



June 18, 2025

City of Langley
Attention: Mr. Francis Cheung
20399 Douglas Crescent
Langley, BC V3A 4B3

Dear Mr. Francis Cheung,

Re: Eligible School Sites

You will recall that I wrote to you June 4, 2025 to inform you that the Board of Education would be considering the Eligible School Sites proposal, which is attached to this letter, at the June 17, 2025 Public Board meeting. At the meeting on June 17, 2025, the Board approved a resolution adopting the proposal. The proposal indicated the following:

1. It is estimated that there will be 23,661 new development units constructed in the school district over the next 10 years;
2. These 23,611 development units will be home to an estimated 7,339 school age children;
3. The School Board expects that 6 new school sites will be required as the result of this growth in the area. We anticipate that it will be in the neighbourhoods of Willoughby and Brookwood/Fernridge. According to Ministry of Education and Child Care standards it will require 60 acres of land, the land will cost approximately \$390,000,000.

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', written in a cursive style.

Brian Iseli, Secretary-Treasurer

cc: Mal Gill, Superintendent

STAFF REPORT

DATE: June 17, 2025
TO: Board of Education
FROM: Brian Iseli, Secretary-Treasurer
SUBJECT: School Site Acquisition Charge (SSAC)

RECOMMENDED MOTION:

That the Board of Education approves the Eligible School Sites, as presented.

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 Ministry requires the SSAC process be done annually and as a result, staff have been working on providing an update as part of the 2026-2027 capital plan process.

Process Undertaken

Staff have been working with Township of Langley and the City of Langley to determine the number of new development over the next 10 years. Based on this information, staff have determined the projected number of students which will result from the projected number of developments in the Township of Langley and the City of Langley. The number of students per development is projected 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	2,080	1,897
Townhouse	5,365	3,244
Row House	438	250
Condo	9,636	980
	17,520	6,371
City of Langley		
Single Detached	136	123
Townhouse	464	283
Row House	-	-
Condo	5,541	562
	6,141	968
Total	23,661	7,339

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. A requirement of this process is for Boards to approve 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 - 2026/27 CAPITAL PLAN

(Does not include eligible sites already approved for acquisition)

Proposed Elementary School Sites General Location	Size (ac)	Estimated Cost \$
South West Latimer Sport field/Playspace	5 ac	32,500,000
North East Gordon (Jerhico) Sport field/Playspace	5 ac	32,500,000
Willoughby Elementary #3	10 ac	65,000,000
Willoughby Elementary #4	10 ac	65,000,000
Willoughby Slope Middle (4.6 Ha joint site)	15 ac	97,500,000
Brookwood Fernridge Middle (4.6 Ha joint site)	15 ac	97,500,000
TOTAL (new school sites)	60 ac	\$390,000,000



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	390,000,000
B - set through legislation	35%
C - number of eligible development units	23,661
SSAC	5,769

D - Factor per BC Reg 17/00	D - Factor	SSAC	MAX
Low Density	1.25	7,211	1,000
Medium low density	1.125	6,490	900
Medium density	1	5,769	800
Medium high density	0.875	5,048	700
high density	0.75	4,327	600

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 over 7 times the max amount (Low Density SSAC to achieve 35% would be \$7,211 but has a max cap of \$1,000). Based on this information, staff is recommending no change for each of the categories.

Process Moving Forward:

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

- Once adopted, we will provide the motion for the Eligible School Site to both the City and Township Councils and they will have 60 days to either accept or reject.
- The District will need to submit the Eligible School Sites as part of the District’s 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.