



**THE BOARD OF EDUCATION
School District #33 (Chilliwack)
Regular Public Board Meeting
AGENDA
October 1, 2019
7:00 pm**

1. CALL TO ORDER – School District Office

- 1.1. Call to Order - **Welcome and Acknowledgment of Stó:lō Territory**
- 1.2. Adoption of the Agenda
(THAT the agenda be adopted as circulated.)
- 1.3. Approval of the Minutes
(THAT the minutes of the September 17, 2019 Regular Board Meeting be approved as circulated.)

2. PRESENTATION

- 2.1. Strategic Plan Update: MDI (Middle Years Development Instrument)

3. ACTION ITEMS

- 3.1. School Site Acquisition Charge

4. INFORMATION ITEMS

- 4.1. Enrolment Update
- 4.2. Menstrual Product Update
- 4.3. BCSTA Report
- 4.4. Trustee Reports
- 4.5. Meeting Summaries: Committee of the Whole & In-Camera
- 4.6. **Next Board of Education Meeting: October 22, 2019 – 7:00 p.m.**

5. PUBLIC PARTICIPATION – QUESTIONS CONCERNING THE AGENDA

6. ADJOURNMENT



**MINUTES OF THE REGULAR MEETING
The Board of Education
School District #33 (Chilliwack)**

Date of Meeting: Tuesday, September 17, 2019

Location: School District Office

Members Present:

Chair	Mr. D. Coulter
Vice-Chair	Ms. W. Reichelt
Trustee	Dr. D. Furgason
Trustee	Mrs. H. Maahs
Trustee	Mr. J. Mumford
Trustee	Mr. B. Neufeld
Trustee	Mr. D. Swankey

Staff Present:

Acting Superintendent	Mr. R. Arul-pragasam
Secretary Treasurer	Mr. G. Slykhuis
Assistant Secretary Treasurer	Mr. M. Friesen
Acting Assistant Superintendent	Ms. J. Hall
Director of Facilities & Transportation	Mr. A. Van Tassel
Executive Assistant	Ms. D. Vogel

1. CALL TO ORDER - School District Office

1.1. Call to Order

The Board Chair called the meeting to order at 7:00 p.m. - **Welcome and Acknowledgment of Traditional Stó:lō Territory.**

1.2. Adoption of the Agenda

207.19 Moved by: Trustee Reichelt
Seconded by: Trustee Swankey

THAT the agenda be adopted as circulated.

CARRIED

1.1. Approval of the Minutes

208.19 Moved by: Trustee Neufeld
Seconded by: Trustee Maahs

THAT the minutes of the June 18, 2019 Regular Public Board Meeting be approved as circulated.

CARRIED

209.19 Moved by: Trustee Neufeld
Seconded by: Trustee Mumford

THAT the minutes of the September 12, 2019 Special Regular Public Board Meeting be approved with the addition of Trustee Coulter as Mover and Trustee Mumford as Seconder of the Motion in the Action Item.

CARRIED

2. PRESENTATION: SUMMER LEARNING REPORT

The Chilliwack School District's 2019 Summer Learning (SL) Program was held at the Chilliwack Secondary site at 46361 Yale Road. The program administrators were Acting Vice-Principals Galen Soon (Grades 1-5) and Devin Atkins (Grades 6-12).

The total number of students that attended the SL program was 559. The majority of these students were at the elementary level (369), middle school level (73), and high school level (83). The high school program consisted of students in a class called, Sustainable Vegetable Production 12, this course took place at the Sardis Secondary School Farm on Richardson Avenue. The enrollment for Sustainable Agriculture 12 saw a significant boost from 2018 (59) as this program incorporated a farm to table element to their program.

This year's program saw a continued increased in diversification of program offerings including: Reading Rangers PM Benchmark <16 and PM Benchmarks >16, a Maker Space/ Trades/Coding Class for students in Grades 6-8, a Power Soccer program, and pull-in English Language Learner/English as a Second Dialect Support. Supplemental inclusive education supports were provided at Summer Learning 2019 through supplemental funding from the Ministry of Education. Specialized support included 11 Education Assistants (EAs), an Occupational Therapist (OT), and an ELL/ESD teacher.

In addition, there was a focus on increasing the respect and understanding amongst all students and staff, of language, culture, governance and history of Sto:lo and all aboriginal peoples. This was possible through a partnership with the aboriginal education department. The Kairos blanket activity provided participants a hands-on learning experience to develop an understanding of the impact of colonization on indigenous communities. Students at Summer Learning had the opportunity to eat Bannock, create aboriginal art and learn about local geography through traditional storytelling. There were 28 teachers, 11 EAs, and 2 Acting Vice-Principals and 1 clerical for a total of 42 staff who supported learners at Summer Learning.

3. ACTION ITEMS

3.1. Audit Committee Report

210.19 Moved by: Trustee Maahs
Seconded by: Trustee Mumford

THAT the Board of Education receive the Audit Committee Meeting Report of September 10, 2019 with the following amendment: change Trustees to Trustee in item 5.

CARRIED

3.2. 2018 – 2019 Audited Financial Statements

211.19 Moved by: Trustee Maahs
Seconded by: Trustee Swankey

THAT the Board approve the 2018-2019 Audited Financial Statements and forward to the Ministry of Education.

CARRIED

3.3. Rainbow Crosswalk

212.19 Moved by: Trustee Furgason
Seconded by: Trustee Maahs

THAT the Board of Education defer this item until the Board gets more public input.

DEFEATED

For: Furgason, Maahs, Neufeld

Opposed: Coulter, Mumford, Reichelt, Swankey

213.19 Moved by: Trustee Neufeld
Seconded by: Trustee Furgason

THAT the Board of Education THAT the Board of Education defer this item until the October 22, 2019 Board Meeting once the Board has received public input.

DEFEATED

For: Furgason, Maahs, Neufeld

Opposed: Coulter, Mumford, Reichelt, Swankey

214.19 Moved by: Trustee Coulter
Seconded by: Trustee Mumford

THAT the Board of Education direct staff to paint a rainbow crosswalk across the parking lot in front of the School District office.

CARRIED

For: Coulter, Mumford, Reichelt, Swankey

Opposed: Furgason, Maahs, Neufeld

3.4. Board Regulation 222.1 Board Committees – Audit Committee

215.19 Moved by: Trustee Maahs
Seconded by: Trustee Neufeld

THAT the Board of Education approve Board Regulation 222.1 Board Committees – Partner/Community Membership as presented.

CARRIED

3.5. Letter to the Ministry of Education: Funding for new Southside School and Portables

216.19 Moved by: Trustee Reichelt
Seconded by: Trustee Mumford

THAT the Board of Education send a letter to the Ministry of Education asking for a reduction in the amount of our financial contribution to the new Southside school and also asking that the Ministry consider funding support for the acquisition of portables in growing districts.

NO VOTE

217.19 Moved by: Trustee Swankey
Seconded by: Trustee Neufeld

THAT the Board of Education amend the motion to read THAT the Board of Education send a letter to the Ministry of Education asking for a reduction in the amount of our financial contribution to the new Southside school.

CARRIED

3.6. Renaming CHANCE

218.19 Moved by: Trustee Neufeld
Seconded by: Trustee Reichelt

THAT the Board of Education strike a committee to rename the Education Centre and what is currently known as CHANCE Shxwetilthet.

NO VOTE

219.19 Moved by: Trustee Swankey
Seconded by: Trustee Neufeld

THAT the Board of Education strike a committee in accordance with Part A of Board Regulation 809.1 to rename the Education Centre and what is currently known as CHANCE Shxwetilthet.

CARRIED

3.7. British Columbia School Trustees Association Discussion Paper – July 2019: School Site Land Acquisition Issues and Solutions

220.19 Moved by: Trustee Coulter
Seconded by: Trustee Reichelt

THAT the Board of Education provide a response to the BCSTA discussion paper regarding School Site Acquisition Charges.

CARRIED

4. INFORMATION ITEMS

4.1 Strategic Plan Update: Operations Summer Report/Maintenance Activities

Director of Facilities and Transportation Al Van Tassel provided a report and presentation on the Operations Summer Maintenance Activities (listed below) as it relates to the Strategic Plan and the following priority:

Priority	Aligning and allocating resources, equitably, responsibly and effectively, to support goals and key initiatives. (Resources)
Goal	Align resources to efficiently and effectively execute the strategic plan

4.2 **Enrolment Update**

Acting Superintendent Rohan Arul-pragsam presented an enrollment report as of September 16, 2019.

4.3 **BCSTA Report**

Matters related to the British Columbia School Trustees' Association (BCSTA) were discussed.

Extend Meeting

221.19 Moved by: Trustee Maahs
Seconded by: Trustee Swankey

THAT the Board of Education extend the meeting to the conclusion of the Agenda.

CARRIED

4.4 **Trustee Reports**

Trustee Furgason reported on the following:

- All Leaders Planning and Pro D.
- Board Working Session.

Trustee Mumford reported on the following:

- Board Working Session.
- BCPSEA Conference call.
- CHC meeting.
- Met with GSA sponsor teachers and other staff members.
- Will attend Central Elementary Community School 90th anniversary celebration.
- Will attend two welcome back events at schools and PAC meetings.
- Charing CHC meeting next week with all candidates meeting.

Trustee Neufeld reported on the following:

- Board Working Session.
- Special Board Meeting.
- Petition to reinstate trustee Neufeld as a school liaison.

Trustee Reichelt reported on the following:

- All Leaders Planning and Pro D.
- Board Working Session.
- Reached out to liaison schools.
- Chilliwack Child and Youth Committee – Chilliwack will be hosting provincial Cities Fit for Children Conference.

Trustee Swankey reported on the following:

- Welcome back to students, staff and families.

- Thank you to facilities and transportation staff.
- Central Elementary Community School 90th anniversary celebration.
- Orange Shirt Day.

Trustee Maahs reported on the following:

- Notice of Motion: That the Board reinstate letter grades in middle schools.
- Caution regarding social media.

4.5 Meeting Summaries

June 18, 2019 Committee of the Whole Meeting Summary

Trustees: Dan Coulter, Willow Reichelt, Darrell Furgason Heather Maahs, Jared Mumford, Barry Neufeld, David Swankey

Staff: Rohan Arul-pragasam, Mark Friesen, Donna Vogel

1. Central 90th Celebration: Funding Request
2. Progress Article: Bullying at CSS
3. Policy 220: Public Participation
4. Inclusion Committee: Terms of Reference
5. Letter to the Ministry of Education: Funding for New Southside School and Portables
6. Letter with Partner Groups to Minister of Education: Funding Model Review Recommendations
7. Process for Renaming CHANCE Site to “Chilliwack Education Centre South Site” (or “South Campus”)
8. DPAC: ThoughtExchange Report & Funding Request
9. Proposed Board Presentation: CYC – Child Proofing Porn

June 18, 2019 In-Camera Meeting Summary

Trustees: Dan Coulter, Willow Reichelt, Darrell Furgason, Heather Maahs, Jared Mumford, Barry Neufeld, David Swankey

Staff: Rohan Arul-pragasam, Mark Friesen, Tamara Ilersich, Donna Vogel

1. Tentative Local Agreement with the CTA
2. Exempt Staff/PVP Extended Health & Dental Benefits
3. Community Members: Budget Committee
4. HR Report
5. BCPSEA Report

4.6 Next Board of Education Meeting Date

**Tuesday, October 1, 2019
7:00 pm
School District Office**

5. PUBLIC PARTICIPATION – QUESTIONS CONCERNING AGENDA ITEMS

The Chair called for questions from the public regarding agenda items.

Questions were received regarding:

- Evans Elementary parking lot.
- Priorities for the Playground Enhancement Fund and communication with PACs.

6. **ADJOURNMENT**

The meeting was adjourned at 9:57 p.m.

Board Chair

Secretary-Treasurer

BOARD OF EDUCATION

PRESENTATION REPORT

DATE: October 1, 2019

TO: Board of Education

FROM: Rohan Arul-pragasam, Acting Superintendent

RE: **STRATEGIC PLAN UPDATE – MIDDLE YEARS DEVELOPMENT INSTRUMENT**

Priority	Strengthening meaningful relationships within and across schools, district and community to support success for students. (Community & Culture)
Goal	All students to meet or exceed grade level expectations in literacy and numeracy.
Strategy	<p>Develop a Framework of Community Support From The Analysis of Middle Years Development Instrument With Partners</p> <ul style="list-style-type: none"> • Assess the 5 areas of development that are linked to well-being, health and academic achievement, and put into place specific strategies that enhance outcomes for middle years students.

- The Middle Years Development Instrument (MDI) is a self-report questionnaire completed by students in Grade 4 ([link to survey](#)) and Grade 7 ([link to survey](#)). It asks students how they think and feel about their experiences both inside and outside of school. Both the Grade 4 questionnaire and the Grade 7 questionnaire include questions related to the five areas of development that are strongly linked to **well-being, health and academic achievement**.
 - ✓ **Physical Health & Well-Being** - Students evaluate their own physical well-being in the areas of overall health including body image, nutrition and sleeping habits
 - ✓ **Connectedness** - Students are asked about their experiences of support and connection with the adults in their schools and neighbourhoods, with their parents or guardians at home, and with their peers.
 - ✓ **Social and Emotional Development** - Students respond to questions about their current social and emotional functioning in 7 areas: optimism, self-esteem, happiness, empathy, prosocial behaviour, sadness and worries.
 - ✓ **School Experiences** – Students are asked about their school experiences in 4 areas: academic self-concept, school climate, school belonging, and experiences with peer victimization (bullying).
 - ✓ **Use of After-School Time** - Students are asked about the time they spend engaged in organized activities such as sports, music and art, as well as the time they spend watching TV, doing homework and playing video games.

- The results for key MDI measures are summarized by two indices:
 - ✓ **The Well-Being Index** consists of measures relating to children's physical health and social and emotional development that are of critical importance during the middle years: Optimism, Self-Esteem, Happiness, Absence of Sadness and General Health.
 - ✓ **The Assets Index** consists of measures of key assets that help to promote students' positive development and well-being. Assets are resources and influences present in student's lives such as supportive relationships and enriching activities. The MDI measures five types of assets: Adult Relationships, Peer Relationships, Nutrition and Sleep, After-School Activities and School Experiences. The School Experiences asset is not reported as part of the Assets Index to prevent the ranking of individual schools or districts.

- In total 16,508 grade 4 students and 14,026 grade 7 students from 28 school districts and independent schools took part in the MDI for the 2018-2019 school year. Chilliwack School District had 933 grade 4 students (85%), and 914 grade 7 students (87%) take part in the 2018-2019 MDI surveys. The [Chilliwack School District Community Report](#) for Grade 4 and 7 can be accessed on the MDI website with summary information presented to the Board of Education.

BOARD OF EDUCATION

DECISION REPORT

DATE: October 1, 2019
TO: Board of Education
FROM: Mark Friesen, Assistant Secretary Treasurer
RE: **ELIGIBLE SCHOOL SITES PROPOSAL**

RECOMMENDATION:

That the Board of Education adopt the information contained in the Eligible School Sites Proposal by resolution.

BACKGROUND:

On July 28, 1998 the Provincial Government passed Bill 35 - the *Education Statutes Act*, 1998. This Act amended both the *Local Government Act* and the *School Act* and requires that school districts and local governments work together in planning for new schools, and in administering development charges (called School Site Acquisition Charges or SSAC) to fund the purchase of new school sites.

As land values in the Fraser Valley have substantially increased in the past 10 years, it is prudent for the District to embark on the process of ensuring that the SSAC that is charged to residential developers incorporates the most recent market data.

The Ministry has set out a specific process in making a change to the SSAC which includes consultation with local governments and the Ministry of Education. The District has engaged Urban Systems to do the initial data gathering on local housing starts and the projected number of school aged children that would result in the additional housing. The information in their proposal forms the basis by which a new SSAC can be calculated.

Once this resolution is passed, local governments will have a chance to review the resolution and consult with the local development community. Once approved by local government, the District's 5 year Capital Plan submission will be amended to include the new SSAC and the Board will wait for approval of the Capital Plan before passing a bylaw to finally accept the new SSAC.

The current SSAC is a base rate of \$646 per residential unit. Information contained in the proposal would see this rate increase to the maximum allowable unit charge of \$800, an increase of 23.8%.

In the past 4 years, the District has received an average of \$538,000 in local capital revenue from the SSAC. The proposed increase to the SSAC would provide an additional \$194,320 in revenue annually if residential development proceeds as expected.

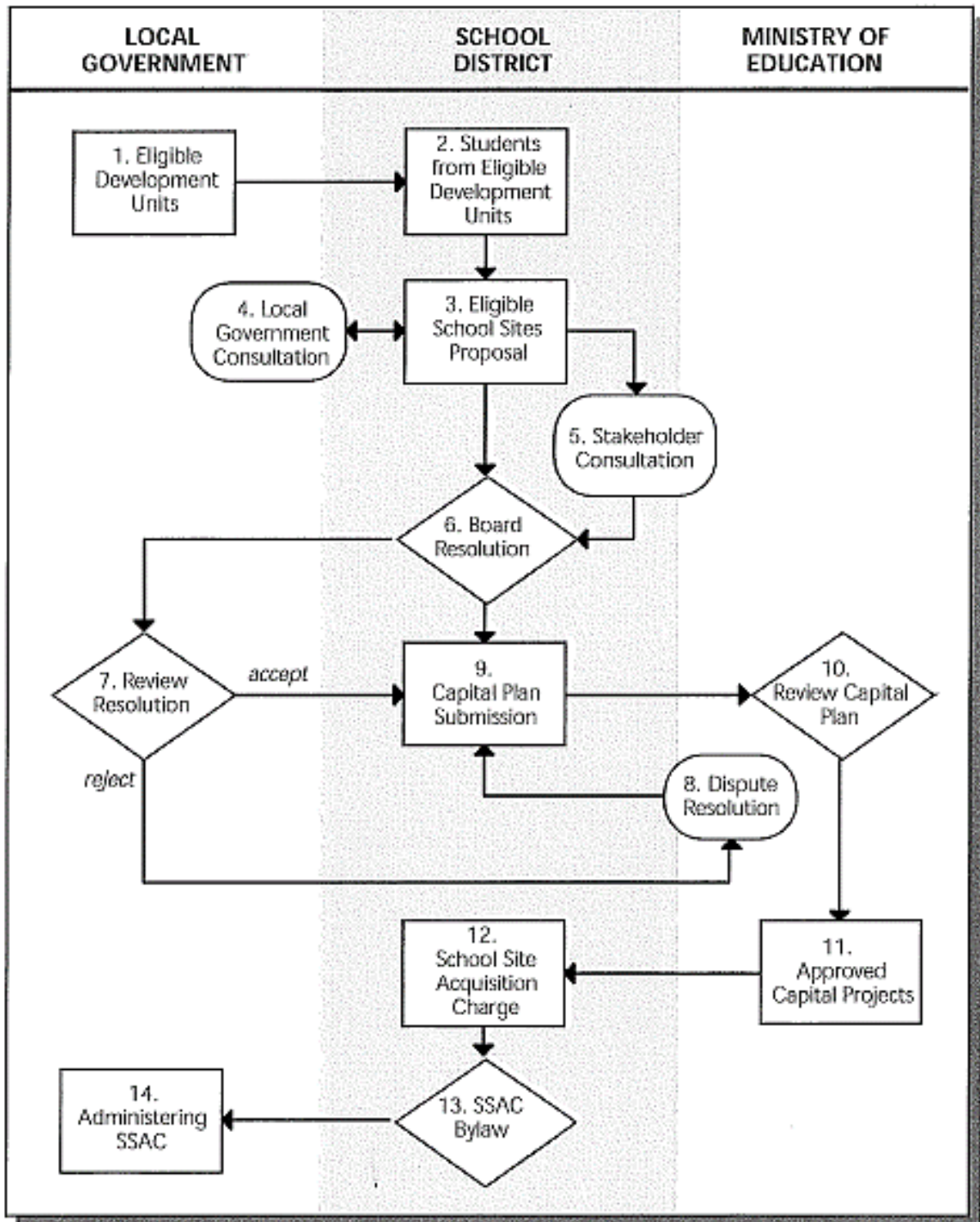
The SSAC rates are adjusted based on housing density per gross hectare. A comparison of existing and proposed rates shows the spread of these rates between low and high density units:

Density	Factor	Existing Rate	New Rate	Max Allowable Unit Charge
Low	1.250	\$808	\$1000	\$1000
Medium low	1.125	\$727	\$900	\$900
Medium	1.000	\$646	\$800	\$800
Medium high	0.875	\$565	\$700	\$700
High	0.750	\$485	\$600	\$600
Base Rate		\$646	\$800	\$800
Expected Base Rate			\$1015	

(*) Density:

- low density - up to 21 self-contained dwelling units on a gross hectare;
- medium low density - 21 to 50 self-contained dwelling units on a gross hectare;
- medium density - 51 to 125 self-contained dwelling units on a gross hectare;
- medium high density - 126 to 200 self-contained dwelling units on a gross hectare;
- high density - over 200 self-contained dwelling units on a gross hectare

Process Flowchart for Setting SSAC





School District No. 33 (Chilliwack) School Site Acquisition Charge Resolution

Whereas Section 142 of the *School Act* requires that a School Board submit a capital plan to the Minister of Education; and

Whereas *Local Government Act* Section 574.2 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:

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;

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;

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;

The approximate location and value of the school sites; and,

Whereas the Board of School Trustees for School District No. 33 has consulted with the City of Chilliwack and the Fraser Valley Regional District on these matters;

It is resolved that:

Based on information from local government, the School Board of School District No. 33 estimates that there will be 9,154 new development units constructed in the school district over the next 10 years;

These 9,154 development units will be home to an estimated 4,085 school age children;

The School Board expects that three new school sites will be required as the result of this growth in the school district.

According to Ministry of Education standards the sites will require 9.29 hectares of land. At current market values, the land will cost approximately \$29.7 million.

I hereby certify this to be a true copy of the resolution for the approval of the proposed School Site Acquisition Charge adopted by the Board of Education, on this 1st day of October, 2019.

Secretary Treasurer



SCHOOL DISTRICT NO. 33 ELIGIBLE SCHOOL SITES PROPOSAL

July 15, 2019

Eligible School Sites Proposal

Prepared for School District No. 33

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INTRODUCTION

THE SCHOOL SITE ACQUISITION CHARGE

The School Site Acquisition Charge (SSAC) is a charge per dwelling unit to be paid by residential developers throughout the school district where the charge is justified. The charge is collected by local government and transferred to the school district. The money collected is used to help pay for new school sites needed as a result of residential development.

The SSAC Implementation Guide (2000) outlines the principles underlying the SSAC legislation, highlights those developments that are exempt from the charge, and outlines a process to be followed by school districts and their local governments. The Guide also describes the steps to follow to calculate the charge.

This document fulfils Steps 1 to 3 of the required process for updating the SSAC. Step 1 is to estimate the number of eligible residential development units that will be built in the Chilliwack School District (SD No. 33) over the next ten years. Step 2 is to estimate the number of students that are expected to live in those eligible development units by the end of the ten-year period. Step 3 is the preparation of this document, the Eligible School Sites Proposal.

This document also includes Steps 9 and 12 of the process, which use the School District's Long-Term Facilities Plan and Capital Plan to calculate a proposed SSAC. The SSAC is calculated based on SD No. 33's capital projects that require new land, the cost of new land, and the share of the SSAC paid by the School District. The SSAC is further broken down by density categories, which results in a charge per dwelling unit.

AFFECTED LOCAL GOVERNMENTS

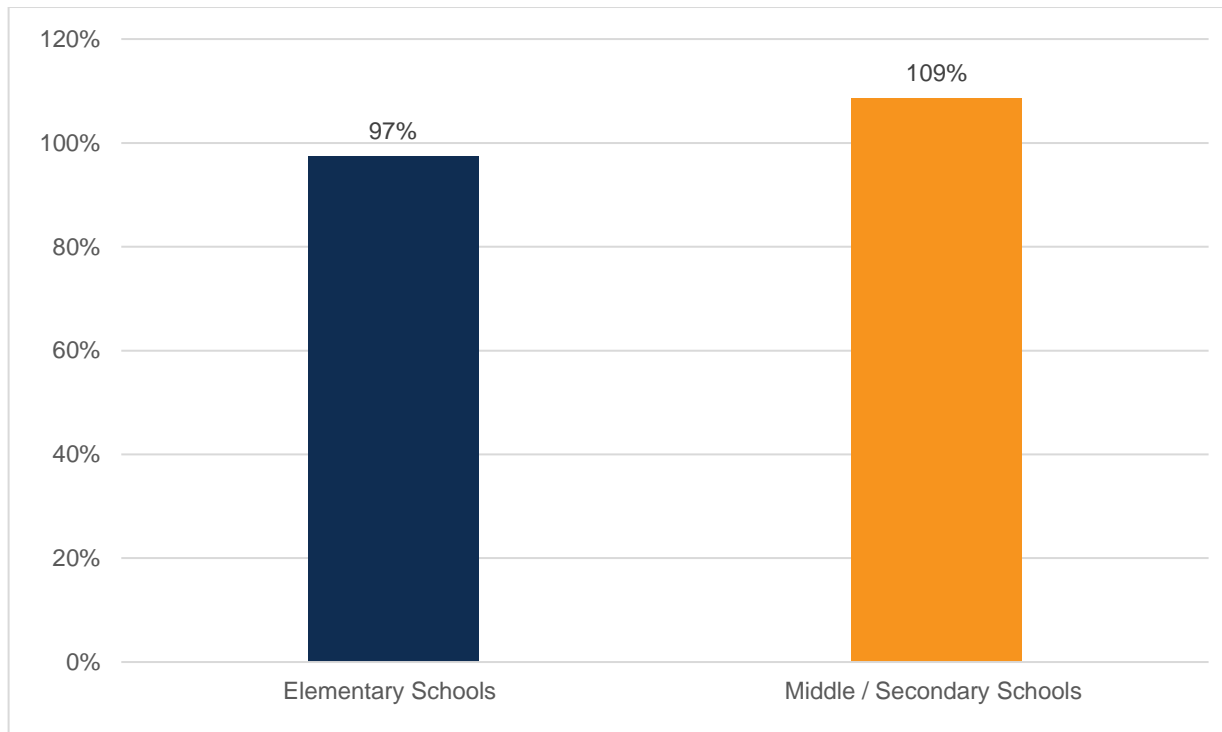
SD No. 33 covers approximately 1,825 square kilometres including the City of Chilliwack, Electoral Area E/H and Electoral Area D in the Fraser Valley Regional District (FVRD). We consulted with the City of Chilliwack and FVRD planning staff to both obtain their estimates of future residential development and notify them that this process is underway.

SCHOOL CAPACITY AND UTILIZATION

EXISTING SCHOOL CAPACITY AND UTILIZATION

The Chilliwack School District Long-Range Facilities Plan (2017) outlines school assessments for all elementary, middle and secondary schools including enrolment, capacity and utilization. Schools are categorized by school level, being either elementary or middle/secondary. Figure 1 summarizes the utilization of the schools for the 2018/2019 year (after grade reconfiguration). As of 2019, eleven of twenty-one elementary schools, and six of nine middle/secondary schools are over capacity. This indicates an existing need for additional school space.

Figure 1: Average of Utilization by School Type, 2019



*Elementary schools include Rosedale Traditional, a K – 8 School.

ENROLMENT FORECAST

The Long-Range Facilities Plan includes enrolment forecasts up to the year 2029. Forecasts are provided by school, area, and school type. The following chart (Figure 2) shows the total number of enrolments forecast for the School District, which is projected to increase between 200 and 600

students annually. It is anticipated that by 2029, there will be over 3600 more total enrolments, nearly 26% higher, than in 2019.

Figure 2: Total Enrolment Forecast, 2019 to 2029

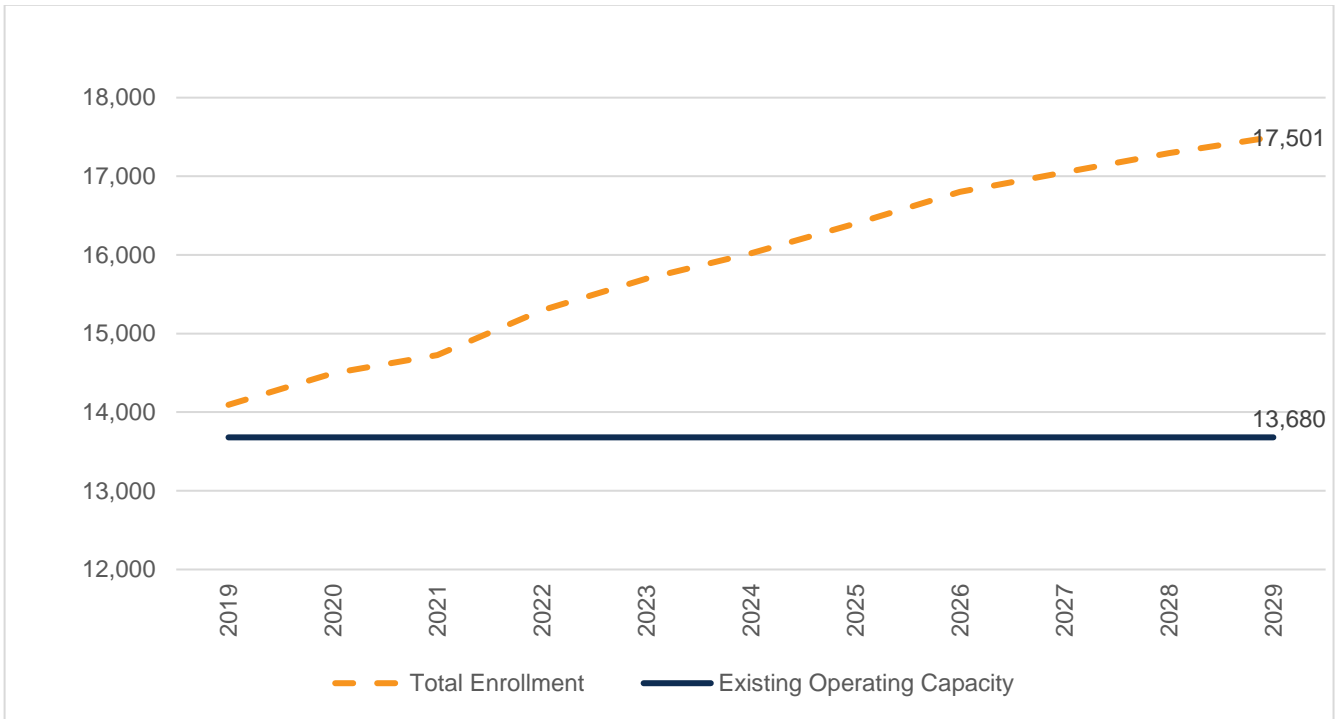
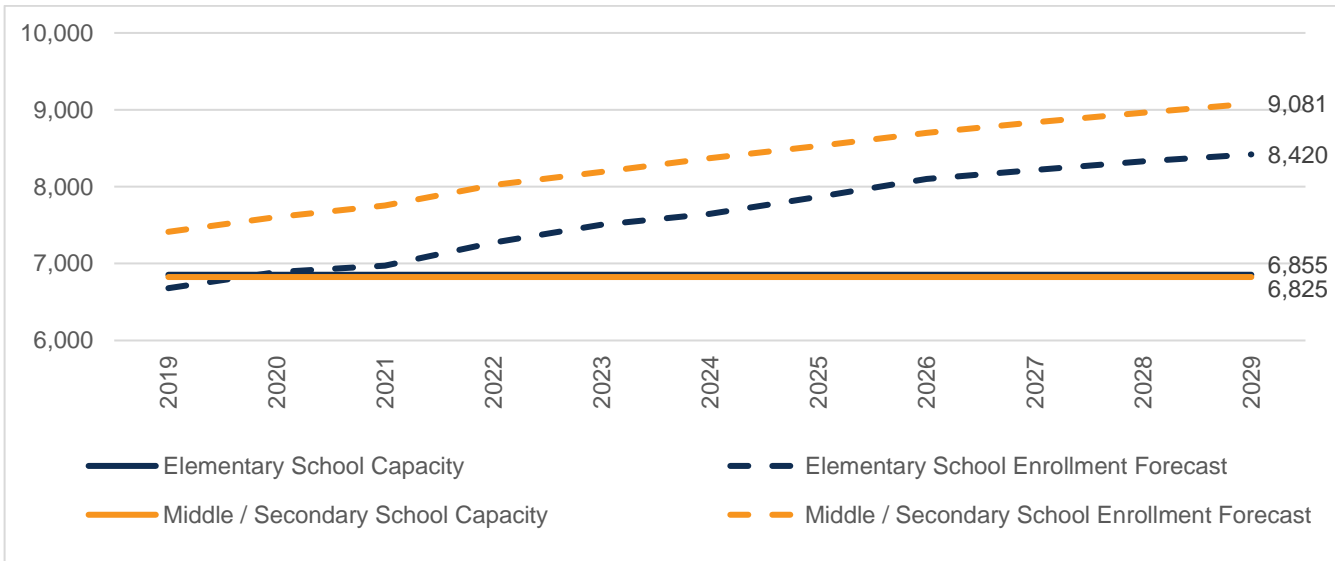


Figure 3 below illustrates the enrolment forecast by school type to 2029. Elementary and middle/secondary enrolments are expected to each have a net increase of approximately 1800 students by 2029.

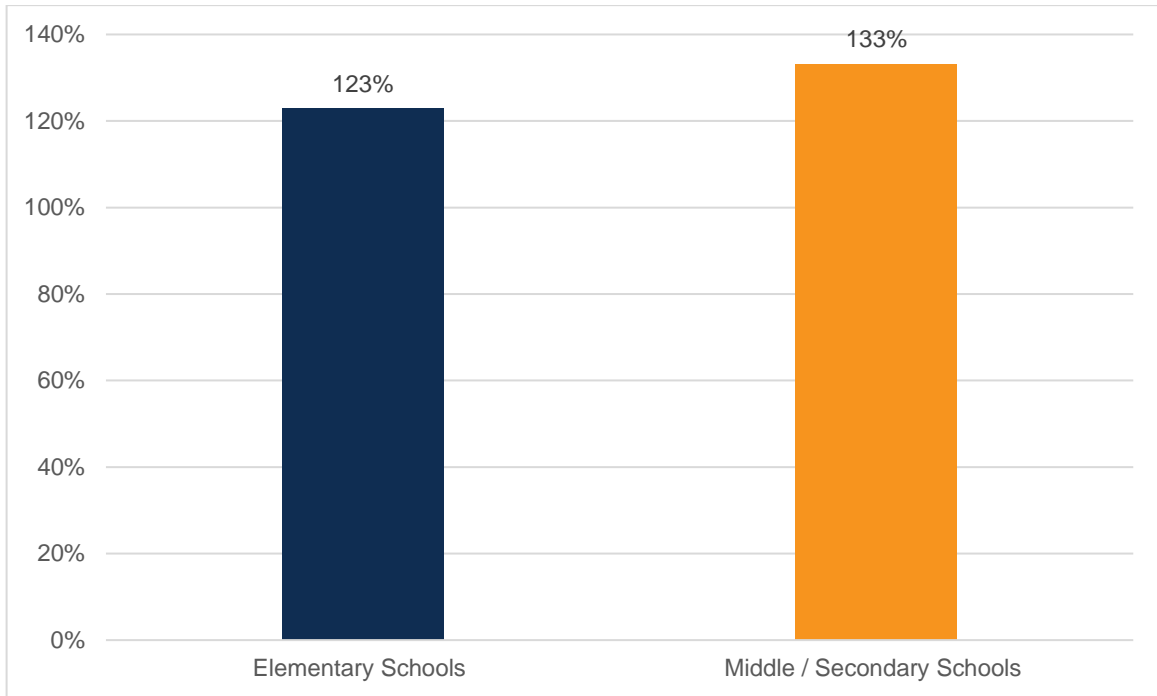
Figure 3: Enrolment Forecast by School Type, 2019 to 2029



FUTURE SCHOOL UTILIZATION

Using the enrolment forecast information in Figures 2 and 3, we were able to estimate the future school utilization for 2029, based on current facilities. The estimated utilization is presented in Figure 4 below; both elementary and middle/secondary schools, in the aggregate, are forecasted to be well over capacity.

Figure 4: Estimated School Utilization, 2029



CAPITAL PROJECTS

SD No. 33 has identified a total of 13 capital projects in their 2019 Capital Plan that will be essential to alleviating some these issues. In order of priority, SD No. 33's capital projects include:

Table 1: School District No. 33 Capital Projects

District Priority	Project Title	Enrolment	Land Required
1	Northside Middle/Secondary Renovations & Gym Expansion	+700	-
2	G.W. Graham Secondary Addition	+400	-
3	Vedder Elementary Addition	+250	-
4	Cheam Elementary Addition	+300	-
5	Sardis Secondary Addition + Gymnasium	+400	-
6	Land Purchase for New East Side Elementary	-	8 acres (3.24 ha)
7	New East Side Chilliwack Elementary	+500	-
8	Vedder Middle School Addition	+300	-
9	Sardis Elementary Addition	+250	-
10	Watson Elementary Addition	+250	-
11	Cultus Lake Elementary Addition	+250	-
12	Land Purchase for New South Side Elementary School	-	5 acres (2.02 ha)
13	Land Purchase for New Promontory Middle School	-	10 acres (4.05 ha)
	Total Land Required		23 acres (9.31 ha)

Three projects require land acquisition, totalling 23 acres (9.31 ha). Recent appraisals completed for SD No. 33 inventoried 11 recent real estate sales in and around the Chilliwack area, which estimate an average of \$1,294,000 / acre, or \$3,198,000 / ha. At this value per acre, SD No. 33 requires approximately \$29,766,000 to purchase the required land.

FUTURE RESIDENTIAL GROWTH

In order to calculate the SSAC, the following data is needed:

- An estimate of the total number of eligible residential development units built over the next ten years, and

- An estimate of the number of students that will be living in the eligible development units over the next ten years.

Eligible development units (EDUs) are defined as any new construction, alteration or extension of a building that increases the number of self-contained dwelling units on the particular parcel of land. Eligible development units include self-contained dwelling units on new subdivided lots as well as the net increase of units on existing lots. Only developments with four or more dwelling units are included as eligible development units (however, local government is authorized to waive this minimum). Development units where SSACs have already been paid will not be included.

The City of Chilliwack and the FVRD provided estimates of future EDUs. The following table (Table 2) presents the EDU estimate for SD No. 33 until the year 2028. A total of 9,154 EDUs are anticipated to be built by this year.

Table 2: Estimated Eligible Development Units (2028)

Unit Type	Estimated New Units (up to 2028)
Single Detached House	2,771
Duplex	2,498
Apartment	3,885
Total	9,154

STUDENTS FROM ELIGIBLE DEVELOPMENT UNITS

To estimate the number of students that will be living in EDUs by 2028, yield factors are applied to each housing type. The yield factor is the anticipated average number of school age children expected to live in a dwelling unit of each housing type. The Ministry of Education’s Implementation Guide provides pre-determined yield factors.

The Implementation Guide also provides different yield factors based on housing type and housing tenure. The Implementation Guide was developed in February 2000 and used 1996 census data to create yield factors. For this project independent yield factors were developed using 2016 census data to ensure the most up to date data is being reflected in the calculations.

Table 3: Estimates of Students from Future Housing

Type of Housing	EDU	Yield Factors (Student / EDU)	Students
Single Detached House	2,771	0.64	1,787
Duplex	2,498	0.64	1,598
Apartment	3,885	0.18	699
Total	9,154	0.45	4,085

PRELIMINARY SSAC CALCULATIONS

COST OF NEW SCHOOL SITES

Table 4 summarizes SD No. 33’s preliminary estimate of the cost to acquire all of the sites required by the Capital Plan, approximately 23 acres (9.31 ha). The standard size of a site is specified by the Ministry of Education and the long-term capacity for each site is the maximum size of the school planned for that site. It is possible that the actual property could differ in size depending on land available and contextual circumstances.

Land values in the Chilliwack area have increased dramatically over the last few years. The “cost per acre” values in Table 4 are based on recent appraisals completed for SD No. 33, where recent land transactions were inventoried and averaged.

Table 4: Estimated Cost of New School Sites

Name of School	East Side	Promontory	South Side	Totals
Basis of Cost	Estimate	Estimate	Estimate	
Type of Project	New	New	New	
Grade Level	Elementary	Middle	Elementary	
Size of New Site (ha)	3.24	4.05	2.02	9.31
Cost per hectare	3,198,000	3,198,000	3,198,000	3,198,000
Cost of New Property	10,353,487	12,941,858	6,470,929	29,766,274

PENT-UP AND FUTURE DEMAND

One of the principles of the SSAC is that the builders of new dwelling units will not pay for pent-up demand (the provision of new facilities to address the shortage of space in existing schools). The following (Table 5) is the basic method of calculating pent-up demand for SD No. 33 as of the 2019 school year, which is the difference between the current enrolment and the current capacity.

Table 5: Pent-Up Demand

All Schools	
Current Enrolment	14,094
Current Capacity	13,680
Pent – Up Demand	414

The estimated net increase in enrolment between 2019 and 2029 is 3,646 students (Table 6).

Table 6: Ten Year Enrolment Increase

All Schools	
Current Enrolment	14,094
2029 Enrolment	17,501
Ten Year Increase	3,407

SSAC CALCULATION

Table 7 outlines the calculations necessary to establish the average SSAC per EDU.

Table 7: Preliminary SSAC Calculations

Factor		Estimate
1	Ten-Year Enrolment Increase (increase in student enrolment 2019 – 2029)	3,407
2	Pent-up Demand (discounts students that are not a result of growth / development)	414
3	Students Requiring New Facilities	3,821
4	Students from Eligible Development Units	4,085
5	Enrolment Increase Proportion (proportion attributed to growth versus pent-up demand)	89%
6	New Development Proportion (proportion attributed to new development, cannot exceed line 5)	89%
7	Estimated Cost of New Property	\$29,766,274
8	Attributable to Eligible Development Units (Line 6 x Line 7)	\$26,542,974
9	Proportion to be Paid through SSAC (remainder to be paid after <i>Provincial Assist of 65%</i>)	35%
10	Estimated Share to be Paid through SSAC (proportion attributed to development (Line 8 x Line 9)	\$9,290,041
11	Total Eligible Development Units	9,154
12	Average Charge per Unit	\$1,015

The preliminary SSAC is an average charge of \$1,015 per dwelling unit. However, the maximum allowable average charge per unit is capped at \$800. Hence, the charge per unit required to acquire the school sites set out in the capital plan exceeds the maximum allowable charge per unit.

As outlined by the School Site Acquisition Charge Regulation, a density factor is then applied to the average charge per unit. Different charges are applied to different forms of density to accommodate various types of development. Table 8 presents the proposed charges as applied to specific housing densities, which have been rounded to the nearest dollar. Each level of density also has a maximum

allowable charge. The charge per unit required to acquire the school sites set out in the capital plan exceeds the maximum allowable charge per unit, for each level of density.

Table 8: Charge based on Dwelling Unit Density

Density	Factor	Unit Charge	Maximum Allowable Unit Charge
Low	1.250	\$1,000	\$1,000
Medium low	1.125	\$900	\$900
Medium	1.000	\$800	\$800
Medium high	0.875	\$700	\$700
High	0.750	\$600	\$600
Base Rate		\$1015	

BOARD OF EDUCATION

INFORMATION REPORT

DATE: October 1, 2019
TO: Board of Education
FROM: Rohan Arul-pragasam, Acting Superintendent
RE: ENROLMENT UPDATE

Acting Superintendent Rohan Arul-pragasam will present an enrollment report as of September 30, 2019.

BOARD OF EDUCATION

INFORMATION REPORT

DATE: October 1, 2019
TO: Board of Education
FROM: Gerry Slykhuis, Secretary Treasurer
RE: MENSTRUAL PRODUCTS - UPDATE

The Secretary Treasurer will provide a status update on the implementation of free menstrual products in the district.

BACKGROUND:

On April 5, 2019, a Ministerial Order was issued that all B.C. public schools are required to provide free menstrual products for students by the end of 2019.

The Order states:

Provision of Menstrual Products

- a) Each board must establish, maintain and make publicly available a policy and procedures for the provision of menstrual products to all students who may require them.
- b) The policy and procedures must:
 - i. Ensure menstrual products are provided to students of all gender identities or expressions in a manner that protects student privacy;
 - ii. Provide for barrier free, easily accessible menstrual products at no cost to students;
 - iii. Provide for consistent availability and supply of menstrual products in school washrooms; and
 - iv. Incorporate student feedback with respect to the provision of menstrual products.

The following is an update on the status of this implementation at the Chilliwack School District:

- Equipment and product is expected to arrive by late October
- Equipment is anticipated to be installed by Christmas, although, it depends on staff availability
- Installation will be in all female, non-gender, wheel chair accessible and stand-alone washrooms
- Intermediate washrooms in elementary schools will receive them on a “per call” basis

The government announcement included \$300,000 in startup funding but we have not heard anything further on this as yet.