

DISTRICT OPERATIONS – BUSINESS SERVICES
Reporting to Public Session, Tuesday, June 23, 2026

1. School Site Acquisition Capital Bylaw No. 2026-1

The Board of Education has authorized, through a previously approved Bylaw, the collection of School Site Acquisition Charges (SSACs) on each proposed new residential unit within the City of Burnaby (City). The City is responsible for collecting the SSACs and remitting them to the District.

Recommendation:

THAT the Board of Education consider and approve the School Site Acquisition Capital Bylaw No. 2026-1 as presented.

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| Motion 1 | THAT School Site Acquisition Capital Bylaw No. 2026-1 receive three readings at this Board meeting held June 23, 2026. |
| Motion 2 | THAT School Site Acquisition Capital Bylaw No. 2026-1 be read a first time. |
| Motion 3 | THAT School Site Acquisition Capital Bylaw No. 2026-1 be approved a first time and read a second time. |
| Motion 4 | THAT School Site Acquisition Capital Bylaw No. 2026-1 be approved a second time and read a third time. |
| Motion 5 | THAT School Site Acquisition Capital Bylaw No. 2026-1 be approved a third time. |
| Motion 6 | THAT School Site Acquisition Capital Bylaw No. 2026-1 having been read a first, second, and third time, be finally passed and adopted the 23 rd day of June 2026, and that the Chair of the Board and the Secretary-Treasurer be authorized to sign the bylaw; and that the bylaw be sealed with the corporate seal of the Board. |

2. 2026-2027 Board of Education Meetings Schedule

Ishver Khunguray, Secretary-Treasurer, has prepared a report containing the proposed 2026-2027 Board of Education Meetings Schedule.

Recommendation:

THAT the Board of Education approve the 2026-2027 Board of Education and Committee of the Whole meeting schedules.

3. 2025 Surveillance (CCTV) Project Year-End Report

Board Administrative Procedure #505 Surveillance governs the implementation and operation of video surveillance to ensure alignment with applicable legal and ethical standards. The collection and use of surveillance footage by a school district constitutes the collection of personal information and is therefore subject to the *Freedom of Information and Protection of Privacy Act*. Within this framework, the District must continue to ensure that its security practices and technologies remain effective, compliant, and responsive to evolving safety needs while maintaining strong protections for individual privacy.

Recommendation:

THAT the Board of Education receive this information.

4. 2027-28 Capital Plan Submission

The Burnaby Board of Education is required to submit to the Ministry of Infrastructure an Annual Five-Year Capital Plan that is supported by a Board Long-Range Facilities Plan. A copy of the 2027-28 Major Capital Program summary is attached for reference.

Ishver Khunguray, Secretary-Treasurer, will present the 2027-28 Capital Plan Submission for Board consideration and approval.

Recommendation:

The Ministry of Infrastructure requires a motion:

Motion 1 In accordance with provisions under section 142 (4) of the School Act, the Board of Education of School District No. 41 (Burnaby) hereby approves the proposed Five-Year Capital Plan (Major Capital Programs) for 2027-28, as provided on the Five-Year Capital Plan Summary for 2027-28 submitted to the Ministry of Infrastructure.

5. 2026-27 Call for Submission for Child Care Capital

School districts can now apply for support to accelerate the creation of before-and-afterschool child care spaces throughout the province. Funding is available for schools to repurpose existing space, which will help cover startup costs that come with launching new child care programs.

Ishver Khunguray, Secretary-Treasurer, will present the 2026-27 Call for Submission for Child Care Capital for Board consideration and approval.

Recommendation:

The Ministry of Infrastructure requires a motion:

Motion 1

In accordance with provisions under section 142 (4) of the *School Act*, the Board of Education of School District No.41 (Burnaby) hereby approves the proposed Capital Plan (Child Care Minor Capital Programs) for 2026-27, as provided on the Capital Plan Summary for 2026-27 submitted to the Ministry of Infrastructure.

Board Report

Date: June 23, 2026
To: Board of Education – Public Meeting
From: Ishver Khunguray, Secretary-Treasurer
Subject: School Site Acquisition Capital Bylaw No. 2026-1

Background:

The Board of Education has authorized, through a previously approved Bylaw, the collection of School Site Acquisition Charges (SSACs) on each proposed new residential unit within the City of Burnaby (City). The City is responsible for collecting the SSACs and remitting them to the District.

The 2027-2028 Five-Year Capital Plan submission included the acquisition of six (6) school sites and one (1) maintenance facility site with a total estimated cost of \$197.4 million. The SSAC Regulation establishes a maximum charge per unit density; for this Bylaw, the calculated amounts exceed these limits, resulting in the maximum allowable charges being applied.

As required, the City has been consulted on the development of the SSAC Bylaw. Data to determine the enrolment from Eligible Dwelling Units was determined in consultation with various departments to accurately estimate the SSAC charge.

School Site Acquisition Capital Bylaw No. 2026-1 will continue the existing SSAC program, with no changes to the rates collected by the City for the various unit types.

Recommendation:

THAT the Board of Education consider and approve the School Site Acquisition Capital Bylaw No. 2026-1 as presented.

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| Motion 1 | THAT the School Site Acquisition Capital Bylaw No. 2026-1 receive three readings at this Board meeting held June 23, 2026. |
| Motion 2 | THAT the School Site Acquisition Capital Bylaw No. 2026-1 be read a first time. |
| Motion 3 | THAT the School Site Acquisition Capital Bylaw No. 2026-1 be approved a first time and read a second time. |
| Motion 4 | THAT the School Site Acquisition Capital Bylaw No. 2026-1 be approved a second time and read a third time. |
| Motion 5 | THAT the School Site Acquisition Capital Bylaw No. 2026-1 be approved a third time. |

Motion 6

THAT the School Site Acquisition Capital Bylaw No. 2026-1 having been read a first, second, and third time, be finally passed and adopted the 23rd day of June 2026, and that the Chair of the Board and the Secretary-Treasurer be authorized to sign the bylaw; and that the bylaw be sealed with the corporate seal of the Board.

**THE BOARD OF EDUCATION OF
SCHOOL DISTRICT NO. 41 (BURNABY)**

SCHOOL SITE ACQUISITION CAPITAL BYLAW NO. 2026-1

A BYLAW BY THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 41 (BURNABY) (hereinafter called the "Board") to confirm the School Site Acquisition Charges. The School Site Acquisition Capital Bylaw No. 2026-1 sets the school site acquisition charges for the prescribed categories of eligible development pursuant to Part 14, Division 20, Sections 571 to 581 of the *Local Government Act* and British Columbia School Site Acquisition Charge Regulation 17/00.

WHEREAS, School District No. 41 (Burnaby) is an eligible school district pursuant to Part 14, Division 20, Sections 571 to 581 of the *Local Government Act* for which the Board has indicated an eligible school site requirement in its approved capital plan beginning in 2003;

AND WHEREAS, the Board has consulted with stakeholders and local governments and passed the 2023 Eligible School Site Proposal, incorporated in the school district's 2024-2025 Five-Year Capital Plan submission to the Ministry of Education and Child Care;

AND WHEREAS, the Eligible School Site Proposal included in the 2024-2025 Five-Year Capital Plan for School District No. 41 (Burnaby) was submitted to the Ministry of Education and Child Care by the Board of Education.

NOW THEREFORE, the Board of Education for School District No. 41 (Burnaby) in open meeting assembled, ENACTS AS FOLLOWS:

1. "Eligible Development" means
 - a) a subdivision of land in School District No.41 (Burnaby), or
 - b) any new construction, alteration, or extension of a building in School District No.41 (Burnaby) that increases the number of self-contained dwelling units on a parcel.
2. "School Site Acquisition Charge" is a charge collected by local government, for each new residential parcel to be created by subdivision and for new multiple family residential units to be constructed on an existing parcel, for the purpose of providing funds to assist school boards to pay the capital costs of meeting eligible school site requirements pursuant to Part 14, Division 20, Sections 571 to 581 of the *Local Government Act* and British Columbia School Site Acquisition Charge regulations.
3. Pursuant to Part 14, Division 20 of the *local government act*, the Board establishes the charges applicable to the prescribed categories of eligible development for the school district in accordance with the following formula:

$$SSAC = [(A \times B) / C] \times D$$

Where

SSAC = the school site acquisition charge applicable to each prescribed category of eligible development;

A = \$171,738,000 (cost attributable to eligible development units);

B = 35% (set by Provincial regulation);

C = 25,837 (Eligible development units projected for the 2027 capital plan submission); and

D = a factor set by Provincial Regulation for the prescribed categories of eligible development.

4. The charges applicable to the categories of eligible development as prescribed by British Columbia Regulation 17/00 for the school district are set in the table below:

Prescribed Category of Eligible Development (BC Regulation 17/00)	D = (Factor set by BC Regulation 17/00)	School Site Acquisition Charge (per unit) SSAC = [(A x B)JC] x D
Low Density (less than 21 units/ gross ha.)	1.250	\$1,000
Medium Low (21-50 units/ gross ha)	1.125	\$900
Medium (51 -125 units / gross ha)	1.000	\$800
Medium High (126-200 units/ gross ha)	0.875	\$700
High Density (greater than 200 units / gross ha)	0.750	\$600

5. A school site acquisition charge is not payable if any of the following applies:
- a) The eligible development is within a category that is exempt from school site acquisition charges pursuant to BC School Site Acquisition Charge Regulations;
 - b) A school site acquisition charge has previously been paid for the same eligible development unless, as a result of further subdivision or issuance of a building permit more eligible development units are authorized or will be created on a parcel;
 - c) Where a building permit is issued on an existing parcel, which after construction, alteration or extension, the parcel will contain three or fewer self-contained dwelling units.

This bylaw may be cited as “School Site Acquisition Capital Bylaw No. 2026-1”

NOW THEREFORE be it resolved that the School Site Acquisition Charges be confirmed by the Board.

BE IT FURTHER resolved that the Secretary-Treasurer be and is hereby authorized, on behalf of the Board, to execute and deliver any documents pertaining to the School Site Acquisition Charges.

READ A FIRST TIME THE 23RD DAY OF JUNE 2026.

READ A SECOND TIME 23RD DAY OF JUNE 2026.

READ A THIRD TIME, PASSED AND ADOPTED THE 23RD DAY OF JUNE 2026.

Chairperson of the Board

Secretary-Treasurer

I HEREBY CERTIFY this to be a true and original of School District No. 41 (Burnaby) “School Site Acquisition Capital Bylaw No. 2026-1” adopted by the Board the 23rd day of June 2026.

Secretary-Treasurer

School Site Acquisition Charge - 2026 Calculation

	Shared Site with City	Size (Ha)	2026 Market
Burnaby South - 2000 Agreement	No	Direct Cost	\$3,000,000
Brentwood Town Centre East	No	1.100	\$10,600,000
Brentwood Town Centre West	No	2.500	\$46,000,000
Maywood Community Elementary	No	5.000	\$52,000,000
Edmonds Town Centre	No	2.500	\$43,000,000
Bainbridge Town Centre	No	2.500	\$37,500,000
Maintenance Services Centre Expansion	No	0.600	\$5,300,000
			<u>\$197,400,000</u>

Calculation of Average (EDU) Unit SSAC Rate

For 10 Year Period 2026 to 2036

Ten Year Enrolment Increase	2,953
Enrolment Increase Projection	111.1%
New (EDU) Development Proportion	87%
Estimated Net Cost of New Property	\$197,400,000
Attributable to EDU	\$171,738,000
Proportion to be Paid through SSAC	35%
Estimated Shared to be Paid through SSAC	\$60,108,300
Total EDUs	<u>25,837</u>
Average per Unit SSAC - Base Rate	\$2,326

	Factor	SSAC Charge	Maximum Charge
Low Density (<21 Units/ha)	1.250	\$2,908	\$1,000
Medium Density (221-50 units/ha)	1.125	\$2,617	\$900
Medium (51-125 units/ha)	1.000	\$2,326	\$800
Medium High (126-200 Units/ha)	0.875	\$2,036	\$700
High Density (>200 units/ha)	0.750	\$1,745	\$600

Board Report

Date: June 23, 2026
To: Board of Education – Public Meeting
From: Ishver Khunguray, Secretary-Treasurer
Subject: 2026-2027 Board of Education Meetings Schedule

Background:

The Board of Education of School District No. 41 – Burnaby Procedural Bylaw 2021, Part 1: Meetings, Section 3. Regular and Special Meetings states:

- a. Meetings of the Board shall be held at least once during each month of the school year on a Tuesday at the hour of 7:00 p.m., or upon such other day or days during the month, or at such other hour, or such other place, as the Board may decide. In any case a meeting shall be held at least once in every three months.

The Board of Education of School District No. 41 – Burnaby Procedural Bylaw 2021 also provides for Special Board meetings, which can be convened as needed.

Considerations:

The Board Public session will commence at 7:00 pm at the District Administration Office. The following 2026-2027 meeting schedule is proposed:

September 29, 2026	January 26, 2027
November 24, 2026	February 23, 2027
December 15, 2026	March 9, 2027
	April 27, 2027
	May 25, 2027
	June 22, 2027

Committee of the Whole Public meetings will commence at 4:00 pm at the District Administration Office. The following 2026-2027 meeting schedule is proposed:

September 14, 2026	January 11, 2027
	February 8, 2027
	April 12, 2027
	May 10, 2027
	June 7, 2027

Recommendation:

THAT the Board of Education approve the 2026-2027 Board of Education and Committee of the Whole Meeting Schedules.

Board Report

Date: June 23, 2026
To: Board of Education – Public Meeting
From: Ishver Khunguray, Secretary-Treasurer
Subject: 2026 Surveillance (CCTV) Project Year-End Report

Background:

The Burnaby Board of Education has established expectations for the use and management of security systems across the District, including video surveillance, building alarms, and security monitoring. Board Administrative Procedure #505 Surveillance governs the implementation and operation of video surveillance to ensure alignment with applicable legal and ethical standards.

The collection and use of surveillance footage by a school district constitutes the collection of personal information and is therefore subject to the Freedom of Information and Protection of Privacy Act (FOIPPA). As a result, all collection, use, retention, and disclosure of this information must be authorized under FOIPPA. Within this framework, the District must continue to ensure that its security practices and technologies remain effective, compliant, and responsive to evolving safety needs while maintaining strong protections for individual privacy.

Information:

The installation of CCTV video surveillance systems is common in Burnaby schools. Video surveillance systems exist in 100% of secondary schools (8 out of 8), and 71% of elementary schools (29 out of 41). Video surveillance systems are also present in District buildings.

During the 2025-2026 school year no major sites upgrades or extension of services took place. Activities focused on maintenance of various system components, replacement of failed cameras or cabling, and enhancement to camera site lines as needed. Future site upgrades have been postponed pending AFG fund availability.

The District's Information Technology Department and Maintenance Services departments are responsible for managing all aspects of the CCTV video surveillance systems. The use of CCTV video surveillance is to ensure the preservation of property and for safety purposes.

Required signage is posted on property informing visitors, students, and staff that surveillance technology is in use. No unnecessary information is obtained, and access/use of the video data is highly controlled through the administrative process and security built into the control devices.

The District's Administrative Procedure #505 – Surveillance establishes clear safeguards to protect both surveillance equipment and the footage collected. CCTV video surveillance systems represent one component of the District's broader approach to maintaining the quality and effectiveness of its security services. Other strategies include regular monitoring of school

facilities by Custodial Forepersons, RCMP security checks when required, exterior building lighting, and ongoing education and awareness for schools, parents/guardians, and students.

Overall, the installation and operation of video surveillance cameras are considered to be fulfilling the purposes set out in section 74.01 (1) of the *School Act*, specifically to: 1) support the safety of individuals within school facilities and on school grounds; 2) safeguard personal property within school facilities and on school grounds, and 3) protect school property.

Recommendation:

THAT the Board of Education receive this information.

Board Report

Date: June 23, 2026
To: Board of Education – Public Meeting
From: Ishver Khunguray, Secretary-Treasurer
Subject: 2027-28 Capital Plan Submission (Major)

Background:

The Burnaby Board of Education (Board) is required to submit to the Ministry of Infrastructure (Ministry) an Annual Five-Year Capital Plan that is supported by a board's Long-Range Facilities Plan.

In April 2023 the Board approved the updated Long-Range Facilities Plan (LRFP), which has guided the development of the 2027-28 Capital Plan Submission. Attached is a summary of the 2027-28 Major Capital Program project submission, totaling \$705,999,849.

The Capital Plan Submission is based on 10-year enrolment projections updated in April 2026. The projections are consistent with the 2023 LRFP. The projections are based on current enrolment trends, including the rate of temporary resident registrations, and are informed by the City of Burnaby's current development plans.

The Minor Capital Program submission is due to the Ministry by September 30, 2026, and the approval resolution will be presented for Board consideration at the September 29, 2026, Board Public meeting.

Recommendation:

The Ministry of Infrastructure requires a motion:

Motion 1 In accordance with provisions under section 142 (4) of the *School Act*, the Board of Education of School District No. 41 (Burnaby) hereby approves the proposed Capital Plan (Major Capital Programs) for 2027-28, as provided on the Five-Year Capital Plan Summary for 2027-28 submitted to the Ministry of Infrastructure.

Major Capital Program
2027-28 Capital Plan Submission Board Resolution

In accordance with provisions under section 142 (4) of the *School Act*, the Board of Education of School District No. 41 (Burnaby) hereby approves the proposed Capital Plan (Major Capital Programs) for 2027-28, as provided on the Five-Year Capital Plan Summary for 2027-28 submitted to the Ministry of Infrastructure.

I hereby certify this to be a true copy of the resolution for the approval of the proposed Capital Plan (Major Capital Programs) for 2027-28 adopted by the Board of Education, on the 23rd day of June 2026.

Ishver Khunguray
Secretary-Treasurer

Submission Summary

Submission Summary:	Major 2027/2028 2026-06-30 MAIN - K12
Submission Type:	Capital Plan
School District:	Burnaby (SD41)
Open Date:	2026-04-24
Close Date:	2026-06-30
Submission Status:	Draft

Submission Category	Sum Total Project Cost
Addition	\$191,729,556
New School	\$92,616,440
Site Acquisition	\$173,547,266
Replacement/Renovation	\$113,992,567
Seismic	\$134,114,020
Total	\$705,999,849

ADDITION					
SD Category Rank	Project Number	Facility/Site	Project Type	Project Description	Total Project Cost
1	171146	University Highlands Elementary	Addition	4 classroom pre-fabricated addition (100 seats)	\$7,288,023
2	160251	Moscrop Secondary	Addition	12 classroom pre-fabricated addition (300 seats)	\$27,042,771
3	150125	Stride Avenue Community Elementary	Addition	5 classroom stick-build addition (125 seats)	\$8,775,062
4	150091	Nelson Elementary	Addition	Phase 2 - 4 classroom pre-fabricated addition (100 seats)	\$6,483,682
5	174695	Chaffey-Burke Elementary	Addition	8 classroom pre-fabricated addition (185 seats)	\$12,086,173
6	160287	Ecole Seaforth Elementary	Addition	8 classroom pre-fabricated addition (190 seats)	\$12,867,729
7	171145	Cascade Heights Elementary	Addition	6 classroom pre-fabricated addition (140 seats)	\$9,745,333
8	150024	Cameron Elementary	Addition	5 classroom stick-build addition (125 seats)	\$13,303,262
9	167479	Alpha Secondary	Addition	Phase 2 - 20 classroom stick-build addition (500 seats) + underground parking	\$45,152,418
10	167480	Burnaby North Secondary	Addition	12 classroom addition (300 seats) + gym, pre-fabricated or stick-build	\$31,256,417
11	171144	Burnaby South Secondary	Addition	8 classroom addition (200 seats), pre-fabricated or stick-build	\$17,728,686
Submission Category Total:					\$191,729,556
NEW SCHOOL					
SD Category Rank	Project Number	Facility/Site	Project Type	Project Description	Total Project Cost
1	160253	Brentwood Town Centre - West	New (School)	New School - West - 60K/450E Capacity	\$45,683,220
2	160254	Bainbridge Village Elementary School	New (School)	New School - 60K/450E capacity	\$46,933,220
Submission Category Total:					\$92,616,440
REPLACEMENT/RENOVATION					

Submission Summary

SD Category Rank	Project Number	Facility/Site	Project Type	Project Description	Total Project Cost
1	150254	Douglas Road Elementary	Full Replacement	Replace entire building	\$39,882,721
2	150295	Suncrest Elementary	Full Replacement	Replace entire building	\$34,289,952
3	150298	Westridge Elementary	Full Replacement	Replace entire building	\$39,819,894
Submission Category Total:					\$113,992,567
SEISMIC					
SD Category Rank	Project Number	Facility/Site	Project Type	Project Description	Total Project Cost
1	150394	Kitchener Elementary	Upgrade	Seismic Mitigation	\$47,329,191
2	150367	Glenwood Elementary	Upgrade	Seismic Mitigation	\$18,463,114
3	150464	Stoney Creek Community Elementary	Upgrade	Seismic Mitigation	\$16,287,602
4	150414	Moscrop Secondary	Upgrade	Seismic Mitigation	\$40,303,589
5	150446	Rosser Elementary	Upgrade	Seismic Mitigation	\$11,730,524
Submission Category Total:					\$134,114,020
SITE ACQUISITION					
SD Category Rank	Project Number	Facility/Site	Project Type	Project Description	Total Project Cost
1	150485	Brentwood Town Centre - East	Site Acquisition	Land acquisition for new K-7 elementary school (120K/775E) at 4900 Dawson St.	\$10,600,000
2	154151	Bainbridge Town Centre	Site Acquisition	New Elementary site in the Bainbridge development area	\$20,075,158
3	160268	Brentwood Town Centre - West	Site Acquisition	New Elementary Site	\$39,443,000
4	150486	Burnaby South Secondary	Site Acquisition	Finalize payment to City of Burnaby for land aggregation	\$3,000,000
5	160270	Maywood Community Elementary School	Site Acquisition	Purchase of parcels for future expansion	\$52,051,600
6	150503	Edmonds Town Centre	Site Acquisition	New 240 K-7 elementary school (40K/200E) - designed to expand to 80K/450E	\$43,077,508
7	174696	Maintenance Services Centre	Site Acquisition	Expansion of existing Maintenance Service Centre	\$5,300,000
Submission Category Total:					\$173,547,266

Board Report

Date: June 23, 2026
To: Board of Education – Public Meeting
From: Ishver Khunguray, Secretary-Treasurer
Subject: 2026-27 Call for Submission for Child Care Capital

Background:

The Burnaby Board of Education (Board) is required to submit an Annual Five-Year Capital Plan to the Ministry of Infrastructure (Ministry), that is aligned with the Board's Long-Range Facilities Plan. The 2026-27 Capital Plan Submission is informed by the Long-Range Facilities Plan approved in April 2023.

Information:

School districts can now apply for support to accelerate the creation of before-and-afterschool child care spaces throughout the province. Funding is available for schools to repurpose existing space, which will help cover startup costs that come with launching new child care programs.

The Ministry of Infrastructure is providing \$5 million in child care capital funding to support renovations and the repurposing of existing space in school buildings to create new child care spaces.

The District is seeking the Board's approval for an amendment to the attached 2026-2027 Capital Plan Submission to include the following two projects:

- Confederation Park (20 spaces)
- Marian Child Care Centre (17 spaces)

Attached is a summary of the revised 2026-27 Child Care Minor Capital Program project submissions, totaling \$222,000.

Recommendation:

The Ministry of Infrastructure requires a motion:

Motion 1 In accordance with provisions under section 142 (4) of the *School Act*, the Board of Education of School District No.41 (Burnaby) hereby approves the proposed Capital Plan (Child Care Minor Capital Programs) for 2026-27, as provided on the Capital Plan Summary for 2026-27 submitted to the Ministry of Infrastructure.

Child Care Minor Capital Programs
2026-27 Capital Plan Submission Board Resolution

In accordance with provisions under section 142 (4) of the *School Act*, the Board of Education of School District No.41 (Burnaby) hereby approves the proposed Capital Plan (Child Care Minor Capital Programs) for 2026-27, as provided on the Capital Plan Summary for 2026-27 submitted to the Ministry of Infrastructure.

I hereby certify this to be a true copy of the resolution for the approval of the proposed Capital Plan (Child Care Minor Capital Programs) for 2026-27 adopted by the Board of Education, on this the 23rd day of June 2026.

Ishver Khunguray
Secretary-Treasurer