/06 Capital Plan made a change unnecessary.

The Eligible School Sites Proposal for the 2005/2006 Five-Year Capital Plan was considered by the School Board at its October 18, 2004 open public meeting. At that time, the Board approved a resolution adopting the proposal, and approved forwarding it to the City of Richmond for its approval. A copy of the Resolution and the proposal is therefore enclosed herewith.

The proposal indicates the following:

- 1) Based on information from local government, the School Board of School District #38 estimates that there will be 19,580 new development units constructed in the school district over the next 10 years;
- 2) These 19,580 development units will be home to an estimated 5327 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 4.06 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 \$15,080,104.

Although the Board received funding in the 2003/04 Capital Plan to complete the acquisition of the MacNeill Secondary School site, at the time that Bill 35 came into effect 2.09 Ha. of land was still required to be purchased. All of the land has now been purchased (except for 0.10 Ha) at an actual cost of \$8,561,800. School Site Acquisition Charges can continue to be levied until 35% of this cost is recovered.

Through the facilitation process referred to above, the School Board has agreed that the size of the elementary school required for the Dover Crossing area can be reduced, and hence the site area required can also be reduced to 1.97 Ha.. As you are aware, a site of 1.03 Ha. has been purchased from the City in this area. At the time that Bill 35 came into effect, however, the full area of 1.97 Ha. was still to be purchased at an estimated cost of \$6,518,304, 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



L. McPhail  
Chairperson

c: R. McKenna, City Clerk

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

**EXCERPT FROM [DRAFT] MINUTES OF  
THE PUBLIC MEETING OF THE BOARD OF SCHOOL  
TRUSTEES (RICHMOND) HELD ON MONDAY, OCTOBER 18, 2004**

350/2004 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 (Richmond) has consulted with the City of Richmond on these matters:

**BE IT RESOLVED THAT:**

1. Based on the information from local government, the Board of School Trustees (Richmond) estimates that there will be 19,580 new development units constructed in the school district over the next 10 years;
2. These 19,580 development units will be home to an estimated 5327 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 4.06 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 \$15,080,104 (Fifteen Million and Eighty Thousand One Hundred and Four Dollars).

CARRIED



SCHOOL DISTRICT NO. 38 (RICHMOND)

# **ELIGIBLE SCHOOL SITES PROPOSAL**

## **2005/2006 5-Year Capital Plan**

October, 2004



# **ELIGIBLE SCHOOL SITES PROPOSAL**

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October, 2004

## 2005/2006 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 was 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".

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

### 2.0 Rejection by the City of the Proposal for the 2004/05 Capital Plan

Following approval of the Proposal for the 2004/05 Capital Plan by the Board at its October 6, 2003 public meeting, the Proposal was forwarded to the City on October 16, 2003. The Proposal was considered at the December 2, 2003 meeting of the Planning Committee, which moved a referral motion to Council recommending that the City not accept the Proposal (Minutes enclosed). At its December 8, 2003 meeting, Council adopted the following Resolution:

- *That School District No. 38 (Richmond) be advised that the City does not accept the Eligible School Sites Proposal for 2004/2005 Five Year Capital Plan; and*
- *That the District:*
  - a) *Provide a detailed explanation justifying the areas for the two proposed eligible school sites; and*
  - a) *Consult with the Urban Development Institute and the Greater Vancouver Home Builders Association.*

The Board considered the decision of the City of Richmond to not accept the Proposal at its public meeting on December 15, 2003, and the following Resolution was passed:

**448/2003**

*WHEREAS the City of Richmond has provided notice that it does not accept the proposed eligible school site requirements;*

**BE IT RESOLVED THAT** *the Board of School Trustees (Richmond) request the Minister of Education appoint a facilitator to assist the City and the Board to reach an agreement, in accordance with Section 937.4 (8) of the Education Statutes Amendment Act, 1998.*

**CARRIED**

### **3.0 Resolution of the dispute over the Proposal for the 2004/05 Capital Plan**

The Minister of Education appointed Mr. Graham Farstad of the Arlington Group as the facilitator. Following a number of meetings between the facilitator and Board and City staff, both individually and collectively, to discuss the issues raised by the City, agreement was reached with regard to the disputed items.

The following agreements were recorded in the facilitator's report:

- a) *Provide a detailed explanation justifying the areas for the two proposed eligible school sites.*

MacNeill Secondary - the area to be included for MacNeill Secondary is the area that was still to be purchased when Bill 35 was adopted in January, 2000.

Dover Crossing Area Elementary - With the announcement of the proposed Olympic Skating Oval, the amount of future housing in the area is reduced, and hence also the size of the school. District staff therefore agreed that the area of the school site could be reduced from 2.7 Ha (6.9 acres) to 2.0 Ha (5.0 acres).

- b) *Consult with the Urban Development Institute and the Greater Vancouver Home Builders Association.*

The liaison meetings that the City holds with the development community will be used to discuss the subject of School Site Acquisition Charges. School District staff will attend at the discretion of City staff.

It was also agreed that with the impending review of the School Site Acquisition Charges for 2005/06, there was no benefit in implementing amended School Site Acquisition Charges for 2004/05 that would only be in effect for a short time.

The Board considered the final report of the facilitator at its public meeting on September 7, 2004, and the following Resolution was passed:

**299/2004**

*THAT the Board of School Trustees advise the Minister of Education that it approves the agreements reached between the School District and the City of Richmond, as detailed in the report prepared by the Arlington Group dated August 25, 2004.*

**CARRIED**

### **4.0 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. Due to a change in legislation, there no longer must be four or more new units in a multi-family development, and all new units are counted. The number of Eligible Development Units projected for Richmond within the next 10 years totals 19,580.

In previous year's Proposals, the number of projected Units has varied significantly, which has affected the Base Rate charge. This was primarily due to the City basing their projections on the number of building permits issued for the current year, and projecting them forward. The annual projections and the Base Rate charge therefore varied with the business cycle, and developers expressed concern at the lack of certainty for projects that were being planned.

As a result of the facilitation process, it has been agreed with the developers that it is preferable to assume that the growth projected in Richmond by 2021 will occur evenly from year to year through to that date, and there will not be annual changes to the Base Rate. The annual projections will therefore only change if there is a major reevaluation of the future population of Richmond. This change will not alter the total amount of money finally collected under Bill 35.

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 no pent-up demand in either the elementary schools or the secondary schools, with a net overall oversupply for the District of 2792.

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 2005/06 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 by Statistics Canada. The total net projected growth for the School District over the next 10 years is a net loss of 2140 students.

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

## **5.0 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 30, 2004 for all of the District's schools. Although the 5-Year Capital Plan includes a request for funding to upgrade one 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).

## **6.0 Program Directions**

The grade configuration for all of the secondary schools was changed to Grade 8 through Grade 12 approx. 9 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. The exception is MacNeill Secondary, where there are Grade 7 students due to the present overcrowding in the adjacent elementary schools.

There are also currently no plans to significantly change the service delivery methods within the School District by introducing extended days. Year-round schooling has been introduced into one elementary school. 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 is being supported for the 2005/06 capital plan year. As the funding for the replacement will not be finally approved until April, 2005, the present capacity of Steveston has been used.

## **7.0 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. The sale of the old Cambie Secondary School site funded a portion of the construction of the new Cambie Secondary School.

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.

Four elementary schools, and one secondary special program facility, were closed in 2003 in order to reduce costs by consolidating programs. It was decided that one of the sites, the 4.0 acre site of the former Garratt Annex, would never be required for a school in the future due to its small size. It was sold to the City of Richmond for cash plus land that would be used as part of the future Dover Crossing area elementary school site.

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, but no viable proposal has been able to be developed. The Board does not have any remaining assets that can be used to fund the acquisition of future school sites.

## **8.0 The Long-Term Facilities Plan**

The 2005/2006 5-Year Capital Plan outlines the proposed facility expansion and upgrade projects for the next 5 years. One space project is requested in Year 4 (2008/09). This is the only space project we anticipate needing within the next 10 years, and in fact the 5-year Plan probably realistically represents a 10 year program with regard to space requirements.

Attached is a table titled "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 prior to the Board acquiring all of the approved 5.81 Ha. site. The Board has now purchased 5.71 Ha. of the proposed site, and the remaining 0.10 Ha. cannot be purchased until the existing owners decide to vacate their house and no longer require the workshop that is located on the portion of their site still to be acquired. 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 2.09 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. With the construction of the Olympic Oval being proposed for this area, the need for the school will likely be accelerated, but there will be a reduced area of land available for housing. It has therefore been agreed with the City that the Board will only purchase a total of 1.97 Ha. (5 acres) for the new school, which is appropriate for the reduced size of the school. School Site Acquisition Charges can be levied until 35% of the total cost of the final site has been collected.

## **9.0 Preliminary Calculation of SSAC**

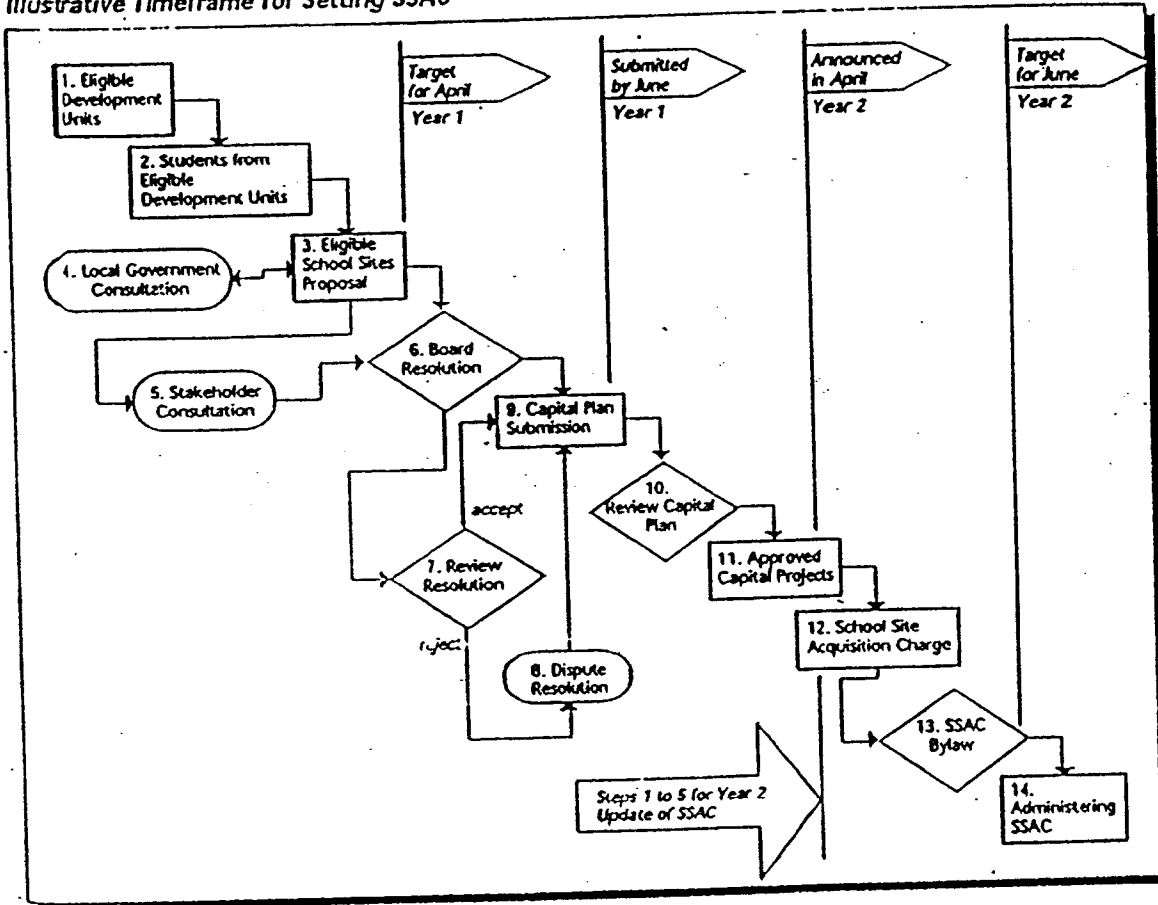
The previously referenced "Illustrative Timeframe for Setting SSAC" demonstrates that the School Site Acquisition Charge is not set until Step 13 of the process, which takes place in Year 2.

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. As noted above, the 2004/05 Eligible School Sites Proposal was not approved by the City of Richmond, and by the time the facilitator's report was accepted it was considered too late in the cycle to set a new rate.

### Illustrative Timeframe for Setting SSAC



2005 to 2014 DATA (10 YEAR PERIOD) FOR BILL 35 CALCULATIONS  
SCHOOL BOARD NO. 38 - CITY OF RICHMOND

Date: October 14, 2004

2004 PROJECTED CITY-WIDE ELIGIBLE DEVELOPMENT DWELLING UNITS

Category	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
SINGLE DETACHED DWELLING UNITS & DUPLEXES	164	164	164	164	164	164	164	164	164	164	1,640
TOWNHOUSES	582	582	582	582	582	582	582	582	582	582	5,820
APARTMENTS	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	12,120
Total Units	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	19,580

2004 DISTRIBUTION OF TOTAL ELIGIBLE DEVELOPMENT DWELLING UNITS WITHIN CITY

City	DWELLING UNITS	TOTAL ELIGIBLE DWELLING UNITS (2005-2014)	PERCENTAGE
City Centre	107	2,576	3.92
West Richmond	810	1,758	2.08
Steveston	62	456	0.46
North East Richmond	58	405	0.44
Hamilton	436	624	1.12
East Richmond	377	0	0
Sea Island	4	0	0
TOTAL	1,640	5,819	6.73

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.
  2. a housing type which has open space on all sides.
  3. 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).
- 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" includes:
1. a low rise 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) does not fall into any of the other categories.
  2. a high rise 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) does not fall into any of the other categories.

Basle of 2005 - 2014 Projection

1. The type of dwelling units are:
  - a. Single Detached & Duplex
  - b. Townhouses
  - c. Apartments
2. The City of Richmond OCP Dwelling Unit Capacity at 2021 is 92,530 (See Richmond OCP: "Dwelling Unit Capacity to 2021" Map on page 56).
3. As of September 2004 the current total city dwelling unit count is 59,242.
4. This means that from 2005 to 2021 (17 years), 92,530 - 59,242 = 33,288 units to be created.
5. 33,288 units are to be created over 17 years (1,958 units per year).
6. Out of 33,288 units to be created over 17 years:
  - a. 8.38% are single detached and duplex units,
  - b. 29.72% are townhouse units, and
  - c. 61.90% for apartment units.
7. Richmond's OCP dwelling unit capacity to 2021 illustrates that compared to townhouse and apartment units, significantly fewer single family units (8.38%) will be created over the next 17 years.
8. At 1,958 units per year, the following annual split results:
  - a. 8.38% x 1,958 = 164 single detached and duplex units,
  - b. 29.72% x 1,958 = 582 for townhouses and
  - c. 61.90% x 1,958 = 1,212 to apartments.
9. Thus, this model indicates 1,958 dwelling units per year.
10. This model adds 1,958 dwelling units per year will be used for all future projections for the foreseeable future.

Explanation of 2002 to 2004 calculations over 2001

Since 2002, 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.

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in consultation with the Richmond School Board No. 38.



## Elementary Schools - Capacities and Enrolment 2005/06 Eligible School Sites Proposal

Anderson	1996		2 K+ 300	76	279	443
Blair	1993		1 K+ 200	38	186	294
Blundell	1954	1981, 1983	1 K+ 225	38	210	218
Bridge	1969	1972, 1975	2 K+ 300	76	279	356
Brighthouse	1965	1967, 1968, 1969	2 K+ 425	76	396	390
Byng	1995		2 K+ 375	76	349	398
Cook	1954	1981, 1983, 1999	3 K+ 400	114	373	504
Currie	1994	2000	2 K+ 450	76	419	499
DeBeck	1992	1999	1 K+ 350	38	326	240
Diefenbaker	1981	1985, 1988, 2000	2 K+ 425	76	396	314
Dixon	1958	1960, 1962, 1968, 1972, 1976	2 K+ 300	76	279	343
Errington	1957	1958, 1960, 1968, 1972, 1995	1 K+ 375	38	349	309
Ferris	1954	1981, 1983, 1992, 2001	2 K+ 625	76	582	564
Garden City	1948	1957, 1965, 1977	1 K+ 300	38	279	336
Gilmore	1959	1960, 1962, 1963, 1964, 1966, 1969	2 K+ 450	76	419	402
Grauer	1948	1958, 1979, 1983	2 K+ 375	76	349	307
Hamilton	1995	2001	2 K+ 350	76	326	439
Homma	1990	2001	2 K+ 500	76	466	523
Kidd	1957	1959, 1962, 1965, 1967, 1975, 1982	1 K+ 250	38	233	196
Kingswood	1976	1978, 1980	1 K+ 275	38	256	271
Lee	1960	1961, 1964, 1966, 1969, 1972, 1979, 2000	2 K+ 450	76	419	303
MacNeill	2003	Gr. 7 in Secondary School				48
Maple Lane	1974	1979	1 K+ 225	38	210	246
McKay	1961	1965, 1971, 1975, 2001	1 K+ 250	38	233	217
McKinney	1948	1957, 1965, 1977, 1995	1 K+ 375	38	349	298
McNeeley	1991	1998	2 K+ 450	76	419	492
Mitchell	1960	1964, 1975, 1992, 2000	2 K+ 500	76	466	431
Quilchena	1974	1989	1 K+ 175	38	163	202
Sea Island	1955	1964, 1967, 1968, 1976	1 K+ 150	38	147	40
Sidaway	1955	1964, 1967, 1968, 1976	1 K+ 100	38	93	60
Spul'u'kwuks	2000		2 K+ 350	76	326	326
Steves	1964	1975	1 K+ 325	38	303	381
Tait	1955	1965, 1976, 1981, 1983, 1994, 1999	2 K+ 350	76	326	352
Talmey	1991	2000	2 K+ 275	76	256	230
Thompson	1955	1958, 1962, 1964, 1975, 1987, 1991	2 K+ 325	76	303	246
Tomsett	1959	1965, 1988, 2000	2 K+ 225	76	233	176
Westwind	1979	1983, 1995	2 K+ 400	76	373	464
Whiteside	1958	1960, 1961, 1963, 1967, 1976, 1986	2 K+ 275	76	256	438
Woodward	1958	1966, 1968, 1969	1 K+ 250	38	233	186
Wowk	1992		1 K+ 175	38	163	207
<b>Sub-total</b>				<b>2394</b>	<b>12,022</b>	
<b>Totals</b>					<b>14,416</b>	<b>12,689</b>

**Secondary Schools - Capacities and Enrolment  
2005/06 Eligible School Sites Proposal**

Site	Year	Date	Capacity	Enrolment
Boyd	1960*	1965, 1970, 1973, 1987, 1994	4 SE + 900	870
Burnett	1966	1969, 1996, 1998/99	3 SE + 1200	1253
Cambie	1993		1 SE + 1050	1165
London	1975*	1995	1 SE + 875	857
MacNeill	2003		2 SE + 1200	353
McMath	1998		4 SE + 1300	1022
McNair	1971	1975, 1980, 1999	3 SE + 1200	943
McRoberts	1961	1967, 1969, 1974, 1993, 1999	3 SE + 950	1103
Palmer	1959	1977, 1999	3 SE + 1000	874
Richmond	1951	1958, 1965, 1971, 1980, 1985	3 SE + 925	1200
Steveston	1955	1957, 1966, 1970, 1971, 1972, 1974, 1979, 1981	5 SE + 875	770
<b>Totals</b>			<b>11,475</b>	<b>10,410</b>

## ESTIMATE OF PENT-UP DEMAND

	Elementary	Secondary	Total
Current Enrolment as of 30 Sept, 2004	12,689	10,410	23,099
Current Capacity	14,416	11,475	25,891
Pent-up Demand	-1727	-1065	-2792

## ENROLMENT FORECAST FOR THE SCHOOL DISTRICT

	Elementary	Secondary	Total
<b>Current Year 2004</b>			
Current Enrolment	12,689	10,410	23,099
<b>Ten Year 2014</b>			
Ten Year Enrolment	11,033	9,926	22,952
Ten-Year Increase	-1656	-484	-2140

## ESTIMATE OF STUDENTS FROM ELIGIBLE DEVELOPMENT UNITS

Eligible Development Units (EDU)			Yield Factors	EDU Students
Type of Housing	Ownership	Units		
Single Detached House	Rented & Owned	1640	0.60	984
Townhouses	Rented & Owned	5820	0.45	2619
Apartment in Low Building	Rented & Owned	6733	0.20	1347
Apartment in Tall Building	Rented & Owned	5387	0.07	377
<b>Total</b>		<b>19580</b>	<b>0.27</b>	<b>5327</b>

## CAPITAL PROJECTS REQUIRING NEW SITES

Name of School	Estimate	Actual	
Basis of Cost			
Type of Project	New	New	
Grade Level	Elementary	Secondary	
Existing Capacity	0	0	
Long Term Capacity	300	1,200	
Increase in Capacity	300	1,200	
Standard Site Size (ha)	1.97	5.81	
Existing Site Area (ha)	0.00	3.72	
Size of New Site (ha)	1.97	2.09	
Cost Per Hectare	\$3,308,784	\$4,096,555	
Cost of New Property	\$6,518,304	\$8,561,800	\$15,080,104

## NEW DEVELOPMENT SHARE OF NEW SCHOOL FACILITIES AND AVERAGE CHARGE

Factor	Estimate
1 Ten Year Enrolment Increase	(2,140)
2 Plus Pent-up Demand	(2,792)
3 Net Increase Requiring New Facilities	(4,932)
4 Students from Eligible Development Units	5,327
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	\$15,080,104
8 Attributable to Eligible Development Units (Line 6 X Line 7)	\$15,080,104
9 Proportion to be Paid through SSAC	35%
10 Estimated Share to be Paid through SSAC	\$5,278,036
11 Total Eligible Development Units	19,580
12 Average Charge Per Unit	\$270

## PRELIMINARY CALCULATION OF SCHOOL SITE ACQUISITION CHARGE

Density	Factor	Unit Charge	Maximum Charge
Low	1.250	\$337	\$1,000
Medium Low	1.125	\$303	\$900
Medium	1.000	\$270	\$800
Medium High	0.875	\$236	\$700
High	0.750	\$202	\$600
Base Rate		\$270	

# **ATTACHMENTS**

October, 2004

Process Flowchart for Setting SSAC

