

## DECISION REPORT

### Regular Board Meeting

**DATE:** June 17<sup>th</sup>, 2025  
**TO:** Board of Education  
**FROM:** Simone Sangster, Secretary Treasurer  
**RE:** **ELIGIBLE SCHOOL SITE PROPOSAL (ESSP)**

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#### RECOMMENDATION:

THAT the Board of Education approve the resolution described below.

#### BACKGROUND:

A School Site Acquisition Charge (SSAC) is imposed on new eligible development units (residential development) for the purpose of providing funds that will assist school boards pay for the capital cost of eligible school sites. The Local Government Act requires that school boards approve the SSAC rate and the eligible school sites. In terms of the rate, the SSAC bylaw updated by the board in 2019 has the rate set at the maximum allowed and the ESSP does not trigger a rate adjustment, so no change is needed.

Provincial school site acquisition legislation requires that an ESSP resolution must be passed annually if the school district plans to acquire future school sites. *The purpose of the ESSP is to identify the district's site needs based on current and projected enrolment. This is called the eligible school site requirements and is included in the five-year capital plan.* The five-year capital plan also includes requests for major capital and Building Envelope program funding, and minor capital funding. The resolution I am recommending for the board is an update to reflect new information and a resolution to satisfy the annual requirement.

The ESSP is prepared following consultation with the City of Chilliwack and Fraser Valley Regional District. The city projections for development approvals have been recently updated based on new provincial allowances for units per lot and increased development of local first nation's land. The projected eligible development units are incorporated into the projection of future enrollment by applying a factor reflecting the estimated number of students generated by new housing units.

The projected growth in the number of school-aged children that will occur in Chilliwack over the next 10 years is then compared against the capacity of current and approved school facilities to identify the number of new school sites or school site expansions that will be needed to accommodate the growth in students.

In our June major capital plan submission, the district estimates that enrolment will increase by at least 1,189 students over the next ten years and the district has pent-up demand for spaces of 1,355. This is 2,544 students beyond our current school capacity, excluding portables. We have met with the City of Chilliwack and the Fraser Valley Regional District to review these numbers. Based on these meetings and

due to changes in provincial development requirements and new information from local nations regarding developments on reserves, these numbers are most likely conservative.

Our proposal indicates the following, as specified in the resolution:

1. *Based on information received from the Local Governments, the Board estimates that there will be 7,214 new development units constructed in School District No. 33 (Chilliwack) (the “School District”) over the next ten (10) years;*
2. *These 7,214 new development units will be home to an estimated 2,245 school age children;*
3. *The Board expects that none of these school age children will be accommodated in existing facilities;*
4. *The Board expects that four (4) 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: one (1) in the Urban North area, two (2) in the Urban South area, and one (1) in the East of the district. For reference, please see Schedule A attached to the Resolution; and*
5. *According to the British Columbia Ministry of Education and Child Care standards, the site(s) will require nine point eight (9.8) hectares of land. These site(s) are expected to be purchased in 10 years and, at current land costs, the land will cost approximately \$72,648,982.*

Prior to submitting the ESSP to the Ministry of Education, the proposal must formally be referred to the local government who may either:

1. Pass a resolution accepting the Eligible School Site Proposal resolution of the Board of Education; or
2. Respond in writing to the Board of Education indicating that it does not accept the Board of Education’s proposed site requirements for the school district and indicating:
  - Each proposed site which it objects
  - The reason 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.

Attachments:

Eligible School Site Requirement Resolution, 2025