



LONG-RANGE FACILITIES PLAN

MARCH 24, 2024



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We respectfully acknowledge that Surrey Schools reside on the traditional, unceded, and shared territories of Coast Salish peoples:

The ᑲᓐᓐᓐ - Katzie, the ᑲᓐᓐᓐᓐᓐ - Kwantlen
and the SEMYOME - Semiahmoo First Nations:
the stewards of this land since time immemorial.

We highlight this history knowing that relationships and partnerships based on respect with the Indigenous peoples of this land is important for truth and reconciliation.

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PREAMBLE

The School Act (S. 142(1)) that states that a Board must prepare and submit a capital plan to the Minister of Education and Child Care. These plans take two forms, both a Long-Range Facilities Plan (LRFP) and a Five-Year Capital Plan (FYCP). These two documents, working hand in hand describe both the short and long-term planning and capital needs for a school district. A Long-Range Facilities Plan takes into consideration not only school enrolment and capacity, but trends in developments in the City including demographics and changes in land use. As the City of Surrey evolves and grows, so must the Long-Range Facilities Plan as it must reflect the changing needs of our rapidly growing and evolving City.

Most familiar to Boards of Education and the public is the Five-Year Capital Plan. The Five-Year Plan highlight the top priorities for new schools, land acquisition, school additions or replacements, and seismic upgrades. The funding of these major projects requires careful and detailed planning

which is supported by Project Definition Reports for individual school projects that emerge from the Five-Year Capital Plan. These projects are brought forward to Treasury Board as they consider government's capital planning in each year.



The Long-Range Facilities Plan is a much broader look at the capital needs of a District and sets the stage for the Five-Year Plan. The LRFP considers not only current and emerging needs, but anticipated needs based on the changes in society in our local context. The LRFP examines all aspects of capital planning including:

- The organization and structure of the school district including grade configurations;
- Educational programming including not only in permanent schools but in leased or temporary space and consideration for relocation of programming to ensure effective utilization use of space;
- The distribution of magnet or specialized programs providing specialized curriculum and contemplating changes in programming in response to instructional methods, technological advances or in response to new programming directions;
- Detailed student enrolment trends and projections both district-wide and by regions, including considering how the City's development may impact enrolment shifts and changing demographics;
- A comprehensive examination of the status of current infrastructure including building condition, seismic mitigation, heritage conservation, and post-disaster shelters;
- School capacity information including how Collective Agreements may impact class size and school utilization;

- Transportation of students including not only where transportation is a requirement based on where students reside but how operational and maintenance costs for transportation is warranted;
- How schools and facilities provide space for community use including operational arrangements of playfields, tracks, playground equipment or space for childcare; and
- The methods of public consultation that the District will use in the development and communication of the Long-Range Facilities Plan.

The broad scope of the LRFP underscores the comprehensive nature of planning that school districts are required to perform. It is also important to recognize that in a rapidly growing urban centre such as Surrey, the LRFP will require ongoing review and updating. New and emerging development in the City such as the Skytrain or the rapid development of the Grandview area necessitate that there is a well-articulated plan that shows not only how the District is responding now, but how they are planning to respond as the City evolves and grows.

This LRFP is the latest edition in a series of plans that are continually refined to reflect the needs of our District and City. It brings together not only information from various departments within the District to show our collective work, but it also demonstrates our close collaboration with the City as we continue to provide quality education to the families and children of Surrey.

EXECUTIVE SUMMARY

The Long-Range Facilities Plan (LRFP) is a Ministry requirement and a foundational document to support the planning for the expansion of the capital infrastructure of Surrey Schools.

The District annually updates a Five-Year Capital Plan which has a list of current and future priorities for new schools and expansion of existing schools. The Long-Range Facilities Plan helps establish those short-term priorities, but also closely examines the 10 to 30-year plans of the City of Surrey as a means to inform and guide district planning. The Five-Year Capital Plan answers the question, what are our current capital priorities? The Long-Range Capital Plan answers the questions, how is the City of Surrey developing and growing and how should Surrey Schools plan and adjust accordingly?

The LRFP is organized by the City Zones which are:

- Cloverdale;
- Fleetwood;
- Guildford;
- Newton;
- South Surrey; and
- Whalley.

The School District also encompasses the City of White Rock, and it is included in the section on South Surrey.

In each section, an examination of the City's plans, and the implications for the School District are presented. The zonal sections conclude with a summary of Future Need which highlights the pressures that are specific to each zone. Finally, the report ends with a set of recommendations for Surrey Schools to consider as they work to deal with significant over-capacity across the District.

Surrey is one of the fastest growing cities in Canada. A May 2023 report¹ by the City of Surrey states that the City has grown by close to 43,000 people in the past 5 years and is projected to grow by another 50,000 in the coming 5 years. This growth is creating substantial pressure on Surrey Schools to be able to provide adequate facilities to deliver quality educational programs for all children.

Currently, the District is short over 6,500 seats for students in schools and by 2032, that number is projected to double to a shortage of over 13,500 seats. The current shortage of over 6,500 seats represents the capacity equivalent to a 1,500 student secondary school and ten 500 student elementary schools. The 2032 projected shortfall represents more than the combined capacity of all 32 school construction projects that the District has completed in the since 2008.

¹City of Surrey 2023-2027 Financial Plan.

www.surrey.ca/sites/default/files/media/documents/2023-2027SurreyFinancialPlan.pdf

In the Five-Year Capital Plan approved by the board in May 2023, the District requested approval to proceed on the construction of 10 new schools and 17 new additions to existing schools, as well as 14 site acquisitions. In March 2024, the Ministry of Education and Child Care announced support for one new elementary school, one addition to an existing secondary school and one site acquisition for a future secondary school.

There are also massive escalations in costs associated with construction. Ten years ago, a new elementary school was about \$12M. In the current Capital Plan, new elementary schools can exceed \$90M and a new secondary school is approaching \$250M, which is larger than the entire budget for the 5 Year Capital Plan in 2012. It is likely that the traditional concept of a single school with large playgrounds, gyms, and fields is simply untenable in today's urban setting. As populations densify and costs for land skyrocket, Surrey needs urban schools closer to where families live, and these schools need to be on smaller footprints. The land simply is unavailable or cost prohibitive for taxpayers.

Surrey Schools is currently working actively with the City and the Ministry to find solutions for our rapidly growing city so that it can continue to serve students well and to provide high-quality educational programs. The District is exploring partnerships and stretching the boundaries of what constitutes a school in today's urban settings. As the District moves forward, it is looking toward engaging the community on how to meet these urgent needs and to envision a sustainable future for children where they learn in quality educational settings.

The Long-Range Facilities Plan includes several recommendations to help support this future need. Each of these recommendations is intended to guide the District in its work and to lay the foundation for the planning that must be considered. The recommendations not only challenge the traditional thinking of schooling, but also call for the partnerships that are necessary and the re-examination of all of the assets that the District holds and is not fully utilizing. The recommendations fall into these broad categories with a short description of each theme provided below.

- Urban School Design and Development Partnerships
 - ◊ The district needs to consider new designs of schools and new partnerships to construct schools of the future in dense urban settings. These recommendations challenge the historical vision of a school.
- Refine and Examine Capacity and Boundaries
 - ◊ Given the extraordinary pressures on school capacity, these recommendations push the District to re-examine and reconsider not only boundaries but the implication of densification along transit corridors and the resulting student yields from urban residences.

- Review and Reconceptualize Programming Including Calendar Options
 - ◊ These recommendations challenge the traditional concepts of how schools are organized, structured and scheduled. The District should be using technology to enhance and expand capabilities not only in response to capacity issues, but also to address the challenges of obtaining the staff needed to deliver programs.
- Continue and Expand Strategic Partnerships with the City
 - ◊ The District already has strong working partnerships with the City. These partnerships need to expand and potentially include new partners such as developers to explore the concepts and possibilities of a rethinking of land and schooling.
- Encourage the Ministry to Provide Transparency in their Capital Planning Priorities
 - ◊ School Districts across BC are required to have a transparent and publicly available 5-Year Capital Plan. The District is certain that the province must also have an annually updated list of priorities and encourages the Ministry to share their priorities and to provide districts with Capital Project Offices sufficient budget to manage their priorities.

- Refinement of Existing Long Range Capital Planning
 - ◊ As the District re-imagines schooling and the use of all assets, there are other implications that should be considered including ensuring the careful stewardship of public lands and facilities.

It is hoped that this Plan and the subsequent recommendations lay the foundation for a bold vision and for the intentional leadership that is needed to respond to the excitement and diversity of Surrey Schools.



INTRODUCTION

Ministry of Education Requirements and District Objectives

The development of the Long-Range Facilities Plan is guided by legislation and ministerial requirements.

The Ministry publishes [Guidelines](#) which detail what should be considered when creating a plan. These Guidelines specify not only what should be included in a plan, but what schedules or appendices can support and enhance the document.

The LRFP is a capital planning document and ultimately all capital planning serves to allow the delivery of quality educational programming to the students of Surrey. The District has a well-articulated vision for learning termed [Learning by Design](#) and an accompanying [Strategic Plan](#). The LRFP is designed to share and articulate the appropriate comprehensive plans that are in place to ensure that the vision for learning can be sustained across the district in an equitable manner.

In addition to the core requirements of an LRFP following Ministry guidelines, the District wants to ensure that the LRFP considers the recent changes to the mandate of the Ministry and other factors such as environmental sustainability and responding to climate change. In February 2022, the Ministry of Education became the Ministry of Education and Child Care. This news ensures that child care considerations are deeply embedded in the planning for the future of the District. The Guidelines for creation of an LRFP were written in 2019 and while likely to be updated in the coming years, the District will ensure that the LRFP reflects the changing mandate of education.



Vision for Learning and Strategic Plan

Learning by Design is Surrey’s vision for how educational programs and opportunities are provided in an equitable manner to all children.

There are three fundamental principles to Learning by Design which are:

- **LEARNING** Honours our diverse cultures and traditions. Inspired by individual passions, interests and connected to real-world experiences and challenges. Supported by all who work with, and for our students;
- **STRUCTURES** Time, physical space, access to information, and connection to community provide the flexibility to support powerful learning; and
- **TOOLS** Tools that enable digital citizenship support access to information and demonstrations of learning. Tools to support learning extend beyond digital technologies.

In alignment with the Ministry of Education’s Framework for Enhancing Student Learning, Surrey’s Strategic Plan outlines how Learning by Design comes to life in classrooms across the District. The five key areas of focus for Surrey as articulated in the Strategic Plan are Literacy and Numeracy, Student Transitions, Student Well-Being, Racial Equity, and Indigenous Student Success and Reconciliation.

From a Capital Planning perspective, we believe that our students need to have quality learning environments that present no constraints or barriers to learning. These environments are outlined in our Guiding Principles of Capital Planning.



Guiding Principles of Capital Planning

The creation of quality learning spaces is more than the construction of areas where students gather to learn. These spaces come to life through the human interactions that emerge through the design of engaging learning environments. This creation of spaces for engagement are at the heart of Learning by Design.

When we do consider construction and the design of learning spaces, there are a core set of principles that are forefront in our planning:

1. OUR ENVIRONMENTS ARE LEARNER-CENTERED Schools should be designed to accommodate diverse learning styles, providing flexible spaces that encourage collaboration, independent study, and interactive learning experiences.

2. TECHNOLOGY CAN EMPOWER AND ENHANCE LEARNING AND ENGAGEMENT Engaging learning environments must seamlessly incorporate technology, offering digital devices, high-speed connectivity, and the ability for a range of digital tools to connect and deepen opportunities for collaboration and interaction.

3. OUR SCHOOLS SHOULD MODEL ENVIRONMENTAL SUSTAINABILITY School design should prioritize eco-friendly practices, utilizing renewable materials and energy-efficient systems and allow for the seamless use of outdoor spaces for learning where students learn about how to care for themselves and the environment.

4. INCLUSION, SAFETY, AND COMMUNITY ENGAGEMENT Inclusion is about a sense of belonging, identity, and access. The school design should present no barriers to learning and should

allow for the creation of culturally responsive environments which reflect the diverse communities we serve. Schools need to prioritize safety including sightlines and emergency plans, while also integrating with the surrounding community to foster a sense of belonging and engagement for all.

5. WELL-BEING AND LIFELONG LEARNING The designs of our schools promote well-being through natural lighting, ventilation, and physical activity spaces, as well as providing flexible areas for all learners and continuous professional development for all staff. The school should seamlessly integrate with the surrounding area so that it looks and feels as part of a larger community.

These Guiding Principles for Capital Planning also are informed by and support the First Peoples Principles of Learning. Our learning environments provide physical and visual connections to the outdoors for nature learning. We create spaces for collaborative and experiential learning. We actively design opportunities for self-reflection and multiple access points for learners to join activities. Finally, we intentionally consider how we can use outdoor spaces for community gathering and intergenerational relationships.

By integrating these design principles, schools can create comprehensive and supportive learning environments that cater to diverse student needs, promote technology integration, environmental sustainability, inclusivity, safety, well-being, and lifelong learning. The incorporation of First Peoples Principles of Learning acknowledges the importance of cultural interconnectedness and enriches the educational experience for all.

The Approval Process for Capital Projects

Receiving approval for capital projects, including the acquisition of land for future schools, building additions onto schools or building new schools is a multi-year process.

The process begins with a needs assessment rooted in the Long-Range Facilities Plan and what is called a Project Request Fact Sheet which is a Ministry requirement. Once the Ministry provides “support” for a project, there are then two further steps in developing a business case which is provided to the Ministry. These steps include both a Concept Plan, and a Project Definition Report.

Districts must have the support from the Ministry before they proceed with a Concept Plan. The Concept Plan explores options to address the capital need. Once an option is selected, the District is then required to complete a Project Definition Report. The Project Definition Report further develops the chosen option. Upon review and analysis, if the Ministry believes the project is

the best option and all issues have been professionally considered, then the final step is “approval.” The notice of approval is the funding necessary to proceed with the project and the district then moves to its internal processes to begin securing the construction firms and resources necessary and to break ground and to begin construction.

This process is highly structured and involves several steps to ensure the appropriate level of priority and need in addition to collaboration between the District and Ministry. It is typical that from the identification of a project through to support, approval and construction takes at least 5 years. Surrey is fortunate to have a Capital Project Office which includes representatives of the Ministry, District and City who work closely together in an attempt to ensure that all projects are identified, supported and completed in a timely fashion. Even with the Capital Projects Office, new school construction takes an exceedingly long time.

Methodology and Process

The Long-Range Facilities Plan is a collaborative process including several people. Initiated from Executive Committee (Superintendent, Secretary-Treasurer, Deputy Superintendent), the overall intentions of the District for the design and creation of the Plan are passed to the Planning Department along with other supporting resources.

In Surrey, the key partners include representatives from several departments including Capital Planning, Community Use, and several members of the Senior Leadership Team including Assistant Superintendents and Directors. Guided by direction from Executive, the core requirements of the LRFP

as indicated in the March 2019 Long-Range Facilities Plan Guidelines form the backbone of the Plan. A central writer of the document is responsible for the outreach, collaboration with departments, and ongoing liaison with a core advisory group which consists of the Deputy Superintendent and the Executive Director of the Capital Projects Office.

As the Long-Range Facilities Plan evolves and comes to life, regular updates through the advisory team will be brought to Executive Committee to ensure ongoing alignment with, and support of, the work of Surrey Schools and the Board of Education.

CONTEXT

School District Organization

The dominant feature of Surrey School District is its rapid and ongoing growth. For several years Surrey Schools has been one of the fastest growing districts in British Columbia. The Ministry of Education and Childcare's [enrolment statistics](#) identify Surrey as having 67,225 students in 2007/08 and 78,421 in 2022/23. This increase of 11,000 students during this period includes the closure of borders and decline of immigration through the pandemic. Student growth in the past year was 2,488 students (75,933 to 78,421) and this rapid escalation of growth is projected to continue with increased immigration in the post-pandemic era.

In the [City of Surrey's Official Community Plan \(OCP\)](#), written in 2013 identified Challenge #1 as Continued Population Growth. The City projected growth of close to 250,000 additional residents by 2041 and the overall population of the City moving from 502,000 in 2012 to 770,000 in 2041 (OCP, p. 20). This growth is a backdrop to all the daily work that occurs in Surrey Schools. Since the publication of the OCP, the City has surpassed projected growth and has now [revised their figures to 800,050](#) residents by 2041.

Surrey School District is BC's largest school district and serves the City of Surrey (population approx. 600,000) and the City of White Rock (population approx. 20,000) with a combined student population of close to 80,000 learners. The District's grade configuration is K-7, 8-12 and there are 103 elementary schools and 21 secondary schools. While the City of White Rock has two elementary schools within its municipal boundaries, White Rock is a vibrant and growing community which is served by, and substantially influences, the other schools that serve South Surrey including four secondary schools.

Surrey offers a range of other programs including through 5 Learning Centres serving secondary students, and the Surrey Academy for Innovative Learning which is an online school. For adult learners, Surrey operates two Adult Education centres and Surrey Community College. There is also a rich and vibrant International Education program hosting over 800 students across the District and Surrey has a very large summer learning program for both elementary and secondary students typically enrolling well in excess of 12,000 students annually.

Capital planning and school construction in Surrey is guided by the Capital Project Office (CPO) which includes regular participation from the District, the Ministry of Education and Child Care and the City of Surrey. All planning and projects in Surrey are vetted through the CPO and Surrey has had a strong recent history of successful projects.

As of April 2024, there are 10 active capital projects that have received Ministry funding at:

- Ta'talu Elementary 27 classroom new school
- South Meridian Elementary 8 classroom addition
- Semiahmoo Trail Elementary 10 classroom addition
- Snokomish Elementary 7 classroom new school
- Kwantlen Park Secondary 20 classroom addition
- Guildford Park Secondary 18 classroom addition
- Tamanawis Secondary 23 classroom addition
- Woodland Park Elementary 16 classroom modular addition
- Lena Shaw Elementary 8 classroom modular addition
- Walnut Road Elementary 12 classroom modular addition

There are an additional 5 projects supported to proceed to a Project Definition Report at:

- Fleetwood Park Secondary 20 classroom addition
- Clayton Heights Secondary 20 classroom addition
- Forsyth Road Elementary 8 classroom addition
- Darts Hill Elementary 37 classroom new school
- Grandview Heights Secondary 20 classroom addition

Recently completed projects include:

- Sullivan Heights Secondary 28 classroom addition
- KB Woodward Elementary 8 classroom addition
- White Rock Elementary 8 classroom addition
- Morgan Elementary 8 classroom addition
- Sullivan Elementary 17 classroom addition
- Sunnyside Elementary 10 classroom addition
- Coyote Creek Elementary 4 classroom addition
- Frost Road Elementary 6 classroom addition
- Grandview Heights Secondary 60 classroom new school
- Maddaugh Elementary 25 classroom new school
- Douglas Elementary 27 classroom new school
- Edgewood Elementary 27 classroom new school
- Regent Road Elementary 27 classroom new school
- Holly Elementary Seismic upgrade
- George Greenaway Elementary Seismic upgrade
- Prince Charles Elementary Seismic upgrade
- Queen Elizabeth Secondary Seismic upgrade
- MJ Shannon Elementary Seismic upgrade

These completed projects were all approved between March 2017 and July 2020. The reason to include this list of active and recently completed projects is to highlight the rapid growth in Surrey School District and how the Capital Project Office

has guided the construction and planning processes. It has been an ongoing challenge for Surrey to manage and contain its growth and a very active Capital Plan is a central piece of governance and strategic direction for Surrey’s Board of Education.

Map of the District

The District is divided into six educational regions as indicated in Figure 1 below. Each region is home to 3 to 4 secondary schools and their associated family of elementary schools with enrolment in each region typically in the range of 12,000-15,000 students. The regions are created to provide a balance of support and effective communications across the district and each region is the responsibility of an Assistant Superintendent.

As the City grows and the population increases, these educational regions have been adjusted as necessary. These changes are required as the District manages the growth of its student population. As a result of these changes, for the purposes of the Long-Range Capital Plan, the long-established zones of the City of Surrey are used as reference points for multi-year capital planning.

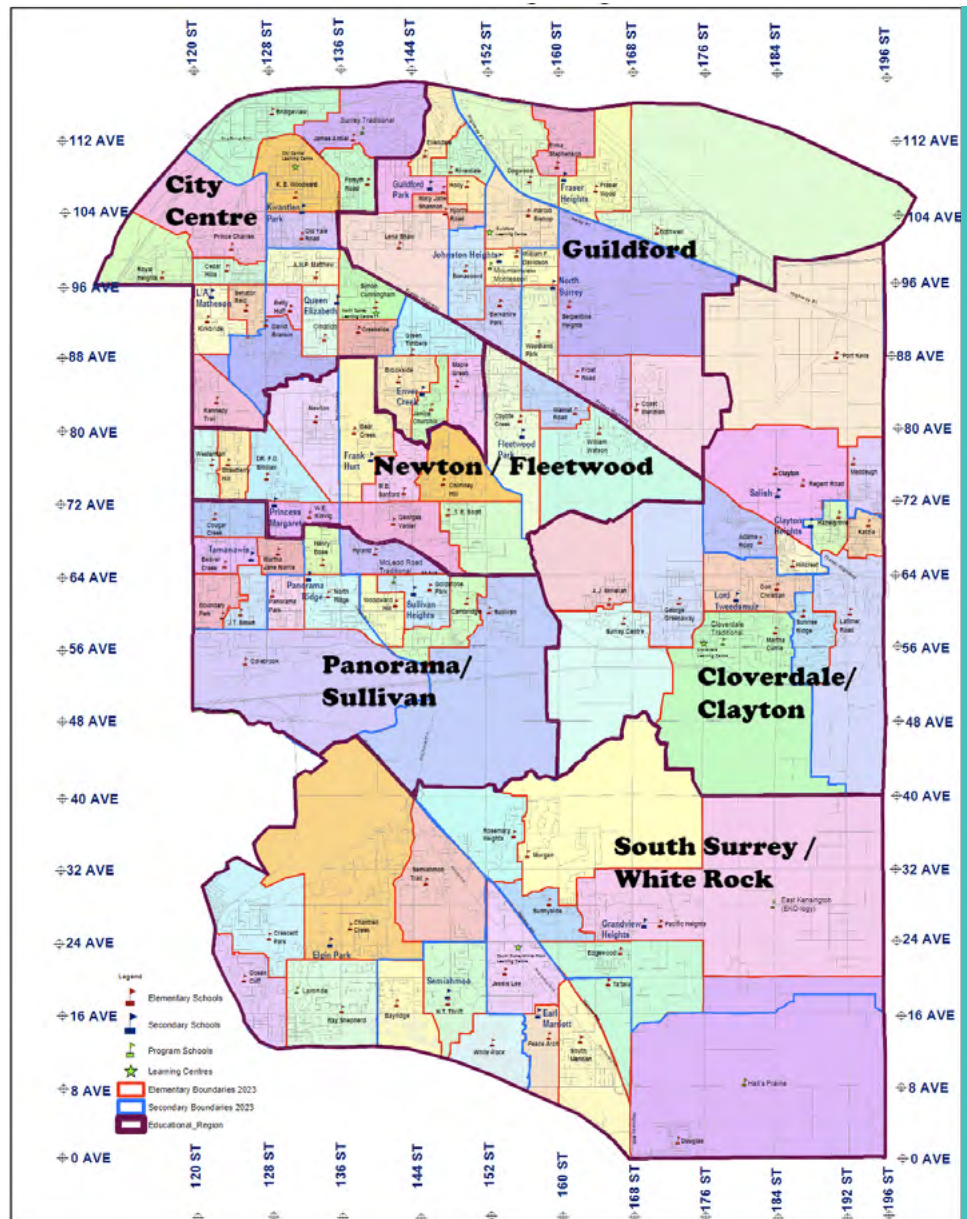


FIGURE 1 Map of Surrey School District with Educational Regions



The City of Surrey

It is necessary to have close alignment between the capital planning teams of the City of Surrey and Surrey Schools. The Educational Regions are designed to provide communications and

supports to schools in a balanced way across the District. For planning purposes, the District aligns with the City's Zones which are historical in nature. In this way, the Neighbourhood and Official Community Plans can be tracked and monitored by the District as they work with the City. This also provides for consistency of communications as Educational Regions may change or be altered as the District grows and changes boundaries, but the City's regions remain stable.

Surrey's Official Community Plan was adopted in October of 2014 but since that time there have been many amendments which are included in the online version of the OCP. For example, the [Land Use Density map](#) included in the OCP was amended in March 2020 and secondary planning areas were amended in July, 2022. The OCP is therefore a living document which routinely has changes, and it is important that these changes are reflected in the LRFP.

Within the six regions of the City, there are independent land use plans with several detailed planning regions. There are several active areas within each City region, and these are referred to as [Secondary Planning Areas](#) and can be found in Appendix II. The Secondary Plans include Local Area Plans (primarily for employment), Neighbourhood Concept Plans (NCP), and Infill Area Plans (primarily for residential neighbourhoods). The Secondary Plans provide more detailed and specific land use than the OCP and are helpful in

informing the school district of future development and growth. In all, there are over 40 Secondary Planning Areas in various stages of development. As the City evolves and future planning is underway, the Secondary Planning Areas include [land use plans that are currently in progress](#) as referenced in the map in Appendix IV. These areas under progress include public consultation and form much of the current focus of the City's progress reports to Council. The partnership between the City of Surrey and Surrey Schools means that not only does the District sit in on many of these planning meetings, but they also actively contribute supporting numbers and planning commentary to the City's public reports. Some of these planning areas naturally overlap City Zones but in general, the land use plans currently in progress and referenced by City Zones are:

- WHALLEY
 - ◇ City Centre Plan
 - ◇ Scott Road Corridor (Imagine Scott Road)
 - ◇ South Westminster
- CLOVERDALE
 - ◇ Clayton Corridor Plan
 - ◇ East Cloverdale Plan
- FLEETWOOD
 - ◇ Fleetwood Plan
- GUILDFORD
 - ◇ Guildford Plan
- NEWTON
 - ◇ Scott Road Corridor (Imagine Scott Road (with Whalley))
 - ◇ Newton (King George Boulevard Plan)
- SOUTH SURREY
 - ◇ Grandview Area 5 (east)
 - ◇ South Campbell Heights

With a vibrant and growing city and ongoing rapid development, it is imperative that there is a strong and mutually beneficial relationship between the City of Surrey and Surrey Schools. District staff meet with and participate in the planning processes of the City in a number of ways, through participating in and commenting on areas of growth and development, but also in collaborating on projections and capital planning — not only for the District, but also for the City. On many Corporate Reports, which

are high-level documents that inform City Council on the direction of development in the City, the School District will comment and add to the reports. One example of this collaboration is included in the upcoming [Fleetwood Plan](#) where the District provides comments to the Plan (page 14). With Skytrain development looming this will change the nature of the City of Surrey and working in concert with the district is essential so that plans are shared and coordinated.

The City of White Rock

The City of White Rock includes many of the same planning elements and components as the City of Surrey. [Appendix V includes maps of Land Use Development and Permit Areas](#). The White Rock Population Centre for the Canada Census program does not align with the boundaries of the cities of Surrey and White Rock and this results in no official Census population for the City of White Rock. The 2021 Census report of 109,167 residents includes much of South Surrey in addition to White Rock. The City of White Rock itself reports a population of “about 20,000 residents” (www.whiterockcity.ca/387/Background-Population-Housing-Trends).

With the very close proximity of two secondary schools to the White Rock municipal boundary (200m and 70m away), the secondary schools that sit within the City of Surrey boundaries serve the entire population of the City of White Rock. This one example shows the importance of the overlapping boundaries and the necessity of close and ongoing collaboration with the City of White Rock in addition to the City of Surrey.

The City of White Rock Official Community Plan includes a population projection to 2045.

WHITE ROCK POPULATION, DWELLING, AND EMPLOYMENT PROJECTIONS TO 2045

	2016*	2021	2031	2041	2045
Population	19,950	20,925	22,870	24,820	25,600
Dwellings	10,860	11,670	13,290	14,910	15,560
Employment	7,400	7,800	8,400	9,300	9,600

Response to Growth: School District Mitigation Strategies

In a region undergoing substantial growth, the School District has had to respond in several ways. Throughout this report, in each Zone of the City, current mitigation strategies will be identified.

Overall, the School District has responded to school overcrowding in the following ways (in no specific order):

- **ELIMINATION OF NEIGHBOURHOOD LEARNING SPACE** It has been common practice to be forced to use space in schools that was targeted for Neighbourhood Learning Space including early learning and before and after school programs as space for enrolling programs.
- **REDUCE SERVICES AND PROGRAMMING TO ACCELERATE CAPITAL EXPANSION** It has been routine practice that to obtain approval for new capital projects, the School District has been required by the Ministry of Education and Child Care to remove funds from their Operating Budget to obtain approval for capital projects. This means a reduction in programming and services to students as a means to obtain approval for and to accelerate capital expansion.
- **CLOSE IN-CATCHMENT ENROLMENT FOR STUDENTS TO THEIR NEIGHBOURHOOD SCHOOL** It is common in Surrey to have in-catchment registrations closed for new registrations and students re-directed to other schools in the region.
- **CLOSE OUT-OF-CATCHMENT REGISTRATIONS** Due to the number of schools with substantial over-capacity issues, it is routine practice to close schools to students who do not live within the school's catchment boundary. There are currently 26 elementary schools that are closed to out-of-catchment enrolment.

- **CAP INTERNATIONAL STUDENT PROGRAM** Surrey believes in a quality International Student program and has a set of guiding principles to monitor enrolment and the program is capped at no more than 2% of total enrolment.
- **THOROUGH REGISTRATION PROCESSES** With so much demand for programs and with so many schools closed to out-of-catchment registration it is essential that the District exercises appropriate diligence through a careful, thoughtful and supportive registration process that confirms the residence of students. There is an annual review of registration processes and diligence to make sure that those who are in-catchment obtain access to their school.
- **BOUNDARY CHANGES** It is very common for the district to adjust boundaries to alleviate enrolment in certain areas of the District. This is an annual process in Surrey and numerous changes have been made over the past decade. Since 2010, boundary moves have been made involving 50 schools at the elementary and secondary levels. These moves do not include adjustments that occur when new schools have opened. From 2013 – 2023, When new schools have opened, there have been additional boundary moves which have impacted an additional 25 schools.
- **TRANSPORT STUDENTS TO OUT-OF-CATCHMENT SCHOOLS** The District has, in certain circumstances, had to provide transportation over multiple years to move students to another school while awaiting confirmed capital expansion and to alleviate immediate over-crowding.

- **MOVEMENT OF PROGRAMS** In multiple circumstances, the District has moved specialty programs including Montessori and French Immersion. In other cases, programs have been capped, or have opened in schools in other parts of the district to redistribute and balance the enrolment in any one school. The District has also moved programs for Students with Diverse Abilities or Disabilities. Program moves have included:

- ◊ Gifted Programs (Multi-Age Cluster Classes) (Multiple moves)
- ◊ French Immersion (Redistributed, capped, moved)
- ◊ Montessori (Moved)
- ◊ International Baccalaureate (redistributed between schools)
- ◊ Discovery Program (closed)
- ◊ Inter-A Program (moved)

- **INSTALLATION OF PORTABLES** The use of portables is a top mitigation strategy in Surrey. Despite an aggressive capital expansion program, the District retains a growing inventory of portables that was 236 in 2000 and 353 in 2023. The ongoing purchase, installation, and maintenance of portables is a significant District expense.

Each year, several portables are moved to adjust to growth and to mitigate overcrowding. Since the 2016/17 school year, the district's inventory of portables has grown by 106 despite the opening of 6 new schools during that period (Salish and Grandview Heights Secondaries, and Goldstone Park, Katzie, Douglas, Edgewood, Maddaugh and Regent Road Elementaries).

- **EXTENDED DAY SCHEDULING** The Extended Day Schedule in secondary schools includes expanding the timetable and having some students in attendance on a different schedule. This requires many students to start classes up to 60 minutes before the regular school day starts, and other students to finish classes up to 75 minutes after the regular school day ends. Staff is split into two different schedules of work. This has been routinely done and again is an annual process to consider which schools will be on Extended Day.

- **LEASED SPACE** The District is not able to accommodate Alternate Programs or other educational structures for older students in its existing schools. As a result, leased space is used for these programs (Learning Centres).

- **FUTURE SCHOOL SITE ACQUISITION** Where the District is projecting high growth and rapid development is on the horizon, steps have been taken to acquire sites in advance of design and construction. This is active and ongoing work to ensure that sites are identified and held. Part of this planning includes working with the City to consider expropriation where necessary.

- **REPEAT USE OF SCHOOL DESIGN** To accelerate construction the District is using repeat designs of schools already constructed. This allows shorter times from approval to opening and has been used both at the elementary and secondary levels.

- **EXPLORATION OF URBAN DESIGN CONCEPTS** The district is actively working to consider alternative design concepts that respond to the rapid growth and densification of urban centres. Two primary concepts have been explored — building into the podium of a high-rise development and collaborating with developers on construction of a school as a multi-story building on the same property as a residential development.

Historical Growth in the City and impact on School Capital Plans

The growth in Surrey has been rapid over the past decade. In alignment with the City Zones, most of the active capital projects particularly new schools and additions have been in response to the areas of high growth.

In the six zones of the city, the following Capital Projects have been completed, or are actively in progress and are pending support by the Ministry of Education and Child Care.

- Whalley
 - ◊ K.B. Woodward 8 classroom addition
 - ◊ Kwantlen Park Secondary 20 classroom addition

- Fleetwood
 - ◊ Coyote Creek Elementary 4 classroom addition
 - ◊ Fleetwood Park Secondary 20 Classroom addition pending

- Guildford
 - ◊ Guildford Park Secondary 18 classroom additio

- Newton
 - ◊ Snokomish Elementary 27 classroom new school
 - ◊ Tamanawis Secondary 23 classroom addition
 - ◊ Sullivan Elementary 17 classroom addition
 - ◊ Goldstone Park New School 2014

- Cloverdale
 - ◊ Maddaugh Elementary 25 classroom new school
 - ◊ Regent Road Elementary 27 classroom new school
 - ◊ Katzie Elementary New School 2014
 - ◊ Salish Secondary New School 2018
 - ◊ Clayton Heights Secondary 20 Classroom addition pending

- South Surrey
 - ◊ Ta'talu Elementary 27 classroom new school
 - ◊ South Meridian Elementary 8 classroom addition
 - ◊ Semiahmoo Trail Elementary 10 classroom addition
 - ◊ White Rock Elementary 8 classroom addition
 - ◊ Morgan Elementary 8 classroom addition
 - ◊ Grandview Heights Secondary 60 classroom new school
 - ◊ Douglas Elementary 25 classroom new school
 - ◊ Edgewood Elementary 25 classroom new school

Future Growth and the Impact on Capital Plans

These completed capital projects and their locations have mirrored the areas of high growth in the City. As the City evolves, the current status of the OCP and NCPs and subsequent focus on secondary planning areas demonstrates the development priorities for the City.

One of the overarching features that will substantially impact growth in Surrey is the

expansion of Skytrain along the Fraser Highway as illustrated in Figure 2. A 2019 Corporate Report to Mayor and Council authorized staff to commence a Fraser Highway Corridor Plan Review and to update the Official Community Plan. This Review will impact the Official Community Plan and will influence transit corridors and growth across the City.

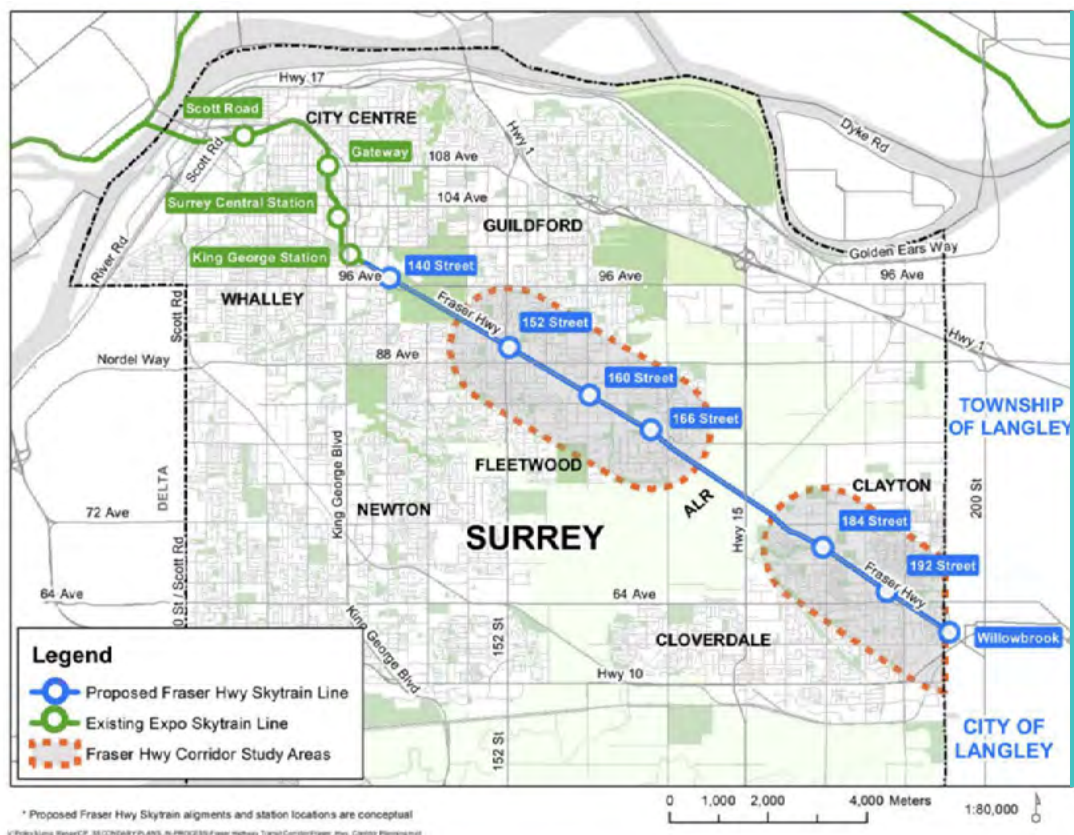


FIGURE 2 2019 Review of Fraser Highway Corridor, Source: City of Surrey

The Transit Corridors impacted in other areas of the City are illustrated in Figure 3 which further identifies how Skytrain will be linked across Surrey.

Future growth along the Fraser Highway Corridor will be substantial and the Long-Range Facilities Plan shows the District’s planning in anticipation of

that growth. The Skytrain and transit expansion is a key feature of the coming decade in Surrey and will impact all Zones. In concert with the expansion of Skytrain, planning is well underway in each Zone of the City in anticipation of ongoing aggressive growth across Surrey.

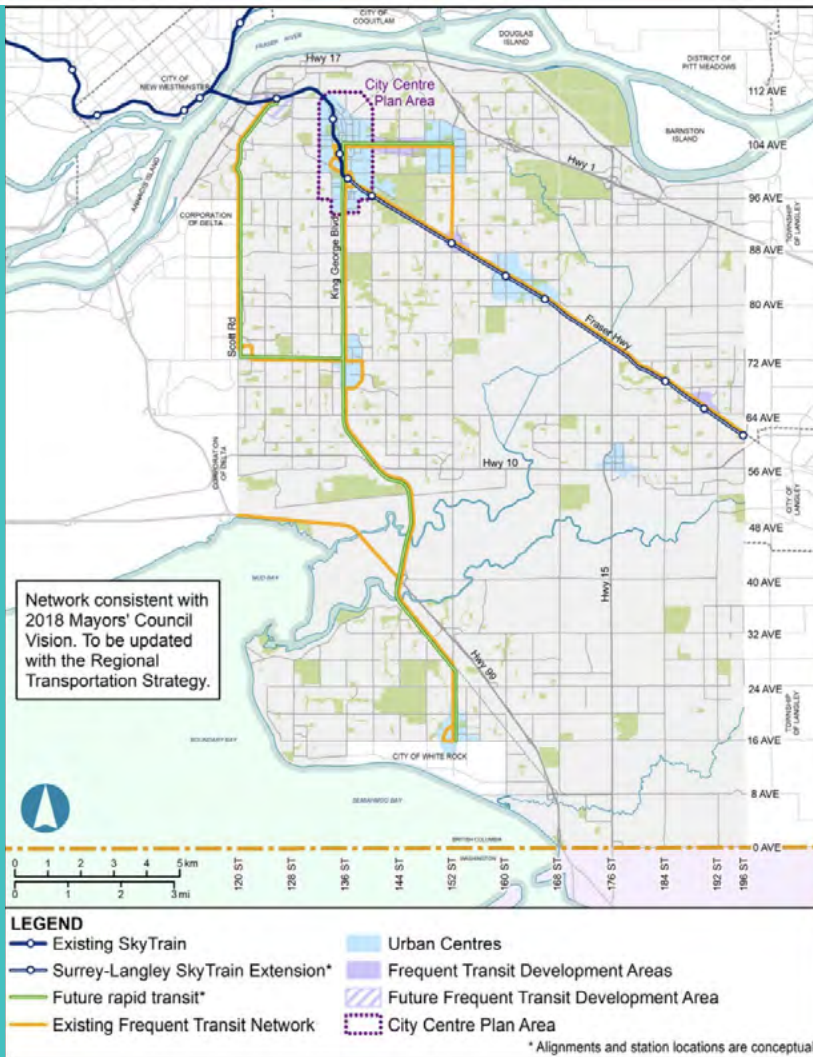


FIGURE 3 Centres of Transit and Corridors, Source: City of Surrey

Land Use Plans in Progress

On an annual basis, City staff report on the status of Neighbourhood Concept Plans across the City. These updates confirm a 5-stage planning process for development across Surrey. That planning process lays the foundation for planning and development and articulates timelines and process for all development as prioritized and directed by Council.

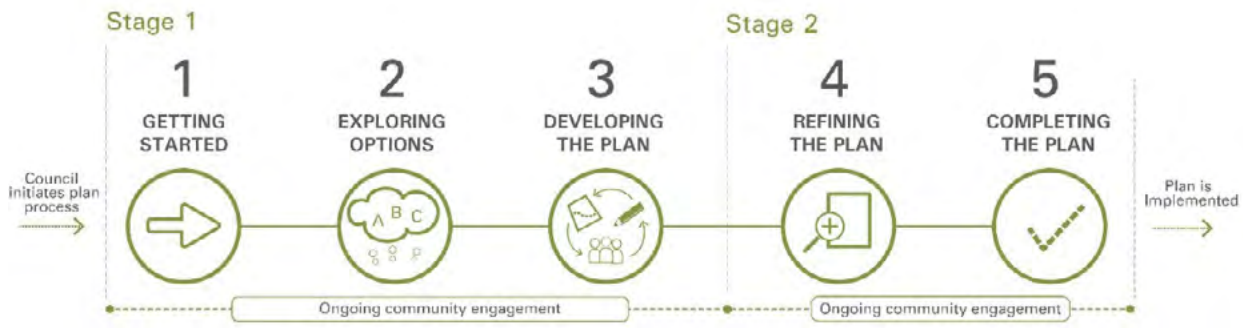


FIGURE 4 City of Surrey stages of Land Use Development

In the March 2022 Report, it highlights that 48 secondary Land Use Plan areas have completed Stage 1 and most growth in the City occurs in these areas. These areas of high activity are highlighted in Figure 5 and [Appendix IV](#). The City reports “a significant long-term supply of serviced and developable land in its six Town Centres” with 38,150 dwelling units either constructed or issued development or building permits. An additional 35,800 units are currently under application and in the development review process. The remaining capacity is reported to be 182,350 units.

In addition to these Town Centre Plans, the City is anticipating “considerable” development in new growth areas including, Anniedale-Tynehead, Clayton Heights, and Grandview Heights. These areas are reported to be less than half built out with 58,750 dwelling units of remaining capacity. Work is currently underway to increase services to these areas to support ongoing development. While a focus of the City will remain on expansion of Skytrain, the continued growth of Surrey City Centre, and RapidBus service, there is active work underway across Surrey.

City Zones: Analysis and Impact

This section of the LRFP explores the City Zones and the work underway across the City. In each of the Zones, there is extensive planning and development currently in progress. As this progress is documented, several key topics will be explored for each Zone. The topics are:

- City of Surrey Planning and Development;
- Schools that Serve the Region;
- Enrolment Pressures and Capacity;
- Five-Year Capital Plan Response;
- Current Mitigation Strategies;
- Recent Enrolment Trends; and
- Future Need.

In these sections, it is important to note that, in many cases, the catchment areas for schools cross City Zones. In addition, school boundaries change and move as new schools are added and as the District responds to growth and pressures. The District has chosen to write the Long-Range Facilities Plan to align with the City's zones since these are well established and do not move over

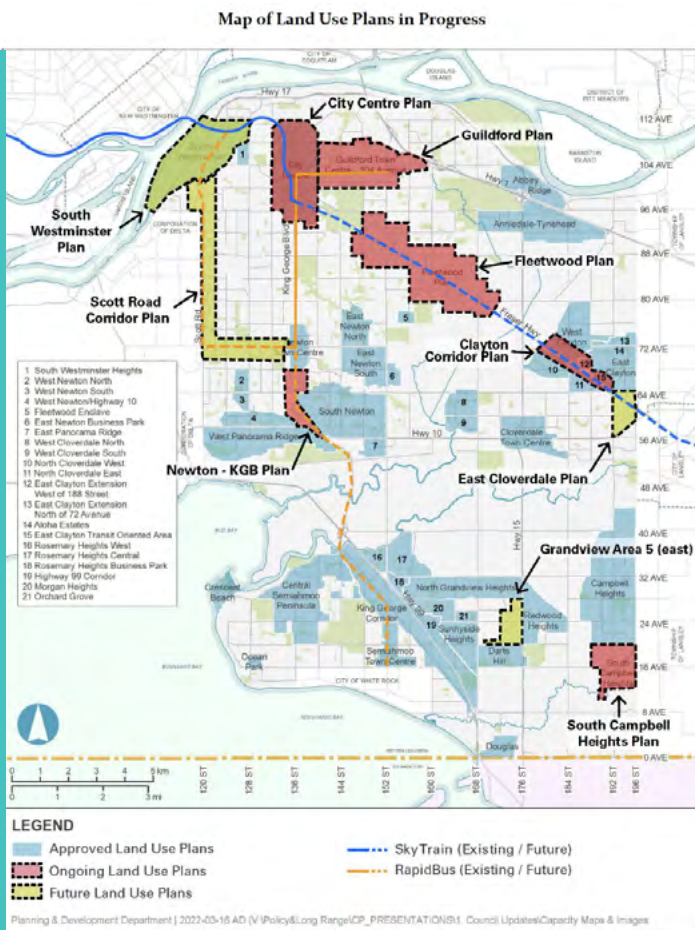


FIGURE 5 Map of Land Use Plans in Progress

time. These Town Centre organizers provide a solid framework not only for current but future planning.

With this framework, and in the Long-Range Facilities Plan, there will be overlap as some schools will be listed in two zones. This is to ensure that pressures from each City Zone are considered in the Capital Planning of the School District. For example, both Johnston Heights Secondary and North Surrey Secondary sit between Guildford and Fleetwood and thus are impacted by the growth in both areas. The City Zones allow for the District's planning to align with the City's planning and each Zone will impact schools differently.

Cloverdale



Cloverdale has been an area of substantial growth over the past decade. As this area continues to develop and as the Surrey-Langley Skytrain Expansion is completed, there will remain a high level of activity and growth.

There are land use plans that are developed for:

- Aloha Estates
- Clayton Corridor
- Clayton General Land Use
- Cloverdale Town Centre
- East Clayton
- North Cloverdale
- West Clayton NCP
- West Cloverdale NCP

For a complete map of the School District, see [Appendix VI](#). A full map of all elementary schools can be found on the [Surrey Schools District Website](#) along with an [interactive map](#) which allows selection of both elementary and secondary levels where catchment areas can be viewed.

In the sections that follow, each Zone of the City will be explored and assessed for its growth and capital needs consistent with the topic areas identified above. In each Zone, the intention is to demonstrate growth as planned by the City, the resulting impact on the School District, and how plans are being put into place to respond to the ongoing need.

Within these plans, there is current planning and development underway specifically in Clayton, Cloverdale Town Centre, and East Clayton (Latimer Road). An additional consideration for the area is the announcement of a second hospital which will be located in Cloverdale adjacent to the Kwantlen Polytechnic Campus located on Highway 10 and 180th Street. There is no question that an additional hospital will bring development and growth.

City of Surrey Planning and Development

CLAYTON CORRIDOR PLAN

One of the main focus areas in Cloverdale is future Skytrain stations along the “Clayton Corridor.” The Clayton Corridor Plan is significant in that it updates and consolidates several other plans including 4 NCPs and the Clayton Transit Area Plan. The Clayton Corridor Plan will follow the updated Fleetwood Stage 1 Plan and is targeted to be brought forward to Council in 2024.

Similar to the Fleetwood Corridor plans, there are increases in density in many areas along this corridor, particularly in the northwest and southeast.

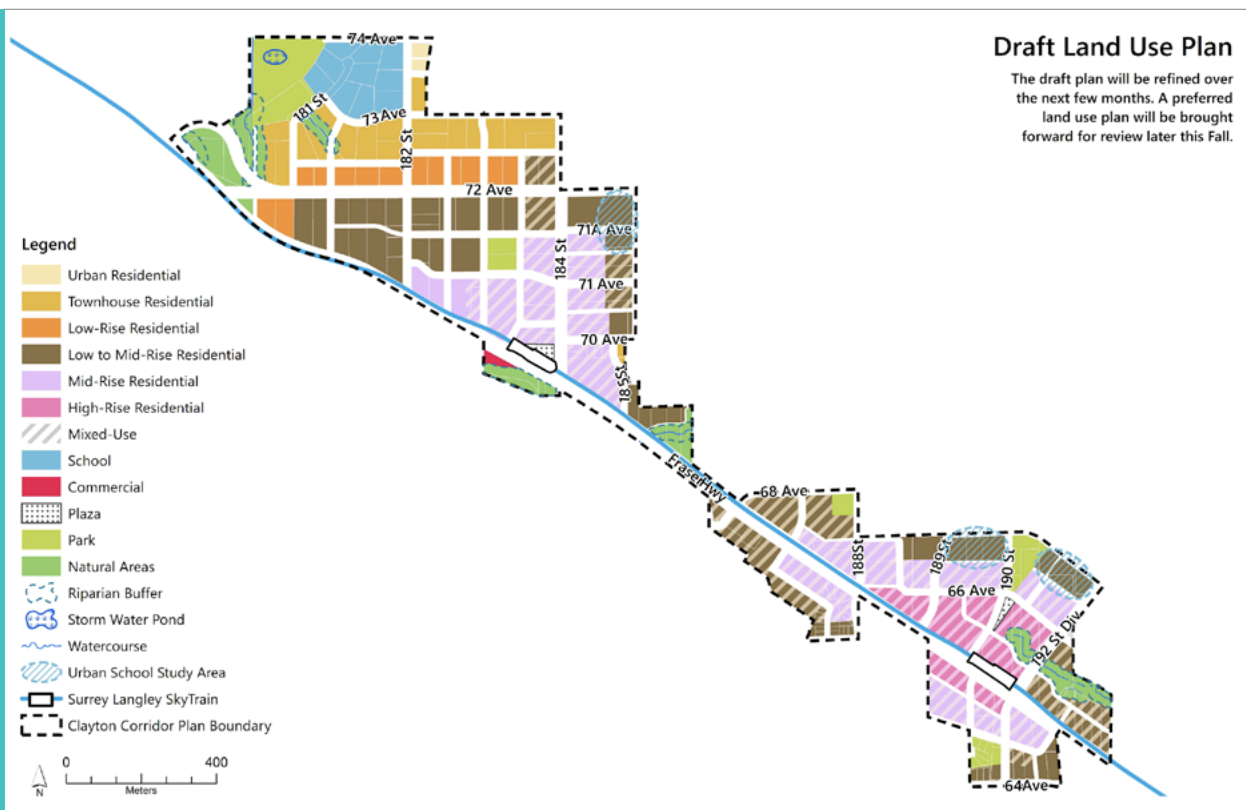


FIGURE 6 Clayton Corridor Stage 1 Plan, Source: City of Surrey

Enrolment Pressures and Capacity

The total enrolment in the Cloverdale region in September 2015 was 9304 students. The total enrolment in September 2023 was 11817 students. This is 27% growth in total enrolment in 7 years. As Clayton has built out, this has been one of the regions of significant capital planning for the School District.

There have been three new elementary schools (Maddaugh, Regent Road, and Katzie), one new secondary school (Salish) and a business case is currently underway for a 20-classroom addition to Clayton Heights Secondary School. While the

opening of Ecole Salish Secondary provided relief in the area, Lord Tweedsmuir Secondary continues to be well beyond capacity. The addition at Clayton Heights will also provide needed relief to that school.

Of the 18 schools that serve the region, 12 of them are over 100% capacity and 8 of these are over 120% capacity. By 2032, the projections are that the average capacity of schools in the region will be 120%². Considering all schools in the region, there is projected to be a shortage of over 2500 seats by 2032.

Five-Year Capital Plan Response

On the 2024/25 Five-Year Capital Plan, the following projects are identified and requests have been made to the Ministry for support:

ADDITIONS

- Clayton Heights Secondary 500 seat addition increasing capacity to 1500
- Lord Tweedsmuir Secondary 600 seat addition increasing capacity to 2000
- Martha Currie Elementary 150 seat addition increasing capacity to 805
- Latimer Road Elementary 150 seat addition increasing capacity to 665
- Adams Road Elementary 375 seat addition increasing capacity to 900

NEW SCHOOLS

- Anniedale-Tynehead Elementary school capacity 655
- Clayton Replacement elementary school capacity 655
- South Port Kells Secondary school capacity 1500

²Excluding Port Kells which is a tiny rural school with a capacity of 159 students and is scheduled for replacement.

Current Mitigation Strategies

Numerous mitigation strategies have taken place to stem the tide of substantial growth. The most significant mitigation strategy is school expansion and new construction. Since 2010 there the following projects have been completed:

- 2011 Adams Road Elementary New School
- 2011 Hazelgrove Elementary New School
- 2012 Hillcrest Elementary New School
- 2014 Katzie Elementary New School
- 2016 Adams Road Elementary 10 classroom addition
- 2018 Ecole Salish Secondary New School
- 2021 Maddaugh Road Elementary New School
- 2022 Regent Road Elementary New School

With these numerous projects being completed, there have also been several boundary changes involving several schools in the region. The school registration processes have been closed to out of catchment enrolment in 6 elementary schools.

Portables are used extensively in Cloverdale. There are 66 portables currently in use at 16 sites, 20 of which are located at two secondary schools. These numbers can change frequently as populations shift.

There have been program moves in Cloverdale and in 2018 French Immersion was moved from Lord Tweedsmuir to Ecole Salish. In 2023, the District passed a motion to move the Montessori program out of Latimer Road Elementary.

Future site acquisition is part of the long-range planning for the District.

- **SITE #002** There is a one-acre parcel of land attached to Port Kells Elementary School (capacity 159), which could be used as an extension to the existing site and could help provide space for a future larger replacement school or the land could be used in exchange with the City for another appropriate site.
- **SITE #209** The District owns 4.98 acres at 17909 92nd Avenue which could be appropriate for a future elementary school serving the Anniedale-Tynehead area.
- **SITE #204** The District owns 5.01 acres at 9108 184th Street which could be appropriate for a second elementary school serving Anniedale-Tynehead. This site has stream setback rules which may decrease useable land.
- **SITE #215** The District owns 10.11 acres at 18996 and 19010 80th Avenue. This site could hold a future elementary school and is also a candidate for exchange with the City as useable park space in exchange for a new school site in close proximity and within the NCP.

- **SITE #217** The District owns 9.43 acres at 18789 76th Avenue. Due to the construction of Ecole Salish Secondary and of Regent Road Elementary, this site is not suitable for construction but could play a role in the acquisition of other lands.

Exploration of Urban School Design has been part of the conversation with the City of Surrey as the Clayton Corridor develops and as Skytrain approaches. In their recent consultation processes, the City of Surrey has identified three locations along the Corridor where an urban school design could be explored.

Consolidation and reconfiguration have also been part of the planning in Cloverdale. The very small historic site of Clayton Elementary (capacity 178) is too small for future expansion. With the recent opening of Regent Road Elementary, there is an opportunity to revision the Clayton Elementary site and to relocate the school to a future site identified to the southwest but north of the Fraser Highway.



Recent Enrolment Trends

Figure 8 shows the enrolment trends from the previous 4 years. It also shows the projected enrolment for 2032. The trends from 2020 to 2023 include actual student numbers from all regular enrolling schools.

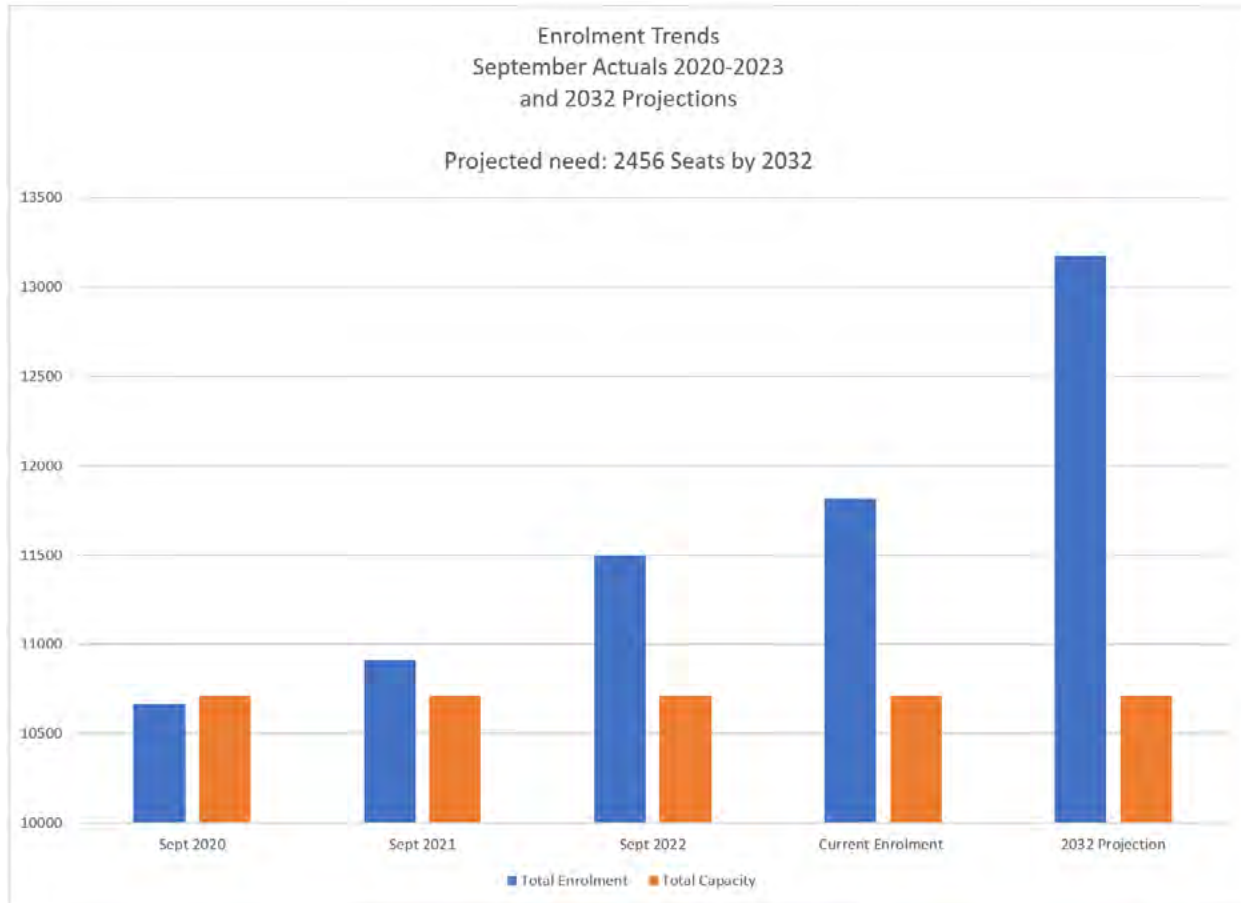


FIGURE 8 *Enrolment Trends All Cloverdale Schools*

Future Need

There will continue to be substantial growth in this area including the evolution of development in Clayton. As West and North Clayton receive services, development will move quickly consistent with Anniedale-Tynehead and South Port Kells in Guildford. The Clayton Corridor will become an urban centre and increased density can be expected which will put pressure on schools.

While the School District holds some land in the northern part of Cloverdale, not all of the sites are suitable for future schools and land exchange, or new acquisition, is needed to support this region as new developments come into play. Density in the East Clayton has shown the quick escalation of growth, with almost all of the new school builds being already over capacity as of 2023. It was wise to acquire land and build both Regent Road and Maddaugh Road Elementary schools as they will serve this northern part of Clayton for the near future but will clearly be far from sufficient for the future. The relocation of Clayton Elementary School is another way to respond to the coming growth.

In the southern part of Cloverdale, land acquisition is much more difficult and the District holds no

sites. The coming hospital, and the development of an East Cloverdale NCP will bring development and ongoing growth. There is a school of choice, Cloverdale Traditional, and it may be that site becomes the focus of a future conversation.

While elementary schools are over capacity, the secondary situation is perhaps even under more pressure. The three secondary schools that serve the region are clearly insufficient. Clayton Heights is undergoing an addition which will provide some temporary relief, Ecole Salish which opened in 2018 has reached capacity and has grown by 315 students in three years and will soon be well beyond capacity. Lord Tweedsmuir was given relief by the opening of Salish and subsequent boundary adjustments, but the relief was short lived. Tweedsmuir remains substantially over capacity (130% in 2023). The region could be well served by a new secondary school and there is no Cloverdale Secondary identified on the Five-Year Capital Plan in a location that would relieve the pressure on Lord Tweedsmuir although a South Port Kells Secondary that is on the 5 Year plan would provide relief in the North.





Fleetwood

Fleetwood is the smallest of Surrey’s Town Centres and is one of the youngest. While the current neighbourhoods are mostly single-family dwellings, this is rapidly changing as the Surrey Langley Skytrain extension becomes a reality.

City of Surrey Planning and Development

Fleetwood is an area undergoing transformation in response to ongoing growth and the newly approved Surrey Langley Skytrain expansion which will run down the centre of Fleetwood. This region of Surrey is poised to become a major hub in the City.

In March of 2022 the City’s land use, transportation and parks concepts for Fleetwood were approved and development applications began including developments that are greater than 6 stories in height. The area is targeted for “concentrated growth with high and medium density housing.” It is stated that the Official Community Plan will be revised and updated to reflect recent and emerging changes.

The March 2022 Corporate Report identifies Growth Projections stating an existing population of approximately 40,000 residents with that number more than doubling to 84,000 by 2051 (p. 11). Growth is predicted to be over 1000 people annually.

In addition to the examination of land use plans, the City also contracted a report on revisions to Market Supply and Demand. The report was received in December 2022. The report signals the substantial shifts in the Fleetwood area and states that “As a direct result of both land use planning efforts and changing market conditions...the Fleetwood Plan area is considerably different than previously observed” (p.4). The summary observations and conclusions are that there are expected to be “major shifts” in growth and development in the Fleetwood area.

With the extension of the Surrey-Langley SkyTrain line, Fleetwood is going to become an even more attractive place to live. The plan provides a new vision for Fleetwood. One with a distinct urban heart centered around 160 Street and Fraser Highway, that is walkable, vibrant, and green. The Plan focuses on opportunities to integrate new housing, job space, and amenities in the town center, and near Skytrain along the Fraser Highway Corridor.

—City of Surrey
Land Use Planning

The City has completed the Stage 1 process, and is currently in public consultation on the expansion of Areas A and B as identified in Figure 9.

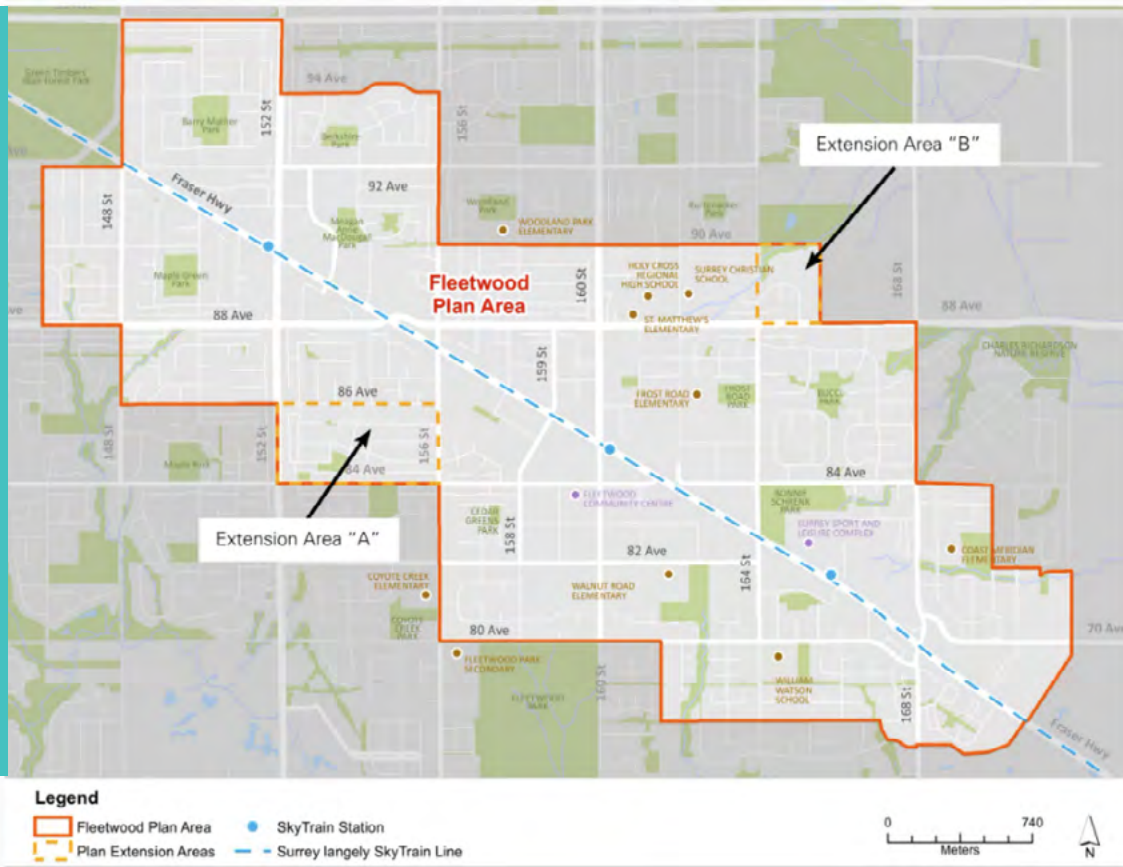


FIGURE 9 Fleetwood Extension Area Consultation Maps. Source: City of Surrey



Schools that Serve the Region

Surrey Schools has 4 Secondary Schools and associated families of elementary schools that serve Fleetwood. The term shared indicates that the school feeds to two different secondary schools. The schools are:

SECONDARY SCHOOLS

Johnston Heights	Enver Creek	Fleetwood Park	North Surrey
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ELEMENTARY SCHOOLS

Berkshire Park	Brookside	Coyote Creek	Coast Meridian
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Bonnacord	Green Timbers	Walnut Road	Frost Road
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Harold Bishop	Janice Churchill	William Watson	Serpentine Heights
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Mountainview Montessori	Maple Green	*Sunrise Ridge	WF Davidson (shared)
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WF Davidson (shared)	Regent Road	Woodland Park
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Surrey Centre

There are 11 elementary schools that either border Fraser Highway or are in close proximity to be impacted by rapid changes in this area along this major transit corridor and the future line of Skytrain. The schools are:

BORDERING FRASER HIGHWAY ELEMENTARY SCHOOLS

Berkshire Park	Coyote Creek	Maple Green	William Watson
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Bonnacord	Frost Road	Serpentine Heights	Woodland Park
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Coast Meridian	Green Timbers	Walnut Road
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Enrolment Pressures and Capacity

While there are, as identified earlier, several other elementary schools in this region, these 11 are projected to be the most significantly impacted. The combined current utilization of these schools is 103% but it is projected to grow to 117% in 10 years. When looking at those schools most impacted by the Fraser Corridor, the top four have an average capacity of 128% and this is projected to grow to 148% in the coming 10 years. If there is no additional capacity, this region is projected to have 7 elementary schools between 600 and 850 students by 2032 which is far beyond their current capacity.

In response to this high level of activity and the changing nature of the City, the School District has focused several projects on the quickly expanding Fleetwood area. Recently completed projects include a 4-classroom addition at Coyote Creek Elementary and an addition at Frost Road. There is a substantial need for expansion of Fleetwood Park Secondary School which is currently operating at over 130% capacity. A 20-classroom expansion has received support from Government and is in the planning phase. As noted in the process for approval of capital projects, the project is still in the planning phase and has not received funding to proceed to construction.

Five-Year Capital Plan Response

On the 2024/25 Five-Year Capital Plan, the following projects are identified, and requests have been made to the Ministry for support:

EXPANSION

- | | |
|-----------------------------|---|
| • Fleetwood Park Secondary | Increase Capacity from 1200 to 1700 |
| • William Watson Elementary | Replacement on site and increase capacity from 332 to 900 |
| • Walnut Road Elementary | Addition increasing capacity from 542 to 875 |
| • Woodland Park Elementary | Addition increasing capacity from 457 to 875 |

SITE ACQUISITIONS

- Four sites for future elementary schools
- One site for a future secondary school

REPLACEMENT

- Mountainview Montessori Replace on current site at same capacity (365)

Current Mitigation Strategies

Fleetwood has been an area of constant growth and the addition of the Surrey Langley Skytrain running through the centre of Fleetwood has accelerated the growth in this area. The District has adopted several mitigation strategies considered to address enrolment over capacity. The strategies used to date have included:

- Boundary changes
 - ◊ There have been boundary changes at Green Timbers, Frost Road, and Woodland Park.
- Portables: Where space is available, portables have been sited to support growth. Currently there are portables located at:
 - ◊ William Watson
 - ◊ Walnut Road
 - ◊ Coyote Creek
 - ◊ Frost Road
- Capital Construction (completed and on 5-Year Capital Plan)
 - ◊ Coyote Creek – 4 classroom addition – completed 2021
 - ◊ Frost Road – 4 classroom addition – completed 2020
 - ◊ Fleetwood Park Secondary – 20 classroom addition supported and in planning

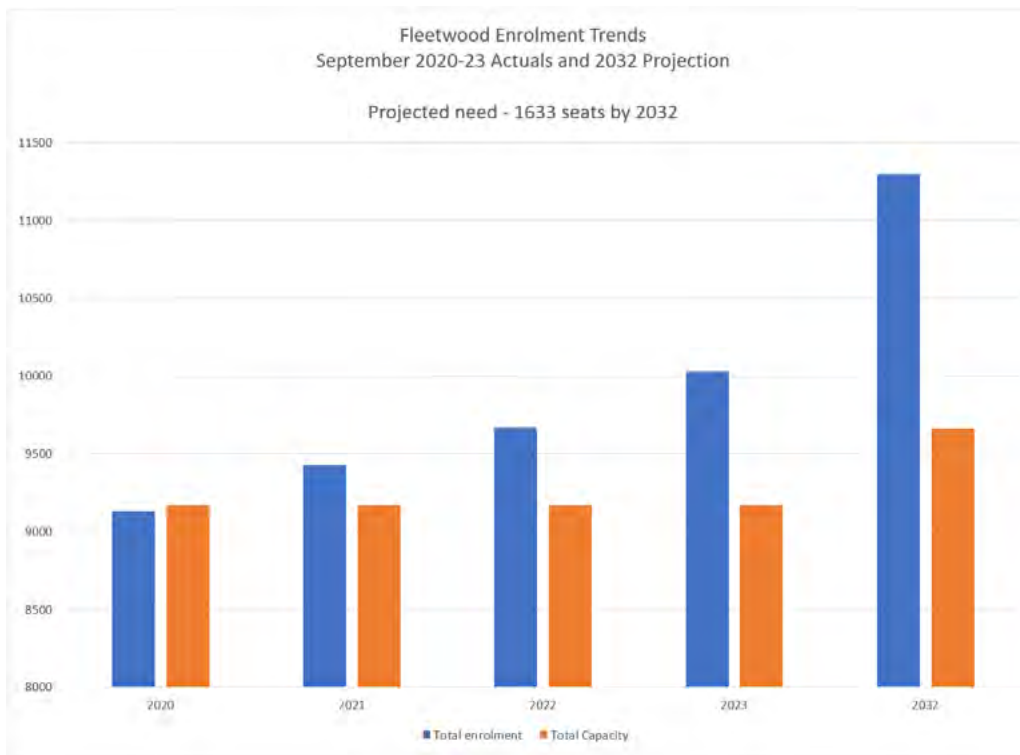


FIGURE 10 Enrolment trends, Fleetwood schools. Capacity includes supported 20 classroom expansion at Fleetwood Park Secondary

Recent Enrolment Trends

Figure 10 identifies the recent enrolment patterns of the schools along the Fraser Highway in the corridor area. This chart includes both elementary and secondary enrolment and includes the capacity achieved through recent additions.

Future Need

The Fleetwood zone in the City of Surrey will continue to be the focus of significant growth and densification. The School District has been working closely with the City and a number of projects have already been completed. In addition to those completed projects, this area will remain a high focus for the 5 Year Capital Plan and the district will continue to prioritize both expansion and site acquisition in this area in response to the coming need.

The challenge for the School District in site acquisition particularly in the Fleetwood area is that the densification along the Fraser Highway and the Surrey Langley Skytrain project will mean that there will continue to be extreme pressure on the schools along that corridor. In particular, the families of

schools that feed Fleetwood Park Secondary and North Surrey Secondary. Currently an addition to North Surrey is a high priority for the 5 Year Capital Plan. It may be necessary in the coming years to consider other mitigation strategies in the neighbouring families of Johnston Heights Secondary and Enver Creek Secondary.

With the growth centred on such a small region and the significant density to come, the District is also actively pursuing how the concept of an urban school design would fit into the future of Fleetwood. There will be opportunity with rapid development to consider alternate designs that meet the needs of this community which will undergo substantial transformation.





Guildford

Guildford is a mature region of Surrey that has grown around the Guildford Town Centre Mall complex and its surrounding businesses and the Fraser Heights subdivisions. Guildford

also encompasses the area of Tynehead to the southeast which will be an area of focus for future growth in this region.

Guildford has not had a current land use plan for many years. In 2016 the City approved that a planning process be undertaken which included the development of a land use and density concept with a focus on the 104 Avenue Corridor.

This original planning was to take into account the development of a Light Rail Transit (LRT) system that would travel along 104 Avenue. Since that time, these plans have changed from an LRT system to the Surrey Langley Skytrain (SLS) expansion. The Skytrain expansion will run down Fraser Highway which creates more of an impact for Fleetwood than it does for the earlier Guildford plans of LRT.





City of Surrey Planning and Development

There are currently four land use plans that are in process. These include:

- Abbey Ridge Land Use Plan
- Anniedale-Tynehead NCP
- Guildford Town Centre Plan
- South Port Kells General Land Use Plan

Currently, active consultation and collaboration is under way on a planning study for Guildford Town Centre along 104 Avenue. Council approved the Stage 1 Plan in 2019 and the City is in the final phase of public consultation.

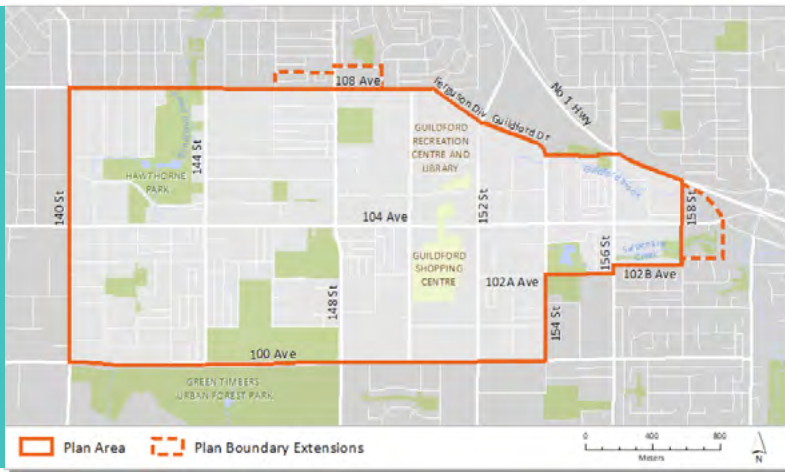


FIGURE 11 Guildford 104 Avenue Planning Area. Source: City of Surrey

As stated earlier, the original planning that began in 2016 included the Light Rail System and those plans have changed to the adoption of the Surrey Langley Skytrain. Regardless, the plan for the 104 Avenue Corridor remains highly active and is nearing completion with a summary report likely due in 2024.

Abby Ridge is another area that is under current planning and development. In 2017 Council approved a land use plan for this area. Originally characterized by suburban acreages, this region is now a focus for urban development. The planning area is located between Highway 1 and the Fraser River.

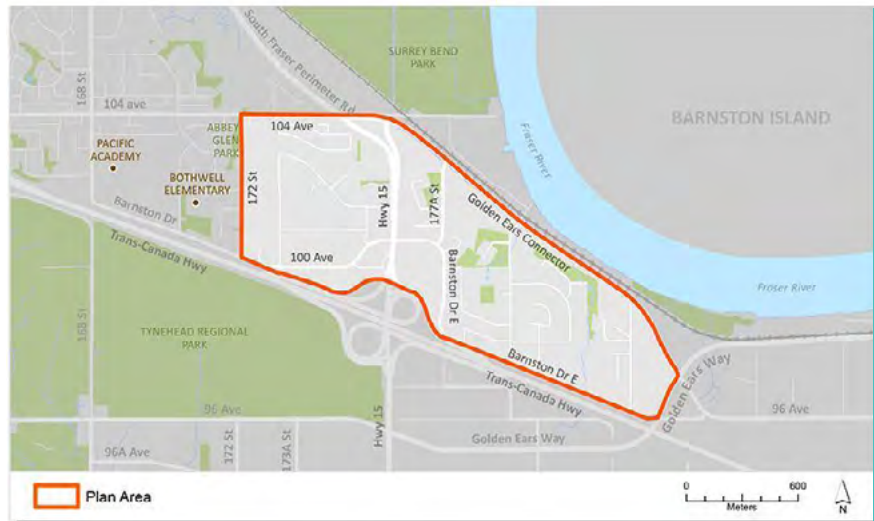
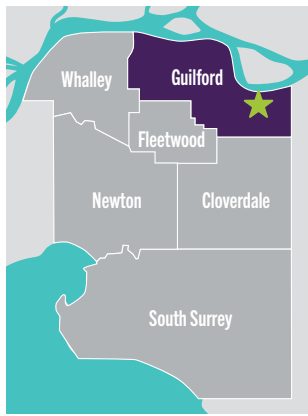


FIGURE 12 Abby Ridge: Source City of Surrey

The 2017 Land Use Plan included decisions on density. In the current Land Use Concept Plan, there are areas of increased development. In particular, there are townhouse complexes that have been approved for the southeast and southcentral areas of Abby Ridge. In the southcentral area close to the highway interchange, approval has been given for 203 townhomes. In the southeast area, approval has been given for 128 townhomes. The locations of these approvals is indicated on Figure 13 by the stars.



FIGURE 13 Townhouse approvals Abby Ridge

Anniedale-Tynehead is also an area where change is occurring. This represents a large neighbourhood south of Highway 1, east of Guildford Town Centre and north of the agricultural land reserve. Originally comprised of large rural acreages and agricultural uses, the City now projects this to be the future home of up to 20,000 residents.

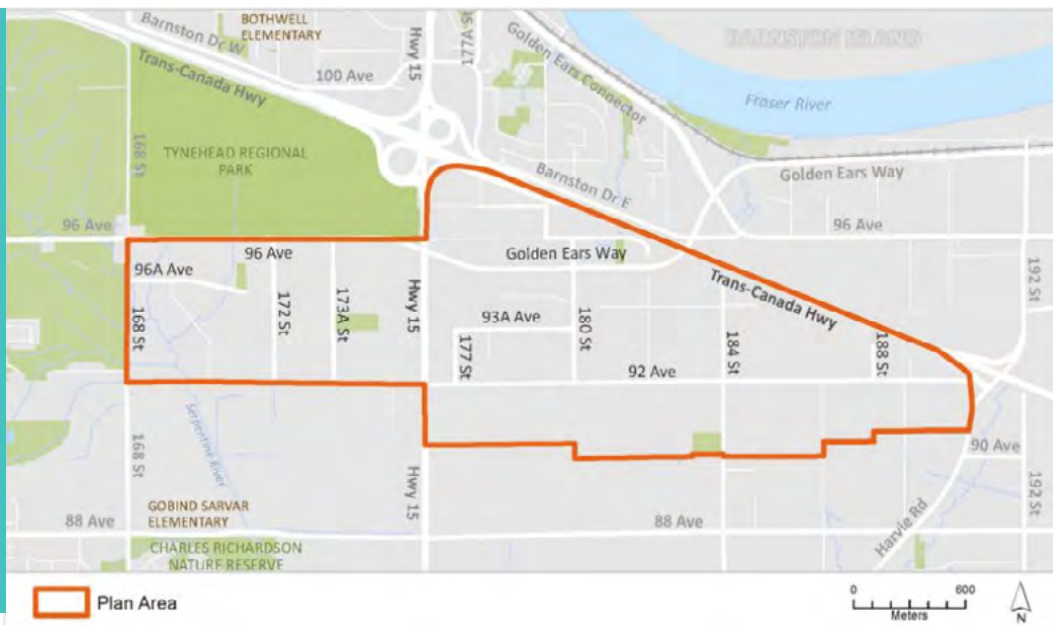


FIGURE 14 Anniedale-Tynehead. Source: City of Surrey

The planning for Anniedale-Tynehead has been decades in process. In 2003 the City identified South Port Kells, including Anniedale-Tynehead as a region for new development. A general land use plan was approved in 2005 as an overall guide for the region.

In 2009 City Council endorsed an NCP process and in 2010 a draft Land Use Plan was completed. Further refinements to the Land Use Plan, including engineering service plans, transportation and land use concepts were approved in 2012. Council approved the Stage 1 Land Use Concept and authorized staff to proceed with processing development applications in July of 2022. These applications are to be held pending completion of Stage 2 of the NCP. A Corporate Report from City Staff in July of 2023 recommended the completion of the Stage 2 planning.

South Port Kells is the other active area under planning in Guildford. This region encompasses a large section of land that includes Anniedale-Tynehead and Port Kells. The General Land Use Plan for South Port Kells was endorsed in 2005.

It was after completion of the General Land Use Plan that the City endorsed the preparation of a Neighbourhood Concept Plan for Anniedale which has subsequently included Tynehead.

Planning in Guildford will continue to focus on the growing areas of Abby Ridge, Anniedale-Tynehead and the Guildford Town Centre 104 Avenue regions. As these areas continue to evolve and grow and as services are provided, it will be likely that there will be continued growth in the northeast region of the City.

The Anniedale-Tynehead NCP is a significant new development area in North Surrey with the capacity to accommodate homes for up to 18,000 new residents and space for approximately 4,000 new jobs. Facilitating a speedy resolution to the ongoing plan amendment process will be a catalyst for development.

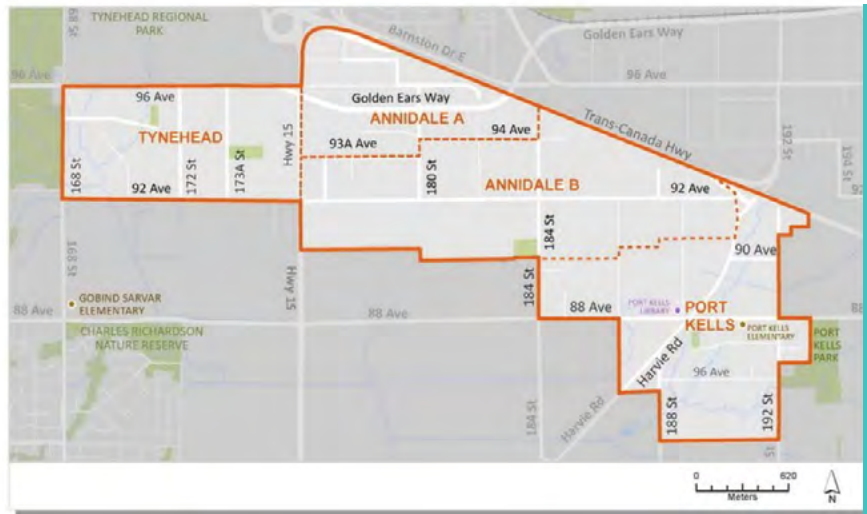


FIGURE 15 South Port Kells General Land Use Plan. Source: City of Surrey

Schools that Serve the Region

The District has 5 Secondary Schools and associated elementary schools that serve the Guildford region. They are:

SECONDARY SCHOOLS

Johnston Heights Guildford Park Fraser Heights North Surrey Salish

ELEMENTARY SCHOOLS

Berkshire Park Ellendale Bothwell Coast Meridian Adams Road

Bonnacord Hjorth Road Dogwood Frost Road Clayton

Harold Bishop Holly Erma Stephenson Serpentine Heights Hillcrest

Mountainview Montessori Lena Shaw Fraser Wood WF Davidson (shared) Madaugh

WF Davidson (shared) MJ Shannon Woodland Park Port Kells

*Riverdale (Kwantlen Park) Regent Road

With most of the growth and development centred in Guildford Town Centre and the Abby Ridge, Anniedale-Tynehead areas, it is anticipated that enrolment pressures will grow along the 104 Avenue Corridor and Abby Ridge, and there will be a need for expansion and new sites as Anniedale-Tynehead begins to build out. Schools most impacted along these growing areas are:

ELEMENTARY SCHOOLS IMPACTED BY GROWING AREA

MJ Shannon	Lena Shaw	Harold Bishop	Pork Kells
Holly	Hjorth Road	Bothwell	Serpentine Heights

Enrolment Pressures and Capacity

In 2020, this region and the schools most impacted as identified above were nearing 100% capacity. Since 2020, these schools have added over 1000 new students. The current average utilization rate of the 7 schools that are over-capacity in the region is 122% and by 2032 that is projected to increase to 10 schools over-capacity with an average utilization of 133%. In this region, by 2032 there is projected to be a shortage of over 2000 seats and this includes a recently approved 450 seat expansion at Guildford Park.

Given that in this region is just crossing the 100% capacity threshold, there have not been any expansion projects completed in recent years. There have been two seismic projects completed at Holly and at Mary Jane Shannon. In response to the current and anticipated growth, the District has focused capital responses on future need. The Guildford Park Secondary 18 classroom addition is underway and scheduled to be completed in 2028



Five-Year Capital Plan Response

On the 2024/25 Five-Year Capital Plan, the following projects are identified, and requests have been made to the Ministry for support:

EXPANSION

• Guildford Park Secondary	Increase capacity from 1050 to 1500 (approved)
• Fraser Heights Secondary	Increase capacity from 1200 to 1700
• North Surrey Secondary	Increase capacity from 1175 to 1700
• Hjorth Road Elementary	Relocation to increase capacity from 229 to 655
• Lena Shaw Elementary	Increase capacity from 569 to 805
• Anniedale-Tynehead	New 605 student elementary school
• South Port Kells	New 1500 student secondary school

SITE ACQUISITION

- | | |
|---------------------------------|------------------------------|
| • Anniedale-Tynehead Elementary | • South Port Kells Secondary |
| • Hjorth Road | • Abby Ridge Elementary |

REPLACEMENT

- Ecole Riverdale (replace on site)
- Port Kells Elementary (replace on site)

Current Mitigation Strategies

- | | | | | | | | | | | | | | |
|--|----------------------------|----|--------------------------|---|--------------------|---|------------------------------|---|--------------------------|---|-------------|---|--|
| <ul style="list-style-type: none">• Portables<ul style="list-style-type: none">◇ There have been numerous portables used in this region. Current Portables include:<table><tbody><tr><td>• Guildford Park Secondary</td><td>11</td></tr><tr><td>• Hjorth Road Elementary</td><td>6</td></tr><tr><td>• Holly Elementary</td><td>4</td></tr><tr><td>• Johnston Heights Secondary</td><td>1</td></tr><tr><td>• North Surrey Secondary</td><td>8</td></tr><tr><td>• Riverdale</td><td>2</td></tr></tbody></table>◇ Include historical portable growth in the enrolment section or mitigation. | • Guildford Park Secondary | 11 | • Hjorth Road Elementary | 6 | • Holly Elementary | 4 | • Johnston Heights Secondary | 1 | • North Surrey Secondary | 8 | • Riverdale | 2 | <ul style="list-style-type: none">• Capital construction<ul style="list-style-type: none">◇ There is an active expansion project at Guildford Park Secondary and other priority projects are listed in the Five-Year Capital Plan above.• Program moves<ul style="list-style-type: none">◇ The GROW program which served teen parents was located at Guildford Park Secondary for many years was moved to make space for additional student growth.• Extended Day Schedule<ul style="list-style-type: none">◇ North Surrey Secondary• Future Site Acquisition<ul style="list-style-type: none">◇ The district has a future site at 17859 and 17909 92 Ave. The future of this site is discussed in the section on Land Use. |
| • Guildford Park Secondary | 11 | | | | | | | | | | | | |
| • Hjorth Road Elementary | 6 | | | | | | | | | | | | |
| • Holly Elementary | 4 | | | | | | | | | | | | |
| • Johnston Heights Secondary | 1 | | | | | | | | | | | | |
| • North Surrey Secondary | 8 | | | | | | | | | | | | |
| • Riverdale | 2 | | | | | | | | | | | | |

Recent Enrolment Trends

Figure 16 identifies the recent enrolment patterns of the schools most impacted by the City’s secondary planning areas. This chart includes both elementary and secondary enrolment and includes the capacity achieved through recently approved additions at Guildford Park.

Future Need

The Guildford region of the City of Surrey includes both mature neighbourhoods that are transforming along the Guildford Town Centre and the expanding areas of Abby Ridge, Anniedale-Tynehead and Port Kells. The maturation and development of these areas will provide rapid density increases particularly as Anniedale-Tynehead receives utility services and development begins in earnest.

Final Planning for Guildford Town Centre and the 104 Avenue Corridor is scheduled to be completed by the end of 2023 with Anniedale-Tynehead completing by 2025. It is likely that as the Anniedale-Tynehead plans come to fruition, the

District will see growth similar to Clayton in Cloverdale and Grandview in South Surrey. In both these areas new elementary and secondary schools were required to support the growth. The District should continue to work to prioritize new schools on the horizon and should actively be working to acquire the sites necessary to plan for this growth. This work is well underway as highlighted on the Five-Year Capital Plan but additional sites and schools may need to be identified in the decades ahead as well as ongoing development of new and adjusted school boundaries.

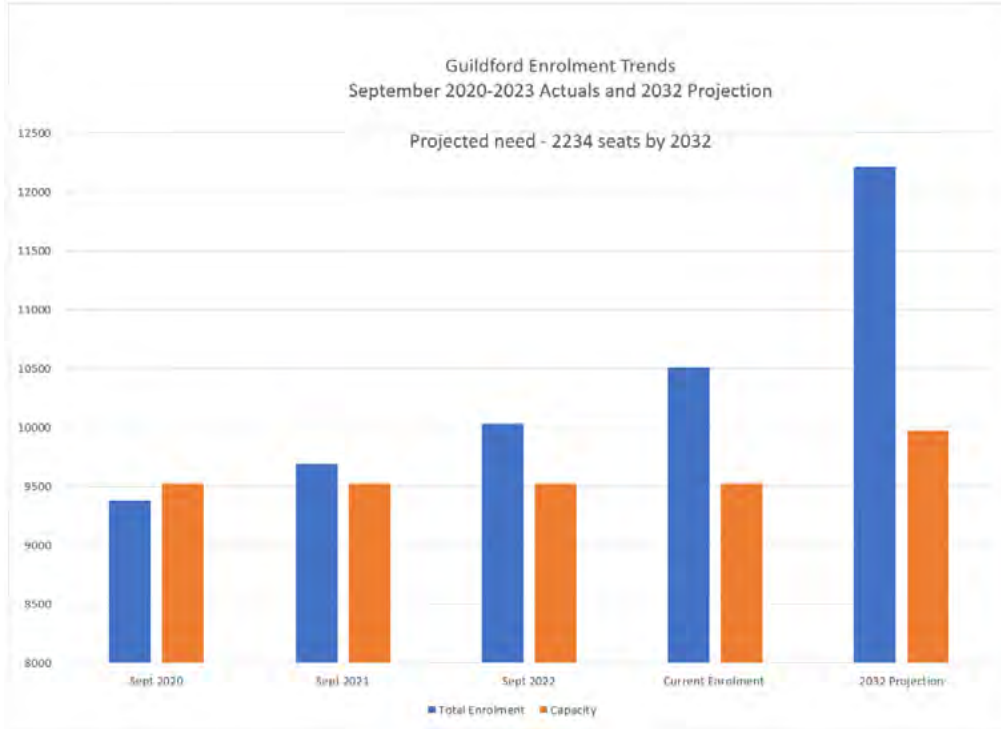


FIGURE 16 Enrolment Trends Guildford. Capacity includes 18 classroom addition currently supported at Guildford Park Secondary.



Newton

Newton is at the heart of Surrey and is an extremely culturally rich and diverse area. The region includes Sullivan which is an historic village and the Panorama neighbourhood.

Newton is home to the region's largest South Asian community.

Newton shares its western border with Delta and the region is also home to significant industrial and manufacturing services.

Major transportation thoroughfares intersect Newton with Scott Road at the western border with Delta and King George Boulevard running north-south. Highway 10 is near the southern border of Newton and links highway 99 to highway 1.

There are several Land Use Plans for Newton including:

- East Newton NCPs
- East Panorama Ridge
- Imagine Scott Road
- Newton Cultural Commercial District
- Newton Town Centre Plan
- Newton-King George Boulevard Plan
- South Newton Plan
- West Newton NCPs

Of these plans, the Newton-King George Boulevard and Imagine Scott Road (Scott Road Corridor) Plans are currently actively in process.





City of Surrey Planning and Development

The King George Boulevard Plan is a key corridor for Surrey linking City Centre in the north with Semiahmoo in the south. On June 28, 2021, Council approved the Stage 1 Plan and Stage 2 was completed in March 2023. The report included a vision for Rapid Transit expansion and updated land use concepts.

In the [Stage 2 plan](#), there are population projections including projections for students.

The population is

projected to grow from the current 6,187 residents to 17,149 over the next 20 to 30 years.

Housing numbers are projected to increase threefold and there are an additional 800 elementary students and 1,100 secondary students projected once full build out is achieved.

The updated Land Use Plan shows increased density along King George Boulevard in the proximity of North Ridge and Henry Bose elementary schools. Henry Bose is a small school (capacity 434) currently operating at 74% capacity.

North Ridge (capacity 434) is currently operating at 115% capacity. Hyland Elementary includes the northeast portion of this Plan and Woodward Hill Elementary borders to the east along King George Boulevard. Hyland is at 98% capacity and Woodward Hill is at 115% capacity.

A recently completed plan is the Newton Town Centre. In July 2020 Council adopted the planning process and approved the updated Plan. This has been the culmination of work since 2008 and creates a new vision for the heart of Newton.

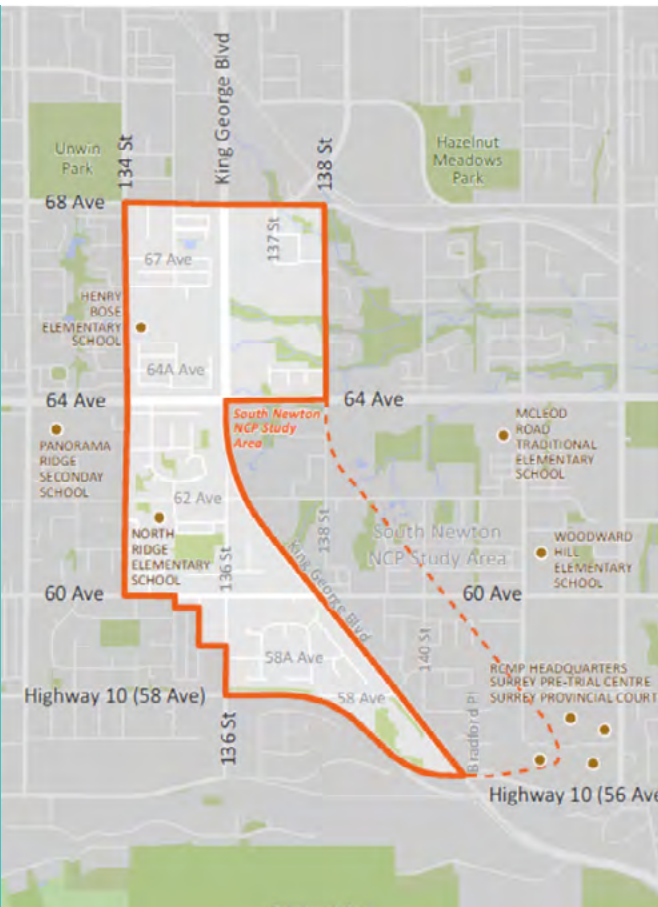


FIGURE 17 Newton King-George Boulevard Plan. Source: City of Surrey

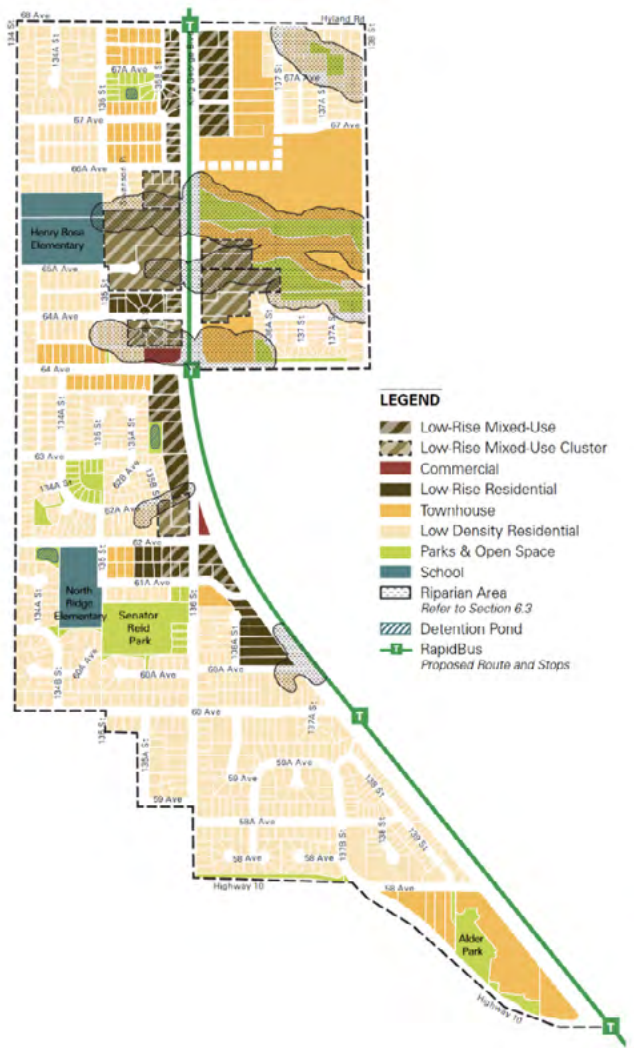


FIGURE 19 Newton-King George Boulevard Land Use Plan, Source: City of Surrey

The revisioning of Newton Town Centre projects that over the next 30 years, the population will grow by a minimum of ten fold from a current 1,385 to a projected maximum of 30,240 residents. The corresponding change in housing projections and densification will see housing units increase from the current 445 up to 13,700. The City acknowledges that the growth will happen over several decades and may require a catalyst such as rapid transit investment.



FIGURE 18 Newton Town Centre, Source: City of Surrey

The Scott Road Corridor is a plan that runs along the western region of Newton and includes an update to the existing South Westminster NCP. Together these plans will form the basis of the development of transit to support secondary land use plans with a coming RapidBus Corridor. In March of 2022 Council endorsed the plan.

This Scott Road Corridor Plan is only at its inception with a Planning Review endorsed by Council in April of 2022.

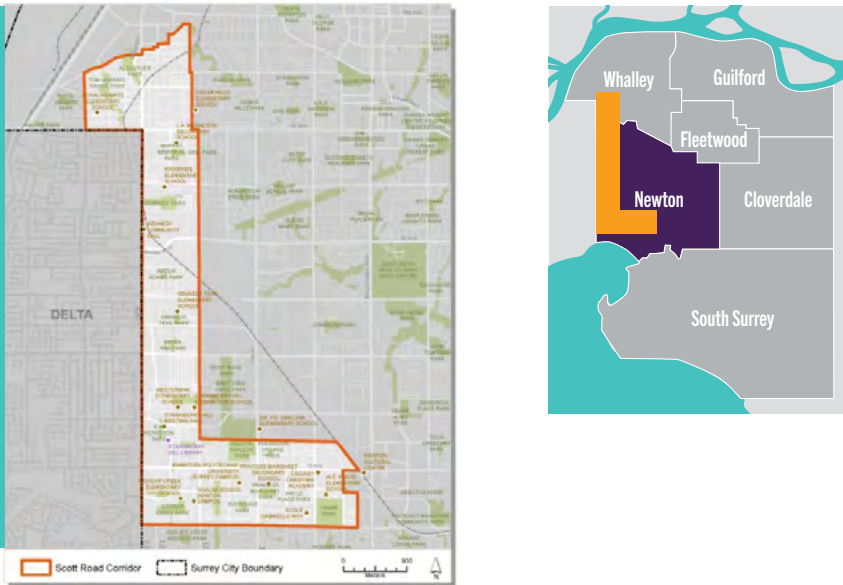


FIGURE 20 *Scott Road Corridor Plan, Source: City of Surrey*

Combined with the South Westminster Plan, these will form a major transit route which will bring future growth and development. The City of Surrey currently has the focus on these plans entering Stage 1 of planning in early 2024.

While there are several other plans in the Newton region, the Scott Road Corridor and the Newton Town Centre are the most recent and active. For illustrative purposes, it is helpful to reference the South Newton NCP. This NCP was amended in 2004 and Council approved “to increase the opportunity for small lot development” (Corporate Report R298, Dec. 2004).

In the subsequent 20 years since that report, this NCP has undergone substantial growth, and it is illustrative of the importance of effective long-range planning.

The other reason that it is helpful to look at the South Newton NCP is that it neighbours the Newton-King George Boulevard Plan which is currently underway, and development may be consistent as the KGB plan builds out.

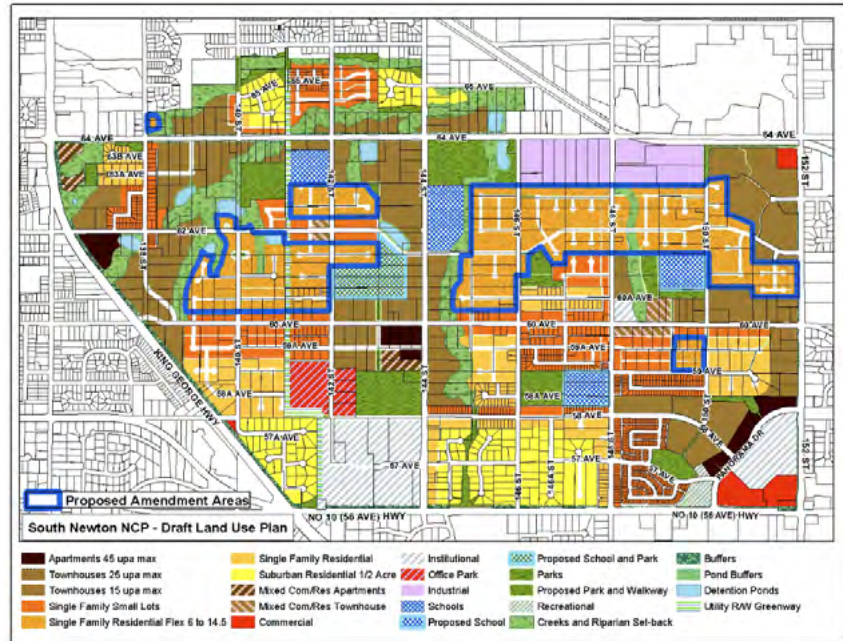


FIGURE 21 South Newton NCP Proposed Amendment Areas, Source: City of Surrey

In Corporate Report 298 (Nov. 2004), increases in housing and school populations were identified. “Assuming a medium/high growth estimate” it was projected that the number of elementary school students would grow between 292 and 473 students and secondary students would increase between 245 and 400 students. The report further states that “The School District advises that the current allocation of existing and planned elementary schools through the NCP are, could absorb the projected increase in the number of elementary schools children” and that “Sullivan Heights Secondary School may require expansion to accommodate the additional secondary school student population.”

The School District provided a written submission to address concerns raised about the adequacy of schools at the time. The submission states that the current schools, McLeod Road, Sullivan, and

Hyland serve the region and that the District “will construct” three new elementary schools in the area. The District also comments that growth “could marginally exceed the current student capacity of Sullivan Heights Secondary School.” The District comments on the potential for 100 additional secondary students which would have Sullivan Heights reach 1300 which would be 100 students over capacity and that “expansion would be difficult.” The District’s submission concludes with commenting that complete build out of the NCP would take at least 10 years and that “the School District and the City have agreed to coordinate efforts in monitoring student growth in relation to capacity and to consider development and school provision options as development in the area occurs.”



In 2005, according to District enrolment data, there were 2279 student enrolled in this region in the 4 schools (Hyland, McLeod Road, Sullivan, Sullivan Heights). By 2023, the District had indeed constructed three additional schools,

Cambridge Elementary, Goldstone Park Elementary, and Ecole Woodward Hill Elementary and an addition has been completed at Sullivan Heights to expand its capacity from 1200 to 1700. Current enrolment in these schools is:

- Hyland Elementary 469
- McLeod Road Traditional 209
- Sullivan Elementary 370
- Cambridge Elementary 780
- Goldstone Park Elementary 737
- Ecole Woodward Hill Elementary 710
- Sullivan Heights Secondary 1878

The net effect of growth in this region has added 2,874 students since 2005 compared to the estimated 873 (400+473) at the time of the NCP development. This is the entire NCP and not solely the regions of the amendment in the Corporate Report, but it illustrates the significance of growth over time.

The region currently is still significantly over capacity. As of September 2023, there are 27 portables on Cambridge, Goldstone Park and Woodward Hill combined. There is another elementary school approved and under construction and there is planning underway to secure a future site of a neighbouring secondary school to relieve Sullivan Heights Secondary. Such plans, if approved, would likely take significant time to unfold through to construction. The current projected enrolment for Sullivan Heights Secondary School in 2032 is for 2120 students which is almost double the secondary projection from the City’s 2004 Corporate Report.



Another active Plan is the East Newton Business Park NCP Amendment. This area is above 64th avenue and east of 152nd Street. As the District looks to establish a location for a new secondary school, it is looking toward East Newton.

The East Newton Business Park is bounded by 152nd on the west and ALR to the East and North.

In March of 2020, the City, amended the NCP to remove the intention for this to have a “Live and Work” designation and replace it with a “Business Park” designation. This removed residential uses within the NCP. The Park land was originally intended to provide park amenities for residents but this is no longer needed. In Figure 23, the shaded area indicates the region removed from the Live and Work designation and it is currently listed by the City as “Preference is for Business Park.”

The purpose of including an amendment to an NCP for a Business Park in this document is to shed light on the future acquisition of an adequate site for a Newton Secondary School. Land assembly is particularly challenging in the East Newton area and this NCP amendment is likely of interest to the District.

All other land use plans in the Newton area date back significantly and are not currently actively being updated.

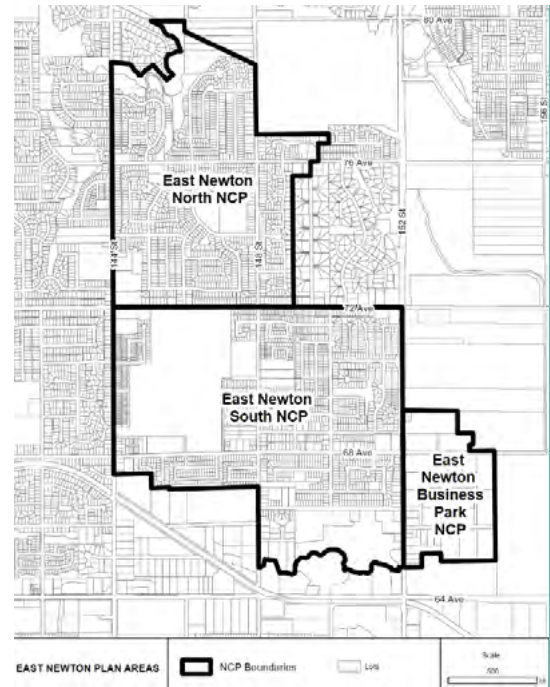


FIGURE 22 East Newton NCPs, Source: City of Surrey

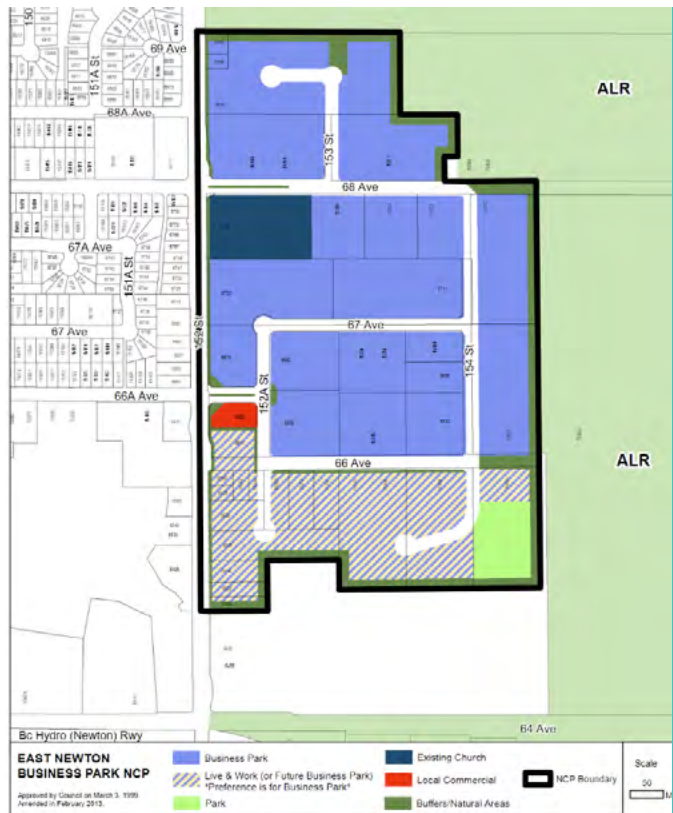


FIGURE 23 East Newton Business Park NCP, Source: City of Surrey

Schools that Serve the Region

Newton is in the heart of Surrey. As a result, there are several secondary schools and associated elementary schools that serve the region. The families of secondary schools are:

- Enver Creek
- Fleetwood Park
- Frank Hurt
- L.A. Matheson
- Panorama Ridge
- Princess Margaret
- Queen Elizabeth
- Sullivan Heights
- Tamanawis

L.A. Matheson and Queen Elizabeth have boundaries which, while they cross into Newton, do not significantly capture students from the Newton area. For that reason, they will be excluded from this portion of the document and will be attended to in the Whalley Zone. Enver Creek also overlaps Newton, and the impact of Enver and its families of schools were considered in the Fleetwood section of this report so while it is listed here, the schools will not be part of the enrolment pressures analysis.

The schools that primarily serve the region then are:

SECONDARY SCHOOLS

Princess Margaret	Enver Creek	Frank Hurt	Panorama Ridge	Tamanawis	Sullivan Heights	Fleetwood Park
-------------------	-------------	------------	----------------	-----------	------------------	----------------

ELEMENTARY SCHOOLS

Dr. F.D. Sinclair	Brookside	Bear Creek	Colebrook	Beaver Creek	Cambridge	Coyote Creek
Newton	Green Timbers	Chimney Hill	Henry Bose	Boundary Park	Goldstone Park	Walnut Road
Strawberry Hill	Janice Churchill	Georges Vanier	Northridge	Cougar Creek	Hyland	William Watson
WE Kinvig	Maple Green	Fraser Wood	Panorama Park		McLeod Road	
Westerman			Woodland Park			

Enrolment Pressures and Capacity

Of the schools listed above, 16 of them are above 100% capacity. Given the overlap with the analysis done in the Fleetwood corridor, we would exclude elementary schools William Watson, Walnut Road, Coyote Creek, and Green Timbers, and also exclude Enver and Fleetwood Secondary.

The remaining schools that are substantially over capacity and that serve the core of Newton are:

- Cambridge Elem
- Frank Hurt Sec
- Woodward Hill Elem
- Goldstone Park Elem
- North Ridge Elem
- Georges Vanier Elem
- Tamanawis Sec
- McLeod Road Traditional
- Beaver Creek Elem
- T E Scott Elem
- Panorama Ridge Sec
- Sullivan Heights Sec

In addition to the above list, while not currently at 100% capacity currently, these schools are projected to be beyond 100% capacity by 2032 and are included in our chart on enrolment trends (Figure 24):

- Bear Creek Elementary
- J.T. Brown Elementary
- Newton Elementary
- Hyland Elementary
- Sullivan Elementary

These schools will thus be included in the enrolment trend analysis portion of this report.

Five-Year Capital Plan Response

In the current Five-Year Capital Plan, there are projects that are identified and are awaiting a response. The proposed projects are:

- Frank Hurt Secondary 800 student expansion
- Site acquisition for East Newton Secondary
- New East Newton Secondary

Current Mitigation Strategies

In addition to the identified responses sought through the Five-Year Capital Plan, there have been several projects that are either underway or have been completed. The projects are (Completion Date or Anticipated Completion Date):

- Tamanawis Secondary 575 student expansion (Spring, 2028)
- Snokomish Elementary New 27 Classroom (675 student) school (Spring, 2026)
- Sullivan Elementary 8 classroom (200 student) addition (Aug. 2021)
- Bear Creek Elementary Seismic Upgrade (Nov. 2018)
- Panorama Park Elementary Expansion to 700 students (Feb. 2020)
- Sullivan Heights Secondary 700 seat addition (Dec. 2022)
- Woodward Hill Elementary 8 classroom (200 student) addition (April 2018)
- Panorama Ridge Secondary 15 classroom addition + 2 Neighbourhood Learning Centres (April 2014)
- Goldstone Park Elementary New 700 student elementary school (Jan. 2014)
- Cambridge Elementary 4 Classroom (100 student) addition (Aug. 2011)
- Woodward Hill Elementary New 490 student school (May 2010)

Portables have been used extensively in this region. Currently, in the schools considered for this Zonal analysis there are 63 portables currently in use. There are 50 portables in use at 9 schools in the south Newton area. Portable use is a highly fluctuating variable depending on annual enrolment. These portable figures are as of August 25, 2023.

There have been boundary moves between schools in this region. Programs of choice have been reduced, moved and attempted to be relocated in other areas of the District. In new builds, neighbourhood learning space has been eliminated and is used for enrolling classes.

In-catchment enrolment is carefully monitored and out of catchment is closed at three elementary schools in the region. The Extended Day schedule has also been implemented at Sullivan Heights Secondary School.

The District had to go to the expropriation process to acquire the land for the coming Snokomish Elementary school. In addition, the District is aggressively seeking a future site for a secondary school in east Newton.

Recent Enrolment Trends

Figure 24 identifies the recent enrolment patterns of the schools most impacted by the City's secondary planning areas as documented above. This chart includes both elementary and secondary enrolment and includes the capacity achieved through recent additions and the anticipated completion dates of projects already approved at Tamanawis, Snokomish, and the recently completed Sullivan Heights Secondary addition. While the overall capacity of the region is projected to be getting closer to sustainable, the new

elementary school (Snokomish) and the expansion at Tamanawis will not adequately support Frank Hurt Secondary and the schools down King George Boulevard.

Frank Hurt Secondary, TE Scott Elementary, Bear Creek Elementary and Northridge Elementary are projected to be substantially over capacity by 2032. Frank Hurt is currently at 120% capacity and is projected to go to 137% by 2032.

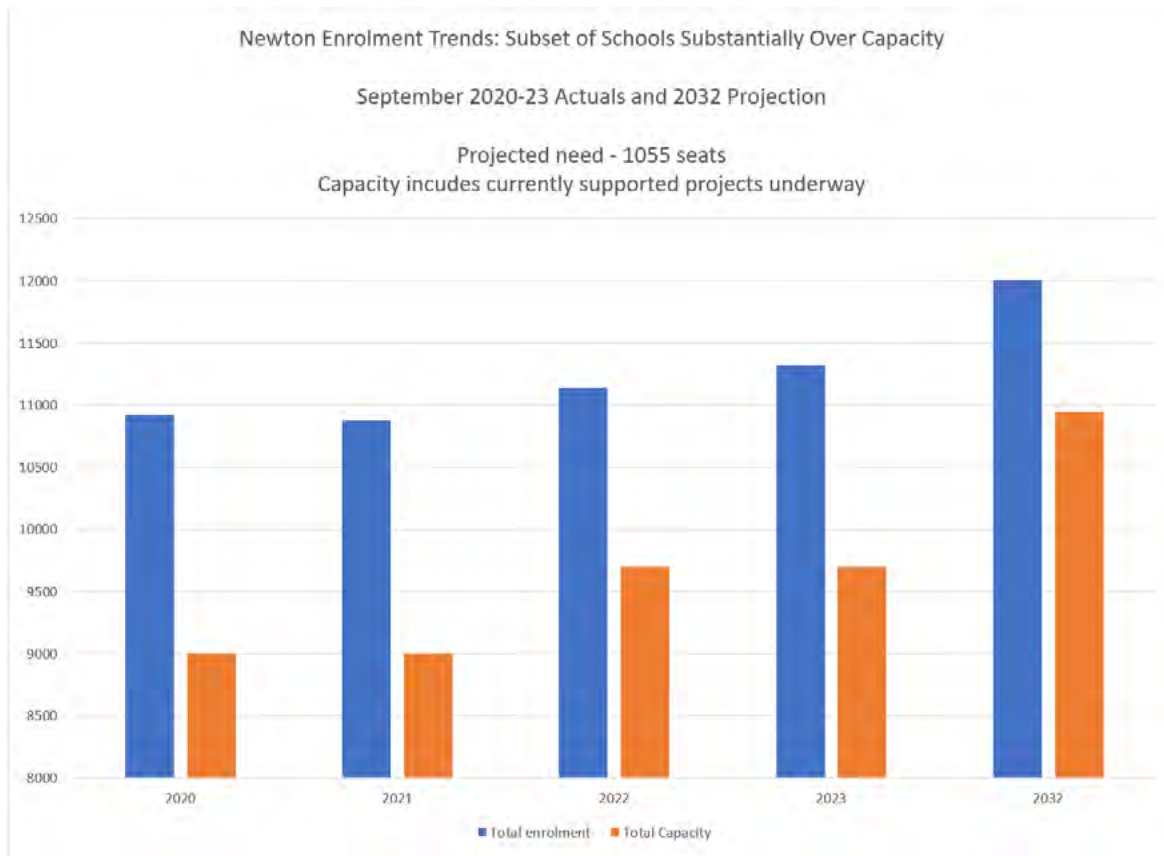


FIGURE 24 Newton Schools with substantial capacity issues. Schools included are: Bear Creek, Beaver Creek, Cambridge, Georges Vanier, Goldstone Park, North Ridge, TE Scott, Woodward Hill, Frank Hurt, Panorama Ridge, Sullivan Heights and Tamanawis.

Future Need

As stated earlier in the report, there is considerable need to acquire a future site for a new secondary school to relieve the pressure on Frank Hurt and Sullivan Heights. While these existing pressures are addressed in the Five-Year Capital Plan, it is likely that given the recent work by the City on plans for Newton Town Centre and South Newton-King George Boulevard that the District's long-range enrolment projections may substantially underestimate future growth.

As an example of potentially unanticipated future growth, recent activity in Newton has seen the approval of substantial development particularly in the area immediately north of Newton Town Centre. One application calls for 2,450 multi-family units in nine (9) six storey buildings. The second application in an adjoining property calls for 1,450 multi-family units in six (6) six storey buildings. These two applications alone would create 3,900 homes inside the current catchment of Bear Creek Elementary and Frank Hurt Secondary Schools. Frank Hurt is currently operating at 120% capacity and Bear Creek at 98% capacity. These applications are not considered in the current 10-year student projections.

Another future consideration is to carefully monitor the development of the Scott Road Corridor. While this planning is in early stages, the upgrading and enhancements to this major transportation corridor will certainly bring new housing and changes in population. In an April 2022 Corporate Report, City Staff state:

An assessment of existing population and demographics will be derived from 2021 Census data for consideration in land use planning and public engagement. This information, along with the City's building model, will also be used to develop preliminary population and employment forecasts for utility servicing and community amenity considerations. New land use plans will need to be established for the Scott Road portions of the Corridor, as well as potentially the area around Kwantlen Polytechnic University along 72 Avenue. Staff will also coordinate with the City of Delta to ensure the alignment of long-term plans and priorities including but not limited to the City of Delta's Mayor's Housing Task Force for Scott Road Recommendations Report.

The schools along the western border of Surrey between Newton and Delta will no doubt start to feel the impact of these changes as planning and development continues into the future. Currently, these bordering elementary schools (Kennedy Trail, Westerman, Cougar Creek, Beaver Creek and Boundary Park, Strawberry Hill) are generally operating well within capacity. As the corridor matures and as development begins, significant pressures could begin to emerge.



South Surrey

South Surrey is the City's largest town centres by land area. It includes the two border crossings to the United States and the City of White Rock is also encompassed by South Surrey. It is also separated from the rest of Surrey by ALR and the lowlands of the Serpentine and Nicomekl rivers. Within South Surrey, there are distinct regions in Crescent Beach, Grandview Heights, Darts Hill, Rosemary Heights, Campbell Heights and the commercial centre is Semiahmoo Town Centre which borders White Rock.

South Surrey is an area of high activity for development including the recently completed (2016) Grandview Heights Aquatic Centre. There are several active plans in place and growth has been accelerated in recent years. There are 17 Secondary Planning Areas including 15 Land Use Plans in South Surrey including:

- Campbell Heights Local Area Plan
- Crescent Beach Land Use Plan
- Darts Hill NCP
- Douglas NCP
- Grandview Heights General Land Use Plan
- Highway 99 Corridor Local Area Plan
- King George Corridor
- Morgan Heights NCP
- North Grandview Heights
- Orchard Grove NCP
- Redwood Heights NCP
- Rosemary Heights NCPs
- Semiahmoo Town Centre Plan
- South Campbell Heights Local Area Plan
- Sunnyside Heights NCP



City of Surrey Planning and Development

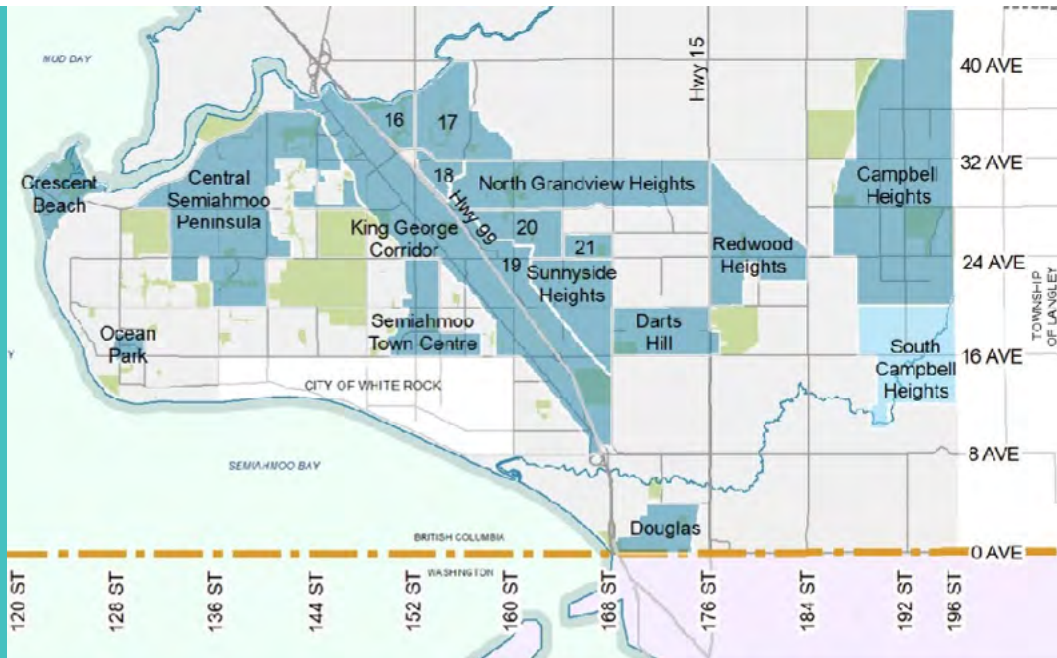


FIGURE 25 Secondary Planning Areas, South Surrey. Source: City of Surrey

- 16 Rosemary Heights West
- 17 Rosemary Heights Central
- 18 Rosemary Heights Business Park
- 19 Highway 99 Corridor
- 20 Morgan Heights
- 21 Orchard Grove

With numerous planning areas, an examination of the activity and status within each area will demonstrate the regions of focus.

The Campbell Heights Local Area Plan was approved by Council in 2000 and is currently under development and build out. The Area is designated industrial with the exception of some land on the periphery which is agricultural. It is not anticipated that there would be substantial housing and population in the area given its designation.

The Crescent Beach Land Use Plan represents a small community at the mouth of the Nicomekl River where it reaches the ocean. This area was last reviewed in 2016 and “No changes to land uses were expected as a result of the review” (City of Surrey).

The Darts Hill NCP was approved by City Council in May, 2021 and represents “a vision of a compact, environmentally friendly, and sustainable community” (City of Surrey). This will be an area of high activity and increased densification in the coming years. Darts Hill is part of the overall Grandview Heights General Use plan which encompasses 7 distinct planning areas. To begin the analysis of these regions, starting with Darts Hill, it is first important to understand this overall Grandview Heights General Land Use Plan.



FIGURE 26 Grandview Heights General Land Use Plan, Source: City of Surrey

The Grandview Heights General Land Use Plan encompasses an area of over 1000 hectares with Highway 99 on the West and Agricultural Land Reserve to the east. It is bounded north and south by 28th and 16th avenues.

The Grandview Heights General Land Use Plan (GLUP) establishes the vision for the broader Grandview Heights area. It provides an overall planning framework that will guide the servicing, development, and build-out of Grandview Heights as a comprehensively planned community. (City of Surrey)

There is a group of NCPs, referred to as areas, that have been initiated or already have been completed in this area. They include:

- Morgan Heights (Area 1);
- Sunnyside Height (Area 2);
- Darts Hill (Area 3 in progress);
- Redwood Heights (Area 4 in progress); and
- Orchard Grove (Area 5a).

It is important to note that a land use plan for Grandview Heights (Area 5) has not yet been initiated.

In October of 2003, Council began the process of preparations of a General Land Use Plan for the Grandview Heights area. In 2005, the Land Use Plan was endorsed. All NCPs within the General Land Use Plan will be based upon the policies of the larger Grandview Heights General Land Use Plan. At the time of endorsement, the original full build out population “is expected to be between 20,600 and 32,700” ([City of Surrey](#)). The report (2005-C012) indicates that “four elementary schools and one secondary school are required to support the projected population build-out of Grandview Heights” and that the first school will be located at the current site of Pacific Heights Elementary.

In those early reports, it is indicated that the detailed planning for the Grandview Heights area will take place at the NCP planning stage. Throughout the planning process, it was determined that higher residential densities would be on the west side, closer to the Highway 99 Corridor, and on the eastern side of 176th Street (Highway 15). There was a diversity of opinion about the “Edgewood Drive” area, with Council directing that the issue of density in that area being examined more in detail as the City planned for development in the coming 10 years. The report concludes with a focus shifting to NCP progress with the completion of Morgan Heights and the initiation of Sunnyside Heights.

Morgan Heights



FIGURE 27 Morgan Heights NCP. Source: City of Surrey

The endorsement of the Morgan Heights NCP was completed in September of 2005 (Corporate Report C015) and was the first NCP to follow the updated General Land Use Plan. This NCP saw residential densities ranging from “6 to 45 units per acre” and “townhouses and row houses will be permitted.” The Land Use Plan, when fully implemented was

projected to result in a population of 5,400 people. As of September 2022, from School District enrolment data, there are 798 students who reside inside the Morgan Heights NCP and who attend Surrey schools. Of the 798 students, 503 are elementary and 295 are secondary.

Sunnyside Heights

Sunnyside Heights NCP #2 is immediately south of Morgan Heights and completes the western border of the Grandview Heights General Land Use area.

After the Grandview Heights General Land Use Plan was endorsed in 2005, NCPs at Morgan Heights and Sunnyside Heights were the next priority. In 2007 planning was initiated in Sunnyside Heights and in 2010 Council endorsed the Stage 2 report which included approving the land use concept.

In 2017, Council paused consideration of any further development applications for six months until a preferred location for an additional elementary school in the region could be considered and then incorporated into the City's planning. The report was specific to the buildout of the Sunnyside Heights NCP and implications for school capacity.

Initial build out of the Sunnyside Heights NCP were estimated at 4,250 residential units. At the time of the 2017 report, approximately 63% of units were either constructed or in application and in progress.

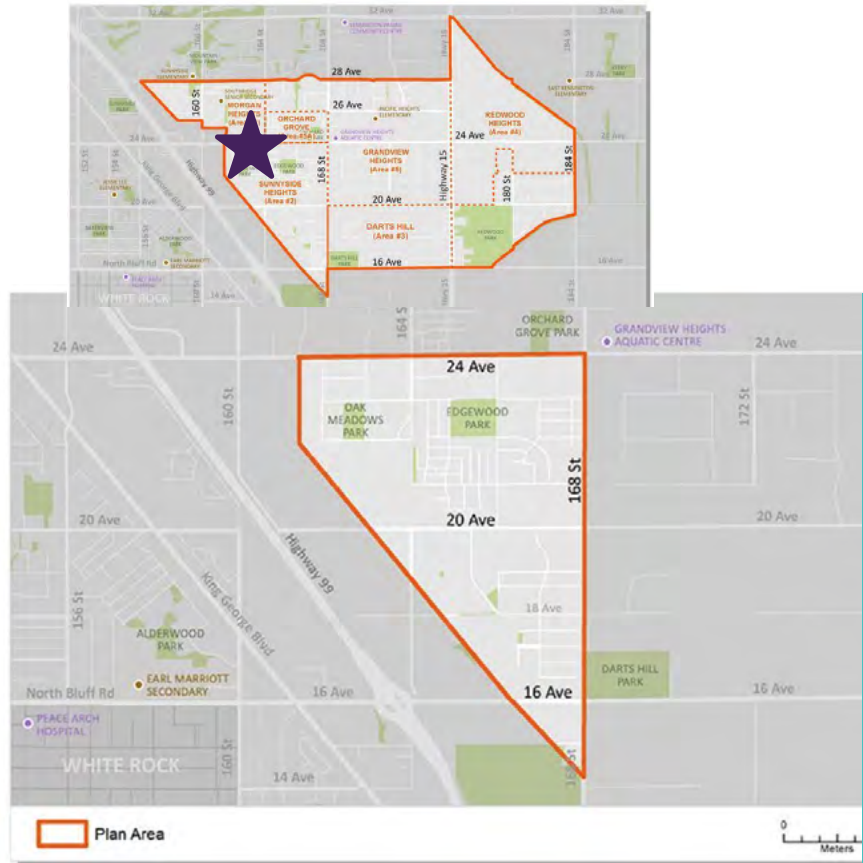


FIGURE 28 Sunnyside Heights NCP, Source: City of Surrey

City staff reported that:

To date, the approved and in-stream applications have generally conformed to the densities established in the Sunnyside Heights NCP; however, there have been some minor adjustments in the form of housing. Essentially, townhouse projects have been proposed in areas of the plan where either apartments or townhouses were permitted. These adjustments in housing form result in a larger number of family-oriented housing units and a corresponding increase in the number of school-aged children. In addition, staff has recently received a number of applications for amendments to the NCP for densities that exceed those in the plan. These applications, along with the adjustments in the form of housing mentioned above, have led to concerns about elementary school capacities within the NCP and in the surrounding Grandview Heights area.

The School District had completed construction of Sunnyside Elementary which opened in September 2013. It also received approval for the construction of Grandview Heights Secondary in October of 2016 and the project would go to tender in 2019. The District also moved forward with an addition to the nearby Pacific Heights Elementary which serves the region. The addition would be sent to tender in 2018 and was completed in 2020.

The City noted in the 2017 report that the market demands for housing was changing. The report indicated that “there is a growing demand for more affordable family-oriented housing options such as townhouses, smaller lot size housing, and single-family homes with secondary suites. Trends in other Surrey neighbourhoods show that more families are living in townhouses and in secondary suites, and that those families are staying in these units longer than they may have in the past.”

As a result of these changes and market pressures, modifications were proposed that included increased density. The changes were most noticeable in multiple-residential units up to 45 units per acre. With the combination of higher density and units being more family oriented than previously anticipated, the build out was creating more school aged children than anticipated.

The report talks of the collaboration between the City and the School District to review the current trends and to adjust the student yield ratios to “better reflect the changing family household numbers.” While it was felt that the expansion of Pacific Heights and “program movements” in Sunnyside Elementary would initially be able to accommodate growth in the area, with the changes in densification and more families emerging, there clearly was now a need for an additional elementary school. That site was secured and what is now Edgewood Elementary was in process. The report further goes on to state that even with a new

elementary school, the new projections for this NCP were for 1015 students and a second new elementary school would be required. At the time of publication of this report, the School District and City were closely working to establish a site for a second elementary school which eventually would be located at the corner of 20th Avenue and 165A Street. The school is anticipated to be substantially completed in the spring of 2025 and fully operational for that September.

For this NCP, it is important to note that the groundwork for the development clearly began in earnest in 2010 when the Stage 2 report was completed. It was 2017 before the build out had proceeded to the stage that schools were under substantial pressure for enrolment, and it will be 2025 before the anticipated second elementary school (Ta’talu Elementary) will open. The first new elementary school, Edgewood, opened in January of 2021. With a capacity of 607 students, in its first September it was a 100% capacity and by September 2023, its enrolment was 869 students. Grandview Heights Secondary, the new 1500 capacity secondary school opening in September 2021 with 1143 students. It was at full capacity by the next year and in September 2023 it enrolled 1701 students which is well beyond capacity.

As of September 2022, there were 945 students living within the Sunnyside Heights NCP and attending Surrey Schools. This includes 280 secondary students and 665 elementary students. It is important to note that in the June, 2017 Corporate Report that City staff recommended that up to a six month pause be put in place to consider applications that proposed “an amendment” to the Sunnyside Heights NCP as the City and District worked to select the location of a second elementary school. “Development applications that confirm to the approved NCP would proceed as usual.”

Darts Hill

In 2016 the City received a petition requesting preparation of an NCP at Darts Hill. Council authorized staff to begin the planning process. The planning process followed the City’s five step process with Council endorsing stage 1 in July of 2019 and initiating stage 2. This stage 2 planning included a small region of lands east of 176th Avenue.

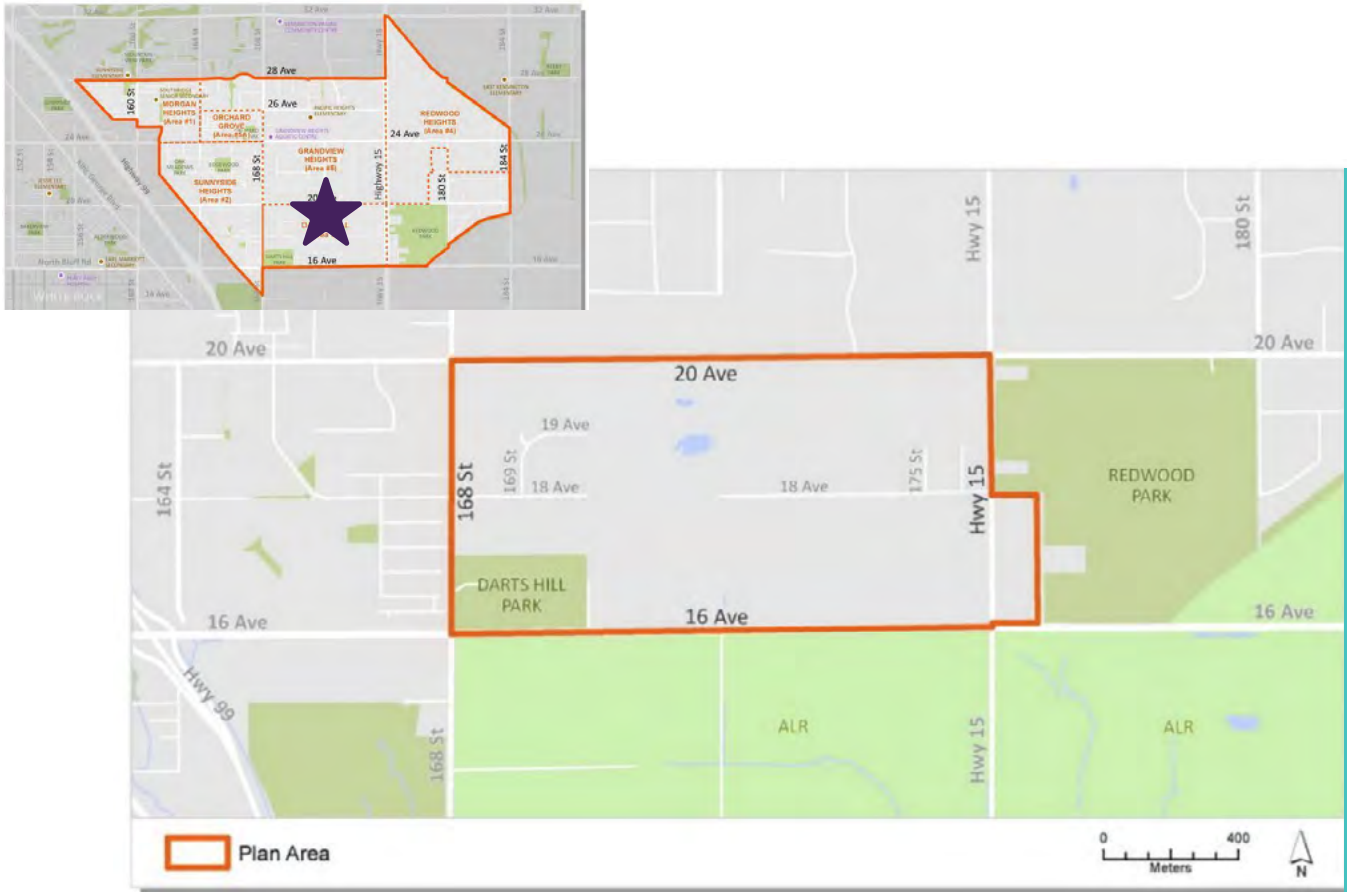


FIGURE 29 Darts Hill NCP, Source: City of Surrey

Darts Hill NCP was approved by Council on May 10, 2021. This is the fifth planned neighbourhood within the Grandview Heights community.

At the time of the May, 2021 report, City staff report that urban development within these NCP areas (Morgan Heights, Sunnyside Heights, Orchard Grove, and Redwood Heights), is “well underway, with most approved plan areas under application, in development, or built out.”

A village core is planned for 171st and 20th Avenue as a focal point for the neighbourhood with development densities greatest in this core along with adjacent roads and connectors. Growth projections based on build out assume an eventual population of 9,600 residents. The School District’s student projections are indicating for up to 801 elementary students and 403 secondary students in this area.

In this report, the City states that to meet this demand, a new elementary school is being planned at the corner of 20th Street and 174th Avenue and that the School District has acquired this property. Although still at the proposal stage, the report suggests that the school would open approximately 2025. It is suggested that in the interim, students would attend Edgewood Elementary. The report states that Edgewood opened with 363 students and has a capacity of 605. This number does not represent the full opening number for Edgewood as when Edgewood opened in January of 2021, this simply transitioned a portion of the student population over from a substantially over-crowded

Pacific Heights as an interim measure. When the school opened its doors that first September in 2021, just a few months later, it enrolled 606 students which is full capacity.

The demand for secondary students at the time of the Corporate Report was anticipated to be met by the newly opening Grandview Heights Secondary (capacity 1500) which had received approval and would be opened in 2021. As stated earlier, while it opened, again in a transition year, with 1142 students. The following year it was beyond capacity and in September 2023 it is enrolling more than 1700 students.



Redwood Heights



FIGURE 30 Redwood Heights Density Map.
Source: City of Surrey

Redwood Heights NCP sits at the northeast end of the Grandview Land Use Plan and is a comprehensive strategy for the establishment of a new community in South Surrey. In September of 2009 Council adopted recommendations to proceed with preparations for Stage 1 planning and In May of 2020, Council approved the Stage 2 final report and extensive planning has been completed. The Report included changes to land use and transportation networks and lays the foundation for an estimated 6,000 residential units. The approval of Redwood Heights follows the approval of NCPs at Morgan Heights, Sunnyside Heights, and Orchard Grove. “Urban development within these NCP areas is well underway, with most approved plan areas built out, under application, or in development” (City of Surrey, CR2020-R079).

The NCP envisions a “compact, sustainable and livable community” concentrating higher density

land uses around a neighbourhood commercial centre near 28th Street and 178th Avenue. In all, there are over 200 acres of land designated for residential use. The Report indicates that the School District has secured a site for a future elementary school within the NCP. The site was purchased in January of 2020. This school will be instrumental in serving the growing population.

The Stage 2 Report projects that there will be 584 students from within the NCP that will attend Surrey Schools by 2027 with the number projected to grow by up to 945 students by 2032. In the report, they state that the future demand for elementary students will come from the new school supplemented by the capacity at East Kensington Elementary³. At full build-out, the Redwood development is projected to produce 1615 students (1,069 elementary, 546 secondary).

³East Kensington is the smallest school in the District with a capacity of 93 students.

Orchard Grove

In 2012 City Council approved the Stage 2 Plan for Orchard Grove. This region within the Grandview Heights Land Use Plan was amended in 2016 and again in 2018.

This is a small area, between 164th and 168th Street and 24th and 26th Avenue. In the Corporate Report, there is mention of pathways to a proposed elementary school south of this development. There is no mention of school aged student

projections. The September 2023 enrolment from this region includes 216 elementary students and 129 secondary students for a total of 345 students. There has been very active development over the past few years with more development underway. This development includes a current application for a six-story mixed use building including 144 residential units at the northwest corner of 24th Avenue and 168th Street.

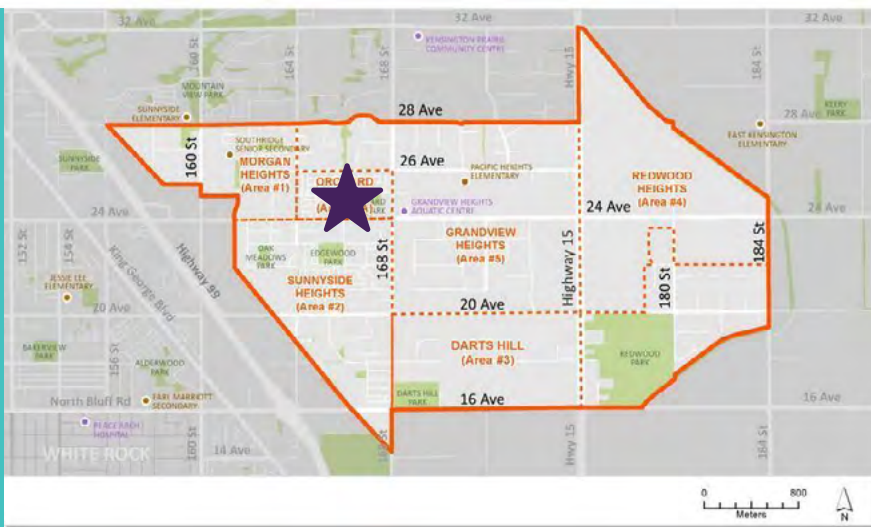


FIGURE 31 Orchard Grove Highlighted within Grandview General Land Use Plan.



Semiahmoo Town Centre

Bordering the City of White Rock, the Town Centre in Semiahmoo is another area of active development. The Town Centre Plan was approved in January 2022 and envisions the cultural heart of South Surrey. The Plan maps

out the growth and development that is projected to occur over the next 30 years.

The Stage 2 Report indicates that this is a slow growing community with approximately 6400 residents and the demographics have a much higher proportion of seniors (35%) than the rest of Surrey (14%). Family sizes in this area are also much smaller than the City-wide with 37% of households being single person. The Stage 2 process included refining land use and building heights.

Given that the Plan anticipates slow growth over decades, development is not projected to result in a rapid increase in student numbers and enrolment. The Report comments that the School District has confirmed that it has the capacity to meet projected demand in school population and that all elementary schools have capacity for expansion.

The Semiahmoo Town Centre Plan projects modest population growth over several decades. At full build out, it is projected that there will be an increase from 421 students to approximately 1479 students.

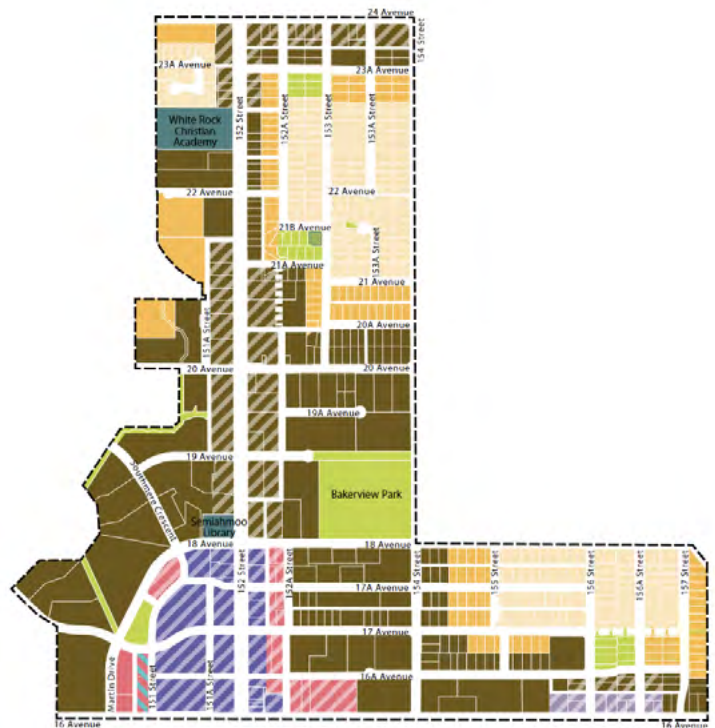


FIGURE 32 Semiahmoo Land Use Map.
Source: City of Surrey



Campbell Heights and South Campbell Heights

Campbell Heights including South Campbell Heights is a region of southeast Surrey that borders Langley. This is an area that is an industrial and business park area with South Campbell Heights also including

the designation of mixed employment. The area contains conservation designated lands as well as a large business park. Campbell Heights has a Local Area Plan that was last updated in 2004. The Campbell Heights plan does not include any designation for residential use.

There is an active Land Use Plan for South Campbell that was updated and endorsed in July, 2023. The changes in 2023 were minor and a Stage 2 Plan is anticipated to come forward in mid 2024. The area has a large designation of “Mixed Employment” which includes a mix of “industrial, business, office, and supportive commercial uses that are not suited for Town Centres” (Corporate Report R036, Feb. 2022). Residential Uses have been removed from the Plan and staff at the City of Surrey project that the remaining industrial and commercial capacity will build out over the next decade.

Student enrolment in this area is very low given the nature of the land use. There are fewer than 30 students in this region.

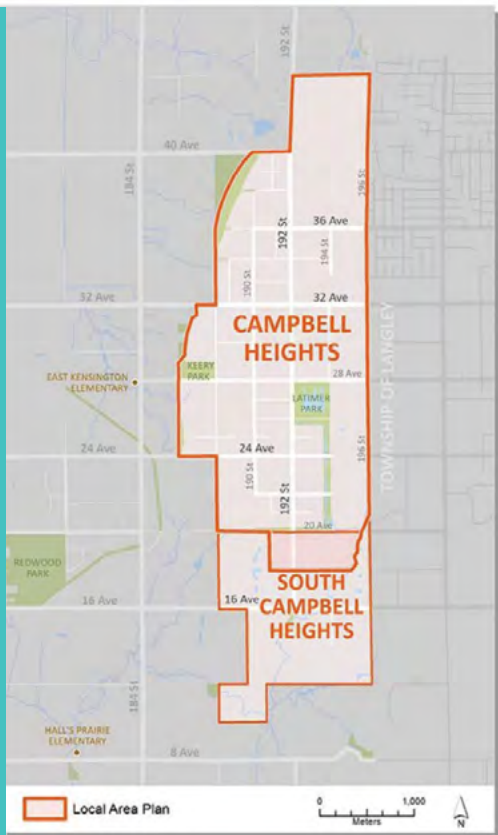


FIGURE 33 Campbell Heights Land Use Area. Source: City of Surrey



Douglas

Douglas is Surrey’s most southern urban neighbourhood. This area borders the United States and neighbours to the Peace Arch and Pacific border crossings. The region is mainly residential and

includes some commercial shops as well as

recreation parks and an elementary school. The area is also bordered by ALR and a golf course to the north.

The City’s Stage 2 Plan was adopted in 1999. At the time of adoption, the area was semi-rural and development had not begun in earnest. At the time, with development on the horizon, a school site was identified at the location of what is now Douglas Elementary. The Land Use plan at the time projected 954 housing units and roughly 2900 residents at build out.



FIGURE 34 Douglas Land Use Area. Source: City of Surrey

The original Land Use Plan that was proposed in 1999:

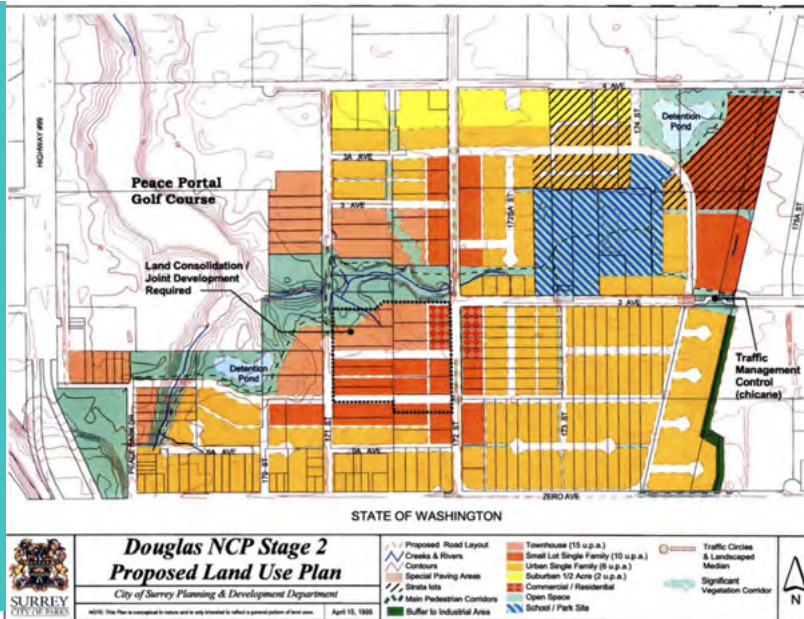


FIGURE 35 1999 Douglas NCP Land Use Plan.
Source: City of Surrey

A side-by-side view shows the differences that have evolved over time and how density has shifted.

The area has built out significantly and there are still development applications underway. As of September 2023, there were 569 students who reside in the Douglas NCP. This includes 399 elementary students and 170 secondary students. It is important to remember that the catchment of the elementary school extends well beyond this small NCP, eastward to the Langley border and north to 20th Avenue for much of the catchment given the rural nature of the region to the east of this NCP.

The current Land Use Plan that was amended in 2007:

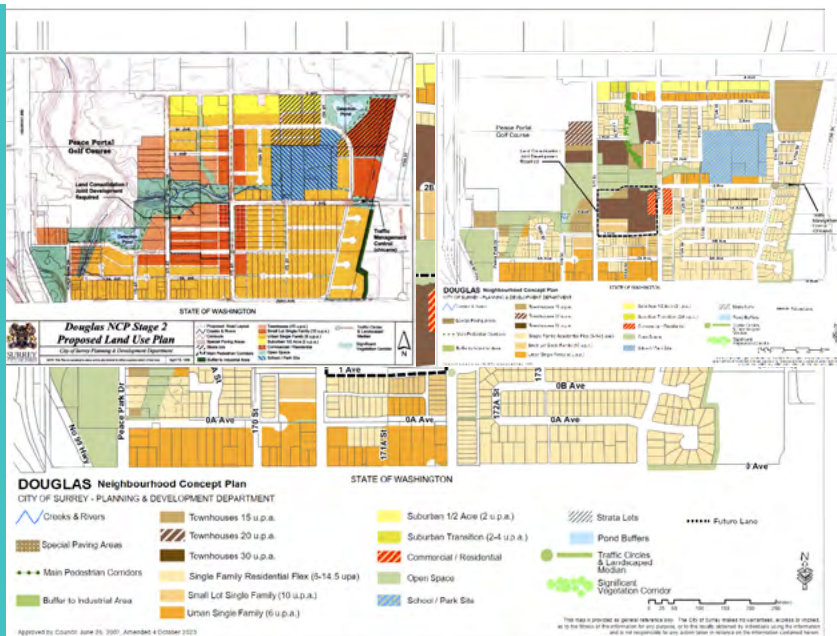


FIGURE 36 2007 Douglas NCP Land Use Plan.
Source: City of Surrey

The City of Surrey’s current data lists 2,183 units in the Douglas elementary school catchment in 2023. There are currently additional applications (application numbers included) within the Douglas NCP for additional residences that include:

- 39 townhomes and 77 apartments; (16-0679-00);
- 18 townhouse units (20-0045-00);

- 38 townhouse units (22-0281-00);
- 57 apartments (21-0251-00); and
- 28 townhouses and 64 apartments (17-0146-00).

In total, this is an additional 321 units (123 townhome and 198 apartments). Douglas is currently operating at 83% capacity with approximately 100 empty seats.



King George Corridor

The King George Corridor is an area that has largely been built out. The region lies between King George Boulevard and Highway 99.

The Land Use Plan for this region was endorsed in 1995 but this historical document is an important opportunity to reflect upon lessons learned as a way to

solidify and reinforce planning for the future. This Corridor is an essential access point to South Surrey and White Rock. Connectors and transition points allow the flow of people east and west from these major arteries of King George Boulevard and Highway 99.

The 1995 Land Use Plan summary carefully considered the regions between 24th and 32nd Avenues and states:

The nodal commercial development concept is possible if residential development is encouraged in between the nodes to cap potential lineal expansion of the commercial uses along King George Highway. To achieve this long term objective, it will be necessary to allow redevelopment at higher residential densities or clustering of densities on the large, deep lots existing on both sides of King George Highway north of 24th Avenue.

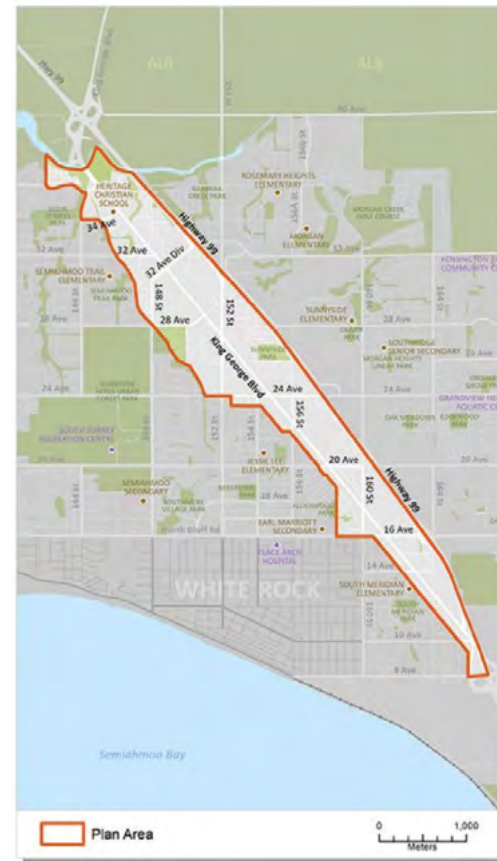


FIGURE 37 King George Corridor.
Source: City of Surrey

As development in the area progressed, there is, in fact, substantial commercial development between these avenues and much of the region along King George is now zoned commercial. There is also residential development, as was anticipated and encouraged in the 1995 Plan. The Plan recommended densities of 15-45 units per acre (u.p.a.) between 24th and 32nd. In other areas the city anticipated density between 8 and 15 u.p.a. The current zoning for this region has single family residential and comprehensive development areas with density ranges from 16 to 30 u.p.a.

At the time of the Plan, the region in this Corridor that faced the most substantial change for the School District is the area north of 24th Avenue. In 1995, this region was served by the original Sunnyside Elementary which was located at the intersection of 152nd Street and King George Boulevard. In addition, there was a new school on the horizon named as “Elgin Estates Elementary.” This school later became Semiahmoo Trail Elementary which opened in 1997.

In the 1995 Plan, which included substantial consultation with the School District, speaks to adjusting catchment areas to accommodate the coming growth. In 2005, City Council endorsed the Grandview Heights Land Use Plan and development of NCPs at Morgan Heights and Sunnyside Heights were a top priority. In early 2009 the Board of Education consulted with the

community on the closure of Sunnyside Elementary School and on April 16th, 2009 passed a motion to close the school with the re-opening of a new Sunnyside Elementary scheduled for September 2011 on the East side of Highway 99 to accommodate the new growth. In 2012 the School District tendered the construction a new Sunnyside Elementary Site on the east side of Highway 99 and moved to dispose of the old site. The new Sunnyside would open in September 2013 with 422 students, only 35 below it’s operating capacity of 457. It would grow to 578 in two years, and to 656 by 2018 with 12 portables on site. In 2020 a 10-classroom addition was approved and the school would also be relieved by additions at Pacific Heights and a new school at Edgewood which, in its first September would be at full capacity of over 600 students.

The new Sunnyside addition would open in the spring of 2023 and the school currently enrolls over 640 students. The region in the King George Corridor where the old Sunnyside was located and subsequently closed and disposed, now serves 661 students. Of these, 389 are elementary aged and 282 are secondary aged. Semiahmoo Trail elementary was constructed with a capacity of 275 and enrolled 461 students in September 2023. A 10 classroom addition is currently underway. Part of the region now falls within Jessie Lee’s catchment and this school is also at capacity.



The City of White Rock

The City of White Rock is encompassed by South Surrey and lies along the shores of Semiahmoo Bay. The City has just over 20,000 residents and covers approximately 5 km².

Two schools are located within the boundaries of White Rock. White Rock Elementary and Peace Arch Elementary. Residents in White Rock have access to three Surrey Secondary Schools, Earl Marriott, Elgin Park, and Semiahmoo Secondary.

Given the small increase in population projected for White Rock, it is not anticipated that this growth will have a large impact on school capacity. The schools that are situated within White Rock include specialty programs such as French Immersion and Fine Arts. As a result, there is a substantial number of students who live outside the City of White Rock but attend schools in White Rock. For the City of White Rock, as of September 2023, there were 1882 students who live in the City (854 secondary, 1028 elementary).

The City's planning documents includes an updated Official Community Plan that was completed in 2021. That Plan projects that the population will grow to just over 25,000 people by 2045. The focus for planning is on the Town Centre. The Town Centre is part of the Metro 2040 vision which includes the City of Surrey's Semiahmoo Town Centre as identified in Figure 38. The Metro 2040 plan encompasses all municipalities in the Greater Vancouver Region and the City of White Rock has accepted and endorsed the plan and will continue to ensure alignment between their planning and the larger regional vision.

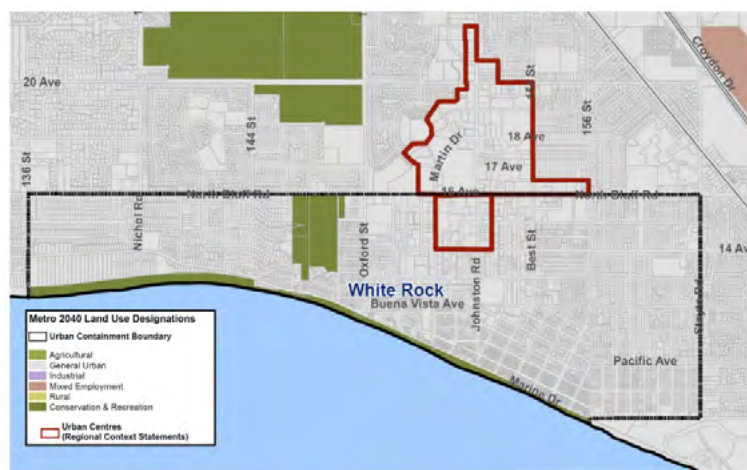


FIGURE 38 City of White Rock Town Centre, Source: City of White Rock

Schools that Serve the Region

South Surrey and White Rock represent a large area which is separated from the rest of Surrey by ALR and the lowlands of the Nicomekl and Serpentine Rivers. Given its large ALR and farming areas to the north and east, the greatest concentration of population is in the south and southwest of the region.

Within South Surrey, the secondary schools and their associated elementary schools which make up the families of schools that serve the region are:

SECONDARY SCHOOLS

Elgin Park	Earl Marriott	Grandview	Semiahmoo
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ELEMENTARY SCHOOLS

Chantrell Creek	Douglass	East Kensington	Bayridge
Crescent Park	Jessie Lee (shared)	Edgewood	HT Thrift
Ocean Cliff	Laronde	Morgan	Jessie Lee (shared)
Ray Shepherd	Peace Arch	Pacific Heights	White Rock
Semiahmoo Trail	South Meridian	Rosemary Heights	
		Sunnyside	

Enrolment Pressures and Capacity

Of the schools listed above, over half of them are over 100% capacity with the current average capacity of those 12 schools being 126%. The current pressures on schools and their capacities is projected to grow by 2032 to 16 schools over 100% capacity with an average capacity of 140%. In the

entire region, there are only a small handful of schools, that are projected to be within capacity (Ray Shepherd, Ocean Cliff, and White Rock). White Rock Elementary received a recent 8 classroom addition to provide additional long-range capacity.

Five-Year Capital Plan Response

In the current Five-Year Capital Plan, there are projects that are identified and awaiting a response to address capacity issues in South Surrey. The projects are:

- Grandview Heights Secondary Addition 500 students
- Darts Hill Region New 900 capacity elementary school
- Grandview Heights Region New 1500 capacity secondary school
- Redwood Heights Region New 900 capacity elementary school
- Grandview Heights Region New 900 capacity elementary school
- Pacific Heights/Sunnyside Heights New 880 capacity elementary school

The list above demonstrates the rapid growth and development that is occurring east of Highway 99 in the Grandview area with all proposed projects serving that region.

Current Mitigation Strategies

South Surrey has been an area of intense capital planning in response to growth. Since 2010 there have been several projects either underway or completed. These projects include:

- Sunnyside Elementary 421 capacity new school opened 2013
- Rosemary Heights Elementary 2 classroom addition 2016
- Morgan Elementary 4 classroom addition 2016
- Pacific Heights Elementary 12 classroom addition 2020
- Douglas Elementary 607 capacity new school opened 2020
- Edgewood Elementary 607 capacity new school opened 2021
- Grandview Heights Secondary 1500 capacity new school opened 2021
- Morgan Elementary 8 classroom addition 2023
- White Rock Elementary 8 classroom addition 2023
- Sunnyside Elementary 10 classroom addition 2023
- Ta'talu Elementary 27 classroom (675) new school projected opening 2025
- South Meridian Elementary 8 classroom addition projected opening 2025
- Semiahmoo Trail Elementary 10 classroom addition projected opening 2025

Given the pressures in the region, portables are used extensively across many schools. Some of these portables are temporary while new construction projects are underway. However, given the growth in the region, the use of portables is likely to play a major role as an ongoing mitigation strategy. As of August 2023, there were 75 portables in use for instruction in South Surrey. This represents the enrolment sufficient for 3 elementary schools.

Given the building and growth in the region, there have been several boundary moves. In addition to those boundary moves, in one case, students from

Pacific Heights were bussed across two secondary catchment areas to attend Elgin Park for two years while awaiting construction of the new Grandview Heights Secondary School due to insufficient space at Earl Marriott Secondary despite both an extended day schedule and numerous portables.

Program moves have also been common in this region. Consideration or movement has included Montessori, French Immersion, the MACC (Gifted) program, Speech and Language Services, Social Development Programs and the development and adjustment of an Outdoor Education Program.

Recent Enrolment Trends

Figure 39 shows the trends and patterns of enrolment in South Surrey. This includes the capacity achieved through projects recently completed and under construction which are anticipated to open prior to the 2032 projections. It does not include projects identified as proposed on the Five-Year Capital Plan.

From the projected 2032 enrolment, it is clear that there is significant need in the region and the district will continue to prioritize and plan to meet this need.

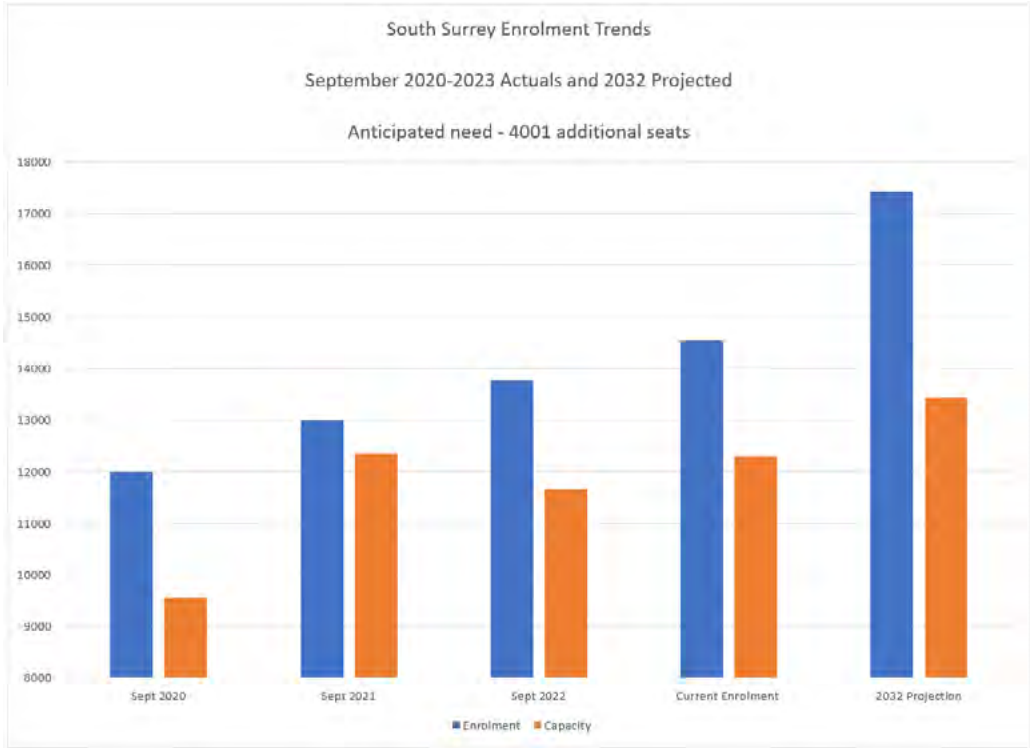


FIGURE 39 South Surrey enrolment trends and capacity. Includes projects currently in construction.

Future Need

As indicated by the number of proposed projects on the Five-Year Capital Plan, there is substantial need in an area that is undergoing significant growth.

Looking back at the past, the City of Surrey endorsed the Grandview Heights Land Use Plan in 2005 and NCP development began at Morgan Heights and Sunnyside Heights. Morgan Heights Stage 2 plan was endorsed in 2005, Sunnyside Heights in 2010, and Orchard Grove in 2012. These three NCPs have driven significant development in the area and the School District has responded with several projects.

On the horizon, the Redwood Heights NCP was completed in 2020, and Dart's Hill in 2021. These are substantial areas and if patterns of development continue, the District can anticipate growth consistent with Sunnyside Heights and Orchard Grove as the most recent NCP completions. As one example, in the region immediately surrounding the proposed new school at Darts Hill, there currently are applications in process for 1316 townhomes. This area represents early development applications in just over 2 city blocks. In the immediate single city block surrounding Edgewood elementary, which is building out quickly, there are 498 students, 349 of which are elementary and 149 secondary. The comparison between Edgewood and the proposed school in Darts Hill is to show the potential for new students as the region continues to build out.

While there are always variances in timing, the Morgan and Sunnyside NCPs have developed over an approximate 10 year period. Sunnyside (2010) and Orchard Grove (2012) are not yet fully built out but already have substantial population putting pressure on schools and creating 2 new elementary schools (Edgewood and Ta'talu) and 4 additions (Pacific Heights, Sunnyside, Morgan (two additions). With Darts Hill (2021) and Redwood Heights (2020) NCPs completed, the District should anticipate significant development. The

critical future need of selecting sites is in place in both these NCPs, but there is yet to be a new site for a future secondary school.

There are currently 5997 secondary students enrolled in 4 schools which is 497 students over capacity. There are projected to be an additional 1564 secondary students by 2032 which would total 2061 students over capacity. Grandview Heights Secondary was approved in October of 2016 and opened in September 2021 with a time span from approval to opening of 5 years. Over the past 4 years, secondary enrolment has grown by over 300 students each year (average growth 358 students per year). At that current rate, the District will be 1500 students over capacity in its secondary schools by September 2026 and will surpass it's 2032 projection by 2028 when the district would be over 2200 students over capacity. The need for a site is critical as are contingency plans for substantial over capacity while awaiting approval for a new secondary school to be opened. At this time, as stated above, the District has not received approval to acquire land for an additional future secondary school.

With most of the growth surrounding the Grandview Area, there is also the school at Hall's Prairie. All students were moved from Hall's Prairie to Douglas and Douglas is currently operating at 100 students below capacity. It is a long-range view to consider the future of Hall's Prairie and East Kensington and how these schools will continue to serve the region given East Kensington's specialty program and small size, and Hall's Prairie's small size and well-maintained building that was temporarily vacant. After a recent review of use, the District has committed to re-opening Hall's Prairie in September 2023 where it will host an outdoor focused program which has been very popular at East Kensington. It is anticipated that Hall's Prairie will re-open at capacity.

Whalley

Whalley is located in the northwest corner of the City and is one of Surrey's oldest neighbourhoods. Bounded on the north by the Fraser River, it is home to City Hall, Simon Fraser University, Kwantlen Park University, City Centre Library and Surrey Memorial Hospital. This region is a major transportation hub and hosts Surrey's 4 Skytrain stations. In the centre of Whalley is Surrey's City Centre which is undergoing major transformation and development and it is the business heart of the City of Surrey.

City of Surrey Planning and Development

There are three land use plans in place in Whalley. The City Centre, The South Westminster Concept Plan and South Westminster. There is also active work underway with the Imagine Scott Road Visioning Study which travels north-south through Newton and these plans were covered in this report under the Newton zone of the City.

South Westminster Heights Neighbourhood Concept Plan

The South Westminster Neighbourhood Concept Plan area rests atop the Scott Road Corridor along the Fraser River as illustrated in Figure 40. This is a largely industrial area served by the Fraser River.

The area is characterized by a port and associated industrial lands with business and mixed use to the north. In 2001 the City investigated rezoning and land use opportunities in the area with the intention of advancing employment and higher quality development. In 2003, public consultation concluded, Council endorsed amendments to zoning and the NCP was approved. In 2022 Council authorized staff to update the NCP to reflect market conditions and to further refine transportation networks. This update was linked to, and combined with, the Scott Road Corridor which has its northern end in South Westminster. The work proposed "will form the basis for the development of transit supportive secondary land use planning along the planned R6 Rapid Bus Corridor" (Corporate Report R071).

The NCP update is anticipated to be presented to Council in summer of 2024. The initial report will include engineering strategies and design guidelines. It is not anticipated that this region will generate significant population. The updates to this area are more focused on transportation and access, which will impact Whalley and the Scott Road Corridor down into Newton.



Surrey City Centre

Surrey City Centre is the heart of Whalley and as stated earlier is the core of the City of Surrey. This area is undergoing significant transformation and is an area of intense development and renewal. The City’s vision is for “high density residential, commercial, mixed use, and institutional development.”

In 1991 the City was planning for the concentration of density at the coming Skytrain Stations that would run through the heart of the City. This was the first time of planning for a compact downtown core. In 2003 the City initiated a Whalley Enhancement Strategy and a reaffirmed urban design concept was created to encourage growth and density along the transportation services. In 2006, Council directed staff to update this vision and a comprehensive revisioning and planning process began. Given the scope of this undertaking, the process culminated in January 2017 with the approval of a Stage 2 Plan in the receipt of a 565-page report. The vision proposed was “a walkable high density, transit-oriented downtown for South of the Fraser...envisioned to be the Fraser Valley’s metropolitan centre” (Corporate Report R014). The existing population of 32,000 is projected to double to 68,000 by 2033.

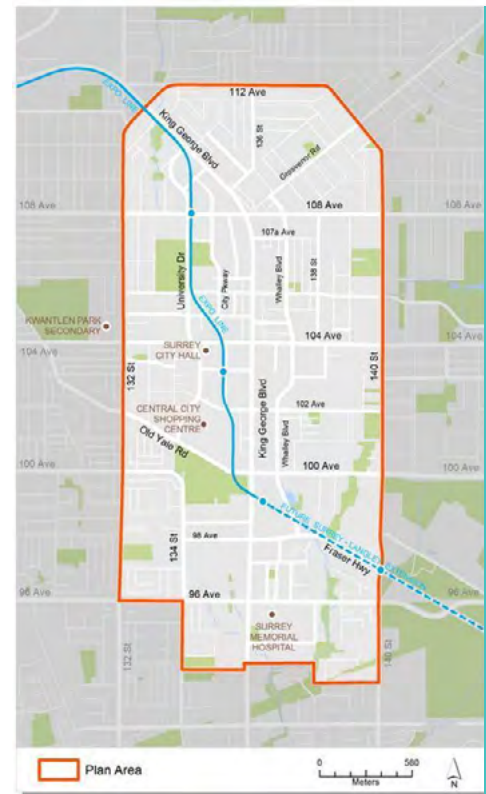


FIGURE 40 Surrey City Centre, Source: City of Surrey

The plan for City Centre includes several distinct neighbourhoods.

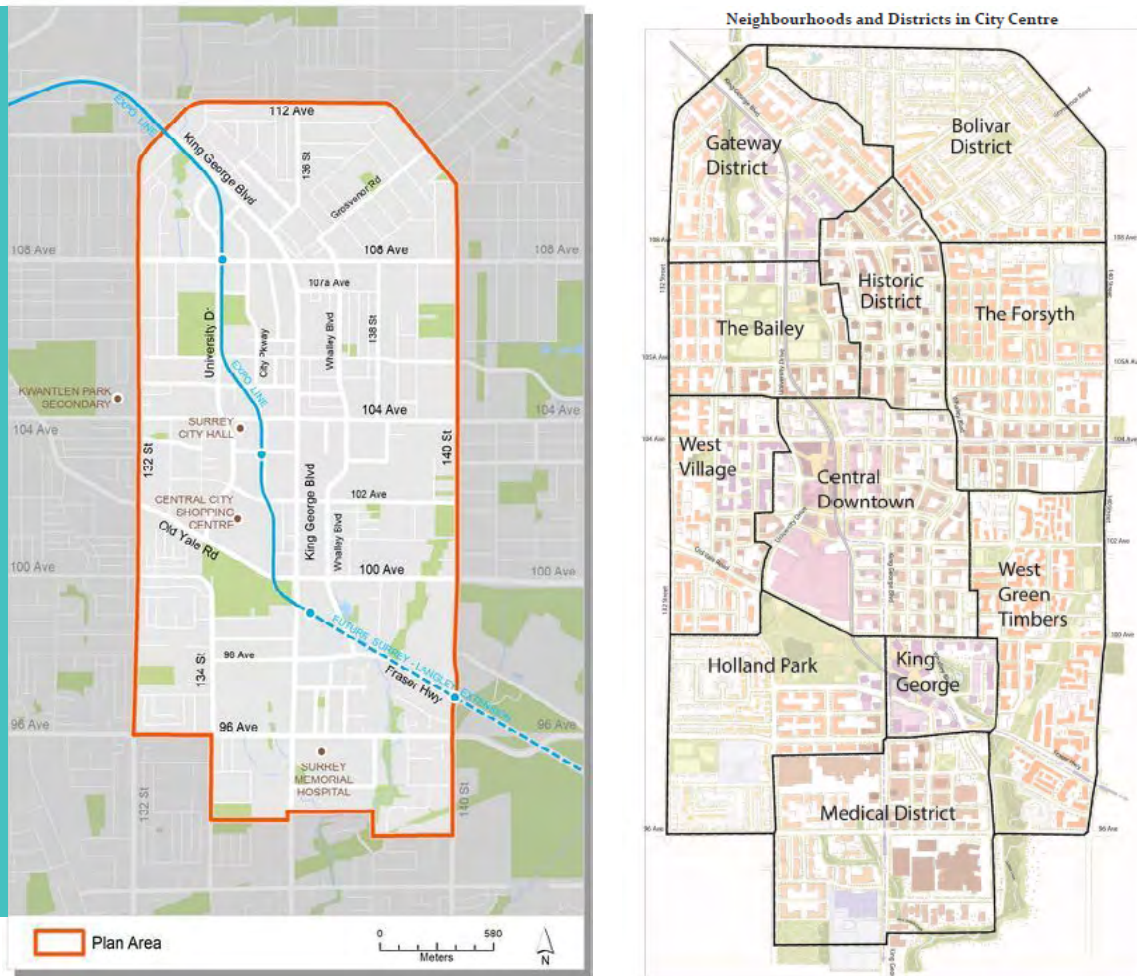


FIGURE 42 Neighbourhoods and Districts in City Centre. Source: City of Surrey

Each of the neighbourhoods has their own distinct character and intention and the neighbourhoods are arranged into Districts as indicated in Figure 42. There are Mixed Use Neighbourhoods, that run

down the core of the City Centre from Gateway and many of the surrounding neighbourhoods have been identified as residential.

MIXED USE

Central Downtown

King George

Gateway

Historic District

The Forsyth

Medical District

RESIDENTIAL

Bolivar

Green Timbers

Holland Park

The Bailey

West Village

In each of the residential neighbourhoods identified, Figure 43 shows the counts of existing populations and then population projections out to 2043.

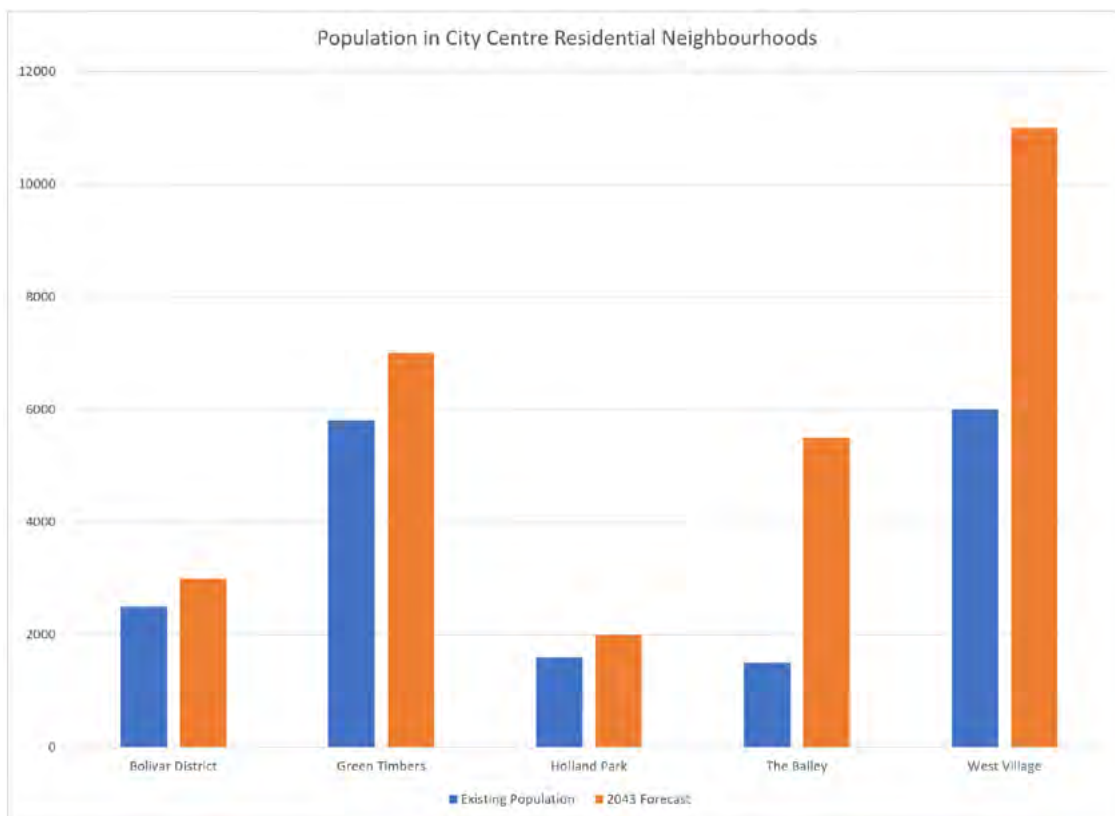


FIGURE 43 Existing and Projected Population City Centre Residential Neighbourhoods,
Source: City of Surrey



FIGURE 44 Existing and Projected Population City Centre Mixed Use Neighbourhoods, Source: City of Surrey

The population projections in Figures 43 and 44 project growth by over 10,000 residents in the residential neighbourhoods and 20,000 in the mixed use neighbourhoods by 2043. Using current enrolment data in the School District as a ratio of students to total population, the projected number of new students for City Centre by 2043 would be over 3000 new students. This is consistent with a doubling of the total current population. All of these projections are taken from the City’s 2017 report. In July of 2022, in response to “changing conditions and ongoing growth in City Centre, including the extension of Skytrain along Fraser Highway” there

was a further update to City Council. The intention of this review was to create a renewed vision for land use planning.

In this 2022 update, The City indicates that it has received inquiries for denser forms of housing including low rise apartments and townhouses throughout the Bolivar Neighbourhood. Council has approved applications for “multiple low rise apartments” so an update to land use is necessary. The Green Timbers District requires an update due to Skytrain and the City has expanded the boundaries of the City Centre planning area with minor adjustments on the southern and northwest ends.

Schools that Serve the Region

In Whalley, there are 5 families of schools that serve the region as indicated by Figure 45.



FIGURE 45 School Catchment Areas overlapping City Centre.
Source: City of Surrey

The secondary schools and their associated families of elementary schools are:

SECONDARY SCHOOLS

L.A. Matheson	Kwantlen Park	Guildford Park	Queen Elizabeth
---------------	---------------	----------------	-----------------

ELEMENTARY SCHOOLS

Cedar Hills	Bridgeview	Ellendale	AHP Matthew
Kennedy Trail	Forsyth Road	Hjorth Road	Betty Huff
Kirkbride	James Ardiel	Holly	Cindrich
Prince Charles	KB Woodward	Lena Shaw	Creekside
Royal Heights	Old Yale	MJ Shannon	David Brankin
Senator Reid	Surrey Traditional	Riverdale	Simon Cunningham (Shared)

Guildford Park’s enrolment and associated families of schools were reviewed in the Guildford section of this report. Given the enrolment pressures,

comments considering Guildford’s capacity will be made here as well as there is substantial overlap with the Whalley region.

Enrolment Pressures and Capacity

Of the schools listed above, there are substantial differences between the schools in the L.A. Matheson family and all other families in this region. The LA Matheson catchments fall largely in industrial and commercial land and in contrast to much of the rest of Surrey, this is a family of schools with excess capacity. No school in this family is over 90% capacity. The average September 2023 utilization is 78% and this is not projected to change by 2032. If this family of schools is excluded from capacity calculations in Whalley, the current

average jumps to 97% and 18 of 26 schools are over 90% capacity. By 2032, these remaining schools are projected to have an average utilization of 116%.

For enrolment analysis of this region, the LA Matheson family will be excluded and in the future needs section, comments will be provided to consider how boundaries may be changed to help resolve some of the lower capacity issues.

Five-Year Capital Plan Response

The current Five-Year Capital Plan identifies projects that support growth in the region. A current project that has been proposed to the Ministry and awaits response is:

- Old Yale Elementary 10 classroom addition raising capacity to 705

Current Mitigation Strategies

Recently approved projects have included expansions at both KB Woodward (8 classrooms) which opened in September 2023 and a 20 classroom addition underway at Kwantlen Park Secondary. In addition the Ministry has supported the Design Phase of an 18 classroom addition at Guildford Park Secondary.

There is extensive use of portables in this region with 48 portables current on school sites as of August 2023. A majority of these portables are at KB Woodward and at Kwantlen Park supporting both the growth and the construction projects.

Given the overall low enrolment in the regions surrounding City Centre, there have been few

mitigation strategies needed in this region beyond portables. That pattern of not having to provide mitigation strategies beyond portable is quickly changing considering how the downtown core is quickly developing. For example, at the February 12, 2024, City Council meeting approval was given for 5 residential towers of 21, 24, 37, 33 and 38 stories totalling 1789 residential units. These approvals were in addition to the approvals in January of three towers of 56, 60 and 65 stories with an additional 1541 residential units. The actual student yield from these large tower developments will need to be closely examined to adequately adjust the long range student projections.

Recent Enrolment Trends

The recent enrolment trends show the development and densification of the City Centre region of Whalley. It is expected that as the further development and expansion of City Centre is undertaken, that these projections will require significant revision.

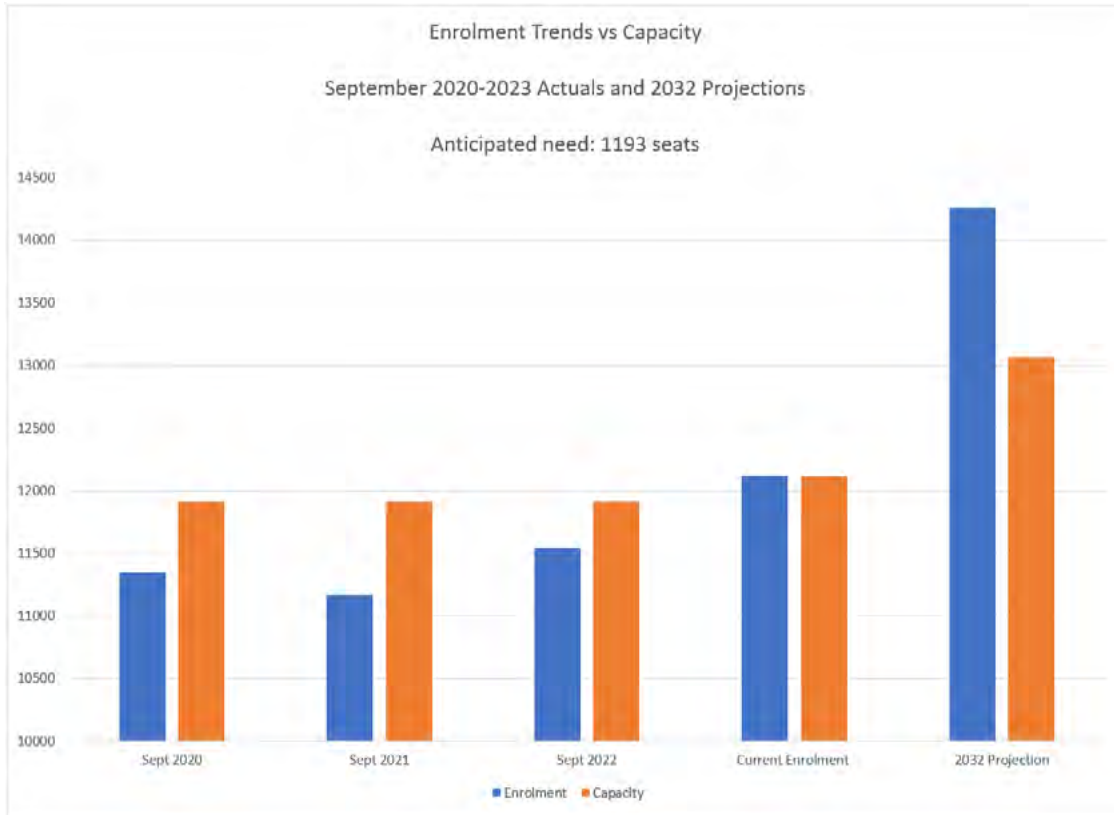


FIGURE 46 Whalley Enrolment trends vs Capacity, including recently completed or approved projects.

Figure 46– Whalley Enrolment trends vs Capacity, including recently completed or approved projects

The enrolment trends in the heart of Whalley show a shortage of close to 1200 seats by 2032 given current projections. These projections do not include the updated City Centre Plan which in 2022

was updated to “introduce multi-family residential and mixed-use of moderate to high densities” in the Bolivar and Green Timbers Districts. The capacity numbers in these projections also include the projects at both Guildford Park Secondary and Kwantlen Park Secondary in addition to the completed project at KB Woodward Elementary.

Future Need

Whalley is an area undergoing significant transformation. The past 15 years have seen substantial growth and development as populations shift to the creation of a city core designed to be a major metropolitan hub south of the Fraser River. The revitalization of City Centre, with the completion of Stage 2 planning in 2017 and now a 2022 update demonstrates the rate of activity not only underway but looming. The expansion of Skytrain will further fuel this expansion and development.

The 2017 Surrey City Centre Report (City of Surrey) states that secondary schools that serve the region are nearing capacity. As of 2023, the three secondary schools that serve the immediate core (Queen Elizabeth, Kwantlen and Guildford Park) are over 600 students beyond capacity. The 20-classroom addition (500 seats) at Kwantlen and an 18-classroom addition (450 seats) will help this however Guildford Park also serves a much larger region beyond Whalley and well into the Guildford Zone of the City. It is likely that by the time these additions are completed (2027 (KP) and 2028 (GP)), the schools will remain at or beyond capacity.

The 2017 Report also states that in the long term, there are insufficient schools to accommodate the growth in City Centre. The City suggests opportunities to work with the School District to explore joint development of facilities and future urban school concepts. This report will include recommendations on urban design.

The core set of elementary schools that serve the City Centre region are approximately 300 students over capacity as of September 2023 including the newly opened addition at KB Woodward. By 2032 they are projected to be over 1100 students over capacity without including the newly adopted increased density in City Centre as of 2022.

Similar to Fleetwood, this is an area where an urban school design is urgently needed. There will be insufficient land to accommodate a traditional school site, and with over 30,000 additional residents on the long horizon, there will be no means to accommodate these children in school without rethinking school design.



EDUCATIONAL PROGRAMMING

Surrey is a large and diverse school District which operates a wide range of schools and programs. The District has 103 elementary schools, 21 secondary schools, five student learning centres, three adult education centres, a distributed (online) learning program and a variety of satellite and inter-agency programs serving a wide range of specific student needs. The District is organized as a K-7 and 8-12 system.

In Early Learning, Surrey provides Ready, Set, Learn events throughout the district to provide three and four-year-old children and their families with an opportunity to participate in a series of play-based learning activities within the school setting. Parents/caregivers learn more about community supports and receive helpful tips to support their child's learning and development.

StrongStart is a free drop-in program where parents/caregivers and their children, from infants to 5 year-olds, can participate together in a range of early learning experiences with an opportunity to play, learn and grow together. Parents and caregivers discover new ways to support their children's learning at home and may make valuable connections with others in the community who are also attending the centre. Locations and other details are available at surreyschools.ca under "Early Learning".

In regular schools, the District offers a variety of specialized and "choice" programs for students. The range of programs includes:

- Indigenous Learning supports Indigenous students and families across all schools;
- Learner Support Teams, English Language Learner programs, and Gifted Education;
- Community Schools Partnership provides programming, support and resources to our vulnerable students before and after school, and during school breaks;
- Core French, French as a Second Language, French Immersion and Intensive French programs;
- Punjabi Language program;
- Advanced Placement courses and International Baccalaureate programs for secondary students;
- Montessori, Traditional and Intensive Fine Arts elementary school programs;
- Learning Centres, Growing Together (pregnant and parenting moms);
- Inter-A (Integrated Academics);
- Settlement and multicultural support through the Surrey School District Welcome Centre;
- Post-Secondary Training for Education Assistants, Applied Behaviour Analysis Support Workers, Building Service Workers, Clerical, and Hairdressing;
- Adult and Continuing Education opportunities;
- International Education short and long-term programs;
- Surrey Academy of Innovative Learning (SAIL): A Blended Learning Online School (K-12)";
- District Career Education Partnership programs, career- oriented programs, Co-op Education, Secondary School Apprenticeship and work experience placements; and
- EKOLogy: East Kensington Outdoor Learning elementary program.

SCHOOL CAPACITIES AND PROJECTED ENROLMENT

[Appendix VIII](#) includes a complete list of all schools, their operating capacity and the 10-year projected headcount enrolment. These projections are updated annually and are also aligned with the City of Surrey’s long-range projections of housing units.

The tables provided in this Appendix also include the actual September 2023 enrolment and current capacity utilization of all schools.

As a key mitigation strategy, Surrey maintains an extensive inventory of portables. Portables are used for a range of things including supporting capital projects, providing specific programming

such as band or music, but most importantly, portables are the single largest way to deal with capacity overflow. The District maintains a wide inventory of portables and [Appendix IX](#) includes this inventory. The Portable Inventory is as of August 2023 and does not include the modular classrooms used for full day kindergarten.



FACILITY CONDITION AND RENEWAL

The Facilities Condition Index (FCI) is a measure of the overall physical condition of a building. The FCI is calculated based on the eligible requirements and building replacement value. These numbers are obtained from building assessments performed by VFA Canada. On an annual basis, the District provides updates to the Ministry on any upgrades that have been completed under Minor Capital Projects and VFA documents are then updated.

Every five years, all sites are visited and VFA documents are subsequently updated. The last full update for Surrey Schools was done in 2019. When there are additions to schools that may not be reflected in the VFA, then visual inspections are performed, and the Ministry is provided with the updates.

Surrey has a Capital Project Office which handles many projects. The District is currently working to ensure that any projects completed by the Capital Project Office, including Building Envelope (BEP) and Seismic upgrades are provided to the Ministry.

In the next full round of assessments, all BEP and seismic projects updates will be provided to the Ministry so that records can be accurately updated. These updates may change the FCI for any particular facility.

The Five-Year Capital Plan includes consideration of the FCI as part of its priority list of schools considered for replacement. The FCI is not always the determining factor for school replacement as other variables may apply. [Appendix VII](#) includes the current Facilities Condition Index.



ENVIRONMENTAL SUSTAINABILITY

The District has several strategies to reduce environmental impacts and to commit to environmental stewardship. In particular, energy management and sustainability activities are coordinated by the active participation of site personnel at key locations across the district.

District personnel identify cost effective and energy efficiency measure to be taken and they apply for incentives and grants to support projects. Building energy performance is regularly monitored and there is an [annual report](#) on energy use and greenhouse gas emissions.

Strategies are developed to achieve the energy and sustainability targets and there are educational campaigns that build environmental awareness and create energy savings. The Capital Project Office is making gains in energy efficiency and low carbon approaches in new buildings and also in school additions.



LAND HOLDINGS AND FUTURE USE

In a rapidly growing urban context, the District has continually sought out sites for future schools and, over time and with new schools arriving, has consolidated or held lands that remain in the District’s inventory. The District has been actively considering how to best use existing land and how to create partnerships and opportunities that allow it to make the most of its land holdings. This section examines any land that is currently not used solely for the purposes of regular enrolling schools and explores current discussions underway as to potential use of that land.

The District has been actively engaged with a consulting firm to explore any vacant or underutilized land and how it could be used in other ways to support the District or the City and community.

This section of the LRFP provides an overview of all land under consideration and options that have been explored. All discussions are in early stages but are actively being pursued.

Potential Uses of Vacant or Underutilized Land

In general, the District land consolidation and optimization falls into three categories which describe how land could be repurposed for greater efficiency and public benefit. Such sites are characterized by:

- a school having large amount of open space which is not necessary for educational or playfield use;
- a non-enrolling facility which could be relocated to a better area in order to serve the needs of the community; and
- properties which are underutilized – characterized by large amounts of surface parking, low-rise buildings, and vacant areas.

If the District is able to free up land, there are several potential uses beyond providing K-12 education. These public lands could serve the community through:

- Child care or daycare;
- Affordable workforce or community housing;
- Rental or strata housing;
- Other public community services; or
- Other residential use.

These core “other residential or community uses” will apply to several of the points below. Rather than repeat the list, for the purposes of the LRFP, simply “other residential or community uses” will be stated knowing this includes the above list.

Examples of more efficient use of certain school district properties include:

- Consolidating facilities from two or more sites to one location

There is the potential to have two district sites relocated to one location. An example would be the potential for all or portion of the District Facilities Centre (DFC) to be relocated to the current site of the District Education Centre which has additional adjoining land that is unused. Such a move would free up a portion or all of the existing DFC site. Considerations include:

- ◇ existing facilities can be modernized and centralized, often in locations where transit and community service areas are more accessible.
 - ◇ freeing up properties for other uses, including new or expanded schools, educational facilities; or
 - ◇ Other residential or community uses.
- Exchanging a property, or subdivided portion of a property

Excess or vacant land which is not needed for core education purposes in the District can be exchanged with another public or private-sector property owner to make use of two or more properties. Land exchange participants could include the City of Surrey, BC Housing, the Canada Mortgage Housing Commission, Crown Corporations or the private sector. In return for the exchange of land that the District currently does not need, the District would receive land of equivalent value which is more suitably located for educational purposes. Considerations include:

- ◇ exchanging lands for the City to use as parks or open space; or
- ◇ other residential or community uses.

- Developing, or co-developing a property, or subdivided portion of a property

Excess or vacant land which is not needed for core educational purposes can be contributed towards a joint venture development with a public or private-sector partner. Similar to obtaining land through an exchange, but in this case, the land is used to develop in a way that supports the growing needs of the community. Considerations include:

- ◇ collaborating with partners including the City of Surrey, BC Housing, Canada Housing and Mortgage and the private, for-profit development industry; and
 - ◇ other residential or community uses.
- Long term leasing of a property, or subdivided portion of a property

The District could consider leasing certain properties on a prepaid, long-term basis where there is no potential for short-term future use in education. A long-term lease would ensure that the properties remained in the public domain and serving the public's good in the long term. As the City evolves, this land could serve educational purposes in the years ahead while providing revenue to the District to serve immediate needs. Considerations include:

- ◇ using the revenue from the lease could be used to offset capital costs of new and expanded facilities; or
- ◇ using revenue to support existing educational programming; or
- ◇ collaborating with partners to have housing and an urban school located together in a way that supports the workforce and educational needs of the District.

- Contributing a property, or subdivided portion of a property at no cost

In certain instances the District could contribute land for public purposes, in return for favourable consideration from the City and/or provincial or federal agencies on other projects.

Considerations include:

- ◇ Examples of land dedication include, parks and open space; child care, daycare, and community uses; or
- ◇ affordable workforce and non-market-housing.

Properties Considered for Repurposing

In February of 2022, the District contracted with Cushman & Wakefield to review its property portfolio and 14 sites were identified for consideration of additional or alternate use. These sites consisted of:

- Unused land parcels connected to an existing school;
- Occupied or used land parcels connected to an existing school;
- Land bank for future development; and
- Land parcels which may be surplus.

From the above potential uses and considering the 14 original sites, 8 properties were identified which have the potential for consolidation or optimization. The sites are:

- The District Education Centre 14033 92nd Ave
- City Central Learning Centre 13083 108 Ave and 13095 108 Ave
- Cambridge Elementary School 6115 150 St.
- Ellendale Elementary School 14525 110A Ave
- Laronde Elementary School 1880 Laronde Drive
- Grandview Heights Elementary 17561 20 Ave
- Barnston Island 430 Centre Road, Barnston Island
- Colebrook Elementary School 5404/5494 125A St.

Sites that were not considered appropriate for repurposing or further exploration included:

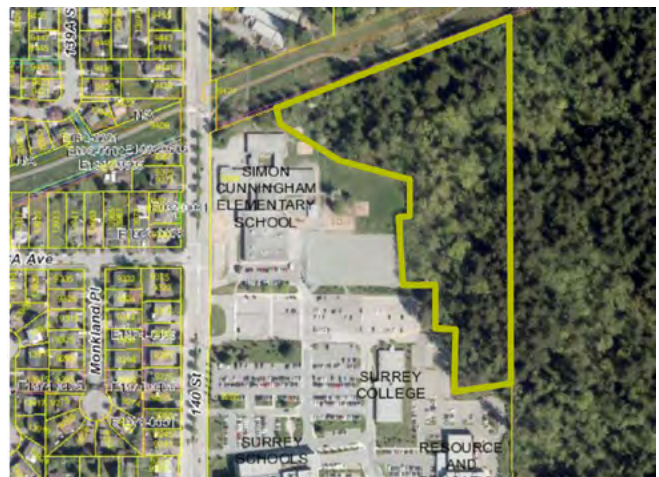
- East Kensington 2795 184 St
- Site 214 – Darts Hill 173290 20 Ave.
- Site 208 – Redwood Heights 17907, 17939, and 17959 24 Ave.
- Site 209 17859 and 17909 92 Ave
- Site 215 18996 and 19010 80 Ave
- Site 204 9146 and 9101 184 St.
- Site 217 18789 76 Ave
- Hall’s Prairie 18035 8 Ave.

Each parcel of land was given careful consideration. In the following section, we identify each property listed above and the issues and context surrounding any potential future use. In each case, some of the issue presented by the site are noted, but every site that is identified for potential future use could play a role in many of the options presented in the previous section of the LRFP. Once again, those options may include, but not be limited to the following explorations:

- Consolidating facilities from two or more sites to one location;
- Exchanging a property, or subdivided portion of a property;
- Developing, or co-developing a property, or subdivided portion of a property;
- Long term leasing of a property, or subdivided portion of a property; or
- Contributing a property, or subdivided portion of a property at no cost.

THE DISTRICT EDUCATION CENTRE
14033 92nd Avenue

There are approximately 9 acres of land adjacent to Green Timbers Urban Forest Park. The site forms a portion of the existing shared site with the School Board and Simon Cunningham Elementary School. The site is heavily used by the public for walking trails and any access to the site would have to be through existing School Board land. Issues include the small size of the site, inappropriate for a future secondary school and the relative difficulty of access regardless of use.



CITY CENTRAL LEARNING CENTRE
13083 108 Avenue and 13095 108 Avenue

There are two residential lots (0.24 acres and 0.22 acres) on the southwest corner of the property where two homes are currently leased out. This land was considered for future access to the property or additional parking in the future. Regardless of the future of the City Centre Learning Centre, these two lots could provide options to be explored.



CAMBRIDGE ELEMENTARY SCHOOL

6115 150 Street

There are 2 acres of forest immediately north of Cambridge Elementary School. There is some recreational use of the site, and the land has ecological value. This site was previously identified as potential for a future addition to the school which has a capacity of 495 and enrolled 784 students in September of 2023. Some of this additional capacity in the school will be taken with the construction of Snokomish Elementary located at 14778 58b Ave which is approximately 750m from Cambridge. However, the long term projections for this area continue to show significant capacity issues.



ELLEDALE ELEMENTARY SCHOOL

14525 110A Avenue

There is a 4-acre parcel of land north of Ellendale which borders onto Invergarry Park which includes Bon Accord Creek. There is park trail on the property and Ellendale is not anticipated to require expansion. Conversations have occurred with the City of Surrey gauging interest in acquiring the land for the Park as one future consideration.



LARONDE ELEMENTARY SCHOOL

1880 Laronde Drive

There is a 2.41-acre parcel of land north of Laronde. There are natural features, and the forest is used for recreation. Laronde is a single stream French Immersion school and is at capacity. There are no plans in place to expand Laronde and French Immersion is oversubscribed with a waitlist. Given other capacity issues in the District, an addition at a program of choice would not be a consideration so other options could be explored for the use of this land.



GRANDVIEW HEIGHTS ELEMENTARY
17561 20 Avenue

This school was the site of a previous elementary school that was closed. The 6-acre site is currently being considered as an exchange for a more favourable site for a new elementary school which would not have to next to a major highway (Highway 15). With the growing Grandview area, a land exchange for another school site is a primary option.



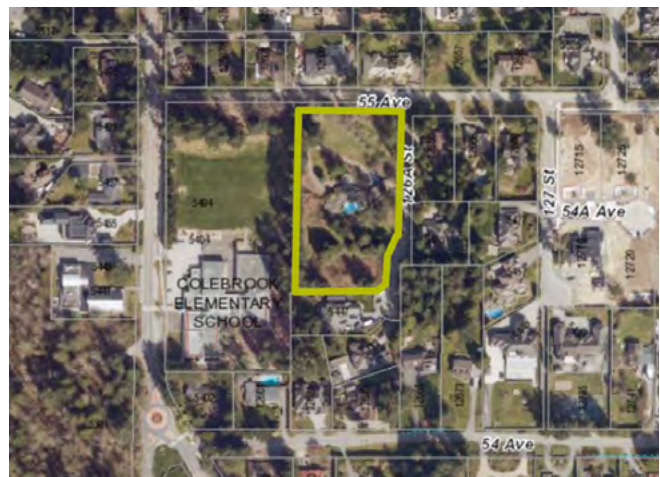
BARNSTON ISLAND
430 Centre Road, Barnston Island

This 1-acre parcel is on a rural island between Surrey and Maple Ridge on the Fraser River. Access is by ferry only and the parcel currently is uninhabited. There is no need for a school on the island and the District may wish to discuss this property and its future with Katzie First Nation as the Tetoten Community Centre is located on the Island. The could also be conversations with the City about any potential future use and to explore options.



COLEBROOK ELEMENTARY SCHOOL
5404/5494 125A Street

This 2.5-acre parcel is adjacent to Colebrook Elementary and is part of a 6.9 acre site total. The land is currently vacant and there is no pending enrolment pressure in the area. Colebrook is currently approximately 100 students under capacity.



Properties Not Considered for Repurposing

EAST KENSINGTON

This small 0.25 acre parcel sits adjacent to East Kensington Elementary School and is currently used as a parking lot for the school. To remove it would significantly impact this small rural school.



SITE 214 – DARTS HILL

173290 20 Avenue

This 10.7-acre site is the future location of an elementary school that is the number one priority on the current Five-Year Capital Plan and in March of 2024 received Ministry support to develop a business case. The proposed school is a 900-seat elementary school and there is consideration to expand the site to include a secondary school on site as well. A second Grandview Heights Secondary is the number three priority on the Five-Year Capital Plan.



SITE 208 – REDWOOD HEIGHTS

17907, 17939, and 17959 24 Avenue

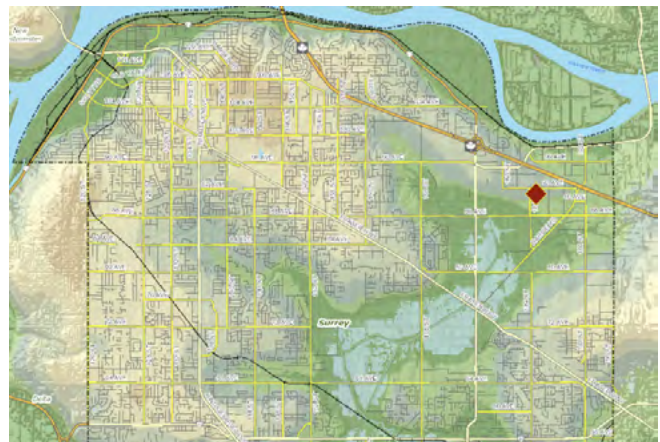
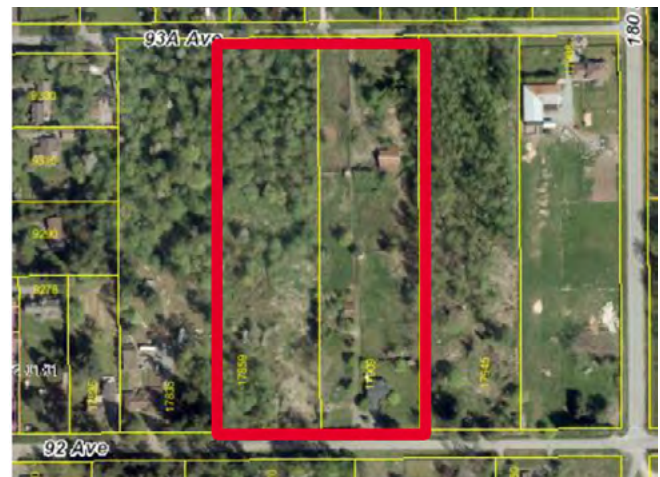
This 10.5-acre site is the future location of an elementary school that is currently number five on the Five-Year Capital Plan. A larger site was acquired in the belief that with the anticipated growth in the area, that the District would continue to pursue larger elementary schools. The proposed future need and intentions are for a 900-seat elementary school.



SITE 209

17859 and 17909 92 Avenue

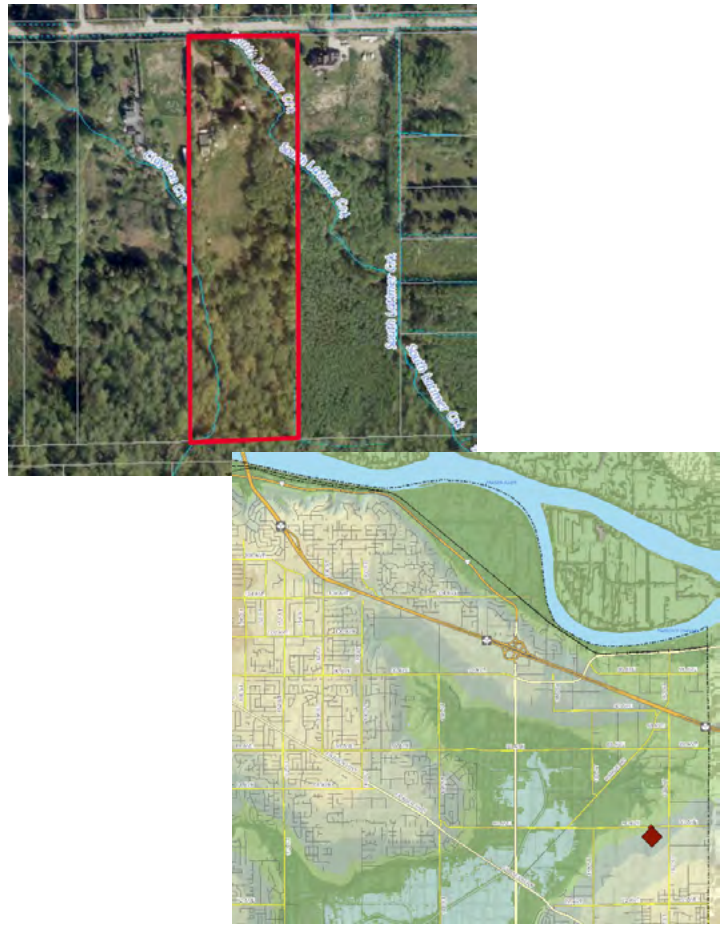
These two 4.98-acre parcels (9.96 total) are held in the anticipation of a new elementary school in west Anniedale which is number four on the Five-Year Capital Plan. Recent conversations have occurred with the City of Surrey and the School District has suggested that this is not a preferred site for a future elementary school and they are pursuing land to the west of Highway 15 (Corp. Report 6520-20). NCP review documents in 2022 have this land identified as a future school site (Corp. Report R117). Conversations will continue with the City on the best location for a future elementary school in this area and the future of this land.



SITE 215

18996 and 19010 80 Avenue

This 10.1-acre parcel is also held for a future school site in the Anniedale, South Port Kells area. The site has some restrictions with a creek flowing through the northern portion of the parcel. Likely the site would require an environmental review which may impact the amount of useable land and it may not be sufficient for an elementary school. Further review would need to be done.



SITE 204

9146 and 9101 184 St.

These two 5-acre parcels (10 acres total) has been held for future school sites in the Anniedale and South Port Kells area.



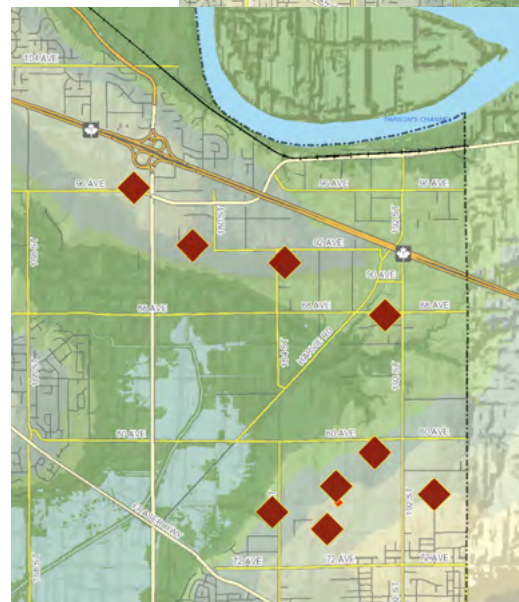
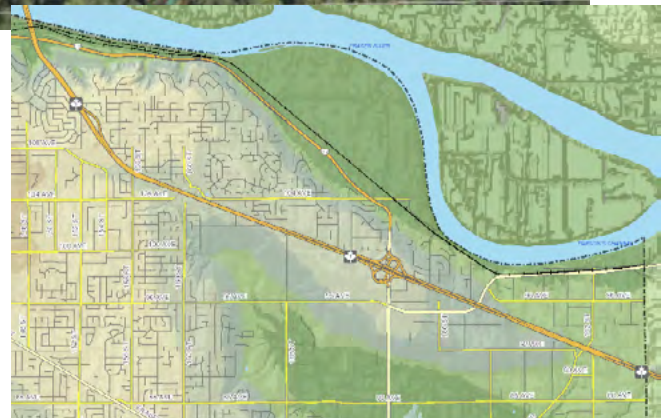
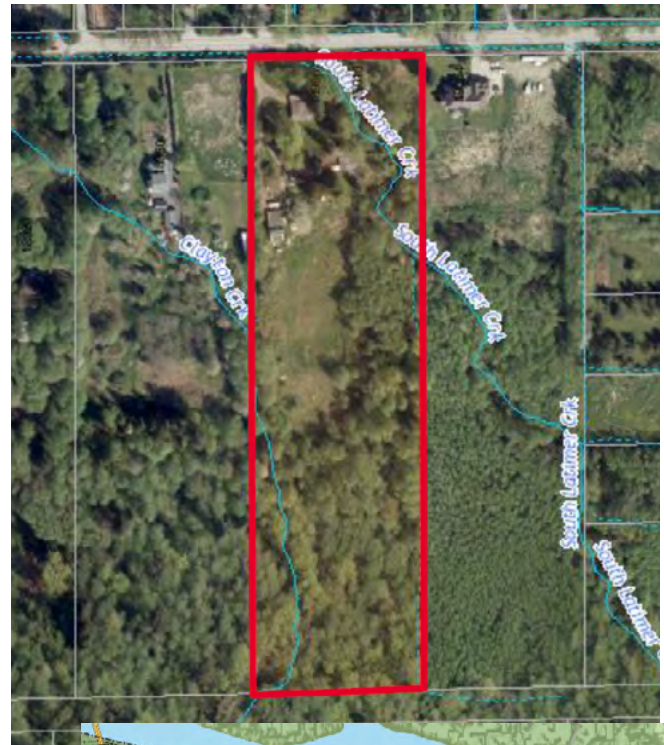
SITE 217

18789 76 Ave

This 9.43-acre parcel is the last of the sites held in this area of Clayton/Anniedale/South Port Kells and all sites were acquired with the anticipation of substantial future growth. These parcels of land (Sites 204, 209, 215 and 217) are relatively close together and should be considered with the proximity of Port Kells Elementary, Maddaugh Elementary, and Regent Road Elementary in addition to the now vacant Clayton Elementary School and the coming west Anniedale elementary school. This site, like Site 215 also has a creek on it which runs through the centre of the property. This may substantially alter the useability of the land. An early estimate of the roadway allowances, the stream and forest resulted in an estimated 1.8 acres of useable land. The proximity of the site, only 700 meters from Regent Road and 1.1 km from Maddaugh also make it unlikely for a future school site.

Overall, the map of existing schools sites and future school sites is illustrated in Figure 47 below with 3 schools (Port Kells, Maddaugh and Regent) currently operating as elementary schools and then there are 4 vacant sites, one future identified site, and one closed school (Clayton Elementary).

The discussion of which future sites are most appropriate and what other opportunities there are for the acquired land should be part of future planning.



HALL'S PRAIRIE

18035 8 Ave.

Hall's Prairie Elementary sits on a 4-acre parcel that is within the ALR. Historically schools were grandfathered into the ALR. This small school population recently moved to the newly opened Douglas Elementary. The school is well maintained and with recent updates. The future of the school and site is part of an ongoing conversation and in September of 2024 the school will re-open as an outdoor based learning program similar to East Kensington. The site is inappropriate for a larger school as it is small, within the ALR and borders a creek and this new program use may resolve the long term use of Hall's Prairie.



CLAYTON ELEMENTARY SCHOOL

Clayton Elementary is a 3.9 acre site which until recently hosted a K-7 program. With the opening of Regent Road, only about 0.5 km away, the entire population moved to the new school. The site is awkward for future expansion or given the proximity of Regent, to a future elementary school. In addition, the site borders a neighbourhood park with a creek running through it. As growth in the area continues, the future of this site may be in an opportunity for exchange as the District looks to continue to meet the demand of this rapidly growing area. In addition, with the expanded Child Care mandate, there also may be other community uses for the site. The site also holds potential if there are limited options to manage the capacity issues in the Clayton area. In the past, there was a K-3 school to support the rapid growth in this area and to relieve other schools.



TRANSPORTATION

Context and Eligibility

The District operates a small bus fleet given the urban context and normally the close proximity to schools for students. District policy states that students in kindergarten through grade 3 and who live more than 4km walking distance from their catchment school are provided free bus transportation. In addition, students in grades 4-12 who live in a residence more than 4.8 km walking distance also are provided free bus transportation. As a result of this policy and again the normally close proximity of schools to neighbourhoods, the District currently operates buses for 6 of its over 130 schools. Where students have unique learning or mobility needs as designated through Ministry criteria, the Student Support Department works with Transportation to ensure that busing is provided.

All applications for busing are reviewed by the district to ensure compliance and distance from catchment schools and, where eligible, students are assigned to a route. When students have Ministry designations and are supported by Student

Support Services, the school Principal applies for transportation for the student and a route is assigned. Busing for students with Special Needs is contracted to First Student.

Costs and Fees

All costs associated with transportation are guided by District Policy and the right to access to an educational program. The costs for transportation are part of the operating budget of the District. Where there is capacity on an existing bus route, and where students do not meet eligibility criteria, students can access transportation for a \$300

annual fee. This service is only available if there is space on an existing route that does serve students who are eligible. Courtesy riders must apply and are approved by the District which provides a Bus Card. These cards must be presented each time a student boards a bus. There are also costs charged where students are transported by bus for field trips.

Response to Growth

As the District is rapidly growing, this does not mean that there is a requirement for additional busing again due to the nature of the urban context. As new schools emerge within rapidly developing areas, walking distances are normally within the policy threshold and busing is not required.

With growth continuing and with the district under extraordinary pressure, future options to mitigate growth may include busing students beyond their normal catchment school. This has happened once already and is a context looked at for the future.

This would only be considered where there are no other options to attend to a school being well beyond its capacity for students.

The number of students with Ministry designations continues to rise. While there may not be additional busing pressures as a result of overall growth, there certainly will be ongoing pressures related to the increased number of students who require transportation due to their unique abilities or disabilities.



POST-DISASTER SHELTER

Building codes for high-risk seismic zones pointedly distinguish between post-disaster buildings and buildings that will be used as post-disaster shelters. Post-disaster buildings are essential to the provision of services in the event of a disaster. These include hospitals; emergency treatment facilities and blood banks; telephone exchanges; power generating stations and electrical substations; control centres for air, land and marine transportation; public water treatment and storage facilities; water pumping stations; and sewage treatment facilities. Since a post-disaster building must be designed to be completely operational immediately following a significant seismic event, the design criteria for a post-disaster building would be 1.5 times the seismic loads compare to an identical ordinary building. Buildings that are likely to be used as post-disaster shelters include elementary schools, middle schools, secondary schools, and community centres. However, the design of these ordinary buildings is meant to minimize the hazard to life for its occupants, with no requirement for increased seismic loads.



SUMMARY OF MANAGEMENT STRATEGIES

As the District grows and faces increased challenges for space, there have been numerous management strategies put into place in an attempt to find room for all children in a rapidly growing district. To date, the following primary strategies have been implemented:

- Creating and operating a Capital Project Office to fast track any design and build process in addition to working with the City to accelerate the permit process;
- Completed 22 projects since 2015 including 6 new schools and 13 additions;
- Currently constructing 13 additional projects including 2 new schools;
- Pro-actively acquired land for future builds;
- Engaged in partnerships with developers to examine any existing land holdings and to swap for more appropriate school sites;
- Expropriated houses to create space for school construction;
- Installed and operate well over 300 portables;
- On an annual basis, reviewing, revising and adjusting school boundaries where necessary;
- Relocating programs of choice including French Immersion and Montessori;
- Busing students to schools outside their neighbourhood catchment area to relieve overcrowding;
- Placed several secondary schools on extended day schedules;
- On an annual basis, closed numerous schools to in-catchment students and directed these students to other schools; and
- Relocating or downsizing alternate or flexible learning programs.

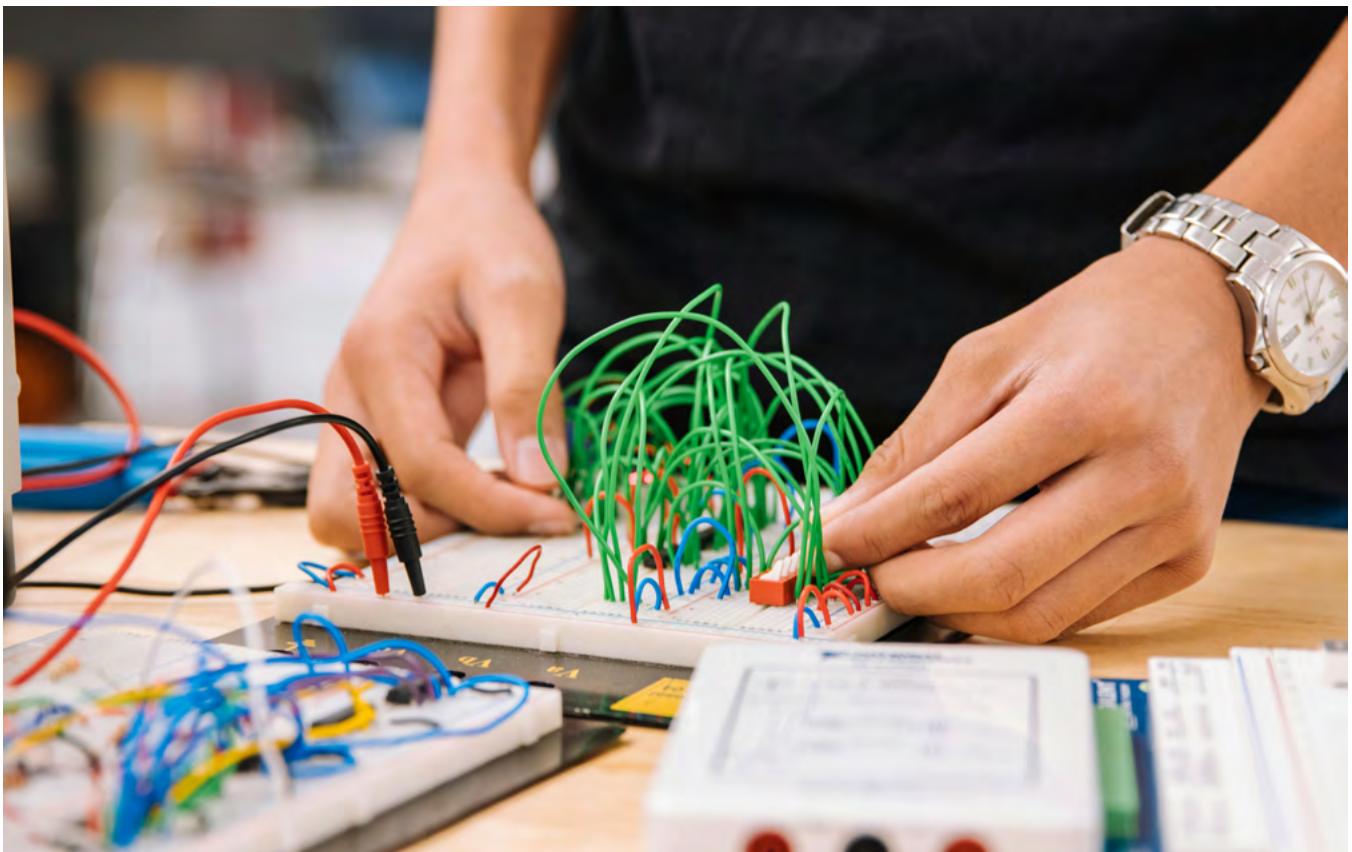
This is not an exhaustive list, but it shows the extent to which the District has gone both in a necessary reaction to growth but also in a proactive way to anticipate future challenges. As enrolment continues to escalate beyond the capacity of the District, there are several other strategies that are being considered or put into place. As a result of that work, and as an extension of the Long-Range Facilities Plan, it is necessary to consider what additional steps may be taken to address the substantial and long-term capacity issues.

Engagement with the public about the challenges that the District faces is a key strategy. In November 2023, the District launched community consultations exploring issues related to a shortage of school space due to rapid growth in student population. The purpose of the consultations was to gauge staff and parents/caregivers' perception and awareness of the issue, along with gathering their insight on several potential mitigation strategies the district is actively considering to address limited school space.

A total of 7600 respondents completed the online survey which ran from November 20 to November 29, 2023. Respondents included a mix of parents (4595), staff (3551) and students (108), with some minor overlap (i.e., some staff are also parents).

Five in-person focus groups were also held. Two sessions were held with students, with 30-40 students participating in each session, representing grades 10, 11 and 12. Three sessions were held with parents/caregivers. Between 35-45 parents/caregivers attended each session, representing a range of school communities across the district.

The results of the consultations will be used to help inform the Surrey School District about how parents, students and staff feel regarding potential strategies that may need to be implemented given the current capacity constraints. A summary of the results which are currently under discussion and review are included in Appendix X.



LONG-RANGE FACILITIES PLAN RECOMMENDATIONS

The existing strategies that have been considered and implemented to date have allowed the district to manage to the greatest extent possible. What is clear is that with the ongoing enrolment challenges, and with the obvious fact that funding for new schools is not matching enrolment growth, additional steps must be taken. In addition, it is helpful to look at what history has demonstrated. The process of writing the LRFP has included an historical review in addition to a future outlook. The LRFP recommendations are informed by a careful review of the City’s plans, and an anticipation of ongoing trends of substantial growth. In each case, a rationale for recommendations is provided to further explain the context and intentions. Themes have been identified to help organize the recommendations. The themes are:

- Urban School Design and Development Partnerships;
- Refine and Examine Capacity and Boundaries;
- Review and Reconceptualize Programming including Calendar Options;
- Continue and Expand Strategic Partnerships with the City; and
- Other Recommendations.

The themes are expanded upon below and do not include the many structures and strategies that the District already has in place to advocate for, and to secure and effectively deliver capital projects. Led by the Board of Education, the Superintendent and the Capital Project Office, it is essential that the District’s ongoing work continues. The recommendations below are therefore in addition to the current governance and operations strategies in place.

Urban School Design and Development Partnerships

- **Initiate a design process for both elementary and secondary schools in an urban centre**
 - ◇ The future of Surrey along the high-volume transportation corridors of Scott Road, King George Boulevard, and the Fraser Highway will see significant increases in density. Adequate land assembly likely cannot be undertaken to accommodate “traditional” school designs. Designs to be considered and researched must meet the needs of a large metropolitan centre.
- **Explore partnership with developers or other agencies as the District works to reconceptualize schooling in an urban setting with the potential to build larger multi-use elementary schools which also could recapture nearby elementary school properties**
 - ◇ The District has dozens of schools within 2km of each other. An urban design should consider its own maximum capacity, and whether local elementary school populations could be housed in a new development, thus freeing up existing school sites for their own redevelopment. The District needs to take a new approach to considering land acquisition and use to match the necessity of rapid growth and increased densification.
- **Examine any large elementary sites as the potential for redevelopment and the building of a larger multi partner school, which would may free up nearby land that is currently occupied by other elementary school populations**
 - ◇ Consistent with the recommendation on urban school design, there are sites within the District including Surrey Traditional, Discovery (City Centre Learning Centre), Invergarry Adult Centre, and McLeod Road, as examples, where there may be the potential for redesign or collaborative development.
- **Work in partnership, with the city of Surrey, to establish benefits to developers, which would facilitate the building of urban schools**
 - ◇ To construct an urban school will likely require partnership with developers. These developers need to have incentives to be in partnership including concepts such as bonus density, where developers get additional density in a development for allowing schools to be built within an urban site. The District would have to engage with the City in these conversations to explore whether bonus density or other incentives can be found to facilitate partnerships with developers in the construction of urban schools.
- **Work with the City of Surrey to carefully examine the urban school study areas that have already been identified along Fraser highway in the Fleetwood and Clayton corridors to move past the study phase**
 - ◇ In the City’s current planning, there are sites identified both along the Fraser Highway and Clayton corridors. These sites are identified as “study areas” for consideration of an urban school design.
 - ◇ The District are already in conversations with the City and are encouraged to continue and expand these discussions beyond the “study” stage and to explore the potential for other development partners to be part of this planning process.

Refine and Examine Capacity and Boundaries

- **Examine school capacity along each of the major traffic corridors of Scott Rd., King George Boulevard and Fraser Highway to explore how many schools are within 800 m of these corridors and the District's overall capacity to serve rapidly growing populations**
 - ◇ In support of the concepts of urban design, it is likely that the current district enrolment projections do not fully anticipate the impact of recent legislative changes in addition to the City's move to increase density along transit corridors.
 - ◇ An analysis of the capacity and projections along these corridors is necessary to inform a comprehensive approach to future school builds.
- **Examine policies and philosophies that define boundaries and catchment areas to reconsider how boundary and catchment areas are designed**
 - ◇ The mindsets of school boundaries have been that they are required to be contiguous and one specific defined area. When the District has so many schools within easy reach of each other, is the use of boundaries maximizing the District's capacity? For example there are 9 elementary schools, 3 secondary schools, and one other district program (David Brankin) all within a 2km radius of 96th Ave and 128th St.
 - ◇ The review of all boundaries and considering other options such as transportation or nested boundaries (boundaries within boundaries) may be some ways to be creative in using all available space.
- **Ensure that any boundary or catchment area adjustments are consistent with the Long-Range Facilities Plan and the City's long-range plans for development in the region**
 - ◇ The changing of boundaries is a process that is done regularly in the District. Many factors are considered. The Long-Range Facilities Plan and the City's planning should be a foundation for any boundary change process. While these are consulted, it is important to continually monitor the City's planning to ensure that any boundary changes consider future developments or shifts in planning.
- **Continue to work with staff in the city of Surrey to review and update student yields**
 - ◇ As housing costs continue to be high and as immigration continues to expand, there will be pressure for people to live in smaller, more affordable residences. The historical yield (how many students per home) is the foundation for enrolment projections. As densification increases, and as populations grow, the District should work closely with the City to review and revise student yields particularly along transit corridors and in high density townhouses, low rise, and high-rise apartments.

Review and Reconceptualize Programming including Calendar Options

- **Reconsider the design of school delivery models in an era of hybrid learning, limited physical capacity and looming substantial teacher recruitment issues**
 - ◇ With significant long-range capacity challenges and with the opportunities provided through today's technology the District should reconceptualize how secondary programs are delivered in a way that rethinks how instructional programs are delivered in a way that aligns with the future of work and society. As the world moves towards a more remote or hybrid working model to increase efficiency, meet employers needs, and promote environmental sustainability, the school district should consider the implications for educational models and programming as well.
 - ◇ This reconceptualization is not just a physical space issue, but this is also a staffing issue. Parallel to the challenges of growth are the challenges of recruitment of teaching and other staff. The District must work proactively and collaboratively with educational partners to consider what must be done to address the needs of the future from the perspectives of both human and physical resources.
 - ◇ As the District considers options, there may emerge opportunities which are in competition with each other, for example the District may not have sufficient fully qualified teaching staff to provide a full range of educational programs. This has, historically, been an issue only in rural districts but it is now becoming a reality in urban settings and will require creative and innovative options. These options might include how to work with developers or other partners, in collaboration with urban school design, to provide affordable housing as a further means to attract and retain staff.
- **Initiate a review of the Traditional program and its current capacity and site utilization across the district**
 - ◇ Surrey Schools offers several programs of choice. Most, if not all, of these programs of choice have an educational philosophy or language component that is distinct and consistent with Learning by Design, our vision for learning. As education has evolved, the District needs to consider if the Traditional program is in alignment with the needs of children today.
 - ◇ In addition to the above, Surrey Traditional with a capacity of 485 students currently has 296 students enrolled and is projected to have 317 by 2023. It currently operates at 61% capacity. It is difficult, with an educational philosophy that includes uniforms, to have a dual track school (half in uniforms, half not) as one means to resolve the capacity issues. Both McLeod Road and Cloverdale Traditional are on larger sites in growing regions of the City and these sites could be used for future growth in regular K-7 programs. The exploration of the Traditional program should also include future possibilities for these other school sites.
- **Explore all scheduling and calendar options as a means to increase capacity**
 - ◇ The District should intentionally explore whether alternative forms of school year calendars (year-long, trimester) could strategically alleviate long range capacity issues.

Continue and Expand Strategic Partnerships with the City

- **Annually update the Long-Range Facilities Plan to ensure alignment with the City of Surrey’s update on the projection of dwelling units across the City**
 - ◇ The LRFP needs to be a living document that is the foundation for the 5 Year Capital Plan and any other moves including boundaries, catchment areas, and program location. As the City evolves, so should the LRFP so it is an accurate reflection of the evolution of the City of Surrey, and not just a snapshot in time. The process of an annual review would allow any changes in the City’s planning to be reflected in the current LRFP.
- **Engage with the City of Surrey in the examination of all available unoccupied or under utilized land**
 - ◇ The District has a number of parcels of land that are insufficient for a new school or expansion of an existing school. These land parcels may be repackaged or repurposed to serve both the City’s and the School District’s long-range interests and development plans.
- ◇ Options to explore could include partnerships with developers and the potential for long-term leases in the redevelopment and reconceptualization of existing schools, facilities and district lands to best benefit the needs of the school district and the city of Surrey.
- **Collaborate with the City of Surrey and the Ministry of Education and Child Care, exploring whether the acquisition of existing facilities that are not school use would benefit the school district**
 - ◇ There may be existing facilities in the City that could be adapted or repurposed to serve K-12 education. Similar to the District exploring all possible options that include their existing sites, the City may have knowledge of sites around the City that could be used to provide instruction. Discussions could begin with the Ministry on the potential to acquire such sites to serve the District.



Encourage the Ministry to Provide Transparency in their Capital Planning Priorities

- **Request that the Ministry of Education and Child Care Publish an Annual Capital Planning Priorities consistent with the planning requirements of school districts**
 - ◇ Surrey Schools recognizes and supports other school districts in obtaining their capital priorities as well. The fact that there is no published set of provincial priorities makes it very difficult for the District to plan their own priorities.
 - ◇ It must be that the Ministry has a set of priorities just as districts are required to publish in their 5 Year Capital Plan. The District requests that the Ministry make this list of provincial priorities public which would aid transparency and would support the planning in district.
 - ◇ The sharing of the Annual Capital Planning Priorities could align with the provincial funding announcement in March of each year when the projected funding for all districts is known, announced and shared. Consistent with public transparency around annual grants to districts, there should also be equal transparency of the Ministry's annual capital priorities.
- **Request that the Ministry of Education provide the Capital Project Office with a 3-year block of Capital Project funds**
 - ◇ There are few districts in BC with a Capital Project Office (CPO) which includes representatives of the Ministry, District, and City. While the goal of the Capital Project Office is to accelerate projects, there is no set budget that is provided, there is only a budget that is provided project by project as per announcements.
 - ◇ A rolling longer range budget would allow the CPO to plan and adjust accordingly still within the oversight and accountability framework of the Ministry including the stages of project identification, support, and approval. Longer range funding would allow the District to manage its identified capital priorities in an effective and efficient manner.

Refinement of Existing Long Range Capital Planning

- **Ensure that any uses of land considered for alternative uses remains in the possession of the school district or public domain**

- ◊ While there are several options and consideration for the appropriate and creative use of land, the District should ensure that any efforts carefully weigh the implications of land disposal. In an era of a scarcity of land that can be assembled for educational purposes, all efforts should be made to retain public lands for the public good both short and long-term.

- **To consider the re-opening of the old Discovery Site and re-examine the current site of Invergarry Adult Education to enrol regular K-7 populations**

- ◊ The Discovery Site and the Invergarry site are mentioned earlier in these recommendations for consideration for re-development. Another option for these sites is to have them re-open as K-7 schools. This would require the movement of both the Learning Centre (Discovery) and Adult Education (Invergarry) programs that currently exist in those schools.

- ◊ Both Adult Education and Learning Centres are important and vibrant parts of Surrey's educational programming, consideration should be given to the best locations given the District's capacity issues and the fact that these two programs currently operate within former elementary schools as the only program located on those sites.

- ◊ This recommendation suggests that the District examine if these sites are used to their greatest benefit considering the capacity issues facing

the District while re-examining the potential program and delivery models for Adult Education and Learning Centres.

- **To examine the future of Port Kells Elementary School**

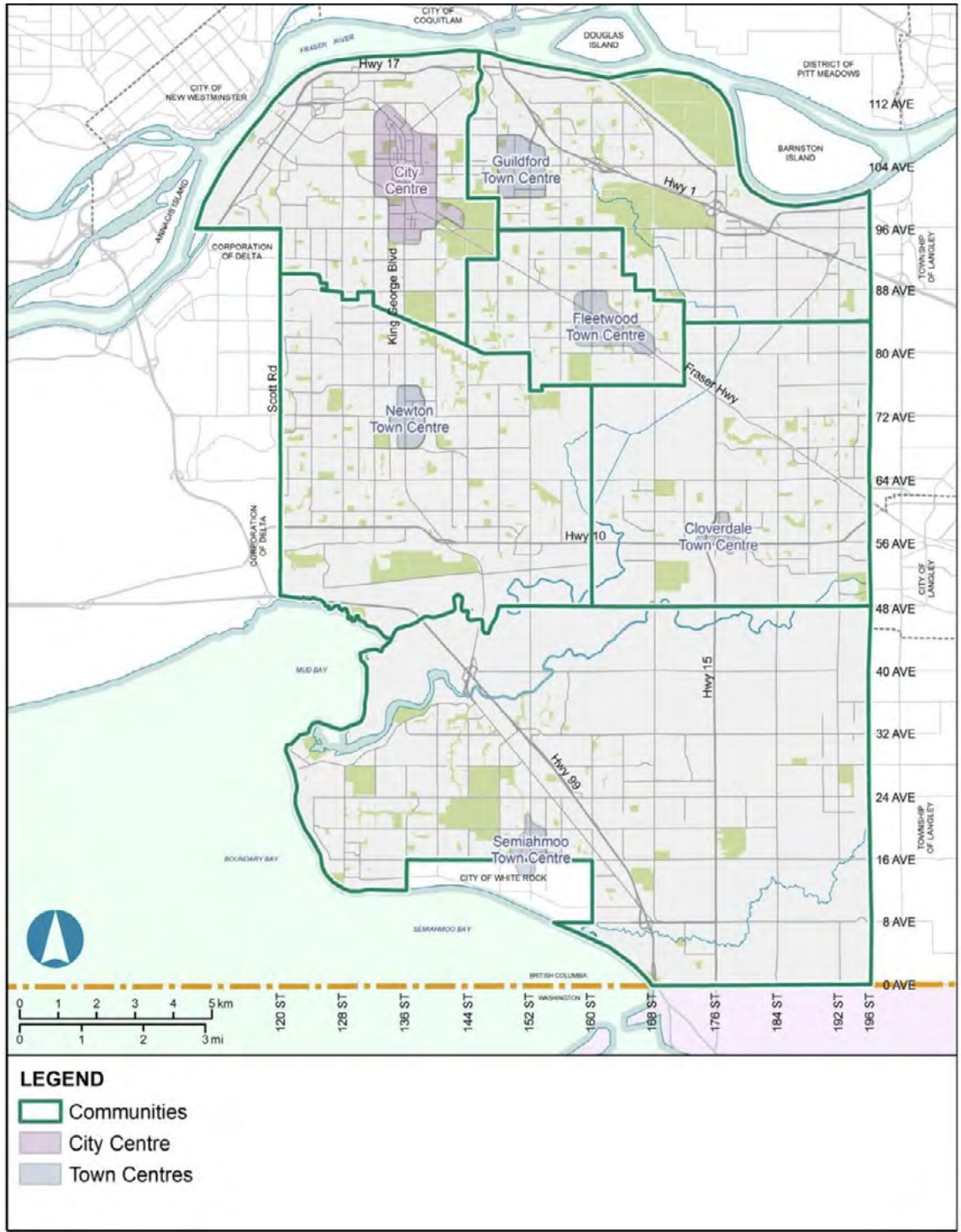
- ◊ Port Kells is a very small school (capacity 159) on an awkward site which does not lend itself to the building of a much larger school on site which would be needed for the future. Either consideration to expand the site, or to consider closure and an exchange of land or acquisition of an additional site would permit movement to a new, larger location would better meet the needs of the future of the area. A replacement school for Port Kells is on the 5 Year Capital Plan.

- **Establish names for future schools that are identified on the 5 Year Capital Plan**

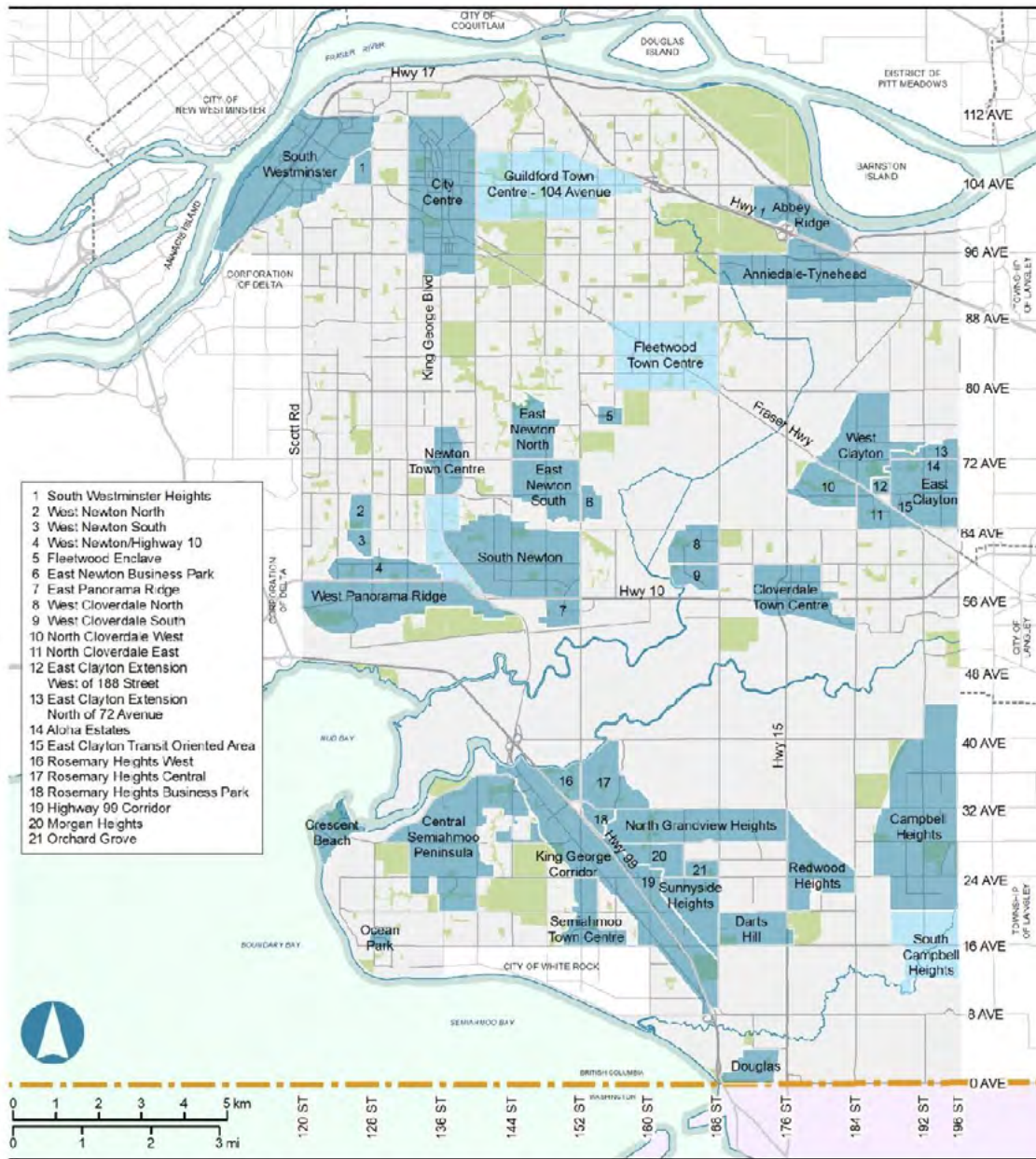
- ◊ Historically, schools have not been given a name until they receive approval for construction from the Ministry of Education and Child Care. Often these schools have been on a priority list for several years and, as a result, start being referred to by local names prior to the District engaging in consultation about a final name for opening. This makes it difficult to, in effect, re-name a school. The District has several sites (Darts Hill, Redwood Heights, South Newton, Anniedale) where no doubt there will be schools in the future. Consideration should be given to establish an official name for these future schools before they start being named locally.

APPENDICES

APPENDIX I City Town Centres



APPENDIX II City of Surrey: Secondary Planning Areas



LEGEND

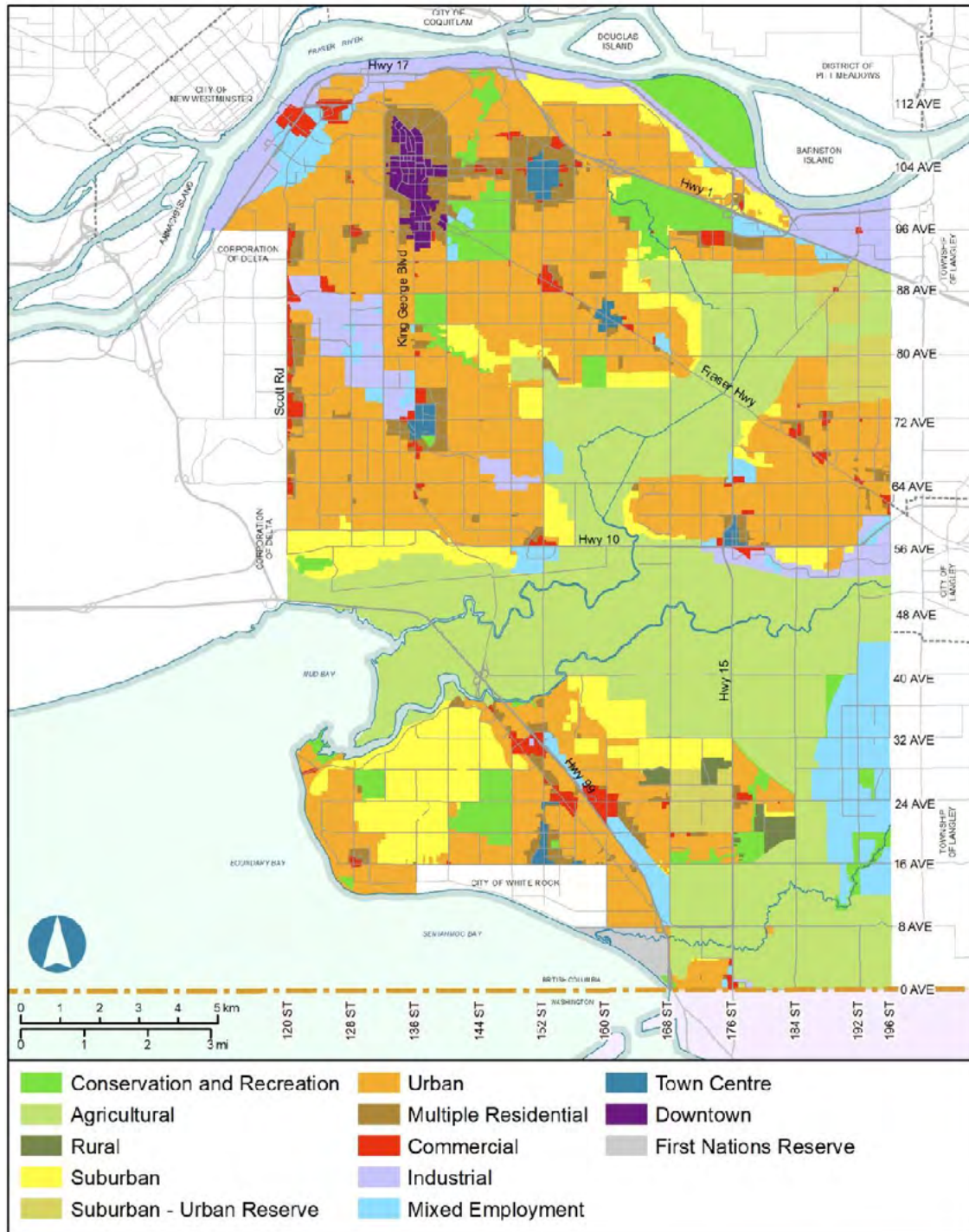
- Approved secondary plans
- Secondary plans with "stage 1 approval"

* Approval of land use concept.

LAND USES and DENSITIES

AMENDED: July 24, 2022

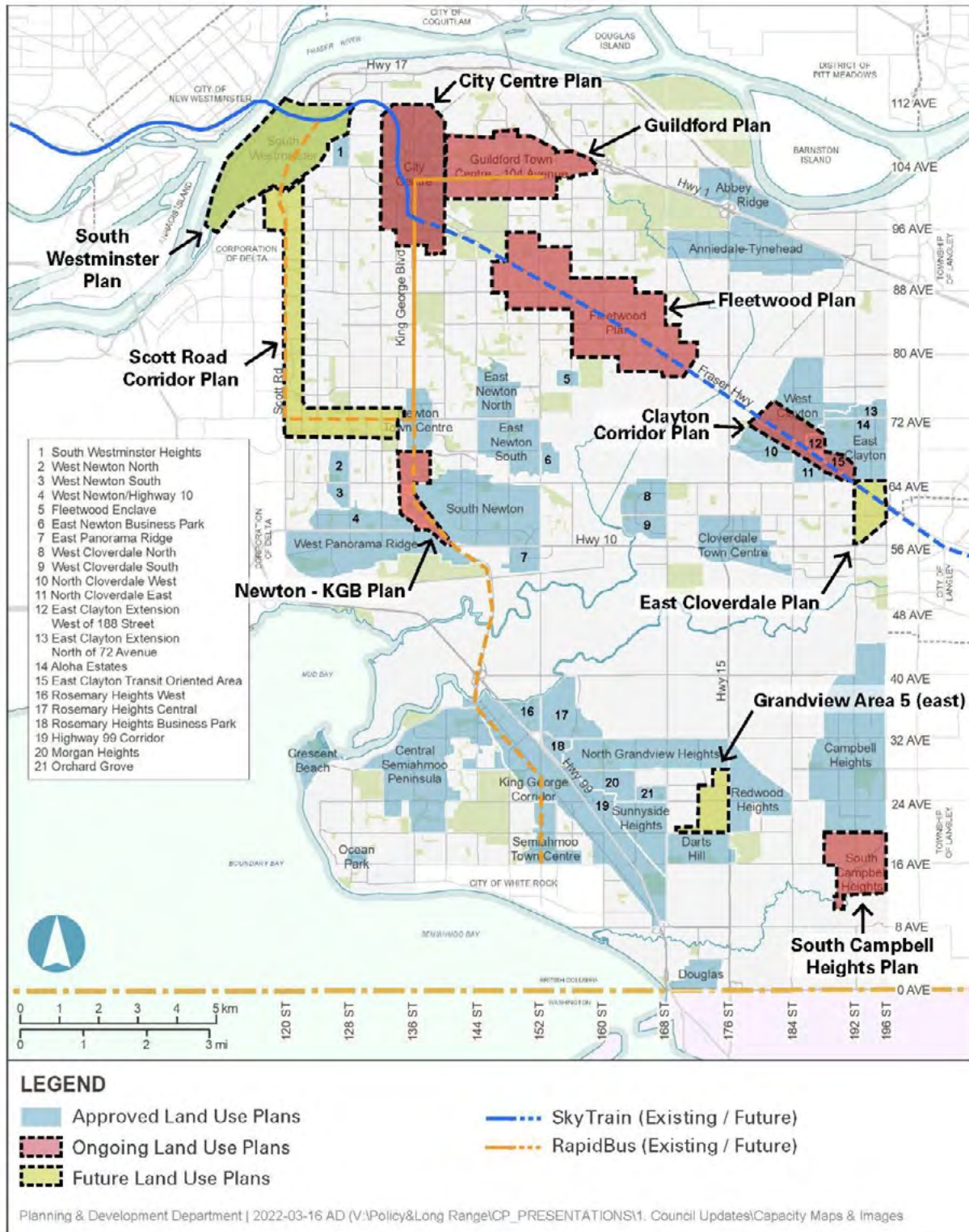
APPENDIX III City of Surrey: Land Use Designations



LAND USES and DENSITIES 38

AMENDED: March 9, 2020

APPENDIX IV Map of Land Use Plans in Progress



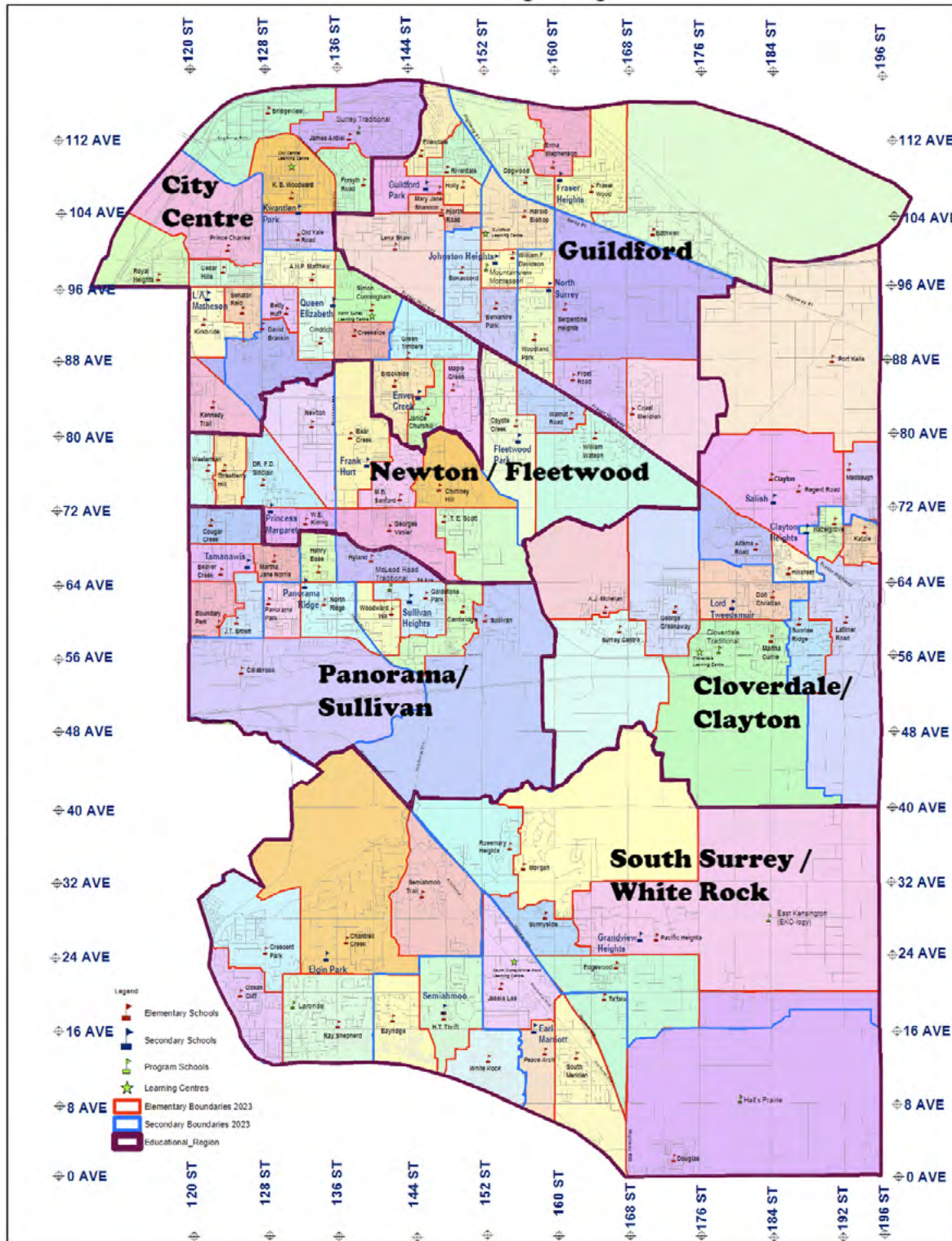


Schedule A Land Use Plan



Schedule B Farm and Character Development Permit Areas

APPENDIX VI Surrey School District Education Regions



APPENDIX VII Facilities Condition Index (FCI)

Facility List Report (3-Mar-23)

Facility Name	VFA Replacement Value	FCI Cost	FCI
A. H. P. Matthew Elementary	\$9,539,477	\$4,287,456	0.45
A. J. McLellan Elementary	\$9,299,086	\$3,314,034	0.36
Adams Road Elementary	\$10,333,499	\$579,565	0.06
Bayridge Elementary	\$9,386,485	\$4,166,776	0.44
Bear Creek Elementary	\$12,160,551	\$8,149,294	0.67
Beaver Creek Elementary	\$9,622,305	\$5,455,058	0.57
Berkshire Park Elementary	\$9,039,843	\$6,365,913	0.70
Betty Huff Elementary	\$10,401,079	\$7,186,904	0.69
Bonaccord Elementary	\$10,282,083	\$6,114,317	0.59
Bothwell Elementary School	\$7,097,996	\$5,051,872	0.71
Boundary Park Elementary	\$7,254,969	\$4,142,791	0.57
Bridgeview Elementary	\$7,020,878	\$2,574,985	0.37
Brookside Elementary	\$9,290,680	\$5,443,219	0.59
Cambridge Elementary	\$10,729,247	\$2,756,803	0.26
Cedar Hills Elementary	\$11,146,637	\$5,809,639	0.52
Chantrell Creek Elementary	\$7,956,076	\$5,387,135	0.68
Chimney Hill Elementary	\$11,185,400	\$2,827,280	0.25
Cindrich Elementary	\$11,786,821	\$6,124,567	0.52
City Central Learning Centre	\$5,436,050	\$2,995,418	0.55
Clayton Elementary	\$5,274,606	\$3,093,787	0.59
Clayton Heights Secondary	\$32,214,767	\$14,832,514	0.46
Cloverdale Learning Centre	\$1,478,143	\$399,917	0.27
Cloverdale Traditional School	\$7,126,739	\$4,981,711	0.70
Coast Meridian Elementary	\$7,216,806	\$2,241,552	0.31
Colebrook Elementary	\$7,542,655	\$4,712,008	0.62
Cougar Creek Elementary	\$10,993,599	\$6,265,345	0.57
Coyote Creek Elementary	\$11,223,616	\$6,481,358	0.58
Crescent Park Elementary	\$8,517,897	\$5,900,895	0.69
Crescent Park Annex (36031)	\$909,098	\$567,245	0.62
Crescent Park Elementary	\$8,517,897	\$5,900,895	0.69
David Brankin Elementary	\$19,191,572	\$8,438,122	0.44
District Education and Conference Centre	\$35,919,037	\$2,700,331	0.08
Dogwood Elementary	\$9,882,659	\$6,257,313	0.63
Don Christian Elementary	\$8,561,823	\$5,777,190	0.67
Dr. F. D. Sinclair Elementary	\$9,554,168	\$6,748,760	0.71
Earl Marriott Secondary	\$44,095,192	\$27,980,322	0.63
East Kensington Elementary	\$3,698,094	\$2,631,814	0.71
École Salish Secondary	\$47,440,614	\$1,553,649	0.03
Elgin Park Secondary	\$36,763,582	\$24,148,685	0.66
Ellendale Elementary	\$4,722,963	\$3,539,422	0.75

APPENDIX VII Facilities Condition Index (FCI)

Enver Creek Secondary	\$35,663,103	\$26,453,633	0.74
Erma Stephenson Elementary	\$8,862,357	\$5,943,206	0.67
Fleetwood Park Secondary	\$33,122,155	\$22,950,932	0.69
Forsyth Road Elementary	\$6,951,007	\$2,901,248	0.42
Frank Hurt Secondary	\$43,135,507	\$28,184,135	0.65
Fraser Heights Secondary	\$36,120,591	\$15,955,402	0.44
Fraser Wood Elementary	\$10,155,528	\$6,956,267	0.68
Frost Road Elementary	\$10,425,919	\$5,932,376	0.57
George Greenaway Elementary	\$10,195,168	\$7,904,470	0.78
Georges Vanier Elementary	\$12,494,674	\$7,477,841	0.60
Goldstone Park Elementary	\$12,817,765	\$378,262	0.03
Grandview Heights Elementary	\$4,496,416	\$3,728,607	0.83
Green Timbers Elementary	\$10,777,364	\$6,635,132	0.62
Guildford Park Secondary	\$43,818,107	\$24,778,465	0.57
H. T. Thrift Elementary	\$6,617,676	\$4,910,583	0.74
Halls Prairie Elementary	\$4,180,862	\$3,014,243	0.72
Harold Bishop Elementary	\$11,164,109	\$7,193,711	0.64
Hazelgrove Elementary	\$9,417,202	\$636,580	0.07
Henry Bose Elementary	\$12,130,399	\$7,422,837	0.61
Hillcrest Elementary	\$10,164,648	\$4,445,703	0.44
Hjorth Road Elementary	\$7,555,656	\$3,414,762	0.45
Holly Elementary	\$9,536,609	\$4,530,577	0.48
Hyland Elementary	\$9,299,346	\$5,129,529	0.55
Invergarry Adult Education Centre	\$7,396,782	\$2,633,214	0.36
J. T. Brown Elementary	\$7,189,074	\$4,420,379	0.61
James Ardiel Elementary	\$11,726,110	\$7,936,815	0.68
Janice Churchill Elementary	\$9,354,322	\$6,008,747	0.64
Jessie Lee Elementary	\$9,622,455	\$5,815,386	0.60
Johnston Heights Secondary	\$40,577,818	\$30,003,878	0.74
K. B. Woodward Elementary	\$10,356,771	\$5,403,659	0.52
Katie Elementary	\$11,076,088	\$250,732	0.02
Kennedy Trail Elementary	\$7,832,987	\$6,653,244	0.85
Kirkbride Elementary	\$9,576,841	\$6,930,016	0.72
Kwantlen Park Secondary	\$33,436,804	\$13,519,158	0.40
L. A. Matheson Secondary	\$39,918,947	\$25,575,992	0.64
Laronde Elementary	\$8,491,593	\$5,278,804	0.62
Latimer Road Elementary	\$8,958,000	\$6,765,926	0.76
Lena Shaw Elementary	\$12,986,909	\$8,199,382	0.63
Lord Tweedsmuir Secondary	\$41,545,912	\$23,837,545	0.57
M. B. Sanford Elementary	\$10,522,441	\$5,524,211	0.52
Maple Green Elementary	\$10,586,584	\$5,581,020	0.53
Martha Currie Elementary	\$17,078,404	\$9,656,034	0.57
Martha Jane Norris Elementary	\$9,268,106	\$5,237,247	0.57
Mary Jane Shannon Elementary	\$9,784,821	\$6,764,413	0.69
McLeod Road Elementary	\$6,566,807	\$2,010,503	0.31

APPENDIX VII Facilities Condition Index (FCI)

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Erma Stephenson Elementary	\$8,862,357	\$5,943,206	0.67
Fleetwood Park Secondary	\$33,122,155	\$22,950,932	0.69
Forsyth Road Elementary	\$6,951,007	\$2,901,248	0.42
Frank Hurt Secondary	\$43,135,507	\$28,184,135	0.65
Fraser Heights Secondary	\$36,120,591	\$15,955,402	0.44
Fraser Wood Elementary	\$10,155,528	\$6,956,267	0.68
Frost Road Elementary	\$10,425,919	\$5,932,376	0.57
George Greenaway Elementary	\$10,195,168	\$7,904,470	0.78
Georges Vanier Elementary	\$12,494,674	\$7,477,841	0.60
Goldstone Park Elementary	\$12,817,765	\$378,262	0.03
Grandview Heights Elementary	\$4,496,416	\$3,728,607	0.83
Green Timbers Elementary	\$10,777,364	\$6,635,132	0.62
Guildford Park Secondary	\$43,818,107	\$24,778,465	0.57
H. T. Thrift Elementary	\$6,617,676	\$4,910,583	0.74
Halls Prairie Elementary	\$4,180,862	\$3,014,243	0.72
Harold Bishop Elementary	\$11,164,109	\$7,193,711	0.64
Hazelgrove Elementary	\$9,417,202	\$636,580	0.07
Henry Bose Elementary	\$12,130,399	\$7,422,837	0.61
Hillcrest Elementary	\$10,164,648	\$4,445,703	0.44
Hjorth Road Elementary	\$7,555,656	\$3,414,762	0.45
Holly Elementary	\$9,536,609	\$4,530,577	0.48
Hyland Elementary	\$9,299,346	\$5,129,529	0.55
Invergarry Adult Education Centre	\$7,396,782	\$2,633,214	0.36
J. T. Brown Elementary	\$7,189,074	\$4,420,379	0.61
James Ardiel Elementary	\$11,726,110	\$7,936,815	0.68
Janice Churchill Elementary	\$9,354,322	\$6,008,747	0.64
Jessie Lee Elementary	\$9,622,455	\$5,815,386	0.60
Johnston Heights Secondary	\$40,577,818	\$30,003,878	0.74
K. B. Woodward Elementary	\$10,356,771	\$5,403,659	0.52
Katie Elementary	\$11,076,088	\$250,732	0.02
Kennedy Trail Elementary	\$7,832,987	\$6,653,244	0.85
Kirkbride Elementary	\$9,576,841	\$6,930,016	0.72
Kwantlen Park Secondary	\$33,436,804	\$13,519,158	0.40
L. A. Matheson Secondary	\$39,918,947	\$25,575,992	0.64
Laronde Elementary	\$8,491,593	\$5,278,804	0.62
Latimer Road Elementary	\$8,958,000	\$6,765,926	0.76
Lena Shaw Elementary	\$12,986,909	\$8,199,382	0.63
Lord Tweedsmuir Secondary	\$41,545,912	\$23,837,545	0.57
M. B. Sanford Elementary	\$10,522,441	\$5,524,211	0.52
Maple Green Elementary	\$10,586,584	\$5,581,020	0.53
Martha Currie Elementary	\$17,078,404	\$9,656,034	0.57
Martha Jane Norris Elementary	\$9,268,106	\$5,237,247	0.57
Mary Jane Shannon Elementary	\$9,784,821	\$6,764,413	0.69
McLeod Road Elementary	\$6,566,807	\$2,010,503	0.31



APPENDIX VII Facilities Condition Index (FCI)

<i>Facility List Report</i>	3-Mar-23		
Facility Name	VFA Replacement Value	FCI Cost	FCI
A. H. P. Matthew Elementary	\$9,539,477	\$4,287,456	0.45
A. J. McLellan Elementary	\$9,299,086	\$3,314,034	0.36
Adams Road Elementary	\$10,333,499	\$579,565	0.06
Bayridge Elementary	\$9,386,485	\$4,166,776	0.44
Bear Creek Elementary	\$12,160,551	\$8,149,294	0.67
Beaver Creek Elementary	\$9,622,305	\$5,455,058	0.57
Berkshire Park Elementary	\$9,039,843	\$6,365,913	0.70
Betty Huff Elementary	\$10,401,079	\$7,186,904	0.69
Bonaccord Elementary	\$10,282,083	\$6,114,317	0.59
Bothwell Elementary School	\$7,097,996	\$5,051,872	0.71
Boundary Park Elementary	\$7,254,969	\$4,142,791	0.57
Bridgeview Elementary	\$7,020,878	\$2,574,985	0.37
Brookside Elementary	\$9,290,680	\$5,443,219	0.59
Cambridge Elementary	\$10,729,247	\$2,756,803	0.26
Cedar Hills Elementary	\$11,146,637	\$5,809,639	0.52
Chantrell Creek Elementary	\$7,956,076	\$5,387,135	0.68
Chimney Hill Elementary	\$11,185,400	\$2,827,280	0.25
Cindrich Elementary	\$11,786,821	\$6,124,567	0.52
City Central Learning Centre	\$5,436,050	\$2,995,418	0.55
Clayton Elementary	\$5,274,606	\$3,093,787	0.59
Clayton Heights Secondary	\$32,214,767	\$14,832,514	0.46
Cloverdale Learning Centre	\$1,478,143	\$399,917	0.27
Cloverdale Traditional School	\$7,126,739	\$4,981,711	0.70
Coast Meridian Elementary	\$7,216,806	\$2,241,552	0.31
Colebrook Elementary	\$7,542,655	\$4,712,008	0.62

APPENDIX VII Facilities Condition Index (FCI)

Cougar Creek Elementary	\$10,993,599	\$6,265,345	0.57
Coyote Creek Elementary	\$11,223,616	\$6,481,358	0.58
Creekside Elementary School	\$8,430,294	\$5,772,155	0.68
Crescent Park Annex (36031)	\$909,098	\$567,245	0.62
Crescent Park Elementary	\$8,517,897	\$5,900,895	0.69
David Brankin Elementary	\$19,191,572	\$8,438,122	0.44
District Education and Conference Centre	\$35,919,037	\$2,700,331	0.08
Dogwood Elementary	\$9,882,659	\$6,257,313	0.63
Don Christian Elementary	\$8,561,823	\$5,777,190	0.67
Dr. F. D. Sinclair Elementary	\$9,554,168	\$6,748,760	0.71
Earl Marriott Secondary	\$44,095,192	\$27,980,322	0.63
East Kensington Elementary	\$3,698,094	\$2,631,814	0.71
École Salish Secondary	\$47,440,614	\$1,553,649	0.03
Elgin Park Secondary	\$36,763,582	\$24,148,685	0.66
Ellendale Elementary	\$4,722,963	\$3,539,422	0.75
Enver Creek Secondary	\$35,663,103	\$26,453,633	0.74
Erma Stephenson Elementary	\$8,862,357	\$5,943,206	0.67
Fleetwood Park Secondary	\$33,122,155	\$22,950,932	0.69
Forsyth Road Elementary	\$6,951,007	\$2,901,248	0.42
Frank Hurt Secondary	\$43,135,507	\$28,184,135	0.65
Fraser Heights Secondary	\$36,120,591	\$15,955,402	0.44
Fraser Wood Elementary	\$10,155,528	\$6,956,267	0.68
Frost Road Elementary	\$10,425,919	\$5,932,376	0.57
George Greenaway Elementary	\$10,195,168	\$7,904,470	0.78
Georges Vanier Elementary	\$12,494,674	\$7,477,841	0.60
Goldstone Park Elementary	\$12,817,765	\$378,262	0.03
Grandview Heights Elementary	\$4,496,416	\$3,728,607	0.83
Green Timbers Elementary	\$10,777,364	\$6,635,132	0.62

APPENDIX VII Facilities Condition Index (FCI)

Guildford Park Secondary	\$43,818,107	\$24,778,465	0.57
H. T. Thrift Elementary	\$6,617,676	\$4,910,583	0.74
Halls Prairie Elementary	\$4,180,862	\$3,014,243	0.72
Harold Bishop Elementary	\$11,164,109	\$7,193,711	0.64
Hazelgrove Elementary	\$9,417,202	\$636,580	0.07
Henry Bose Elementary	\$12,130,399	\$7,422,837	0.61
Hillcrest Elementary	\$10,164,648	\$4,445,703	0.44
Hjorth Road Elementary	\$7,555,656	\$3,414,762	0.45
Holly Elementary	\$9,536,609	\$4,530,577	0.48
Hyland Elementary	\$9,299,346	\$5,129,529	0.55
Invergarry Adult Education Centre	\$7,396,782	\$2,633,214	0.36
J. T. Brown Elementary	\$7,189,074	\$4,420,379	0.61
James Ardiel Elementary	\$11,726,110	\$7,936,815	0.68
Janice Churchill Elementary	\$9,354,322	\$6,008,747	0.64
Jessie Lee Elementary	\$9,622,455	\$5,815,386	0.60
Johnston Heights Secondary	\$40,577,818	\$30,003,878	0.74
K. B. Woodward Elementary	\$10,356,771	\$5,403,659	0.52
Katie Elementary	\$11,076,088	\$250,732	0.02
Kennedy Trail Elementary	\$7,832,987	\$6,653,244	0.85
Kirkbride Elementary	\$9,576,841	\$6,930,016	0.72
Kwantlen Park Secondary	\$33,436,804	\$13,519,158	0.40
L. A. Matheson Secondary	\$39,918,947	\$25,575,992	0.64
Laronde Elementary	\$8,491,593	\$5,278,804	0.62
Latimer Road Elementary	\$8,958,000	\$6,765,926	0.76
Lena Shaw Elementary	\$12,986,909	\$8,199,382	0.63
Lord Tweedsmuir Secondary	\$41,545,912	\$23,837,545	0.57
M. B. Sanford Elementary	\$10,522,441	\$5,524,211	0.52
Maple Green Elementary	\$10,586,584	\$5,581,020	0.53
Martha Currie Elementary	\$17,078,404	\$9,656,034	0.57

APPENDIX VII Facilities Condition Index (FCI)

Martha Jane Norris Elementary	\$9,268,106	\$5,237,247	0.57
Mary Jane Shannon Elementary	\$9,784,821	\$6,764,413	0.69
McLeod Road Elementary	\$6,566,807	\$2,010,503	0.31
Morgan Elementary	\$17,372,162	\$2,849,132	0.16
Mountainview Montessori	\$6,554,665	\$4,317,240	0.66
Newton Elementary	\$10,720,929	\$5,934,432	0.55
North Ridge Elementary School	\$8,881,115	\$4,982,981	0.56
North Surrey Learning Centre	\$3,635,802	\$1,146,352	0.32
North Surrey Secondary	\$38,226,626	\$22,710,420	0.59
Ocean Cliff Elementary School	\$8,060,074	\$4,975,350	0.62
Old Yale Road Elementary	\$10,397,718	\$6,149,256	0.59
Pacific Heights Elementary	\$8,955,296	\$1,809,078	0.20
Panorama Park Elementary	\$10,640,360	\$5,232,987	0.49
Panorama Ridge Secondary	\$38,022,703	\$8,782,952	0.23
Peace Arch Elementary	\$10,136,186	\$5,575,843	0.55
Port Kells Elementary	\$4,599,639	\$3,081,529	0.67
Prince Charles Elementary	\$9,705,745	\$6,915,337	0.71
Princess Margaret Secondary	\$35,375,225	\$12,354,833	0.35
Queen Elizabeth Secondary	\$46,303,904	\$31,010,217	0.67
Ray Shepherd Elementary	\$8,010,969	\$5,751,570	0.72
Riverdale Elementary	\$9,686,413	\$6,350,639	0.66
Rosemary Heights Elementary	\$9,899,963	\$2,765,316	0.28
Royal Heights Elementary	\$9,652,927	\$6,150,347	0.64
Semiahmoo Secondary	\$51,047,014	\$31,282,319	0.61
Semiahmoo Trail Elementary	\$7,865,474	\$4,705,027	0.60
Senator Reid Elementary	\$10,442,440	\$4,857,351	0.47
Serpentine Heights Elementary	\$15,534,346	\$9,423,455	0.61
Simon Cunningham Elementary	\$13,426,150	\$8,668,622	0.65
South Meridian Elementary	\$7,569,748	\$5,595,974	0.74

APPENDIX VII Facilities Condition Index (FCI)

Strawberry Hill Elementary	\$12,109,634	\$6,243,263	0.52
Sullivan Elementary	\$5,919,349	\$2,709,989	0.46
Sullivan Heights Secondary	\$43,084,566	\$16,529,417	0.38
Sunnyside Elementary	\$11,753,039	\$362,136	0.03
Sunrise Ridge Elementary	\$8,376,733	\$5,466,402	0.65
Surrey Centre Elementary	\$8,643,004	\$3,072,156	0.36
Surrey Traditional School	\$15,830,667	\$10,004,170	0.63
T. E. Scott Elementary	\$11,516,654	\$2,539,393	0.22
Tamanawis Secondary	\$31,197,083	\$19,210,488	0.62
Thomas G. Ellis District Facilities Maintenance Centre	\$15,770,226	\$8,501,418	0.54
W. E. Kinvig Elementary	\$9,232,647	\$6,347,940	0.69
Walnut Road Elementary	\$11,575,544	\$6,087,604	0.53
Westerman Elementary	\$9,902,832	\$5,519,875	0.56
White Rock Elementary	\$10,629,758	\$2,503,217	0.24
William F. Davidson Elementary	\$11,042,930	\$7,914,948	0.72
William Watson Elementary	\$8,283,040	\$4,605,889	0.56
Woodland Park Elementary	\$9,337,398	\$6,629,410	0.71
Woodward Hill Elementary	\$10,892,529	\$591,771	0.05
School District Total	\$1,848,505,056	\$962,859,972	0.52

APPENDIX VIII School Enrolment, Capacity and Projections

Long-Range Projections

School Name	2024	2025	2026	2027	2028	2029	2030
A H P Matthew Elementary	440	449	457	459	457	468	472
A. J. McLellan Elementary	500	484	486	492	484	493	507
Adams Road Elementary	592	554	536	502	480	462	463
Bayridge Elementary	396	393	402	400	403	399	394
Bear Creek Elementary	608	633	650	670	683	715	726
Beaver Creek Elementary	455	440	434	409	403	395	392
Berkshire Park Elementary	460	479	495	503	508	513	525
Betty Huff Elementary	392	371	362	368	364	362	357
Bonaccord Elementary	546	545	575	584	606	623	638
Bothwell Elementary	339	362	381	419	438	433	447
Boundary Park Elementary	239	243	254	252	261	261	258
Bridgeview Elementary	209	219	231	236	239	241	241
Brookside Elementary	365	367	347	351	339	339	346
Cambridge Elementary	785	781	774	765	764	744	724
Cedar Hills Elementary	335	308	296	275	255	259	253
Chantrell Creek Elementary	342	340	343	363	376	376	381
Chimney Hill Elementary	575	583	573	569	562	569	558
Cindrich Elementary	430	425	433	432	433	433	432
Clayton Heights Secondary	1335	1350	1332	1329	1326	1316	1307
Cloverdale Traditional School	295	287	281	288	286	284	284
Coast Meridian Elementary	284	276	272	272	264	262	262
Colebrook Elementary	195	192	204	225	247	274	301
Cougar Creek Elementary	376	345	357	336	345	343	349
Coyote Creek Elementary	827	854	898	935	953	959	989
Creekside Elementary	306	305	294	293	272	271	254
Crescent Park Elementary	339	357	366	372	385	394	410
David Brankin Elementary	394	371	365	375	377	384	385
Dogwood Elementary	428	436	436	454	461	454	454

APPENDIX VIII School Enrolment, Capacity and Projections

Don Christian Elementary	393	401	408	430	440	447	445	442	439	443
Douglas Elementary	519	540	559	571	581	584	589	598	599	605
Dr F D Sinclair Elementary	378	358	339	323	306	293	289	288	289	287
Earl Marriott Secondary	1399	1473	1536	1603	1672	1739	1803	1839	1897	1925
East Kensington Elementary	117	121	122	121	122	120	119	116	116	116
Edgewood Elementary	1043	1183	1344	1482	1614	1725	1841	1950	2054	2090
Elgin Park Secondary	1305	1343	1406	1496	1539	1596	1643	1661	1708	1716
Ellendale Elementary	174	175	189	202	222	243	258	270	283	290
Enver Creek Secondary	1378	1380	1368	1336	1313	1291	1303	1310	1332	1330
Erma Stephenson Elementary	430	422	436	438	450	446	446	452	449	454
Fleetwood Park Secondary	1788	1851	1866	1942	1993	2101	2137	2209	2233	2255
Forsyth Road Elementary	463	517	548	580	607	626	654	681	722	766
Frank Hurt Secondary	1551	1581	1611	1592	1599	1584	1635	1637	1660	1674
Fraser Heights Secondary	1511	1524	1529	1544	1546	1613	1646	1676	1714	1763
Fraser Wood Elementary	532	519	530	517	523	512	495	495	482	491
Frost Road Elementary	577	575	574	266	558	578	589	607	615	628
George Greenaway Elementary	611	623	633	645	653	653	673	672	677	688
Georges Vanier Elementary	636	631	627	627	637	641	641	630	631	651
Goldstone Park Elementary	764	731	727	716	701	687	695	707	715	736
Grandview Heights Secondary	1853	2046	2228	2439	2664	2888	3051	3168	3291	3309
Green Timbers Elementary	609	618	639	652	665	674	681	684	686	707
Guildford Park Secondary	1429	1451	1493	1565	1629	1670	1708	1775	1809	1849
H T Thrift Elementary	354	352	366	371	382	380	381	397	401	413
Harold Bishop Elementary	542	544	559	566	579	564	575	576	573	588
Hazelgrove Elementary	609	563	525	502	479	451	444	436	431	442
Henry Bose Elementary	320	325	316	320	320	314	306	316	326	332
Hillcrest Elementary	463	461	457	459	465	455	443	444	448	454
Hjorth Road Elementary	323	328	329	330	332	337	345	347	359	365
Holly Elementary	484	474	469	478	485	484	493	494	489	499
Hyland Elementary	475	489	486	468	467	469	470	473	476	472
J T Brown Elementary	268	266	252	249	246	238	247	256	265	276
James Ardiel Elementary	461	481	509	541	565	575	591	594	609	617
Janice Churchill Elementary	255	260	260	249	251	242	238	235	237	235



APPENDIX VIII School Enrolment, Capacity and Projections

Jessie Lee Elementary	426	438	451	452	472	472	487	510	521	537
Johnston Heights Secondary	1481	1564	1586	1585	1621	1701	1715	1763	1824	1882
K. B. Woodward Elementary	812	884	940	983	1021	1051	1088	1125	1169	1222
Katzie Elementary	739	727	695	685	675	669	660	659	654	654
Kennedy Trail Elementary	282	288	278	277	275	273	266	258	262	257
Kirkbride Elementary	385	378	363	353	356	355	346	335	336	350
Kwantlen Park Secondary	1644	1682	1760	1792	1881	2003	2097	2208	2287	2373
L A Matheson Secondary	1189	1192	1192	1222	1223	1222	1221	1227	1195	1192
Laronde Elementary	469	474	480	491	495	495	506	509	512	518
Latimer Road Elementary	636	654	660	666	695	714	726	731	734	757
Lena Shaw Elementary	715	759	796	805	817	849	879	914	953	1016
Lord Tweedsmuir Secondary	1872	1940	2011	2049	2106	2140	2164	2181	2238	2249
M B Sanford Elementary	497	489	486	498	503	517	512	519	517	538
Maddaugh Elementary	580	616	676	727	775	825	866	918	967	1014
Maple Green Elementary	405	389	395	395	398	392	395	394	394	409
Martha Currie Elementary	725	757	774	794	815	834	857	892	921	951
Martha Jane Norris Elementary	454	471	460	462	461	452	449	437	432	427
Mary Jane Shannon Elementary	382	386	380	377	372	391	398	411	421	432
McLeod Road Elementary	214	215	215	207	200	200	200	202	204	207
Morgan Elementary	557	563	557	535	524	520	527	532	539	543
Mountainview Montessori Elementary	312	308	308	314	324	323	322	322	323	326
Newton Elementary	437	444	444	460	467	470	488	502	513	520
North Ridge Elementary	504	492	476	477	473	472	470	483	487	503
North Surrey Secondary	1435	1452	1481	1514	1571	1586	1639	1661	1706	1742
Ocean Cliff Elementary	305	311	316	338	352	359	367	379	389	397
Old Yale Road Elementary	543	593	610	651	674	713	749	784	821	868
Pacific Heights Elementary	521	594	669	730	791	857	901	968	1033	1049
Panorama Park Elementary	438	433	428	425	432	437	435	437	439	446
Panorama Ridge Secondary	1593	1601	1603	1611	1604	1600	1607	1586	1582	1576
Peace Arch Elementary	574	583	600	595	587	590	579	578	574	570
Port Kells Elementary	70	87	91	92	105	134	166	195	230	269
Prince Charles Elementary	392	402	419	423	437	447	451	463	476	485



APPENDIX VIII School Enrolment, Capacity and Projections

Princess Margaret Secondary	1435	1473	1474	1432	1443	1425	1400	1373	1398	1411
Queen Elizabeth Secondary	1464	1485	1431	1413	1450	1433	1429	1455	1486	1757
Ray Shepherd Elementary	348	365	373	366	373	381	386	405	418	431
Regent Road Elementary	378	399	430	448	482	515	531	546	552	569
Riverdale Elementary	470	475	480	493	506	512	531	547	562	572
Rosemary Heights Elementary	560	560	566	564	555	552	554	566	569	583
Royal Heights Elementary	207	211	216	219	215	221	227	229	234	240
Salish Secondary	1538	1627	1676	1709	1760	1825	1924	2008	2112	2202
Semiahmoo Secondary	1464	1569	1636	1679	1718	1774	1784	1789	1799	1789
Semiahmoo Trail Elementary	484	495	504	554	565	602	622	646	661	684
Senator Reid Elementary	327	307	300	282	280	291	288	290	291	307
Serpentine Heights Elementary	438	481	505	554	590	634	660	689	727	745
Simon Cunningham Elementary	578	589	601	632	653	647	673	697	718	748
South Meridian Elementary	348	355	376	390	412	420	425	441	444	464
Strawberry Hill Elementary	417	427	429	444	439	438	437	442	438	441
Sullivan Elementary	406	439	475	501	520	529	546	552	564	572
Sullivan Heights Secondary	1936	2003	2130	2239	2300	2388	2419	2434	2425	2441
Sunnyside Elementary	670	682	688	690	685	695	685	693	683	701
Sunrise Ridge Elementary	367	361	364	365	372	377	372	384	385	392
Surrey Centre Elementary	390	391	383	374	364	356	356	356	358	379
Surrey Traditional School	322	318	318	324	322	321	322	322	323	327
T E Scott Elementary	539	553	540	530	525	528	522	518	515	525
Tamanawis Secondary	1485	1481	1431	1392	1352	1370	1345	1339	1319	1346
W E Kinvig Elementary	425	427	420	427	432	443	455	449	440	442
Walnut Road Elementary	833	848	856	862	865	864	849	824	834	859
Westerman Elementary	389	390	380	379	381	391	390	398	403	410
White Rock Elementary	593	592	589	594	596	579	580	574	557	566
William F. Davidson Elementary	475	507	524	557	562	574	570	581	584	603
William Watson Elementary	479	468	481	499	521	518	528	544	558	578
Woodland Park Elementary	546	560	559	567	571	586	590	603	614	629
Woodward Hill Elementary	710	720	719	728	731	729	740	741	760	779



APPENDIX VIII School Enrolment, Capacity and Projections

Operating Capacities

School Name	Operating Capacity	September 2023 Enrolment	Current Utilization
A H P Matthew Elementary	406	425	105%
A. J. McLellan Elementary	453	494	109%
Adams Road Elementary	495	593	120%
Bayridge Elementary	317	380	120%
Bear Creek Elementary	597	587	98%
Beaver Creek Elementary	495	464	94%
Berkshire Park Elementary	527	434	82%
Betty Huff Elementary	504	388	77%
Bonaccord Elementary	550	522	95%
Bothwell Elementary	294	308	105%
Boundary Park Elementary	317	235	74%
Bridgeview Elementary	205	192	94%
Brookside Elementary	481	363	75%
Cambridge Elementary	495	784	158%
Cedar Hills Elementary	457	338	74%
Chantrell Creek Elementary	364	341	94%
Chimney Hill Elementary	612	573	94%
Cindrich Elementary	481	438	91%
Clayton Heights Secondary	1000	1304	130%
Cloverdale Traditional School	294	298	101%
Coast Meridian Elementary	309	275	89%
Colebrook Elementary	298	188	63%
Cougar Creek Elementary	527	378	72%
Coyote Creek Elementary	690	788	114%
Creekside Elementary	457	307	67%
Crescent Park Elementary	457	348	76%
David Brankin Elementary	620	400	65%
Dogwood Elementary	457	423	93%
Don Christian Elementary	364	384	105%
Douglas Elementary	607	503	83%

APPENDIX VIII School Enrolment, Capacity and Projections

Dr F D Sinclair Elementary	546	378	69%
Earl Marriott Secondary	1500	1398	93%
East Kensington Elementary	93	113	122%
Edgewood Elementary	607	867	143%
Elgin Park Secondary	1200	1379	115%
Ellendale Elementary	182	173	95%
Enver Creek Secondary	1400	1369	98%
Erma Stephenson Elementary	387	432	112%
Fleetwood Park Secondary	1200	1733	144%
Forsyth Road Elementary	317	427	135%
Frank Hurt Secondary	1250	1499	120%
Fraser Heights Secondary	1200	1597	133%
Fraser Wood Elementary	457	536	117%
Frost Road Elementary	635	577	91%
George Greenaway Elementary	453	596	132%
Georges Vanier Elementary	597	612	103%
Goldstone Park Elementary	519	737	142%
Grandview Heights Secondary	1500	1702	113%
Green Timbers Elementary	574	591	103%
Guildford Park Secondary	1050	1390	132%
HT Thrift Elementary	252	338	134%
Harold Bishop Elementary	504	497	99%
Hazelgrove Elementary	495	630	127%
Henry Bose Elementary	434	321	74%
Hillcrest Elementary	495	478	97%
Hjorth Road Elementary	229	327	143%
Holly Elementary	527	475	90%
Hyland Elementary	481	473	98%
J T Brown Elementary	298	265	89%
James Ardiel Elementary	481	444	92%
Janice Churchill Elementary	387	254	66%
Jessie Lee Elementary	411	401	98%
Johnston Heights Secondary	1450	1460	101%



APPENDIX VIII School Enrolment, Capacity and Projections

K. B. Woodward Elementary	682	749	110%
Katzie Elementary	607	748	123%
Kennedy Trail Elementary	317	275	87%
Kirkbride Elementary	457	382	84%
Kwantlen Park Secondary	1200	1594	133%
L A Matheson Secondary	1400	1190	85%
Laronde Elementary	457	461	101%
Latimer Road Elementary	481	628	131%
Lena Shaw Elementary	569	664	117%
Lord Tweedsmuir Secondary	1400	1804	129%
M B Sanford Elementary	574	494	86%
Maddaugh Elementary	607	534	88%
Maple Green Elementary	504	401	80%
Martha Currie Elementary	612	688	112%
Martha Jane Norris Elementary	481	430	89%
Mary Jane Shannon Elementary	434	376	87%
McLeod Road Elementary	182	208	114%
Morgan Elementary	584	533	91%
Mountainview Montessori Elementary	411	308	75%
Newton Elementary	527	440	83%
North Ridge Elementary	434	487	112%
North Surrey Secondary	1175	1428	122%
Ocean Cliff Elementary	317	310	98%
Old Yale Road Elementary	438	526	120%
Pacific Heights Elementary	588	454	77%
Panorama Park Elementary	527	433	82%
Panorama Ridge Secondary	1400	1565	112%
Peace Arch Elementary	364	560	154%
Port Kells Elementary	159	73	46%
Prince Charles Elementary	411	369	90%
Princess Margaret Secondary	1500	1409	94%
Queen Elizabeth Secondary	1600	1472	92%
Ray Shepherd Elementary	438	365	83%

APPENDIX VIII School Enrolment, Capacity and Projections

Regent Road Elementary	612	335	55%
Riverdale Elementary	542	467	86%
Rosemary Heights Elementary	495	545	110%
Royal Heights Elementary	317	202	64%
Salish Secondary	1500	1473	98%
Semiahmoo Secondary	1300	1518	117%
Semiahmoo Trail Elementary	508	459	90%
Senator Reid Elementary	504	329	65%
Serpentine Heights Elementary	434	399	92%
Simon Cunningham Elementary	593	551	93%
South Meridian Elementary	457	338	74%
Strawberry Hill Elementary	644	411	64%
Sullivan Elementary	387	372	96%
Sullivan Heights Secondary	1700	1882	111%
Sunnyside Elementary	654	642	98%
Sunrise Ridge Elementary	286	355	124%
Surrey Centre Elementary	402	398	99%
Surrey Traditional School	485	315	65%
T E Scott Elementary	444	538	121%
Tamanawis Secondary	1125	1485	132%
W E Kinvig Elementary	504	416	83%
Walnut Road Elementary	542	812	150%
Westerman Elementary	504	393	78%
White Rock Elementary	612	576	94%
William F. Davidson Elementary	504	450	89%
William Watson Elementary	332	457	138%
Woodland Park Elementary	457	543	119%
Woodward Hill Elementary	644	711	110%

APPENDIX IX Portable Inventory

Note: As of August 2023. Does not include Full Day Kindergarten Modulars

Site #	Site Name	Learning Region	Operating Capacity Sept 2022	2022-2023 Total Enrolment	Projection 2023-2024 (based on May 2023 Snapshot)	Portables on Site
CITY CENTRE						
3636051	A.H.P. Matthew Elementary	City Centre	406	384	427	0
3636574	City Central Learning Centre	City Centre			0	5
3636183	Forsyth Road Elementary	City Centre	317	383	460	3
3636625	Invergarry Adult Education	City Centre			0	7
3636040	K.B. Woodward Elementary	City Centre	682	669	761	12
3636248	Kwantlen Park Secondary	City Centre	1200	1498	1641	12
3636079	L.A. Matheson Secondary	City Centre	1400	1185	1260	1
3636064	Old Yale Road Elementary	City Centre	438	471	523	2
3636022	Queen Elizabeth Secondary	City Centre	1600	1503	1547	5
3636087	Simon Cunningham Elementary	City Centre	593	551	582	1
TOTAL CITY CENTRE						48
CLOVERDALE/CLAYTON						
3636178	A.J. Mclellan Elementary	Cloverdale/Clayton	453	461	480	3
3636153	Adams Road Elementary	Cloverdale/Clayton	495	603	603	8
3636013	Clayton Elementary	Cloverdale/Clayton			0	7
3636175	Clayton Heights Secondary	Cloverdale/Clayton	1000	1303	1390	10
3636122	Don Christian Elementary	Cloverdale/Clayton	364	385	395	1
3636090	George Greenaway Elementary	Cloverdale/Clayton	453	556	603	7
3636203	Hazलगrove Elementary	Cloverdale/Clayton	495	628	616	8

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3636176	Hillcrest Elementary	Cloverdale/Clayton	495	510	497	3
3636201	Katzie Elementary	Cloverdale/Clayton	607	747	768	8
3636035	Latimer Road Elementary	Cloverdale/Clayton	481	572	618	6
3636041	Lord Tweedsmuir Secondary	Cloverdale/Clayton	1400	1757	1817	11
3636061	Martha Currie Elementary	Cloverdale/Clayton	612	656	635	3
3636149	Sunrise Ridge Elementary	Cloverdale/Clayton	286	364	354	3
3636039	Surrey Centre Elementary	Cloverdale/Clayton	402	396	417	1
TOTAL CLOVERDALE/CLAYTON						79
GUILDFORD						
3636173	Bothwell Elementary	Guildford	294	276	309	1
3636155	Coast Meridian Elementary	Guildford	309	256	267	1
3636084	Ellendale Elementary	Guildford	182	164	184	1
3636067	Erma Stephenson Elementary	Guildford	387	405	440	2
3636141	Fraser Heights Secondary	Guildford	1200	1535	1629	9
3636142	Fraser Wood Elementary	Guildford	457	535	543	1
3636160	Frost Road Elementary	Guildford	635	586	596	0
3636047	Guildford Park Secondary	Guildford	1050	1327	1391	11
3636001	Hjorth Road Elementary	Guildford	229	315	331	4
3636081	Holly Elementary	Guildford	527	462	471	8
3636045	Johnston Heights Secondary	Guildford	1450	1396	1485	1
3636055	Lena Shaw Elementary	Guildford	569	611	676	3
3636028	North Surrey Secondary	Guildford	1175	1478	1476	8
3636059	Riverdale Elementary	Guildford	542	460	434	0
3636145	Woodland Park Elementary	Guildford	457	518	559	3
TOTAL GUILDFORD						53
NEWTON/FLEETWOOD						
3636069	Bear Creek Elementary	Newton/Fleetwood	597	587	630	0
3636165	Chimney Hill Elementary	Newton/Fleetwood	612	558	604	1
3636157	Coyote Creek Elementary	Newton/Fleetwood	690	714	826	1

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3636167	Fleetwood Park Secondary	Newton/Fleetwood	1200	1632	1792	7
3636106	Frank Hurt Secondary	Newton/Fleetwood	1250	1466	1622	2
3636082	Georges Vanier Elementary	Newton/Fleetwood	597	581	617	1
3636246	Princess Margaret Secondary	Newton/Fleetwood	1500	1432	1435	5
3636053	T. E. Scott Elementary	Newton/Fleetwood	444	535	570	4
3636152	Walnut Road Elementary	Newton/Fleetwood	542	713	775	7
3636057	William Watson Elementary	Newton/Fleetwood	332	467	498	7
TOTAL NEWTON/FLEETWOOD						35
PANORAMA/SULLIVAN						
3636158	Beaver Creek Elementary	Panorama/Sullivan	495	522	518	2
3636151	Cambridge Elementary	Panorama/Sullivan	495	759	711	13
3636211	Goldstone Park Elementary	Panorama/Sullivan	519	727	763	9
3636138	North Ridge Elementary	Panorama/Sullivan	434	478	518	4
3636232	Panorama Ridge Secondary	Panorama/Sullivan	1400	1567	1581	2
3636021	Sullivan Elementary	Panorama/Sullivan	387	330	358	0
3636164	Sullivan Heights Secondary	Panorama/Sullivan	1700	1759	1927	10
3636150	Tamanawis Secondary	Panorama/Sullivan	1125	1453	1499	5
3636212	Woodward Hill Elementary	Panorama/Sullivan	644	721	722	5
TOTAL PANORAMA/SULLIVAN						50
SOUTH SURREY/WHITE ROCK						
3636162	Bayridge Elementary	South Surrey/White Rock	317	372	395	1
3636148	Chantrell Creek Elementary	South Surrey/White Rock	364	331	358	1
3636105	Earl Marriott Secondary	South Surrey/White Rock	1500	1348	1454	10
3636018	East Kensington Elementary	South Surrey/White Rock	93	108	93	1
3636206	Edgewood Elementary	South Surrey/White Rock	607	784	951	7

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3636156	Elgin Park Secondary	South Surrey/White Rock	1200	1270	1410	4
3636177	Grandview Heights Secondary	South Surrey/White Rock	1500	1541	1805	0
3636056	H.T. Thrift Elementary	South Surrey/White Rock	252	316	324	3
3636089	Jessie Lee Elementary	South Surrey/White Rock	411	384	428	1
3636117	Laronde Elementary	South Surrey/White Rock	457	456	436	1
3636188	Morgan Elementary	South Surrey/White Rock	584	539	537	7
3636170	Ocean Cliff Elementary	South Surrey/White Rock	317	325	322	3
3636134	Pacific Heights Elementary	South Surrey/White Rock	588	399	468	0
3636070	Peace Arch Elementary	South Surrey/White Rock	364	518	553	8
3636189	Rosemary Heights Elementary	South Surrey/White Rock	495	527	584	3
3636049	Semiahmoo Secondary	South Surrey/White Rock	1300	1446	1477	11
3636161	Semiahmoo Trail Elementary	South Surrey/White Rock	275	452	489	7
3636118	South Meridian Elementary	South Surrey/White Rock	271	322	355	4
3636038	Sunnyside Elementary	South Surrey/White Rock	654	604	662	6
3636009	White Rock Elementary	South Surrey/White Rock	612	520	547	3
TOTAL SOUTH SURREY/WHITE ROCK						81
DISTRICT TOTAL						
DISTRICT TOTAL						346

Key Findings

Insufficient space is viewed to be the most pressing issue facing the District.

Early in the survey, respondents were asked to select the most pressing issue facing Surrey School District. While no consensus emerges, the largest proportion of respondents identify issues related to “insufficient space” (35%). This is closely followed by the perceived “lack of support for students with diverse abilities and needs” (31%).

One-in-five (21%) report “insufficient staffing” as the most pressing issue, but given its place in the hierarchy of issues, it should be viewed as a secondary concern.

Relatively less important issues include “the after-effects of the pandemic on students” (selected by only 4% of respondents) and issues related to “safety and security” (3%).

Table A: Most Pressing Issue

Issue	% Response
Insufficient Space to accommodate the growing number of students	35
Lack of support for students with diverse abilities and needs	30
Insufficient Staffing	21
The after-effects of the pandemic on students	4
Safety/Security Issues	3
Another Issue	7

High familiarity with and pervasive concern about capacity challenges is apparent among stakeholders.

When asked specifically about their familiarity with issues related to rapid growth in the District and the concomitant challenges in terms of capacity for students, Surrey residents report a notably high level of familiarity. Nine-in-ten (89%) respondents describe themselves as “very” or “somewhat familiar” with the issue. The ‘hardness’ or intensity of response is notable: six-in-ten (59%) describe themselves as “very familiar” with the capacity issues in the District.

Concern about capacity challenges is pervasive and strong: 98% of survey respondents describe themselves as at least somewhat concerned. More notably, more than three-quarters (77%) report that they are “very concerned.”

Strong agreement on assessment of the issues emerge among respondents

The vast majority of respondents see issues related to capacity as formidable challenges. Not only is there widespread concern about the impact of these challenges on students, there is significant anxiety around the persistence of the problem well into the future. Respondents agree that existing funding is inadequate to address the problems and that provincial funding is a necessity for resolution. See Table B below.

The extent and depth of concern about capacity issues is reflected in high levels of agreement with key statements:

- Respondents firmly believe that provincial funding would solve the issues related to capacity (90% agree overall and 57% “strongly” agree with this view).
- Similarly, respondents overwhelmingly acknowledge the unprecedented circumstance in the Surrey School District, with almost nine-in-ten (87%) agreeing that the situation is “unlike others we have seen...and requires immediate attention”. Again, the strength of opinion is notable: more than six-in-ten (61%) respondents “strongly agree” with this view.
- Concern for the impact on students is also widespread. Fully 85% of respondents foresee capacity issues as impinging on student access to shared school resources like libraries (58% “strongly agree”). Further, respondents express concern about the implications of ongoing capacity challenges on student access to green spaces (79% agree that this is a concern, with more than four-in-ten – 46% -- “strongly agreeing”).

Some of the statements tested elicit relatively strong disagreement.

- Only about one-quarter (28%) of respondents agree that “discussions about capacity issues are nothing new and are confident that solutions will be implemented.” Conversely, about six-in-ten (62%) disagree with this view.
- Fewer than one-in-five respondents (19%) agree with the view that it is “easy and fast for the District to build more schools.” Again, the substantial majority (71%) disagree, with almost one-in-two (48%) strongly disagreeing.
- Very few respondents (17%) accept the view that the issues of capacity could be resolved with current funding levels. In fact, more than two-thirds reject this view, with a majority (52%) “strongly disagreeing” that existing funding is sufficient to solve the problems.
- In line with the foregoing point, only an extremely small proportion (4%) of respondents see the capacity issues as short-term. In fact, more than nine-in-ten (92%) disagree, with eight-in-ten (79%) “strongly disagreeing” with the statement.

Table B: Agreement with Statements about Capacity Issues facing Surrey Schools

Statement	% Strongly/ Somewhat Agree	% Strongly/ Somewhat Disagree	% DK/Not Sure
This is an issue that could be solved with more provincial funding	90	6	4

This situation is unlike others we have seen in the past and immediate action is required	87	7	5
This issue has the potential to limit student access to shared school resources such as libraries	85	9	6
This issue has the potential to limit student access to green spaces	79	11	10
Discussions about capacity are nothing new and I am sure solutions will be implemented	28	62	10
It's easy and fast for the Surrey School District to build more schools	19	71	10
This is an issue that the Surrey School District could resolve with the current funding levels	17	68	15
This is just a short-term issue that will resolve itself	4	92	4

Assessments of Potential Actions to Address Capacity Issues

Receptivity to potential options to address the capacity challenges indicate that those actions that limit disruptions in student, parent and teachers' lives are the options most accepted by respondents.

Top 3 Actions in terms of Support

Support is strongest and most pervasive for three potential actions:

1. Boundary Changes (81% support, 32% "strongly support")
2. Building Schools on district-owned sites in undeveloped communities (76% support, 31% "strongly support").
3. Prefabricated modular additions or schools (75% support, 27% "strongly support")

By contrast, actions that directly affect students – either through fully online classes or through substantial changes to class/semester schedules – are largely rejected by majorities.

Bottom 3 Actions in terms of Support

10. Tri-semester schooling (only 25% support, but two-thirds (68%) oppose, with 55% "strongly opposed.")
11. Fully online classes (22% support; 75% oppose, with 61% "strongly opposed")
12. Dividing the School Day into two separate Shifts (18% support; 80% oppose, with 69% "strongly opposed").

Table C – Support for Options to Address Capacity Challenges

Options to Address Capacity Challenges	% Strongly/ Somewhat Support	% Strongly/ Somewhat Oppose	% DK/Not Sure
Boundary Changes	81	13	6
Building Schools on District-owned sites	76	18	7
Prefabricated Modular Additions/Schools	75	21	4
Relocating Programs of Choice	58	30	12
Situating Schools in residential/corp/comm buildings	48	45	7
Busing Students to a Neighborhood School	45	51	4
Redirecting Students to schools outside catchment	41	55	4
Hybrid online Classes	39	57	4
Extended Day in Secondary Schools	36	57	7
Tri-semester Schooling	25	68	7
Fully Online Classes	22	75	3
Dividing School Day into Two Separate Shifts	18	80	2

When participants are asked to identify their top three strategies, ordering changes somewhat but top three supportable actions remain constant: prefabricated/modular additions and schools; building on district-owned sites; and boundary changes.

The least supported options shift slightly: “dividing the school day into two shifts” and “fully online classes” remain in the bottom three supportable actions. Trimester schooling shifts to the bottom 4 actions and “extended day” moves into the bottom three.

Table D – “Top 3” most Supportable Actions

Options to Address Capacity Challenges	% Selected in Top 3 Most Supported
1. Prefabricated/Modular additions/schools	50
2. Building schools on district-owned sites	42
3. Boundary Changes	34
4. Relocating Programs of Choice	20
5. Hybrid online classes	19

APPENDIX X Key Findings of Public Survey

6. Situating in residential/corp/comm bldgs	19
7. Busing students to other schools	17
8. Redirecting students outside catchment	11
9.Tri-semester Schooling	11
10.Extended Day	10
11. Dividing School Day into Two Shifts	8
12. Fully On-line Classes	4

Respondents were also asked to identify the “top 3” action items they most opposed (see Table E below). As was the case in individual assessments, opposition to 3 options remains constant: those most opposed are “fully online classes,” “shifts” and “tri-semester schooling.”

Table E – “Top 3” Most Opposed Actions

Options to Address Capacity Challenges	% Selected in Top 3 Most Opposed
1.Fully Online Classes	61
2.Shifts on Campus	55
3.Trimester Schooling	44
4.Extended Day	31
5.Hybrid Online Classes	17
6.Redirecting Students outside catchment	16
7.Busing students	12
8.Situating in res/corp/comm Buildings	11
9.Relocating Programs of Choice	6
10. Prefabricated Modular Additions/Schools	4
11.Boundary Changes	3
12.Building schools in district-owned sites	3

Agreement with Proposed Measures

Towards the end of the survey, respondents were further queried on their assessments of responses to the capacity challenges. Three key takeaways emerged in these assessments.

1. The Province is deemed to have a critical responsibility in solving the issues.

Not surprisingly, there is overwhelming agreement (94%) that the province must provide more funding so that the District is not responsible for implementation of action items.

Further, the vast majority of respondents (84%) agree that it is the province’s, not the District’s, responsibility to tackle the issue by building more schools.

2. Disruptions to schedules of students, parents, and teachers are unacceptable actions.

More than eight-in-ten respondents (84%) agree that despite the extreme capacity issues, the Surrey School District must avoid any actions that disrupt the schedules of all stakeholders (i.e., students, parents, teachers). The strength of opinion on this issue is notable: six-in-ten (58%) “strongly agree” with this view.

3. Moving students to other locations is not an acceptable solution for the majority.

Six-in-ten (60%) – a solid majority – disagree that solutions that move students to other locations outside their neighborhood, community or school campus in an acceptable way to alleviate capacity challenges. Strong disagreement is notable: one-third of all respondents (34%) “strongly disagree” that such moving of students is acceptable.

4. There is recognition that actions are necessary.

Finally, most respondents (61%) disagree that “none of the actions tested should be implemented”. At the same time, the survey reveals that there are clear preferences for some actions and rejection of others. Perhaps not surprisingly, those actions that limit incursions to schedules and to student life are seen as most acceptable.

Table F – Agreement with Proposed Measures

Statement	% Strongly/ Somewhat Agree	% Strongly/ Somewhat Disagree	% DK/Not Sure
The province should be providing more funding so that the district does not have to implement these actions.	94	3	3
Despite extreme capacity issues, the school district should avoid at all costs actions that involve disruptions to the schedules of students, their families and teachers.	84	13	3
It should be the responsibility of the province, not the school district, to tackle the issue by building more schools.	84	11	5
Actions that involve moving students to other locations outside their neighborhood, community or school campus are an acceptable way to address a rapidly growing population and lack of school infrastructure.	37	60	3
I do not think any of these actions should be implemented, even if they could help address the issue.	27	61	12

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