



STAFF REPORT

DATE: June 15, 2021
TO: Board of Education
FROM: Brian Iseli, Secretary-Treasurer
SUBJECT: School Site Acquisition Charge (SSAC)

RECOMMENDED MOTION:

That the Board of Education serves Notice of Motion to the District's education community and its education partner groups that it intends to approve the Eligible School Sites resolution at the September 21, 2021 Regular Board Meeting.

BACKGROUND:

Boards of Education are required to have a School Site Acquisition Charge (SSAC) in districts that are growing and are requesting site acquisitions in their 5-Year Capital Plan. The purpose of the SSAC is to collect funds from new residential developments to assist in paying for the cost of new school sites to accommodate student population growth due to development. The School District holds the money in a Land Capital Account and contributes it to capital projects approved as part of our Five-Year Capital Plan for a land purchase. The Local Government Act is the regulation that districts are required to follow in setting the SSAC. The last review of the SSAC was done by the District in 2014 and as a result, staff have been working on providing an update as part of the 2022-2023 capital plan process.

Process undertaken

Staff have been working with Township of Langley and the City of Langley to determine the amount of new development over the next 10 years and based on this information, staff have determined the projected number of students that will result from the projected number of developments from the Township of Langley and the City of Langley. The number of students per development is done based on historical data collected from similar developments and on actual students attending Langley schools. A summary development and projected number of students is presented below:



	10 yr Total Units	Eligible Students
Township of Langley		
Single Detached	1,900	1,634
Townhouse	4,500	2,850
Row House	500	300
Condo	7,000	380
	13,900	5,164
City of Langley		
Single Detached	40	30
Townhouse	563	355
Row House	0	0
Condo	1,879	105
	2,482	490

Based on these numbers, staff had further discussion with the Township of Langley on the sites required over the next 10 years to accommodate the planned development and has developed the list of Eligible School Sites. Below is the resulting estimated site and their estimated cost based on the discussions with the Township of Langley:

School District No. 35 (Langley)

ELIGIBLE SCHOOL SITES PROPOSAL - 2022/23 CAPITAL PLAN

(Does not include eligible sites already approved for acquisition)

Proposed Elementary School Sites General Location	Size (Ha)	Estimated Cost \$
SW Latimer Elementary (5 acres)	2.023	16,000,000
William Elementary (5 acres)	2.023	16,000,000
Willoughby Middle Secondary Site (17 acres)	6.88	54,400,000
Smith Elementary (5 acres)	2.023	16,000,000
Brookswood/Fernridge Middle (15 acres)	6.07	48,000,000
Brookswood/Fernridge Elementary (5 acres)	2.023	16,000,000
Brookswood/Fernridge Elementary (5 acres)	2.023	16,000,000
TOTAL (new school sites)	23.065	\$182,400,000

Due to the lower planned development numbers for the City of Langley, the students will need to be accommodated in existing buildings with possible additions to some schools to accommodate the growth.

Based on the information collected, we then used the formula outlined in the Local Government Act which is intended to cover 35% of the required site costs. It also specifies a capped amount for each type of development. The formula is outlined below:

$$SSAC = [(A \times B) \div C] \times D$$

- A = value of sites to be aquired
- B - 35% set through legislation
- C - number of eligible development units
- D - Factor per BC Reg

With the information shown above, the formula calculates the information as show below:

A = value of sites to be aquired	182,400,000
B - set through legislation	35%
C - number of eligible development units	16,382
SSAC to multiply by D-Factors	3,897

D - Factor per BC Reg 17/00	D - Factor	SSAC	MAX
Low Density	1.25	4,871.20	1,000.00
Medium low density	1.125	4,384.08	900.00
Medium density	1	3,896.96	800.00
Medium high density	0.875	3,409.84	700.00
high density	0.75	2,922.72	600.00

As shown above, the amount of the SSAC is to achieve the 35% target of the SSAC which is over the max by a factor of 4.87 times the max amount (Low Density SSAC to achieve 35% would be \$4,871.20 but has a max cap of \$1,000). Based on this, staff is recommending moving the SSAC to the max for each of the categories.

Other School District Charges:

There are currently 13 districts in the province collecting SSAC's, mostly in the Lower Mainland. The table below illustrates the charges being levied for the majority of the Lower Mainland school districts:

District	Low Density	Medium Low Density	Medium Density	Medium-High Density	High Density
Chilliwack	\$ 808	\$ 727	\$ 646	\$ 565	\$ 485
Abbotsford	\$ 626	\$ 564	\$ 501	\$ 438	\$ 376
Surrey	\$ 1,000	\$ 900	\$ 800	\$ 700	\$ 600
Richmond	\$ 772	\$ 695	\$ 617	\$ 540	\$ 463
New Westminster	\$ 1,000	\$ 900	\$ 800	\$ 700	\$ 600
Burnaby	\$ 1,000	\$ 900	\$ 800	\$ 700	\$ 600
Maple Ridge	\$ 1,000	\$ 900	\$ 800	\$ 700	\$ 600
Coquitlam	\$ 1,000	\$ 900	\$ 800	\$ 700	\$ 600
Langley Current	\$ 737	\$ 664	\$ 590	\$ 516	\$ 443
Langley Proposed	\$ 1,000	\$ 900	\$ 800	\$ 700	\$ 600
% increase	36%	36%	36%	36%	35%

As illustrated, the proposed new SSAC represents a 36% increase from the current charge but brings the District more in line with other Lower Mainland districts.

Process Moving Forward:

The process moving forward will take several months and will involve the following steps:

- The Board of Education has to adopt the Eligible School Sites at a Public Board Meeting as the first step in updating the SSAC and must notify City & Township of date, time and place of the meeting. Staff is recommending that the Eligible school sites be adopted at the September 21, 2021 Public Board Meeting.
- Get feedback from the public prior to the September 21, 2021 meeting by email to feedback@sd35.bc.ca.
- Once adopted, we will provide the motion for the Eligible School Site to both the City and Township Councils and they have 60 days to either accept or reject.
- The District will need to submit the Eligible School Sites as part of our Capital Plan submission for approval.
- We normally receive approval for the Five-Year Plan in March of each year.
- We are then required to adopt a bylaw for SSAC within 60 days of receiving approval of the Five-Year Plan.
- Inform City and Township of new SSAC which is effective 60 days after bylaw approval.

The entire process will therefore take us into 2022, but hopefully by this time next year we will have a new SSAC in place.