

NO: R064

COUNCIL DATE: April 9, 2018

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 4, 2018**

FROM: **General Manager, Planning & Development**

FILE: **0510-20
(School District #36)**

SUBJECT: **School District #36 Capital Planning**

RECOMMENDATION

It is recommended that Council receive this report for information.

INTENT

The intent of this report is to update Council on the planning and collaboration between the City and School District #36 which helps School District #36 staff prepare their five year capital plan for the Province's consideration and funding, in order to address the projected growth of the School District.

BACKGROUND

Land Use Plans

Planning & Development Department staff collaborate with School District #36 ("School District") staff on a regular basis. This ensures School District staff participation in the preparation of land use plans, which allows for planning the location and type of new schools that are anticipated to be required to accommodate the projected student population the future growth will generate.

As such, new Neighbourhood Concept Plans (NCPs) will include potential properties for acquisition that will be required to deliver those new schools. The land use plan includes generate projections for the type of dwelling units that are anticipated within the NCP. This helps School District staff to draw their student population projections which guides the establishment of their capital plans.

School Catchment Projections

In addition to NCP areas, Planning & Development Department staff also provide dwelling unit estimates, both current and projected, for all of Surrey. This information includes growth forecasts of new housing units organized by housing type. The City also provides estimates on the percentage of single family houses which include secondary suites.

Since 2008, this information has been broken down to show the existing and projected unit counts for each elementary and secondary school catchment area. These expanded projections estimate growth in dwelling units up to the year 2046.

In 2015, a second Geographical Information System (GIS) component was added to the information made available to the School District. This information shows the “development capacity remaining” for each lot in the City, according to the existing zoning and designation as per the approved plans. This GIS data is also broken down by each elementary and secondary school catchment area.

DISCUSSION

With the projected population growth, anticipated dwelling unit types, and added GIS information, School District staff then use their student projection tools to prepare their capital plan.

The current School District five year capital plan, submitted June 2017 for consideration by the Province, includes additions to existing schools, new schools (both elementary and secondary), and new site acquisitions for future schools.

Those projects included in the current plan are listed below, with additional details on Appendix “I” and “II.”

| School | New or Addition | Seats | Ministry Approval in Principle | Treasury Board Approval | Target Occupancy |
|-------------------------------------|-----------------|-------|--------------------------------|--|------------------|
| École Salish Secondary | New | 1500 | Yes | Yes | September 2018 |
| École Woodward Hill Elementary | Addition | 200 | Yes | Yes | September 2018 |
| Pacific Heights Elementary | Addition | 300 | Yes | Yes | September 2019 |
| Panorama Park Elementary | Addition | 200 | Yes | Yes | September 2019 |
| Maddaugh Elementary | New | 605 | Yes | Yes | September 2019 |
| Sullivan Elementary | Addition | 200 | Yes | No – pending approval of pre-tender estimate | September 2019 |
| Grandview Heights area Secondary | New | 1500 | Yes | Yes | September 2020 |
| Grandview Edgewood Drive Elementary | New | 655 | Yes | Yes | September 2020 |
| Regent Road Elementary | New | 655 | Yes | Yes | September 2020 |
| Douglas area Elementary | New | 605 | Yes | Pending SD36 business case | |

| School | New or Addition | Seats | Ministry Approval in Principle | Treasury Board Approval | Target Occupancy |
|---------------------------------------|-----------------|-------------------|--------------------------------|----------------------------|----------------------------------|
| Frost Road Elementary | Addition | 150 | Yes | Pending SD36 business case | |
| Coyote Creek Elementary | Addition | 100 | Yes | Pending SD36 business case | |
| William Watson Elementary | Addition | 165 | Yes | Pending SD36 business case | |
| Sullivan Heights Secondary | Addition | 700 or 1500 | Yes | Pending SD36 business case | |
| South Newton area Elementary | New | 655 | Yes | Pending SD36 business case | 4 years from site purchase |
| Redwood Heights area Elementary | New | 655 | No | | 4 years from site purchase |
| Grandview South West Elementary | New | 655 | Yes | Pending SD36 business case | 4 years from site purchase |
| Darts Hill Area Elementary | New | 655 | No | | 4 years from site purchase |
| Clayton Elementary School | New | From 160 to 605 | No | | 3 years from site purchase |
| North Surrey Secondary | Addition | From 1175 to 1500 | No | | 3 years from Provincial approval |
| KB Woodward Elementary | Addition | From 465 to 655 | No | | 3 years from Provincial approval |
| Sunnyside Elementary | Addition | From 450 to 650 | No | | 3 years from Provincial approval |
| Martha Currie Elementary | Addition | From 510 to 610 | No | | 3 years from Provincial approval |
| White Rock Elementary | Addition | From 460 to 560 | No | | 3 years from Provincial approval |
| South Port Kells: Tynehead Elementary | New | 605 | No | | 4 years from site purchase |
| Clayton Heights Secondary | Addition | From 1000 to 1500 | No | | 4 years from Provincial approval |
| Frank Hurt Secondary | Addition | | | | |

| School | New or Addition | Seats | Ministry Approval in Principle | Treasury Board Approval | Target Occupancy |
|----------------------------------|-----------------|-------|--------------------------------|-------------------------|------------------|
| Clayton North West Elementary | New | | | | |
| South Port Kells area Elementary | New | | | | |

These projects are at different stages of approval with the Province, and represent the large capital projects currently underway or planned for Surrey schools.

Currently the School District has a total of 321 portable classrooms located throughout the City. This number is not projected to decrease in the short term, as capital projects take on average two to four years from Provincial approval to completion and opening. Compounding the pressure on classrooms was the Supreme Court decision on maximum class sizes in British Columbia. School District #36 staff had to ensure class size and composition met the legal requirements, which created an added pressure on classroom space.

It is not possible to predict at this time when the number of portable classrooms will start to decrease given the level of uncertainty around the timing of future capital project funding approvals by the provincial government.

It is important for Planning & Development Department staff to continue to collaborate closely with School District staff in order to ensure the projected student growths are taken into account as School District staff prepare and revise their five year plan, which is done on a yearly basis. The next five year capital plan update will be finalized in June 2018. This will ensure that Provincial staff that are responsible to consider capital investments are kept up to date with current and future needs for Surrey schools.

SUSTAINABILITY CONSIDERATIONS

School District #36's capital planning process is informed by Planning & Development staff. This collaboration relates to the Sustainability Charter 2.0 Desired Outcomes (DO) and Strategic Directions (SD) as follows.

Education and Culture

- DO2:** Surrey children and youth have access to a high quality comprehensive and inclusive educational system, and opportunities that include experiences in and out of school.
- DO5:** Surrey's educational institutions and libraries are integrated into the community, and have sufficient capacity to accommodate residents as well as attract people from other areas.
- SD1:** Support the expansion of education opportunities, including increased space and schools for students and niche programs only available in Surrey.
- SD7:** Promote collaboration between public partners, educational institutions, arts and heritage groups, and the community.

CONCLUSION

Planning & Development Department and School District #36 staff collaborate closely to ensure both current student population and projected enrollment are reviewed on a regular basis, which in turn informs the capital needs for Surrey schools.

It is recommended that Council receive this report for information.

Original signed by
Jean Lamontagne
General Manager, Planning & Development

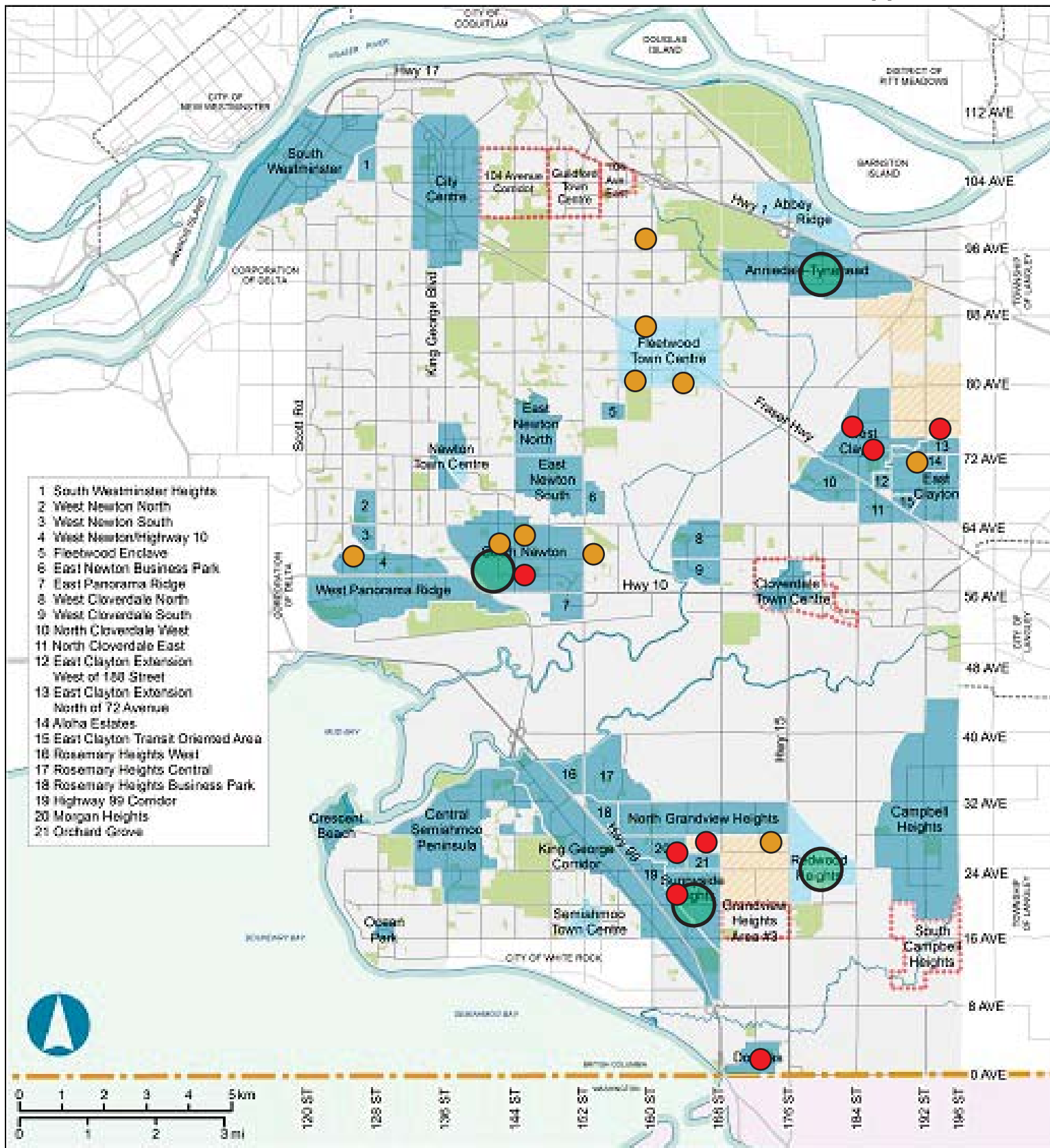
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Appendix "I" - School District #36 Project Status
Appendix "II" - Location of School Projects

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| Site No. | School Name | Scope | Address | Capital Plan Support | Design | Tender | Project Completion % | Target Occupancy | No. of New Seats |
|---------------------------------|--|-----------------------|---------------|----------------------|----------|----------|----------------------|------------------|------------------|
| 215 | École Salish Secondary | New School | 7278 184 St. | Yes | | | 97 | Sep 2018 | 1500 |
| 212 | École Woodward Hill Elementary | Addition | 6082 142 St | Yes | | | 33 | Sep 2018 | 200 |
| 069 | Bear Creek Elementary | Seismic Upgrade | 13780 80 Ave. | Yes | | | 1% | Sep 2018 | N/A |
| 054 | Mary Jane Shannon Elementary | Seismic Upgrade | 10682 144 St. | Yes | | | 1% | Sep 2019 | N/A |
| 134 | Pacific Heights Elementary | Addition | 17148 26 Ave | Yes | Mar 2018 | Apr 2018 | | Sep 2019 | 300 |
| 137 | Panorama Park Elementary | Addition | 12878 62 Ave. | Yes | Feb 2018 | Mar 2018 | | Sep 2019 | 200 |
| 177 | Grandview Heights Area Secondary | New School | 16987 25 Ave | Yes | Mar 2018 | Apr 2018 | | Sep 2020 | 1500 |
| 184 | Maddaugh Road Elementary | New School | 19405 76 Ave | Yes | Feb 2018 | Mar 2018 | | Sep 2019 | 605 |
| 206 | Grandview: Edgewood Drive Elementary | New School | 16666 23 Ave | Yes | Feb 2018 | Mar 2018 | | Sep 2020 | 655 |
| 218 | Regent Road Elementary | New School | 18711 74 Ave | Yes | Dec 2018 | Jan 2019 | | Sep 2020 | 655 |
| <u>PLANNING PROJECTS</u> | | | | | | | | | |
| 021 | Sullivan Elementary | Addition | 6016 152 St. | Yes | Mar 2018 | Apr 2018 | | Sep 2019 | 200 |
| 180 | Douglas Area Elementary | New School | 17335 2 Ave | Yes | | | | | 605 |
| 160 | Frost Road Elementary | Addition | 8606 162 St | Yes | | | | | 150 |
| 157 | Coyote Creek Elementary | Addition | 8131 156 St | Yes | | | | | 100 |
| 057 | William Watson | Add/Replacement | 16450 80 Ave | Yes | | | | | 265 |
| 164 | Sullivan Heights Secondary | Addition | 6248 144 St. | Yes | | | | | 700 |
| 207 | SW Grandview Elementary | New Elementary Site | N/A | Yes | | | | | 655 |
| 115 | South Newton Elementary | New Elementary & Site | N/A | Yes | | | | | 655 |

| Site No. | School Name | Scope | Address | Capital Plan Support | Design | Tender | Project Completion % | Target Occupancy | No. of New Seats |
|-----------------------------|---------------------------------------|-----------------------|------------------------|----------------------|--------|--------|----------------------|------------------|------------------|
| <u>UNSUPPORTED PROJECTS</u> | | | | | | | | | |
| 208 | Redwood Heights Elementary | New Elementary & Site | N/A | No | | | | | |
| 214 | Darts Hill Elementary | New Elementary & Site | N/A | No | | | | | |
| 013 | Clayton Elementary | New Elementary | 7541 184 St. | No | | | | | |
| 040 | KB Woodward Elementary | Addition | 13130 106 Ave | No | | | | | |
| 202 | Sunnyside Elementary | Addition | 2828 159 St | No | | | | | |
| 028 | North Surrey Secondary | Addition | 15945 96 Ave | No | | | | | |
| 61 | Martha Currie Elementary | Addition | 5811 184 St | No | | | | | |
| 009 | White Rock Elemntry | Addition | 1273 Fir St | No | | | | | |
| 216 | South Port Kells: Tynehead Elementary | New Elementary Site | N/A | No | | | | | |
| 175 | Clayton Heights Secondary | Addition | 7003 188 St | No | | | | | |
| 150 | Tamanawis Secondary | Addition | 12600 66 Ave | No | | | | | |
| 106 | Frank Hurt Secondary | Addition | 13940 77 Ave | No | | | | | |
| 49 | Semiahmoo Secondary | Addition | 1785 148 St | No | | | | | |
| 217 | Clayton NW Elementary | New Elementary | 18789 76 Ave | No | | | | | |
| 204 | South Port Kells area Elementary | New Elementary | 9108 & 9146 184 Street | No | | | | | |



- 1 South Westminster Heights
- 2 West Newton North
- 3 West Newton South
- 4 West Newton/Highway 10
- 5 Fleetwood Enclave
- 6 East Newton Business Park
- 7 East Panorama Ridge
- 8 West Cloverdale North
- 9 West Cloverdale South
- 10 North Cloverdale West
- 11 North Cloverdale East
- 12 East Clayton Extension West of 158 Street
- 13 East Clayton Extension North of 72 Avenue
- 14 Alpha Estates
- 15 East Clayton Transit Oriented Area
- 16 Rosemary Heights West
- 17 Rosemary Heights Central
- 18 Rosemary Heights Business Park
- 19 Highway 99 Corridor
- 20 Morgan Heights
- 21 Orchard Grove

LEGEND

- Approved secondary plans
- Secondary plans with "stage 1 approval"
- Initiated secondary plans
- Future secondary plans

Location of school projects

- New School
- New Addition to Existing School
- Site Acquisition