

3-Year Capital Plan

2025-2026 to 2027-2028

An Update to the 2024-2025 to 2026-2027 Plan

March 2024

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Please note the document is intended to be read in its entirety. However, each significant component (i.e. Executive Summary, 3-Year Capital Plan and 10-Year Facility Outlook) can be read individually. Therefore, some repetition of narrative and restatement of facts exist between each significant component.

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I. Did You Know?

Some relevant facts about St. Albert Public Schools for the 2023-2024 school year to set the context for the capital plan. Significant growth substantiates the need for additional space and proper yet flexible planning.

- St. Albert Public Schools serves over 9,500 students! This count includes outreach, preschool Program Unit Funding (PUF) and home education students, but not the additional community children in the PUF classes.
- Every grade cohort except for one grew in size as they moved forward one grade!
- The division has 657 kindergarten students registered! The highest in jurisdiction history by 32 students (5% increase).
- The prior four years of the kindergarten enrollments have been the highest in division history!
- Since 2012 enrollment is up 39%!
- Seven out of our sixteen schools have enrollments of more than 600 students!
- Every grade grouping is larger than 650 students! Four groupings are over 700 students!
- The jurisdiction opened the new 600 student kindergarten to grade 6 Lois E. Hole Elementary School in September 2017 and the new 900 student kindergarten to grade 9 Joseph M. Demko School in September 2019. The 1600 student replacement Paul Kane High School (High School Space Solution Phase I) opened in January 2023.
- The jurisdiction is working with the provincial government for solutions for more high school space to accommodate the imminent rapid growth of high school students. Kindergarten to grade nine pressures will be particularly felt in the new neighbourhoods of Riverside and Erin Ridge North.
- St. Albert Public Schools experienced approximately 3% (265 students) growth in full time equivalent (FTE) students at September 30, 2023. (FTE enrollment counts kindergarten students at 0.5, fourth year high school students at 0.5, and fifth year high school students at 0.25.)
- The jurisdiction uses 47 old portables and 65 new modulars for a total of 108 non-permanent classroom spaces. Non-permanent classrooms house over 2,700 students.
- 39 of the division's 47 portables are over thirty years of age! 25 of those are over forty years of age! Provincial funded evergreening is a significant request.
- The division's number one capital priorities are a new 900 student Kindergarten to Grade 9 school at the community amenities site in Chérot and the new Erin Ridge North High School.
- St. Albert Public Schools budget for 2023-2024 is approximately \$112 million.
- St. Albert Public Schools employs more than 900 people and more than 750 FTE. It is one of the largest employers in the City of St. Albert.
- **St. Albert Public Schools, an innovative leader in career education, has submitted an exciting proposal to the Alberta government for a collegiate, a Campus St. Albert: Centre for Innovation and Technology building. It is a \$15.25 million dollar request that could serve upwards of 2,000 students from the region through various partnerships bringing the Premier's vision of an enhanced educated workforce to life.**

II. 3-Year Capital Plan Executive Summary

New School/Replacement School Projects		
<p>PRIORITY 1 A new 900 student, ECS - Grade 9 school in the Northwest. The Chérot community amenities school site is ideal.</p>	<p>Additional New Space In addition to student growth in the developing new neighbourhood of 8,000 plus population, recognizing 27 old portables are over 40 years old and some are nearing 50 years old and need to be decommissioned.</p>	2024-25
<p>PRIORITY 2 A new 1,650 high school in Erin Ridge North</p>	<p>Additional New Space</p>	2024-25
<p>PRIORITY 3 École Leo Nickerson Elementary School</p>	<p>Modernization Specifically address barrier free access which has not been possible in a multiple level, multiple story school that currently does not have an elevator.</p>	2025-26
<p>PRIORITY 4 Wild Rose Elementary School</p>	<p>Evergreening Modular Replacement and Modernization</p>	2025-26
<p>PRIORITY 5 Elmer S. Gish K - 9 School</p>	<p>Modernization and additional permanent space. Replace some of its 20 existing portables and modulars.</p>	2025-26
<p>PRIORITY 6 École Muriel Martin Elementary School</p>	<p>Modernization and additional permanent space. Replace some of its 20 existing portables and modulars.</p>	2025-26
<p>PRIORITY 7 École Hillgrove School (formerly known as Sir George Simpson Junior High School and Robert Rundle Elementary School)</p>	<p>Modernization of the formerly Robert Rundle School.</p>	2028-29

Modular Classroom Projects

New modular classrooms to deal with growth, locations to be determined on an annual basis.	<p>Emergent additional space The division continues to require space to meet its needs even though it already has 65 steel framed modular classrooms.</p>	2024-25																																																
New modular classrooms to replace old portables.	<p>Continue to request approximately 13 units/year 40 of the division's 46 portables are over 30 years of age! Of those, 27 portables are over 40 years of age and some are nearing 50 years old and need to be decommissioned.</p> <table border="1" data-bbox="760 533 1386 1119"> <thead> <tr> <th>School Location</th> <th>Number of Portables</th> <th>Year</th> <th>Age in Years</th> </tr> </thead> <tbody> <tr> <td>Ronald Harvey Elementary School</td> <td>4</td> <td>1975</td> <td>49</td> </tr> <tr> <td>Wildrose Elementary School</td> <td>6</td> <td>1977</td> <td>47</td> </tr> <tr> <td>William D. Cuts Junior High School</td> <td>2</td> <td>1978</td> <td>46</td> </tr> <tr> <td>Elmer S. Gish School</td> <td>8</td> <td>1979</td> <td>45</td> </tr> <tr> <td>Elmer S. Gish School</td> <td>1</td> <td>1980</td> <td>44</td> </tr> <tr> <td>Bellerose Composite High School</td> <td>2</td> <td>1982</td> <td>42</td> </tr> <tr> <td>Kinosayo Elementary School</td> <td>4</td> <td>1982</td> <td>42</td> </tr> <tr> <td>École Leo Nickerson Elementary School</td> <td>2</td> <td>1989</td> <td>35</td> </tr> <tr> <td>École Muriel Martin Elementary School</td> <td>5</td> <td>1989</td> <td>35</td> </tr> <tr> <td>Bellerose Composite High School</td> <td>1</td> <td>1990</td> <td>34</td> </tr> <tr> <td>École Muriel Martin Elementary School</td> <td>4</td> <td>1990</td> <td>34</td> </tr> </tbody> </table>	School Location	Number of Portables	Year	Age in Years	Ronald Harvey Elementary School	4	1975	49	Wildrose Elementary School	6	1977	47	William D. Cuts Junior High School	2	1978	46	Elmer S. Gish School	8	1979	45	Elmer S. Gish School	1	1980	44	Bellerose Composite High School	2	1982	42	Kinosayo Elementary School	4	1982	42	École Leo Nickerson Elementary School	2	1989	35	École Muriel Martin Elementary School	5	1989	35	Bellerose Composite High School	1	1990	34	École Muriel Martin Elementary School	4	1990	34	2024-25
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Each year the province requires school jurisdictions to complete a 3-Year Capital Plan. St. Albert Public Schools produces the division's 3-Year Capital Plan in paper format. However, arguably the driving mechanism for Alberta Education planning purposes is the electronic submission of the 3-Year Capital Plan within a provincial software system called the Building and Land Information Management System (BLIMS). The electronic submission contains detailed information about each facility as well as an overall summary report. A copy of the summary report is contained on page 21 of this document.

St. Albert Public Schools currently houses over 9,500 (over 9,000.5 FTE) students in sixteen schools, one of which is an Outreach High School.

A full Three-Year Capital Plan follows in this report. As well, to assess the needs of the division over the next ten years, a ten year overview has been created. In addition, detailed analysis of enrolments, utilizations, jurisdictional and municipal growth, individual school programming and provincial circumstances are contained.

As required by Alberta Education, the top priorities identified by the division are delineated between new construction school projects which includes two new schools and five preservation/major modernization projects.

In addition to the requests made to Alberta Education through its Capital Planning department as depicted in detail on the chart in the executive summary, St. Albert Public Schools has also submitted an application for a collegiate. St. Albert Public Schools is an innovative leader in career education. The inspiring collegiate proposal would create Campus St. Albert: A Centre for Innovation and Technology. The \$15.25 million dollar request would fund the purchase, renovation and creation of a 35,000 square foot learning facility that could serve upwards of 2,000 students from the region through various partnerships. It would bring the Premier's vision to life. The collegiate would enhance the educated workforce in a number of technical labor pathways. Students will be successfully equipped with the knowledge and skills to pursue their passions and shape their futures in high demand and high opportunity careers while addressing our local and provincial labour needs.

III. 3-Year Capital Plan

The division's 3-Year Capital Plan identifies the immediate need for two new schools and five schools in need of full or partial modernization including some in need of additional space. The requests outlined in this plan are essential and most relate directly to enhancing educational programming. The completion of these projects is crucial to avoid the marginalization of our division's students because of programs not being offered due to facility constraints. The division's priorities have been segregated into new school/replacement school projects and preservation/major modernization projects and are prioritized within each category as required by the department.

III.A. 3-Year Capital Plan Projects

New Schools

PRIORITY 1: A New 900 Student, ECS - Grade 9 School in the Northwest – Chérot will have to be a solution

A new 900 student, ECS - Grade 9 school is required to deal with current and continued projected population growth on the west side of St. Albert. Chérot is the workable site. This new neighbourhood is expected to house approximately 8,000 people and contains only two approximately 10 acre school sites. The 25 acre community amenities site with an approximately 10 acre school site is serviced.

Although requesting the school may seem aggressive, it is also part of the old portable evergreening plan. The province of Alberta and St. Albert Public Schools have been unable to make substantial progress into a portable evergreening (replacing with steel frame modulars) plan. The new French immersion dual track school in Chérot could accept some students from the highly utilized Ronald Harvey Elementary School (104% utilization) as the jurisdiction decommissions 46 year old 1978 portables at that site. The Chérot school could also alleviate some of the enrolment pressure from the highly utilized École Muriel Martin Elementary School (96% utilization) currently coming from Northridge. The division would also seek to decommission five 35 year old 1989 portable classrooms from École Muriel Martin Elementary School. For many years the jurisdiction has unsuccessfully requested the replacement of many of its 46 portables, 40 that are over 30 years in age and 27 of those that are now over 40 years of age.

Refer to the portables and modulars section of the capital plan that elaborates on the division's one hundred and seven portables/modulars that are located at various schools. The portables range in age from twenty-two to forty-nine years old. Many are exceeding their expected life and need to be eliminated.

In March 2020 St. Albert City Council created a second 9.4 acre site in Riverside, a community forecasted to have 10,000 residents. The 2020 area structure plan depicts Riverside to be fully developed by 2030. Ironically this designated second site was shovel ready in 2023. It is approximately 4 acres and it is too close to existing division schools to be a good solution. The original site further west is ideal for St. Albert Public Schools' future student growth needs. This will place immense pressure on St. Albert Public Schools,

however it needs to build on Chérot first. Then, as enrolment pressure continues, build on the second site in Riverside which will be ready in 3 – 5 years.

A new elementary/junior high school is needed even if the residential growth does not materialize in Riverside quite as quickly as expected. The footprint of many of the division's existing schools have been expanded due to absolute necessity with the addition of modulars to a point beyond what the school's core can functionally support. Shifting some of the existing population to a new school and reducing and right sizing crowded schools back closer to populations that they were originally intended to serve for would be prudent in the short term as the west neighbourhoods grow out.

Background

Even with opening the new 900 student Joseph M. Demko ECS - Grade 9 school in 2019, it does not address all the division's immediate growth needs or those over the next three to five years. The February 8, 2024 Area, Capacity and Utilization (ACU) report has the division's utilization rate still at approximately 86%.

In January 2007 the size of the City of St. Albert increased by approximately one-third when it annexed approximately 1,300 hectares of land to the north and west of the city. There is significant pressure to develop this area in the immediate future. Generally speaking, the division's schools on the north side of St. Albert are heavily utilized: Lois E. Hole Elementary – 113%, École Muriel Martin Elementary – 96%, Ronald Harvey Elementary – 104%, William D. Cuts Junior High – 92%, Bellerose Composite High School – 77% and Paul Kane High School – 85% (The utilization rates used are from a February 8, 2024 report from Alberta Infrastructure). William D. Cuts Junior High School, which just completed a major modernization, is growing. William D. Cuts Junior High School is located in a growth area, which assisted in filling the school quickly after the modernization. Athletic programs introduced at Ronald Harvey Elementary School and William D. Cuts Junior High School in 2012-2013 are having a positive impact on enrolment and increasing utilization. Due to geographical factors such as the City of Edmonton on the south side of St. Albert and Big Lake on the west side of St. Albert, residential growth and school space pressures will undoubtedly continue on the north side.

The North Ridge subdivision situated in the Northwest corner of St. Albert is currently under rapid development. Development has been significantly accelerated with the completion of the western bypass route. When it is fully developed, it is anticipated that approximately 1,100 school age children will live in this area. Based upon current demographics, it is expected that approximately 300 of these students will be of elementary age attending St. Albert Public Schools.

Rohit Land Development located in the Northwest, on Range Road 260 was selected in late 2019 to house the next St. Albert multipurpose recreation centre. This was put on hold during the pandemic but speculation has started again and is described as the community amenities site. This will pull even more residential development into the Northwest and the need for a new 900 student, ECS - Grade 9 school in the Northwest is immediate. The Rohit Land Development in Chérot has student needs and a 900 student, ECS - Grade 9 student school will be the answer.

Riverside, a development in the Northwest quadrant adjacent but south of North Ridge, is also expected to fuel significant growth for the division. Construction of homes began a few years ago. It was originally envisioned to be a neighbourhood of approximately 10,000 people with one school site but has now been revised by urban planners contain two school sites. Another ECS - Grade 9, 900-student school in Riverside is the only logical solution given the school site size constraints.

As the division stated at the inception of the Riverside neighborhood many years ago, 10,000 residents would not have only one or two school sites. The division acknowledges and appreciates the white spruce forest is to be preserved but then another functional solution needed to be found to meet the needs of the students that will reside in the housing that is being approved. The jurisdiction cannot speak for the other school jurisdictions but St. Albert Public Schools has precious little student capacity at its other St. Albert schools to handle any overflow from Riverside. As indicated above a very large 900 student, ECS - Grade 9 school in Riverside is envisioned. See map on page 17.

The further annexation 1,558 hectares (3,850 acres) of Sturgeon County land on the north side of St. Albert was concluded on December 8, 2021. This solidifies enrolment growth in the north as well as the Northwest and Northeast.

The City of St. Albert, Technical Report on the Long-Term Provision of New Schools study indicated school sites should be a minimum of 10 acres. Most school sites are slightly less. St. Albert Public Schools is very supportive of municipal or multi school division partnerships however, small school sites unfortunately restrict the opportunity for large partnerships and building more than one school on a site. In addition, sites containing physically larger schools and ones serving higher grades require large competitive sports fields which require additional space.

Immediate Need and Justification for the First and a Second New ECS – Grade 9 School in the Northwest

Two new ECS - Grade 9 schools of 900 students are required in these developing neighbourhoods in the west.

- **The Riverside development's population projection has been revised to approximately 10,000 people and includes over 1,900 students.**
- **The Chérot development in the community amenities land has an estimated build out of 8,000 people, including 1,588 students.**
- **Approximately 70% attend St. Albert Public Schools.**

Urgent Requests - A Brief Update, Short to Medium Term

The impact of the recent developments in the Northeast, specifically Erin Ridge North and Jensen Lakes as well as growth in North Ridge in the west and Riverside (a large new neighbourhood in Northwest St. Albert), has been considered in the formulation of the division's 3-Year Capital Plan.

Jensen Lakes, in the north, will add 5,727 people including over 1,000 students, which is served by the new 900 student Joseph M. Demko, ECS - Grade 9 school.

The jurisdiction's Grade 7 to Grade 9 population has quickly ballooned approximately 12% in the last five years. The division's utilization rate as of February 2024 is approximately 86%. At September 30, 2023, the division has 657 kindergarten students registered, which is the highest in division history.

The Anthony Henday ring road and the twinning of the Ray Gibbon roadway that connects St. Albert to Edmonton has solidified the attractiveness and the continued viability of the south half of St. Albert. Young families with working parents commuting to Edmonton have sought housing in the south end of the city due to its accessibility and it has rejuvenated old neighbourhoods. At present, the division has limited student space citywide.

As previously noted, the completion of the western bypass route (i.e. Ray Gibbon Drive) has triggered rapid growth in the Northwest section of St. Albert. In addition, the 2022 annexation of approximately 1,558 hectares (3,850 acres) of land from Sturgeon County was approved by the Provincial Government through an Order in Council on December 8, 2021 and has increased the land base of St. Albert. The City of St. Albert continues preparing for the transition of jurisdiction, which took effect January 1, 2022. This builds on the 2018 annexation of approximately 2,180 hectares of land to the north, west and east of the city has increased the land base of St. Albert by approximately one-third. There remains considerable pressure to continue to develop this land. It is expected that substantial development in the Northwest will significantly accelerate student enrolment growth in the division. St. Albert Public Schools will also require more space in the Northwest section of St. Albert as this occurs.

PRIORITY 2: A New 1,650 High School

An outlook beyond three years into the ten year time frame has always occurred. To that end, St. Albert Public Schools has, from time to time, had preliminary discussions with the City of St. Albert and St. Albert Catholic Schools regarding the creation of a new large multiple high school site in St. Albert with potential municipal and school board partnerships. To date, although there is interest, a significant complication is our immediate student space needs have not aligned with our sister jurisdiction which has not experienced the same enrolment pressures. The City of St. Albert is also hesitant to consolidate precious municipal reserve into a large enough parcel to support a substantial partnership. Hence a large scale high school partnership has not been possible and is still not possible at this time.

The division has indicated to the City of St. Albert for over fifteen years that a new high school site should be established, but to date, this realization has not yet been achieved. The division is steadfast that a new St. Albert high school site that can accommodate the construction of a 1,650 student high school should be identified in Erin Ridge North immediately. In response the City of St. Albert has created a 10 acre school site in Chérot,

in a community amenities neighbourhood. However, this new Chérot site is very close to Bellerose Composite High School, hence not practical for another high school.

The Bellerose Composite High School (BCHS) tender will go out in the late winter or early spring of 2024 with construction to begin in July 2024. Approximately 275 student spaces will be added to BCHS. That will result in an increased BCHS capacity to 1,628 students. Phase III is the construction of a new high school once an appropriately located and properly sized high school site has been identified and designated in the City of St. Albert.

An appropriately sized and located new high school site currently does not exist in the City of St. Albert.

A new high school site in St. Albert needs to be designated to handle all the new growth. A new large St. Albert school site for high school students needs to be created in the developing Northeast end of St. Albert. The school site should be large enough to have the ability to accommodate inter-school jurisdiction and municipal partnerships. The Chérot site that the City of St. Albert believes can be a high school site is too close to Bellerose Composite High School and is needed for a large ECS – Grade 9 school.

Background

A need for high school student space. A government led High School Space Value Added Management Study was awarded to the division. It was completed in 2018-2019. The Plan is proceeding. Phase I (the new replacement PKHS) is complete. Phase II (the BCHS addition and modernization) is currently underway. Phase III (a new high school) is outstanding.

The Province of Alberta (through Alberta Education and Alberta Infrastructure), the Board of Trustees and the St. Albert Public School Division supported the value added study which contained a three phase high school space solution. The first phase is a short term high school space solution that consists of the construction of a new replacement Paul Kane High School (PKHS) with an approximate 275 student addition. The replacement PKHS construction project was funded and opened to the students January 2023. Phase II of the short-term high school space plan has been granted, funded by the government and consists of an addition and modernization of Bellerose Composite High School (BCHS). Approximately 275 student spaces would be added to BCHS. That would result in an increased BCHS capacity to approximately 1,628 students. The tender will go out in the spring of 2024 and the construction is expected to start in July 2024 and be complete for September 2026.

Phase III is the construction of a new high school on an appropriate and properly sized high school site. One had been identified and designated by the developer Landrex Ventures Inc. An unsolicited P3 proposal supported by a September 2021 development and procurement government approval to proceed with an application, a repeatable new school design and memorandum of understanding was submitted to Alberta Education and Alberta Infrastructure. However, it was dismissed by government.

St. Albert Public Schools' two large high schools are highly utilized with a population boom already enrolled in elementary and junior high in the division. The Grade 7 - Grade 9 population has increased approximately 12% in the last five years. The last 4 years have been the largest ECS enrolment populations ever. Given St. Albert Public

Schools' ballooning school enrolments, additional high school space is required.

St. Albert Public Schools, the provincial government and the City of St. Albert need to plot a reasonable course of action towards attaining a new northern high school site. An appropriately sized new high school site currently does not exist in the City of St. Albert's northeast quadrant.

St. Albert Public Schools recognizes the significant pressure on our two large high schools. More high school space is needed. Given St. Albert Public Schools' existing and projected high school enrolments, additional high school space is urgently required.

Given our own and the City of St. Albert's projections for the city to dramatically increase in size, more adequate and appropriately sized school sites will be required.

Preservation/Major Modernization Projects

PRIORITY 3: École Leo Nickerson Elementary School Modernization

The most recent facility evaluation audit completed in November 2018 determined a facility condition index (FCI) of 28.9%. Originally constructed in 1964, École Leo Nickerson Elementary School requires a full modernization. Barrier free accessibility is a major issue and is not attainable in sections of this multi-story aged building.

In the fall of 2011, a request was submitted to Alberta Education for two emergent modular classrooms for École Leo Nickerson Elementary School. One modular classroom was approved and was added in the summer of 2012. In the fall of 2012, another request was submitted to Alberta Education for two more emergent modular classrooms for École Leo Nickerson Elementary School. Two modular classrooms were approved and added in the fall of 2013. Enrolment at École Leo Nickerson Elementary School increased again and resulted in yet another request for two additional emergent modular classrooms. Two more modulares were approved and added in the winter of 2014 and two more modulares were approved and added in 2015. One more modular was added in 2016 that was originally scheduled for Lorne Akins Junior High School, this modular was moved to Lorne Akins Junior High School in 2017. Two modulares were moved from École Leo Nickerson Elementary School to Lorne Akins Junior High School in the summer of 2019.

Due to Leo Nickerson Elementary having multiple levels of barrier-free access it is a profound challenge. This immediate structural need can best/only sufficiently be addressed in a full scale school modernization.

Observations and comments from a facility review completed by Wood O'Neill in February 1998 and the facility audit review summary costs:

1. Resolve site drainage issues and on-going mechanical complaints in specific areas.
2. Look at expanding science lab to enhance specific programs for the higher grades in particular and provide sufficient preparation and storage area.
3. Continue to upgrade space and finishes as needed, such as replacement of corridor coat hooks with individual lockers and roof repairs.

4. Costs would need to be updated to current expenses to provide guidance for adequate provincial funding prior to approving and proceeding with the proposed project.

PRIORITY 4: Wild Rose Elementary School Full Modernization

The most recent facility evaluation audit completed on Wild Rose Elementary School in February 2017 determined a facility condition index (FCI) of 35.75%.

Two emergent modulars were delivered completed December 9, 2022. Normal maintenance and repairs will continue including utilizing IMR block funding as required. More modulars are desperately required to replace six 1977 (47-year-old) portables and to serve residential growth.

The division recognizes new appropriate school sites are very difficult to attain in many urban settings and St. Albert is certainly no exception. Hence, we recognize the importance of Wild Rose Elementary, formerly described as the little school in the woods. It will need to accept future increased division enrolment.

The division developed a plan under the 2023-2024 and again under the 2024-2025 Modular Classroom Program Request to apply for replacement of the six Wild Rose portables that are nearing fifty years old be evergreened, as well as additional new modulars, be added for future growth. This provincial evergreening plan has not been realized yet. The need will continue to be submitted whenever the province calls for new modular requests. In 2020 the division used IMR funds to enhance the overall accessibility and safety of the ongoing troubling traffic bus and parking lot situation. A new parking lot reduced on street parking and an improved traffic flow of passenger and yellow school bus vehicles was required to alleviate many safety concerns for the growing school.

Wild Rose Elementary School was also reconfigured as an ECS - Grade 3 school in 2020-2021, bringing over the ECS - Grade 3 student populations from École Hillgrove School (formerly known as Robert Rundle Elementary School, now known internally as the Grove). Wild Rose became an ECS - Grade 4 school in 2022-2023 as Robert Rundle combined with École Sir George Simpson Junior High School (now known as École Hillgrove School) to become a Grade 5-9 education site.

Due to the cockroach discovery in August 2023, a subsequent termination of the cockroaches was required, included flooring and millwork replacement in several areas of the school.

In 2019 the division requested the use of IMR funds to enhance the overall accessibility and safety of the ongoing troubling traffic situation. Notwithstanding Wild Rose Elementary School's repeated and extensive work with the City of St. Albert on better vehicle and pedestrian signage, the school reported that individuals continued not to adhere to the signage creating a very dangerous situation. A new parking lot reducing on street parking and an improved traffic flow of passenger and yellow school bus vehicles alleviated many safety concerns. The IMR project to enhance the functionality and safety of the Wild Rose Elementary School parking lot was completed in the summer of 2020.

PRIORITY 5: Elmer S. Gish School Full Modernization

A facility evaluation audit was completed on Elmer S. Gish School in October 2017 with a determined facility condition index (FCI) of 27.86%. Elmer S. Gish School is highly utilized with twenty relocatable classrooms (either portables or modulars). Originally constructed in 1979, it is housing approximately 800 students in a facility that was not originally designed to do so. A full modernization would overhaul aging mechanical systems, optimize program delivery and with the addition of permanent space replace very old portables.

Elmer S. Gish School is highly utilized with twenty relocatable classrooms (either portables or modulars).

A 2024-2025 Modular Classroom Program Request form was submitted for 12 old portables and 8 modulars to be evergreened. The 8 old portables from 1979 are now 45 years old. A 1980 modular should also be eliminated. Replacing the 9 ancient portables would be very invasive as Elmer S. Gish is a highly utilized school. Concept design funds to tackle this challenging situation with a combination of new permanent space and steel framed modular has been requested but not yet granted.

PRIORITY 6: École Muriel Martin Elementary School Modernization

It is located in the north (growth) area of St. Albert and will remain heavily utilized. Although the most recent facility evaluation audit completed in August 2012 determined a facility condition index (FCI) of 17.92%, École Muriel Martin Elementary School is currently at an approximate 96% utilization rate and is in need of additional permanent space. The school currently serves 639 students (ECS counted at 0.5). It currently has nine portable classrooms and eleven modular classrooms, for a total of 20 non-permanent classroom spaces.

Refer to point number 2 from the 2001 Thorkelsson Fry report.

In December 2008, St. Albert Public Schools submitted an urgent request for two modular units for the fall of 2009 to address the crowding at École Muriel Martin Elementary School. A letter approving the two emergent modular classrooms for École Muriel Martin Elementary School and four evergreening replacement units complete with connecting corridors was received on June 25, 2009. The six new modular classrooms were in place for the start of the new school year in September 2010. Another request for two more emergent modular classrooms for 2012 was unsuccessful. However, a subsequent request in the fall of 2012 for two emergent modular classrooms for École Muriel Martin Elementary School was successful. Two more modular classrooms were approved and added in the fall of 2013. Two more modulars were added in 2015 and one more modular was added in 2016.

École Muriel Martin Elementary School is currently at an approximate 96% utilization rate and is in need of additional permanent space. The school currently serves 672 students (ECS counted at 0.5). It currently has nine portable classrooms and eleven modular classrooms. For a total of 20 non-permanent classroom spaces. It is located in the north (growth) area of St. Albert and will remain heavily utilized. Construction of a permanent eight classroom addition on the southwest portion of the site is required.

Observations and comments from a facility review completed by Thorkelsson Fry in November 2001 and the facility audit review summary assessment costs:

1. The school is at capacity and enrolment projections show that it will remain at capacity at least to 2010 and beyond.
2. The school was built and designed for eight portables and although there are fourteen portables, there are a sufficient number of washroom fixtures as required by the Alberta Building Code. The travel distance to the nearest washroom from the 1993 pod is at least 55 metres. The travel distance from the 1998 portables is about the same, but with the additional requirement of going outside. In our opinion washrooms should be added to reduce the distance students must travel to these facilities.
3. The 1993 portable pod is very close to the property line adjacent to residential areas. The proximity of these originally created concerns with the neighbouring property owners. Removing these portables would be appreciated by the neighbours.
4. The existing situation creates a circulation problem by forcing all student traffic through the open library area at the centre of the school.
5. There is a significant shortage of storage space in the school.
6. Costs would need to be updated to current expenses to provide guidance for adequate provincial funding prior to approving and proceeding with the proposed project.

PRIORITY 7: École Hillgrove School Modernization

The section formerly known as Robert Rundle Elementary School (internally known as the Grove) is an old school that has a small, inadequate gymnasium in comparison to other elementary schools. Although substantial efforts have been made to make the gymnasium barrier-free, it is still not easily accessible. This situation should be corrected, either separately or as part of a school modernization.

As the division struggled with its junior high school space shortage, it amalgamated Robert Rundle (internally known as the Grove) due to its close proximity to École Sir George Simpson Junior High School, to house some of the junior high students. An appropriate gym and a modernization of the Robert Rundle School site (internally known as the Grove) would position this as a better functioning Grade 5 - 9 École Hillgrove School.

A connecting pedway was explored in 2022 but at a cost of approximately \$1.8 million dollars it was deemed unaffordable at that time. Another analysis has been started again in 2024.

Observation and comments from a facility review completed by Wood O'Neill in February 1998 and the facility summary assessment costs:

1. Look at the possibility of adding a new gymnasium that can be easily accessed by ramps, or that does not require them. Convert the former gymnasium to a library and the library to an ECS/lunch/student gathering area. Upgrading of mechanical and electrical to code could be accomplished through partial modernization of the remainder of the school.
2. Convert three courtyards to multi-purpose indoor shared study spaces for the classroom clusters. In the layout, exiting needs to be maintained for the classrooms and to avoid dead end corridor situations.

III.B. 3-Year Capital Plan Supplementary Information

1. Current Inventory

The sixteen school buildings within the division vary in age up to 66 years. A profile of each school has been provided in the 10 Year Facility Outlook section of this document. Although not requested, to maintain capital planning consistency, we have also included our modular requests within this report. The division continues to utilize Alberta Education's required modular application process.

2. Modular Classroom Projects

As evidenced in the New Modular and Old Portables section, the majority of St. Albert Public Schools' fleet of portables is very old. Fourty of the division's forty-six portables are over thirty years old, twenty seven of those portables are over forty years old. On an ongoing basis, the division respectfully asks that the Province allocate approximately 13 replacement modular classrooms per year to St. Albert Public Schools so it can begin to address this rapidly deteriorating situation. The requested replacement modular classrooms are a band-aid solution that could be used currently to alleviate enrolment pressures. Once the requested new schools open and if student accommodation demands allow, the yet to be awarded new modulars, can then be moved to other schools in the division to replace a portion of the very aged portables at those school sites. Replacement modular classrooms are desperately required to revitalize the highly utilized aged fleet of portable classrooms.

St. Albert Public Schools recently applied for concept development dollars to address the 20 relocatable classrooms at Elmer S. Gish School. It was unsuccessful. If funded, the lessons learned from this study and permanent space / new modular replacement can be repeated at Muriel Martin Elementary School. Muriel Martin Elementary School also has 20 relocatable classrooms.

3. Update on Ongoing Projects

Construction has completed on the new 1,600 student replacement Paul Kane High School and it opened to students January 2023. Demolition of the old (immediately adjacent) Paul Kane High School is complete. This was a government led project with St. Albert Public Schools actively involved in the design planning meetings and construction site meetings. Some outstanding warrant work will occur in the summer of 2024.

The Bellerose Composite High School addition and modernization project is nearing completion of the planning phase. It will be tendered in the spring of 2024 and construction should begin in July 2024.

4. For 2020-2021, 2021-2022, 2022-2023 and 2023-2024 Enrolment Curtailment

For 2020-2021, 2021-2022, 2022-2023 and again 2023-2024 significant curtailment in growth will occur as enrolments are being severely capped at E.S. Gish School and monitored closely at other schools due to a profound lack of school and jurisdictional space. Enrolments are also restricted at Lois E. Hole Elementary School which opened in 2017. Six more modulars have since been added, one additional portable

relocated from Sir Alexander Mackenzie Elementary School and the school's enrolment is currently over capacity.

5. Projections

Based on realistic growth projections Elmer S. Gish School, Lois E. Hole Elementary School, Lorne Akins Junior High School, Kinosayo Elementary School, Leo Nickerson Elementary School, École Muriel Martin Elementary School, Paul Kane High School, Ronald Harvey Elementary School, Joseph M. Demko Elementary/Junior and William D. Cuts School all have projected enrolments in future years that far exceed their buildings' functional capacities.

6. The Southwest Solution is Working

École Hillgrove School (formerly known as Sir George Simpson Junior High School and Robert Rundle Elementary School) and Wild Rose Elementary School underwent a transformation starting in 2020-2021. Wild Rose Elementary School became a K – Grade 3 school, moving to a K – Grade 4 school over a short time (estimated 2 years). École Hillgrove School (Robert Rundle School site, internally known as the Grove) became a Grade 4 - 6 school, transitioning with École Sir George Simpson Junior High School and became a Grade 5 - 9 school. Less split classes and clustering of programming created better educational opportunities for students and more efficiencies for the schools. In addition, the two new growth modulars added in the late winter of 2022 were required at Wild Rose Elementary School to make this transition happen. Replacement of the six 1977 Wild Rose Elementary School portables remains outstanding as they near 50 years in age.

7. Sturgeon Heights School

In the past, if it was modernized, the division was flexible and willing to accept Sturgeon Heights School, located in North Ridge and owned by the Sturgeon School Division. However, with a dramatic increase in population that timeline no longer works. Conversations with St. Albert Public Schools with respect to its capital needs would need to occur if the province wants to re-explore the concept of a transfer.

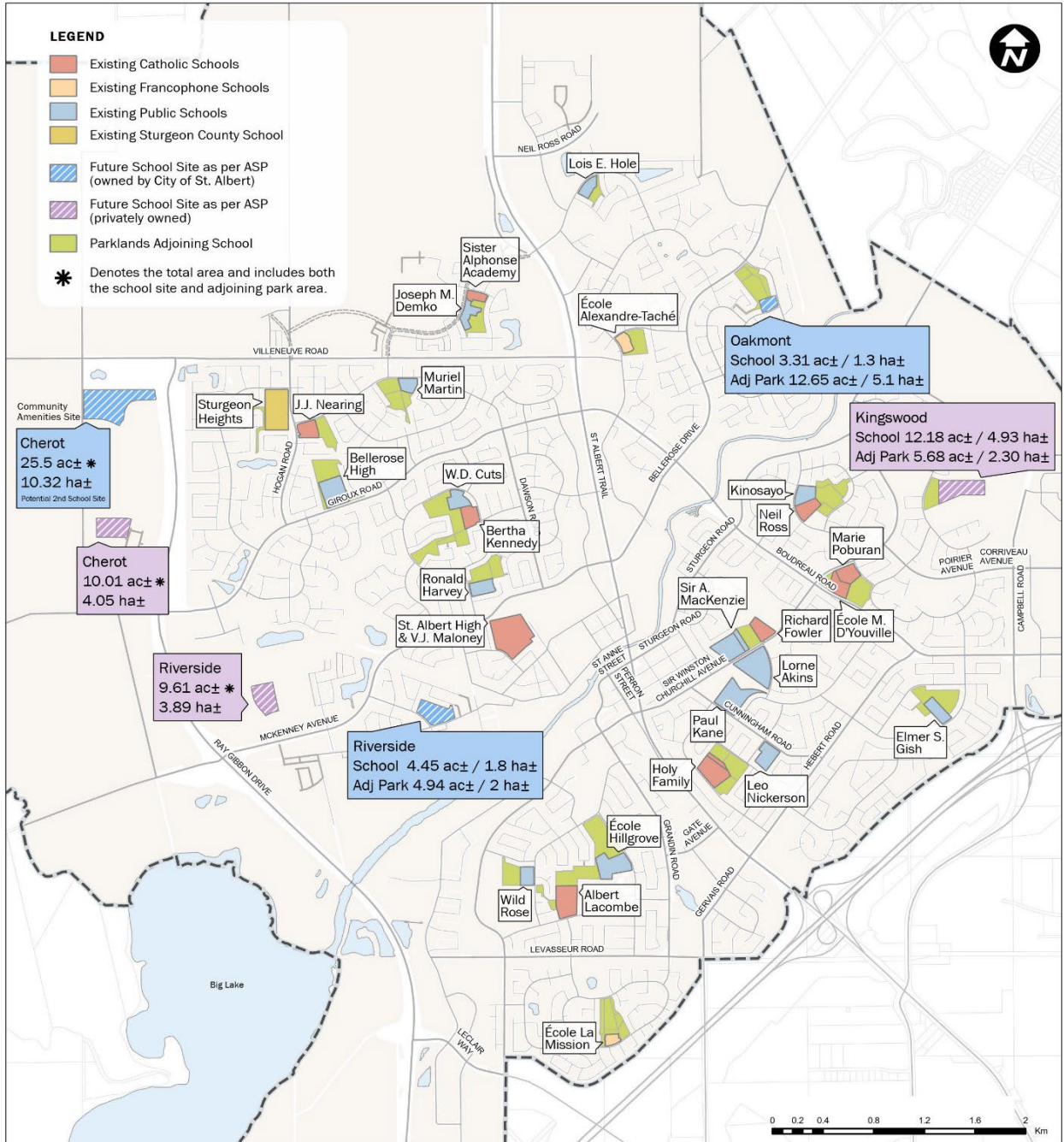
8. The Continued Quest for Partnerships

St. Albert Public Schools encourages partnerships. It has repeatedly communicated at the School Site Allocation meetings and to the City of St. Albert City Councils that municipal and multi school division partnerships are symbiotic, cost effective, service enhancing and exponentially convenient for students and residents. Successful Alberta urban center implementations are the Colcutt Center in Red Deer and the Chinook High School/Catholic Central High West Campus/YMCA in Lethbridge. Further examples of complimentary school/sports field/facility metro planning exist in Sister Anita Brockman School in Edmonton and the Nelson Mandela School in Calgary. These visionary implementations require footprints of approximately 65 acres to harness the cost effectiveness as well as the programming and facility efficiencies of collaborative partnerships.

St. Albert Public Schools has also worked with private companies to produce partnership proposals for provincial consideration. However, to date notwithstanding

its best efforts the school division has not been successful with provincial funding for its capital project partnership proposals.

III.C. 3-Year Capital Plan Existing and Potential School Sites



City of St. Albert
Existing and Potential School Sites
As of January 1, 2024



For more information contact:
Director of Planning & Development:
Email: aslaght@stalbert.ca

City of St. Albert School/Park Site

City of St. Albert School / Park Site Inventory – As of January 1, 2024

School Sites Allocated in Previous Year (2023)	Quadrant	Size (+/-)	Servicing	Subdivided	Readiness	Comments
N/A	N/A	N/A	N/A	N/A	N/A	N/A
City-Owned School Sites	Quadrant	Size (+/-)	Servicing	Subdivided	Readiness	Comments
Oakmont	NE	6.47 ha (16.0 ac)	Yes	Yes, see comments.	Now	This school site currently exists on 3 parcels where 3.3 ac is districted as PS (Public & Private Service), and 12.7 ac is districted as P (Park). May need to consolidate the lots for site planning purposes. The Francophone School Division informally expressed interest in this school site in 2022.
Riverside	NW	School: 1.8 ha (4.4 ac) Park: 2.0 ha (4.9 ha)	Yes	Yes, 2021.	Now	A park was developed at this site in 2021. The school and park areas will require subdivision and redistricting as P (Public Park) and PS (Public and Private Service) land use districts.
Cherot	NW	10.32 ha (25.5 ac)	Yes	Yes, 2022.	Now	This school site is part of the Community Amenities Site. It will be for a future high school, as per Council approval in September 2023.
Approved ASP – Developer Controlled Sites	Quadrant	Size (+/-)	Servicing	Subdivided	Readiness	Comments
Kingswood	SE	7.24 ha (17.89 ac) Park: 2.30 ha (5.7 ac)	Yes	No	5-10 Years	The developer has indicated they will not subdivide or provide the school site until the City guarantees that a high school will not be built at this site. The City has not yet acquired land at this site for a school, but Kingsmeade Park was subdivided in 2021.
Cherot	NW	4.05 ha (10.01 ac)	No	No	2-5 Years	This school site is located in the southern area of the Cherot neighbourhood, and is anticipated for a future non-high school.
Riverside	NW	3.89 ha (9.61 ac)	No	No	2-5 Years	N/A
Approved, Under Construction, or Recently Completed	Quadrant	Size (+/-)	Permit Issued	Status	Anticipated Open	Comments
N/A	N/A	N/A	N/A	N/A	N/A	N/A

This table identifies the sites within the City of St. Albert that were allocated for schools in 2023, as well as those that have been designated for school/park sites in an Area Structure Plan & transferred to the City, but that have not been allocated to any school district or otherwise encumbered, and those that have been identified in approved ASPs, but not yet transferred to the City.

Variances from approved ASP size can be encountered due to final subdivision configuration, location of roads, utilities, etc.

III.D. 3-Year Capital Plan Detailed Costing

The costs contained in the electronic submission of the 3-Year Capital Plan to the Alberta government reflect the currently allowed costs at rates prescribed by the province. The division remains concerned that the inflationary cost pressures in the construction industry have resulted in cost rates that do not allow for an adequately constructed and equipped school. However, since those are the mandated cost rates prescribed by the province, they are the ones that were used in the 3-Year Capital Plan submission.

III.E. 3-Year Capital Plan Facility Evaluations

In April 2000, Alberta Infrastructure concluded its evaluation of provincial school buildings; the results of which determine the allocation of modernization and replacement funding to school jurisdictions (although outdated and discontinued, still the most objective comparative information available). A provincial re-audit program started in 2004-2005 with a target to conduct 300 re-audits per year on a rolling basis and have each school re-audited every five years. All of the school buildings within the division have been re-audited and continue to be on a rolling basis. The intent was to create a more objective nonpolitical provincial inventory of school building facility needs. The facility condition index (FCI) re-audit practice was discontinued March 2021.

Alberta Infrastructure used a Facility Condition Index (FCI) methodology for the evaluations, which expressed the cost of possible maintenance and renewal over the next five-year period as a percentage of the building replacement cost. Effective April 1, 2017 three measures ("one", "two" and "three") are used. Essentially, the higher the FCI value the more urgent the project. These evaluations provide information on the condition of school facilities and are used as the basis for the prioritization and implementation of school modernization projects completed across the province.

The interpretation of facility condition index (FCI) values for building infrastructure is as follows¹:

Condition	FCI Definition	CPI Definition
One	Facilities with an FCI of less than or equal to 15%	Adequate for intended use and expected to provide continued service life with average maintenance.
Two	Facilities with an FCI that is greater than 15% or equal to or less than 40%	Aging components are nearing the end of their life cycle and require additional expenditures for renewal or refurbishing.
Three	Facilities with an FCI of greater than 40%	Many major components have exceeded their useful life and significant repairs or replacements are necessary.

In April 2006, responsibility and funding for capital projects transferred back to Alberta Education from Alberta Infrastructure. However, Alberta Infrastructure continues to provide

¹ Alberta Infrastructure 2020-21 Annual Report

technical advice on existing facilities and new construction projects and for large and/or complex projects it manages the overall construction process.

The FCI indexes for St. Albert Public Schools are listed below:

School	Facility Condition Index (FCI)
École Leo Nickerson Elementary School	28.9%
École Muriel Martin Elementary School	17.92%
École Hillgrove School (formerly known as École Sir George Simpson Junior High School)	31.74%
École Hillgrove School (formerly known as Robert Rundle Elementary School)	22.66%
Elmer S. Gish School	27.86%
Kinosayo Elementary School	25.7%
Lorne Akins Junior High School	8.00%
Ronald Harvey Elementary School	14.71%
Sir Alexander Mackenzie Elementary School	31.74%
Wild Rose Elementary School	35.75%
William D. Cuts Junior High School	20.82%
Bellerose Composite High School	Undetermined
École Paul Kane High School	New Replacement School Build
Lois E. Hole School	New School Build
Joseph M. Demko	New School Build

Since 2004, Alberta Infrastructure has been conducting facility evaluations on a five-year cycle, providing information on the condition of all school facilities across the province. This practice has been discontinued March 2021.

III.F. 3-Year Capital Plan Summary of Electronic Submission

BLIMS Projects - Web Access for Capital Plan Submission

Page 1

WAP2000 - Summary Report
 Printed: March 03, 2024 07:44:57 PM

EPR Id	Location	Title	Key Driver(s)	Asset Name	Submission Status	Project Sub - Category	Client Ranking	Client File #	Scheduled Start Date	Capital Plan Submission Year	Total Project Cost	Total Provincial Support (GOA/Fed/Private) (Infras)	Other
13322	New School Northwest ECS - Grade 9, 900 Students (Projected for the Cherot School Site)	Demographics, Economic growth	New School Northwest ECS - Grade 9, 900 Students (Projected for the Cherot School Site)	Unsubmitted	New - New Facilities 1	1		2025	2026		\$34,186,498.23	\$34,186,498.23	\$0.00
14605	New 1,650 High School in Erin Ridge North	Economic growth	New 1,650 High School in Erin Ridge North	Unsubmitted	New - New Facilities 2	2		2026	2026		\$70,260,214.54	\$70,260,214.54	\$0.00
8828	École Leo Nickerson Elementary School - Modernization	Demographics, Health / Safety, Program changes	LEO NICKERSON ELEMENTARY SCHOOL	Unsubmitted	Preservation - Facility Modernization	3		2026	2026		\$11,339,952.73	\$11,339,952.73	\$0.00
14010	Wild Rose Elementary School - A Value Added Study Modernization	Health / Safety	WILD ROSE ELEMENTARY SCHOOL	Unsubmitted	Preservation - Facility Modernization	4		2025	2026		\$5,806,326.70	\$5,806,326.70	\$0.00
13697	Elmer S. Gish ECS- Grade 9 School Modernization	Health / Safety	ELMER S GISH SCHOOL	Unsubmitted	Preservation - Facility Modernization	5		2026	2026		\$18,302,467.39	\$18,302,467.39	\$0.00
8829	École Muriel Martin Elementary School - Modernization (Additional Space) - Portable Replacement	Demographics, Economic growth, Health / Safety	MURIEL MARTIN ELEMENTARY SCHOOL	Unsubmitted	Expansion - Facility Additions	6		2026	2026		\$3,693,001.25	\$3,693,001.25	\$0.00
8830	École Hillgrove Campus (formerly Robert Rundle Elementary School building) - Modernization	Health / Safety, Program changes	ROBERT RUNDLE ELEMENTARY SCHOOL	Unsubmitted	Preservation - Facility Modernization	7		2029	2026		\$10,737,637.75	\$10,737,637.75	\$0.00
Total					7 Project(s)						\$154,326,098.59	\$154,326,098.59	\$0.00

Final Submission Sign-off:

 Representative Name

 Signature

 Date

IV. 10-Year Facility Outlook: 2025-26 to 2034-35

To maintain an effective 3-Year Capital Plan a longer facility planning outlook is required. This section outlines the division's forecasted capital needs over the next decade.

- ECS counted as 0.5
- School Facilities in Alphabetical Order
- Material Restated from the 3-Year Capital Plan and Where Appropriate Enhanced

High School Space

St. Albert Public Schools recognizes the significant pressure on our two large high school facilities. More high school space is needed. Given St. Albert Public Schools' existing and projected high school enrolments, additional high school space is urgently required. An appropriately sized new high school site currently does not exist in the City of St. Albert. However, given our own and the City of St. Albert's projections for the city to dramatically increase in size, more adequate and appropriately sized school sites will be required.

The City of St. Albert, Technical Report on the Long-Term Provision of New Schools study indicated school sites should be a minimum of 10 acres. Most school sites are not. That unfortunately restricts the opportunity for large partnerships and building more than one school on the site. In addition, sites containing physically larger schools and ones serving higher grades require large competitive sports fields.

The Province of Alberta (through Alberta Education and Alberta Infrastructure), the Board of Trustees and the St. Albert Public School Division supported the government led High School Space Value Added Management Study that was completed in 2018 – 2019 and is now proceeding. The value-added study contained a three-phase high school space solution. The first phase is a short-term high school space solution that consists of the construction of a new 1,600 student replacement Paul Kane High School (PKHS) with an approximate 275 student addition. PKHS was completed January 2023. Phase II of the short-term high school space consists of an addition and modernization of Bellerose Composite High School (BCHS) that is now underway. The addition and modernization were announced January 2023. Approximately 275 student spaces would be added to BCHS. That would result in an increased BCHS capacity of 1,628 students. Phase III is the construction of a new high school on an appropriate and properly sized high school site.

The division has indicated to the City of St Albert for over 15 years that a new high school site should be established. The division is steadfast that a new St. Albert high school site in the Northeast that can accommodate the construction of a 1,650 student high school should be identified. The Chérot site that the City of St. Albert believes can be a high school site is too close to Bellerose Composite High School and is needed for a large ECS – Grade 9 school.

Active Communities Alberta – A Potential Partnership

The division had discussions with representatives from Active Communities Alberta who are in support of involving outdoor but covered twin artificial ice rinks/off season hard court surfaces. A lease agreement has been signed and Active Communities Alberta now has a

designed period of time to raise the funds necessary to construct the year-round recreation facility. It would be located on division land near Paul Kane High School, the Outreach School and the division office. It is close in walking distance for Lorne Akins Junior High, Sir Alexander Mackenzie Elementary School and École Leo Nickerson Elementary School.

[A New 900 Student, ECS - Grade 9 School in Northwest St. Albert](#)

A new 900 student, ECS - Grade 9 school is needed in the new neighbourhood of Chérot. The division has no existing internal capacity to handle this growth of 8,000 resident with approximately 1,600 students without being awarded a new 900 student, ECS - Grade 9 school.

Exciting developments are also occurring further north and west in these Rohit lands including a community amenities site. The City of St. Albert is consulting with stakeholders on what could be included on this parcel of land. The City of St. Albert wants a high school but the close proximity to Bellerose Composite High Schools and the population projections support a large student ECS – Grade 9. St. Albert Public Schools has indicated an interest in having a school site adjoining. Exciting civic and multiple school jurisdictional partnership possibilities that could arise similar to that has been done in other Alberta urban centers (i.e. Red Deer, Grande Prairie, Lethbridge).

[A Second New 900 Student, ECS - Grade 9 School in Northwest St. Albert](#)

In March 2020 St. Albert City Council did create a second 4 acre school site in Riverside. The Riverside, a community forecasted to have 10,000 residents including 2,000 students. This will place immense pressure on St. Albert Public Schools.

A second new 900 student, ECS - Grade 9 school is needed in the west end of St. Albert to be completed within ten years. Ideally on the original 10 acre school site in Riverside to be ready within 5 years.

[École Leo Nickerson Elementary School](#)

10 Sycamore Avenue, St. Albert, AB

Enrolment: 521 FTE

École Leo Nickerson Elementary School has multiple levels. Accessible access it is a profound challenge. This immediate structural need can best/only sufficiently be addressed in a full scale school modernization.

As a result of the then class size initiative and the resulting accommodation issues, the division met with Alberta Education and Alberta Infrastructure in January 2005. Subsequently, an emergent request was submitted to Alberta Infrastructure on February 10, 2005. A letter approving the relocation of an existing division portable and two new modular classrooms was received on June 20, 2005. A portable was relocated from École Muriel Martin Elementary School to École Leo Nickerson Elementary School in August 2005. Two new modular classrooms were delivered in June 2006 and construction of the connecting link was completed in time for the start-up of the new school year in September 2006.

To deal with enrolment pressures, a request was submitted to Alberta Education in the fall of 2011 for two emergent modular classrooms for École Leo Nickerson Elementary School. One modular classroom was approved and was added in the summer of 2012. A similar request for two emergent modular classrooms for École Leo Nickerson Elementary School was submitted in the fall of 2012. Two more modular classrooms were approved and added in the fall of 2013. Enrolment at École Leo Nickerson Elementary School increased again and resulted in yet another request for two additional emergent modular classrooms. Two more modular classrooms were approved and added in the fall/winter of 2014. Two more modulars were added in 2015 again as a result of increased enrolment. Two modulars were transferred to Lorne Akins Junior High School in the summer of 2019.

The program configuration at the school will continue to be monitored as the division reviews student and program accommodation. The 1967 section of the school will require re-roofing within a few years. The school is identified for a full modernization in the 3-Year Capital Plan.

École Muriel Martin Elementary School

110 Deer Ridge Drive, St. Albert, AB

Enrolment: 639 FTE

The most recent facility evaluation audit completed on École Muriel Martin Elementary School in August 2012 determined a facility condition index (FCI) of 17.92%.

A school with a combined total of twenty portables and modulars.

Due to a maturing neighbourhood, enrolment at École Muriel Martin Elementary School had leveled over the past few years to approximated capacity. However, recently, as the Northwest section of St. Albert grew, a resurgence has occurred and space is urgently needed. In addition, the school has an abundance of portables and consideration must be given to replacing them with an addition of permanent space. In December 2008, St. Albert Public Schools submitted an urgent request for two modular units for the fall of 2009 to address the crowding at École Muriel Martin Elementary School. A letter approving the two emergent modular classrooms for École Muriel Martin Elementary School and four evergreening replacement units complete with connecting corridors was received on June 25, 2009. The six new modular classrooms were in place for the start of the new school year in September 2010. To deal with enrolment pressures, a request was submitted to Alberta Education in the fall of 2011 for two emergent modular classrooms for École Muriel Martin Elementary School; however, none were provided. A similar request for two emergent modular classrooms for École Muriel Martin Elementary School was submitted in the fall of 2012. Two more modular classrooms were approved and added in the fall of 2013. Two more modulars were added in 2015 and another in 2016.

The school is identified as a top priority in the 3-Year Capital Plan for a modernization and permanent space addition.

École Hillgrove School

50 Grosvenor Boulevard, St. Albert, AB

Enrolment: 754 FTE

The most recent facility evaluation audit completed on École Hillgrove School (formerly known as École Sir George Simpson Junior High School, internally known as the Hill and Robert Rundle Elementary School, internally known as the Grove) in November 2018 determined a facility condition index (FCI) of 31.74%.

École Hillgrove School (the building formerly known as École Sir George Simpson Junior High School, internally known as the Hill) underwent Phase I of a full school modernization in 1993. Phase II was completed in the 2002-2003 school year.

Due to regular crowding problems experienced at École Sir George Simpson Junior High School and with the strong elementary French Immersion numbers migrating through to junior high, a joint School with Robert Rundle Elementary school was the solution.

École Hillgrove School (formerly Robert Rundle Elementary School, internally known as the Grove) and Wild Rose Elementary School underwent a transformation starting in 2020-2021. Wild Rose Elementary School became a K – Grade 3 moving to a K - Grade 4 over a short time (estimated 2 years). Robert Rundle Elementary School became a Grade 4 – Grade 6 transitioning with École Hillgrove School (formerly known as École Sir George Simpson Junior High School, internally known as the Hill) to become a Grade 5 - 9 school. Less split classes and clustering of programming created better educational opportunities for students and more efficiencies for the schools. Replacement and new growth modulars are desperately required at Wild Rose Elementary School.

A connecting pedway link to join Robert Rundle School to École Sir George Simpson School (now known as École Hillgrove School) was explored in 2022 but at a cost of approximately \$1.8 million dollars it was deemed unaffordable at that time. Another analysis has started again in 2024.

The Hillgrove School (formerly Robert Rundle Elementary School building, internally known as the Grove) is identified for modernization in the 3-year capital plan.

Elmer S. Gish School

75 Akins Drive, St. Albert, AB

Enrolment: 837.5 FTE

Elmer S. Gish School is highly utilized with twenty relocatable classrooms (either portables or modulars). Originally constructed in 1979, it is housing approximately 800 students in a facility that was not originally designed to do so. A full modernization with some portables and modulars replaced with permanent space would overhaul aging mechanical systems and optimize program delivery.

Elmer S. Gish School currently has twenty (either portable or modular) relocatable classrooms.

An interior modernization of the portable area was completed under the Infrastructure Maintenance Program (IMP) in 2000. In June 2009, the division applied for and

subsequently received approval for, a modular classroom from Alberta Children and Youth Services through their Child Care Modular Initiative Grant. This modular classroom was placed at Elmer S. Gish School in late 2010. It is used for a before and after school for a day-care program and during the school day, it is utilized as additional classroom space to accommodate program growth in this dual track school.

The home economics lab (in 2010) and science lab (in 2011) were renovated utilizing Infrastructure Maintenance and Renewal (IMR) block funding.

To deal with enrolment pressures, a request was submitted to Alberta Education in the fall of 2011 for two emergent modular classrooms for Elmer S. Gish School; however, none were provided. Two used portables were obtained from other school divisions and added in the summer of 2012. A similar request for more emergent modular classrooms for Elmer S. Gish School was submitted in the fall of 2012. A used portable was obtained from another school division and added in the summer of 2013. Two new modular classrooms were approved and added in the fall of 2013. Enrolment at Elmer S. Gish School increased again and resulted in a request in the fall of 2013 for more emergent modular classrooms. Three new modular classrooms were approved and added in the fall/winter of 2014. Two modular units were added in 2015. One was a replacement unit.

The CTS fabrications area was addressed in 2022 with IMR funding as a classroom modernization. The entire school is identified for a full modernization and permanent space addition in the 3-Year Capital plan.

Kinosayo Elementary School

40 Woodlands Road, St. Albert, AB

Enrolment: 305 FTE

2024-2025 modular classroom program request form was submitted to evergreen eleven aged 1982 and 1994 portables.

Normal maintenance and repairs will continue including utilizing IMR funding as required.

Lois E. Hole Elementary School

120 Everitt Dr., N, St. Albert, AB

Enrolment: 665 FTE

This new school was announced in the spring of 2013 and opened in September 2017.

Lois E. Hole Elementary School is a dual-track school, offering English and French Immersion programs.

Lois E. Hole Elementary School has 4 modular relocatable classrooms as part of the original construction.

Lois E. Hole Elementary School was granted 2 modulars in March 2019 to deal with enrolment pressures. These modulars were installed in the summer of 2019.

Lois E. Hole Elementary School was granted 1 modular in March 2020 to deal with enrolment pressures. This modular was installed in the summer of 2020.

Lois E. Hole is on the 2024-2025 modular classroom program request as utilization was at 113% in 2023-2024 and expected to be higher for the 2024-2025 school year. One modular was planned to be relocated from Sir Alexander Mackenzie Elementary School in December 2023 to Lois E. Hole School but could not be moved because it was found to be structurally deficient and with Alberta Education's approval, it was destroyed. A different Sir Alexander modular was selected and successfully relocated to Lois E. Hole Elementary School.

Lorne Akins Junior High School

4 Fairview Blvd, St. Albert, AB

Enrolment: 564 FTE

A full modernization was approved and construction began in May 2005 and was completed in April 2006. Due to the tenders being over budget, the scope of the project needed to be reduced. The industrial arts lab was taken out of the original modernization project. The industrial arts lab was up graded in 2008 utilizing IMR block funding. One modular was added in 2017 as well as one modular added in 2018. Two additional modulares were transferred from École Leo Nickerson Elementary School in the summer of 2019. Lorne Akins remains a very functional full junior high school.

Portables/Modulars

The division has 109 portables/modulars that are located at various schools. The portables range in age from twenty-two years to forty-nine years old. The steel framed modulars range in age from three year to seventeen years old. The division strongly suggests that the provincial government needs to immediately implement a supported schedule of regular replacement to address the deteriorating quality of these important old and once temporary portable classroom spaces. More details regarding the division's portables are provided in the next section of this document titled "New Modulars and Old Portables."

In November 2015, the division identified an immediate need of twelve emergent and four replacement modular classrooms.

The division was awarded two for the 2016-2017 school year.

In November 2016, the division identified an immediate need of twelve emergent and four replacement modular classrooms.

On January 11, 2017, a total of seven units were granted for the 2017-2018 school year. Three units are for Ronald Harvey Elementary School emergent growth and four for evergreening.

In November 2017, the division identified an immediate need of eleven emergent and fourteen replacement modular classrooms.

In March 2018, the division was allocated one modular for Lorne Akins Junior High School.

In November 2018, the division identified an immediate need of twelve emergent and sixteen replacement modular classrooms.

In March 2019, the division was allocated four modulares, two for Lois E. Hole Elementary School and two for Ronald Harvey Elementary School.

In November 2019, the division identified an immediate need of eight emergent and seventeen replacement modular classrooms. In February 2020 the division was allocated one modular for Lois E. Hole Elementary.

In November 2020, the division identified an immediate need of four emergent and seventeen replacement modular classrooms.

In 2021 the division was allocated two modulares for Wild Rose Elementary School.

Ronald Harvey Elementary School

15 Langley Avenue, St. Albert, AB

Enrolment: 452 FTE

Ronald Harvey Elementary School benefited from a partial modernization and a “face lift” in 2001 – 2002. A portion of the block modernization funding was utilized for this. The utilization of the school has been rising and is expected to increase significantly with the development of the North Ridge and the large Riverside subdivisions. In the summer of 2017, three new modulares were added for emergent growth and four new modulares replaced four of the eight 1975 portables. Modulares are required in the very near future to replace the remaining four 1975 portables.

In 2019 two modulares were awarded and installed at Ronald Harvey Elementary School to address future growth.

2024-2025 modular classroom program request form was submitted again with a request to replace the four aged 1975 portables.

Sir Alexander Mackenzie Elementary School

61 Sir Winston Churchill Avenue, St. Albert, AB

Enrolment: 390 FTE

The ongoing high utilization of this school continues. Enrolment at Sir Alexander Mackenzie School increased considerably in 2012-2013 and resulted in a request in the fall of 2012 for one emergent modular classroom for this school. A modular classroom was approved and was added in the fall of 2013.

The gym floor was up graded in 2012 utilizing IMR block funding. Windows and a skylight were addressed in 2021 using CMR funds.

SAM received a conversion of an existing washroom location in their school to a gender-neutral washroom in 2022 using CMR funds.

SAM, the division's oldest school, remains a well-functioning elementary school.

One modular was planned to be relocated from Sir Alexander Mackenzie Elementary School in December 2023 to Lois E. Hole School but could not be moved because it was found to be structurally deficient and with Alberta Education's approval, it was destroyed.

A different sir Alexander modular was selected and successfully relocated to Lois E. Hole Elementary School.

Wild Rose Elementary School

58 Grenfell Avenue, St. Albert, AB

Enrolment: 268 FTE

More modulars are desperately required to replace six 1977 portables and to serve residential growth.

The division recognizes new appropriate school sites are very difficult to attain in many urban settings and St. Albert is certainly no exception. Hence, we recognize the importance of Wild Rose Elementary School, formerly described as the little school in the woods. It will need to accept future division enrolment.

Two emergent modulars were delivered completed December 9, 2022.

Normal maintenance and repairs will continue including utilizing IMR block funding as required.

Wild Rose Elementary School was also reconfigured as an ECS - Grade 3 in 2020-2021 bringing over the ECS - Grade 3 student populations from École Hillgrove School (formerly Robert Rundle Elementary School, internally known as the Grove). Wild Rose became an ECS - Grade 4 in 2022-2023 as Robert Rundle combined with École Sir George Simpson Junior High School to become a Grade 5 - 9 school.

William D. Cuts Junior High School

149 Larose Drive, St. Albert, AB

Enrolment: 481 FTE

In January 2014, the government announced a major modernization and CTS addition for William D. Cuts Junior High School. An urgently needed program enhancement and CTS addition and modernization for this school was completed. As Riverside and the Northwest section of St. Albert continues to grow, W. D. Cuts Junior High School will be critical to serving the student population in this area of St. Albert.

The 900 student, ECS - Grade 9 Joseph M. Demko School, in the new 5,727 person developing neighbourhood of Jensen Lakes and W.D. Cuts Junior High School remain our only junior high schools north of the Sturgeon River.

V. New Modulars and Old Portables

The issue of aging portables is not specific to an individual school, but rather common to numerous schools, however, it is incumbent on the division to comment on them specifically.

Portables Exceeding their Estimate Useful Life

The division has forty eight old portable classrooms (forty six functional and two used with AB Ed permission at William D. Cuts Junior High School as storage units) and sixty one modular classrooms. As indicated in the following charts, the portables range in age from twenty-two years to forty-nine years old and the steel framed modulars range in age from two years to eighteen years old. Forty of the division's forty-six portables are over thirty years old. Of those twenty-seven portables are over forty years old and of those 12 are nearing 50 years old.

Evergreening Modular Request

The division strongly recommends that Alberta Education implement a plan to replace these aged portables with new modular classrooms at a rate of thirteen per year. This will address the deteriorating quality of these important classroom spaces and avoid an emergence of health and safety issues as the portables meet and exceed their expected useful lives. Maintaining them with limited Infrastructure Maintenance and Renewal (IMR) dollars does not make sense.

History of Modular Acquisition Since 2008

In December 2008, St. Albert Public Schools submitted an urgent request for two modular units for the fall of 2009 to address the crowding at École Muriel Martin Elementary School. A letter approving the two emergent modular classrooms for École Muriel Martin Elementary School and four evergreening replacement units complete with connecting corridors was received on June 25, 2009. The six new modular classrooms were in place for the start of the new school year in September 2010.

In June 2009, the division also applied for and subsequently received approval for a modular classroom from Alberta Children and Youth Services through their Child Care Modular Initiative Grant. This modular classroom was placed at Elmer S. Gish School in late 2010. It is used before and after school for a day-care program and during the school day, it is utilized as additional classroom space to accommodate program growth in this dual track school.

To deal with enrolment pressures, a request was submitted to Alberta Education in the fall of 2011 for six emergent modular classrooms. The division was awarded one emergent modular classroom which was installed at École Leo Nickerson Elementary School in the summer of 2012. The division also obtained two used portables from other school jurisdictions and installed them at Elmer S. Gish School in the summer of 2012.

In 2012-2013 enrolment increased again and resulted in a request in the fall of 2012 for seven more emergent modular classrooms for various schools within the division. The province approved the seven emergent modular classrooms under their new cost sharing

approach whereby school jurisdictions pay 50% of the delivery and setup costs of the new modulars. The seven new units were installed during the fall of 2013 (two at École Leo Nickerson Elementary School, two at Elmer S. Gish School, two at École Muriel Martin Elementary School and one at Sir Alexander Mackenzie Elementary School). While the division greatly appreciated being awarded the units, the cost sharing approach was financially punitive to growing urban/metro school jurisdictions.

In 2013-2014, enrolment surged again and resulted in a request in the fall of 2013 for nine more emergent modular classrooms for various schools within the division. As in prior years, St. Albert Public Schools also requested six modular classrooms per year to replace our aging fleet. On January 24, 2014, six new modulars were approved for the division under the government's revised cost sharing approach whereby school jurisdictions contribute a flat rate of \$50,000 per unit toward delivery and set up costs. The six new modular classrooms were installed during the fall/winter of 2014 (three at Elmer S. Gish School, two at École Leo Nickerson Elementary School and one at Bellerose Composite High School).

Four emergent modulars were awarded to the division in the fall of 2014. In the spring/summer of 2015, the division installed and delivered to Bellerose Composite High School (one unit), École Leo Nickerson Elementary School (one unit) and École Muriel Martin Elementary School (two units).

For the 2015-2016 school year, the division requested ten emergent and six replacement units. It was approved for four units, one for École Leo Nickerson Elementary School and two scheduled for replacements to Elmer S. Gish School. One old used portable was decommissioned at Elmer S. Gish School. The placement of one for Lorne Akins Junior High school was delayed due to significant school site and municipal right of way issues and was placed at École Leo Nickerson Elementary School for 2016-2017 as the Lois E. Hole Elementary school would not be open for students until September 2017.

For 2016-2017 the division requested sixteen new modulars and received two. One for Bellerose Composite High School and one for École Muriel Martin Elementary School. Eight new modulars were added as part of the W.D. Cuts Junior High School modernization. Six old 1978 W.D. Cuts Junior High School portables were decommissioned. Two of the eight old 1978 portables remain detached on site as school storage. Due to modernization overages the school could not afford to construct a planned garage.

For 2017-2018 the division requested sixteen new modulars and received seven. Three for Ronald Harvey Elementary School and four for the portable evergreen program. All seven units will be placed at Ronald Harvey Elementary School. Four 1975 Ronald Harvey Elementary School portables will be decommissioned. An additional four 1975 portables will still remain on site. While very grateful, the division did request thirteen modulars to deal with all its emergent growth needs and another four for evergreen replacement for a total of seventeen new modulars. The division has 42 portables over thirty years of age.

For 2018-2019 the division requested twenty-five new modulars. Eleven for emergent and fourteen replacement units. The division was awarded one new modular for Lorne Akins Junior High School. Joseph M. Demko School was opened in 2018 and receive four new modulars.

For 2019-2020 the division requested twenty-eight new modulars. Twelve for emergent and sixteen replacement units. The division was awarded four new modulars, two for Lois E. Hole Elementary School and two for Ronald Harvey Elementary School.

For 2020-2021 the division requested twenty-five new modulares. Eight for emergent and seventeen replacement units. One unit was awarded for Lois E. Hole Elementary School for 2020-2021.

In November 2020, the division identified an immediate need of four emergent and seventeen replacement modular classrooms.

Two units were awarded to Wild Rose Elementary School for 2021-2022 and completed December 2022.

The 2023-2024 modular classroom request form was submitted for thirty-three modulares. Three for emergent and thirty replacement units. There were no units awarded.

A 2024-2025 modular request was submitted November 2023. Six for emergent and forty-two replacement units.

Year	Portable Classrooms	Modular Classrooms
École Leo Nickerson Elementary School		
1989	2	
1994	2	
2006		2
2012		1
2013		2
2014		2
Total	4	7
École Muriel Martin Elementary School		
1989*	5	
1990*	4	
2010		6
2013		2
2015		2
2016		1
Total	9	11
Bellerose Composite High School		
1982*	2	
1990	1	

2007		1
2014		1
2015		1
2016		1
Total	3	4

*Aged portables moved on to the site, hence the construction date of the portables predates that of the school.

Elmer S. Gish School

1979	8	
1980	1	
1990	1	
2002 (installed in 2012)	1	
2011		1
2001 (installed in 2013)	1	
2013		2
2014		3
2015		2
Total	12	8

Joseph M. Demko School

2018		4
Total		4

Kinosayo Elementary School		
1982	4	
1994	4	
Total	8	
Lois E. Hole Elementary School		
2013		1 (from SAM School)
2017		4
2019		2
2020		1
Total		8
Lorne Akins Junior High School		
2016		1
2018		1
2019		2
Total		4
Ronald Harvey Elementary School		
1975	4	
2017		7
2019		2
Total	4	9

Sir Alexander Mackenzie Elementary School		
1989	1 (demolished 2023)	
2013		1 (moved to LEH School)
Total	0	0
Wild Rose Elementary School		
1977	6	
2022		2
Total	6	2
William D. Cuts Junior High School		
1978*	2	
2016		8 as part of modernization
Total	2	8
*detached non-instructional storage units		
Grand Total	48 (46 classrooms)	65

Appendices

Appendix 1: Municipal Planning

Appendix 2: Utilization and Enrolment

Appendix 3: Schools Projected Enrolment (Internal Projections)

Appendix 4: Provincial Forecasting Model and School Needs Assessment Review

Appendix 5: Water Closet Information

Appendix 6: Non Supported Buildings

Appendix 7: Jurisdictional Commentary

Appendix 1: Municipal Planning

Municipal planning information used in projecting enrolments was derived from the City of St. Albert's 2018 Census publication. The following are excerpts from the Summary of Key Statistics taken from the 2018 census document which provide a context for the division's enrolment projections. The 2020 updated census publication by the City of St. Albert was cancelled but is being rescheduled for 2024 (confirmed with the City of St. Albert's Director of Planning and Engineering, February 9, 2024).

- St. Albert's population increased by 2.2% over the past two years, increasing from 64,645 in 2016 to 66,082 as of September 2018 (average annual growth of 1.1%).
- 21.5% of the population is between the ages of 50-64, with 20.2% of the population between the ages of 35-49 and 20% between the ages of 5-19.
- The most populous age category was mature adults (aged 50-64) with 13,488 people.
- St. Albert's most populous neighbourhoods in 2018 are Lacombe Park, Grandin, Deer Ridge, and Erin Ridge. The least populous are Ville Giroux and Jensen Lakes, which are new neighbourhoods. Since 2016, the Erin Ridge North neighbourhood experienced the largest increase in population of 793 residents, followed by Ville Giroux with an increase of 319 people.
- The majority of households (70%) are single-family dwellings, with an average household size of 2.90 persons per single family home.
- The largest number of residents (1,011) with the same birth year are 55-year old, followed by 56-year old (955). The average age of St. Albert's population is 40.9.

Residential Development

As mentioned earlier in this document, significant growth continues to occur in northern St. Albert, both on the east and west sides. It is creating enrolment pressure throughout the division. However, unlike some urban centres, enrolments in St. Albert have remained strong throughout the city. The completion of the northern portion of the Anthony Henday ring road by St. Albert and the quick access to the southern neighbourhoods of St. Albert ensure they remain vibrant, rejuvenated student producing communities.

New developing neighbourhoods include Erin Ridge North in the Northeast, estimated at 4,381 people and 587 students. Jensen Lakes in the north, estimated at 5,727 people and 1,140 students. Riverside in the west central, estimated at 10,000 people and approximately 1,970 students. Chérot with 8,000 resident with approximately 1,600 students.

The City of St. Albert's 2015, Technical Report on the Long-Term Provision of New Schools study indicated school sites should be a minimum of 10 acres. Many school sites are not. That unfortunately restricts the opportunity for large partnerships and building more than one school on the site. In addition, sites containing physically larger schools (i.e. multistory 900 student ECS – Grade 9 schools) and mollifies ones serving higher grades require large competitive sports fields.

As indicated earlier, the City of St. Albert discontinued the biennial census following the 2018 census (population 66,082). It was confirmed April 29, 2022 with the City of St. Albert's

Director, Planning & Development, the city has been growing between 1.1% and 1.4% annually for the past 10 years.

Overall Population

BACKGROUND

In May and June of 2018, the City of St. Albert undertook a municipal census to obtain an accurate count of the population and to update important demographic information. An accurate population count enables better economic development, social, and infrastructure planning and can have impacts on financial resources such as grants.

Census information was collected through online and in-person methods. Residents were mailed a letter containing a unique access code that could be used to respond through a web interface. Households that did not respond online were visited by an enumerator. The 2018 municipal census marked the first year digital tablets were used by enumerators instead of paper forms, resulting in increased accuracy through guided input which reduced transcription errors.

RESPONSE RATE

The population numbers within this document are representations of the raw information collected through the census enumeration process – no extrapolation or imputation was performed. The overall response rate, that is, the number of dwellings with responses divided by the total number of occupied dwellings, was 99.2 per cent.

OVERALL POPULATION

The overall population recorded through this census is 66,082, which is an increase of 2.22 per cent since the last census in 2016 (pop. 64,645). This translates to an annual growth rate of 1.11 per cent. These results are shown in Table 1.

TABLE 1. OVERALL POPULATION

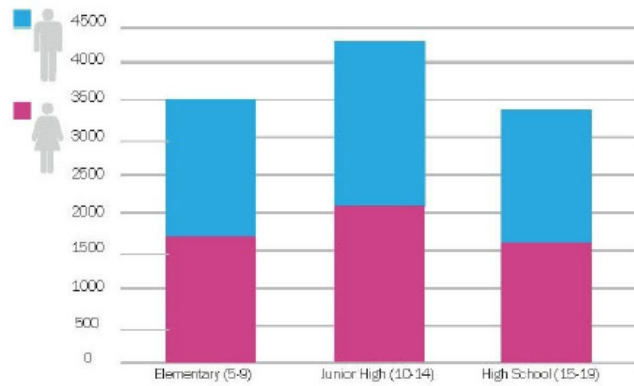
Year	Population	Growth	Percentage	Time Period	Average Annual Growth	Average Annual Growth Between 2008 & 2018
2008	58,501					
2010	60,138	1,637	2.80 %	2 YR	1.40 %	
2012	60,994	856	1.42 %	2 YR	0.71 %	
2014	63,255	2,261	3.71 %	2 YR	1.85 %	
2016	64,645	1,390	2.20 %	2 YR	1.10 %	
2018	66,082	1,437	2.22 %	2 YR	1.11 %	1.30 %

Source: 2018 St. Albert Census Executive Summary

STUDENT POPULATION

There were 12,042 residents who reported their ages as being in the K-12 age range (5 to 19 years of age). Relatively speaking, in 2018 the junior high cohort is the largest.

FIGURE 7. STUDENT POPULATION



Source: 2018 St. Albert Census Executive Summary

School/Park Site Inventory

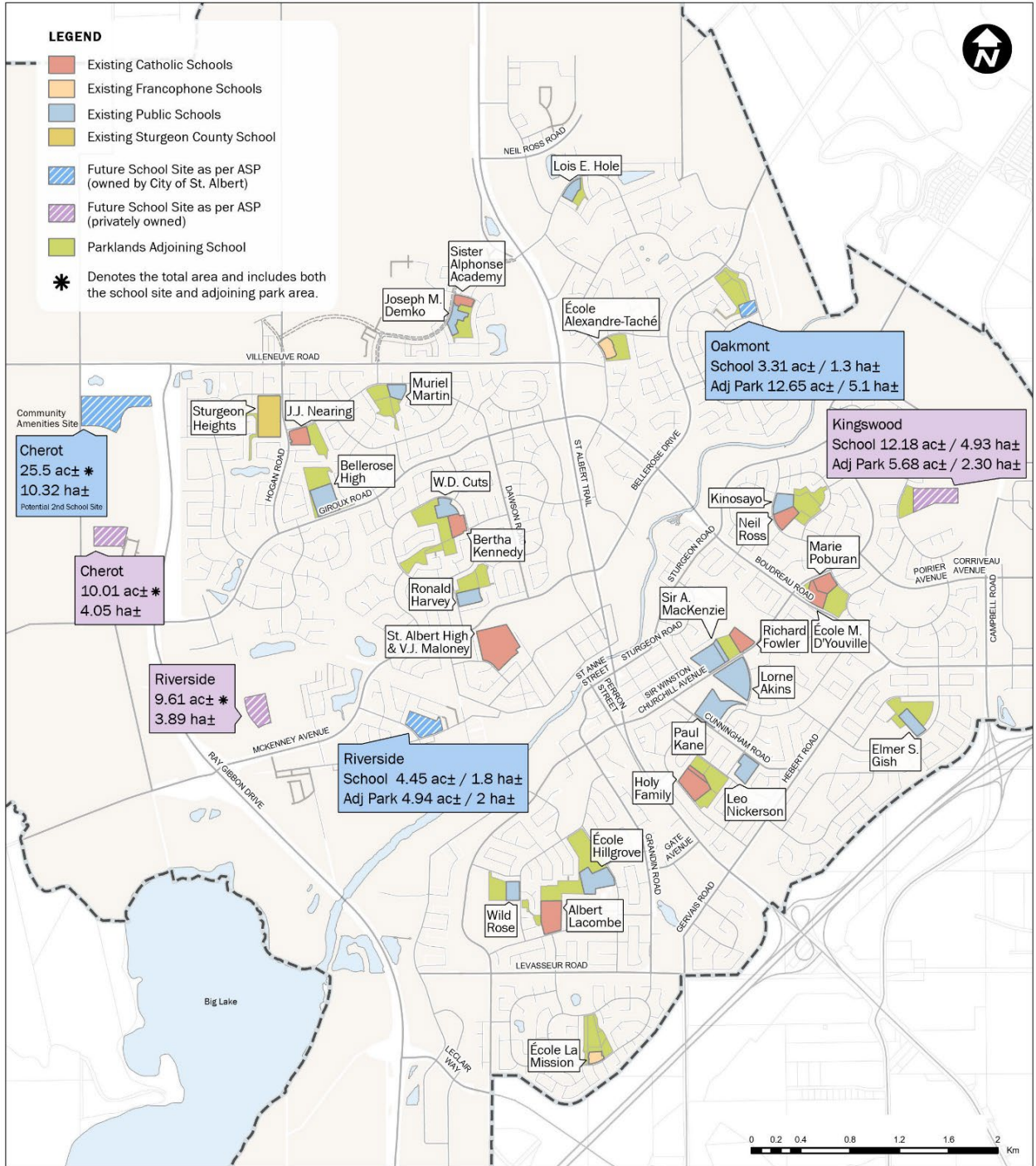
City of St. Albert School / Park Site Inventory – As of January 1, 2024

School Sites Allocated in Previous Year (2023)	Quadrant	Size (+/-)	Servicing	Subdivided	Readiness	Comments
N/A	N/A	N/A	N/A	N/A	N/A	N/A
City-Owned School Sites	Quadrant	Size (+/-)	Servicing	Subdivided	Readiness	Comments
Oakmont	NE	6.47 ha (16.0 ac)	Yes	Yes, see comments.	Now	This school site currently exists on 3 parcels where 3.3 ac is districted as PS (Public & Private Service), and 12.7 ac is districted as P (Park). May need to consolidate the lots for site planning purposes. The Francophone School Division informally expressed interest in this school site in 2022.
Riverside	NW	School: 1.8 ha (4.4 ac) Park: 2.0 ha (4.9 ha)	Yes	Yes, 2021.	Now	A park was developed at this site in 2021. The school and park areas will require subdivision and redistricting as P (Public Park) and PS (Public and Private Service) land use districts.
Cherot	NW	10.32 ha (25.5 ac)	Yes	Yes, 2022.	Now	This school site is part of the Community Amenities Site. It will be for a future high school, as per Council approval in September 2023.
Approved ASP – Developer Controlled Sites	Quadrant	Size (+/-)	Servicing	Subdivided	Readiness	Comments
Kingswood	SE	7.24 ha (17.89 ac) Park: 2.30 ha (5.7 ac)	Yes	No	5-10 Years	The developer has indicated they will not subdivide or provide the school site until the City guarantees that a high school will not be built at this site. The City has not yet acquired land at this site for a school, but Kingsmeade Park was subdivided in 2021.
Cherot	NW	4.05 ha (10.01 ac)	No	No	2-5 Years	This school site is located in the southern area of the Cherot neighbourhood, and is anticipated for a future non-high school.
Riverside	NW	3.89 ha (9.61 ac)	No	No	2-5 Years	N/A
Approved, Under Construction, or Recently Completed	Quadrant	Size (+/-)	Permit Issued	Status	Anticipated Open	Comments
N/A	N/A	N/A	N/A	N/A	N/A	N/A

This table identifies the sites within the City of St. Albert that were allocated for schools in 2023, as well as those that have been designated for school/park sites in an Area Structure Plan & transferred to the City, but that have not been allocated to any school district or otherwise encumbered, and those that have been identified in approved ASPs, but not yet transferred to the City.

Variances from approved ASP size can be encountered due to final subdivision configuration, location of roads, utilities, etc.

Existing and Potential School Sites



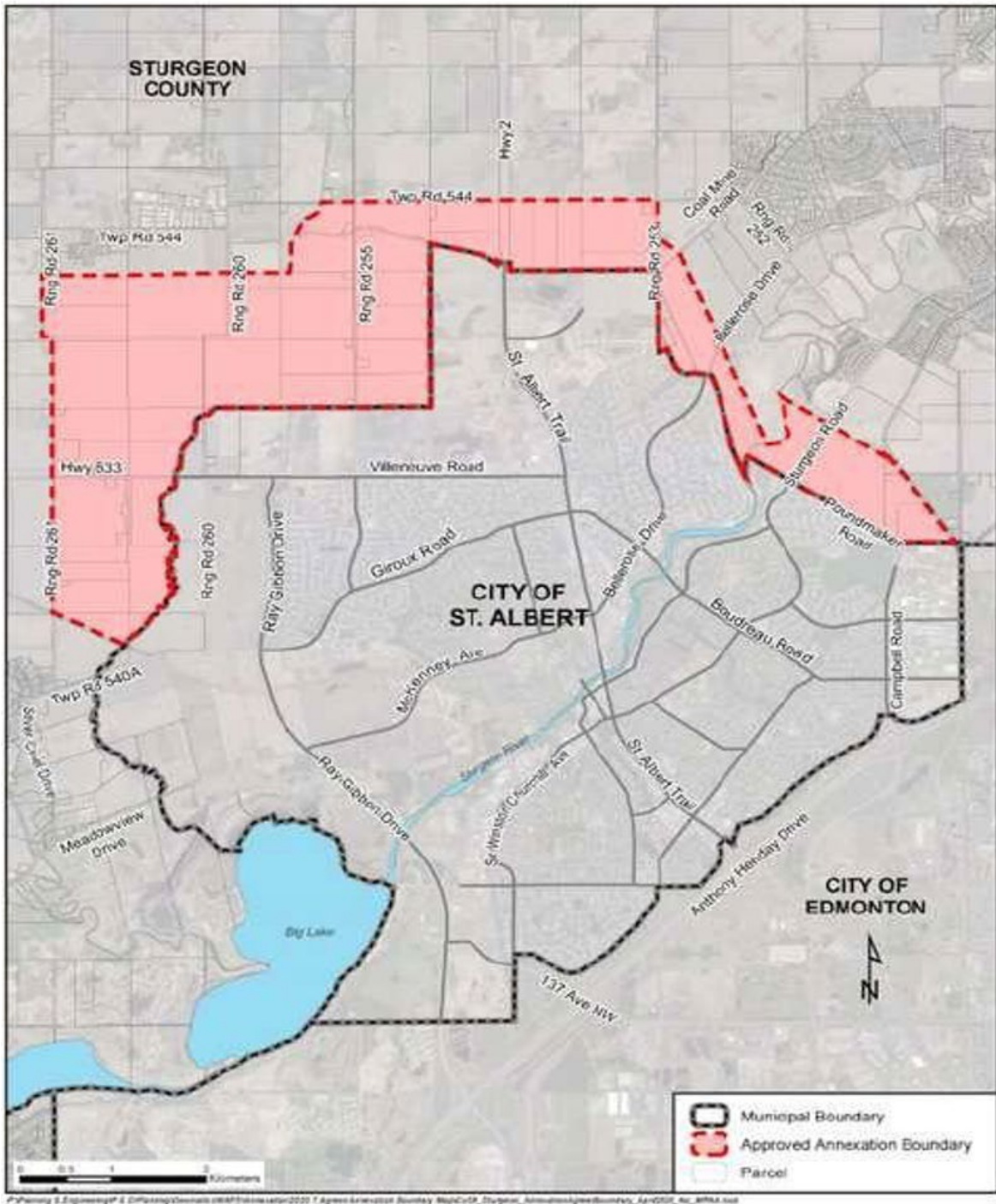
City of St. Albert
Existing and Potential School Sites
 As of January 1, 2024



For more information contact:
 Director of Planning & Development:
 Email: aslaght@stalbert.ca

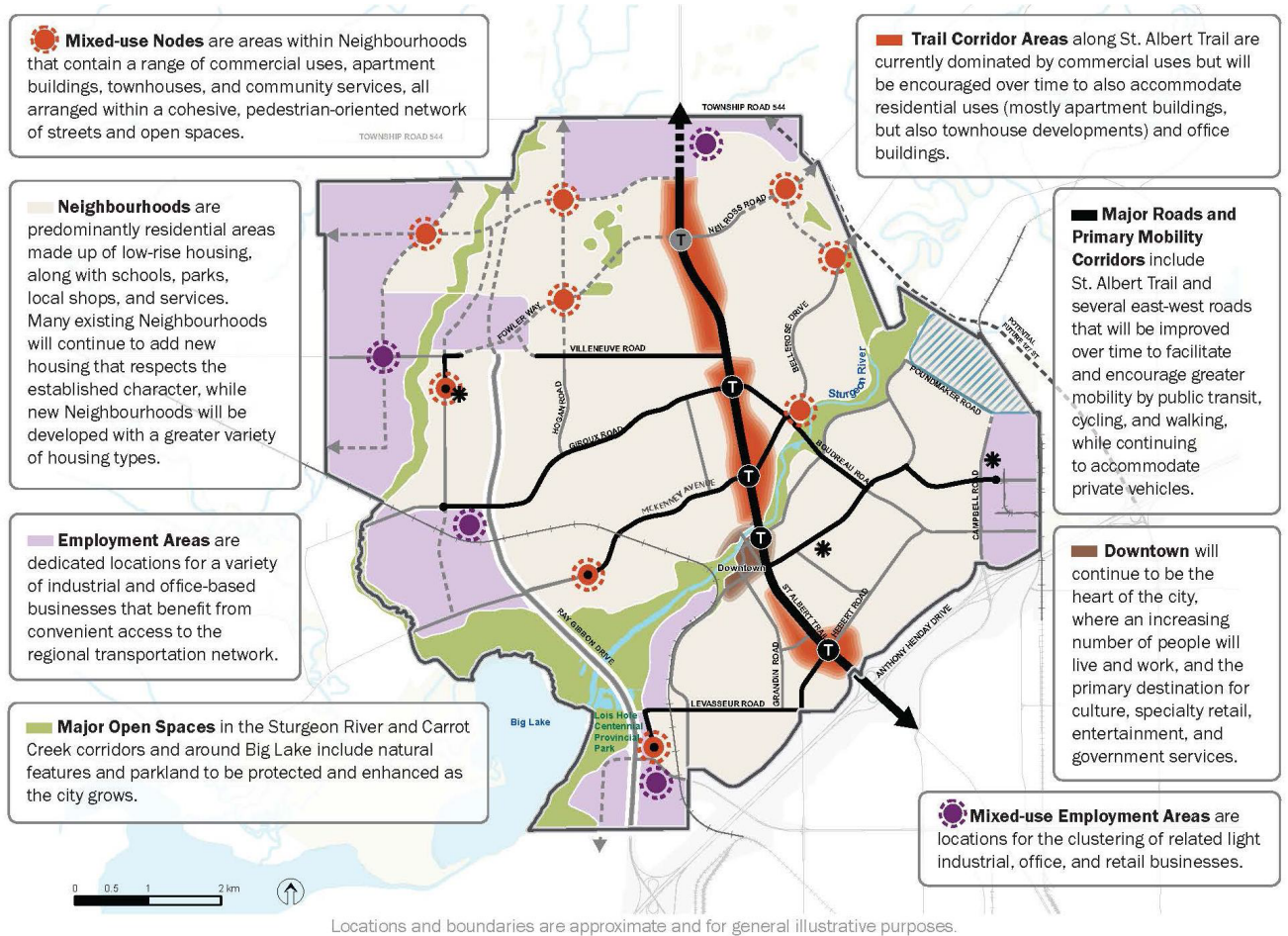
Annexation

- *1,558 Ha (3,850 Ac)
- *Growth to 100,000 residents
- *Servicing & growth to the north & west
- *Greater focus on non-residential growth



Source: City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

Urban Structure and General Land Use



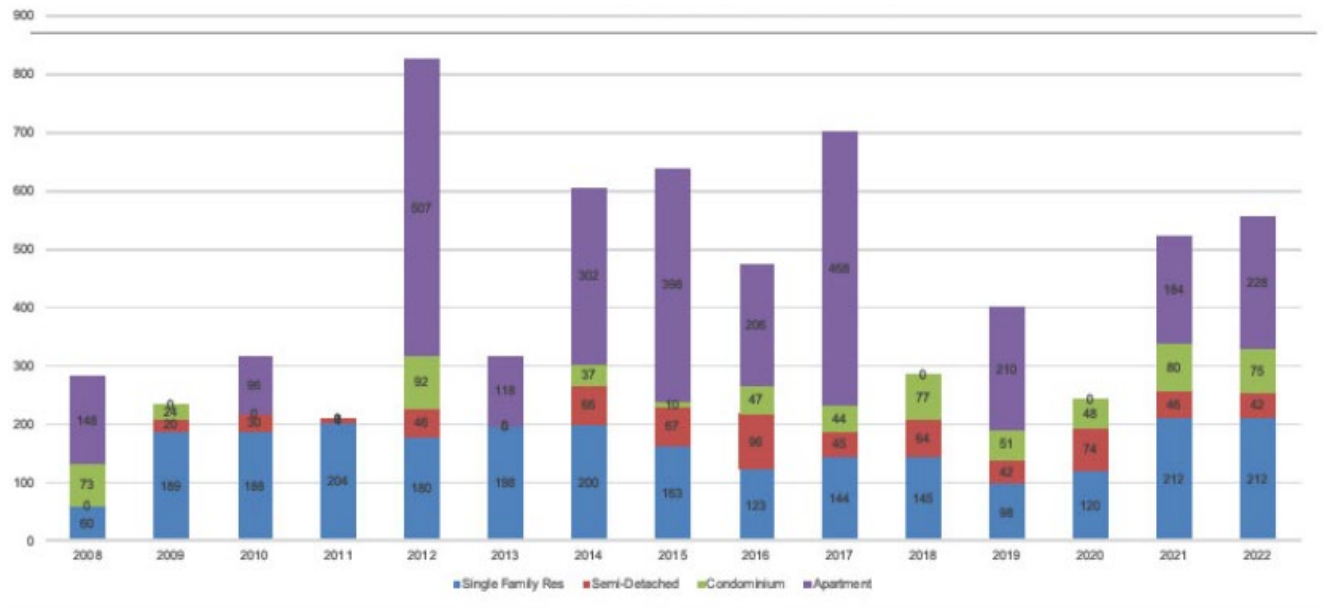
Source: City of St. Albert, City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

2022 Development Statistics

- 212 Single family homes built in 2022. Same as 2021
- 557 Total units built in 2022. Up ~7% from 2021 (522)
- 12 Subdivisions in 2022. Down ~43% from 2121 (21)
- 222 Lots applied for 2022. Down ~69% from 2021 (709)
- 393 Lots registered. Up ~17% from 2021 (337)
- 398 Vacant lots at year end. Up ~59% from 2021 (250)

Source: City of St. Albert, City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

Annual Housing Unit Applications by Type (2008-2022)



Source: City of St. Albert, City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

2023 Residential Growth Assumptions

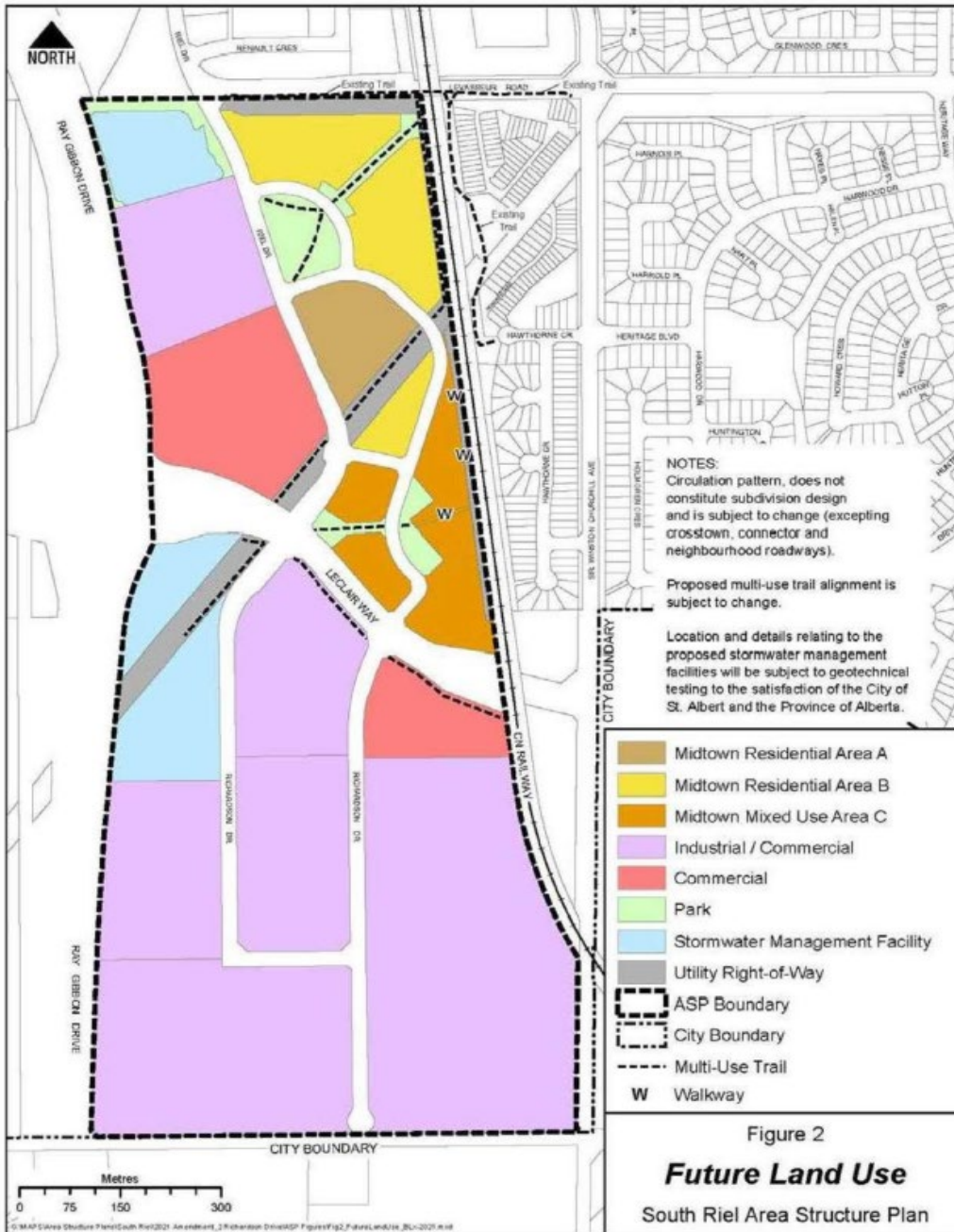
- Amacon – none
- Mid-Town – one stage?
- Riverside – 80-90 units+ multi-family site
- Ville Giroux – 20-storey residential tower?
- Chérot – 25-80 units
- Nouveau – Multi-family site
- Jensen Lakes - ~60 units + multi-family site
- Erin Ridge North – 360-unit high-density site
- Kingswood – non anticipated
- Riverbank Landing – Building 1, 3

Source: City of St. Albert, City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

Mid-Town, South Riel ASP

- Year of original approval: 2015
- Area: 91 Ha/225 Ac
- Pan Density: 99 du/HA
- Buildout: ~15%
- Buildout Population: ~2,442
- School Population Generation: ~490

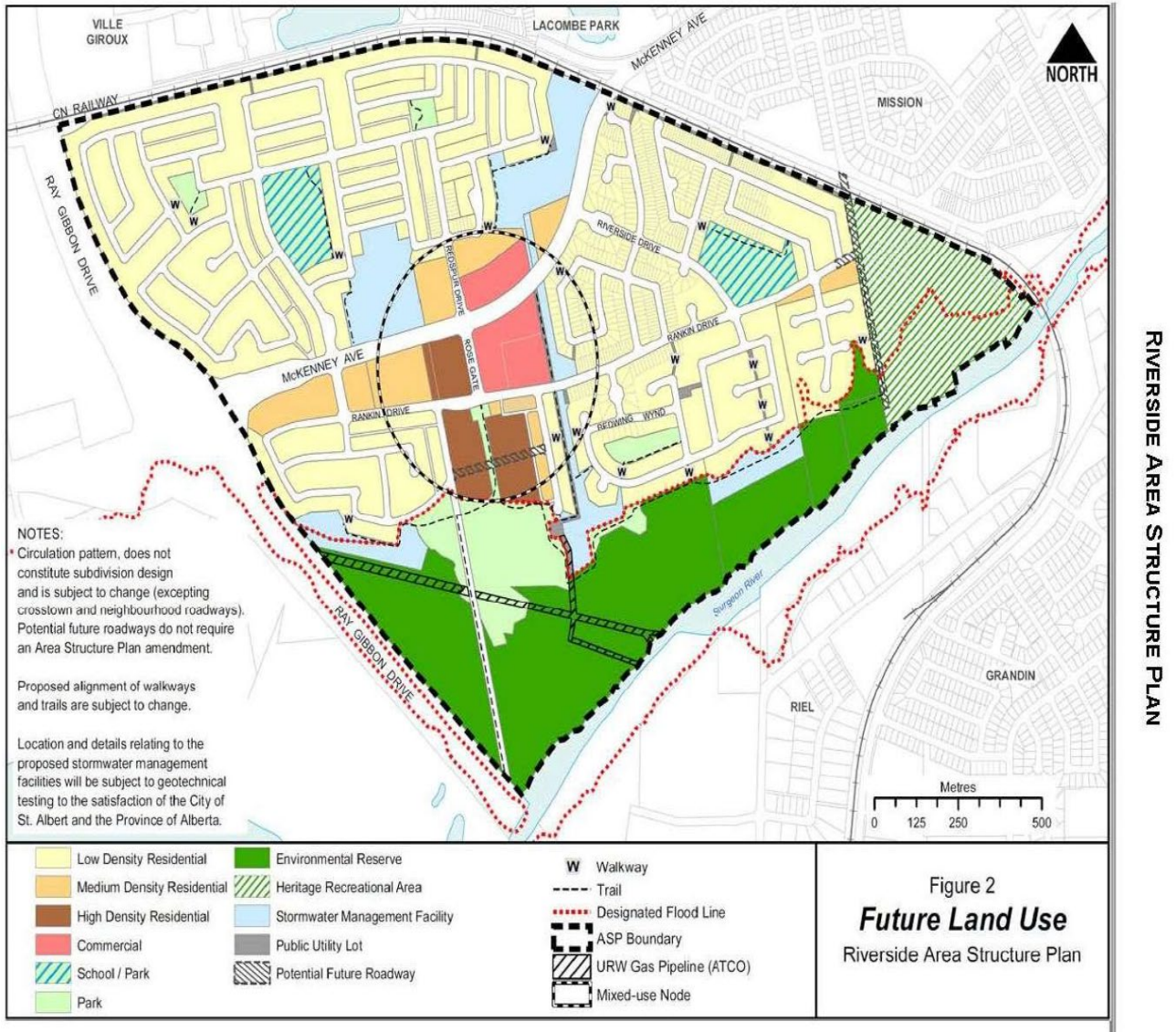
South Riel Area Structure Plan



Source: City of St. Albert, City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

Riverside, Riverside ASP

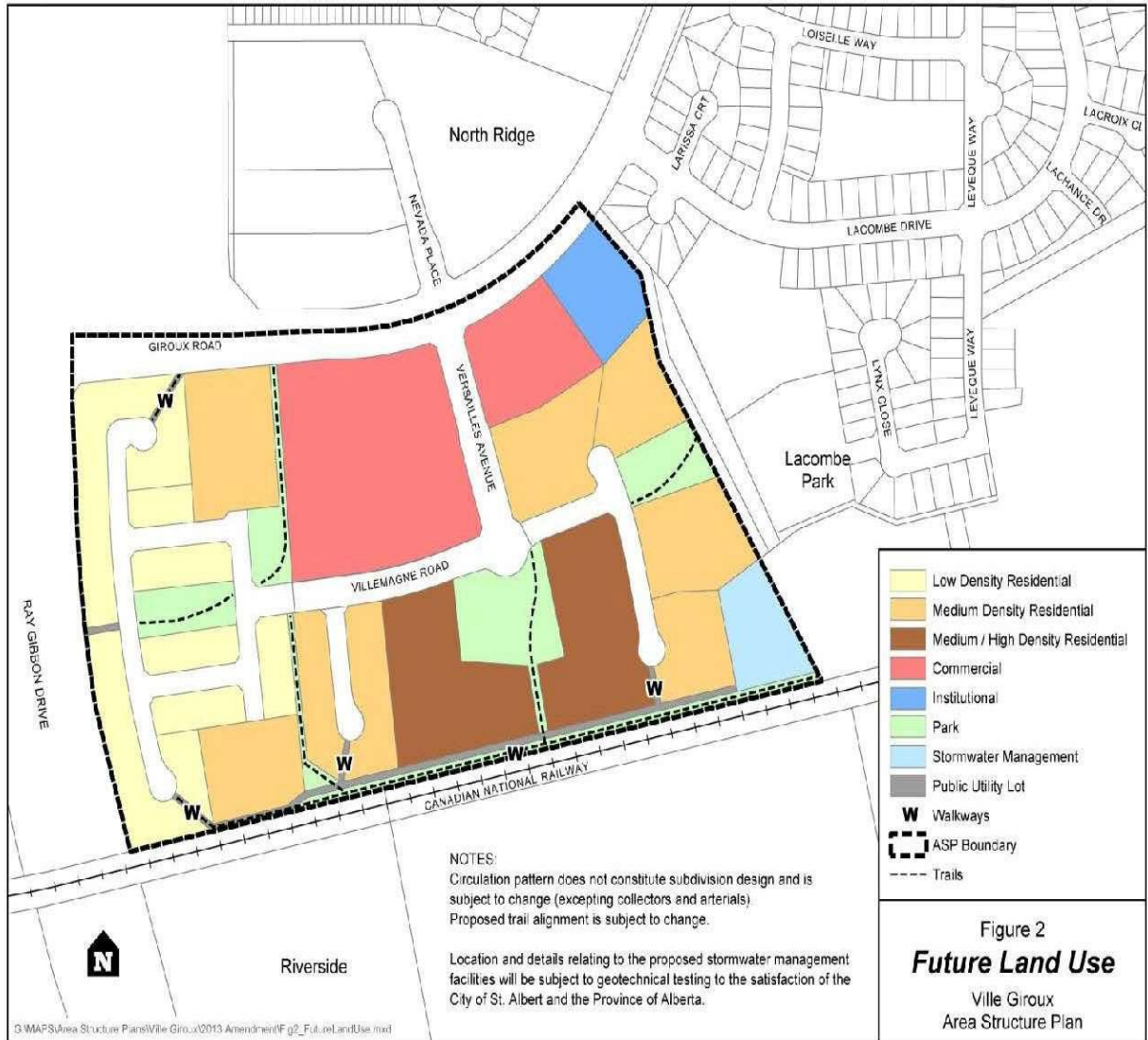
- Year of original approval: 205
- Area: 284 Ha/702 Ac
- Plan Density: 32 du/Ha
- Buildout: ~45%
- Buildout Population: ~9,887
- School Population Generation: ~1,979



Source: City of St. Albert, City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

Ville Giroux, Ville Giroux ASP

- Year of original approval: 2012
- Area: 30 Ha/74 Ac
- Plan Density: 52 du/Ha
- Buildout: ~50%
- Buildout Population: ~1,409



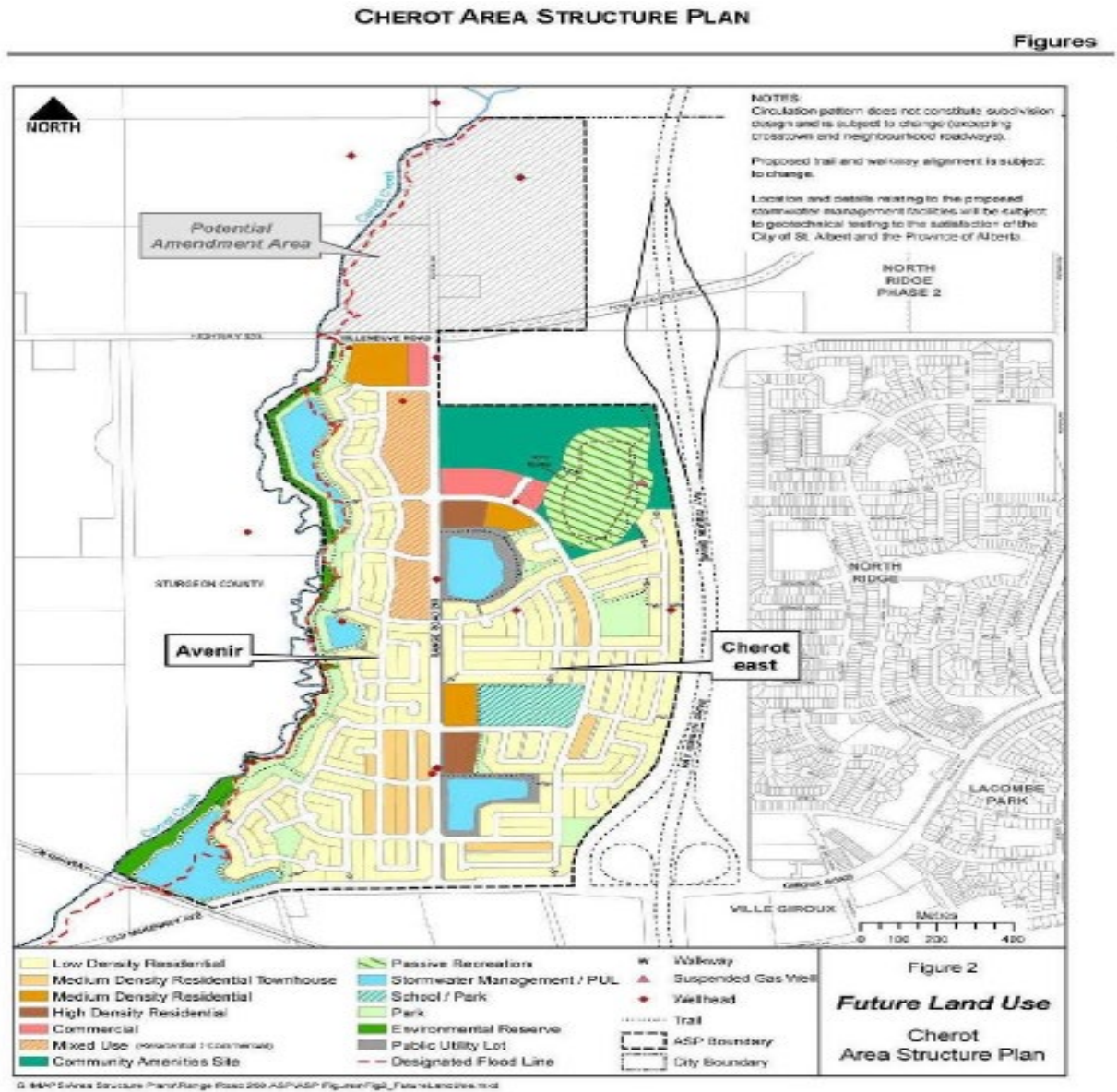
VILLE GIROUX AREA STRUCTURE PLAN

Figures

Source: City of St. Albert, City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

Chérot, Chérot ASP

- Year of original approval: 2024
- Area: 185 Ha/457 Ac
- Plan Density: 40.52 du/Ha
- Buildout: ~0%
- Buildout Population: ~7,935
- School Population Generation: ~1,588

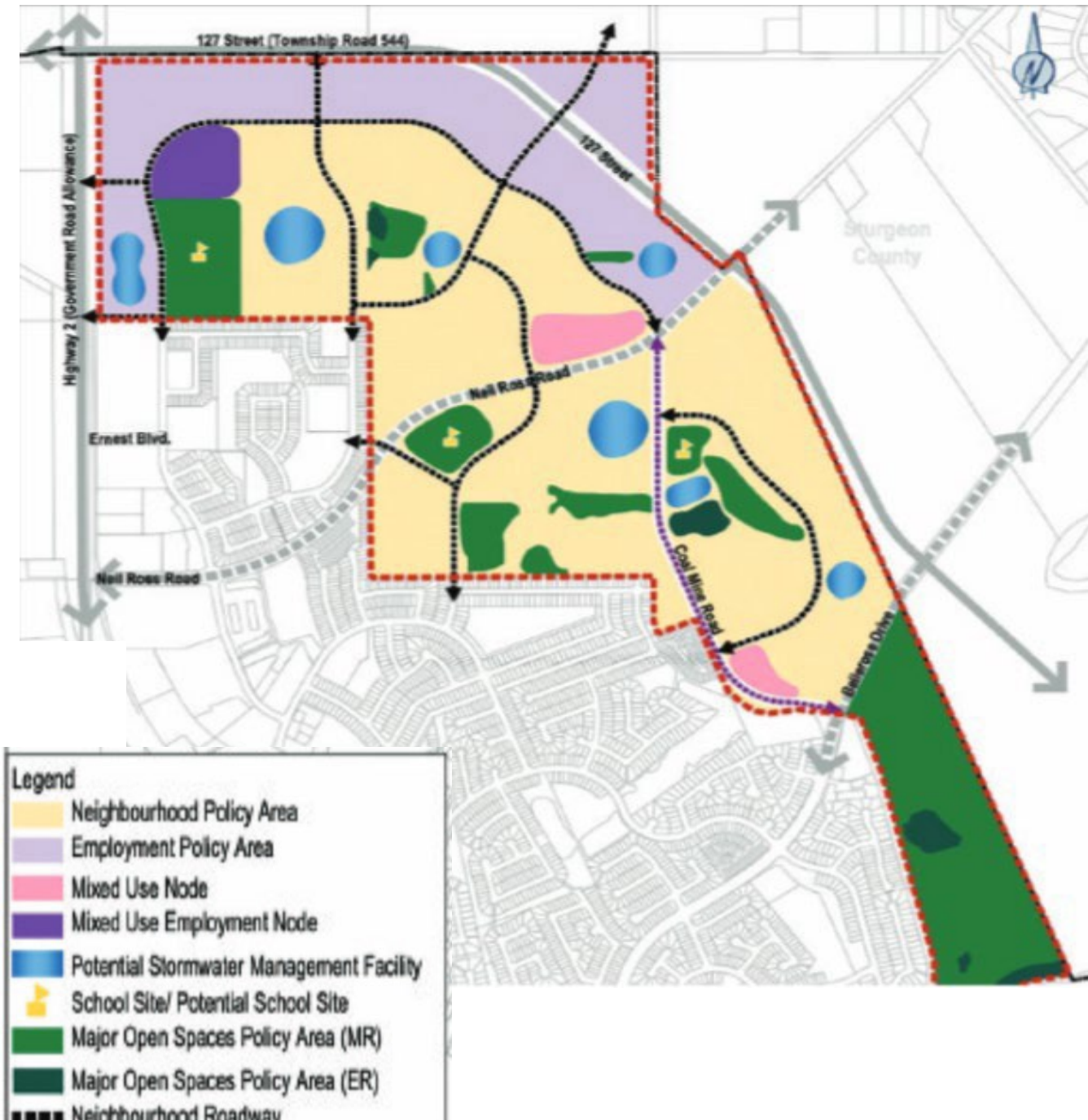


Source: City of St. Albert, City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

Erin Ridge North, Erin Ridge North ASP

- Year of original approval: 2010
- Area: 150 Ha/371 Ac
- Plan Density: 36 du/Ha
- Buildout: ~77%
- Buildout Population: ~4,451
- School Population Generation: ~890

Erin Ridge North



Source: January 11, 2024, St. Albert Gazette

Kingswood, Kingswood/Pineview ASP

- Year of original approval: 1996
- Area: 150 Ha/371 Ac
- Plan Density: 17.8 du/Ha
- Buildout: ~77%
- Buildout Population: ~5,970
- *School Population Generation: ~1,433



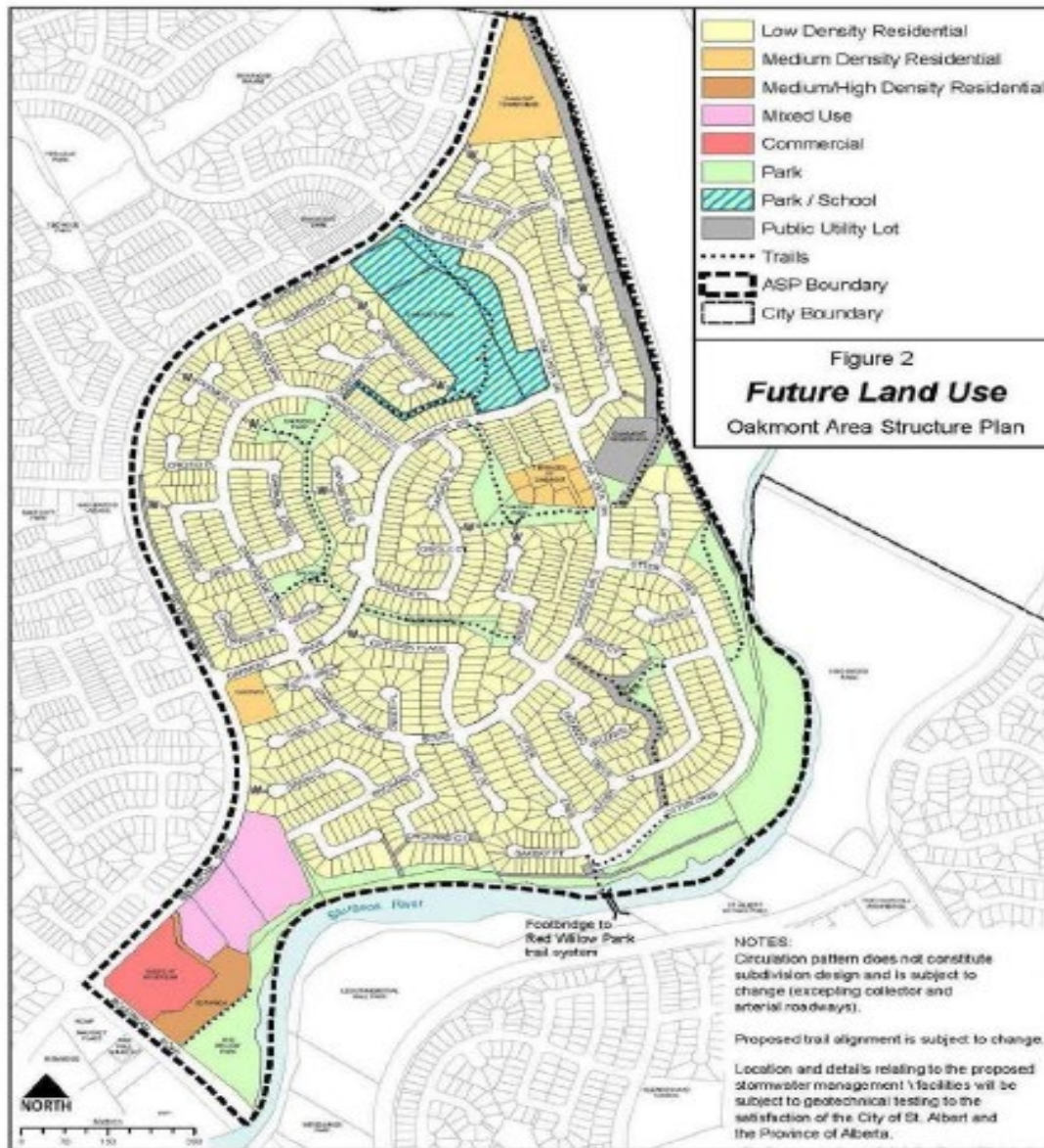
Source: City of St. Albert, City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

Riverbank Landing, Oakmont ASP

- Year of original approval: 1990
- Area: 150 Ha/371 Ac
- Plan Density: 15/5 du/Ha
- Buildout: ~100%
- Buildout Population: ~5,015
- School Population Generation: ~1,002

OAKMONT AREA STRUCTURE PLAN

Figures



Source: City of St. Albert, City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

Amacon, Downtown Area Redevelopment Plan (DARP)

- Year of original approval: 2010
- Area: 50 Ha/124 Ac
- Plan Density: 87 du/Ha
- Buildout: ~80%
- Buildout Population: ~5,500
- School Population: ~825



Source: City of St. Albert, City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

Appendix 2: Utilization and Enrolment

Utilization

The division's most recent (draft) report of the Area, Capacity and Utilization Report was issued on February 8, 2024, and is presented on the following pages. It depicts the division at 86% utilized. Still one of the fullest jurisdictions in the province, even after the opening of the ECS – Grade 9, 900 student Joseph M. Demko School in 2019, the 600 student Lois E. Hole Elementary School in 2017 and a replacement 1,600 Paul Kane High School in January 2023. Four old portables (1 at Sir Alexander Mackenzie School and 3 at Bellerose Composite High School) have been or will be decommissioned in 2023-24. Utilization will continue to climb as it is already known.

Projected Enrolment

St. Albert Public Schools continues to enjoy growth. All projections indicate this trend will continue. As indicated in the previous section on Municipal Planning, historical and future developments in the City of St. Albert were considered in formulating the enrolment projections for the division.

Annexation

The latest annexation occurred in 2020 and 2022. There is considerable pressure to develop land. Specifically, it is difficult to quantify each item's exact implication on growth. However, factors such as:

- the economic slowdown;
- the COVID 19 pandemic implications;
- geopolitical instability;
- the accelerating energy market; and
- the global inflationary crisis is all placing different strains on the housing market.

This reality will significantly enhance and accelerate St. Albert Public Schools' student enrolment growth in the upcoming years.

St. Albert the Place to Live and Raise a Family

St. Albert has been recognized on more than one occasion on a national level by several independent publications as one of the best places to live in Canada. The most recent accolade was on July 6, 2022 by Resonance Consultancy.

Conclusion

Both the internal and external projections indicate that St. Albert Public Schools will continue to experience strong and stable student enrolment growth in the upcoming years. The predictions, in conjunction with a 12% increase in Grade 7 to Grade 9 populations in the last five years and record setting large ECS cohorts substantiate our need for new school space.

New schools and modernizations are required as outlined in the 3-Year Capital Plan.

Area Capacity and Utilization Report (2023-2024 school year)



Area Capacity & Utilization Report (2023/2024 school year)

School Authority: The St. Albert School Division (7020)

Facility Name	Facility Location	Grade Configuration	Instructional Area m2	Instructional Area per Student	CTS Cap	GYM/PAR Cap	Lib Cap	Total Capacity	Exempt Instructional Area m2	Net Capacity	Enrolment 2023/2024						
											ECS	Gr.1-12	ECS Sp. Ed. Severe	Gr.1-12 Sp. Ed. Severe	* Adj Total Enrol	Utiliz. %	
Bellerose Composite High School (2556)																	
BELLEROSE COMPOSITE HIGH SCHOOL (F2251)	ST. ALBERT	10-12	3,532.50	3.65	220	140	25	1,353	0.00	1,353	0	942	0	53	1,048	77%	
Elmer S Gish School (2552)																	
ELMER S GISH SCHOOL (F2247)	ST. ALBERT	K-9	2,804.90	3.61	40	0	0	817	0.00	817	93	791	3	12	865	106%	
Hillgrove Campus (2543)																	
HILLGROVE CAMPUS (F2238)	ST. ALBERT	5-9	3,900.60	3.61	60	20	0	1,160	0.00	1,160	0	754	0	47	848	73%	
Joseph M. Demko School (2188)																	
JOSEPH M. DEMKO SCHOOL (F6265)	ST. ALBERT	K-9	3,067.10	3.61	20	0	0	870	86.50	846	61	550	4	29	643	76%	
Kinosayo Elementary School (2554)																	
KEENOOSHAYO ELEMENTARY SCHOOL (F2249)	ST. ALBERT	K-6	1,589.30	3.47	0	0	0	458	152.60	414	46	282	4	27	363	88%	
Leo Nickerson Elementary (2540)																	
LEO NICKERSON ELEMENTARY (F2235)	ST. ALBERT	K-6	2,572.00	3.47	0	0	0	741	159.00	695	85	479	7	29	587	84%	
Lois E. Hole Elementary School (1966)																	
LOIS E. HOLE ELEMENTARY SCHOOLS (F6168)	ST. ALBERT	K-6	2,138.94	3.47	0	0	0	616	0.00	616	106	611	5	13	695	113%	
Lorne Akins Junior High School (2545)																	
LORNE AKINS JUNIOR HIGH SCHOOL (F2240)	ST. ALBERT	7-9	1,854.10	3.69	60	45	50	657	0.00	657	0	563	0	8	579	88%	
Muriel Martin Elementary School (2557)																	
MURIEL MARTIN ELEMENTARY SCHOOL (F2252)	ST. ALBERT	K-6	2,669.50	3.47	0	0	0	769	230.30	703	92	593	3	15	672	96%	
Paul Kane High School (2541)																	
PAUL KANE HIGH SCHOOL (F6333)	ST. ALBERT	10-12	4,487.10	3.65	360	95	25	1,709	0.00	1,709	0	1,409	0	19	1,447	85%	

* Total Adjusted Enrolment = ((ECS - ECS Sp. Ed. Severe) x 0.5) + (ECS Sp. Ed. Severe x 1.5) + (Gr.1-12 - Gr.1-12 Sp. Ed. Severe) + (Gr.1-12 Sp. Ed. Severe x 3)

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Area Capacity & Utilization Report (2023/2024 school year)

School Authority: The St. Albert School Division (7020)

Facility Name	Facility Location	Grade Configuration	Instructional Area m2	Instructional Area per Student	CTS Cap	GYM/PAR Cap	Lib Cap	Total Capacity	Exempt Instructional Area m2	Net Capacity	Enrolment 2023/2024						
											ECS	Gr.1-12	ECS Sp. Ed. Severe	Gr.1-12 Sp. Ed. Severe	* Adj Total Enrol	Utiliz. %	
Ronald Harvey Elementary (2546)																	
RONALD HARVEY ELEMENTARY (F2241)	ST. ALBERT	K-6	1,754.90	3.47	0	0	0	506	0.00	506	74	413	0	39	528	104%	
Sir Alexander Mackenzie School (2542)																	
SIR ALEXANDER MACKENZIE SCHOOL (F2237)	ST. ALBERT	K-6	2,217.70	3.47	0	0	0	639	0.00	639	50	364	1	9	408	64%	
Wild Rose Elementary School (2551)																	
WILD ROSE ELEMENTARY SCHOOL (F2246)	ST. ALBERT	K-4	1,218.60	3.47	0	0	0	351	71.30	331	50	243	4	12	296	89%	
William D Cuts School (2550)																	
WILLIAM D CUTS SCHOOL (F2245)	ST. ALBERT	7-9	1,707.60	3.69	40	25	25	553	0.00	553	0	480	0	14	508	92%	
The St. Albert School Division - Total			35,514.84		800	325	125	11,199	699.70	10,999	657	8,474	31	326	9,486	86%	

* Total Adjusted Enrolment = ((ECS - ECS Sp. Ed. Severe) x 0.5) + (ECS Sp. Ed. Severe x 1.5) + (Gr.1-12 - Gr.1-12 Sp. Ed. Severe) + (Gr.1-12 Sp. Ed. Severe x 3)

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Appendix 3: Schools Projected Enrolment (Internal Projections)

Given the strong population growth experienced and the City of St. Albert's desire to expand, growth has been incorporated into the division's internal enrolment projections where appropriate.

Generally speaking, projections have been maintained using the principles of cohort survival. The spreadsheets for each school move student enrolment from one grade to the next grade in the upcoming year (i.e. 20 students in Grade 1 in year 1 will project to 20 students in Grade 2 in year 2, and so on). In the same way, enrolments are transferred from elementary schools to junior high schools and from junior high schools to senior high schools. However, cohort survival on its own is not an accurate projector of enrolment as there are other factors such as enrolment growth, program additions, and residential development that affect the projections. For example, within our division as the cohorts advance a grade each year typically every grade cohort gets larger.

Summaries and individual school projections are provided.

For 2024-2025 significant curtailment in growth may continue to occur as enrolments are being severely capped at E.S. Gish School and monitored closely at many other elementary schools due to a profound lack of school and jurisdictional space.

The division also uses the powerful Baragar program accommodation software. It will assist in enrolment projections and decisions regarding the housing of students.

DISTRICT TOTAL BY GRADE (BODY COUNT) - INCLUDES OUTREACH BUT NOT PROGRAM UNIT FUNDING (PUF)														
GRADE	ACTUAL ENROLMENTS				PROJECTED ENROLMENTS									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS	808	825	824	857	868	872	888	899	710	722	735	748	758	771
1	822	848	843	870	878	889	893	709	720	732	744	757	769	781
2	805	828	868	874	891	700	710	714	731	742	754	767	780	792
3	811	832	863	897	893	710	720	730	734	751	763	775	788	801
4	831	822	850	878	717	712	729	740	750	755	772	784	798	809
5	829	835	866	873	896	737	732	747	760	770	775	792	804	816
6	893	831	867	874	892	715	758	753	767	781	791	796	813	825
7	821	742	838	855	703	721	746	790	784	799	814	823	830	847
8	849	802	746	857	876	724	743	770	814	808	823	839	848	855
9	809	857	823	757	882	702	751	770	799	843	837	852	868	878
10	753	720	863	786	941	849	874	935	958	994	1049	1041	1080	1080
11	790	771	737	893	814	971	879	904	965	990	1026	1081	1074	1093
12	723	794	784	740	922	845	999	909	934	996	1021	1057	1114	1105
4th	141	116	118	126	114	118	120	120	122	123	124	125	126	128
5th+	52	46	28	62	46	46	52	49	50	51	51	52	52	53
ENROLMENT	8737	8865	9118	9399	9731	9909	10192	10337	10596	10855	11077	11285	11478	11632
GROWTH%	-0.6%	1.5%	2.9%	3.1%	3.5%	1.8%	2.9%	1.4%	2.5%	2.4%	2.0%	1.9%	1.7%	3.1%
ENROLMENT(ECS .5)	8433	8553	8806	9071	9397	9573	9848	9987	10241	10494	10709	10912	11099	11246
GROWTH%(ECS .5)	-0.6%	1.4%	3.0%	3.0%	3.6%	1.9%	2.9%	1.4%	2.5%	2.5%	2.1%	1.9%	1.7%	3.1%

DISTRICT TOTAL BY GRADE WITHOUT OUTREACH														
GRADE	ACTUAL ENROLMENTS				PROJECTED ENROLMENTS									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS	808	825	824	857	868	872	888	899	710	722	735	746	758	771
1	622	646	643	670	678	689	693	709	720	732	744	757	769	781
2	605	626	668	674	691	700	710	714	731	742	754	767	780	792
3	611	632	663	697	693	710	720	730	734	751	763	775	788	801
4	631	622	650	678	717	712	729	740	750	755	772	784	796	809
5	629	635	666	673	696	737	732	747	760	770	775	792	804	816
6	693	631	667	674	692	715	758	753	767	781	791	796	813	825
7	621	742	638	655	703	721	748	790	784	799	814	823	830	847
8	649	602	746	657	676	724	743	770	814	808	823	839	848	855
9	605	652	617	751	676	696	745	764	793	837	831	846	862	872
10	734	711	853	775	931	838	863	924	947	983	1038	1030	1049	1069
11	767	741	711	863	785	942	849	874	935	959	995	1050	1042	1081
12	693	751	718	707	874	795	954	880	885	947	971	1007	1063	1054
4th	11	14	6	4	0	0	0	0	0	0	0	0	0	0
5th+	1	0	1	0	0	0	0	0	0	0	0	0	0	0
ENROLMENT	8480	8630	8871	9135	9478	9649	9928	10072	10328	10584	10804	11010	11200	11351
GROWTH%	-0.6%	1.8%	2.8%	3.0%	3.7%	1.8%	2.9%	1.5%	2.5%	2.5%	2.1%	1.9%	1.7%	3.1%
ENROLMENT(ECS .5)	8178	8318	8559	8807	9144	9313	9584	9722	9973	10223	10436	10637	10821	10965
GROWTH%(ECS .5)	-0.5%	1.7%	2.9%	2.9%	3.8%	1.8%	2.9%	1.4%	2.6%	2.5%	2.1%	1.9%	1.7%	3.1%

DISTRICT TOTAL BY GRADE WITH OUTREACH														
OUTREACH	257	235	247	264	253	260	264	265	268	271	273	275	278	281
ENROLMENT	8737	8865	9118	9399	9731	9909	10192	10337	10596	10855	11077	11285	11478	11632
	1.9%	1.5%	2.9%	3.1%	3.5%	1.8%	2.9%	1.4%	2.5%	2.4%	2.0%	1.9%	1.7%	3.1%
ENROLMENT(ECS .5)	8433	8563	8806	9071	9397	9573	9848	9987	10241	10494	10709	10912	11099	11246
GROWTH%(ECS .5)	2.0%	1.4%	3.0%	3.0%	3.6%	1.9%	2.9%	1.4%	2.5%	2.5%	2.1%	1.9%	1.7%	3.1%

DISTRICT TOTAL FTE BY SCHOOL														
SCHOOL	ACTUAL ENROLMENTS				PROJECTED ENROLMENTS									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Bellerose	1112	995	967	939	1061	1036	1086	1083	1127	1177	1223	1256	1284	1296
Elmer S. Gish	800	793	821	838	853	865	878	886	890	913	919	918	923	931
Hillgrove	705	755	742	754	753	777	816	843	836	852	861	879	890	902
Joseph M. Demko	423	470	556	581	624	659	692	732	787	802	826	843	871	896
Kinosayo	296	341	317	305	318	320	312	328	319	331	337	344	354	362
Leo Nickerson	431	439	482	521	548	577	615	618	638	635	642	643	648	651
Lols E. Hole	609	619	645	665	659	672	684	697	718	734	739	751	760	770
Lorne Atkins	529	535	532	564	550	592	593	612	615	625	629	643	651	658
Muriel Martin	619	591	619	639	663	675	678	694	702	696	709	715	720	729
Paul Kane	1082	1208	1315	1406	1529	1539	1580	1575	1640	1712	1761	1831	1870	1888
Ronald Harvey	371	376	405	452	468	476	500	514	536	571	580	601	624	641
Sir Alexander Mackenzie	461	427	401	390	393	386	382	354	369	367	372	376	379	383
Wild Rose	278	271	276	268	259	263	257	260	266	269	273	278	282	287
William D. Cuts	450	485	475	481	468	478	511	528	532	542	546	560	567	575
Enrolment Without														
Outreach (ECS .5)	8164	8304	8552	8803	9144	9313	9584	9722	9973	10223	10436	10637	10821	10965
Outreach	257	235	247	264	253	260	264	265	268	271	273	275	278	281
Enrolment (ECS .5)	8421	8539	8799	9067	9397	9573	9848	9987	10241	10494	10709	10912	11099	11246

ELEMENTARY - BODY COUNT, WITHOUT PRESCHOOL UNIT FUNDING (PUF)														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS	608	625	624	657	668	672	688	699	710	722	735	746	758	771
1	622	646	643	670	678	689	693	709	720	732	744	757	769	781
2	605	626	668	674	691	700	710	714	731	742	754	767	780	792
3	611	632	663	697	693	710	720	730	734	751	763	775	788	801
4	631	622	650	678	717	712	729	740	750	755	772	784	796	809
5	629	635	666	673	696	737	732	747	760	770	775	792	804	816
6	693	631	667	674	692	715	758	753	767	781	791	796	813	825
7														
8														
9														
10														
11														
12														
4th														
5th +														
ENROLMENT	4399	4417	4581	4723	4833	4933	5028	5090	5170	5251	5332	5415	5506	5593
GROWTH%	0%	0%	4%	3%	2%	2%	2%	1%	2%	2%	2%	2%	2%	3%
ENROLMENT(ECS .5)	4095	4105	4289	4395	4499	4597	4684	4740	4815	4890	4964	5042	5127	5207
GROWTH%(ECS .5)	0%	0%	4%	3%	2%	2%	2%	1%	2%	2%	2%	2%	2%	3%

JUNIOR HIGH SUMMARY														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS														
1														
2														
3														
4														
5														
6														
7	621	742	638	655	703	721	746	790	784	799	814	823	830	847
8	649	602	746	657	676	724	743	770	814	808	823	839	848	855
9	605	652	617	751	676	696	745	764	793	837	831	846	862	872
10														
11														
12														
4th														
5th +														
ENROLMENT	1875	1998	2001	2063	2055	2141	2234	2324	2391	2444	2468	2508	2540	2574
GROWTH%	1%	6%	0%	3%	0%	4%	4%	4%	3%	2%	1%	2%	1%	3%
ENROLMENT(ECS .5)	1875	1998	2001	2063	2055	2141	2234	2324	2391	2444	2468	2508	2540	2574
GROWTH%(ECS .5)	1%	6%	0%	3%	0%	4%	4%	4%	3%	2%	1%	2%	1%	3%

HIGH SCHOOL SUMMARY - WITHOUT OUTREACH														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS														
1														
2														
3														
4														
5														
6														
7														
8														
9														
10	734	711	853	775	931	838	863	924	947	983	1038	1030	1049	1069
11	767	741	711	863	785	942	849	874	935	959	995	1050	1042	1061
12	693	751	718	707	874	795	954	860	885	947	971	1007	1063	1054
4th	11	14	6	4	0	0	0	0	0	0	0	0	0	0
5th +	1	0	1	0	0	0	0	0	0	0	0	0	0	0
ENROLMENT	2194	2203	2282	2345	2590	2575	2666	2658	2767	2889	3004	3087	3154	3184
GROWTH%	-2%	0%	4%	3%	10%	-1%	4%	0%	4%	4%	4%	3%	2%	3%
ENROLMENT(ECS .5)	2194	2203	2282	2345	2590	2575	2666	2658	2767	2889	3004	3087	3154	3184
GROWTH%(ECS .5)	-2%	0%	4%	3%	10%	-1%	4%	0%	4%	4%	4%	3%	2%	3%

BELLEROSE														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS														
1														
2														
3														
4														
5														
6														
7														
8														
9														
10	341	266	366	298	372	335	345	370	379	393	415	412	420	428
11	387	352	268	370	308	383	346	356	381	391	405	427	424	432
12	384	377	333	271	381	318	395	357	367	393	403	417	440	436
4th	7	13	6	4	0	0	0	0	0	0	0	0	0	0
5th+	1	0	1	0										
ENROLMENT	1120	1008	974	943	1061	1036	1086	1083	1127	1177	1223	1256	1284	1296
GROWTH%	-4%	-10%	-3%	-3%	13%	-2%	5%	0%	4%	4%	4%	3%	2%	1%
ENROLMENT/(ECS .5)	1112	995	967	939	1061	1036	1086	1083	1127	1177	1223	1256	1284	1296
GROWTH% (ECS .5)	-5%	-11%	-3%	-3%	13%	-2%	5%	0%	4%	4%	4%	3%	2%	1%

Assumptions

Grade 10 from STAPS feeder schools:	40%	(based on 3 year average)
Grade 10 growth (includes out of district):	24%	(based on 3 year average)
Grade 11 estimated enrolment growth:	2%	
Grade 11 est Northridge, Riverside & Erin Ridge North	4	students
Grade 12 estimated enrolment growth:	2%	
Grade 12 est Northridge, Riverside & Erin Ridge North	4	students
Grade 12 estimated returning students:	0%	(based on 3 year average)

ELMER S GISH														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS	88	98	82	93	93	91	94	95	95	97	98	99	100	101
1	79	97	95	96	95	95	93	98	97	97	99	100	101	102
2	80	76	99	104	98	97	97	95	98	99	99	101	102	103
3	94	93	80	97	106	100	99	99	97	100	101	101	103	104
4	97	93	102	81	99	108	102	101	101	99	102	103	103	105
5	100	90	97	101	83	101	110	104	103	103	101	104	105	105
6	107	100	94	99	103	85	103	112	106	105	105	103	106	107
7	72	77	72	71	79	83	85	83	92	88	85	85	83	88
8	53	66	73	72	71	79	83	85	83	92	88	85	85	83
9	74	52	68	70	72	71	79	83	65	83	92	86	85	85
10														
11														
12														
4th														
5th+														
ENROLMENT	844	842	862	884	899	910	925	933	937	961	968	967	973	981
GROWTH%	-2%	0%	2%	3%	2%	1%	2%	1%	0%	3%	1%	0%	1%	1%
ENROLMENT/(ECS .5)	800	793	821	838	853	865	878	896	890	913	919	918	923	931
GROWTH% (ECS .5)	-3%	-1%	4%	2%	2%	1%	2%	1%	0%	3%	1%	0%	1%	1%

Assumptions

ECS estimated enrolment:	Previous 3 year average
ECS estimated enrolment growth:	2%
Grades 1 - 8 estimated enrolment growth:	2% Last year projected 0%
Grades 7 - 9 estimated enrolment growth:	0% Last year projected 0%
Grade 7 estimated Global:	-20 students (22-23 gr 6 class)

LOGOS moved to Joseph M. Demko in 2019-2020
Grade 7 Global moved to Lorne Akins in 2019-2020

HILLGROVE														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS														
1														
2														
3														
4														
5	73	61	68	67	69	60	70	62	59	64	63	64	65	66
6	63	67	69	69	69	71	62	72	64	61	66	65	66	67
7	181	245	202	192	218	228	229	242	232	243	247	250	252	257
8	221	169	238	201	196	222	233	234	247	237	248	252	255	257
9	167	213	165	225	201	196	222	233	234	247	237	248	252	255
10														
11														
12														
4th														
5th+														
ENROLMENT	705	755	742	754	753	777	816	843	836	852	861	879	890	902
GROWTH%	-9%	7%	-2%	2%	0%	3%	5%	3%	-1%	2%	1%	2%	1%	1%
ENROLMENT(ECS .5)	705	755	742	754	753	777	816	843	836	852	861	879	890	902
GROWTH%(ECS .5)	-9%	7%	-2%	2%	0%	3%	5%	3%	-1%	2%	1%	2%	1%	1%

Assumptions

Grade 7 from STAPS feeder schools: 40% (based on 3 year average, excluding E S Gish)
 Grade 5-7 estimated enrolment growth: 3%
 Grade 8 estimated enrolment growth: 2%
 Grade 9 estimated enrolment growth: 0%
 Grade 7 estimated Late French Immersion growth: 4 students

JOSEPH M. DEMKO														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS	51	58	55	60	62	63	66	68	70	72	74	76	78	81
1	60	48	68	60	64	66	67	70	72	74	76	78	81	83
2	40	66	57	69	64	68	70	71	74	76	78	81	83	86
3	30	40	77	65	73	68	72	74	75	78	81	83	86	88
4	44	36	44	74	69	77	72	76	78	80	83	86	88	91
5	47	51	53	41	78	73	62	76	81	83	85	88	91	93
6	48	46	53	56	45	83	77	87	81	86	88	90	93	96
7	46	60	61	63	61	50	90	84	94	88	93	95	98	101
8	46	47	58	64	69	67	56	98	91	102	95	101	103	106
9	36	47	57	60	70	75	73	62	106	99	110	103	109	111
10														
11														
12														
4th														
5th+														
ENROLMENT	448	499	583	611	656	690	725	766	822	838	863	881	910	936
GROWTH%	0%	0%	17%	5%	7%	5%	5%	6%	7%	2%	3%	2%	3%	3%
ENROLMENT(ECS .5)	423	470	556	581	624	659	692	732	787	802	826	843	871	896
GROWTH%(ECS .5)	0%	0%	18%	5%	7%	6%	5%	6%	8%	2%	3%	2%	3%	3%

Assumptions

ECS estimated enrolment: Previous 3 year average
 ECS estimated enrolment growth: 2%
 Grades 1 - 6 estimated enrolment growth: 2%
 Grades 7 - 9 estimated enrolment growth: 5%
 Development Growth (ECS to grade 9): 3 students

KINOSAYO														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS	24	48	37	48	48	45	48	49	50	51	53	54	55	57
1	44	33	52	40	47	47	46	49	50	51	52	54	55	56
2	44	57	31	60	41	48	48	47	50	51	52	53	55	56
3	30	59	59	36	61	42	49	49	48	51	52	53	54	56
4	57	44	50	58	37	62	43	50	50	49	52	53	54	55
5	44	67	43	49	59	38	63	44	51	51	50	53	54	55
6	65	57	63	39	50	60	39	64	45	52	52	51	54	55
7														
8														
9														
10														
11														
12														
4th														
5th+														
ENROLMENT	308	365	335	328	341	342	336	352	344	356	363	371	381	390
GROWTH%	-10%	19%	-8%	-2%	4%	0%	-2%	5%	-2%	3%	2%	2%	3%	2%
ENROLMENT(ECS .5)	298	341	317	305	318	320	312	328	319	331	337	344	354	362
GROWTH%(ECS .5)	-8%	15%	-7%	-4%	4%	0%	-2%	5%	-3%	4%	2%	2%	3%	2%

Assumptions

ECS estimated enrolment: Previous 3 year average
 ECS estimated enrolment growth: 5%
 Grades 1 - 6 estimated enrolment growth: 2%

LORNE AKINS														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS														
1														
2														
3														
4														
5														
6														
7	183	197	151	194	186	194	195	205	197	205	209	211	213	216
8	165	174	202	159	200	192	200	201	211	203	211	215	217	219
9	181	164	179	211	164	206	198	206	207	217	209	217	221	223
10														
11														
12														
4th														
5th+														
ENROLMENT	529	535	532	564	550	592	593	612	615	625	629	643	651	658
GROWTH%	4%	1%	-1%	6%	-2%	8%	0%	3%	0%	2%	1%	2%	1%	1%
ENROLMENT(ECS .5)	529	535	532	564	550	592	593	612	615	625	629	643	651	658
GROWTH%(ECS .5)	4%	1%	-1%	6%	-2%	8%	0%	3%	0%	2%	1%	2%	1%	1%

Assumptions

Grade 7 from STAPS feeder schools: 31% (based on 3 year average, excluding E S Gish)
 Grade 7 estimated enrolment growth: 2%
 Grade 8 estimated enrolment growth: 2%
 Grade 9 estimated enrolment growth: 2%
 Grades 7 - 9 estimated North East growth: 2 students per grade
 Grade 7 Global moved from Elmer S. Gish: 20 students (22-23 gr 6 class)

LOIS E. HOLE														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS	88	84	92	106	101	106	106	108	109	111	112	114	115	117
1	100	94	91	96	108	103	108	108	110	111	113	114	116	117
2	100	99	97	92	98	110	105	110	110	112	113	115	116	118
3	110	97	96	100	94	100	112	107	112	112	114	115	117	118
4	87	112	101	102	102	96	102	114	109	114	114	116	117	119
5	85	87	120	100	104	104	98	104	116	111	116	116	118	119
6	83	88	94	122	102	106	106	100	106	118	113	118	118	120
7														
8														
9														
10														
11														
12														
4th														
5th+														
ENROLMENT	653	661	691	718	709	725	737	751	772	789	795	808	817	828
GROWTH%	0%	1%	5%	4%	-1%	2%	2%	2%	3%	2%	1%	2%	1%	1%
ENROLMENT/ECS .5)	609	619	645	665	659	672	684	697	718	734	739	751	760	770
GROWTH% (ECS .5)	0%	2%	4%	3%	-1%	2%	2%	2%	3%	2%	1%	2%	1%	1%

Assumptions

ECS estimated enrolment: Previous 2 year average
 ECS estimated enrolment growth: 2%
 Grades 1 - 6 estimated enrolment growth: 2%

LEO NICKERSON														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS	93	73	98	86	93	90	92	92	93	93	94	94	95	95
1	80	96	73	98	88	95	92	94	94	95	95	96	96	97
2	68	55	97	77	100	90	97	94	96	96	97	97	98	98
3	73	65	63	95	79	102	92	99	96	98	98	99	99	100
4	53	69	68	63	97	81	104	94	101	98	100	100	101	101
5	63	55	75	72	64	99	83	106	96	103	100	102	102	103
6	67	62	57	73	73	65	101	85	108	98	105	102	104	104
7														
8														
9														
10														
11														
12														
4th														
5th+														
ENROLMENT	477	475	531	564	594	622	661	684	684	681	689	690	695	698
GROWTH%	0%	0%	12%	6%	5%	5%	6%	0%	3%	0%	1%	0%	1%	0%
ENROLMENT/ECS .5)	431	439	482	521	548	577	615	618	638	635	642	643	648	651
GROWTH% (ECS .5)	-2%	2%	10%	8%	5%	5%	7%	0%	3%	0%	1%	0%	1%	0%

Assumptions

ECS estimated enrolment: Previous 2 year average
 ECS estimated enrolment growth: 1%
 Grades 1 - 6 estimated enrolment growth: 2%

It is anticipated that French Immersion enrolment will increase due to neighbourhood growth in Riverside

MURIEL MARTIN														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS	85	99	106	92	101	102	100	103	104	104	106	107	108	109
1	108	97	100	112	94	103	104	102	105	106	106	108	109	110
2	86	95	98	99	114	96	105	106	104	107	108	108	110	111
3	98	93	98	92	101	116	98	107	108	106	109	110	110	112
4	90	90	97	106	94	103	118	100	109	110	108	111	112	112
5	92	82	88	99	108	96	105	120	102	111	112	110	113	114
6	102	84	85	85	101	110	98	107	122	104	113	114	112	115
7														
8														
9														
10														
11														
12														
4th														
5th+														
ENROLMENT	661	640	672	685	713	726	728	745	754	748	762	768	774	783
GROWTH%	-1%	-3%	5%	2%	4%	2%	0%	2%	1%	-1%	2%	1%	1%	1%
ENROLMENT/(ECS .5)	619	591	619	639	663	675	678	694	702	696	709	715	720	729
GROWTH%(ECS .5)	0%	-5%	5%	3%	4%	2%	0%	2%	1%	-1%	2%	1%	1%	1%

Assumptions

ECS estimated enrolment: Previous 3 year average
 ECS estimated enrolment growth: 2% To encompass Northridge French Immersion growth
 Grades 1 - 6 estimated enrolment growth: 2% To encompass Northridge French Immersion growth

PAUL KANE														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS														
1														
2														
3														
4														
5														
6														
7														
8														
9														
10	393	445	487	477	559	503	518	554	568	590	623	618	629	641
11	380	389	443	493	477	559	503	518	554	568	590	623	618	629
12	309	374	385	436	493	477	559	503	518	554	568	590	623	618
4th	4	1	0	0	0	0	0	0	0	0	0	0	0	0
5th+	0	0	0	0										
ENROLMENT	1082	1209	1315	1406	1529	1539	1580	1575	1640	1712	1781	1831	1870	1888
GROWTH%	0%	12%	9%	7%	9%	1%	3%	0%	4%	4%	4%	3%	2%	1%
ENROLMENT/(ECS .5)	1082	1208	1315	1406	1529	1539	1580	1575	1640	1712	1781	1831	1870	1888
GROWTH%(ECS .5)	0%	12%	9%	7%	9%	1%	3%	0%	4%	4%	4%	3%	2%	1%

Assumptions

Grade 10 from STAPS feeder schools: 60% (based on 3 year average)
 Grade 10 growth (includes out of district): 24% (based on 3 year average)
 Grade 11 estimated enrolment growth: 0%
 Grade 12 estimated enrolment growth: 0%
 Grade 12 estimated returning students: 0% (based on 3 year average)

RONALD HARVEY														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS	50	60	46	74	65	67	74	74	77	81	83	86	89	92
1	49	53	61	56	79	70	72	79	79	83	87	89	92	95
2	70	51	60	67	60	85	75	77	85	85	89	93	95	98
3	52	65	57	74	70	63	89	79	81	89	89	93	97	99
4	52	58	68	64	77	73	66	93	83	85	93	93	97	101
5	56	59	69	78	67	81	76	89	97	87	89	97	97	101
6	67	60	67	77	82	70	85	80	72	101	91	93	101	101
7														
8														
9														
10														
11														
12														
4th														
5th+														
ENROLMENT	398	408	428	489	500	509	537	551	574	611	621	644	668	687
GROWTH%	4%	3%	5%	14%	2%	2%	6%	3%	4%	6%	2%	4%	4%	3%
ENROLMENT(ECS_5)	371	376	405	452	468	476	500	514	536	571	580	601	624	641
GROWTH%(ECS_5)	3%	1%	8%	12%	3%	2%	5%	3%	4%	7%	2%	4%	4%	3%

Assumptions

ECS estimated enrolment:	Previous 3 year average
ECS estimated enrolment growth:	2%
Grades 1 - 6 estimated enrolment growth:	2%
ECS to Grade 2 estimated Riverside growth:	4 students per grade
Grades 3 - 6 estimated Riverside growth:	2 student per grade

Northridge subdivision is estimated to generate approximately 100 elementary students when mature. Ronald Harvey is the designated school for grades ECS to 6 and is expected to increase by 10 students per year (100/10). These 10 students have been distributed as noted above. The Riverside development is projected to add 12,500 residents. That new neighbourhood will be split between Ronald Harvey and Joseph M. Demko. French immersion from Riverside goes to Leo Nickerson.

SIR ALEXANDER MACKENZIE														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS	63	45	58	50	52	54	53	54	55	55	56	56	57	57
1	61	69	42	58	51	53	55	54	55	56	56	57	57	58
2	61	67	72	42	59	52	54	56	55	56	57	57	58	58
3	59	61	64	81	43	60	53	55	57	56	57	58	58	59
4	88	57	56	63	83	44	61	54	56	58	57	58	59	59
5	69	83	53	66	64	85	45	62	55	57	59	58	59	60
6	91	67	85	55	67	65	87	46	63	56	58	60	59	60
7														
8														
9														
10														
11														
12														
4th														
5th+														
ENROLMENT	492	449	430	415	419	413	408	381	396	394	400	404	407	411
GROWTH%	-5%	-9%	-4%	-3%	1%	-1%	-1%	-7%	4%	-1%	2%	1%	1%	1%
ENROLMENT(ECS_5)	461	427	401	390	393	386	382	354	369	367	372	376	379	383
GROWTH%(ECS_5)	-5%	-7%	-6%	-3%	1%	-2%	-1%	-7%	4%	-1%	2%	1%	1%	1%

Assumptions

ECS estimated enrolment:	Previous 3 year average
ECS estimated enrolment growth:	2%
Grades 1 - 6 estimated enrolment growth:	2%

WILLIAM D. CUTS														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS														
1														
2														
3														
4														
5														
6														
7	139	163	152	135	159	166	167	176	169	177	180	182	184	187
8	164	146	175	161	140	164	171	172	182	174	183	186	188	190
9	147	176	148	185	169	148	173	180	181	191	183	192	195	198
10														
11														
12														
4th														
5th+														
ENROLMENT	450	485	475	481	468	478	511	528	532	542	546	560	567	575
GROWTH%	4%	8%	-2%	1%	-3%	2%	7%	3%	1%	2%	1%	3%	1%	1%
ENROLMENT(ECS_5)	450	485	475	481	468	478	511	528	532	542	546	560	567	575
GROWTH%(ECS_5)	4%	8%	-2%	1%	-3%	2%	7%	3%	1%	2%	1%	3%	1%	1%

Assumptions

Grade 7 from STAPS feeder schools: 29% (based on 3 year average, excluding E & Gish)
 Grade 7 estimated enrolment growth: 4%
 Grade 8 estimated enrolment growth: 4%
 Grade 9 estimated enrolment growth: 4%
 Grades 7 - 9 estimated Riverside growth: 2 students per grade

Northridge subdivision is estimated to generate approximately 125 junior high students when mature. W D Cuts is the designated school for grades 7 to 9 and is expected to increase by 12 students per year (125/10). These 12 students have been distributed as noted above.

WILD ROSE														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
ECS	68	60	50	50	55	54	55	56	57	58	59	60	61	62
1	61	59	61	56	52	57	56	57	58	59	60	61	62	63
2	56	60	57	64	57	54	59	58	59	60	61	62	63	64
3	65	59	69	57	66	59	56	61	60	61	62	63	64	65
4	63	63	64	67	59	68	61	58	63	62	63	64	65	66
5														
6														
7														
8														
9														
10														
11														
12														
4th														
5th+														
ENROLMENT	311	301	301	293	287	290	285	288	295	298	303	308	313	318
GROWTH%	-4%	-3%	0%	-3%	-2%	1%	-2%	1%	2%	1%	2%	2%	2%	2%
ENROLMENT(ECS_5)	278	271	276	268	259	263	257	260	266	269	273	278	282	287
GROWTH%(ECS_5)	-4%	-3%	2%	-3%	-3%	1%	-2%	1%	3%	1%	2%	2%	2%	2%

Assumptions

ECS estimated enrolment: Previous 3 year average
 ECS estimated enrolment growth: 2%
 Grades 1 - 6 estimated enrolment growth: 2%
 Grades ECS - 6 estimated southwest growth: 0.5 students per grade

Southwest growth is anticipated to generate school aged students.

Appendix 4: Provincial Forecasting Model and School Needs Assessment Review

School Needs Assessment Review

The Regular School Needs Assessment Review, a joint effort between the City of St. Albert, Greater St. Albert Catholic Schools and our school jurisdiction was last completed in 2002. Our results exceeded the consultant's projections at that time.

Since the other partners were not ready to renew the study in 2014 or since, the division purchased the Baragar software as a proactive planning tool to assist with program accommodation. It is a powerful software package that will serve a fast growing division well. It assists with efficiently planning where students will be housed.

Results to date strongly indicate in St. Albert the school age population will continue to experience growth.

Recent Municipal Annexation to Substantiate Student Growth Projections

"...Annexation Approved

The City of St. Albert's application to annex 1558 hectares (3850 acres) of land from Sturgeon County was approved by the Provincial Government through an Order in Council on December 8, 2021.

Four years of collaborative partnership and negotiation between the two parties led to the City's annexation application submission in December 2020. The Land and Property Rights Tribunal held its public hearing in April 2021, and made its recommendation to Cabinet. The City of St. Albert continues preparing for the transition of jurisdiction, which takes effect January 1, 2022..."

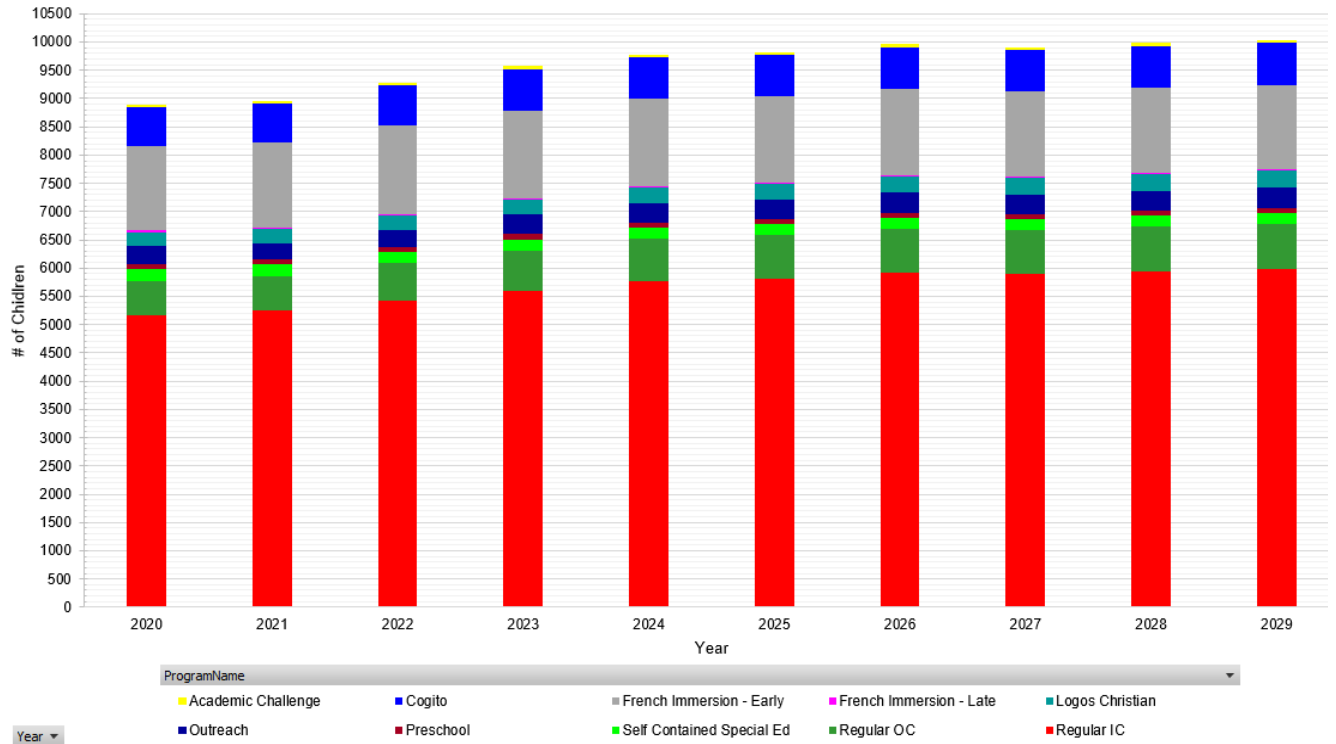
Source: City of St. Albert, stalbert.ca

Baragar

A projection using base knowledge from the powerful Barager software is attached. It reflects continued strong growth based on the existing enrolment trends without considering local knowledge of new growing neighbourhoods in Erin Ridge North, Jensen Lakes and Riverside.

Sum of Total Enrolment

Total Enrolment Patterns 2020 - 2029
Division as a School



Canadians Continue to Pour into Alberta

An excerpt from the ATB Financial, June 29, 2023 indicting high migration to Alberta by Rob Roach, ATB Economics.

Alberta has gained residents from other provinces and territories for the seventh quarter in a row, attracting a total of 68,265 new residents (net in-migrants less out-migrants) since the third quarter of 2021.

During the first three months of 2023, 31,031 people moved to Alberta from another part of Canada while 15,245 did the opposite for a net gain of 15,786 residents.

The quarterly gain represents the sixth highest net inflow into Alberta since at least 1961 when the current data series begins.

The second highest gain was recorded just last year in the third quarter. (The record was set at 20,706 in the third quarter of 1980.)

Only three other provinces gained residents from interprovincial migration in the first quarter: Nova Scotia (+2,690), New Brunswick (+1980), and Prince Edward Island (+790).

Ontario posted the largest net outflow (-14,732) and was the largest source of migrants into Alberta at about of the net inflow.

What's making Alberta such an attractive place to either stay or move to at the moment?

There are many factors in play, but the recent spikes in net gains are likely driven by two main things: 1) relatively strong economic conditions; and 2) less expensive home prices than in places like Toronto and Vancouver.

Net interprovincial migration, Alberta

In migrants less out migrants, quarterly



Source: Statistics Canada Table 17-10-0020-01

Graph by ATB Economics

Ahead of the Crowd: Alberta's Economy Heading into 2024

An excerpt from the ATB Financial, September 19, 2023 indicting Alberta's economy is ahead, by Mark Parsons, ATB Economics.

In the past year, Alberta's economy has weathered the inflation storm better than most. Strong population growth and a revitalized energy sector will continue to put Alberta's economy ahead of the crowd even as it slows in the face of higher interest rates.

Consumer spending, employment and population growth have been stronger than expected in our previous quarterly outlook. Our forecast is for real GDP growth in Alberta of 2.7% in 2023, up from 2.4% in June. However, with interest rates now looking to be "higher for longer" we have lowered our growth forecast for 2024 to 2.0% from 2.2%.

Alberta's economy has weathered formidable storms, including the tumultuous oil price crash of 2014-15, market access hurdles in 2019, and the unprecedented challenges of the 2020 pandemic. The province's economy has recovered and is now firmly in expansion mode.

Population growth surges

Alberta is experiencing record levels of net international migration and near-record gains from interprovincial migration. Over 200,000 residents have been added to our population since last summer. ATB has revised its 2023 population growth forecast to 4.5%, marking the highest rate since 1981. Population growth is expected to moderate next year, but remain relatively strong and continue to support consumer spending and housing demand while increasing the labour supply.

Energy sector comeback

Alberta's largest sector has experienced a remarkable turnaround from the COVID lows. Rising energy investment and production is a major factor driving Alberta's real GDP growth ahead of the national average this year and next. Other growth areas over the medium term include aviation, tourism, technology, food manufacturing, biofuels, petrochemicals, hydrogen, and investments in emissions reduction.

Wounded from the inflation fight, but not down

The Bank of Canada's 4.75 point increase in interest rates since March 2022 is one of the most aggressive hiking cycles since the 1990s. Although we expect the Bank will take a pause for the remainder of this year and start lowering rates next year, more significant impacts will likely be felt in 2024.

Turbulence

Alberta's economy has been on a faster track, although it hasn't been without its share of bumps along the way. Economic activity has been disrupted by wildfires in May and June, while strikes at the West Coast ports in July hampered trade with Asia. The agriculture sector has faced tougher conditions due to significantly drier-than-normal weather in certain regions.

Alberta's Economic Outlook – A Speed Bump in the Faster Lane

An excerpt from the ATB Financial, December 12, 2023 list key factors influencing the Alberta economy, by Mark Parsons, ATB Economics.

In 2023, the primary economic concern revolved around rising interest rates aimed at reducing inflation. As we shift our focus to the upcoming year, a new theme emerges: 'the wait'. ATB's latest forecast suggests that the Bank of Canada will continue its 'pause, wait and see' stance before lowering its policy rate.

As Tom Petty famously sang, 'the waiting is the hardest part.' This sentiment resonates as the delayed effects of increased borrowing costs are set to impact more households and businesses in the coming year. Based on current trends, we forecast that the Bank of Canada will initiate cuts around the middle of next year.

We expect the Alberta economy to slow to 2.1% real GDP growth in 2024 and pick up again to 2.7% in 2025.

Key factors influencing the Alberta economy include:

Energy sector revitalized - Although oil and gas investment remains well below its historical peaks, there is an upward trend. The energy sector has exhibited a resurgence post pandemic, and this positive momentum is expected to persist into the coming year as market access improves and prices remain healthy.

Population growth surges - Alberta experienced a population surge of 4.1% from July 2022 to July 2023, marking the fastest growth rate among all provinces and the highest rate of increase since 1981. This growth is multifaceted, driven by factors such as immigration, non-permanent residents, interprovincial migration, and natural increases. While population growth will moderate, it will remain strong. This sustained growth is anticipated to bolster consumer spending, stimulate housing demand, and contribute to an expanded labour supply.

Emerging sectors - There are more signs of diversification within the broader energy sector including biofuels, petrochemicals and hydrogen. Other growth sectors include food manufacturing, tourism, aviation and technology.

Speed bump ahead - Despite being in the faster economic lane, Alberta's growth has been challenged by the speed bump created by higher interest rates. Other disruptions in the past year include the wildfires in May and June, the strikes at the B.C. ports in July and drier-than-normal conditions experienced by farmers in the southern and central eastern regions.

In 2024, Alberta is expected to remain a growth leader in Canada despite the challenges of higher financing costs and loan resets. While households and businesses will feel the impacts, Alberta enters the year in relatively good shape.

Alberta Bound: Population Boom Continues

An excerpt from the ATB Financial, December 20, 2023 states Alberta is growing faster than other provinces, by Mark Parsons, ATB Economics.

Alberta continues to attract residents from the rest of the country, propelling its population growth rate ahead of all other provinces.

According to new data from Statistics Canada, Alberta gained more than 17,000 people from other provinces and territories in the third quarter of this year (July to Sept). The province has registered net interprovincial migration of at least 10,000 for five straight quarters, the longest streak since 1971 (earliest data).

B.C. and Ontario are the main sources. The two provinces accounted for more than two-thirds of Alberta's net interprovincial migrants in the third quarter and more than 70% over the last four quarters (see chart). That said, Alberta attracted residents from all provinces last quarter, with notable net gains from Saskatchewan and Manitoba.

We've previously noted that relative housing affordability appears to be playing a greater role this time around. The higher-than-normal share of migrations from BC and Ontario, where housing is more expensive on average, points us in that direction. In the last two big interprovincial migration waves, the Ontario/BC share was significantly lower (just over 50% between 2011 to 2014 and less than 40% between 2004 to 2008).

In addition to housing, the job market in Alberta has been fairly healthy, with employment growth far outpacing the national average so far this year. While the unemployment rate is still slightly higher than the national average (5.9% vs. 5.8% nationally in November), the gap has closed. Moreover, the job vacancy rate (jobs vacant as share of jobs required) in Alberta has recently edged above the national rate for the first time since early 2016.

Thanks to the influx from other provinces, Alberta's population continues to grow at a faster clip than all other provinces. In the third quarter alone, it expanded by 1.3%, reaching 4.76 million as of Oct 1, 2023. The quarterly gain of more than 60,000 is the highest on record.

Over the latest one-year period, Alberta's population grew 4.3%, far exceeding the national increase of 3.2%. PEI ranked second at 4.0%. Alberta has not seen an annual growth rate this high since 1981. In absolute terms, this is the strongest year-over-year change Alberta has ever witnessed - a stunning 195,058 new residents in the last four quarters.

International migration remains the main source of population gains. Net international migration was more than 39,000 in the third quarter, the highest quarter on record. Over the last four quarters, the province added more than 123,000 through international migration with non-permanent residents (NPRs)* accounting for the largest component of the gain (+74,920).

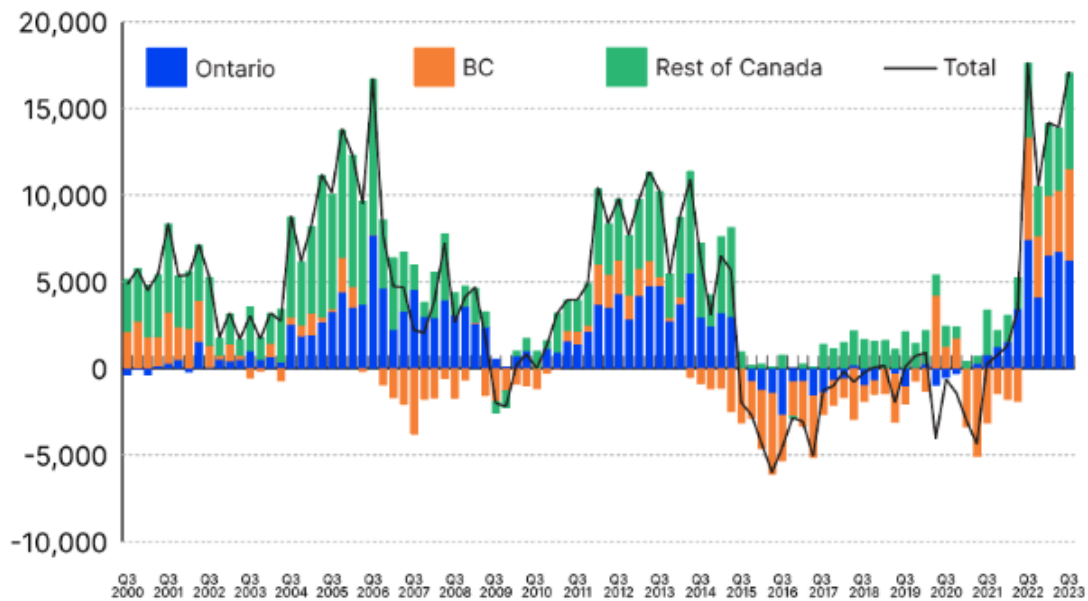
While less of a factor, the province also receives a relatively large boost from natural increases (births less deaths), thanks to its younger population. Natural increases have totaled nearly 16,000 over the last four quarters.

Alberta Population Growth by Source

	Latest Quarter (July to Sept, 2023)	Latest One-Year Period (Oct 2022 to Sept 2023)
Natural Increases (births minus deaths)	4,812	15,933
Net Interprovincial Migration	17,094	55,713
Net International Migration	39,212	123,412
Total Population Gain	61,118 (+1.3%)	195,058 (+4.3%)

Source: Statistics Canada and ATB Economics

Net interprovincial migration to Alberta by source, quarterly



Source: Statistics Canada Table 17-10-0045-01 and ATB Economics

Appendix 5: Water Closet Information



THE WORKUN GARRICK PARTNERSHIP
Architecture and Interior Design Inc.

February 22, 2023

File No. 19-37, 5.1

Mr. Al Olsen
Manager, Facility Services
St. Albert Public Schools
48 Riel Drive
St. Albert, AB
T8N 3Z8

Dear Mr. Olsen

Re: St. Albert Public Schools Washroom Count Assessment

The intent of the following document is to provide you with a future planning for a Modular Unit feasibility assessment of the school division's various facilities. The assessment is limited to existing facility water closet infrastructure based on available projected student enrollments provided by St. Albert Public Schools.

The information contained is derived from building plans & data on file & provided by the school board. Drawing information is only as accurate as the information available at the time of assessment.

The following assessment is based off of the 2014 Alberta Building Code. In cross referencing the National Building Code Alberta Edition 2019 which comes into effect this October it appears the articles have not changed unless they issue any addendums that may modify those articles.

Sincerely,
David Whitehead, Arch. Tech.

Alberta
Saskatchewan

Partners:

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St. Albert Public Schools Water Closet Counts & Distribution

Understanding the water closet count:

The existing known number of water closets is located on the left hand side of the chart and is broken down between Males, Females, Unisex, etc. Breakdowns of water closets that have a special use are also listed here.

Unisex washrooms are available to both males & females; in this case the total is divided by two and then distributed equally to the male & female water closet counts (These I have factored into Capable Capacity column for male & female totals, they are not factored in under the Projected Enrollment columns). Water closets marked as private or rooms that are typically not open for public use are not added to the total count.

Capable Capacity Total represents the capable student population based on current water closet counts. This is in reference to the 2014 Alberta Building Code.

The Projected Enrolments & Required Water Closets represent student populations by year along with how many water closets of each sex would be required. Below the "Tot. Cap." Heading is the required number of water closets per sex for each year of expansion.

Further to this we have included an assessment of the actual building's rooms and based them off School Capital Manual standards which shows you the maximum allowable student population along with the water closet requirements. This assessment does not take into account barrier free requirements as these buildings were constructed prior to 2014 Alberta Building Code. In some cases the existing building may be able to support more than Capital Manual requirements but you are capped as you only have so many instructional areas to teach students in.

The assessment below does not take into account any planned or current 2019 projects.

2023-02-22

This document has been re-issued with the new Paul Kane High School Replacement section updated only. This building was designed based on 2019 National Building Code - Alberta Building Edition & value requirement may differ from past building codes.



Bellerose Composite High School							
Existing Water Closet Counts	Capable Capacity Total	Projected Enrolments & Required Water Closets					A.I. Max Capacity
		Year	2018				
		Tot. Cap.	1122				
Boys	17	3300		8			9
Girls	15	1050		15			16
Private	7	N/A					
Unisex	9	Factored In Above					

Note:

- Examining the 2018 projected student counts you are below capacity.
- I've also shown the Private water closets reserved for staff, these water closets are not counted towards the total for boys and girls as they are not regularly accessible for students.

Elmer S. Gish Elementary School							
Existing Water Closet Counts	Capable Capacity Total	Projected Enrolments & Required Water Closets					A.I. Max Capacity
		Year	2018				
		Tot. Cap.	952				
Boys	18	555		16			16
Girls	19	487		20			19
Private	2	N/A					
Infirmary	1	N/A					
ECS	1	Factored In Above					

Note:

- Examining the 2018 projected student population counts you have exceeded the required water closet counts and require additional water closets before further expansion is permitted by code. By factoring in the two private washrooms that have recently been converted to public along with the recently converted girls shower to washrooms & factoring in the ECS water closet this puts you right at capacity for girls water closets. Any further expansion will require additional water closets for the girls. Please note that the two converted private washrooms are very questionable that they are public as students need to travel through a private office. Code authorities may not class these as public washrooms regardless of the open door policy.
- I've also shown the infirmary water closet along with Private water closets reserved for staff, these water closets are not counted towards the total for boys and girls as they are not regularly accessible for students.

Kinosayo Elementary School							
Existing Water Closet Counts	Capable Capacity Total	Projected Enrolments & Required Water Closets					A.I. Max Capacity
		Year	2018				
		Tot. Cap.	338				
Boys	11	345		6			9
Girls	10	262		7			11
Private	3	N/A					
Unisex	0	N/A					
Infirmary	1	N/A					
ECS	1	Factored In Above					

Note:

- Examining the 2018 projected student counts you are below capacity.
- I've also shown the Infirmary water closet along with Private water closets reserved for staff, these water closets are not counted towards the total for boys and girls as they are not regularly accessible for students.

École Leo Nickerson Elementary School							
Existing Water Closet Counts	Capable Capacity Total	Projected Enrolments & Required Water Closets					A.I. Max Capacity
		Year	2018				
		Tot. Cap.	633				
Boys	14	510		11			15
Girls	12	375		13			18
Private	3	N/A					
Unisex	6	Factored In Above					
Infirmary	1	N/A					

Note:

- Examining the 2018 projected student population counts the school has sufficient capacity when you factor in the 6 Unisex washroom spaces as they are public and/or servicing a classroom space, otherwise you would be over capacity for the girls.
- I've also shown the infirmary water closet along with Private water closets reserved for staff, these water closets are not counted towards the total for boys and girls as they are not regularly accessible for students.

Lois E. Hole Elementary School							
Existing Water Closet Counts	Capable Capacity Total	Projected Enrolments & Required Water Closets					A.I. Max Capacity
		Year	2018				
		Tot. Cap.	609				
Boys	19	585		11			10
Girls	16	412		13			12
Private	8	N/A					
Unisex	1	Factored In Above					

Note:

- Examining the 2018 projected student counts you are below capacity.
- As the Unisex washroom appears to meet Section 3.8 of Alberta Building Code it allows a reduction in student population of 10.
- I've also shown the Private water closets reserved for staff, these water closets are not counted towards the total for boys and girls as they are not regularly accessible for students.

Lorne Akins Junior High School							
Existing Water Closet Counts	Capable Capacity Total	Projected Enrolments & Required Water Closets					A.I. Max Capacity
		Year	2018				
		Tot. Cap.	509				
Boys	12	1500		5			6
Girls	8	225		10			11
Private	4	N/A					
Unisex	1	Factored In Above					

Note:

- Examining the 2018 projected student counts you are over capacity for the girls.
- As the Unisex washroom appears to meet Section 3.8 of Alberta Building Code it allows a reduction in student population of 10.
- I've also shown the Private water closets reserved for staff, these water closets are not counted towards the total for boys and girls as they are not regularly accessible for students.

École Muriel Martin Elementary School							
Existing Water Closet Counts		Capable Capacity Total	Projected Enrolments & Required Water Closets				A.I. Max Capacity
			Year	2018			
			Tot. Cap.	671			
		742					825
Boys	11	405		12			14
Girls	11	337		14			17
Private	3	N/A					
		Factored In					
Unisex	4	Above					
Infirmary	1	N/A					
		Factored In					
ECS	1	Above					

Note:

- Examining the 2018 projected student counts you are at capacity when you factor in the 4 Unisex washroom spaces & ECS washroom as they are servicing a classroom space. You will need to look at adding additional water closets if capacities increase.
- I've also shown the Infirmary water closet along with Private water closets reserved for staff, these water closets are not counted towards the total for boys and girls as they are not regularly accessible for students.

Paul Kane High School (Replacement School 2023)							
Existing Water Closet Counts		Capable Capacity Total	Projected Enrolments & Required Water Closets				A.I. Max Capacity
			Year				
			Tot. Cap.				
		4450					1500
Boys	21	3225					9
Girls	21	1225					17
Private	11	N/A					
		Factored In					
Unisex	5	Above					
Infirmary	1	N/A					

Note:

- New building capable capacity has been noted above. Projected capacities not provided.
- I've also shown the Infirmary water closet along with Private water closets reserved for staff, these water closets are not counted towards the total for boys and girls as they are not regularly accessible for students.

Sir Alexander Mackenzie Elementary School							
Existing Water Closet Counts	Capable Capacity Total	Projected Enrolments & Required Water Closets					A.I. Max Capacity
		Year	2018				
		Tot. Cap.	553				
Boys	16	540		10			12
Girls	12	350		12			14
Private	3	N/A					
Unisex	4	Factored In Above					

Note:

- Examining the 2018 projected student counts you are under capacity when you factor in the Unisex washrooms.
- I've also shown the Private water closets reserved for staff, these water closets are not counted towards the total for boys and girls as they are not regularly accessible for students.

École Hillgrove Campus (formerly École Sir George Simpson Junior High School)							
Existing Water Closet Counts	Capable Capacity Total	Projected Enrolments & Required Water Closets					A.I. Max Capacity
		Year	2018				
		Tot. Cap.	595				
Boys	9	1100		5			8
Girls	11	384		10			14
Private	6	N/A					
Unisex	3	Factored In Above					

Note:

- Examining the 2018 projected student counts you are under capacity.
- I've also shown the Private water closets reserved for staff, these water closets are not counted towards the total for boys and girls as they are not regularly accessible for students.

École Hillgrove Campus (formerly Robert Rundle Elementary School)							
Existing Water Closet Counts		Capable Capacity Total	Projected Enrolments & Required Water Closets				A.I. Max Capacity
			Year	2018			
			Tot. Cap.	264			
		810					450
Boys	15	510		5			8
Girls	10	300		6			9
Private	0	N/A					
Unisex	4	Factored In Above					

Note:

- Examining the 2018 projected student counts you are under capacity.
- I've also shown the Private water closets reserved for staff, these water closets are not counted towards the total for boys and girls as they are not regularly accessible for students.

Ronald Harvey Elementary School							
Existing Water Closet Counts		Capable Capacity Total	Projected Enrolments & Required Water Closets				A.I. Max Capacity
			Year	2018			
			Tot. Cap.	408			
		687					650
Boys	12	375		7			11
Girls	12	312		9			13
Private	4	N/A					
Unisex	1	Factored In Above					

Note:

- Examining the 2018 projected student counts you are under capacity.
- I've also shown the Private water closets reserved for staff, these water closets are not counted towards the total for boys and girls as they are not regularly accessible for students.

Wild Rose Elementary School							
Existing Water Closet Counts	Capable Capacity Total	Projected Enrolments & Required Water Closets					A.I. Max Capacity
		Year	2018				
		Tot. Cap.	208				
Boys	7	255		4			6
Girls	7	212		5			7
Private	3	N/A					
Unisex	3	Factored In Above					
Note: - Examining the 2018 projected student counts you are under capacity. - I've also shown the Private water closets reserved for staff, these water closets are not counted towards the total for boys and girls as they are not regularly accessible for students.							

W.D. Cuts Elementary School							
Existing Water Closet Counts	Capable Capacity Total	Projected Enrolments & Required Water Closets					A.I. Max Capacity
		Year	2018				
		Tot. Cap.	406				
Boys	13	390		7			10
Girls	12	300		9			11
Private	5	N/A					
Unisex	0	Factored In Above					
Note: - Examining the 2018 projected student counts you are under capacity. - I've also shown the Private water closets reserved for staff, these water closets are not counted towards the total for boys and girls as they are not regularly accessible for students.							

Outreach School							
Existing Water Closet Counts		Capable Capacity Total	Projected Enrolments & Required Water Closets				A.I. Max Capacity
			Year	2018			
		0	Tot. Cap.	352			
Boys	UNKNOWN	N/A Factored In Above		4			1
Girls	UNKNOWN			8			1
Private	UNKNOWN						
Unisex	UNKNOWN						

Note:
- Examining the 2018 projected student counts you likely will be over capacity based on washroom areas. As water closet counts are unknown this is an educated guess based on water closet sizing vs. rooms designated as washrooms.
- I've also shown the Private water closets reserved for staff, these water closets are not counted towards the total for boys and girls as they are not regularly accessible for students.

Meeting code but functionally an inadequate number of water closets

A large school can have a washroom issue but the Alberta building code does not support the claim. A sense of reasonableness has to prevail.

A school can have a legitimate belief it is underserved for washroom capacity. The Workun Garrick Partnership architects can confirm a school meets the provincial minimum water closet thresholds for the number of students and staff it has. However, so does Rogers Place and most people who have attended a function at that facility would also indicate the washroom capacity is not sufficient. The issue is as the facility population increases over a population base of 400 one only unit is required for every 100 girls and the requirement is one water closet for every 200 boys.

"...after 400 boys require 7 water closets for every additional water closet it's capable of serving

200 additional boys. In the case of girls though the water closet requirements are almost double for the first 400 (and require 13 water closets!) and then for every additional water closet it only accommodates 100 extra girls. The same table applies to buildings such as large arenas, concert halls etc., and is typically why there is always massive lineups at washrooms as the capable washrooms can accommodate large amounts of spectators by code but it's never really convenient to the end user...".

The larger the building the more inadequate the code is to address the functional capacity of washrooms. The problem is amplified when the washroom breaks are scheduled/regimented such as recesses in a school or for example the intermissions at a hockey game or concert at Rogers Place.

Appendix 6: Non-Supported Buildings

1. The division office building was constructed in 1990 and is 1877.80 square metres.
2. The facilities services building was constructed in 1980 and was 855.60 square metres. A 251.10 square metre addition was completed in 2011.
3. The old division office building was constructed in 1974 and is 1106.30 square metres. It houses the division Outreach High School program and a portion of it is leased to SIGIS Child Care.

Appendix 7: Jurisdictional Commentary

Funding

Comparatively speaking, the current Provincial Funding Framework does not provide sufficient funding to medium sized urban jurisdictions. Medium sized urban jurisdictions do not participate, or participate to a limited degree, in the differential funding factors. Therefore, they receive some of the lowest funding in the province on a per student basis.

Enrolments and inflation are difficult to predict in a turbulent escalating Alberta economy.

The weighted moving average (WMA) calculation, whereby enrolment funding is based 50% on the current year, 30% on the prior year, and 20% on the year prior to that, negatively impacts growing jurisdictions. The new funding framework does not fully recognize continual growth on a timely basis.

Our jurisdiction has been able to maintain a level of service through responsible budgeting and the efficiencies enacted from highly populated schools located in geographically dense service areas. St. Albert Public Schools has one of the lowest square metres per student rates in the province. It also has benefited from implementing strong educational programs that has resulted in enrolment growth rates in recent years.

A new curriculum implementation is underway with more on the horizon.

Transportation

Transportation is a daily concern.

A profound lack of qualified drivers exists. Senior drivers did not return after the pandemic. New drivers are not materializing partially due to them pursuing other employment opportunities made possible by the \$10 federal daycare program.

Yellow bus driver training and certification is an intense commitment.

Contractors confront ongoing driver illness, high insurance rates and escalating vehicle replacement costs.

The provincial government's support on fuel contingency funding and temporary fuel tax relief is appreciated.

The division is implementing the changes from the 2022 release of the transportation task force recommendations.

The impact of the driver shortage on student learning is significant. With routes regularly operating late or not at all and students arriving late to class 15 to 50 minutes late is common.

A stressful situation is created when working parents that need the yellow bus service cannot rely on it as it cannot be reliably offered by any carrier.

Student Accommodation/Facilities

Division schools are becoming increasingly populated, over-utilized and more dated in their construction. Large elementary cohorts place an additional strain on the buildings and the need to modernize, renovate and expand is critical. The Board is very sensitive to the demands of the community and continues to seek solutions to our facilities' issues, especially in terms of modernizations, modular classrooms and new school facilities.

Unfunded costs can be in the neighbourhood of \$500,000 - \$700,000 per new school opening. Operating reserves have been planned and will be required to help bridge this gap. The negative monetary impacts to Operations and Maintenance will be profound in terms of increased expenses and/or funding reductions. More square meterage is added with new schools opening, however, provincial Operations and Maintenance grant funding will not adequately change unless more enrolment growth occurs and schools can hit the 85% utilized fully funded Operations and Maintenance grant threshold. More utilities and custodial services are required for the additional school buildings.

Infrastructure, Maintenance and Renewal (IMR) funding is important to the division. The division is facing escalating costs and an increasing scope of work due to the expanded maintenance backlog resulting from the prior years' funding levels. Regular and substantial increases in IMR funding need to occur to enhance jurisdictions' local autonomy by allowing them to prioritize projects and act appropriately to ensure the good stewardship of their buildings. Capital Maintenance and Renewal (CMR) funding is helpful but it is rationed and requires provincial expenditure approval.

Students with Special/Diverse Needs

Funding of students with diverse and increasingly complex needs continues to be a primary concern. In particular, schools are being asked to assume greater and greater responsibility for students with a widening range of medical needs with limited financial support, training and resources. Expectations in all areas continue to grow. As well, the demands to address increasingly diverse student needs in an integrated classroom setting places strain on the system in general and staff in particular.

Additional Factors

Over time school held surpluses will diminish. Awkward class size cohorts are realized and the need remains to maintain teaching staff with less economically viable student classroom numbers.

The division needs to maintain an administration reserve balance as eventually its provincially unsupported 32-year-old administration building will need to be modernized or replaced. For example, a \$180,000 roof repair to the division office building was completed in 2017 and a further \$70,000 for roof top air handling units in 2019. The

province has never supported division offices, facilities services buildings or Outreach High School buildings. This unsupported infrastructure is significant and continues to age. Its eventual modernization or replacement must be planned for and considered.