

DATE OF MEETING December 20, 2021

AUTHORED BY CLAIRE NEGRIN, MANAGER, SUBDIVISION

SUBJECT SCHOOL SITE ACQUISITION CHARGE BYLAW

OVERVIEW

Purpose of Report

To present Council with a School Site Acquisition Charge bylaw for consideration as a companion to the Nanaimo Ladysmith Public Schools' proposed bylaw.

Recommendation

That:

1. "School Site Acquisition Charge Bylaw 2021 No. 7338" (to require the payment of school site acquisition charges on developments of two and three residential units) pass first reading;
2. "School Site Acquisition Charge Bylaw 2021 No. 7338" pass second reading; and
3. "School Site Acquisition Charge Bylaw 2021 No. 7338" pass third reading.

BACKGROUND

On 2021-OCT-27, the Nanaimo Ladysmith Public Schools' (NLPS) Board resolved to institute a School Site Acquisition Charge (SSAC), which would require the payment of fees on all single family residential subdivisions and all developments (building permits) of four or more residential units for the purpose of acquiring new school sites.

On 2021-NOV-15, Council resolved to support the NLPS Board resolution and directed Staff to prepare a companion bylaw that would further require the collection of SSACs on all developments of two and three residential units.

DISCUSSION

Within the SSAC area (Nanaimo, Lantzville, and the Regional District of Nanaimo), two- and three-unit developments are estimated to account for 12% (750 units) of chargeable development over the next ten years, the timeframe the NLPS has used to determine their school site needs. The majority of these units (567) are anticipated to be located within the city of Nanaimo.

As part of their Long Range Facilities Plan, NLPS engaged a consultant to determine long-term growth data. This data analysis determined that developments of two and three units (duplexes and townhouses) have the second highest rates of students per household after single family dwellings, meaning these developments are some of the highest burdens on school capacities.

Further to this, SSACs are provided for under the *Local Government Act* in a manner that mirrors the provisions for collection of Development Cost Charges (DCCs). As DCCs in the City of Nanaimo are collected on developments of two or more residential units, the companion bylaw, if adopted by Council, will provide consistency and ease of administration by aligning the collection of SSACs with the City's existing collection of DCCs.

OPTIONS

1. That:
 1. "School Site Acquisition Charge Bylaw 2021 No. 7338" (to require the payment of school site acquisition charges on all developments of two and three residential units) pass first reading;
 2. "School Site Acquisition Charge Bylaw 2021 No. 7338" pass second reading; and
 3. "School Site Acquisition Charge Bylaw 2021 No. 7338" pass third reading.
 - Advantages: Collection of SSACs on developments of two or more residential units would be consistent with already-established DCC collection criteria, would streamline administration, and would secure collection of fees on developments that contribute to school demand.
 - Disadvantages: None identified.
 - Financial Implications: The City will collect SSACs and provide them to NLPS. The City will collect administration fees for this service, totalling \$2,000.00 per year, plus 0.1% of all fees collected.
2. That Council deny the Staff recommendation to pass the first three readings of "School Site Acquisition Charge Bylaw 2021 No. 7338".
 - Advantages: None identified.
 - Disadvantages: SSACs would only be collectable for developments of four units or more. Developments of two and three units, which place some of the highest burdens on school capacities, would not contribute to SSACs. Without a companion bylaw, NLPS would not receive the amount of fees that they have identified as being required.
 - Financial implications: None identified.

SUMMARY POINTS

- On 2021-OCT-27, the Nanaimo Ladysmith Public Schools' (NLPS) Board resolved to institute a School Site Acquisition Charge (SSAC).
- On 2021-NOV-15, Council resolved to support the NLPS Board resolution, and directed Staff to prepare a companion bylaw that would further require the collection of SSACs on all developments of two and three residential units.
- Staff are recommending Council pass the first three readings of the "School Site Acquisition Charge Bylaw 2021 No. 7338".

ATTACHMENTS:

“School Site Acquisition Charge Bylaw 2021 No. 7338” |

Submitted by:

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Concurrence by:

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