

3-Year Capital Plan

2026-2027 to 2028-2029

An Update to the 2025-2026 to 2027-2028 Plan

March 2025

Table of Contents

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 2024-2025 school year to set the context for the capital plan. Significant growth substantiates the need for additional space and proper yet flexible planning.

- The division's top capital priority is a new Erin Ridge North High School (High School Space Solution Phase III).
- St. Albert Public Schools serves over 9,700 students! This count includes outreach, preschool PUF and home education students, but not the additional community children in the PUF classes or adults.
- Every grade cohort grew in size as they moved forward one grade!
- The division has 616 Kindergarten students registered! The 4th highest in jurisdiction history.
- The prior three years of the Kindergarten enrollments had been the highest in division history!
- Since 2012 enrollment is up approximately 41%!
- Seven out of our sixteen schools have enrollments of more than 600 students!
- Every grade grouping is larger than 600 students! Seven 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. It is currently working on an addition and modernization of Bellerose Composite High School (High School Space Solution Phase II).
- 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 9 pressures will be particularly felt in the new neighbourhoods of Chérot, Riverside and Erin Ridge North.
- St. Albert Public Schools experienced approximately 3% (277 students) growth in full time equivalent (FTE) students at September 30, 2024. (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 46 old portables and 66 new modulars for a total of 112 non-permanent classroom spaces. Non-permanent classrooms house over 2,700 students.
- All of the division's 46 portables are over 30 years of age! Of those, 27 portables are over 40 years of age including 4 that are 50 years old and need to be decommissioned.
- St. Albert Public Schools budget for 2024-2025 is approximately \$113.9 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 pathways collegiate that would exist in our current high schools. It is a \$2.4 million dollar request that could serve upwards of 600 students in electrical, introduction to the trades and building futures development.

II. 3-Year Capital Plan Executive Summary

New School/Replacement School Projects		
PRIORITY 1 A new 1,650 high school in Erin Ridge North	Additional New Space	2027-28
PRIORITY 2 École Leo Nickerson Elementary School	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.	2026-27
PRIORITY 3 Wild Rose Elementary School	Evergreening Modular Replacement and Modernization	2026-27
PRIORITY 4 Elmer S. Gish K - 9 School	Modernization and additional permanent space. Replace some of its 20 existing portables and modulars.	2026-27
PRIORITY 5 École Muriel Martin Elementary School	Modernization and additional permanent space. Replace some of its 20 existing portables and modulars.	2026-27
PRIORITY 6 École Hillgrove School (formerly known as Sir George Simpson Junior High School and Robert Rundle Elementary School)	Modernization of the formerly Robert Rundle School.	2029-30
PRIORITY 7 (Slightly Beyond Three Years) A new 900 student ECS – Grade 9 school in Riverside	Additional New Space	2030-2031

As required by Alberta Education, the top priorities identified by the division are delineated between new construction school projects which includes a new school and five preservation/major modernization projects. Approximately 70% of the St. Albert school population attend St. Albert Public Schools (as per Baragar data).

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 pathways collegiate. St. Albert Public Schools is an innovative leader in career education. The inspiring collegiate proposal would exist in our current high schools. The \$2.4 million dollar request would serve approximately 600 students in electrical, introduction to trades, and building futures development. Students would 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.

Modular Classroom Projects

<p>New modular classrooms to deal with growth, locations to be determined on an annual basis.</p>	<p>Emergent additional space 5 new growth modulars were requested in November 2024. The division continues to require space to meet its needs even though it already has 65 steel framed modular classrooms.</p>	<p>2025-26</p>																																																												
<p>New modular classrooms to replace old portables.</p>	<p>Continue to request approximately 13 units/year All of the division's 46 portables are over 30 years of age! Of those, 27 portables are over 40 years of age including 10 that are, or near 50 years old and need to be decommissioned.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #d9e1f2;"> <th style="padding: 5px;">School Location</th> <th style="padding: 5px;">Number of Portables</th> <th style="padding: 5px;">Year</th> <th style="padding: 5px;">Age in Years</th> </tr> </thead> <tbody> <tr><td style="padding: 5px;">Ronald Harvey Elementary School</td><td style="text-align: center; padding: 5px;">4</td><td style="text-align: center; padding: 5px;">1975</td><td style="text-align: center; padding: 5px;">50</td></tr> <tr><td style="padding: 5px;">Wildrose Elementary School</td><td style="text-align: center; padding: 5px;">6</td><td style="text-align: center; padding: 5px;">1977</td><td style="text-align: center; padding: 5px;">48</td></tr> <tr><td style="padding: 5px;">William D. Cuts Junior High School</td><td style="text-align: center; padding: 5px;">2</td><td style="text-align: center; padding: 5px;">1978</td><td style="text-align: center; padding: 5px;">47</td></tr> <tr><td style="padding: 5px;">Elmer S. Gish School</td><td style="text-align: center; padding: 5px;">8</td><td style="text-align: center; padding: 5px;">1979</td><td style="text-align: center; padding: 5px;">46</td></tr> <tr><td style="padding: 5px;">Elmer S. Gish School</td><td style="text-align: center; padding: 5px;">1</td><td style="text-align: center; padding: 5px;">1980</td><td style="text-align: center; padding: 5px;">45</td></tr> <tr><td style="padding: 5px;">Bellerose Composite High School</td><td style="text-align: center; padding: 5px;">2</td><td style="text-align: center; padding: 5px;">1982</td><td style="text-align: center; padding: 5px;">43</td></tr> <tr><td style="padding: 5px;">Kinosayo Elementary School</td><td style="text-align: center; padding: 5px;">4</td><td style="text-align: center; padding: 5px;">1982</td><td style="text-align: center; padding: 5px;">43</td></tr> <tr><td style="padding: 5px;">École Leo Nickerson Elementary School</td><td style="text-align: center; padding: 5px;">2</td><td style="text-align: center; padding: 5px;">1989</td><td style="text-align: center; padding: 5px;">36</td></tr> <tr><td style="padding: 5px;">École Muriel Martin Elementary School</td><td style="text-align: center; padding: 5px;">5</td><td style="text-align: center; padding: 5px;">1989</td><td style="text-align: center; padding: 5px;">36</td></tr> <tr><td style="padding: 5px;">École Muriel Martin Elementary School</td><td style="text-align: center; padding: 5px;">4</td><td style="text-align: center; padding: 5px;">1990</td><td style="text-align: center; padding: 5px;">35</td></tr> <tr><td style="padding: 5px;">Bellerose Composite High School</td><td style="text-align: center; padding: 5px;">1</td><td style="text-align: center; padding: 5px;">1990</td><td style="text-align: center; padding: 5px;">35</td></tr> <tr><td style="padding: 5px;">Elmer S. Gish School</td><td style="text-align: center; padding: 5px;">1</td><td style="text-align: center; padding: 5px;">1990</td><td style="text-align: center; padding: 5px;">35</td></tr> <tr><td style="padding: 5px;">École Leo Nickerson Elementary School</td><td style="text-align: center; padding: 5px;">2</td><td style="text-align: center; padding: 5px;">1994</td><td style="text-align: center; padding: 5px;">31</td></tr> <tr><td style="padding: 5px;">Kinosayo Elementary School</td><td style="text-align: center; padding: 5px;">4</td><td style="text-align: center; padding: 5px;">1994</td><td style="text-align: center; padding: 5px;">31</td></tr> </tbody> </table>	School Location	Number of Portables	Year	Age in Years	Ronald Harvey Elementary School	4	1975	50	Wildrose Elementary School	6	1977	48	William D. Cuts Junior High School	2	1978	47	Elmer S. Gish School	8	1979	46	Elmer S. Gish School	1	1980	45	Bellerose Composite High School	2	1982	43	Kinosayo Elementary School	4	1982	43	École Leo Nickerson Elementary School	2	1989	36	École Muriel Martin Elementary School	5	1989	36	École Muriel Martin Elementary School	4	1990	35	Bellerose Composite High School	1	1990	35	Elmer S. Gish School	1	1990	35	École Leo Nickerson Elementary School	2	1994	31	Kinosayo Elementary School	4	1994	31	<p>2025-26</p>
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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 18 of this document.

St. Albert Public Schools currently houses over 9,700 (over 9,288.75 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.

III. 3-Year Capital Plan

The division's 3-Year Capital Plan identifies the immediate need for a new school 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.

New Schools - Background

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's 2015, 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 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.

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), have 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 9% in the last five years. The division's utilization rate as of March 2025 is approximately 89%. At September 30, 2024, the division has 616 kindergarten students registered, which is the fourth highest in division history.

2020	2021	2022	2023	2024
608	625	624	657	616

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, has increased the land base of St. Albert, and 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 requires more space.

III.A. 3-Year Capital Plan Projects

PRIORITY 1: 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 over the last 20 years, had preliminary discussions with the City of St. Albert and other school divisions 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 close to 20 years that a new high school site should be established, but to date, this realization has not yet been effectively 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 25 acre school site in Chérot, in a community amenities neighbourhood and labelled it a high school site. However, this new community amenities site is very close to Bellerose Composite High School, hence not practical for another high school. It would also further enhance traffic congestion with a third high school in the northwest quadrant.

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 1,624 students. Construction began July 2024 and is scheduled to be completed the fall of 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 ultimately dismissed by government.

A new large St. Albert school site for high school students needs to be created in the developing Northeast end of St. Albert to handle all the new growth. The school site should be large enough to have the ability to accommodate inter-school jurisdiction and municipal partnerships. The community amenities 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 immediately for a large ECS – Grade 9 school.

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 9% in the last five years. The last 4 years have been the fourth 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 adequately sized and appropriately located school sites will be required.

Preservation/Major Modernization Projects

PRIORITY 2: 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 3: 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 modulares were delivered completed December 9, 2022. Normal maintenance and repairs will continue including utilizing IMR block funding as required. More modulares are desperately required to replace six 1977 (48-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, 2024-2025, and 2025-2026 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 (provincially funded) 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.

In August 2023 cockroaches were discovered. Subsequently a termination program of all of the cockroaches was enacted. This 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 4: 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 850 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).

In 2023 and again in 2024 assistance with planning has been requested from Alberta Education. Capital planning to deal with the remove and replacement of old portables. The oldest portables are the ones newest (and attached) to the school.

The 2024-2025 and 2025-2026 Modular Classroom Program Request forms were submitted for 12 old portables and 8 modulars to be evergreened. The 8 old portables from 1979 are now 46 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 in each of the last two years but has not yet been granted.

PRIORITY 5: École Muriel Martin Elementary School Modernization

École Muriel Martin Elementary School 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 95% utilization rate and is in need of additional permanent space. The school currently serves 634.5 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.

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.

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.

PRIORITY 6: 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.

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.

In 2020 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 (internally known as the Hill), 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 was completed in 2024, a lower price was received, and construction began July 2024, with an estimated completion date of spring 2025.

III.B. 3-Year Capital Plan Supplementary Information

1. Current Inventory

The sixteen school buildings within the division vary in age up to 67 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. All forty-six of the division's portables are over thirty years old, twenty seven of those portables are over forty years old, four are fifty 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 moduls, 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 applied for concept development dollars in 2023 and in 2024 to address the 20 relocatable classrooms at Elmer S. Gish School. The oldest portables are closest to and adjacent to the school. Therefore they are most difficult to replace. The study was announced as funded on March 14, 2025. The lessons learned from this study with respect to permanent space and new modular replacement can be repeated at Muriel Martin Elementary School as well as other schools in the division and the province. Muriel Martin Elementary School also has 20 relocatable classrooms.

3. Update on Ongoing Projects

A new 900 student ECS – Grade 9 school was requested in the Chérot neighbourhood, on the future amenities site. A new Chérot school was announced under the Government of Alberta's Capital Accelerated program on March 19, 2025. St. Albert Public Schools is grateful to the province for recognizing the immediate need and looks forward to moving quickly through the design, tender, and construction phases. Hopefully opening no later than September 2028.

The Bellerose Composite High School addition and modernization project construction began July 2024 and is estimated to be complete by the fall of 2026, adding 275 student spaces.

4. For 2021-2022, 2022-2023, 2023-2024 and 2024-2025 Enrolment Curtailment

For 2021-2022, 2022-2023, 2023-2024 and again 2024-2025, 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. Seven more modulars have since been added 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, Wild Rose 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 Kindergarten – Grade 4 school over a two year period. École Hillgrove School became a Grade 4 – Grade 9 school (combining Robert Rundle School, internally known as the Grove), transitioning with École Sir George Simpson Junior High School (internally known as the Hill). 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 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. A large 900 student ECS – Grade 9 in Chérot was required.

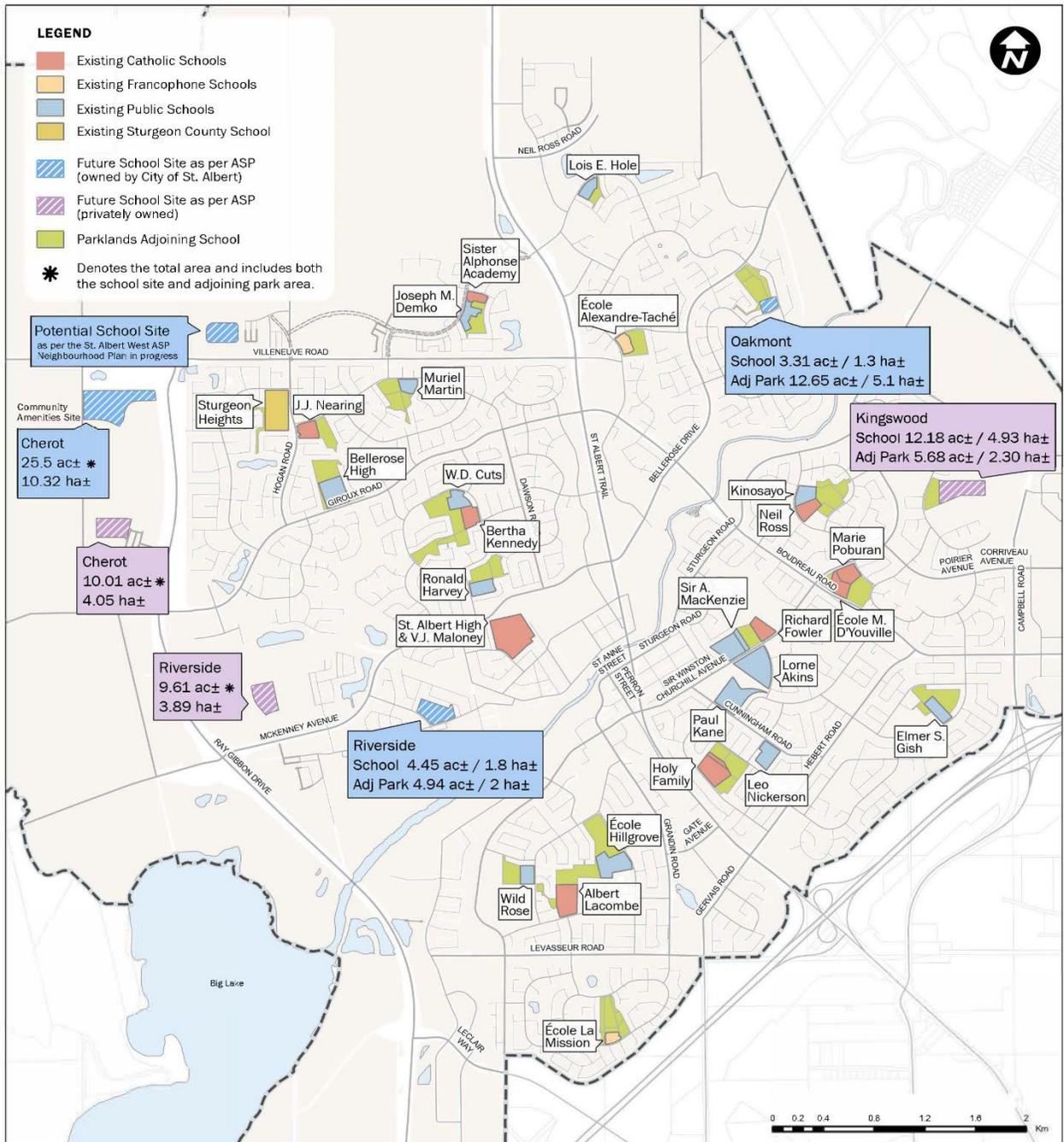
However, with sustained population growth and evolving educational needs, St. Albert Public Schools is open to further dialogue with Alberta Education and Sturgeon Public Schools regarding the potential modernization and transfer of Sturgeon Heights School, located in North Ridge and currently owned by Sturgeon Public Schools. While previous discussions centered on modernization for continued use as an ECS – Grade 9 facility, our division is now open to exploring different innovative and flexible uses of space. Should the opportunity arise, Sturgeon Heights could serve as a valuable secondary site to support initiatives such as our collegiate pathways , Building Futures (construction), and early childhood programming. Additional provincial support would be necessary to make this vision viable, but it presents a unique opportunity for collaboration and creative problem-solving to address the provincial priorities of housing enrolment pressures and employment focused program growth.

8. The Continued (But as of yet, Unsuccessful) 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, 2025



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

City of St. Albert School/Park Site

City of St. Albert School / Park Site Inventory – As of January 1, 2025

This table identifies the sites within the City of St. Albert that were allocated for schools in 2024, 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.

School Sites Allocated in Previous Year (2024)	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. The size of this site can accommodate a non-high school.
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. The size of this site can accommodate a non-high school.
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.
Badger Lands	NW	N/A	No	No	Pending an approved Neighbourhood Plan.	This site is identified as a potential high school site, as per the Council approved St. Albert West ASP in September 2024. A Neighbourhood Plan for the City-owned Badger Lands is currently in progress and will be required prior to the planning and development of a school site.
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. The size of this site may accommodate an elementary, junior high, or high school.
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 due to its size.
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

* School 3.31 ac, Park 12.65 ac
** Cherot Amenities Site

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 technical advice on existing facilities and new construction projects and for large and/or

¹ Alberta Infrastructure 2020-21 Annual Report

complex projects it manages the overall construction process until the finished building is turned over to the owner (the school board).

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.

There have been some discussions in 2025 that the practice of facility evaluations maybe restarted.

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. Items of note:

- ECS counted as 0.5
- School Facilities in Alphabetical Order
- Material Restated from the 3-Year Capital Plan and Where Appropriate Enhanced
- 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 2017 City of St. Albert's, 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.

A New 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 and appropriate located new high school site currently does not exist in the City of St. Albert.

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 and opened in January 2023. Phase II of the short-term high school space consists of an addition and modernization of Bellerose Composite High School (BCHS). The addition and modernization were announced January 2023. It is currently underway with a completion date of the fall of 2026. Approximately 275 student spaces will be added to BCHS. That would result in 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 approximately 20 years that a new properly sized and located high school site should be established. The division is steadfast that a new 20 acre St. Albert high school site in the Northeast, that has been identified, can accommodate the construction of a 1,650 student high school, should be supported with servicing. 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).

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 Second New 900 Student, ECS - Grade 9 School in Northwest St. Albert – Riverside, 2030-2031

The Riverside, a community forecasted to have approximately 10,000 residents including over 1,900 students. This will place immense pressure on St. Albert Public Schools as approximately 70% of the school population attends St. Albert Public Schools (as per Baragar data). In March 2020 St. Albert City Council created a second 4 acre school site in Riverside. Greater St. Albert Catholic School division has indicated a desire to build on this site.

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

Although requesting a second new ECS – Grade 9 school in the west within 8 years may seem aggressive, it is also a critical 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 the community's amenities site could accept some students from the highly utilized Ronald Harvey Elementary School (105% utilization) as the jurisdiction would then decommission 50 year old 1975 portables at that site. The community amenities site school could also alleviate some of the enrolment pressure from the highly utilized École Muriel Martin Elementary School (95% utilization) currently coming from Northridge. The division would also seek to decommission five 36 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, all that are over 30 years in age and 27 of those that are now over 40 years of age with some 50 years old.

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

The 2020 area structure plan depicts Riverside to be fully developed by 2030. In March 2020 St. Albert City Council created a second 9.4 acre site in Riverside, a community forecasted to have 10,000 residents. Ironically this designated second site was shovel ready in 2023. The school portion of the site is approximately 4.4 acres and it is too close to existing division schools to be a good solution. Greater St. Albert Catholic School Division plans to utilize this site. The original Riverside School site consisting of 9.6 acres 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 the community amenities site first. Then, as

enrolment pressure continues, build on the second site in Riverside which will be ready in 2 – 4 years.

The second 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.

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 – 103%, École Muriel Martin Elementary – 95%, Ronald Harvey Elementary – 105%, William D. Cuts Junior High – 89%, Bellerose Composite High School – 84% and Paul Kane High School – 93% (The utilization rates used are from a March 7, 2025 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 has since progressed 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 awarded in March 2025 will be the immediate 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 limited number of school sites.

As the division stated at the inception of the Riverside neighbourhood 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 14.

[Bellerose Composite High School](#)

49 Giroux Road, St. Albert, AB

Enrolment: 1027 FTE

Bellerose Composite High School is undergoing a 275 student expansion and modernization that is schedule to be completed in the fall of 2026. No additional work is planned at this time.

[École Leo Nickerson Elementary School](#)

10 Sycamore Avenue, St. Albert, AB

Enrolment: 494 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 couple 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: 634.5 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.

École Muriel Martin Elementary School is located in a mature area of St. Albert with 95% utilization rate. 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: 727 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, Creating a joint campus 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 and a retendering was completed in 2024, a lower cost was received, and construction began July 2024, with an estimated completion date of spring 2025.

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

École Paul Kane High School

12 Cunningham Road, St. Albert, AB

Enrolment: 1537 FTE

The replacement Paul Kane High School opened in January 2023. No significant work is planned at this time.

Elmer S. Gish School

75 Akins Drive, St. Albert, AB

Enrolment: 848.5 FTE

Elmer S. Gish School is highly utilized with twenty relocatable classrooms (either portables or modulars). Originally constructed in 1979, it is housing approximately 850 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.

Joseph M. Demko School

200 Jensen Lakes, St. Albert, AB
Enrolment: 654

Opening in September 2019, enrolment at Joseph M. Demko School continues to increase as the neighbourhood surrounding the school grows. Normal maintenance and repairs will occur through the IMR (infrastructure maintenance and renewal) and CMR (capital maintenance and renewal) programs.

Kinosayo Elementary School

40 Woodlands Road, St. Albert, AB
Enrolment: 320.5 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: 659 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.

The school has 4 modular relocatable classrooms as part of the original construction.

Two modulars in March 2019 were granted 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 was on the 2024-2025 modular classroom program request as utilization was at 113% in 2023-2024. 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 Mackenzie Elementary School modular was selected and successfully relocated to Lois E. Hole Elementary School.

One modular classroom addition was granted and put in place in 2024.

Lorne Akins Junior High School

4 Fairview Blvd, St. Albert, AB

Enrolment: 557 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.

Ronald Harvey Elementary School

15 Langley Avenue, St. Albert, AB

Enrolment: 472.5 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 that are now 50 years old.

Sir Alexander Mackenzie Elementary School

61 Sir Winston Churchill Avenue, St. Albert, AB

Enrolment: 435 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: 263 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: 456 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. 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.

Preschool

St. Albert Public Schools operates a preschool program unit funding program in some of the elementary schools to meet the needs of children. Classes are created for students who require supports and community children.

Outreach

St. Albert Public Schools Outreach program continues to operate in the old 1974, non-supported, division office building. As of September 30, 2024, it had 269 Grade 9 – 12 students and 83 adult students. The number expands over the course of the year. For example, as of February 2025, Outreach had 327 students, 96 adults, and 229 concurrent (students enrolled in Outreach and a high school), for a total of 652 enrolments.

Portables/Modulars

The division has 110 portables/modulars that are located at various schools. The portables range in age from twenty-three years to fifty years old. The steel framed modulars range in age from one year to nineteen 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 modulars, 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 modulars for Wild Rose Elementary School.

In 2024 the division was granted one modular for Lois E. Hole in response to their overcapacity enrolment pressures.

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 that are used with AB Education's permission at William D. Cuts Junior High School as storage units) and sixty six modular classrooms. As indicated in the following charts, the portables range in age from twenty-three years to fifty years old and the steel framed modulars range in age from one years to nineteen years old. All forty-six of the division's portables are over thirty years old. Of those twenty-seven portables are over forty years old and four are 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 modulares 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 modulares 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 modulares and received two. One for Bellerose Composite High School and one for École Muriel Martin Elementary School. Eight new modulares 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 modulares 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 modulares to deal with all its emergent growth needs and another four for evergreen replacement for a total of seventeen new modulares. The division has 42 portables over thirty years of age.

For 2018-2019 the division requested twenty-five new modulares. 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 modulares.

For 2019-2020 the division requested twenty-eight new modulares. Twelve for emergent and sixteen replacement units. The division was awarded four new modulares, 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 moduls. Three for emergent and thirty replacement units. There were no units awarded.

In 2024 the division was granted one modular for Lois E. Hole in response to their overcapacity enrolment pressures.

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

The 2025-2026 modular classroom request was submitted with five 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
2024		1
Total		9
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)	66

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 2024 Census publication. The following are excerpts from the Summary of Key Statistics taken from the 2024 census document which provide a context for the division's enrolment projections.

St. Albert's population increased by 9.4% since 2018, increasing from 66,082 in 2018 to 72,316 residents in 2024, translating to an average annual growth rate of 1.51%. This reflects the faster growth rate compared to previous periods.

- School-aged children (5 – 17 years) represent 19.5% of the population, young adults (18 to 29 years) 14.28 %, adults (30 to 44 years) make up 20.46%, and mature adults (45 to 64 years) represent 19.47 % of the population.
- A total of 13,502 residents identified themselves as students. Majority of students are in the Kindergarten to Grade 12 category, indicating a strong presence of school aged children within the community.
- The fastest-growing areas from 2018 to 2024 were Riverside, Ville Giroux, Erin Ridge North, and Jensen Lakes, with Jensen Lakes experiencing a substantial population growth of over 724.4%.
- North Ridge leads with the largest population of children (0 to 19 years) at 1,607, followed by Lacombe Park at 1,595 and Grandin at 1,419.
- Since 2008, the mix of single-family versus higher-density (all types of apartments and townhouses) dwellings has continued to change driven by evolving market demand and housing options. As of 2024, the percentage of occupied single-family dwellings has further decreased to 67.1%, down from 71.3% in 2018. This marks a significant decrease from 75.7% in 2008, reflecting a growing trend toward high density housing options. Meanwhile, higher-density housing has risen to 25.75 in 2024, continuing to reshape the city's residential landscape
- Neighbourhoods such as Chérot and South Riel have a high percentage of residents coming from Edmonton (over 38%), while Downtown, Pineview and Jensen Lakes have a larger proportion of residents who previously lived within St. Albert (over 44%). Additionally, neighbourhoods such as Erin Ridge North, Woodlands and Kingswood show significant inflows from elsewhere in Alberta and Canada. Overall, newer areas tend to attract more residents from Edmonton, while established neighbourhoods see more residents moving from within St. Albert.

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.

Overall Population

Population – Municipal Census Years

The table below displays population figures and average annual per cent changes from 2008 to 2024 for municipal census years. Growth rates fluctuated, with average annual growth rates ranging from 0.71% to 1.85% between 2008 and 2018. The period from 2018 to 2024 saw an increase of 6,234 people, translating to an average annual growth rate of 1.51%, reflecting stronger growth momentum. Over the decade from 2014 to 2024, the average annual city growth rate stabilized at 1.35%, far below St. Albert Public Schools' growth rate.

Table 1. Overall Population

Year	Population	Growth	Average Annual Growth (%)
2008	58,501		
2010	60,138	1,637	1.40
2012	60,994	856	0.71
2014	63,255	2,261	1.85
2016	64,645	1,390	1.10
2018	66,082	1,437	1.11
2024	72,316	6,234	1.51

Note: Growth and average annual growth information for 2008 is not included as it represents the base year for this data.
 Note: Data between 2018 and 2024 is not available due to the scheduling of Municipal Census.

Source: 2024 St. Albert Census Executive Summary

Student Population – Student by Type

A total of 13,502 residents identified themselves as students, shown in **Table 8**. The majority of students are in the Kindergarten to Grade 12 category, indicating a strong presence of school-aged children within the community.

Table 8. Number of students by student type

Student Type	Number
Full-time post-secondary	2,019
Part-time post-secondary	324
K to 12 Student	11,159
Total	13,502

Note: 3,033 respondents declined to provide student type. St. Albert Figures include home-schooled students.

Source: 2024 St. Albert Census Executive Summary

School/Park Site Inventory

City of St. Albert School / Park Site Inventory – As of January 1, 2025

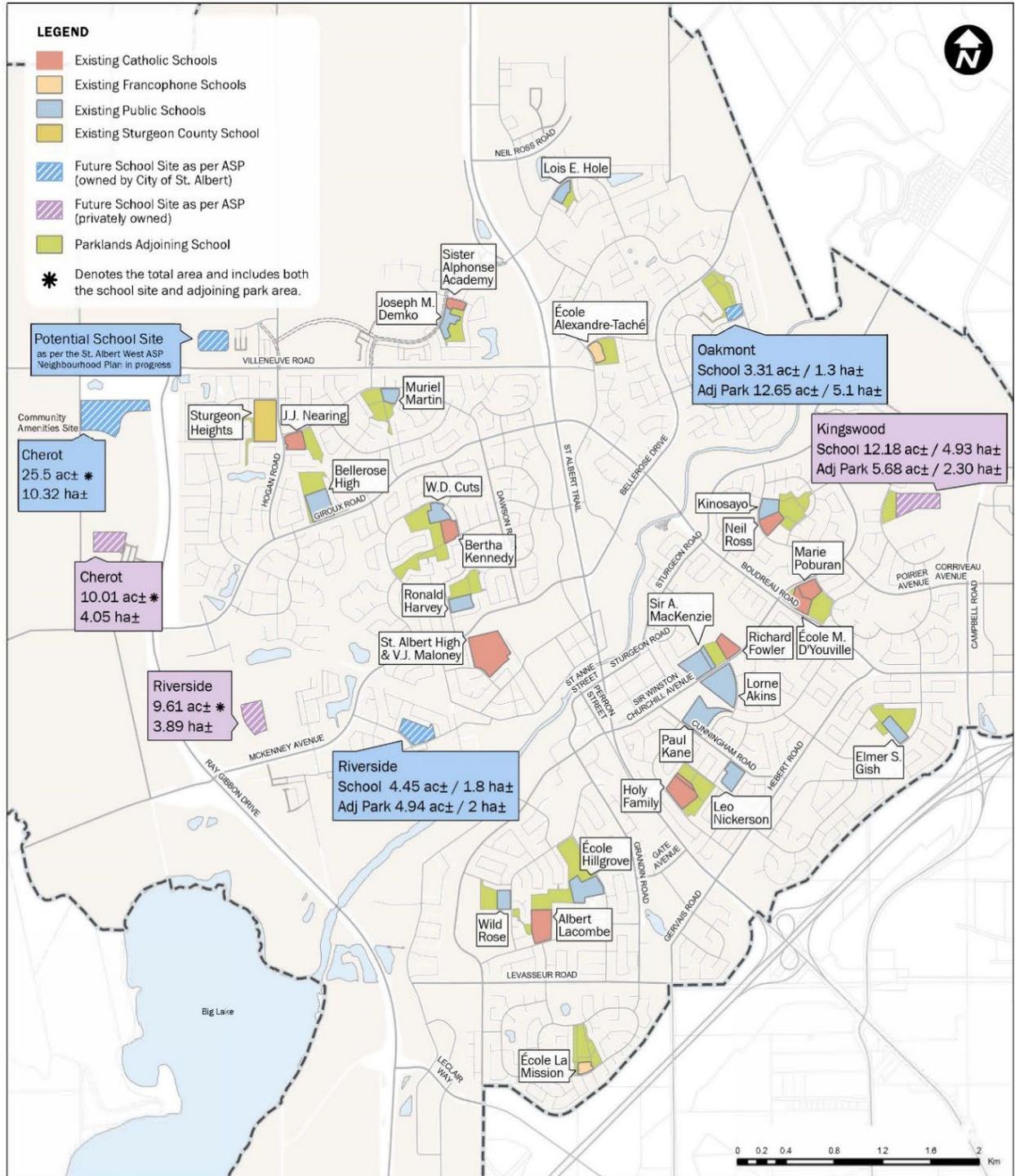
This table identifies the sites within the City of St. Albert that were allocated for schools in 2024, as well as those that have been designated for school/park sites in an Area Structure Plan & transferred to the City, but that have not been allocated to any school district or otherwise encumbered, 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.

School Sites Allocated in Previous Year (2024)	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. The size of this site can accommodate a non-high school.
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. The size of this site can accommodate a non-high school.
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.
Badger Lands	NW	N/A	No	No	Pending an approved Neighbourhood Plan.	This site is identified as a potential high school site, as per the Council approved St. Albert West ASP in September 2024. A Neighbourhood Plan for the City-owned Badger Lands is currently in progress and will be required prior to the planning and development of a school site.
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. The size of this site may accommodate an elementary, junior high, or high school.
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 due to its size.
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

* School 3.31 ac, Park 12.65 ac

** Cherot Amenities Site

Existing and Potential School Sites



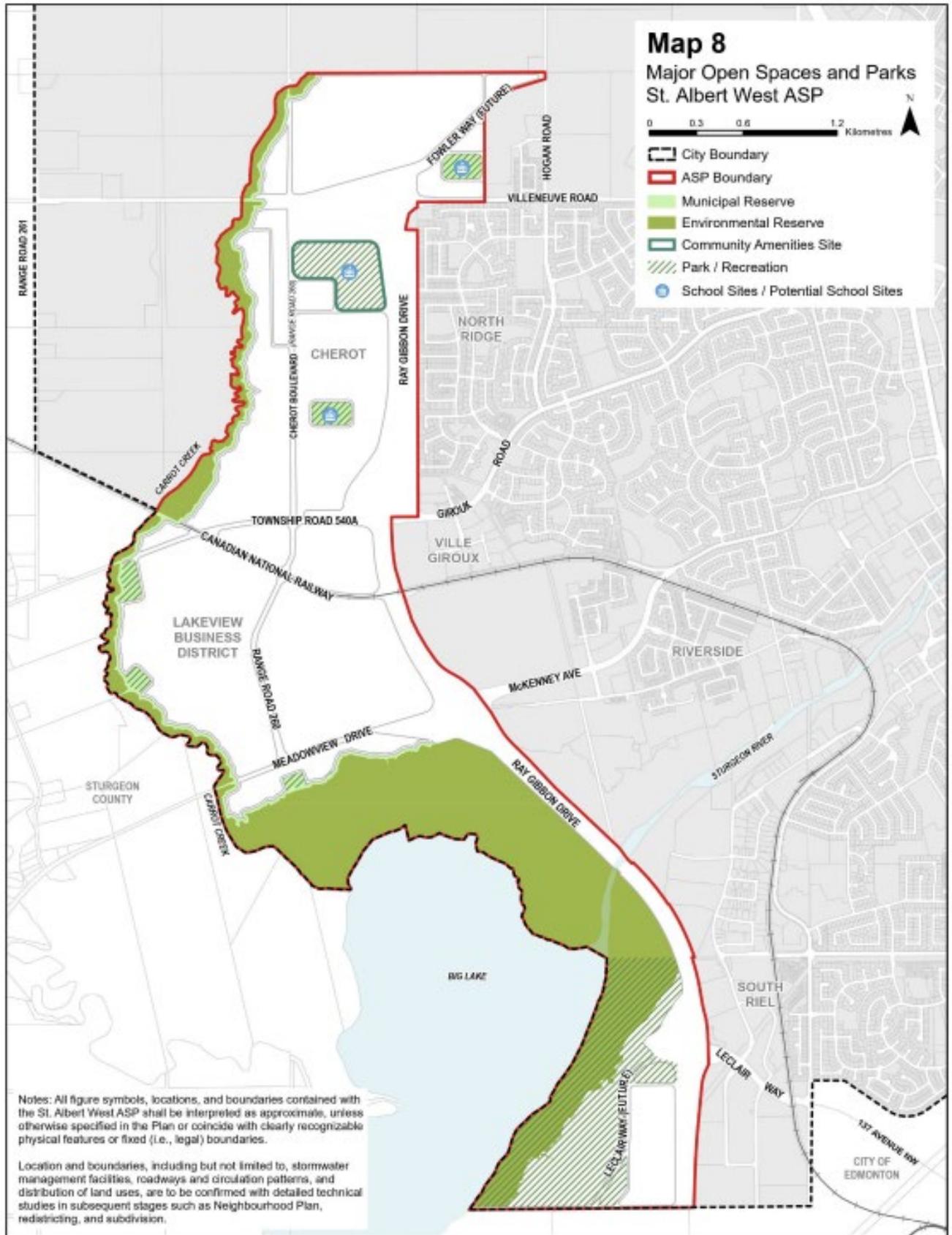
City of St. Albert Existing and Potential School Sites

As of January 1, 2025

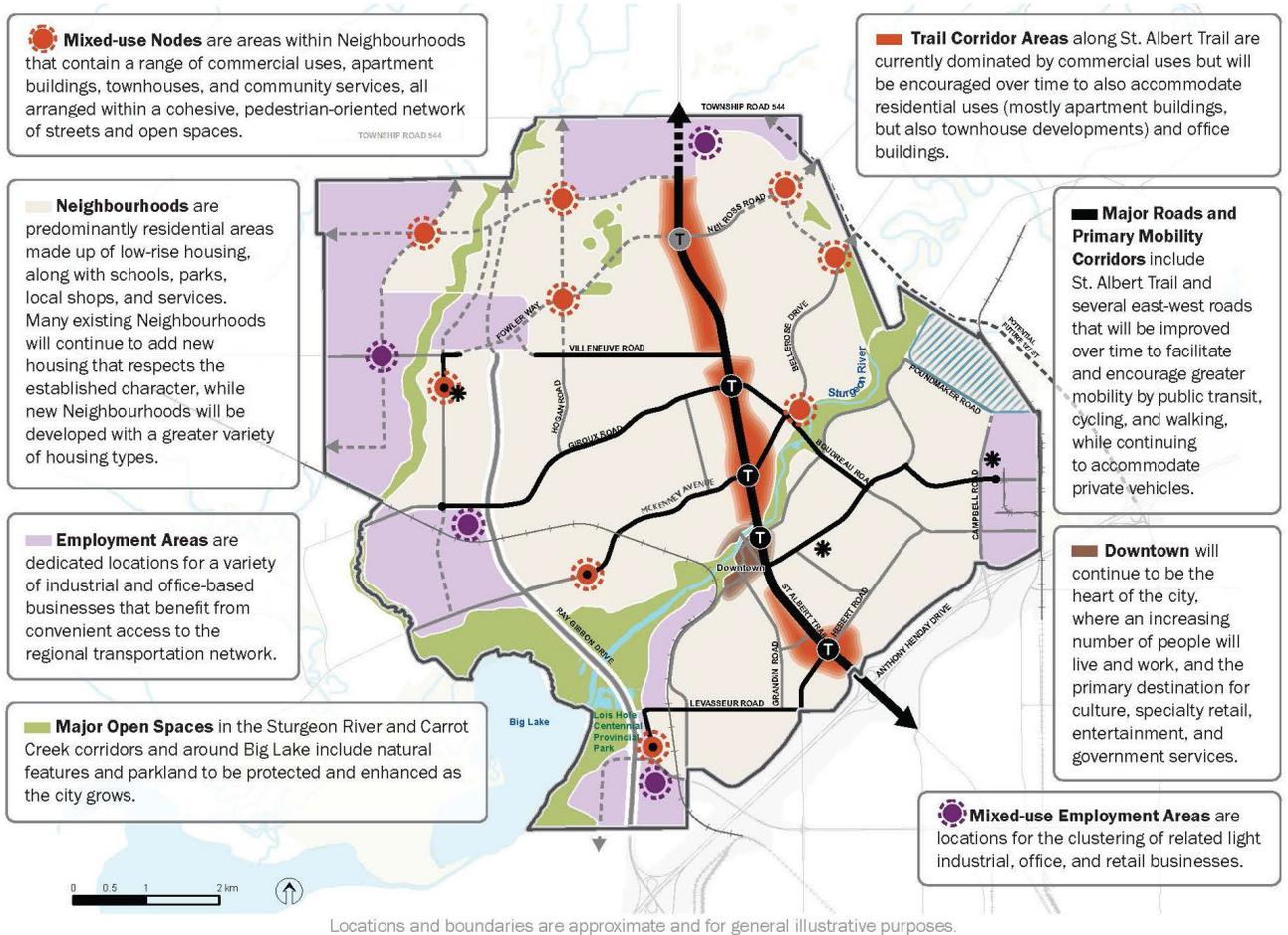


For more information contact:
Director of Planning & Development:
Email: kpeter@stalbert.ca

Schools Sites to be Developed in the Northwest



Urban Structure and General Land Use



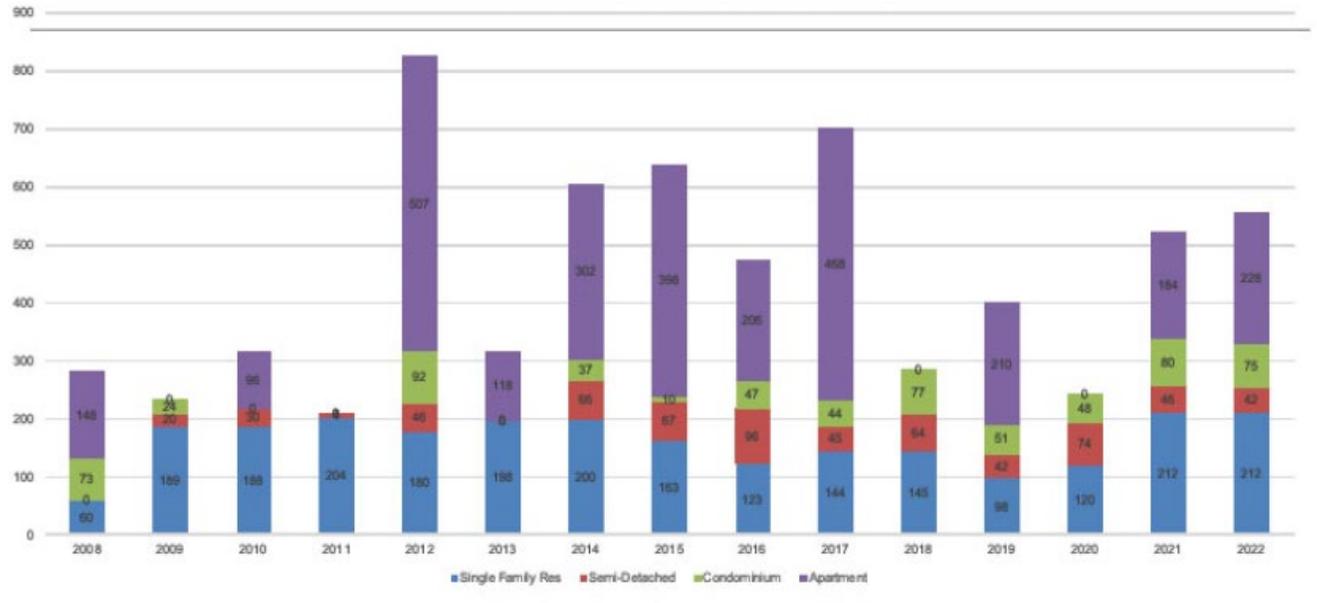
Source: City of St. Albert, City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

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

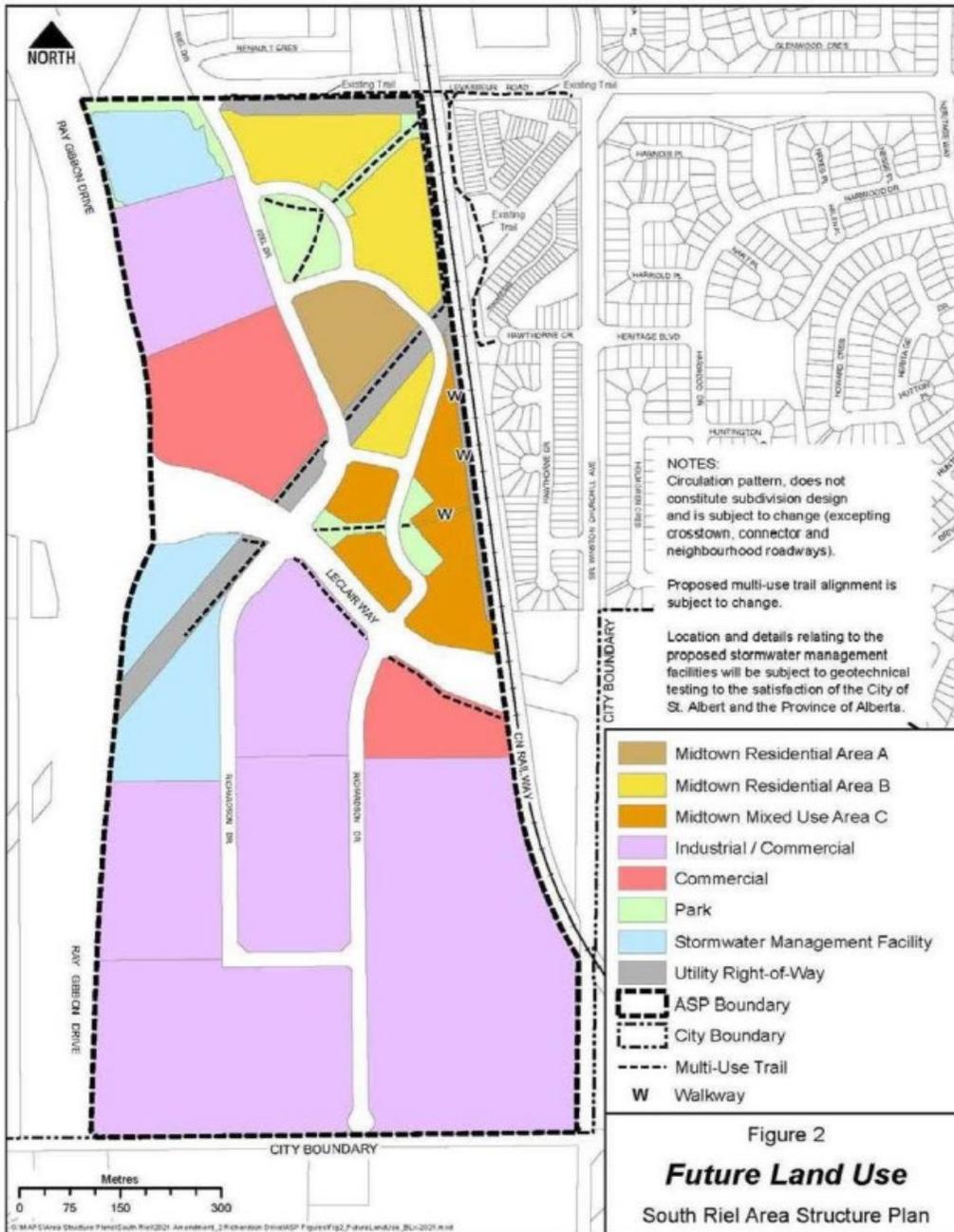
- Amacon – none
- Mid-Town – one stage?
- Riverside – 80-90 units+ multi-family site
- Ville Giroux – 20-storey residential tower?
- Chérot – 25-80 units
- Nouveau – Multi-family site
- Jensen Lakes - ~60 units + multi-family site
- Erin Ridge North – 360-unit high-density site
- Kingswood – non anticipated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

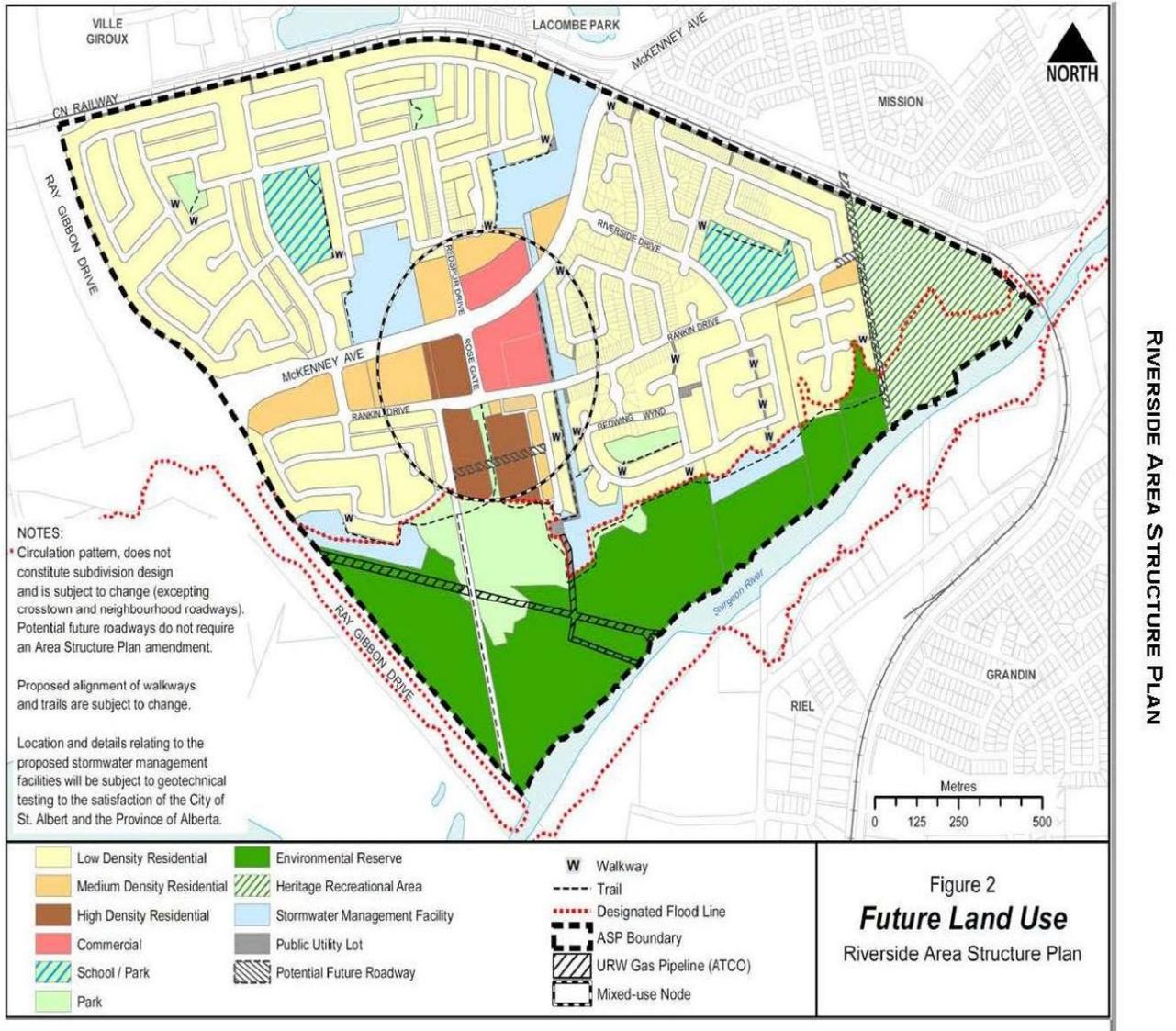
South Riel Area Structure Plan



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

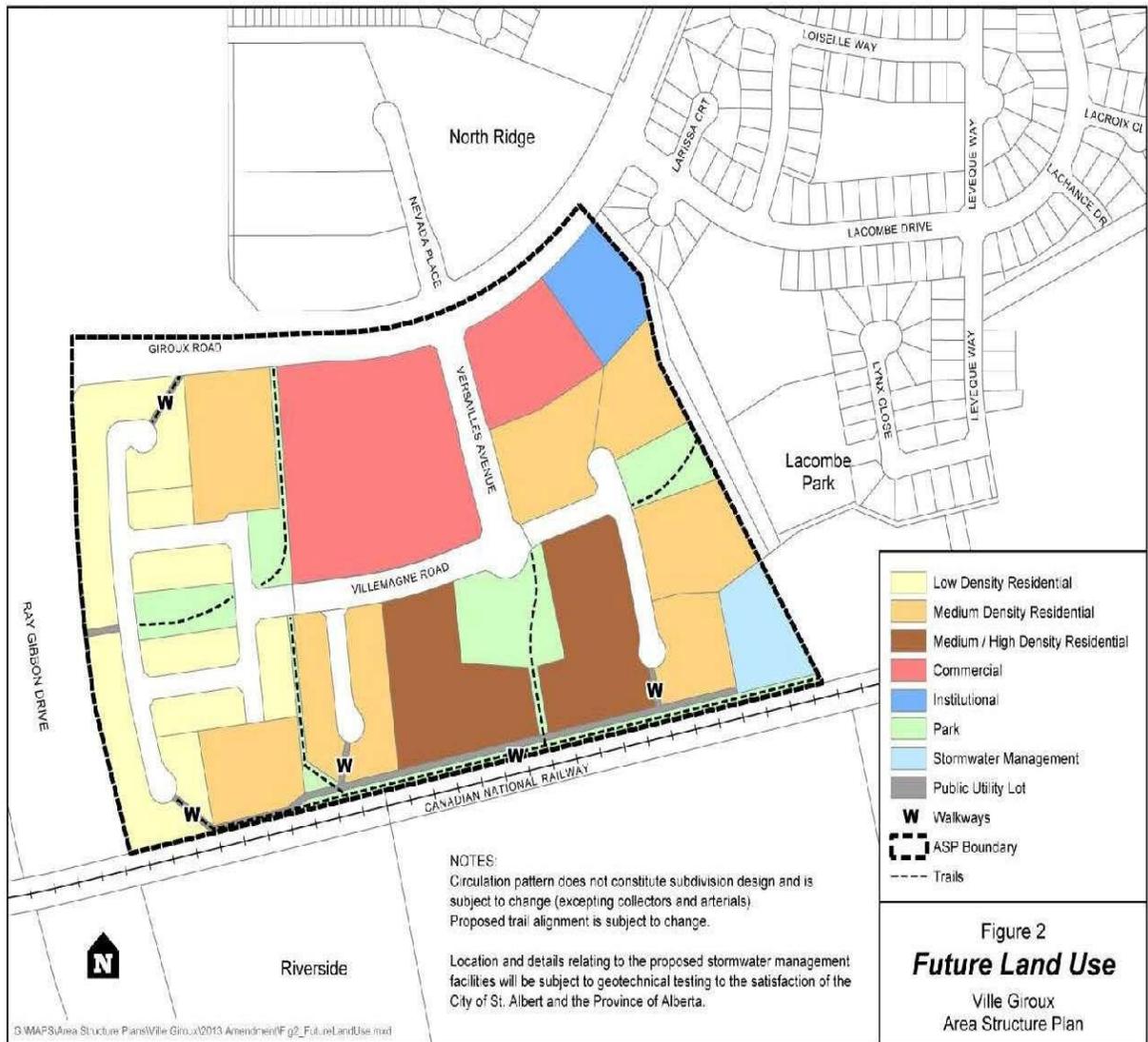


Source: City of St. Albert, City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

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



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

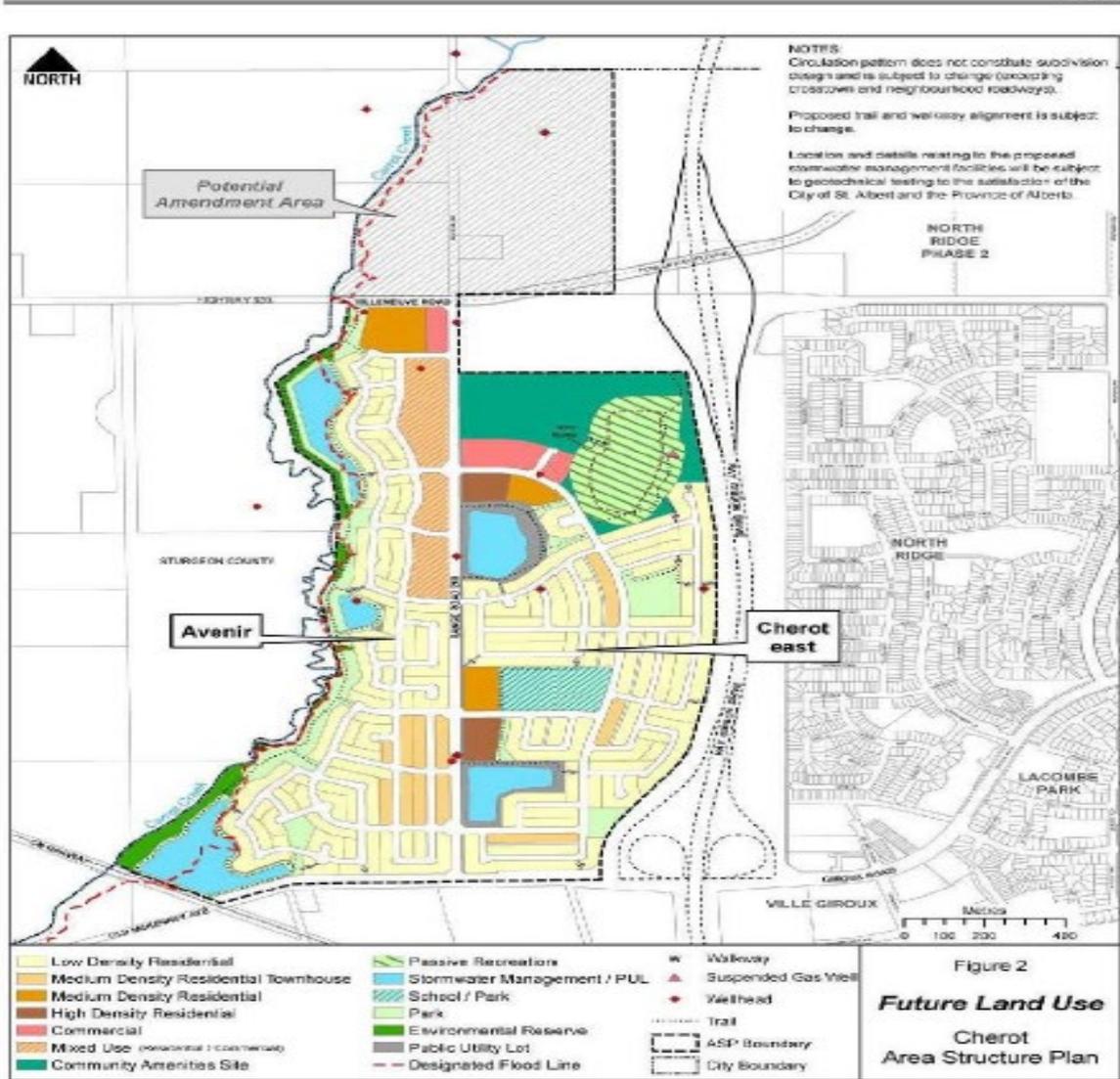
Chérot, Chérot ASP

- 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

CHEROT AREA STRUCTURE PLAN

Figures



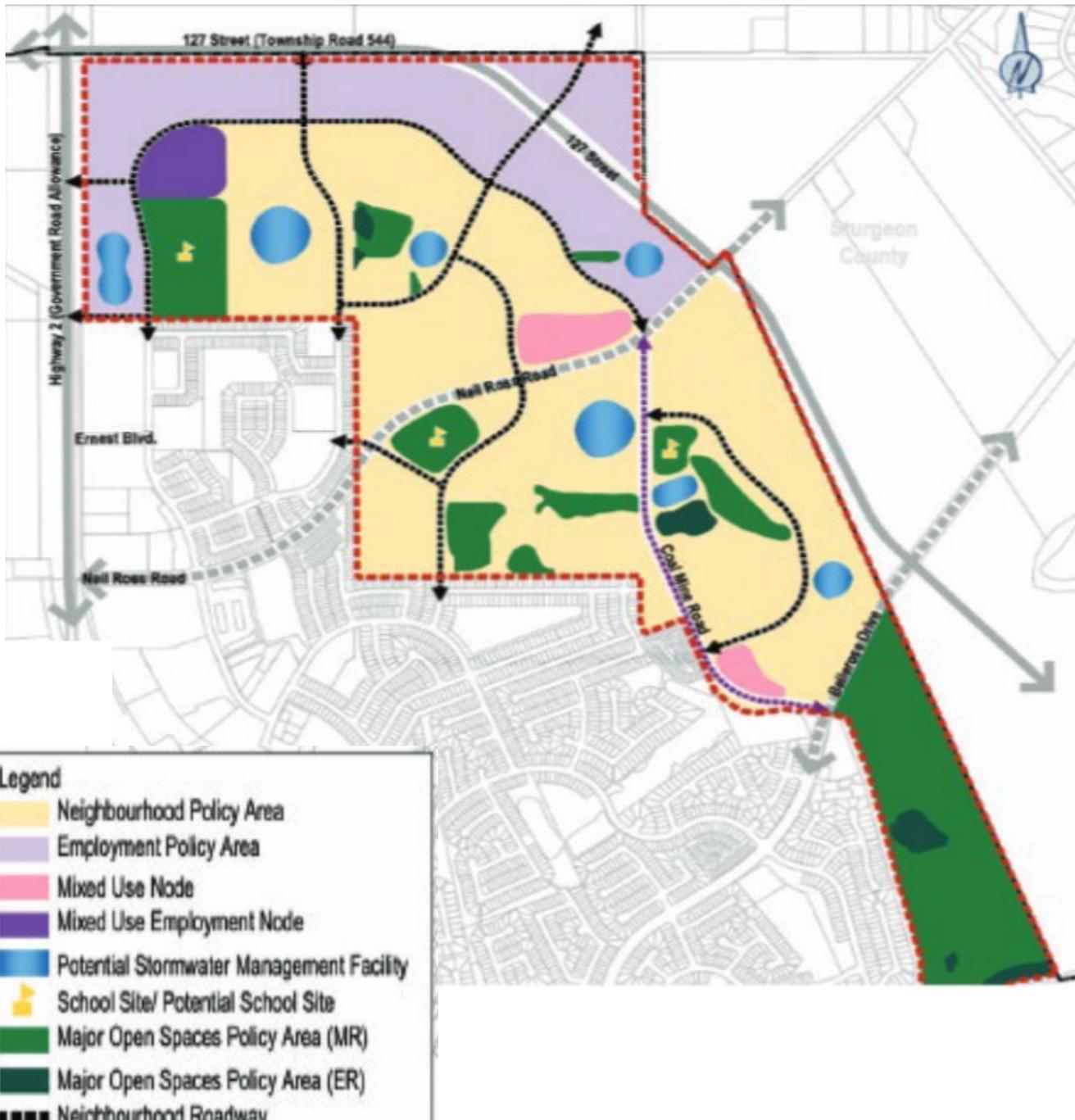
Source: City of St. Albert, City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

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



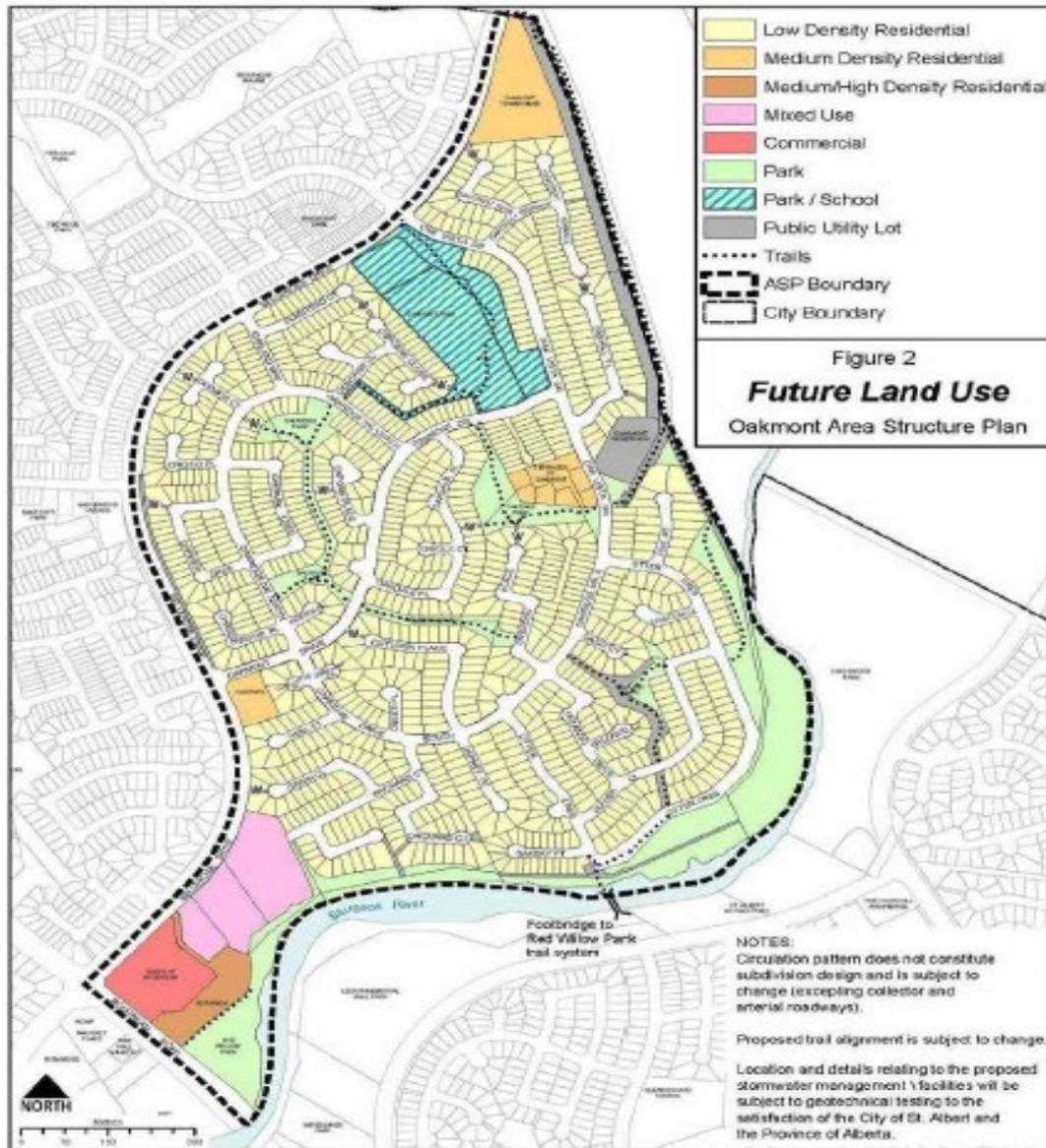
Source: City of St. Albert, City of St. Albert, JUPA Update, 2023 School Site Inventory Growth Assumptions, February 24, 2023

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 report of the Area, Capacity and Utilization Report was issued on March 7, 2025, and is presented on the following pages. It depicts the division at 89% 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 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 9% 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 (2024-2025 school year)



Area Capacity & Utilization

School Name	School Code	Facility Code	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 2024/2025					* Adj Total Enrol	Utiliz. %
												ECS	Gr.1-12	ECS Sp. Ed. Severe	Gr.1-12 Sp. Ed. Severe			
Bellerose Composite High School	2556	F2251	10-12	3289.5	3.65	300	140	25	1366.23	0	1366	0	1024	0	64	1152	84%	
Elmer S Gish School	2552	F2247	K-9	2804.9	3.61	40	0	0	817	0	817	85	806	7	14	883.5	108%	
Hillgrove Campus	2543	F2238	5-9	3900.6	3.61	60	20	0	1160	0	1160	0	727	0	52	831	72%	
Joseph M. Demko School	2188	F6265	K-9	3067.1	3.61	20	0	0	870	86.5	846	64	621	6	38	735	87%	
Kinosayo Elementary School	2554	F2249	K-6	1589.3	3.47	0	0	0	458	152.6	414	55	293	4	32	388.5	94%	
Leo Nickerson Elementary	2540	F2235	K-6	2572	3.47	0	0	0	741	159	695	60	464	2	32	560	81%	
Lois E. Hole Elementary School	1966	F6168	K-6	2290.4	3.47	0	0	0	660.05	0	660	76	621	4	9	681	103%	
Lorne Akins Junior High School	2545	F2240	7-9	1854.1	3.69	60	45	50	657	0	657	0	557	0	13	583	89%	
Muriel Martin Elementary School	2557	F2252	K-6	2669.5	3.47	0	0	0	769	230.3	703	87	591	5	15	669.5	95%	
Paul Kane High School	2541	F6333	10-12	4487.1	3.65	360	95	25	1709	0	1709	0	1544	0	25	1594	93%	
Ronald Harvey Elementary	2546	F2241	K-6	1754.9	3.47	0	0	0	506	0	506	69	438	3	28	531.5	105%	
Sir Alexander Mackenzie School	2542	F2237	K-6	2144.1	3.47	0	0	0	617.89	0	618	70	399	3	10	457	74%	
Wild Rose Elementary School	2551	F2246	K-4	1218.6	3.47	0	0	0	351	71.3	331	50	238	6	19	307	93%	
William D Cuts School	2550	F2245	7-9	1707.6	3.69	40	25	25	553	0	553	0	456	0	19	494	89%	
			Subtotal	35349.7		880	325	125	11235.17	699.7	11035	616	8779	40	370	9867	89.4%	

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 2025-2026 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)														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS	625	624	657	615	649	652	670	685	699	714	730	745	762	775
1	646	643	670	687	647	679	682	701	717	731	746	762	777	795
2	626	668	674	704	721	678	710	714	733	749	763	779	796	812
3	632	663	697	684	732	751	707	740	744	764	780	795	812	828
4	622	650	678	710	714	763	783	737	771	775	796	813	828	845
5	635	666	673	686	737	741	791	813	766	800	805	826	843	858
6	631	667	674	704	714	765	768	820	844	796	830	836	856	875
7	742	638	655	703	707	712	763	767	820	845	797	831	838	859
8	602	746	657	669	725	728	734	787	790	845	871	823	857	864
9	657	623	757	674	732	757	759	766	819	822	879	906	857	892
10	720	863	786	918	845	919	952	953	963	1029	1032	1104	1137	1059
11	771	737	893	819	952	884	959	991	993	1003	1070	1073	1147	1123
12	794	784	740	911	847	976	911	987	1019	1023	1033	1101	1105	1117
4th	116	118	126	142	128	133	137	138	141	144	147	150	153	156
5th+	46	28	62	35	43	49	44	47	49	49	50	51	52	53
ENROLMENT	8865	9118	9399	9661	9893	10187	10370	10646	10868	11089	11329	11595	11820	11911
GROWTH%	1.5%	2.9%	3.1%	2.8%	2.4%	3.0%	1.8%	2.7%	2.1%	2.0%	2.2%	2.3%	1.9%	0.8%
ENROLMENT(ECS .5)	8553	8806	9071	9354	9569	9861	10035	10304	10519	10732	10964	11223	11439	11524
GROWTH%(ECS .5)	1.4%	3.0%	3.0%	3.1%	2.3%	3.1%	1.8%	2.7%	2.1%	2.0%	2.2%	2.4%	1.9%	0.7%

DISTRICT TOTAL BY GRADE WITHOUT OUTREACH														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS	625	624	657	615	649	652	670	685	699	714	730	745	762	775
1	646	643	670	687	647	679	682	701	717	731	746	762	777	795
2	626	668	674	704	721	678	710	714	733	749	763	779	796	812
3	632	663	697	684	732	751	707	740	744	764	780	795	812	828
4	622	650	678	710	714	763	783	737	771	775	796	813	828	845
5	635	666	673	686	737	741	791	813	766	800	805	826	843	858
6	631	667	674	704	714	765	768	820	844	796	830	836	856	875
7	742	638	655	703	707	712	763	767	820	845	797	831	838	859
8	602	746	657	669	725	728	734	787	790	845	871	823	857	864
9	652	617	751	666	725	750	752	759	812	815	872	899	850	885
10	711	853	775	903	833	906	938	940	949	1015	1018	1090	1123	1045
11	741	711	863	787	922	853	927	959	961	970	1037	1040	1113	1089
12	751	718	707	867	797	932	863	938	970	972	981	1048	1051	1062
4th	14	6	4	7	0	0	0	0	0	0	0	0	0	0
5th+	0	1	0	0	0	0	0	0	0	0	0	0	0	0
ENROLMENT	8630	8871	9135	9392	9623	9910	10088	10360	10576	10791	11026	11287	11506	11592
GROWTH%	1.8%	2.8%	3.0%	2.8%	2.5%	3.0%	1.8%	2.7%	2.1%	2.0%	2.2%	2.4%	1.9%	0.7%
ENROLMENT(ECS .5)	8318	8559	8807	9085	9299	9584	9753	10018	10227	10434	10661	10915	11125	11205
GROWTH% (ECS .5)	1.7%	2.9%	2.9%	3.2%	2.4%	3.1%	1.8%	2.7%	2.1%	2.0%	2.2%	2.4%	1.9%	0.7%

DISTRICT TOTAL BY GRADE WITH OUTREACH BUT NOT PROGRAM UNIT FUNDING (PUF)														
OUTREACH	235	247	264	269	270	277	282	286	292	298	303	308	314	319
ENROLMENT	8865	9118	9399	9661	9893	10187	10370	10646	10868	11089	11329	11595	11820	11911
GROWTH%	1.5%	2.9%	3.1%	2.8%	2.4%	3.0%	1.8%	2.7%	2.1%	2.0%	2.2%	2.3%	1.9%	0.8%
ENROLMENT(ECS .5)	8553	8806	9071	9354	9569	9861	10035	10304	10519	10732	10964	11223	11439	11524
GROWTH% (ECS .5)	1.4%	3.0%	3.0%	3.1%	2.3%	3.1%	1.8%	2.7%	2.1%	2.0%	2.2%	2.4%	1.9%	0.7%

DISTRICT TOTAL FTE BY SCHOOL														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
SCHOOL	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	34-35
Bellerose	995	967	939	1020	995	1043	1095	1139	1156	1186	1217	1273	1316	1335
Elmer S. Gish	793	821	838	849	847	855	854	855	871	876	866	865	856	870
Hillgrove	755	742	754	727	742	763	788	794	820	834	851	858	863	884
Joseph M. Demko	470	556	581	654	720	769	802	861	899	945	983	1012	1032	1060
Kinosayo	341	317	305	321	332	329	352	354	377	390	397	409	422	434
Leo Nickerson	439	482	521	494	498	509	491	494	475	468	480	479	485	485
Lois E. Hole	619	645	665	659	656	648	639	630	620	597	608	617	626	635
Lorne Akins	535	532	564	557	584	577	597	601	624	634	644	649	650	667
Muriel Martin	591	619	639	635	632	638	650	649	630	628	636	636	640	644
Paul Kane	1208	1315	1406	1537	1557	1648	1633	1698	1724	1771	1819	1905	1971	1861
Ronald Harvey	376	405	452	473	501	550	586	631	685	718	755	793	827	864
Sir Alexander Mackenzie	427	401	390	435	464	483	469	496	502	527	528	531	542	548
Wild Rose	271	276	268	263	257	262	267	274	283	290	296	303	310	318
William D. Cuts	485	475	481	456	515	512	533	543	563	572	582	586	587	602
Enrolment Without Outreach (ECS .5)	8304	8552	8803	9078	9299	9584	9753	10018	10227	10434	10661	10915	11125	11205
Outreach	235	247	264	269	270	277	282	286	292	298	303	308	314	319
Enrolment (ECS .5)	8539	8799	9067	9347	9569	9861	10035	10304	10519	10732	10964	11223	11439	11524

ELEMENTARY - BODY COUNT, WITHOUT PRESCHOOL UNIT FUNDING (PUF)														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS	625	624	657	615	649	652	670	685	699	714	730	745	762	775
1	646	643	670	687	647	679	682	701	717	731	746	762	777	795
2	626	668	674	704	721	678	710	714	733	749	763	779	796	812
3	632	663	697	684	732	751	707	740	744	764	780	795	812	828
4	622	650	678	710	714	763	783	737	771	775	796	813	828	845
5	635	666	673	686	737	741	791	813	766	800	805	826	843	858
6	631	667	674	704	714	765	768	820	844	796	830	836	856	875
7														
8														
9														
10														
11														
12														
4th														
5th +														
ENROLMENT	4417	4581	4723	4790	4914	5029	5111	5210	5274	5329	5450	5556	5674	5788
GROWTH%	0%	4%	3%	1%	3%	2%	2%	2%	1%	1%	2%	2%	2%	2%
ENROLMENT(ECS .5)	4105	4269	4395	4483	4590	4703	4776	4868	4925	4972	5085	5184	5293	5401
GROWTH% (ECS .5)	0%	4%	3%	2%	2%	2%	2%	2%	1%	1%	2%	2%	2%	2%

JUNIOR HIGH SUMMARY														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS														
1														
2														
3														
4														
5														
6														
7	742	638	655	703	707	712	763	767	820	845	797	831	838	859
8	602	746	657	669	725	728	734	787	790	845	871	823	857	864
9	652	617	751	666	725	750	752	759	812	815	872	899	850	885
10														
11														
12														
4th														
5th +														
ENROLMENT	1996	2001	2063	2038	2157	2190	2249	2313	2422	2505	2540	2553	2545	2608
GROWTH%	6%	0%	3%	-1%	6%	2%	3%	3%	5%	3%	1%	1%	0%	2%
ENROLMENT(ECS .5)	1996	2001	2063	2038	2157	2190	2249	2313	2422	2505	2540	2553	2545	2608
GROWTH% (ECS .5)	6%	0%	3%	-1%	6%	2%	3%	3%	5%	3%	1%	1%	0%	2%

HIGH SCHOOL SUMMARY - WITHOUT OUTREACH														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS														
1														
2														
3														
4														
5														
6														
7														
8														
9														
10	711	853	775	903	833	906	938	940	949	1015	1018	1090	1123	1045
11	741	711	863	787	922	853	927	959	961	970	1037	1040	1113	1089
12	751	718	707	867	797	932	863	938	970	972	981	1048	1051	1062
4th	14	6	4	7	0	0	0	0	0	0	0	0	0	0
5th +	0	1	0	0	0	0	0	0	0	0	0	0	0	0
ENROLMENT	2203	2282	2345	2557	2552	2691	2728	2837	2880	2957	3036	3178	3287	3196
GROWTH%	0%	4%	3%	9%	0%	5%	1%	4%	2%	3%	3%	5%	3%	-3%
ENROLMENT(ECS .5)	2203	2282	2345	2557	2552	2691	2728	2837	2880	2957	3036	3178	3287	3196
GROWTH% (ECS .5)	0%	4%	3%	9%	0%	5%	1%	4%	2%	3%	3%	5%	3%	-3%

BELLEROSE														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS														
1														
2														
3														
4														
5														
6														
7														
8														
9														
10	266	366	298	316	325	353	366	367	370	396	397	425	438	414
11	352	268	370	325	335	345	374	387	388	391	418	419	448	461
12	377	333	271	379	335	345	355	385	398	399	402	429	430	460
4th	13	6	4	7	0	0	0	0	0	0	0	0	0	0
5th+	0	1	0	0										
ENROLMENT	1008	974	943	1027	995	1043	1095	1139	1156	1186	1217	1273	1316	1335
GROWTH%	-10%	-3%	-3%	9%	-3%	5%	5%	4%	1%	3%	3%	5%	3%	1%
ENROLMENT(ECS .5)	995	967	939	1020	995	1043	1095	1139	1156	1186	1217	1273	1316	1335
GROWTH% (ECS .5)	-11%	-3%	-3%	9%	-2%	5%	5%	4%	1%	3%	3%	5%	3%	1%

Assumptions

Grade 10 from STAPS feeder schools: 39% (based on 3 year average)
Grade 10 growth (includes out of district): 25% (based on 3 year average)
Grade 11 estimated enrolment growth: 3.0%
Grade 11 est Northridge, Riverside & Erin R 10 students
Grade 12 estimated enrolment growth: 1.5%
Grade 12 est Northridge, Riverside & Erin R 5 students
Grade 12 estimated returning students: 0% (based on 3 year average)

ELMER S GISH														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS	98	82	93	85	88	90	89	91	92	92	94	95	96	97
1	97	95	96	101	87	90	92	91	93	94	94	96	97	98
2	76	99	104	98	104	89	92	94	93	95	96	96	98	99
3	93	80	97	106	100	107	91	94	96	95	97	98	98	100
4	93	102	81	95	109	103	110	93	96	98	97	99	100	100
5	90	97	101	86	97	112	106	113	95	98	100	99	101	103
6	100	94	99	103	88	99	115	109	116	97	100	103	101	104
7	77	72	71	77	74	59	70	86	80	87	68	71	74	72
8	66	73	72	67	77	74	59	70	86	80	87	68	71	74
9	52	68	70	73	67	77	74	59	70	86	80	87	68	71
10														
11														
12														
4th														
5th+														
ENROLMENT	842	862	884	891	891	900	898	900	917	922	913	912	904	918
GROWTH%	0%	2%	3%	1%	0%	1%	0%	0%	2%	1%	-1%	0%	-1%	2%
ENROLMENT(ECS .5)	793	821	838	849	847	855	854	855	871	876	866	865	856	870
GROWTH% (ECS .5)	-1%	4%	2%	1%	0%	1%	0%	0%	2%	1%	-1%	0%	-1%	2%

Assumptions

ECS estimated enrolment: Previous 3 year average
ECS estimated enrolment growth: 2%
Grades 1 - 6 estimated enrolment growth: 3% Last year projected 0%
Grades 7 - 9 estimated enrolment growth: 0% Last year projected 0%
Grade 7 estimated Global: -29 students (24-25 gr 6 global 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	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	34-35
ECS														
1														
2														
3														
4														
5	61	68	67	70	65	64	65	65	65	68	70	71	73	74
6	67	69	69	72	71	66	65	66	66	66	69	71	72	74
7	245	202	192	201	213	209	226	217	235	237	228	239	239	246
8	169	238	201	186	205	217	213	231	221	240	242	233	244	244
9	213	165	225	198	188	207	219	215	233	223	242	244	235	246
10														
11														
12														
4th														
5th+														
ENROLMENT	755	742	754	727	742	763	788	794	820	834	851	858	863	884
GROWTH%	7%	-2%	2%	-4%	2%	3%	3%	1%	3%	2%	2%	1%	1%	2%
ENROLMENT(ECS .5)	755	742	754	727	742	763	788	794	820	834	851	858	863	884
GROWTH% (ECS .5)	7%	-2%	2%	-4%	2%	3%	3%	1%	3%	2%	2%	1%	1%	2%

Assumptions

Grade 7 from STAPS feeder schools: 37% (based on 3 year average, excluding E S Gish)
Grade 5-7 estimated enrolment growth: 2%
Grade 8 estimated enrolment growth: 2%
Grade 9 estimated enrolment growth: 1%
Grade 7 estimated Late French Immersion: 4 students

JOSEPH M. DEMKO														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS	58	55	60	64	64	68	70	72	75	78	80	83	86	88
1	48	68	60	73	70	70	74	77	79	82	85	87	90	93
2	66	57	69	70	80	77	77	81	84	86	89	92	94	98
3	40	77	65	69	77	87	84	84	88	91	93	96	100	102
4	36	44	74	64	75	84	94	91	91	95	99	101	104	108
5	51	53	41	75	70	82	91	102	99	99	103	107	109	112
6	46	53	55	48	82	77	89	99	110	107	107	111	115	117
7	60	61	63	83	65	89	84	96	107	119	115	115	120	124
8	47	58	64	72	90	71	96	91	104	115	128	124	124	129
9	47	57	60	68	79	98	78	104	99	112	124	137	133	133
10														
11														
12														
4th														
5th+														
ENROLMENT	499	583	611	686	752	803	837	897	936	984	1023	1053	1075	1104
GROWTH%	0%	17%	5%	12%	10%	7%	4%	7%	4%	5%	4%	3%	2%	3%
ENROLMENT(ECS .5)	470	556	581	654	720	769	802	861	899	945	983	1012	1032	1060
GROWTH% (ECS .5)	0%	18%	5%	13%	10%	7%	4%	7%	4%	5%	4%	3%	2%	3%

Assumptions

ECS estimated enrolment: Previous 3 year average
ECS estimated enrolment growth: 3%
Grades 1 - 6 estimated enrolment growth: 5%
Grades 7 - 9 estimated enrolment growth: 4%
Development Growth (ECS to grade 9) 3 students
Additional Grade 7's per Sue 12 students

KINOSAYO														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS	48	37	46	55	53	54	57	58	60	62	64	66	68	70
1	33	52	40	48	57	54	55	58	59	61	63	65	67	69
2	57	31	60	38	50	58	55	56	59	60	62	64	66	68
3	59	59	36	58	39	51	59	56	57	60	61	63	65	67
4	44	50	58	37	59	40	52	60	57	58	61	62	64	66
5	67	43	49	61	38	60	41	53	61	58	59	62	63	65
6	57	63	39	51	62	39	61	42	54	62	59	60	63	64
7														
8														
9														
10														
11														
12														
4th														
5th+														
ENROLMENT	365	335	328	348	358	356	380	383	407	421	429	442	456	469
GROWTH%	19%	-8%	-2%	6%	3%	-1%	7%	1%	6%	3%	2%	3%	3%	3%
ENROLMENT(ECS .5)	341	317	305	321	332	329	352	354	377	390	397	409	422	434
GROWTH% (ECS .5)	15%	-7%	-4%	5%	3%	-1%	7%	1%	6%	3%	2%	3%	3%	3%

Assumptions

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

LORNE AKINS														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS														
1														
2														
3														
4														
5														
6														
7	197	151	194	183	190	187	202	194	210	212	204	214	214	220
8	174	202	159	200	188	196	193	208	200	216	218	210	220	220
9	164	179	211	174	206	194	202	199	214	206	222	225	216	227
10														
11														
12														
4th														
5th+														
ENROLMENT	535	532	564	557	584	577	597	601	624	634	644	649	650	667
GROWTH%	1%	-1%	6%	-1%	5%	-1%	3%	1%	4%	2%	2%	1%	0%	3%
ENROLMENT(ECS .5)	535	532	564	557	584	577	597	601	624	634	644	649	650	667
GROWTH% (ECS .5)	1%	-1%	6%	-1%	5%	-1%	3%	1%	4%	2%	2%	1%	0%	3%

Assumptions

Grade 7 from STAPS feeder schools: 34% (based on 3 year average, excluding E S Gish)
 Grade 7 estimated enrolment growth: 2%
 Grade 8 estimated enrolment growth: 3%
 Grade 9 estimated enrolment growth: 3%
 Grades 7 - 9 estimated North East growth: 0 students per grade
 Grade 7 Global moved from Elmer S. Gish: 0 students (24-25 gr 6 global class)

LOIS E. HOLE														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS	84	92	106	76	80	80	82	83	84	85	86	87	88	89
1	94	91	96	107	79	83	83	85	86	87	88	89	90	92
2	99	97	92	99	111	82	86	86	88	89	90	92	93	94
3	97	96	100	101	103	115	85	89	89	92	93	94	96	97
4	112	101	102	104	105	107	120	88	93	93	96	97	98	100
5	87	120	100	106	108	109	111	125	92	97	97	100	101	102
6	88	94	122	104	110	112	113	115	130	96	101	101	104	105
7														
8														
9														
10														
11														
12														
4th														
5th+														
ENROLMENT	661	691	718	697	696	688	680	671	662	639	651	660	670	679
GROWTH%	1%	5%	4%	-3%	0%	-1%	-1%	-1%	-1%	-3%	2%	1%	2%	1%
ENROLMENT(ECS .5)	619	645	665	659	656	648	639	630	620	597	608	617	626	635
GROWTH% (ECS .5)	2%	4%	3%	-1%	0%	-1%	-1%	-1%	-2%	-4%	2%	1%	2%	1%

Assumptions

ECS estimated enrolment: Previous 2 year average
 ECS estimated enrolment growth: 2%
 Grades 1 - 6 estimated enrolment growth: 4%

LEO NICKERSON														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS	73	98	86	59	73	67	71	70	71	71	72	72	73	73
1	96	73	98	79	60	74	68	72	71	72	72	73	73	73
2	55	97	77	92	80	61	75	69	73	72	73	73	74	74
3	65	63	95	70	93	81	62	76	70	74	73	74	74	74
4	69	68	63	91	71	94	82	63	77	71	75	74	75	75
5	55	75	72	64	92	72	95	83	64	78	72	76	75	75
6	62	57	73	68	65	93	73	96	84	65	79	73	77	77
7														
8														
9														
10														
11														
12														
4th														
5th+														
ENROLMENT	475	531	564	523	534	542	526	529	510	503	516	515	521	521
GROWTH%	0%	12%	6%	-7%	2%	1%	-3%	1%	-4%	-1%	3%	0%	1%	0%
ENROLMENT(ECS .5)	439	482	521	494	498	509	491	494	475	468	480	479	485	485
GROWTH% (ECS .5)	2%	10%	8%	-5%	1%	2%	-4%	1%	-4%	-1%	3%	0%	1%	0%

Assumptions

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

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

MURIEL MARTIN														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS	99	106	92	87	96	93	93	95	95	95	96	96	97	97
1	97	100	112	98	88	97	94	94	96	96	96	97	97	98
2	95	98	99	116	99	89	98	95	95	97	97	97	98	98
3	93	98	92	98	117	100	90	99	96	96	98	98	98	99
4	90	97	106	85	99	118	101	91	100	97	97	99	99	99
5	82	88	99	94	86	100	119	102	92	101	98	98	100	100
6	84	85	85	100	95	87	101	120	103	93	102	99	99	101
7														
8														
9														
10														
11														
12														
4th														
5th+														
ENROLMENT	640	672	685	678	680	684	696	696	677	675	684	684	688	692
GROWTH%	-3%	5%	2%	-1%	0%	1%	2%	0%	-3%	0%	1%	0%	1%	1%
ENROLMENT(ECS .5)	591	619	639	635	632	638	650	649	630	628	636	636	640	644
GROWTH% (ECS .5)	-5%	5%	3%	-1%	0%	1%	2%	0%	-3%	0%	1%	0%	1%	1%

Assumptions

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

PAUL KANE														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS														
1														
2														
3														
4														
5														
6														
7														
8														
9														
10	445	487	477	587	508	553	572	573	579	619	621	665	685	631
11	389	443	493	462	587	508	553	572	573	579	619	621	665	628
12	374	385	436	488	462	587	508	553	572	573	579	619	621	602
4th	1	0	0	0	0	0	0	0	0	0	0	0	0	0
5th+	0	0	0	0										
ENROLMENT	1209	1315	1406	1537	1557	1648	1633	1698	1724	1771	1819	1905	1971	1861
GROWTH%	12%	9%	7%	9%	1%	6%	-1%	4%	2%	3%	3%	5%	3%	-6%
ENROLMENT(ECS .5)	1208	1315	1406	1537	1557	1648	1633	1698	1724	1771	1819	1905	1971	1861
GROWTH% (ECS .5)	12%	9%	7%	9%	1%	6%	-1%	4%	2%	3%	3%	5%	3%	-6%

Assumptions

Grade 10 from STAPS feeder schools: 61% (based on 3 year average)
 Grade 10 growth (includes out of district): 25% (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	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	34-35
ECS	60	46	74	69	72	81	83	88	93	98	103	108	113	118
1	53	61	55	74	78	81	90	92	98	103	108	113	118	124
2	51	60	67	62	83	87	90	100	102	108	113	118	124	129
3	65	57	74	69	68	90	94	98	108	110	116	122	127	133
4	58	68	64	79	76	75	98	102	106	116	118	125	131	136
5	59	69	78	67	86	83	82	106	110	114	125	127	134	140
6	60	67	77	87	74	93	90	89	114	118	123	134	136	143
7														
8														
9														
10														
11														
12														
4th														
5th+														
ENROLMENT	406	428	489	507	537	590	627	675	731	767	806	847	883	923
GROWTH%	3%	5%	14%	4%	6%	10%	6%	8%	8%	5%	5%	5%	4%	5%
ENROLMENT(ECS .5)	376	405	452	473	501	550	586	631	685	718	755	793	827	864
GROWTH% (ECS .5)	1%	8%	12%	5%	6%	10%	7%	8%	8%	5%	5%	5%	4%	5%

Assumptions

ECS estimated enrolment:	Previous 3 year average
ECS estimated enrolment growth:	4%
Grades 1 - 6 estimated enrolment growth:	4%
ECS to Grade 2 estimated Riverside growth:	6 students per grade
Grades 3 - 6 estimated Riverside growth:	4 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 included as noted above. The Riverside development is projected to add approx 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	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	34-35
ECS	45	58	50	70	72	66	71	72	72	74	75	76	77	78
1	69	42	58	53	76	75	69	74	75	75	77	78	79	80
2	67	72	42	70	58	79	78	72	77	78	78	80	81	82
3	61	64	81	52	75	60	82	81	75	80	81	81	83	84
4	57	56	63	91	57	78	62	85	84	78	83	84	84	86
5	83	53	66	63	95	59	81	64	88	87	81	86	87	87
6	67	85	55	71	67	99	61	84	67	92	90	84	89	90
7														
8														
9														
10														
11														
12														
4th														
5th+														
ENROLMENT	449	430	415	470	500	516	504	532	538	564	565	569	580	587
GROWTH%	-9%	-4%	-3%	13%	6%	3%	-2%	6%	1%	5%	0%	1%	2%	1%
ENROLMENT(ECS .5)	427	401	390	435	464	483	469	496	502	527	528	531	542	548
GROWTH% (ECS .5)	-7%	-6%	-3%	12%	7%	4%	-3%	6%	1%	5%	0%	1%	2%	1%

Assumptions

ECS estimated enrolment:	Previous 3 year average
ECS estimated enrolment growth:	3%
Grades 1 - 6 estimated enrolment growth:	4%

Addition of soccer academy in 2024-2025.

WILLIAM D. CUTS														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS														
1														
2														
3														
4														
5														
6														
7	163	152	135	159	165	168	181	174	188	190	182	192	191	197
8	146	175	161	144	165	170	173	187	179	194	196	188	198	197
9	176	148	185	153	185	174	179	182	196	188	204	206	198	208
10														
11														
12														
4th														
5th+														
ENROLMENT	485	475	481	456	515	512	533	543	563	572	582	586	587	602
GROWTH%	8%	-2%	1%	-5%	13%	-1%	4%	2%	4%	2%	2%	1%	0%	3%
ENROLMENT(ECS .5)	485	475	481	456	515	512	533	543	563	572	582	586	587	602
GROWTH% (ECS .5)	8%	-2%	1%	-5%	13%	-1%	4%	2%	4%	2%	2%	1%	0%	3%

Assumptions

Grade 7 from STAPS feeder schools: 29% (based on 3 year average, excluding E S 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. 19 students added in both grade 8 and grade 9 for the JPHL students.

WILD ROSE														
ACTUAL ENROLMENTS					PROJECTED ENROLMENTS									
GRADE	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	34-35
ECS	60	50	50	50	51	53	54	56	57	59	60	62	64	65
1	59	61	55	54	52	55	57	58	60	61	63	64	66	68
2	60	57	64	59	56	56	59	61	62	64	65	67	68	70
3	59	69	57	61	60	60	60	63	65	66	68	69	71	72
4	63	64	67	64	63	64	64	64	67	69	70	72	73	75
5														
6														
7														
8														
9														
10														
11														
12														
4th														
5th+														
ENROLMENT	301	301	293	288	282	288	294	302	311	319	326	334	342	350
GROWTH%	-3%	0%	-3%	-2%	-2%	2%	2%	3%	3%	3%	2%	2%	2%	2%
ENROLMENT(ECS .5)	271	276	268	263	257	262	267	274	283	290	296	303	310	318
GROWTH% (ECS .5)	-3%	2%	-3%	-2%	-2%	2%	2%	3%	3%	2%	2%	2%	2%	2%

Assumptions

ECS estimated enrolment: Previous 3 year average
 ECS estimated enrolment growth: 2%
 Grades 1 - 6 estimated enrolment growth: 3%
 Grades ECS - 6 estimated southwest growth: 2 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 actual results have exceeded the consultant's future projections that were made 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

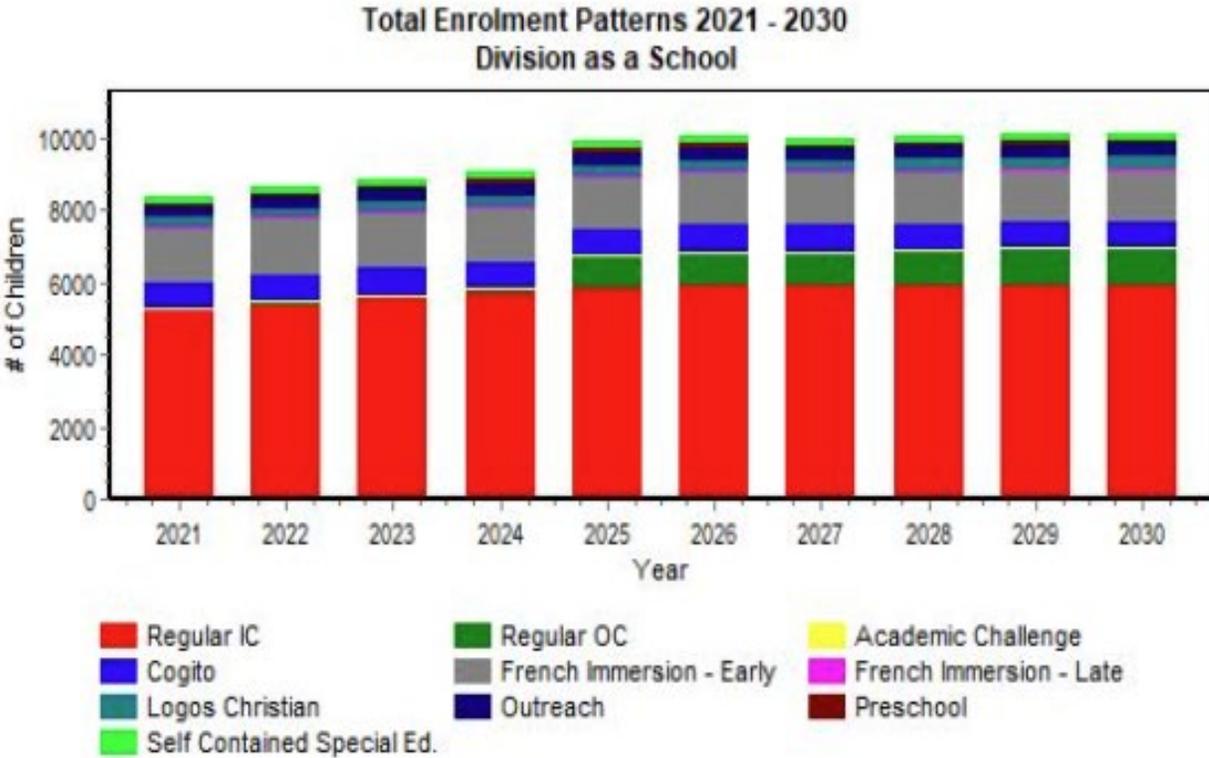
The City of St. Albert's application to annex 1558 hectares (3850 acres) of land from Sturgeon County was approved by the Provincial Government through an Order in Council on December 8, 2021.

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.



*2021 – 2024 are actual enrolments.

*2025 – 2030 are projections.

Recent publications that support Canada & Alberta long term population significant growth projections

An excerpt from the ATB Financial, January 30, 2025, long-term population projections, by Siddhartha Bhattacharya, ATB Economics.

Last year, Canada's population* surpassed 41 million (up 3.0% from 2023) with Alberta leading the country at 4.1% growth to reach almost 4.9 million.

Today we take a closer look at the latest long-term population projections recently released by Statistics Canada.

Canada's population is set to surpass 48 million by 2048, as per their medium-growth scenarios, despite a slowdown in 2025 to 2026 owing to decreasing numbers of net non-permanent residents (NPRs).

Closer to home, Alberta's population is set to far surpass 6 million by 2048 under all scenarios (including the low-growth one). In the medium-growth scenarios, Alberta's population is between 6-7 million by 2048. In their high-growth scenario, the province's population comes in at a touch under 7.5 million.

Alberta's demographic weight is expected to increase over this timeframe. From an 11.8% share of the national population last year, the share of Albertans is set to rise between 12.5% to 14.5% by 2048 under the medium-growth scenarios. In fact, Alberta's population surpasses B.C.'s by 2045 in three of the six medium-growth scenarios.

These medium-growth scenarios by Statistics Canada assume substantial pull backs in temporary residents due to the latest NPR targets announced at a federal level. As a result, Alberta's average population growth is pegged at around 1.1% for this year, 0.7% in 2026 and an average of 1.4% between 2027-48. This is a sharp deceleration from the annual growth of 3.9% and 4.4% experienced in 2023 and 2024, respectively.

Our view is that Alberta's population growth will slow over the next two years, but not by as much as projected by Statistics Canada. Our December forecast calls for a cooldown of 1.9% this year and 1.8% in 2026. However, recent quarterly data suggests that population growth could be even stronger than we forecast for this year. Alberta's share of NPRs is already close to the Federal targets, and we see continued inflows of interprovincial migrants. This will keep Alberta's population growing much faster than the national average.

Small differences in growth assumptions in the near term can have major impacts on long-term projections due to compounding. For example, if Alberta's annual population growth slows more modestly towards 2.5% this year and 2.0% in 2026 before averaging 1.1-1.4%** after, it surpasses 6 million people by 2038 (10 years faster than Statistics Canada's medium-growth projections) and almost 7 million by 2049.

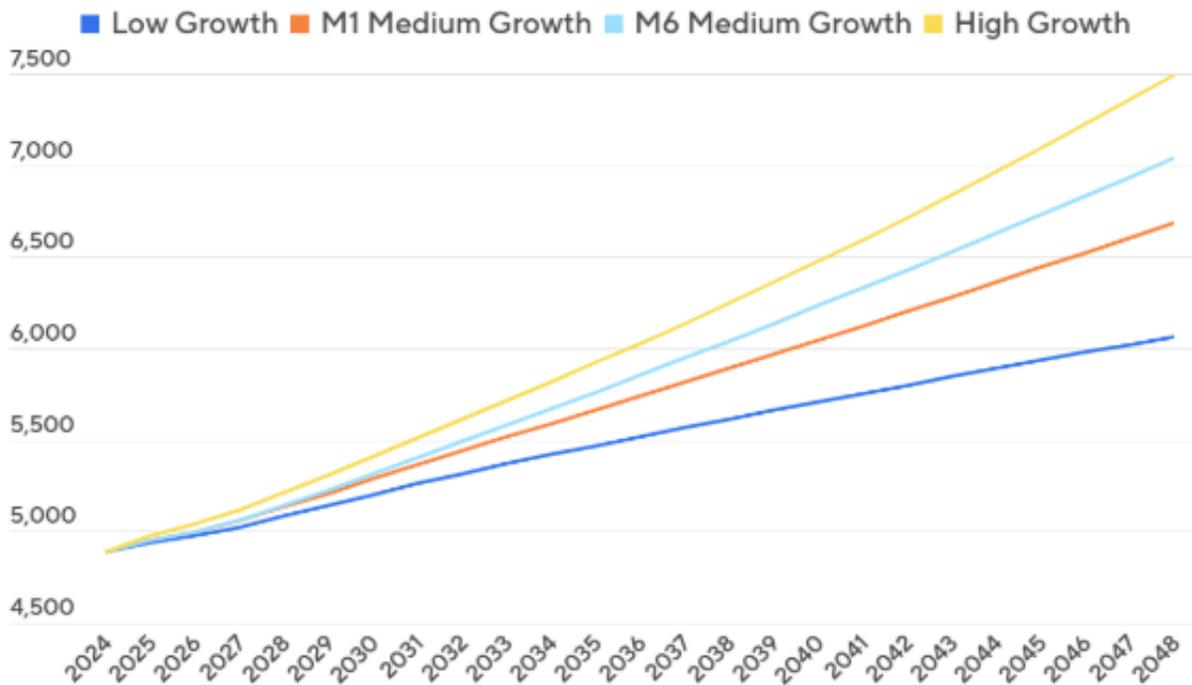
**All population data in today's report is July 1 of a certain year to July 1 of the following year. For example, 2024 refers to the period from July 1, 2023, to July 1, 2024.*

***Derived by averaging growth rates for each year in the six medium-term scenarios. As a result, Alberta's population is expected to grow by 1.1% in 2027, 1.4% from 2028-42 and 1.3% from 2043-48.*

Alberta's population projections

ATB Economics

As of July 1, thousands



Source: Statistics Canada Table 17-10-0058-01 and ATB Economics

Population growth projected to be concentrated in Calgary-Edmonton corridor

An excerpt from the ATB Financial, September 24, 2024 projects strong population growth, by Rob Roach, ATB Economics.

The new population growth projections prepared by Alberta Treasury Board and Finance, show that Alberta will grow by over 2.3 million people between now and 2051 based on the medium-growth scenario. That works out to a population that is 48% larger than today and totaling almost 7.3 million people.

The Alberta-wide number is great, but will the growth be evenly distributed or concentrated in some parts of the province?

Thankfully, the projections include a breakdown for each of Alberta's eight economic regions.* In addition, the projections now include numerous other breakdowns including, for example, local areas, peer groups, health zones, and land use framework regions.

Sure enough, while all eight economic regions are projected to be larger by 2051, some parts of the province will grow more than others. In absolute terms, 87% of the new residents will be added to the Calgary (+1,064,10) and Edmonton (+962,015) economic regions. If you throw in Red Deer (+94,030) to make it the Calgary-Edmonton Corridor, it rises to 91% of the projected growth.

In percentage terms, Edmonton just edges out Calgary as the region that will grow the most by 2051, at +57% versus +56%.

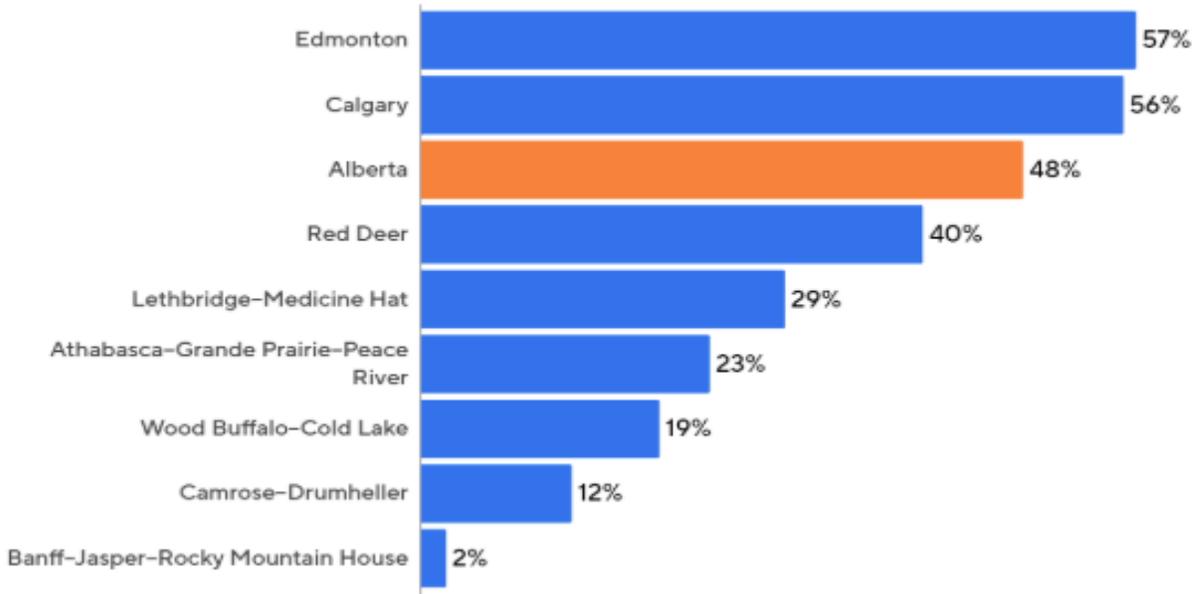
At the other end of the growth spectrum is the Camrose-Drumheller region at +12% and the Banff-Jasper-Rocky Mountain House region at just +2%.

These are, of course, projections and things could play out differently. However, the ongoing trends informing the projections are clear and tend to be durable so it is reasonable to expect that the majority of Alberta's population growth will be concentrated in the Calgary-Edmonton Corridor.

**An economic region is a grouping of census divisions as defined by Statistics Canada in their Standard Geographical Classification. Each province is divided into several economic regions and each economic region is further subdivided into census divisions, which are themselves divided into census subdivisions (i.e., municipalities).*

Projected population growth in Alberta by economic region % change 2024-2051

ATB Economics



Source: Alberta Treasury Board and Finance, Office of Statistics and Information - Demography and Social Statistics (last updated on September 12, 2024) and ATB Economics

More to Come: A strong year for housing construction in Alberta

An excerpt from the ATB Financial, January 16, 2025 indicting a building boom in Alberta, by Rob Roach, ATB Economics.

The data are in for the last month of 2024 and Alberta came close to setting a record for annual housing starts.*

At 47,827, the number of housing starts last year was the fourth highest on record and 33% higher than in 2023.

The strong showing came as home builders played catch-up with rapid population growth. Over the first nine months of 2024, Alberta added 139,725 new residents (data for the final three months are not yet available).

Alberta stood out among the other provinces last year. Excluding Alberta, housing starts declined by 3% in the rest of Canada due to pullbacks in Ontario, B.C. and Saskatchewan. Annual starts in Alberta, meanwhile, jumped by 33% and posted the largest absolute increase of any province.

According to our latest forecast, even though population growth in the province is expected to slow this year, we expect that the ongoing gap between supply and demand will keep starts elevated at 45,600.

**A housing start is defined as the beginning of construction work on the building where the dwelling unit will be located. This can be described in two ways: 1) the stage when the concrete has been poured for the whole of the footing around the structure; or 2) an equivalent stage where a basement will not be part of the structure.*

Building Up: Residential construction in Alberta

An excerpt from the ATB Financial, December 12, 2024 states housing starts are at levels not seen in a decade, by Rob Roach, ATB Economics.

Between tight supply in the resale market and rapid population growth, the need for more housing in Alberta has been apparent for some time.

Home builders have responded by ramping up housing starts to levels not seen in a decade.

New building permit data released today provide another way to assess what is happening with regard to home construction and the numbers are encouraging.

The inflation-adjusted* value of building permits issued in Alberta from January to October 2024** was 24% higher than during the same period last year.

As a result, the number of dwelling units created over the first 10 months of the year rose by 34% to almost 43,000. This represents 18% of the units created nationally.

Permits for multi-family buildings led the way at 29% higher, but single-family projects also posted a strong increase of 19%.

Year-to-date permit value was up more in the Edmonton Census Metropolitan Area (CMA) than in the Calgary CMA at 46% and 9%, respectively. Multi-family permit growth was particularly strong in Edmonton, up by 69% compared to 2023.

It is a different story nationally, with inflation-adjusted residential permit value up by just 2% on a year-to-date basis. If you subtract Alberta, permit value decreased by 0.3%.

**Monthly estimates for constant dollars are calculated using quarterly deflators from the Building Construction Price Index.*

***Because permit value tends to be volatile over short periods, year-to-date data provide a better sense of underlying trends.*

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.

Bank of Canada

An excerpt from the Bank of Canada, January 29, 2025.

The Bank forecasts GDP growth will strengthen in 2025. . . . Following growth of 1.3% in 2024, the Bank now projects GDP will grow by 1.8% in both 2025 and 2026, somewhat higher than potential growth.

With inflation around 2% and the economy in excess supply, Governing Council decided to reduce the policy rate a further 25 basis points to 3%. The cumulative reduction in the policy rate since last June is substantial. Lower interest rates are boosting household spending and, in the outlook published today, the economy is expected to strengthen gradually and inflation to stay close to target. However, if broad-based and significant tariffs were imposed, the resilience of Canada's economy would be tested.

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.

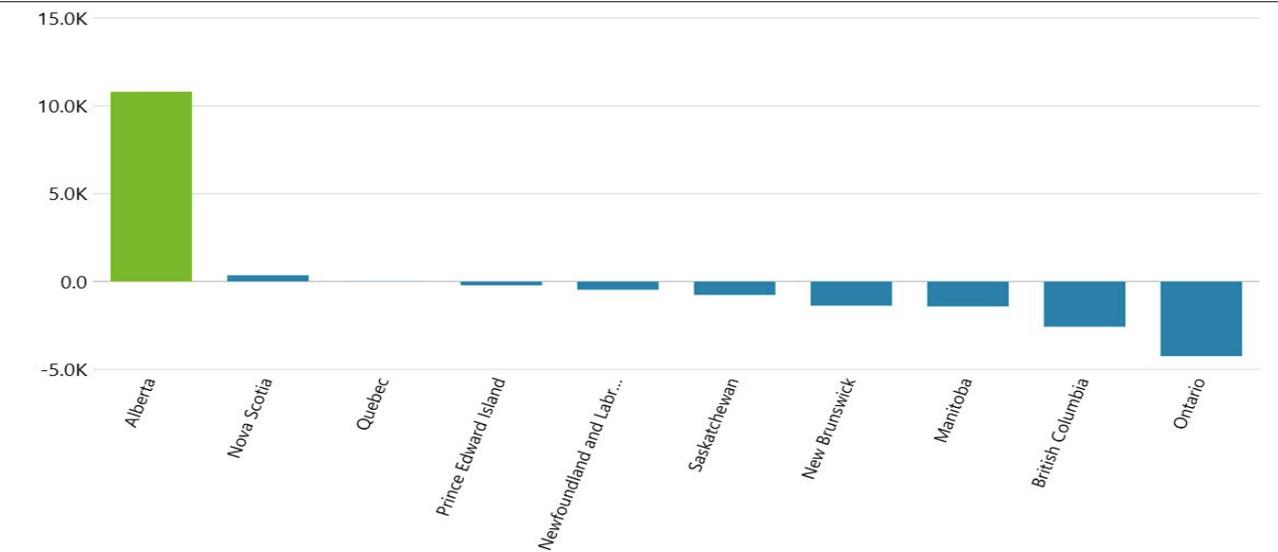
Net Migration by Province

Government of Alberta, December 17, 2024

Net migration, the difference between total migration into a region and migration out of the same region. Migration include both international and inter-provincial migration.

Interprovincial

View data for: Sort by:



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

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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

Enrolments and inflation are difficult to predict in a turbulent geopolitical environment within an escalating Alberta economy. 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.

The 2025-2026 revised funding calculation, whereby enrolment funding is based 70% on the current year, 30% on the prior year, negatively impacts growing jurisdictions. The new funding framework does not fully fund current enrolment or 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.

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

Transportation

Transportation continues to be challenging.

Yellow bus driver training and recruitment is difficult. Training and certification is an intense commitment. The hiring of qualified drivers has improved with regular drivers assigned to every bus route. Spare drivers are challenging to retain. This becomes an issue when the regular driver is off, there is no spare driver to cover the route, as a result another regular driver will cover the route after their route is complete. This process causes students to arrive late to class.

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 implemented the changes from the 2022 release of the transportation task force recommendations. These recommendations were a positive step forward.

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 all 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 specific 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.