



**BOARD OF EDUCATION OF
SCHOOL DISTRICT NO. 46 (SUNSHINE COAST)**

OPERATIONS COMMITTEE

AGENDA

October 20, 2015 from 12:30-2:00 p.m.
School Board Office – Gibsons, BC

- 1) Long Range Facilities Plan
- 2) Preliminary Budget Information Pg. 2
- 3) Regulation 4550 (Student Fees) Amendment Pg. 3-4
- 4) District of Sechelt Referral: Clayton Family Lands Pg. 5-12
- 5) Strategic Plan: Goal 2.j. – Sustainable Practices Presentation by J. Stroman

School District No. 46 (Sunshine Coast) 2016-17 Budget Development Process

Timeline:

November and December 2015

- Pre-budget work with the board including:
 - Overview of Goals and Objectives and relation to the Strategic Plan
 - Review of District budget structure
 - Enrolment forecasts
- Discussion with Board regarding prior year unrestricted surplus
- Consultation with stakeholder groups regarding prior year surplus and priorities for 2016-17 budget
- Public consultation

January and February 2016

- Preparation of 2015-16 Amended Budget for approval before Feb 28
- Discussion with Board and Principals regarding changes to funding allocation to schools for 2016-17 Budget

March 2016

- Operating Grants announced
- Revision of district budgets and updated per pupil amounts for school allocation
- HR processes for the following year begin

April 2016

- Preliminary budget proposals - presentation to the Board
- Stakeholder consultations re: preliminary budget proposals

May 2016

- 2016-17 Preliminary Operating Budget to the Board

Stakeholder Meetings:

Meetings with senior management and principals, Sunshine Coast Teacher's Association, CUPE local 801, DPAC and community to solicit input. Dates to be determined.



School District No. 46 (Sunshine Coast)
Administrative Regulations

FINANCE - REVISED

4550

STUDENT FEES

A. Student fees

1. Fees may not be charged for goods and services that are necessary for students to meet the learning outcomes or assessment requirements of their educational program. School fees may only be charged as permitted under the School Act S. 82.
2. ~~Fees may be charged for~~ Examples of fees that may be charged include, but are not limited to:
 - a. Materials used in goods that are intended for the student to take home or for personal use, or as a gift;
 - b. The purchase of school supplies and equipment for a student’s personal use, such as paper, writing tools, calculators*, student planners, exercise books and workbooks, and computer diskettes;
 - c. The rental of musical instruments for the student’s personal use;
 - d. Expenses associated with field trips or other special events, such as transportation, accommodation, meals, entrance fees and equipment rental;
 - e. Grad and student fees; Gym footwear[1];
 - f. Tuition and related fees for non-resident students;
 - f.g. Tuition and related fees for students who have already met the general requirements for graduation.

~~* Graphical calculators are used by students only in connection with the courses “Applications of Mathematics 12” and “Principles of Mathematics 12” and associated provincial examinations. These calculators will be provided by the school and will be subject to a deposit for the cost of replacement.~~

~~**B. Summer School**~~

~~Schools that require students to attend summer school as part of their educational program may not charge any fees[2].~~

CB. School fees

Each school is required to publish a schedule of all student fees and deposits annually prior to the beginning of a school year. Prior to publication, the new and previous schedules of fees shall be provided to the Superintendent.

Date adopted: November 4, 1997
Revised: February 25, 2002

Reference: Sch.Bd. Fees Order M125/90
Board of Education Fees M236/07. School Act (S.82)

Supt. Signature:



School District No. 46 (Sunshine Coast)
Administrative Regulations

FINANCE - REVISED

4550

DC. Inability to Pay

Individual schools must provide a fair process for students and parents to have fees waived because of inability to pay or family economic circumstances, with the exception of non-resident students and students who have already met the general requirements for graduation.

REVISED

Date adopted: November 4, 1997
Revised: February 25, 2002

Reference: Sch.Bd. Fees Order M125/90
Board of Education Fees M236/07. School
Act (S.82)

Supt. Signature:



DISTRICT of SECHELT

REFERRAL FORM

P.O. Box 129, Sechelt, B.C. V0N 3A0

Phone: 604-885-1986 Fax: 604-885-7591 www.sechelt.ca

APPLICATION NO: 3360-20 2015-04 (ZBL) 3370-20 2015-03 (OCP)						X	OCP
						X	Zoning
APPLICANT	CLAYTON FAMILY LANDS Tom Christoff		APPLICANT'S ADDRESS	PO Box 400 Sechelt BC			Subdivision
							Dev. Permit
SITE ADDRESS	Trail Bay Estates – West Side of Clayton Ave		Date	October 6, 2015			Dev. Variance
LEGAL	Lot		Block				OTHER:
	District Lot	1385	Plan				
	Zoning	Existing RR1	Proposed	Comprehensive Development & R-1			
	OCP Designation	Existing Residential	Proposed	Multi Family Mixed Residential			

PLEASE RESPOND TO THIS REFERRAL BY November 6, 2015
 Please comment on the attached referral for potential effect on your agency's interest. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF APPLICATION: An OCP amendment and zoning bylaw amendment to allow for the development of a four storey, 106 unit seniors independent/supportive & assisted living complex and seven (7) single family residential lots.

GENERAL LOCATION: Trail Bay Estates

OTHER INFORMATION:
 If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

Angela Letman Municipal Planner
 Angela Letman

This referral has also been sent to the following agencies:

X	District of Sechelt Engineering		Archaeology Branch of SIB & BC
X	District of Sechelt Public Works	X	Sechelt Volunteer Fire Department
X	District of Sechelt Parks	XX	FortisBC Energy / Energy Services Advisor
X	District of Sechelt Building	X	Telus
X	SC Regional District	XX	B.C. Hydro / BC Transmission Co
X	Sechelt Indian Government	X	Coast Cable -Eastlink
	Vancouver Coastal Health Authority	X	Canada Post
	Ministry of Transportation & Infrastructure	X	School District #46
	Agriculture Land Commission	X	APC
		X	Accessibility Advisory Committee

Community Associations

	East Porpoise Bay		Downtown Village	X	West Sechelt		Tuwanek
	Selma Park/Davis Bay/Wilson Creek		Sandy Hook		SHORA		S.D.B.A.
X	Chamber of Commerce						

CLAYTON FAMILY LAND DEVELOPMENT

WESBROOKE BY THE SEA COMMUNITY

INTRODUCTION

The Clayton Family acquired 80 acres of land currently called TRAIL BAY ESTATES in 1925 and have been developing their family lands, Trail Bay Estates, over the past 10 years.

The Trail Bay Estates land originally started at the ocean and continued up the hill past Chatelech High School and further up past the hydro line. The highest point of the existing Trail Bay Estates Phase 1 subdivision is where the Clayton Park is located.

Phase 2 lands of Trail Bay Estates continue north of the park and west of the park for a 106 suite Independent Living Community and residential lots.

The proposed site for the Independent Living Community is on the iconic rock bluff with ocean views east from Davis Bay to west of the Trail Bay Islands. The property is nestled between a 50 foot treed buffer on the west and the treed Clayton Park on the east with ocean views and public trails crossing the lands linking the park and school to the east and West Sechelt to the west.

Instead of a few view residential lots it was felt that the lands were better utilized for an Independent Living Community (with only 24.6% gross floor coverage) and to give public use of 20% of the lands for public trails, public gardens and public use of the ocean view rock bluff.

WESBROOKE PHILOSOPHY

There is no denying that the Sunshine Coast and community of Sechelt needs housing for seniors. Local residents, businesses, health groups and government officials have all been very vocal in their support of seniors housing in Sechelt. There have been previous attempts and numerous inquiries about building seniors housing but until now no one has stepped forward. We are stepping forward and committed to building a seniors community that will be designed for Sechelt and the Sunshine Coast, built by trades from Sechelt and the Sunshine Coast and staffed by people from Sechelt and the Sunshine Coast!

We are Pat and Celeste De Luca, our company is Casa Living Inc., and our business is building and operating seniors' residences. We have worked with the City of Maple Ridge to build and operate Willow Manor, a 135 unit seniors' community that contained 100 Independent Living units and 35 Intermediate Care units. We were licensed with the Fraser Health Authority as a care provider. Willow Manor is currently owned by the Chartwell Group. We have worked with the City of Pitt Meadows to build and operate The Wesbrooke Seniors Living Community, a 114 unit seniors' community containing 84 Independent Living units and 30 Assisted Living units. We are Members of the B.C. Seniors Living Association and registered with the Assisted Living Registrar of BC as an Assisted Living provider. We are the current owners of The Wesbrooke and operate it with passion and pride.

Wesbrooke by the Sea will be a seniors' community of 106 units comprised of Independent Living and Assisted Living residents. We will have a staff of up to 45-50 full and part time employees, numerous volunteers and will partner with many local and community groups in events and initiatives.

Our Home is Your Home

In every aspect of our business we are guided by our values, dignity, respect and care. We reflect our spirit to serve, not only to residents and families, but also to the community. At Wesbrooke we are dedicated to serve in every way we can.

Our Spirit

Our spirit to serve our residents is proven in our friendly hands-on approach. From the front desk to our management team, we make it our business to be actively aware of the quality of our services. Our careful attention to detail has allowed us to be creative and innovative in our approach to meeting the needs of our residents. We take pride in knowing that they can be assured of the finest hospitality experience while living at

Wesbrooke. Our spirit to serve our staff and residents is shaped by the conviction that people are our most important asset!

In 2013, our first year of operation, we were awarded ‘Best New Business’ by the Maple Ridge/Pitt Meadows Chamber of Commerce.

Our spirit to serve our community is a natural product of being a real part of our community. It is “The Wesbrooke Way” to support programs and initiatives in order to make our community a better place. We have supported local drama groups, Friends in Need Food Bank, Alzheimers Society, Parkinsons Society, Local Car Clubs, local music studios, to name a few and we will continue to do so in Sechelt and the Sunshine Coast.

DEREK CRAWFORD ARCHITECTS

The site for the proposed rezoning will include a 106 bed seniors’ housing facility featuring both independent and assisted living options under one roof, designed to facilitate the residents changing needs as they age. Perched on a lookout point adjacent to Clayton Park, Wesbrooke By The Sea offers panoramic views from nearly every suite, and features amenities including a piano lounge, private and shared dining rooms, wellness centre, hair salon, and spa. Also envisioned for this site is a detached amenity building, to serve as a multi-purpose space that can be made available for use by the community at large. An outdoor wandering trail connects this pavilion to the existing Clayton Park path system, and to a greenway that runs along the west side of the site all the way South to the waterfront. To be designed by Derek Crawford Architects (DCA), this complex draws inspiration from its beautiful natural setting and the west coast vernacular of this seaside community, and will provide necessary high quality housing for Sechelt's aging population.

Derek Crawford Architect has focused on the design of Care Facilities for Seniors for over 20 years. During this period, the DCA team has worked closely with non-profit societies, owner operators and their staff and all 5 Health Regions in BC, and has developed a thorough understanding of all design requirements for creating an environment conducive to providing the best in care for seniors. Having designed over 3,000 seniors living beds in BC, DCA is passionate about providing environments that are enjoyed by residents, families and staff alike, and strives to achieve a balance between the philosophy of care and objectives of the Society and the realities of site constraints, construction budgets, operational efficiencies and life cycle costs. DCA's designs reflect green building principles.

Zoning & Community Amenities for Consideration

Site Data

Zoning: Multi-Family / Mixed Use CD
 Site Area: 1.142 ha
 Building Footprint Area: A_25,674 SF + B_4,700 SF
 Proposed Coverage: 24.6%

Density Bonus Proposed Strategy

Base Density As Per OCP:	50 Units / ha
Design For 100% Adaptable & Accessible:	10 Units / ha
Design For 20% Public Access Space:	20 Units / ha
Design For Perimeter Trail Through Greenway & Connection to Clayton Park:	3 Units / ha
Design For All Units Built-Green Gold Stand:	<u>10 Units / ha</u>
Proposed Units Eligibility:	93 Units / ha
Site:	1.142Ha
Total Units (93 x 1.142):	106 Units

For more information please call:

Pat De Luca, Wesbrooke by the Sea at 604-230-1164
 Tom Christoff, Trail Bay Estates at 604-741-4167

01/08/2015

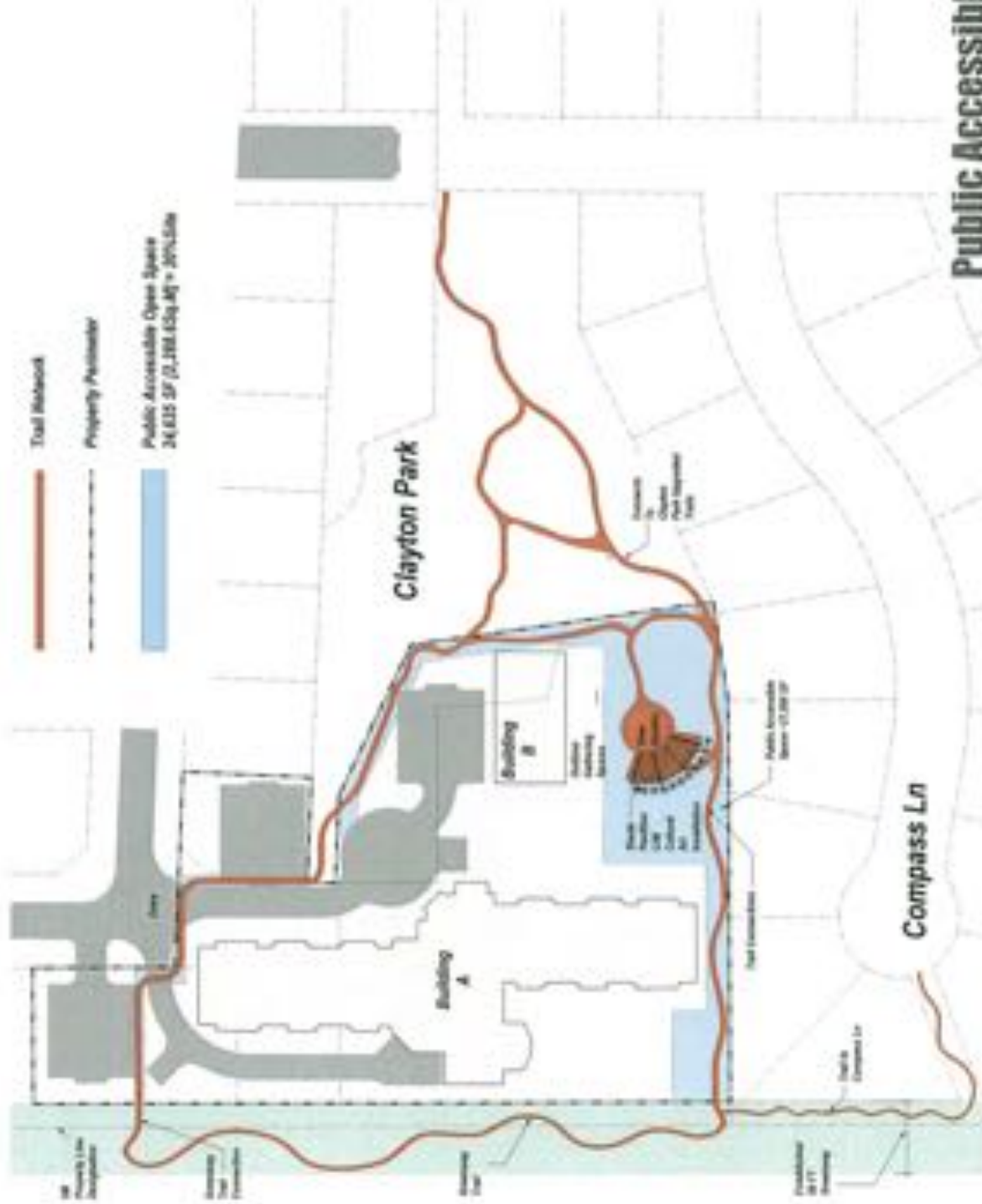


Secheit - Independent
& Assisted Living 2015

01/08/2015

Site Massing

01/08/2015



Density Bonus Program Benefits

Program Element	Benefit	Value
Public Accessible Open Space	10%	10%
Public Accessible Open Space	10%	10%
Public Accessible Open Space	10%	10%
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Public Accessible Open Space	10%	10%
Public Accessible Open Space	10%	10%



Sechelt - Independent
 & Assisted Living 2015

01/09/2015

Public Accessible Space & Trail Plan

SP-1

10/19/2015 10:58 AM



Sechelt - Independent
& Assisted Living 2015

01/09/2015

Site Section
30-2

