



September 22, 2021

Township of Langley  
 Attention: Mr. Ramin Seifi  
 20338 – 65 Avenue  
 Langley, BC V2Y 3J1

Dear Mr. Ramin Seifi,

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 I wrote to you July 13, 2021 to inform you that the Board of Education would be considering the Eligible School Sites proposal, which is attached to this letter, at the September 21, 2021 Public Board Meeting. At the meeting on September 21, 2021, the Board approved a resolution adopting the proposal. The proposal indicated the following:

1. It is estimated that there will be 16,382 new development units constructed in the school district over the next 10 years;
2. These 16,382 development units will be home to an estimated 5,654 school age children;
3. The School Board expects that 7 new school site will be required as the result of this growth in the area. We anticipate that it will be in the neighbourhood of Willoughby and Brookwood/Fernridge. According to Ministry of Education standards it will require 23.065 hectares of land; the land will cost approximately \$182,400,000.

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 board's 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,

A handwritten signature in black ink, appearing to read 'B. Iseli', with a stylized flourish at the end.

Brian Iseli, Secretary-Treasurer

cc: Gordon Stewart, Superintendent

**STAFF REPORT**

**DATE:** September 21, 2021

**TO:** Board of Education

**FROM:** Brian Iseli, Secretary-Treasurer

**SUBJECT:** School Site Acquisition Charges (SSAC)

---

**RECOMMENDED MOTIONS:**

That the School District No. 35 (Langley) Eligible School Sites Resolution Bylaw 2021-01 be given first reading.

That the School District No. 35 (Langley) Eligible School Sites Resolution Bylaw 2021-01 be given second reading.

That the Board of Education of School District No. 35 (Langley) approves having all three readings of the Eligible School Sites Resolution Bylaw 2021-01, as presented.

That the School District No. 35 (Langley) Eligible School Sites Resolution Bylaw 2021-01 be given third reading, passed and adopted on the 21<sup>st</sup> day of September, 2021.

**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.

At the June 15, 2021 Regular Board Meeting, the board put out the following notice of 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.

The report that was brought to the June meeting is attached and staff have received no feedback from the notice of motion. Staff have written the City of Langley and Township of Langley to let them know that the bylaw will be brought forward at tonight's meeting as a required part of the process.

**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 Regular Board Meeting as the first step in updating the SSAC.
- Once adopted, we will provide the motion for the Eligible School Sites 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.

***Eligible School Sites Resolution Bylaw 2021-01***

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 Education of School District # 35 (Langley) has consulted with the City of Langley, the Township of Langley on these matters;

It is resolved that:

1. Based on information from local government, Board of Education of School District # 35 (Langley) estimates that there will be 16,382\_new development units constructed in the school district over the next 10 years;
2. These 16,382 development units will be home to an estimated 5,654 school age children;
3. The Board of Education of School District # 35 (Langley) expects that 7 new school site(s) will be required as the result of this growth in the school district. The site(s) will be located in the following neighbourhoods: Willoughby and Brookwood/Fernridge.
4. According to Ministry of Education standards the site(s) will require 23.065 hectares of land. The land will cost approximately \$182,400,000.

READ A FIRST TIME THE 21<sup>ST</sup> DAY OF SEPTEMBER, 2021;

READ A SECOND TIME THE 21<sup>ST</sup> DAY OF SEPTEMBER, 2021;

READ A THIRD TIME, PASSED AND ADOPTED THE 21<sup>ST</sup> DAY OF SEPTEMBER, 2021.

---

Trustee Rod Ross  
Board Chair

---

Brian Iseli, CPA, CA  
Secretary-Treasurer

I HEREBY CERTIFY this to be a true original of Eligible School Site Resolution Bylaw No. 2021-01, adopted by the Board the 21<sup>st</sup> day of September, 2021.

---

Brian Iseli, CPA, CA  
Secretary-Treasurer

**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:

---



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

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)*

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





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:

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

A = value of sites to be acquired

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 acquired        | 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        |
| <b>Langley Current</b>  | <b>\$ 737</b>   | <b>\$ 664</b>      | <b>\$ 590</b>  | <b>\$ 516</b>       | <b>\$ 443</b> |
| <b>Langley Proposed</b> | <b>\$ 1,000</b> | <b>\$ 900</b>      | <b>\$ 800</b>  | <b>\$ 700</b>       | <b>\$ 600</b> |
| <b>% increase</b>       | <b>36%</b>      | <b>36%</b>         | <b>36%</b>     | <b>36%</b>          | <b>35%</b>    |

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](mailto: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.