



# School District No. 73

## School Site Acquisition Charge Background Report



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## 1.0 INTRODUCTION

School District No.73 (Kamloops – Thompson) (SD 73) is developing a School Site Acquisition Charge (SSAC) for implementation within the municipal boundaries of the City of Kamloops. The purpose of this charge is to collect funds from new residential development to assist in paying for the costs of new school sites which are necessary to provide land for construction of new schools to accommodate student populations generated by this new residential development. SD 73 has a strong working relationship with the City of Kamloops, and the City will collect the SSAC and transfer proceeds to SD 73 for use in site acquisition.

The SD 73 SSAC is fully compliant with the British Columbia (BC) Ministry of Education's School Site Acquisition Charge Implementation Guide, the BC *Local Government Act*, and that *Act's* School Site Acquisition Charge Regulation.

The purpose of this document is to provide supporting background to the calculation of the SSAC. The remainder of this document contains the following sections:

- Section 2 – provides an overview of the existing SD 73 schools within the City of Kamloops, along with their capacities
- Section 3 – sets out enrolment forecasts
- Section 4 – projects new residential development within the City of Kamloops, along with the student yield associated with that new development
- Section 5 – presents the SSAC calculations.

The geographic scope of SD 73 extends well beyond the municipal boundaries of the City of Kamloops to include a number of small communities and rural areas. No new school sites are required in these communities or areas due to lack of growth. An exception is Sun Peaks Mountain Resort Municipality, where growth is forecast and a commitment is in place from the municipality and resort developer for the provision of a school site.

The preparation of this document and its contents was a collaborative effort between Art McDonald, P.Eng, Director of Facilities and Transportation with SD 73; Hugh Skinner, consultant to SD 73 on student enrolment projections; and John Dumbrell, RPP with Urban Systems and consultant to the City of Kamloops on its DCC program.

## 2.0 EXISTING SCHOOLS AND THEIR CAPACITY

Table 2.1 provides a listing of active schools within the boundaries of the City of Kamloops, along with their grade spans and Ministry operating capacities.

**Table 2.1 – SD 73 Active Schools within the City of Kamloops with Grade Spans and Ministry Operating Capacities**

Zone	Grades	Ministry Operating Capacity
<b>Brock-Norkam Zone</b>		
A. E. Perry Elementary	K-6	294
Arthur Hatton Elementary	K-6	314
Bert Edwards Science & Tech Elementary	K-6	337
Heffley Creek Elementary	K-3	145
Kay Bingham Elementary	K-6	341
Parkcrest Elementary	K-6	337
Rayleigh Elementary	K-6	295
Brocklehurst Middle School	7-9	750
Norkam Secondary	10-12	1,025
<b>Sahali Secondary Zone</b>		
Dufferin Elementary	K-7	178
McGowan Park Elementary	K-7	268
Pacific Way Elementary	K-7	271
Summit Elementary	K-7	271
Sa-Hali Secondary	8-12	725
<b>South Kamloops Secondary Zone</b>		
Aberdeen Elementary	K-7	383
Beattie Elementary	K-7	298
Lloyd George Elementary	K-7	368
South Sa-Hali Elementary	K-7	317
South Kamloops Secondary	8-12	975
<b>Valleyview Secondary Zone</b>		
Dallas Elementary	K-7	322
Juniper Ridge Elementary	K-7	322
Marion Schilling Elementary	K-7	317



Zone	Grades	Ministry Operating Capacity
Robert L. Clemitson Elementary	K-7	368
Valleyview Secondary	8-12	675
<b>Westsyde Secondary Zone</b>		
Arthur Stevenson Elementary	K-7	294
David Thompson Elementary	K-7	294
Westmount Elementary	K-7	201
Westsyde Elementary	K-7	275
Westsyde Secondary	8-12	975
Kamloops School of the Arts	K-12	457
Twin Rivers Educ. Ctr./Four Directions	8-12	150

SD 73 also holds land which is utilized for a variety of administrative and other activities other than schools. These lands and their use are summarized in Table 2.2 below.

**Table 2.2 – SD 73 Lands Used for Non-School Purposes**

Administration Buildings		Notes
School Board Office		
Kamloops Maintenance		
Kamloops Transportation		
Henry Grube Education Center		
<b>Closed Former Schools</b>	<b>Date Closed</b>	
John Tod Elementary	2010	Building leased to City of Kamloops
1111 Tranquille Rd	1989	Building leased to Chris Rose Therapy Centre for Autism
Oak Hills Primary	2006	Building leased to School District No. 93
Pineridge Elementary	2003	Building houses SD73 International Student Program and Online Learning
Ralph Bell Elementary	2010	Building leased to multiple daycares



SD 73 also holds vacant lands within the City, as shown in Table 2.3.

**Table 2.3 – SD 73 Vacant Land Holdings within City of Kamloops**

<b>Unused Sites</b>		
Lot Beside Sahali Secondary	Kamloops	Empty Lot
Dallas Lot	Kamloops	Empty Lot
Barnhartvale Lot	Kamloops	Empty Lot
Robbins Range Lot	Kamloops	Empty Lot
Batchelor Heights Lot	Kamloops	Empty Lot
Greenfield Lot	Kamloops	Empty Lot
Parkcrest Park	Kamloops	Empty Lot
Pineview Valley Lot	Kamloops	Empty Lot
Small Lot Beside Dallas Elementary	Kamloops	Empty Lot

### 3.0 ENROLMENT FORECAST

SD 73 has prepared forecasts for student enrolment for the period 2020 to 2029. These detailed forecasts are provided in Appendix A, along with current enrolment levels. A comparison of both current and projected enrolments is summarized in Table 3.1, and compared to the total operating capacity of all SD 73 schools within the City of Kamloops.

**Table 3.1 – Current and Forecast Enrolment for SD 73 Schools in City of Kamloops**

Metric	2019	2029
Ministry Operating Capacity	12,542	12,542
Enrolment	12,920	15,534
Enrolment in Excess of Ministry Operating Capacity	378	2,992
% of Ministry Operating Capacity Utilized	103%	124%

Key findings which can be derived from Table 3.1 include:

- In 2019, SD 73 schools within the City were exceeding their collective capacity by 378 students, representing 103% of capacity utilization. This metric can also be referred to as 'pent-up demand'
- In 2029, if no additional capacity was added to SD 73 schools in Kamloops, these schools would exceed their collective capacity by 2,992 students and therefore by using 124% of their collective capacity.

It is important to provide a comment regarding SD 73 lands occupied by buildings not being used for school purposes (such as administration, closed schools and other buildings), as well as vacant lands. Over the next 10 years it is anticipated that Ralph Bell Elementary will need to be re-opened and that the Pineview Valley and Batchelor Hills sites will be required for new schools. The remainder of the SD 73 buildings and lands will not be utilized as school sites. This is due to a number of factors including limited new enrolment and/or new residential development (as discussed in the following section of this report) in those neighbourhoods where the buildings or lands are located, as well as the ongoing commitment to use some of the facilities for other purposes (such as administration) over the next decade.

## 4.0 FUTURE RESIDENTIAL GROWTH AND STUDENT YIELD

The City of Kamloops prepared projections of residential growth over the next decade as part of the recent update of the City's Official Community Plan, as well as in support of the Development Cost Charge (DCC) Bylaw update in 2020. These residential growth projections are presented in Table 4.1 by City neighbourhood, and are also referenced to SD 73 catchment areas for elementary and secondary schools.

**Table 4.1 - City of Kamloops Residential Growth Projections to 2029**

Neighbourhood	SD 73 Elementary Catchment	SD 73 Secondary Catchment	Number of New Residential Units
Aberdeen	Multiple Schools	SKSS	1,433
Batchelor Heights	Westmount	Westsyde	61
Brocklehurst	Multiple Schools	Norkam	336
Campbell Creek	Dallas	Valleyview	111
Dallas	Dallas	Valleyview	418
Downtown	Beattie	SKSS	1,816
Dufferin	Dufferin	Sahali	285
Juniper Ridge	Juniper Ridge	Valleyview	339
Lower Sahali	Beattie	Sahali	326
North Kamloops	Multiple Schools	Norkam	1,112
Pineview	McGowan	Sahali	188
Rose Hill	Marion Schilling	Valleyview	58
Sagebrush	Beattie	SKSS	37
Southgate	Beattie	Sahali	482
TRU	Beattie	Sahali	498
Upper Sahali	McGowan	Sahali	112
Valleyview	Multiple Schools	Valleyview	646
West End	Beattie	SKSS	415
Westsyde	Multiple Schools	Westsyde	93
<b>Total</b>			<b>8,766</b>

SD 73 has done extensive analysis of current student yield by school level (elementary and secondary) for different types and densities of housing in different neighbourhoods within the City. The results of this analysis informed the projections of student yield for the new residential development projected by the City of Kamloops, by density (single family and different densities of multi-family) and by neighbourhood. Yield rates, as well as projections, have been adjusted for the unique grade configurations for Brocklehurst Middle School (Grades 7-9) and Norkam Secondary School (Grades 10-12). Appendix C contains details on the

student yields utilized, with the current yields in a specific neighbourhood used for future projections in that same neighbourhood. The rationale for the categorization of housing types and densities - single family, low density multi-family, combined medium and high density multi-family – is to ensure consistency with the City of Kamloops' new residential development projections. A brief summary to illustrate the ranges of yields is presented below in Table 4.2.

**Table 4.2 - Range of Elementary and Secondary Student Yields by Housing Type and Density**

Housing Type and Density	Range of Student Yields	
	Elementary	Secondary
Single Family	0.16 to 0.54/unit	0.12 to 0.41/unit
Multi Family Low Density	0.04 to 0.66/unit	0.05 to 0.65/unit
Multi Family Medium / High Density	0.00 to 0.25/unit	0.00 to 0.19/unit

*Note – yield rate details are provided in Appendix C – Student Yield Projections by Neighbourhood and School Level*

The results of applying these student yields to residential growth projections for the next 10 years are then distributed by school (elementary and secondary) based upon the catchment area within which the residential growth is taking place. Table 4.3 presents this summary.

**Table 4.3 – Student Yields from New Residential Development**

Elementary School	Sum of Yield of New Elementary Students from New Residential Development
Aberdeen	10
AE Perry	56
Arthur Hatton	38
Beattie	131
Dallas	148
David Thompson	31
Dufferin	112
Juniper Ridge	153
Kay Bingham	41
Marion Schilling	211
McGowan Park	93
Pacific Way	244
Parkcrest	59
Westmount	15
<b>Total Elementary</b>	<b>1,342</b>



<b>Secondary School</b>	<b>Sum of Yield of New Secondary Students from New Residential Development</b>
Norkam	192
Sahali	371
SKSS	89
Valleyview	327
Westsyde	32
<b>Total Secondary</b>	<b>1,012</b>
<b>Grand Total Elementary and Secondary</b>	<b>2,354</b>



## 5.0 SCHOOL SITE ACQUISITION CHARGE CALCULATIONS

### 5.1 Cost of New School Sites

The cost of acquiring new sites for elementary and secondary school uses in Kamloops' Aberdeen neighbourhood was estimated in April 2020. The approximate total value of the sites is \$7,276,000.

### 5.2 Summary of Key Student Demand Metrics and SSAC Calculations

There are a number of metrics which were noted in earlier sections of this report that are important to the SSAC calculations. Brief descriptions of these metrics are provided below.

- Ten-Year Enrolment Increase is the total anticipated enrolment increase from population growth due to births within existing residences, as well as new students from eligible development units (see explanation for this below). This value is derived from the 'Enrolment' row in Table 3.1 (15,534 minus 12,920 equals 2,614 ten year enrolment increase)
- Pent-Up Demand of 378 students is derived from current enrolment of 12,920 minus current Ministry operating capacity of 12,542 (see also Table 3.1)
- Net Increase Requiring New Facilities is the sum of the Ten-Year Enrolment Increase and Pent-Up Demand (2,614 plus 378 equals 2,992)
- Students from Eligible Development Units is the number of students generated by new residential development in Kamloops over the next ten years, estimated to be 2,354 (from Table 4.3 above). This metric does not include enrolment increases due to births within existing residences, just those from new residential development
- Enrolment increase proportion is the percentage of Net Increase Requiring New Facilities (2,992) represented by the Ten-Year Enrolment Increase (2,614); this does not include Pent-Up Demand
- New Development Proportion is the percentage of the Net Increase Requiring New Facilities (2,992) represented by Students from Eligible Development Units (2,354). Use of this metric ensures that the costs of school site acquisition are recovered only from new residential development.

These metrics, along with the cost of acquiring land for new school sites and direction from the Ministry's SSAC Implementation Guide were used to prepare the following calculation.

**Table 5.1 - Calculation of Average SSAC Charge Per Unit**

Factor		Estimate
1	Ten-Year Enrolment Increase	2,614
2	Pent-up Demand	378
3	Net Increase Requiring New Facilities	2,992
4	Students from Eligible Development Units	2,354
5	Enrolment Increase Proportion	87%
6	New Development Proportion	79%
7	Estimated Net Cost of New Property	\$7,276,000
8	Attributable to Eligible Development Units	\$5,748,040
9	Proportion to be Paid through SSAC	35%
10	Estimated Share to be Paid through SSAC	\$2,011,814
11	Total Eligible Development Units	8,766
12	Average Charge per Unit	<b>\$230</b>

The average charge per unit presented in the last row of Table 5.1 can then be applied to the different types and densities of new residential development projected for the City of Kamloops over the next 10 years, using the factors set out in the School Site Acquisition Charge Regulation of the *Local Government Act*.

**Table 5.2 - SSAC Charges for Types and Densities of Residential Housing Units**

Density	Factor	Unit Charge	Maximum Charge
Single Family	1.250	\$288	\$ 1,000
Multi Family Low Density	1.125	\$259	\$ 900
Multi Family Medium / High Density	0.875	\$201	\$ 700
<b>Base Rate (average charge per unit)</b>		<b>\$230</b>	

Note that the 'Base Rate' shown in Table 5.2 is equivalent to the 'Average Charge per Unit' calculated in Table 5.1 above and shown in the bottom row of Table 5.1. It would be the charge applied to a Multi Family Medium Density unit if the City of Kamloops used that category of charge (factor of 1.00). The maximum charges shown in Table 5.2 are contained in the School Site Acquisition Charge Regulation of the *Local Government Act*, are provided for reference, and are more than the currently-calculated SSAC rates for application by SD 73 within the boundaries of the City of Kamloops.



## APPENDIX A

### *SD 73 Enrolment Projections – 2020 to 2029*



# APPENDIX A - SD 73 ENROLMENT PROJECTIONS FOR CITY OF KAMLOOPS SC

	Grades	Ministry Operating Capacity	Actual Enrolment 2019	Projected Enrolment							
				1	2	3	4	5	6	7	
<b>Brock-Norkam Zone</b>											
A. E. Perry Elementary	K-6	294	320	340	335	346	350	356	358	358	358
Arthur Hatton Elementary	K-6	314	269	271	272	281	279	286	293	293	292
Bert Edwards Science & Tech Elementary	K-6	337	262	261	257	251	254	255	257	257	256
Heffley Creek Elementary	K-3	145	20	21	19	17	20	20	19	19	20
Key Bingham Elementary	K-6	341	317	319	317	326	317	320	336	336	345
Parkcrest Elementary	K-6	337	347	374	397	419	427	450	468	468	471
Rayleigh Elementary	K-6	295	204	203	215	219	218	220	217	217	215
Brocklehurst Middle School	7-9	750	750	781	824	804	836	841	851	851	852
Norkam Secondary	10-12	1,025	776	808	821	879	910	953	939	939	973
<b>Sahali Secondary Zone</b>											
Dufferin Elementary	K-7	178	226	228	228	233	248	256	281	281	300
McGowan Park Elementary	K-7	268	439	454	471	482	523	537	542	542	546
Pacific Way Elementary	K-7	271	376	393	440	433	479	498	529	529	568
Summit Elementary	K-7	271	253	253	242	251	253	251	259	259	266
Sa-Hali Secondary	8-12	725	955	1010	1072	1125	1123	1170	1178	1178	1200
<b>South Kamloops Secondary Zone</b>											
Aberdeen Elementary	K-7	383	418	428	444	453	454	456	451	451	454
Beattie Elementary	K-7	298	288	299	319	337	351	369	381	381	406
Lloyd George Elementary	K-7	368	454	460	462	461	462	459	456	456	457
South Sa-Hali Elementary	K-7	317	378	379	372	362	368	362	361	361	366
South Kamloops Secondary	8-12	975	899	885	900	914	940	954	972	972	974
<b>Valleyview Secondary Zone</b>											
Dallas Elementary	K-7	322	421	419	439	454	459	469	487	487	520
Juniper Ridge Elementary	K-7	322	441	467	490	508	521	546	559	559	564
Marion Schilling Elementary	K-7	317	293	326	349	377	399	429	446	446	464
Robert L. Clemitson Elementary	K-7	368	338	337	339	336	341	341	354	354	348
Valleyview Secondary	8-12	675	988	1064	1081	1085	1128	1142	1164	1164	1222
<b>Westside Secondary Zone</b>											
Arthur Stevenson Elementary	K-7	294	338	337	339	341	347	348	342	342	351
David Thompson Elementary	K-7	294	266	246	253	275	270	275	286	286	295
Westmount Elementary	K-7	201	319	323	328	319	332	339	333	333	338
Westside Elementary	K-7	275	178	193	194	198	199	203	194	194	197
Westside Secondary	8-12	975	685	706	737	764	789	796	807	807	779



## APPENDIX B

### *City of Kamloops New Residential Development Projections to 2029*



**APPENDIX B - CITY OF KAMLOOPS NEW RESIDENTIAL DEVELOPMENT PROJECTIONS TO 2029**

Neighbourhood	Sector	DCC Housing Type	Number of Units	Total by Neighbourhood
Aberdeen	SouthWest	Single Family Only	34	
Aberdeen	SouthWest	Single Family Only	57	
Aberdeen	SouthWest	MHD Only	66	
Aberdeen	SouthWest	MHD Only	47	
Aberdeen	SouthWest	LDM Only	112	
Aberdeen	SouthWest	Single Family Only	59	
Aberdeen	SouthWest	Single Family Only	94	
Aberdeen	SouthWest	Single Family Only	112	
Aberdeen	SouthWest	LDM Only	500	
Aberdeen	SouthWest	Single Family Only	165	
Aberdeen	SouthWest	MHD Only	106	
Aberdeen	SouthWest	MHD Only	45	
Aberdeen	SouthWest	Single Family Only	36	<b>1,433</b>
Batchelor Heights	NorthWest	Single Family Only	13	
Batchelor Heights	NorthWest	Single Family Only	4	
Batchelor Heights	NorthWest	Single Family Only	0	
Batchelor Heights	NorthWest	LDM Only	34	
Batchelor Heights	NorthWest	Single Family Only	0	
Batchelor Heights	NorthWest	Single Family Only	6	
Batchelor Heights	NorthWest	Single Family Only	4	
Batchelor Heights	NorthWest	Single Family Only	0	<b>61</b>
Brocklehurst	NorthWest	LDM Only	41	
Brocklehurst	NorthWest	LDM Only	21	
Brocklehurst	NorthWest	LDM Only	20	
Brocklehurst	NorthWest	MHD Only	31	
Brocklehurst	NorthWest	MHD Only	9	



Neighbourhood	Sector	DCC Housing Type	Number of Units	Total by Neighbourhood
Brocklehurst	NorthWest	MHD Only	24	
Brocklehurst	NorthWest	LDM Only	18	
Brocklehurst	NorthWest	LDM Only	73	
Brocklehurst	NorthWest	Single Family Only	23	
Brocklehurst	NorthWest	Single Family Only	45	
Brocklehurst	NorthWest	Single Family Only	6	
Brocklehurst	NorthWest	MHD Only	25	<b>336</b>
Campbell Creek	SouthEast	Single Family Only	92	
Campbell Creek	SouthEast	N/A - Industrial	0	
Campbell Creek	SouthEast	LDM Only	19	<b>111</b>
Dallas	SouthEast	Single Family Only	69	
Dallas	Southeast	MHD Only	18	
Dallas	Southeast	Single Family Only	12	
Dallas	Southeast	64 MHD 75 LDMF 28 SF Only	167	
Dallas	Southeast	64 MHD 26 LDM 62 SF Only	152	<b>418</b>
Downtown	Core	NA - Hospital	0	
Downtown	Core	MHD Only	32	
Downtown	Core	MHD Only	120	
Downtown	Core	MHD Only	67	
Downtown	Core	MHD Only	11	
Downtown	Core	MHD Only	44	
Downtown	Core	MHD Only	60	
Downtown	Core	MHD Only	97	
Downtown	Core	MHD Only	16	
Downtown	Core	MHD Only	100	
Downtown	Core	MHD Only	45	
Downtown	Core	MHD Only	112	
Downtown	Core	MHD Only	67	



Neighbourhood	Sector	DCC Housing Type	Number of Units	Total by Neighbourhood
Downtown	Core	MHD Only	67	
Downtown	Core	MHD Only	20	
Downtown	Core	MHD Only	41	
Downtown	Core	MHD Only	120	
Downtown	Core	MHD Only	27	
Downtown	Core	LDM Only	20	
Downtown	Core	MHD Only	136	
Downtown	Core	MHD Only	34	
Downtown	Core	MHD Only	112	
Downtown	Core	LDM Only	8	
Downtown	Core	MHD Only	29	
Downtown	Core	MHD Only	10	
Downtown	Core	MHD Only	15	
Downtown	Core	MHD Only	251	
Downtown	Core	MHD Only	155	<b>1,816</b>
Dufferin	SouthWest	LDM Only	31	
Dufferin	SouthWest	LDM Only	5	
Dufferin	SouthWest	Single Family Only	5	
Dufferin	SouthWest	LDM Only	5	
Dufferin	SouthWest	Single Family Only	11	
Dufferin	SouthWest	Single Family Only	8	
Dufferin	SouthWest	Single Family Only	52	
Dufferin	SouthWest	LDM Only	6	
Dufferin	SouthWest	Single Family Only	12	
Dufferin	SouthWest	LDM Only	48	
Dufferin	SouthWest	LDM Only	23	
Dufferin	SouthWest	LDM Only	33	
Dufferin	SouthWest	Single Family Only	17	



Neighbourhood	Sector	DCC Housing Type	Number of Units	Total by Neighbourhood
Dufferin	SouthWest	Single Family Only	1	
Dufferin	SouthWest	Single Family Only	3	
Dufferin	SouthWest	Single Family Only	25	<b>285</b>
Juniper Ridge	SouthEast	Single Family Only	88	
Juniper Ridge	SouthEast	Single Family Only	32	
Juniper Ridge	SouthEast	LDM Only	34	
Juniper Ridge	SouthEast	Single Family Only	58	
Juniper Ridge	SouthEast	Single Family Only	22	
Juniper Ridge	SouthEast	LDM Only	50	
Juniper Ridge	SouthEast	Single Family Only	48	
Juniper Ridge	SouthEast	Single Family Only	7	<b>339</b>
Lower Sahali	SouthWest	MHD Only	142	
Lower Sahali	SouthWest	MHD Only	184	<b>326</b>
Mission Flats	SouthWest	N/A - Industrial	0	
North Kamloops	Core	MHD Only	51	
North Kamloops	Core	MHD Only	194	
North Kamloops	Core	LDM Only	3	
North Kamloops	Core	MHD Only	98	
North Kamloops	Core	Single Family Only	5	
North Kamloops	Core	MHD Only	20	
North Kamloops	Core	MHD Only	15	
North Kamloops	Core	MHD Only	22	
North Kamloops	Core	MHD Only	19	
North Kamloops	Core	MHD Only	15	
North Kamloops	Core	MHD Only	78	
North Kamloops	Core	MHD Only	172	
North Kamloops	Core	MHD Only	309	
North Kamloops	Core	MHD Only	62	



Neighbourhood	Sector	DCC Housing Type	Number of Units	Total by Neighbourhood
North Kamloops	Core	MHD Only	28	
North Kamloops	Core	NA	0	
North Kamloops	Core	MHD Only	21	<b>1,112</b>
Pineview	SouthWest	LDM Only	32	
Pineview	SouthWest	LDM Only	60	
Pineview	SouthWest	Single Family Only	17	
Pineview	SouthWest	MHD Only	60	
Pineview	SouthWest	LDM Only	19	<b>188</b>
Rose Hill	SouthEast	Single Family Only	58	<b>58</b>
Sagebrush	Core	MHD Only	10	
Sagebrush	Core	LDM Only	27	<b>37</b>
Southgate	SouthWest	MHD Only	218	
Southgate	SouthWest	MHD Only	98	
Southgate	SouthWest	MHD Only	166	<b>482</b>
Sun Rivers	NorthEast	N/A	0	
Sun Rivers	NorthEast	N/A	0	
Tranquille	NorthWest	N/A - Industrial	0	
TRU	SouthWest	MHD Only	65	
TRU	SouthWest	MHD Only	144	
TRU	SouthWest	MHD Only	207	
TRU	SouthWest	MHD Only	82	<b>498</b>
Upper Sahali	SouthWest	LDM Only	54	
Upper Sahali	SouthWest	MHD Only	51	
Upper Sahali	SouthWest	LDM Only	7	<b>112</b>
Valleyview	SouthEast	N/A - Industrial	0	
Valleyview	SouthEast	LDM Only	180	
Valleyview	SouthEast	LDM Only	5	
Valleyview	SouthEast	50% SF 50% LDMF	409	



Neighbourhood	Sector	DCC Housing Type	Number of Units	Total by Neighbourhood
Valleyview	SouthEast	LDM Only	20	
Valleyview	SouthEast	MHD Only	11	
Valleyview	SouthEast	MHD Only	21	<b>646</b>
West End	Core	MHD Only	77	
West End	Core	Single Family Only	24	
West End	Core	MHD Only	89	
West End	Core	LDM Only	16	
West End	Core	MHD Only	142	
West End	Core	MHD Only	48	
West End	Core	LDM Only	15	
West End	Core	LDM Only	4	<b>415</b>
Westsyde	NorthWest	LDM Only	42	
Westsyde	NorthWest	MHD Only	40	
Westsyde	NorthWest	LDM Only	11	<b>93</b>
			<b>8,766</b>	<b>8,766</b>

**Note:**

SF = Single-Family Housing

LDM = Low-Density Multi-Family Housing

MHD = Medium- to High-Density Multi-Family Housing



## APPENDIX C

### *Student Yield Projections by Neighbourhood and School Level*



**Appendix C - Student Yield Projections by Neighbourhood and School Level**

Neighbourhood	Housing Type	Yield of Elementary Students Per Residential Unit	Yield of Secondary Students Per Residential Unit
Aberdeen	LDM Only	0.04	0.06
Aberdeen	MHD Only	0.09	0.02
Aberdeen	Single Family Only	0.37	0.26
Batchelor Heights	LDM Only	0.25	0.19
Batchelor Heights	MHD Only	0.25	0.19
Batchelor Heights	Single Family Only	0.23	0.31
Brocklehurst	LDM Only	0.53	0.65
Brocklehurst	MHD Only	0.06	0.04
Brocklehurst	Single Family Only	0.38	0.38
Campbell Creek	LDM Only	0.41	0.16
Campbell Creek	MHD Only	0.10	0.14
Campbell Creek	Single Family Only	0.43	0.20
Dallas	LDM Only	0.41	0.16
Dallas	MHD Only	0.10	0.14
Dallas	Single Family Only	0.26	0.39
Dallas	64 MHD 75 LDMF 28 SF Only	0.27	0.19
Dallas	64 MHD 26 LDM 62 SF Only	0.22	0.25
Downtown	LDM Only	0.10	0.07
Downtown	MHD Only	0.00	0.03
Downtown	Single Family Only	0.19	0.15
Dufferin	LDM Only	0.29	0.06
Dufferin	MHD Only	0.10	0.14
Dufferin	Single Family Only	0.51	0.23
Juniper Ridge	LDM Only	0.18	0.05
Juniper Ridge	MHD Only	0.10	0.14
Juniper Ridge	Single Family Only	0.54	0.41



Neighbourhood	Housing Type	Yield of Elementary Students Per Residential Unit	Yield of Secondary Students Per Residential Unit
Lower Sahali	LDM Only	0.58	0.18
Lower Sahali	MHD Only	0.08	0.08
Lower Sahali	Single Family Only	0.33	0.12
North Kamloops	LDM Only	0.53	0.65
North Kamloops	MHD Only	0.06	0.04
North Kamloops	Single Family Only	0.38	0.38
Pineview	LDM Only	0.66	0.30
Pineview	MHD Only	0.10	0.14
Pineview	Single Family Only	0.39	0.29
Rose Hill	Single Family Only	0.29	0.18
Sagebrush	LDM Only	0.58	0.18
Sagebrush	MHD Only	0.08	0.08
Southgate	LDM Only	0.58	0.18
Southgate	MHD Only	0.08	0.08
Southgate	Single Family Only	0.33	0.12
TRU	LDM Only	0.58	0.18
TRU	MHD Only	0.08	0.08
TRU	Single Family Only	0.33	0.12
Upper Sahali	LDM Only	0.04	0.06
Upper Sahali	MHD Only	0.09	0.02
Upper Sahali	Single Family Only	0.37	0.26
Valleyview	LDM Only	0.38	0.13
Valleyview	MHD Only	0.05	0.03
Valleyview	Single Family Only	0.18	0.14
Valleyview	50% SF 50% LDMF	0.28	0.14
West End	LDM Only	0.10	0.07
West End	MHD Only	0.00	0.03



Neighbourhood	Housing Type	Yield of Elementary Students Per Residential Unit	Yield of Secondary Students Per Residential Unit
West End	Single Family Only	0.16	0.15
Westsyde	LDM Only	0.58	0.33
Westsyde	MHD-Only	0.00	0.00
Westsyde	Single Family Only	0.32	0.25

*Note:*

SF = Single-Family Housing

LDM = Low-Density Multi-Family Housing

MHD = Medium- to High-Density Multi-Family Housing

Yield rates have been adjusted for the unique grade configurations of Brocklehurst Middle School (Grades 7-9) and Norkam Secondary School (Grades 10-12)