

DATE: March 19, 2024

TO: Board of Trustees

FROM: Darrel Robertson, Superintendent of Schools

SUBJECT: Three-Year Capital Plan 2025–2028

ORIGINATOR: Cliff Richard, Chief Infrastructure and Technology Officer

RESOURCE

STAFF: Shauna Bland, Josephine Duquette, Terri Gosine, Roland Labbe, Valerie Leclair, Andrew Lowerre, Shaminder Parmar, Robert Tarulli, Jennifer Thompson, Christopher Wright

REFERENCE: [Infrastructure Planning Principles Policy \(EA.BP\)](#)
[Three-Year Capital Plan 2024–2027](#)
[Ten-Year Facility Plan 2023–2032](#)
[Information Update to the Ten-Year Facilities Plan 2020-2029](#)
[Government of Alberta School Capital Manual - Chapter 2](#)

ISSUE

The Province requires school divisions to submit a Board-approved Three-Year Capital Plan to Alberta Education annually by April 1. The Division’s Three-Year Capital Plan outlines a list of school construction projects requested by Edmonton Public Schools to accommodate students over the next three years. The provincial government uses information from each school division’s plan to inform an overall provincial capital plan for consideration by the provincial Treasury Board Committee as part of the province’s annual budget cycle.

BACKGROUND

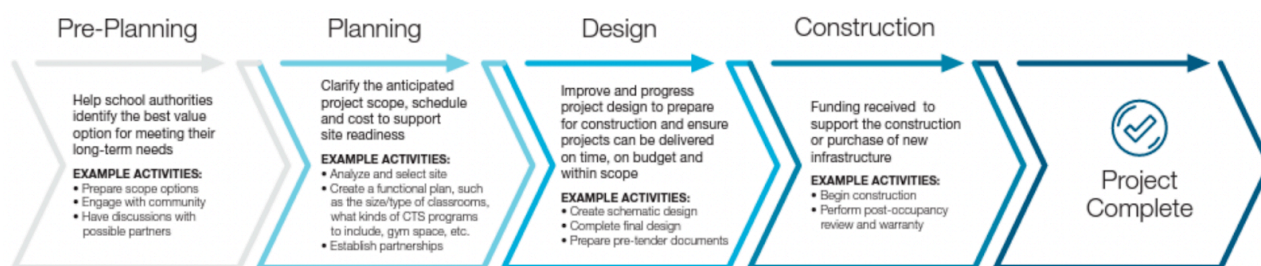
The current *Three-Year Capital Plan 2024–2027* was approved by the Board of Trustees on March 21, 2023. On March 1, 2024, the Province announced new construction funding for a Glenriding Heights 7–12; design funding for a Glenriding Heights K–6, Rosenthal K–6, and McConachie 7–9; and planning funds for a Delton K–6 replacement and Spruce Avenue 7–9 replacement/modernization.

On February 28, 2023, the Province announced various levels of funding for five projects that were listed in the Division’s *Three-Year Capital Plan 2023–2026*. Two ongoing projects have construction funding—Elder Dr. Francis Whiskeyjack 10–12 School (construction funding announced on March 1, 2020) and Edgemont K–9 (construction funding announced on February 28, 2023).

Project	Provincial Funding Type Announced	Expected Opening
Elder Dr. Francis Whiskeyjack 10–12	Construction	Fall 2024
Edgemont K–9	Construction	Fall 2027
Glenriding Heights 7–12	Construction	Fall 2028 (estimated)
Glenriding Heights K–6	Design	Contingent on construction funding
Rosenthal K–6	Design	Contingent on construction funding
McConachie 7–9	Design	Contingent on construction funding
Delton K–6 Replacement	Planning	Contingent on construction funding
Spruce Avenue 7–9 Replacement	Planning	Contingent on construction funding

A comparison of the proposed and approved priorities for the *Three-Year Capital Plan 2025–2028*, is provided in Attachment I.

The Province has four funding programs—Pre-Planning, Planning, Design and Construction—for capital projects, which are designed to support projects as they progress through the capital planning process.



RELATED FACTS

- The Three-Year Capital Plan is required to be approved by the Board of Trustees for submission to the Province by April 1, 2024.
- The Three-Year Capital Plan identifies the Division's capital priorities.
- The Province is in the process of completing construction of Elder Dr. Francis Whiskeyjack School (10–12) in the Meadows plan area and design of a K–9 school in the Edgemont plan area—both projects were approved from previous capital plan submissions and are being project managed by the Province.
- The Division has added 11 per cent of its enrolment (or 11,521 students) in just the past three years (2020–2023) and is projected to grow by another 6,614 students by September 30, 2024 (5.7 per cent).
- The accelerated enrolment growth being experienced by the Division means the utilization rate across the Division will reach 90 per cent in the coming school year and is projected to reach 100 per cent utilization during the 2026–2027 school year.
- The Division's 13 attendance area high schools are now (on average) 97 per cent utilized, meaning they are increasingly challenged to accommodate students and will be at 95 per cent utilization in 2024–2025, despite the opening of 2,400 new student spaces in the new 10–12 Elder Dr. Francis Whiskeyjack School in September 2024.

- Three high school new construction projects are included as Year One priorities, including construction funding for an addition at Dr. Anne Anderson 10–12, a new 10–12 school in The Grange (The Hamptons) and a new 10–12 school in Castle Downs (Dunluce).
- On March 1, 2024, the Province announced new construction funding for a Glenridding Heights 7–12; design funding for a Glenridding Heights K–6, Rosenthal K–6, and McConachie 7–9; and planning funds for a Delton K–6 replacement and Spruce Avenue 7–9 replacement/modernization.
- Facility condition data continues to support the evaluation of priorities for modernization, replacement and solution project types.
- Only one aggregated list of project priorities can be submitted to the Province, combining new construction with modernization, replacement and solution projects (where there is consolidation of multiple, ageing schools into a single modern facility).
- The provincial requirement to blend new construction, modernizations, replacements and solution priorities into a single aggregated list creates a challenge. The Division is required to rank projects that serve newer communities against those that seek to bring modernized facilities to mature and socially-vulnerable areas of the city. The Division seeks to provide equitable access to modern, high-quality learning environments, regardless of where students live.
- The unprecedented level of growth in enrolment means that new construction requires higher prioritization at this time until there is enough additional infrastructure for the Division to sufficiently accommodate all students.
- Given the high number of ageing school buildings and the incremental repairs and improvements needed on an ongoing basis, ranking buildings by condition will lead to subtle ranking changes which cause priorities to rise and shift annually.
- Ongoing and predictable funding of modernizations, replacements and solution projects is required to address the Division’s growing deferred maintenance deficit.
- Requests for temporary additional space through the addition of modular classrooms occurs through a separate provincial process, typically submitted annually by November 1.

RECOMMENDATION

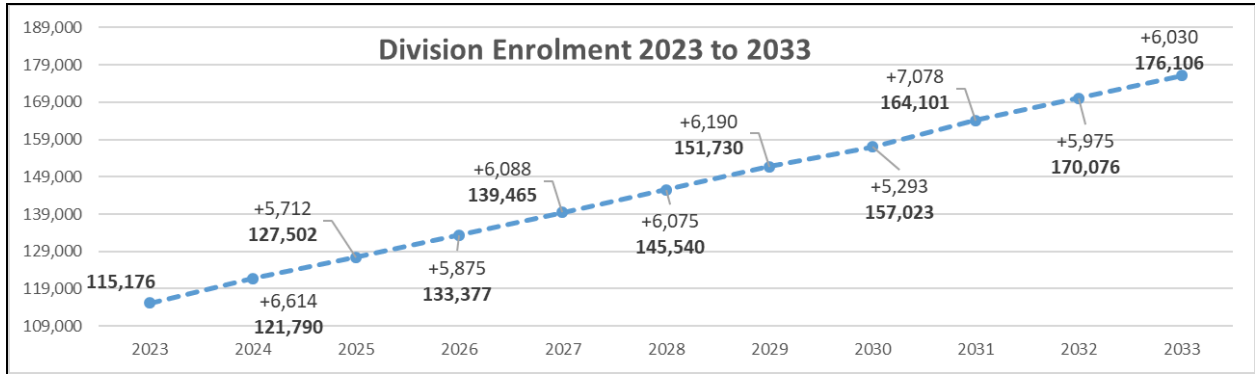
That the draft *Three-Year Capital Plan 2025–2028* for submission to the provincial government, be approved.

CONSIDERATIONS and ANALYSIS

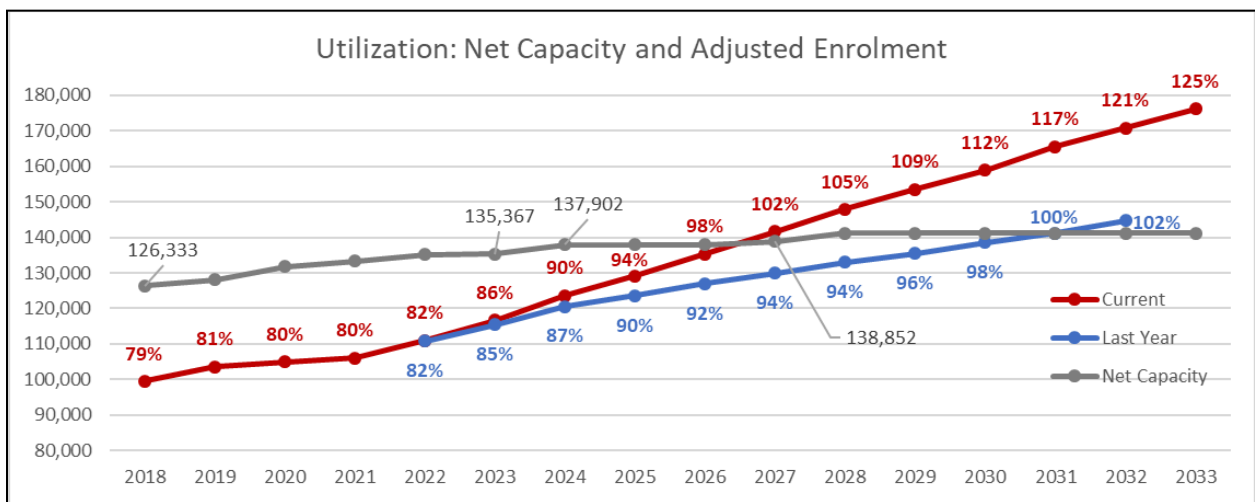
The strategic direction for the Division’s facility planning is outlined within the *Ten-Year Facility Plan 2024–2033*. The capital priorities in this proposed *Three-Year Capital Plan 2025–2028* (Attachment I) align with the Division’s Vision, Mission and Values, as well as Infrastructure Planning Principles, *Strategic Plan 2022–2026* and *Ten-Year Facilities Plan 2024–2033*.

The Division’s enrolment on September 30, 2023, was 115,176 students. This represents an increase of 4.9 per cent or 5,336 new students from the previous year. This single-year increase replaces the 2022–23 school year record as the largest one-year enrolment increase in the Division since the City of Edmonton annexation of the Town of Jasper Place in 1964–1965. The Division is expecting another year of accelerated growth in student enrolment next year, with a projected increase in enrolment of 5.7 per cent, or 6,614 new students. Enrolment growth is expected to be seen across all regions in the city.

The Division has added 11 per cent of its enrolment (over 11,000 students) in just the past three years (2020–2023). Division enrolment is projected to grow by an average of 6,093 annually for the next ten years.



From 2021 to 2028, the Division is expected to have grown by 40,155 students but new construction funded/opened in the same time period will only increase capacity by 9,500 spaces. This represents a deficit of 30,655 student spaces over this period—the equivalent of over 32 K–9 schools. To keep pace with this level of growth, the Division would need to receive funding for and construct six Kindergarten to Grade 9 schools (950 capacity) or almost three high schools (2,400 capacity) each year from now until at least 2033.



The Division’s overall utilization has increased to 86 per cent for the current school year, which represents an increase of four per cent from the previous year. School utilization rates vary across the Division. The Division currently has 119 schools at or above 80 per cent utilization, which is an increase from 103 schools from the previous year. In response to the increases in enrolment, the Division has taken the following steps:

- Requested provincial funding to support 18 schools with 60 modular classrooms (56 new and four relocations).
- Added and relocated all modular classrooms that were available (within funding and space limitations).
- Adopted a Growth Control Model including a lottery mechanism to support all schools.
 - Level 3 on the Growth Control Model, where the Division has introduced the lottery process for a total of seven schools, with new schools being added every year dating back to 2020–2021.

- The overflow schools for four lottery schools are located outside of their sectors, meaning students are being transported outside their sector of residence to access designated overflow school sites.

Schools at Level 3 (Lottery) on the Growth Control Model

Year Level 3 Implemented	Level 3 School and Associated Planning Sector		Overflow School(s) and Associated Planning Sector	
2020–2021	Svend Hansen (K–9)	SE1	Weinlos (K–6) Kate Chegwin (7–9)	SE1 SE1
2020–2021	Dr. Lila Fahlman (K–9)	SW2	Johnny Bright (K–9)	SW2
2020–2021	Dr. Margaret-Ann Armour (K–9)	SW2	McKee School (K–6) Vernon Barford (7–9)	SC SW1
2022–2023	David Thomas King (K–9)	NW	Youngstown (K–6) Michael Phair (7–9)	NW NW
2022–2023	Lillian Osborne School (10–12)	SW1	Strathcona (10–12)	SC
2023–2024	Jan Reimer (K–9)	SE2	Satoo (K–6) kisêwâtisiwin (7–9)	SE1 SE1
2023–2024	Shauna May Seneca (K–9)	SE2	Grace Martin (K–6) Edith Rogers (7–9)	SE1 SE1

Capital Planning Methodology

New Construction Considerations

The proposed priorities for new construction and major additions are based on:

- a review of City of Edmonton development plans, policies and data
- building, servicing and development insights from the development industry
- analysis of current and projected Division student residency
- the utilization rate of schools to which students residing in the area attend
- the average distance travelled by students to their designated school
- the impact of recent or projected changes in nearby capacity (e.g., recently constructed schools)
- site readiness as defined by the Province

There is a continued need for new school capacity in developing areas of the city as an increasing share of new and projected students are residing in developing neighbourhoods where schools are at or nearing capacity. It should be noted, however, that even though a larger share of new students are residing in developing areas, the number of new students in core and developed neighbourhoods is increasing every year as well. Although the most significant pressures over the past few years have been in the southeast and southwest areas, capital funding by the Province has failed to keep pace with increasing student enrolment, leading to additional areas of the city now also facing similar capacity challenges. Of the Division’s ten planning sectors, five (NW, SW1, SW2, SE1, SE2) now have schools using the lottery process as opposed to three years ago when only two sectors (SE1 and SW2) had schools under lottery.

The requests for new construction are primarily located in developing neighbourhoods, with most being in the south, west and north areas of the city. As new southeast and northeast neighbourhoods get serviced and residents begin to move in, school projects in these areas will continue to move up in

priority. Students from new growth areas will continue to be accommodated in schools in mature and established areas where there is available space. If new construction does not keep pace with growing enrolment, students will face increasing travel times to their designated schools, adding to the logistical challenges that families and the Division experience related to student transportation. An annual submission through the provincial modular classroom program can provide limited additional infrastructure to accommodate students.

Given anticipated growth, 20 new construction projects are recommended to be included as priorities in the *Three-Year Capital Plan 2025–2028*. Attachments I and II include maps and aggregated priorities.

Priority	New Construction Priorities	Capacity	Sector	Cost (M)
YEAR 1				
1	Dr. Anne Anderson 10–12 Addition	600	SW2	\$19
2	Glenridding Heights K–6*	650	SW2	\$31
3	Rosenthal K–6*	650	NW	\$31
4	The Grange 10–12	1,525	W	\$80
5	Hawks Ridge K–6	650	NW	\$31
6	McConachie 7–9*	765	N	\$45
7	Castle Downs 10–12	2,410	N	\$128
8	Silver Berry K–6	650	SE1	\$31
9	River’s Edge K–9	950	W	\$49
YEAR 2				
10	Aster K–9	950	SE1	\$49
11	Crystallina Nera K–6	650	N	\$31
12	The Orchards K–9	950	SE2	\$49
13	Marquis K–6	890	NE	\$39
14	Horse Hill 7–12	2,410	NE	\$128
YEAR 3				
15	Alces K–6	650	SE2	\$31
16	Stillwater K–9	950	W	\$49
17	Heritage Valley Neighbourhood 14 K–6	650	SW2	\$31
18	Canossa K–6	650	N	\$31
19	Meltwater K–9	950	SE2	\$49
20	Riverview 10–12	2,410	W	\$128

*Design funding announced.

Additional information, specifically related to provincial project drivers, for the Division’s most urgent priorities in Year One can be found in Attachment III.

Modular Classroom Program

Modular classrooms are requested by the Division in a separate request that is due to the Province by November 1 each year. Over the past ten years, an average of 47 per cent of the modular classrooms

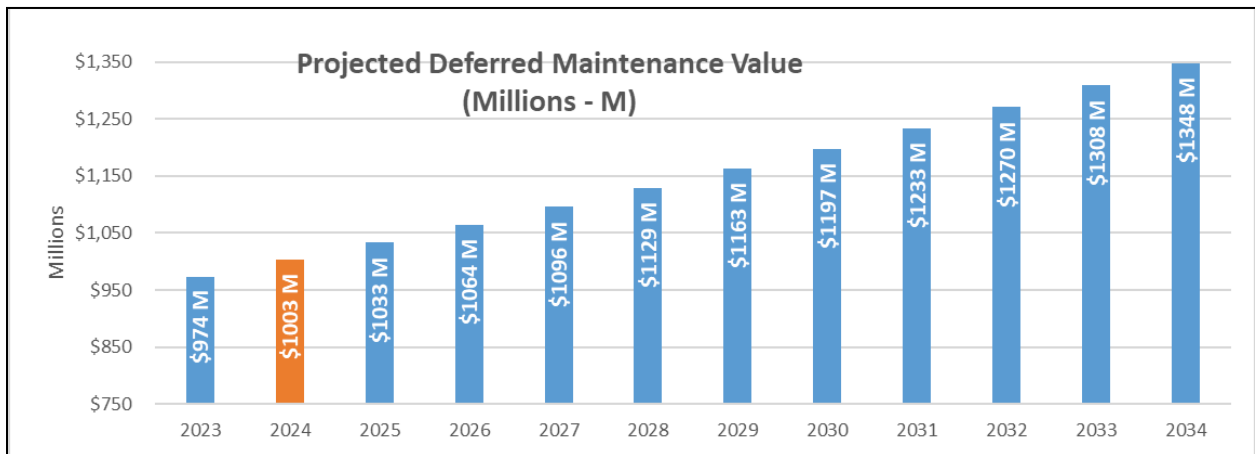
requested annually by the Division have been funded by the Province. Provincial funding for modular projects (including additions, moves and demolitions) is insufficient to alleviate the need to construct additional schools—an additional constraint is that school sites have a limit on how many modular classrooms can be added due to washrooms, parking, available land and fire codes among other site-specific constraints. The Division will continue to request modular classrooms to address emergent issues where space for additional modular classrooms does exist. Similar to the Three-Year Capital Plan, modular classrooms are required in most sectors in the city.

Modular Request 2024–2025: Where are Modular Classrooms being Requested?

Sectors	N	NE	NW	SE1	SE2	SW1	SW2	W
Units Requested	2	2	14	25	5	2	4	6

Modernization, Replacement and Solution Project Considerations

Funding for modernization projects and annual capital grants (Capital Maintenance and Renewal {CMR} and Infrastructure Maintenance and Renewal {IMR}) has been consistently below the levels required to prevent deferred maintenance from increasing within the Division’s ageing building inventory. The Division requires additional funding so it can address its growing deferred maintenance, which is increasing every year and will reach \$1 billion during the 2024–2025 school year. Ten modernization/replacement/solution projects are proposed in the *Three-Year Capital Plan 2025–2028*.



The average age of an operational school in the Division is 52 years old. The Division has 83 buildings (40 per cent) that were built between 1950 and 1969, 57 buildings (28 per cent) built between 1970 and 1989 and 24 buildings (12 per cent) built before 1950.

Due to many schools being built in the same era, a large cohort of schools will likely require emergent funding at the same time. The Division requires adequate and sustained funding to modernize, fix and maintain ageing building components and to ensure that the Division can apply its resources to addressing growing deferred maintenance steadily and predictably. Otherwise, the Division risks being overwhelmed by sudden component failures. Ageing building components combined with insufficient capital funding to address them contribute to the mounting deferred maintenance the Division is facing. Ongoing and predictable funding of modernization, replacement and solution projects would align with the findings of the *McKinnon Report*, which encouraged the Government of Alberta to establish a stable and sustainable level of annual capital spending.

Steadily increasing enrolment and student residency in core and mature areas of the city, combined with ageing infrastructure, supports the need for modernization and replacement/solution priorities that are included in this Plan (Attachment I). Delton K–6 Replacement and Spruce Avenue 7–9 Replacement/Modernization, while recently announced for Planning funds, continue to be Year One priority requests for construction funding. These schools were part of several previous consolidation efforts. They would be considered a “solution” if the replacement school had been requested prior to the consolidation; however, since capital funding is being requested after closures, they are considered replacement schools according to the Alberta School Capital Manual.

The Spruce Avenue School replacement/modernization project has been in 17 previous capital plans (going back to 2008), while the Delton School replacement project has been in 15 previous capital plans (going back to 2010). Both projects serve a large area of the city (particularly mature and core communities) which includes vulnerable populations. Accessibility, safety and building condition challenges remain strong factors for the high ranking of these two school projects. Until these projects are funded for full construction and modernized or replaced, the Division will continue to expend funds maintaining these ageing and energy inefficient schools. Replacing and/or modernizing the ageing infrastructure at these two sites will ensure that resident students in these areas have equitable access to high-quality learning environments, enhancing educational programming opportunities for resident students attending schools in the city’s core. Through modernization/replacements of Delton and Spruce Avenue schools, the Division would eliminate high operational costs, as well as 1.1 per cent (or nearly \$11 million) of the Division’s total deferred maintenance. In addition, both schools are expected to serve portions of the newly developing neighbourhood of Blatchford and the Edmonton Exhibition Lands once housing development is realized. Residential development at the Exhibition Lands is expected soon, as Edmonton City Council approved the sale of residential lands for development on January 17, 2024 . This means that there will be growing enrolment pressure at Delton and Spruce Avenue schools so that they can serve existing and future students in the region.

Solution projects, like the Year One Ellerslie K–9 Solution project, are described by the Province in the School Capital Manual as, “an integrated solution where to meet the project delivery objective, more than one school facility will require construction activity”. This presents an opportunity for sites such as Ellerslie, which has two school buildings, to potentially be consolidated into a single new replacement facility. The increased priority this year resulted from continued growth-pressured utilization (110 per cent) and associated wear on 70-year-old facilities in need of increasing repairs. The Division has added 12 modular classrooms onto the campus site with an additional four classrooms being delivered in the coming months.

The *Three-Year Capital Plan 2025–2028* continues to include a solution project in the mature area of Britannia. A preferred concept for the Britannia cluster was identified and approved by the Superintendent in the fall of 2018. The project was determined through comprehensive consultation with the community including an extensive review of current and projected student enrolment, school utilization, deferred maintenance, cost of utilities, accessibility and program suitability. The approved concept would consolidate Brightview, Britannia, Mayfield and Youngstown schools into a new Pre-Kindergarten to Grade 3 school on the Mayfield School site and a new Kindergarten to Grade 9 school on the Britannia School site. This proposed consolidation solution remains unfunded. If the project continues to be unfunded, the Division, which has already completed community engagement for this project, takes on additional risk and costs that engagement will have to be redone as engaged

students and their families are ageing out from the elementary and junior high programs in the area and new families are taking their place.

Modernizations at Queen Elizabeth and McNally high schools remain priorities due to the condition of the major building components. The determination of a modernization versus replacement project is based on a detailed review of the cost to modernize the building versus the cost to replace the building. The Province encourages replacement when the value of deferred maintenance for a building exceeds 75 per cent of the replacement cost. A modernization project within an occupied and highly utilized high school building can be challenging in terms of staging the construction and providing the necessary programming spaces throughout construction. The Division continues to work with the provincial government to ensure the most efficient use of public funds in terms of how these projects would best be addressed.

The Division assesses the condition of buildings using a two-stage approach. The first stage compares all school buildings based on their operating expenses per square metre and the amount of emergent costs per square metre. The assumption is school buildings with higher levels of operating cost per square metre and a higher level of emergent spending would benefit the most from capital investment. In turn, the investment will have the greatest impact on the Divisions' operating costs and deferred maintenance. The school buildings with the highest costs are then evaluated based on eight building condition categories: mechanical, architectural, civil/site, structural, electrical, programming, accessibility and construction complexity.

The condition of the major building components for each of the modernization/replacement/solution priorities was rated with the highest need for capital investment relative to other school buildings. This does not mean that these buildings are unsafe. The Division prioritizes the health and safety of students, staff, visitors, tenants and community members who access our buildings and ensures that all of its school and non-operational buildings are safe. These schools are identified for several improvements to the buildings that are best addressed comprehensively by a capital plan modernization project. Attachments I and II include maps and aggregated priorities.

Priority	Modernization, Replacement, Solution Priorities	Capacity	Sector	Cost (M)
YEAR 1				
1	Delton Replacement K-6*	650	C	\$31
2	Spruce Avenue Replacement/Modernization 7-9*	450	C	\$23
3	Ellerslie K-9 Solution	1,100	SE2	\$59
YEAR 2				
4	Lansdowne K-6 Modernization	TBD	SC	\$15
5	Grovenor K-6 Modernization	TBD	NW	\$13
6	Space for Students: Mayfield PK-3 and Britannia K-9 Replacements	1,115	NW	\$65
YEAR 3				
7	Brander Gardens K-6 Modernization	TBD	SW1	\$18
8	McNally 10-12 Modernization	TBD	SC	\$71
9	Queen Elizabeth 10-12 Modernization	TBD	N	\$101

*Design funding announced.

Aggregated Priorities

The *Three-Year Capital Plan 2025–2028* includes 20 new construction priorities in newly developing areas, including one addition (Attachment I). It also includes nine modernization, replacement and solution priorities. This Plan adds six new priorities: Castle Downs 10–12 and Silver Berry K–6 in Year One; and Stillwater K–9, Heritage Valley Neighbourhood 14 K–6, Canossa K–6 and Riverview 10–12 in Year Three. Due to the urgent need for high school capacity, the West 10–12 priority from previous iterations of the Plan has been identified as The Grange 10–12.

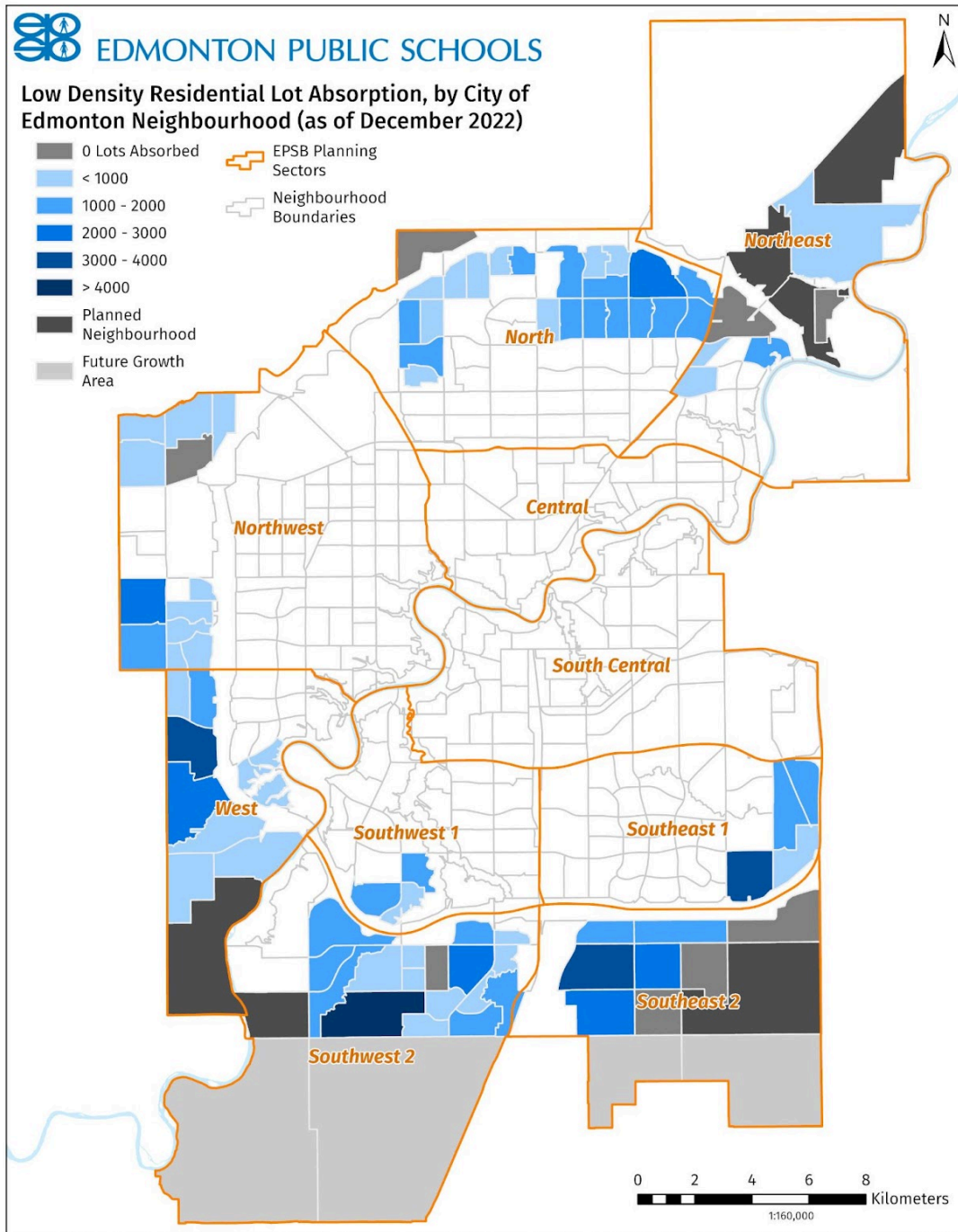
Year One new construction priorities are critically needed to meet growing enrolment. Year Two priorities are requested to meet imminent needs and Year Three priorities are intended to address anticipated needs strategically. All Division sectors have priorities represented in the *Three-Year Capital Plan 2025–2028*. The *Three-Year Capital Plan 2025–2028* includes the following priorities by sector:

Sector	Number of Priorities	Project(s)
Central	2	Delton Replacement K–6, Spruce Avenue Replacement 7–9
Northeast	2	New Marquis K–6, New Horse Hill 10–12
North	5	New McConachie 7–9, New Castle Downs 10–12, New Crystallina Nera West K–6, New Canossa K–6, Queen Elizabeth 10–12 Modernization
Northwest	4	New Rosenthal K–6, New Hawks Ridge K–6, Space for Students: Mayfield PK–3 and Britannia K–9 Replacements, Grovenor K–6 Modernization
South Central	2	Lansdowne K–6 Modernization, McNally Modernization
Southeast 1	2	New Silver Berry K–6, New Aster K–9
Southeast 2	4	Ellerslie K–9 Solution, New The Orchards South K–9, New Meltwater K–9, New Alces K–6
Southwest 1	1	Brander Gardens K–6 Modernization
Southwest 2	3	Dr. Anne Anderson 10–12 Addition, New Glenriding Heights K–6, New Heritage Valley Neighbourhood 14 K–6
West	4	New The Grange 10–12, New River’s Edge K–9, New Stillwater K–9, New Riverview 10–12

This list highlights the urgency for capital funding to accommodate students in developing communities. All of the Year One priorities are urgently required to meet the accommodation needs of families throughout Edmonton. With schools in the southeast, southwest and west sectors already experiencing high utilization and long distances to designated schools, new residential development in these and surrounding neighbourhoods will continue to increase accommodation pressures at existing school sites. The Division will continue to monitor new growth expected to occur in the Decoteau, Horse Hill and Riverview urban growth areas, as well as planned future growth in southeast and southwest Edmonton.

Growth Pressures

One of the indicators of growth is the number of lots absorbed or registered at the Alberta Land Titles office. As lots are absorbed into the neighbourhood, the number of residential dwellings will increase in the community, increasing the population including the student population. The following map illustrates the number of lots absorbed in each of the neighbourhoods. The area with the most notable lot absorption is located in the Southwest 2 sector. However, the Northwest, West, Southeast 1 and Southeast 2 sectors continue to experience significant lot absorption rates.



Prepared by Infrastructure Planning, Edmonton Public Schools. Lot absorption data from City of Edmonton, *Low Density Residential Lot Absorption and Supply 2022 Annual Report* 2/5/2024

Growth Pressures in West and Southwest Sectors

Families in West and Southwest 2 continue to face challenges in being able to access high school space closer to home. The growing pressure to accommodate high school students is reflected in the Division’s Year One priorities. The planned addition to Dr. Anne Anderson 10–12 and a new high school in west Edmonton (The Grange 10–12), where there is a construction-ready site in the Hamptons, have advanced in the rankings this year to number one and four, respectively.

Attendance Area High Schools in Northwest, West and Southwest Edmonton

High School	School Utilization	Sector
Lillian Osborne	121%	SW1
Strathcona	115%	SC
Ross Sheppard	107%	NW
Harry Ainlay	99%	SW1
Dr. Anne Anderson	98%	SW2
Queen Elizabeth	90%	N
Jasper Place	87%	NW

High School growth pressures are acute in many parts of the city. In the southwest, the provincially funded Glenridding 7–12 school is expected to alleviate enrolment pressures at Lillian Osborne High School (which is under a lottery process) and Strathcona High School (which is an overflow school). The addition at Dr. Anne Anderson School will allow the fast growing area of Heritage Valley to remain locally accommodated as the school has filled to capacity in the third year of operation. The high school in The Grange is needed quickly as Jasper Place has gained 34 per cent in utilization over the last 10 years for a total enrolment of 2,979 students (as of February 2, 2024) and is projected to continue to grow. A newly added high school in Castle Downs is urgently needed as Ross Sheppard is overutilized and will have a closed boundary beginning September 2024. This is expected to contribute to an increase in the utilization of Queen Elizabeth School, which has already increased 31 per cent in the last 10 years to a total enrolment of 1,569 students (as of February 2, 2024).

Additional Year One priorities in Southwest 2 and Northwest sectors include construction funding for Glenridding Heights K–6 (priority two), Rosenthal K–6 (priority three), as well as Hawks Ridge K–6 (priority five).

Considerable growth pressures in the areas outside Anthony Henday Drive, west of Calgary Trail and 199 Street, are expected to continue—as such, 10 of the Division’s 29 capital priorities are located in this area. This section of the city accounted for 75 per cent of Edmonton’s total low-density lots that were registered last year (and 63 per cent of low-density lot registrations since 2018). Low-density lots tend to generate families with young children at a greater rate than medium and high-density lots. Lot registration is a precursor to home construction.

Growth Pressures in Southeast 1 and Southeast 2 Sectors

The opening of Elder Dr. Francis Whiskeyjack High School will provide much-needed relief to the rapidly growing communities in the Southeast 1 and Southeast 2 sectors including future developments in neighbourhoods such as Alces, Mattson and Meltwater. The Southeast 1 sector includes a new Silver Berry K–6 priority. This priority is expected to relieve accommodation pressures in Laurel, where Svend Hansen School remains at Level 3 on the Growth Control Model, as well as provide space in mature neighbourhood schools for programming and division centre accommodation. As communities like Alces, Mattson, Walker and Meltwater begin to develop, there will be increased pressure for new schools in southeast Edmonton.

As development occurs and sites in these areas become assembled and serviced, Administration expects priorities such as Aster K–9 (priority 13), The Orchards South K–9 (priority 15), Alces K–6 (priority 21) and Meltwater K–9 (priority 28) to rise in priority. Ellerslie K–9 Solution, newly moved to Year One, is

expected to provide a modernized K–9 facility on a construction-ready site at the current Ellerslie School Campus site. This site currently helps accommodate pressures from The Hills at Charlesworth, where the number of students is expected to increase in the coming years, as well as the northeast corner of Summerside, alleviating capacity concerns at Michael Strembitsky. Administration is paying particular attention to Charlesworth as the area has already exceeded the originally expected number of low-density lots by 160 units.

Continued Growth in Other Areas of the City

In the Northeast sector, previously approved provincial pre-planning funding for the McConachie Grade 7–9 project (priority six) has been used to complete a topographic survey and site concept analysis. The site is now ready for design considerations, while the City of Edmonton works towards completing site assembly. The Canossa K–6 school is a new project (priority 27) in the North sector, which is expected to relieve pressure on neighbouring schools, as the nearby neighbourhood of Rapperswil continues to develop. A new high school in the Castle Downs area, where there is a construction-ready site in the Dunluce neighbourhood, is proposed to relieve growth pressure in the North sector, where there are increasing accommodation pressures, coupled with deferred maintenance issues, at the existing Queen Elizabeth High School. The increasing deferred maintenance and building condition concerns are not limited to high schools in the north; therefore, additional projects in the Northwest sector are required for facility modernization at Grovenor K–6 (priority 17), Space for Students: Mayfield PK–3 and Britannia K–9 Replacements (priority 18), in addition to the Queen Elizabeth 10–12 Modernization (priority 26) in the North sector.

Aggregation and Provincial Consideration

The *Three-Year Capital Plan 2025–2028* outlines the Division’s capital priorities for the next three-year period. The *Three-Year Capital Plan 2025–2028* reflects capital investment in both mature areas and new growth areas. It includes a breakdown of project costs and demonstrates that the Division can deliver projects during the three years. The requirement to blend priorities into a single aggregated list for large metro school jurisdictions creates a challenging dynamic where the Division has to rank priorities that serve new communities against priorities that serve mature areas of our city. This works against the Division’s Infrastructure Planning Principles Policy to provide equitable access to modern, high-quality learning environments regardless of where students live. The requirement does not align with objectives in the City of Edmonton’s City Plan to intensify mature areas and see a greater percentage of new residents reside in these communities, including families with children.

Once approved, the *Three-Year Capital Plan 2025–2028* will be submitted to Alberta Education and Alberta Infrastructure. Alberta Education reviews and prioritizes the Division’s school capital projects among all school divisions in the province. The ministry asks divisions to consider the following project drivers for all projects: building condition, community renewal, efficiency solutions, enrolment pressures, functionality and programming, health and safety and legal. Additional information, such as regional plans and/or partnership opportunities can be entered into the evaluation system for consideration. The requirements are listed in the Government of Alberta School Capital Manual in Chapter 2.

NEXT STEPS

Once approved, the *Three-Year Capital Plan 2025–2028* is communicated by the Board Chair to the Ministers of Alberta Education and Alberta Infrastructure. The priorities and supporting documentation are also entered by Administration into the Province’s Building and Land Information System (BLIMS), which includes copies of provincially required Site Readiness Checklists for all school projects identified in Year One of the *Three-Year Capital Plan 2025–2028*.

ATTACHMENTS and APPENDICES

- ATTACHMENT I Proposed Three-Year Capital Plan 2025–2028: Priorities
- ATTACHMENT II Proposed Three-Year Capital Plan 2025–2028: Maps
- ATTACHMENT III Proposed Three-Year Capital Plan 2025–2028: Project Drivers for Year One Priorities

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Proposed Three-Year Capital Plan 2025–2028: Priorities

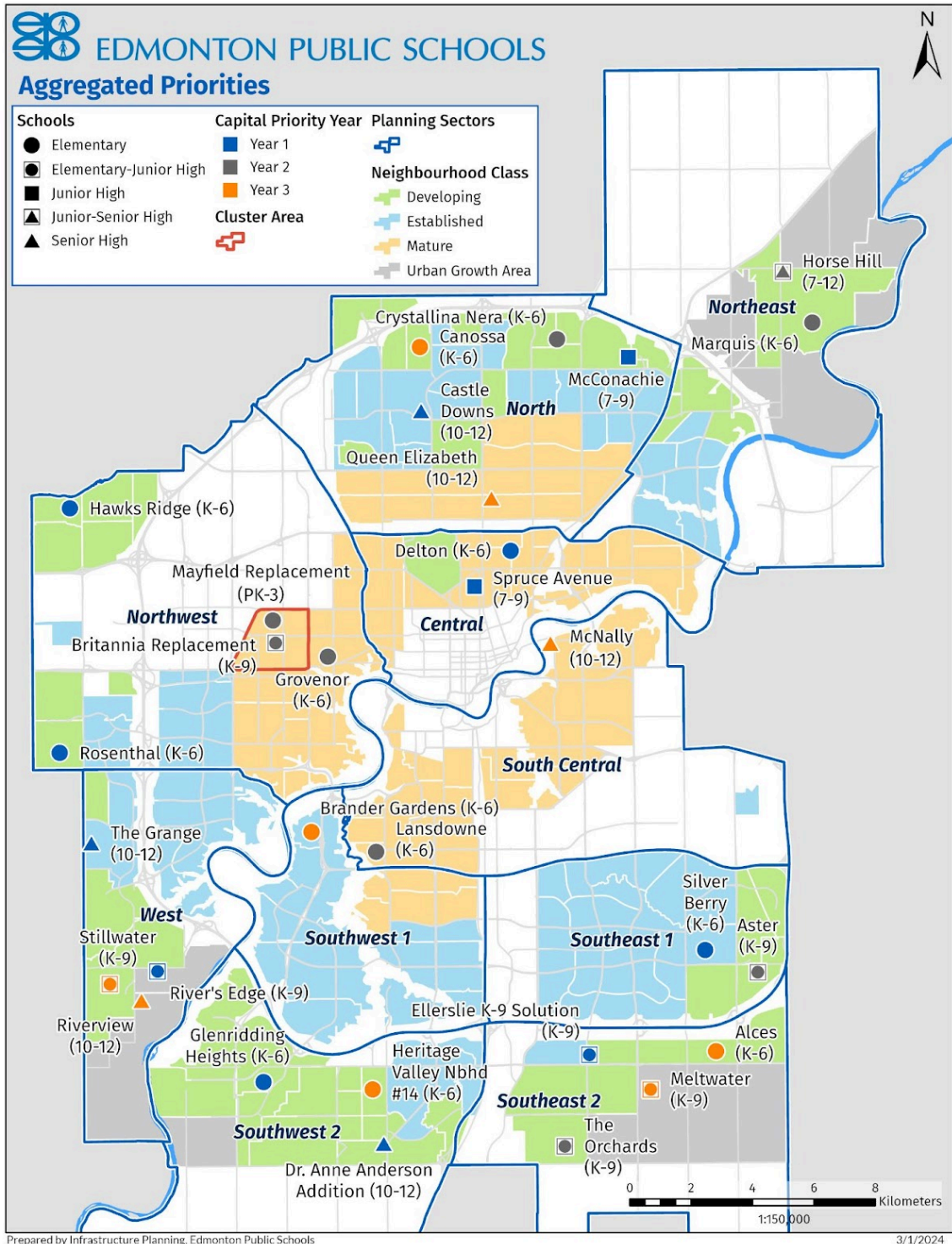
Aggregated Priorities

Previous Priority	Priority	Aggregated Priorities	Capacity	Sector	Cost (M)
YEAR 1					
5	1	Dr. Anne Anderson 10–12 Addition	600	SW2	\$19
2	2	Glenridding Heights K–6*	650	SW2	\$31
3	3	Rosenthal K–6*	650	NW	\$31
12	4	The Grange 10–12	1,525	W	\$80
9	5	Hawks Ridge K–6	650	NW	\$31
4	6	McConachie 7–9*	765	N	\$45
New	7	Castle Downs 10–12	2,410	N	\$128
New	8	Silver Berry K–6	650	SE1	\$31
6	9	Delton Replacement K–6**	650	C	\$31
7	10	Spruce Avenue Replacement/Modernization 7–9**	450	C	\$23
16	11	River's Edge K–9	950	W	\$49
18	12	Ellerslie K–9 Solution	1,100	SE2	\$59
YEAR 2					
10	13	Aster K–9	950	SE1	\$49
11	14	Crystallina Nera K–6	650	N	\$31
17	15	The Orchards K–9	950	SE2	\$49
13	16	Lansdowne K–6 Modernization	TBD	SC	\$15
14	17	Grovenor K–6 Modernization	TBD	NW	\$13
8	18	Space for Students: Mayfield PK–3 and Britannia K–9 Replacements	1,115	NW	\$65
20	19	Marquis K–6	890	NE	\$39
23	20	Horse Hill 7–12	2,410	NE	\$128
YEAR 3					
19	21	Alces K–6	650	SE2	\$31
New	22	Stillwater K–9	950	W	\$49
New	23	Heritage Valley Neighbourhood 14 K–6	650	SW2	\$31
21	24	Brander Gardens K–6 Modernization	TBD	SW1	\$18
22	25	McNally 10–12 Modernization	TBD	SC	\$71
15	26	Queen Elizabeth 10–12 Modernization	TBD	N	\$101
New	27	Canossa K–6	650	N	\$31
New	28	Meltwater K–9	950	SE2	\$49
New	29	Riverview 10–12	2,410	W	\$128

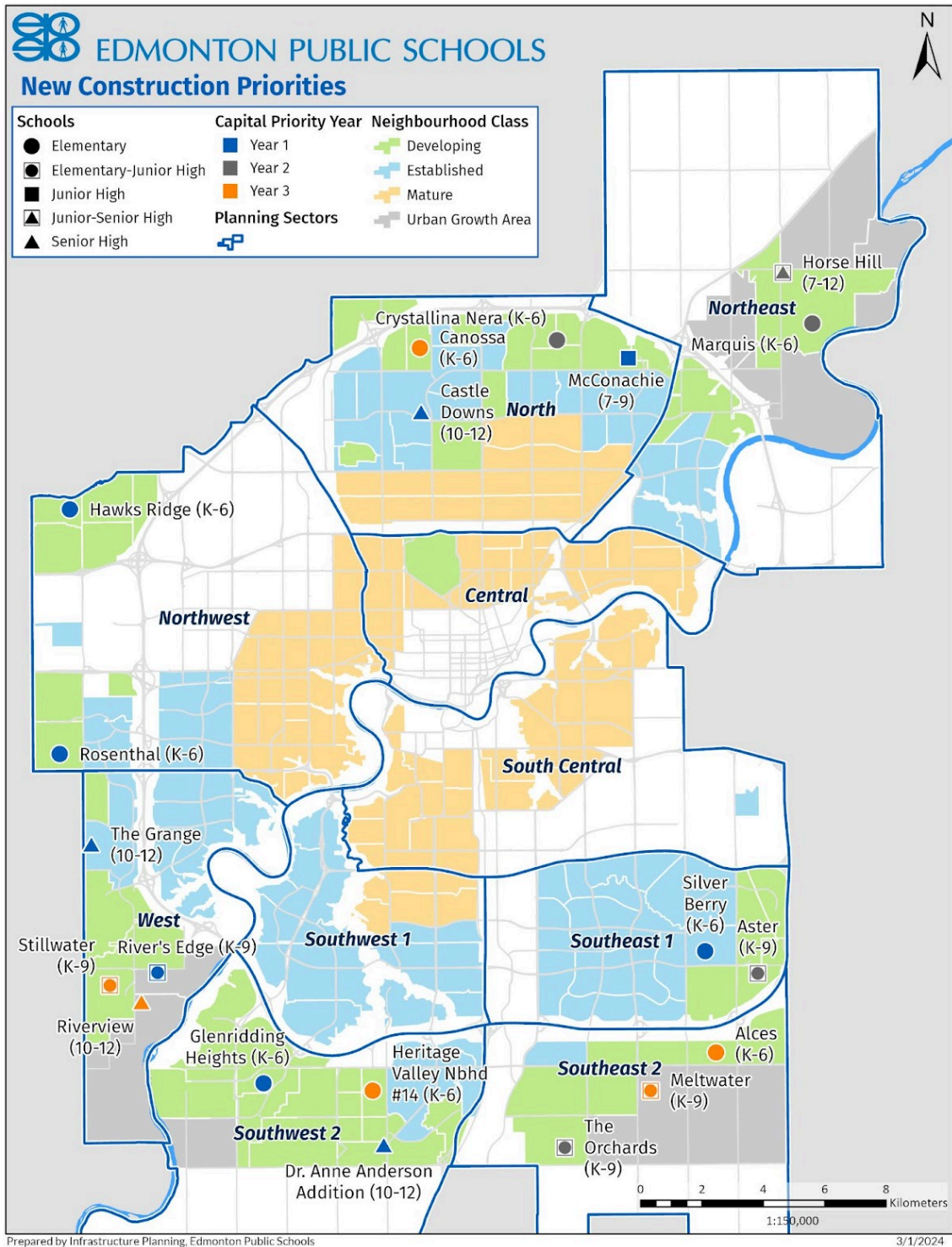
*Design funding announced. **Planning Funding Announced.

Proposed Three-Year Capital Plan 2025–2028: Maps

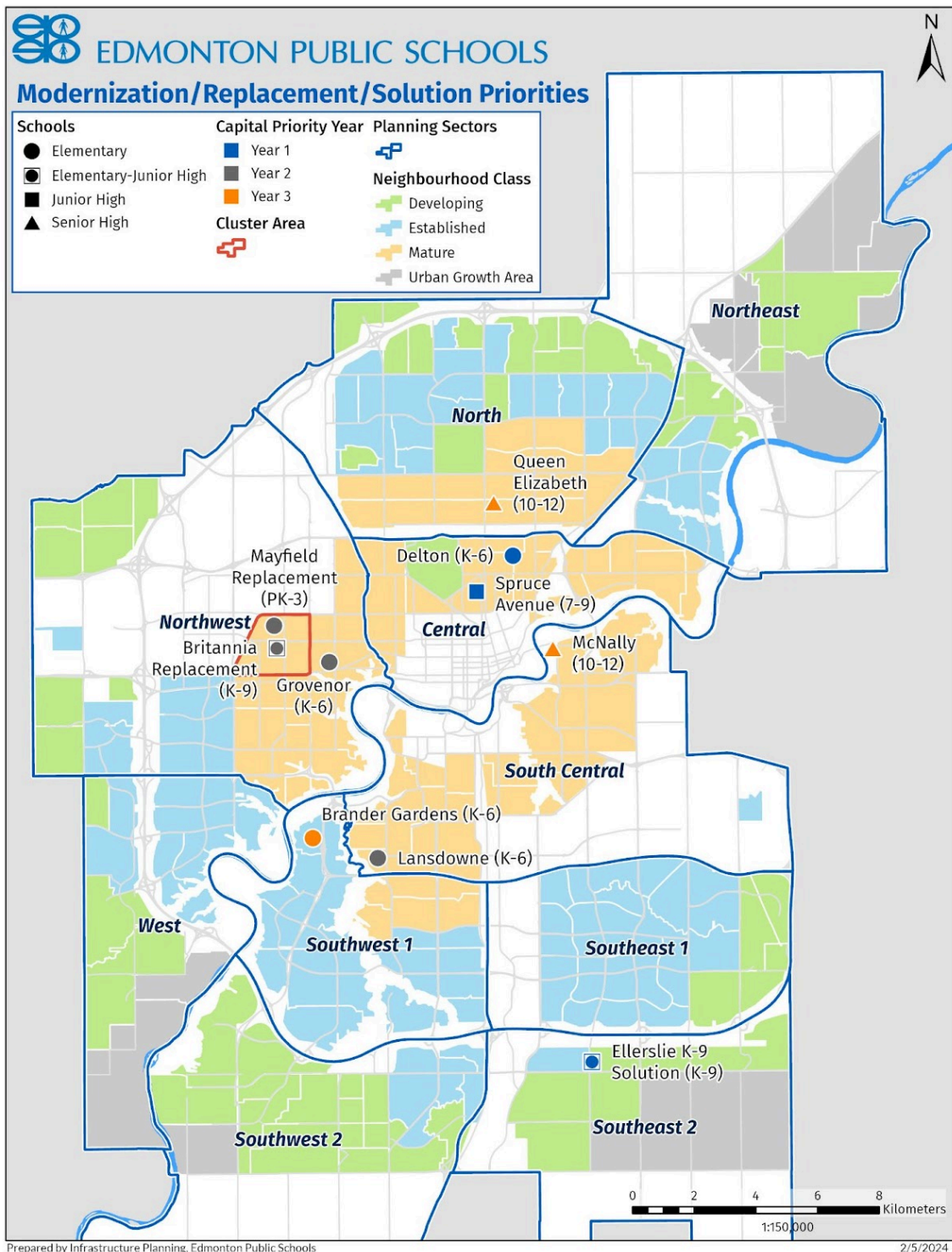
Map of Aggregated Priorities



Map of New Construction Priorities



Map of Modernization, Replacement and Solution Priorities



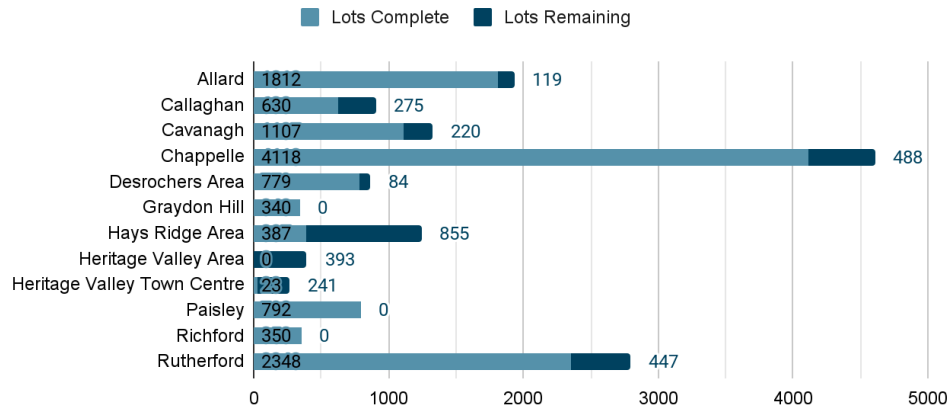
Proposed Three-Year Capital Plan 2025–2028: Project Drivers for Year One Priorities

1. Dr. Anne Anderson 10–12 Addition

Enrolment Pressures

- Dr. Anne Anderson High School opened in 2021 with an enrolment of 764 students over Grades 10 and 11. Enrolment grew to 1,443 students (Grades 10, 11 and 12) in 2022 and 1,922 students in 2023.
- The projected enrolment for 2024–2025 is 2,043 students. With a capacity of 1,940, the school cannot accommodate students from outside its attendance area, including the Windermere area.
- The school was not part of the Division’s Growth Control Model in 2023–2024; however, due to increased enrolment pressures, it will be a Level 2 school in 2024–2025. Schools are re-evaluated annually.
- The number of remaining lots in Heritage Valley is equal to that of the Secord neighbourhood.
- When the Neighbourhood Structure Plan (NSP) for future Heritage Valley Neighbourhood 14 is approved by City Council, there will be further development that is not yet included in this data, for which the number of lots is to be determined.
- Despite the opening of Dr. Anne Anderson School in 2021 and Elder Dr. Francis Whiskeyjack School in 2024, high school space will be fully utilized Division-wide during the 2026–2027 school year.

Heritage Valley: Low Density Lot Registration



Functionality and Programming

- Many resident students travel outside the sector to access alternative and special needs programs due to the lack of space available for these programs in the sector.

Site Readiness

- The site is already serviced and developed with the existing Dr. Anne Anderson School placed there.
- No additional land is required for the proposed addition.



Dr. Anne Anderson High School Site
(11810–35 Ave SW)

2. Glenridding Heights New Construction K–6

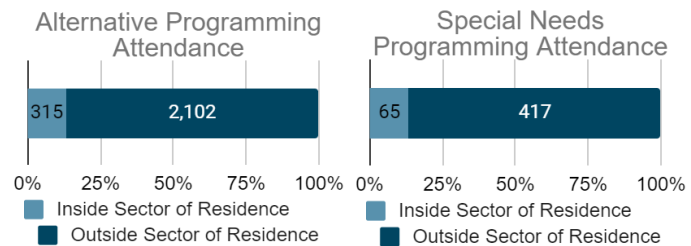
Enrolment Pressures

- Although all lots in Glenridding Heights are now registered, neighbouring Glenridding Ravine is still only two-thirds complete. Student generation in the Glenridding area will continue to increase as families move to the area, leading to resident students continuing to outpace available space.
- The receiving school for Glenridding Heights, Dr. Margaret-Ann Armour K–9, is 120 per cent utilized and, at Level 3 on the Growth Control Model, has been under lottery for local registrations since 2020. The overflow school for Glenridding Heights, McKee School, is in a different sector.
- The receiving school for Glenridding Ravine, George H. Luck K–6, is 110 per cent utilized and, at Level 2 of the Growth Control Model, has closed its boundaries to out-of-attendance area students.

Functionality and Programming

- A significant number of students in the area must travel outside the sector to access alternative and special needs programming due to the lack of space for programming in existing schools.
- A K–6 school in Glenridding Heights will significantly reduce the unpredictable commute times for students currently having to attend George H. Luck and McKee schools. Current commute times:
 Glenridding Heights neighbourhood to Dr. Margaret-Ann Armour: five-minute drive
 Glenridding Heights neighbourhood to McKee School: 18–40 minute drive
 Glenridding Ravine neighbourhood to George H. Luck: 10–24 minute drive

- Many resident students travel outside the sector to access alternative and special needs programs due to the lack of space available for these programs in the sector.
- Of the 2,417 students residing in the Southwest 2 sector who attend alternative programming, an overwhelming 87 per cent (2,102 students) travel outside the sector to access it. Of the 482 student residents who access special needs programming, 87 per cent (or 65 students) travel outside the sector to access it.



Site Readiness

- A site for the school is owned by the City of Edmonton and available for construction.



Glenridding K–6 Future School Site (2305 Glenridding Blvd SW)

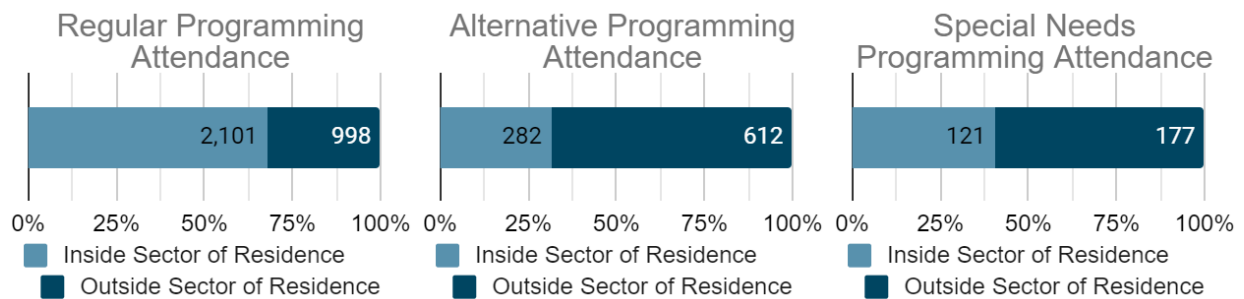
3. Rosenthal New Construction K-6

Enrolment Pressures

- The rate of development in the Rosenthal neighbourhood is accelerating and there are a significant number of lots (47 per cent) remaining to be developed.
- Once fully developed, the Rosenthal neighbourhood will have slightly more low-density lots than the Rutherford neighbourhood.
- The neighbourhood will see a significant increase in resident student generation in the coming years.
- Utilization of space in the sector and nearby schools is high. LaPerle School receives elementary resident students from the neighbourhood and is running short on space to accommodate a growing demand. A modular was recently added to the school but the school is still at 87 per cent utilization.
- David Thomas King K-9 in the adjacent neighbourhood is doing a lottery for local registrations for the third year as there are more resident students than there is space available to accommodate them.
- There is adequate junior high capacity at Michael Phair 7-9 to accommodate students in Rosenthal neighbourhood.

Functionality and Programming

- A significant number of students in the area must travel outside the sector to access regular, alternative and special needs programming due to the lack of space in existing schools.
- Almost a third of Northwest sector resident students access regular programming outside the sector.



- A K-6 school in Rosenthal will reduce the commute times for students currently having to attend LaPerle K-6 as their designated school. Current commute time:
Rosenthal neighbourhood to Laperle School: 9-18 minute drive

Site Readiness

- A site for the school is owned by the City of Edmonton and available for construction.

*Rosenthal K-6 Future School Site
(1120/1070 Rosenthal Blvd NW)*



4. The Grange New Construction 10–12

Enrolment Pressures

- A new high school in The Grange would increase overall high school space in the Division and alleviate enrolment pressures faced by nearby high schools—Lillian Osborne 10–12 (121 per cent utilization), Jasper Place 10–12 (87 per cent utilization) and Ross Sheppard 10–12 (107 per cent utilization). The Division is monitoring the ability of attendance area high schools to continue to accommodate resident students in the future as larger, younger cohorts in the Division progress into high school programming.
- A high school in The Grange will alleviate enrolment pressures faced at Jasper Place 10–12, as 418 of the school’s 2,927 students come from the area. Jasper Place 10–12 is experiencing space pressures and will struggle to accommodate students from both west Edmonton and the developing Riverview area.
- Despite the opening of Dr. Anne Anderson 10–12 in 2021 and Elder Dr. Francis Whiskeyjack 10–12 in 2024, high school space will be fully utilized during the 2026–27 school year. The optimal solution to address future enrolment pressures at the high school level is to construct two new attendance area high schools, one in Southwest 2 sector and another in the West sector. Design funding was announced in March 2023 for Glenridding 7–12 in Southwest 2 sector’s Glenridding Heights neighbourhood.

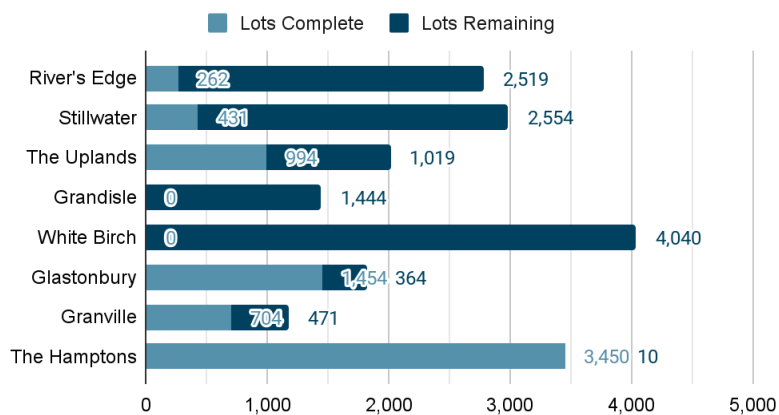
Functionality and Programming

- A 10–12 school in The Grange will significantly reduce the ETS ride times for students attending Jasper Place High School. Current ETS travel times from The Grange and Riverview areas:
 The Grange area to Jasper Place School: 38 minutes (includes one transfer)
 Riverview area to Jasper Place School: 58 minutes (includes one transfer)

Site Readiness

- The Riverview high school site is still under assembly and requires servicing; however, the Division’s The Grange 10–12 school site is already assembled, serviced, owned by the City of Edmonton and ready for design and construction. Having a construction-ready site in west Edmonton is important as capacity is immediately required in the West sector. Riverview, in particular, is quickly developing and upon completion, will have three times the low-density lots as Chappelle neighbourhood.

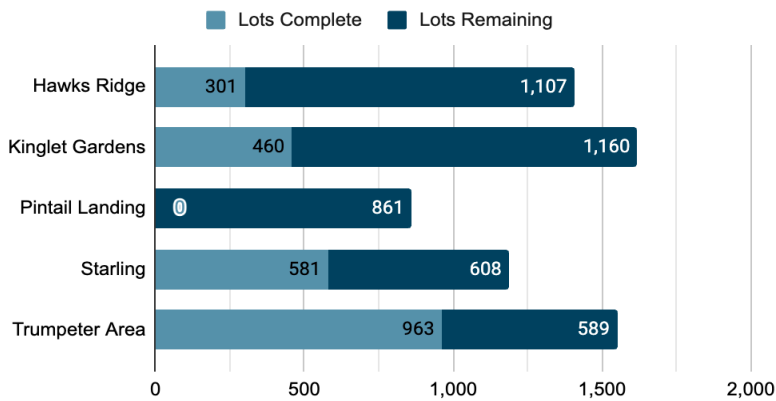
Riverview and The Grange: Low Density Lot Registration



The Grange 10–12 Future School Site (355 Hemingway Rd NW)

5. Hawks Ridge New Construction K-6

Big Lake area: Low Density Lot Registration



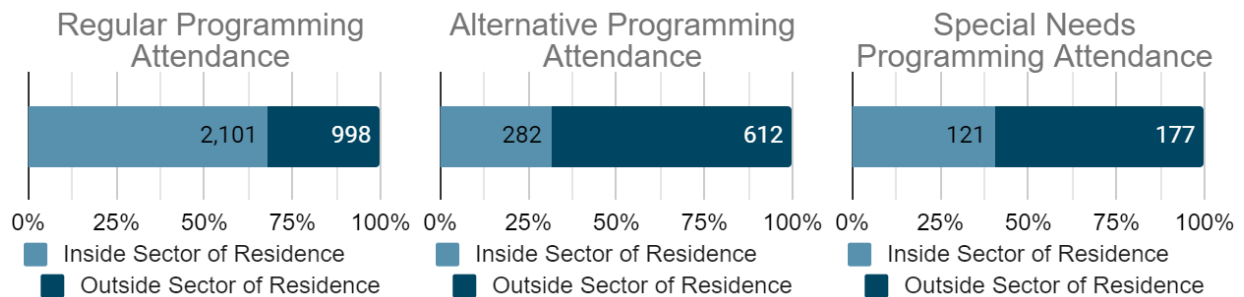
Enrolment Pressures

- Development in the Big Lake area (consisting of five neighbourhoods) is accelerating in Kinglet Gardens and Trumpeter, but stable in other neighbourhoods. Because there are many lots (65 per cent) remaining to be developed, student generation will occur well into the future.
- The designated schools for the Big Lake area are over capacity.
- Winterburn K-6, the designated school for Pintail Landing and Kinglet Gardens, is 105 per cent utilized. David Thomas King K-9, the

designated school for Hawks Ridge, Starling and Trumpeter, is 110 per cent utilized.

Functionality and Programming

- A significant number of students in the area must travel outside the sector to access regular, alternative and special needs programming due to the lack of space in existing schools.
- Almost a third of Northwest sector resident students access regular programming outside the sector.



Site Readiness

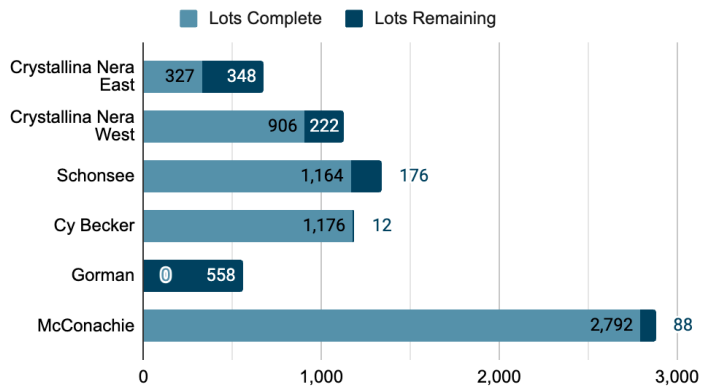
- A site for the school is owned by the City of Edmonton and available for construction.



Big Lake K-6 Future School Site (270 Hawks Ridge Blvd NW)

6. McConachie New Construction 7–9

Development Around McConachie: Low Density Lot Registration



Enrolment Pressures

- McConachie and adjacent neighbourhoods have had a high rate of development since 2014; however, it is expected to slow as the area reaches completion.
- Even with development slowing, the region will continue seeing increased student residency for some time as young families move into the relatively affordable low-density housing the area offers.

Functionality and Programming

- Neighbourhood residency is already high in lower grade levels, which is putting considerable pressure on the two already over-capacity, junior high programs that exist in the area.
- Currently, there are two schools with regular junior high programming north of 153 Avenue and between 97 Street and Manning Drive: Florence Hallock (108 per cent) and Dr. Donald Massey Schools (100 per cent).
- A junior high program in the North sector would help ease enrolment pressures experienced by existing junior high programs in the area. A combination of new and existing junior high programming would support the continued enrolment growth resulting from the ongoing development of Griesbach, Crystallina Nera, Schonsee and McConachie neighbourhoods.
- A junior high school in the neighbourhood would significantly reduce commute times for students who are attending Balwin or the currently designated Steele Heights School. Current ETS travel times from the McConachie area:

Steele Heights School: 33 minutes (including five minutes walking and one transfer)

Balwin School: 24 minutes (including seven minutes walking)

Site Readiness

- The Division park site is fully serviced and the City of Edmonton is currently in the process of completing site assembly and sports field development. The site is ready for design considerations.
- Provincial pre-planning funds were used to conduct a topographic survey and site concept analysis.



*McConachie 7–9 Future School Site
(intersection of McConachie Dr and 55 St NW)*

7. Castle Downs New Construction 10–12

Enrolment Pressures

● A new high school in Castle Downs is intended to increase overall high school space in the Division, particularly in the north area of the city. The school would alleviate enrolment pressures faced by nearby attendance area high schools. The Division is monitoring the ability of attendance area high schools to continue to accommodate resident students in the future as larger, younger cohorts in the Division progress into high school programming.

Attendance Area High School	Utilization
Ross Sheppard 10–12	107%
Eastglen 10–12	90%
Queen Elizabeth 10–12	90%
M. E. LaZerte 10–12	101%

Functionality and Programming

● A 10–12 school in Castle Downs will significantly reduce the ETS ride times for students residing in The Palisades and Castle Downs areas of the city and attending their designated high schools. Current ETS travel times from these areas include the following:

From Rappersville to Queen Elizabeth 10–12: 40 minutes (with four minute walk, two transfers)

From Albany to Ross Sheppard 10–12: 52 minutes (including 16 minute walk)

Site Readiness

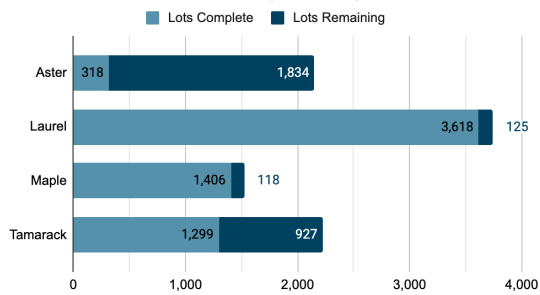
● The Castle Downs high school site is assembled, serviced and ready for design and construction considerations. There is currently a YMCA and a twin arena recreation centre at the district park site that would complement the new high school.



Castle Downs 10–12 Future School Site (11520–153 Ave NW)

8. Silver Berry New Construction K–6

The Meadows: Low Density Lot Registration



Enrolment Pressures

- Although Silver Berry neighbourhood’s student residency is stable, there is a high student generation in the nearby communities of Laurel, Tamarack and Aster.
 - Laurel continues to outpace expected student residency, as more homes there have rental suites to house additional families. Aster’s housing is similar to Laurel’s and a K–6 school in Aster will be required shortly to accommodate the expected growth.
 - Another K–6 in The Meadows will relieve pressure on area schools such as Svend Hansen K–9 (under lottery).
- The ten designated and overflow schools for students residing in The Meadows are 99 per cent utilized and have a combined 54 modulars, with very little space to add more.

The Meadows Neighbourhoods	Resident K–6 Students	Designated School	Modular Classrooms installed	School Utilization
Aster Central	62	Jackson Heights K–6	0	97%
Tamarack Common	206			
Aster North Aster South	Undeveloped	Pollard Meadows K–6	2	84%
Laurel East	734	Svend Hansen K–9 (lottery)	16	106%
Laurel West	536			
		Weinlos K–6 (overflow)	3	100%
Laurel Northwest	206	Daly Grove K–6	0	75%
Larkspur	335	Velma E. Baker K–6	5	106%
Wildrose	452			
Maple	381	Julia Kiniski K–6	2	97%
Silver Berry East	222	Minchau K–6	0	87%
Silver Berry West	260	Bisset K–6	4	99%
Tamarack North	508	A. Blair McPherson K–9	22	112%
Total	3,902		54	99%



Silver Berry K–6 Future School Site
(485 Silver Berry Rd NW)

Functionality and Programming

- An alternative program option at the Silver Berry site could draw students from heavily utilized schools in the area and provide an ability to offer alternative programs in The Meadows NSP area (currently none due to insufficient space).

Site Readiness

- A site for the school is owned by the City of Edmonton and available for construction.

9. Delton Replacement K–6

Enrolment Pressures

- Resident student population is projected to increase over the next decade, partially through the development of the City’s Exhibition Lands site and the east portion of Blatchford neighbourhood.
- Residential development at the Exhibition Lands will occur soon, as Edmonton City Council has approved the sale of residential lands for development; K–6 students from this area will be designated to Delton School.

Community Renewal

- Delton School serves a large area with a diverse and vulnerable student population.
- The city, through its community renewal program, invested in Delton neighbourhood by improving pedestrian safety and road infrastructure, including constructing a school bus lay-by at the school site.

Functionality and Programming

- The school serves families with a range of programs, including full-day and pre-Kindergarten, Connections and Opportunity programs for students requiring specialized support.
- A new school at the Delton site would serve a large number of resident students who currently lack access to a modernized learning environment.

Efficiency Solutions

- Delton School receives resident students from three former school attendance areas (Eastwood, H. A. Gray and Parkdale schools), that have been closed and re-designated to attend it. Delton School was part of a previous consolidation effort—the school would have been considered a “solution” if a replacement school had been requested prior to the closures; however, it is now considered a “replacement” school project according to the Alberta School Capital Manual.

Health and Safety

- Delton School is currently inaccessible for students, staff and parents/guardians with mobility challenges. The building is located on several floors with changes in floor height within one floor. The addition of stair lifts, ramps or an elevator at this school is neither functionally possible nor cost-efficient.
- Modifications to improve health and safety present significant challenges. Installing stair lifts, ramps or an elevator to make the building accessible is neither functionally possible nor cost-efficient.

Building Condition

- The school was built in 1946 and continues to rank in Year One due to its poor building condition.
- The building does not meet standards outlined in the School Capital Manual and has deficiencies in mechanical and electrical systems, fire safety and barrier-free accessibility.
- A cost-benefit analysis was completed in 2021, recommending a replacement of Delton School.
- Replacing the facility will reduce operational costs and an additional \$5.7 million in deferred maintenance and ensure an environmentally friendly building design best aligned with the Division’s environmental strategies for energy efficiency and greenhouse gas reduction.



Existing Delton K–6 School Site

10. Spruce Avenue Replacement/Modernization 7–9

Enrolment Pressures

- Resident student population is projected to increase over the next decade, partially through the development of the City’s Exhibition Lands site and the east portion of Blatchford neighbourhood.
- Residential development at the Exhibition Lands will occur soon, as City Council has approved the sale of residential lands for development; 7–9 students from the area will be designated to Spruce Avenue.

Functionality and Programming

- Spruce Avenue School offers regular, Literacy and Connections programs for students requiring specialized support.

Community Renewal

- Since the consolidation of McCauley and Parkdale junior high programs in 2010, Spruce Avenue School is the only school offering a junior high program immediately north of the city’s core.
- This junior high is the last of six junior high schools that once served the current attendance area.
- The school has a large attendance area and serves a diverse and vulnerable student population.
- The City completed a neighbourhood renewal project which improved pedestrian safety and road infrastructure around the school.

Health and Safety

- Spruce Avenue School presents mobility challenges for students, staff and parents/guardians due to the number of stairs required to access and navigate the school.

Efficiency Solutions

- Replacing the facility will reduce deferred maintenance and operational costs.
- A replacement school would give students access to modernized learning spaces and allow for improved junior high program delivery.
- Spruce Avenue School was part of a previous consolidation effort. The school would have been considered a “solution” if the replacement school had been requested prior to the closures; however, it is now considered a “replacement” school project according to the Alberta School Capital Manual.

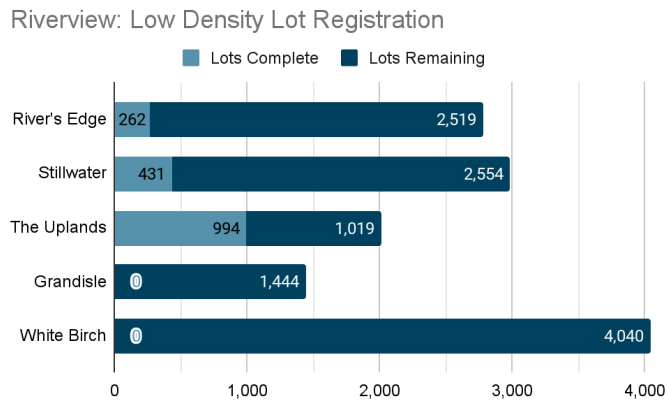
Building Condition

- The school was built in 1929 and continues to rank in Year One due to its poor building condition.
- Spruce Avenue School does not meet space standards outlined in the School Capital Manual and has deficiencies in mechanical and electrical systems, fire safety and barrier-free accessibility.
- A cost-benefit analysis completed in 2021 concluded that partial modernization and partial demolition/addition would be most cost-effective.
- Modernizing the facility will reduce operational costs and an additional \$5 million in deferred maintenance and ensure an environmentally friendly building design best aligned with the Division’s environmental strategies for energy efficiency and greenhouse gas reduction.



Existing Spruce Avenue 7–9 School Site

11. River's Edge New Construction K-9

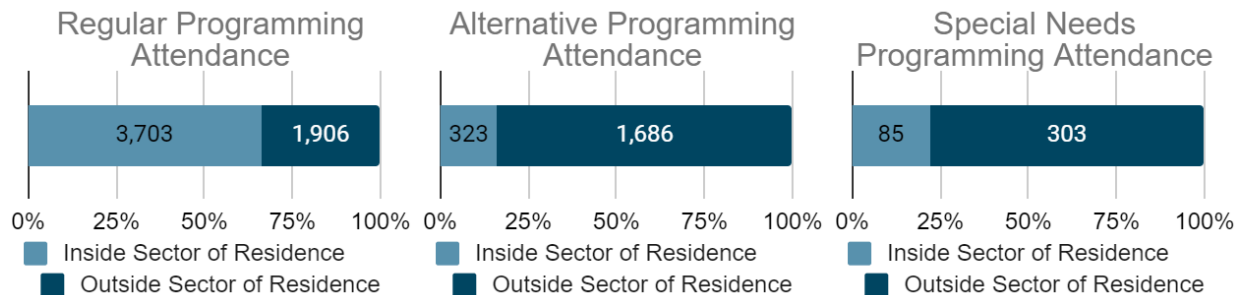


Enrolment Pressures

- Development in Riverview (which consists of five neighbourhoods) is beginning to accelerate, as servicing moves southwards from The Uplands and eventually down to White Birch.
- As student generation from The Uplands continues to grow, local K-9 accommodation will only be available at either the River's Edge or Stillwater school sites.
- With over 87 per cent of lots still remaining to be developed, student generation will occur well into the future.
- Students in The Uplands and River's Edge neighbourhoods must travel outside the sector to access their designated schools. An increasing number of these schools, particularly Centennial K-6 and S. Bruce Smith 7-9, which receive students from The Uplands, are nearing capacity.

Functionality and Programming

- An increasing number of students in the sector are having to travel outside the sector to access regular, alternative and special needs programming due to the lack of space in existing schools. This trend will continue as more Riverview neighbourhoods start developing.



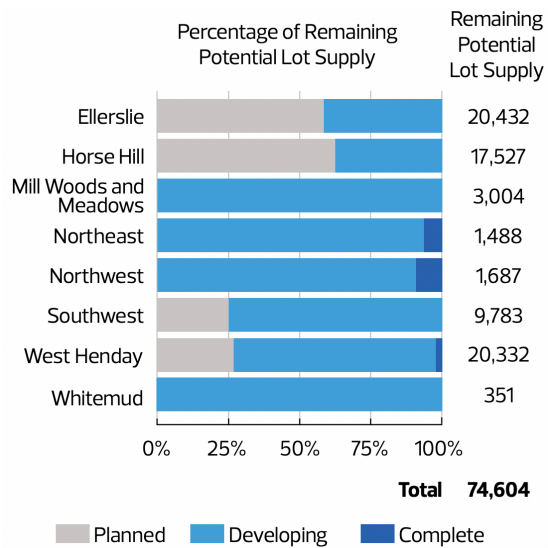
Site Readiness

- A site for the school is currently under assembly by the City of Edmonton and will soon be available for construction.



River's Edge K-9 Future School Site (intersection of River's Edge Way and 192 Street NW)

12. Ellerslie K–9 Solution



Enrolment Pressures

- The Charlesworth area has exceeded the planned number of low-density residential lots by 160, by far the most in the city, with Paisley having the second most at 74 and Glenriding Heights having the third most at 23.
- Of all of the city’s districts, Ellerslie has the greatest number of lots remaining to be developed. As development of these areas has already started, there exists a level of urgency to increase capacity in the area and ensure modernized facilities provide modern learning environments.
- Schools in the vicinity of the Ellerslie Campus site are at or nearing capacity. Without new school spaces, the Division will not be able to locally accommodate the growth that is occurring in the region.

Schools Near Ellerslie Campus Site	Utilization
Ellerslie K–2	98%
Ellerslie 3–9	116%
Shauna May Seneca K–9	110%
Jan Reimer K–9	100%
Michael Strembitsky K–9	94%

Functionality and Programming

- The Ellerslie Campus school buildings were added to the Division’s inventory of schools through the the City of Edmonton’s annexation of the lands in 1982. The Ellerslie Primary building was constructed in 1954 and the north building was constructed in 1959. A solution project would provide the region with modernized school facilities for current students and accommodate the exceptional growth occurring in nearby neighbourhoods such as Walker and The Hills at Charlesworth.

Site Readiness

- A site for the school is owned by the City of Edmonton and available for construction.



Ellerslie K–9 Solution Future School Site
(6510 Ellerslie Rd SW)