



**2019/20**  
**LONG RANGE FACILITIES PLAN**

**OCTOBER 20, 2020**

# 2019/20 LONG RANGE FACILITIES PLAN

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# EXECUTIVE SUMMARY



The Long Range Facilities Plan is acknowledged by the Ministry of Education as a guiding document that provides Boards of Education with a district wide framework for key decisions such as school consolidations, locations of district programs, maintenance and upgrading priorities.

The 2019/20 Abbotsford School District Long Range Facility Plan forms the basis of the district's capital investment decisions supporting a longer term vision. The Plan takes into consideration enrolment projections, educational program requirements and trends, operating capabilities and current conditions of existing facilities; the need for funding of capacity or non-capacity capital projects, space rejuvenation and other long term planning considerations. The planning horizon for this report is 10 years (2020-2030).

The plan will be guided by the Vision and Planning Principles below.



## VISION STATEMENT

*Our fully modernized facilities will accommodate changing demographics and education programming initiatives in an equitable and financially sustainable framework.*

## PLANNING PRINCIPLES

Three broad planning principles have been developed to enable the district to evaluate and prioritize needs and potential projects in a consistent and transparent decision-making framework.

1. *Support and enable the Board's Strategic Plan*
2. *Maintain facilities that will accommodate changing enrolment, programs and services*
3. *Strive for increased efficiency in environmental, functional and capital costs.*

## RESIDENTIAL GROWTH

The City of Abbotsford and the Fraser Valley Regional District were consulted for this report.

In June 2016, the City of Abbotsford adopted a new Official Community Plan (OCP). The new OCP plans for a future population of 200,000 people (approximately 60,000 additional residents) in the next 30+ years. Abbotsford is characterized by both an urban area (with 80% of the population contained within the Urban Development Boundary) and a large rural area (part of the Agricultural Land Reserve). All residential growth will occur inside the Urban Development Boundary.

75% of residential growth will take place in the Urban Core or in existing neighbourhoods around the Urban Core (primarily apartments and townhouses) creating homes for an estimated 45,000 additional residents and affecting the following families of schools:

- Abbotsford Senior Secondary Family, South Central Region
- WJ Mouat Family, North Central Region
- Yale Family, South Eastern Region

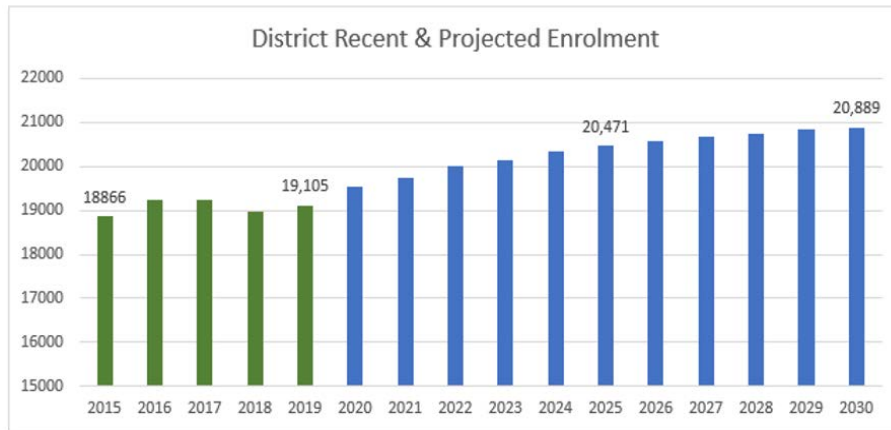
25% of future residential growth will take place in new neighbourhoods in the eastern region of the district (primarily single family detached homes that typically attracts families) creating homes for an estimated 15,000 additional residents and affecting the following families of schools:

- Robert Bateman Family, North Eastern Region
- Yale Family, South Eastern Region

There is no development or housing growth planned in the Fraser Valley Regional District, Electoral Area G, a rural area located in the north east corner of the district on Sumas Mountain.

## DISTRICT ENROLMENT

Enrolment projections are based on the percent of students that attend the regular program in their catchment school, out of catchment enrolment and district program trends. The projected increases are closely tied to the projected population increases. An additional 1,784 students are projected inside this planning horizon.



Source: February 2020 Enrolment Projections (Funded Students)

## LONGER TERM ENROLMENT ESTIMATES

Based on current housing yield rates and participation rates, the district’s enrolment is estimated to increase by approximately 5800 students over the next 30-40 years with growth occurring primarily in the central and eastern areas of the district.

|                | Elementary | Middle | Secondary | Total |
|----------------|------------|--------|-----------|-------|
| Central Region | 600        | 400    | 450       | 1450  |
| Eastern Region | 1700       | 1150   | 900       | 3750  |
| Western Region | 200        | 150    | 250       | 600   |

Actual growth rates are impacted by the housing market, demographic factors and attendance patterns. Housing affordability for younger families and low availability of rental accommodation are all barriers to growth of school age population. Enrolment projections in this report are based on current yields that new housing produces.

ABBOTSFORD SENIOR SECONDARY FAMILY OF SCHOOLS

| ASSS Family of Schools Capacity, Current & Projected Enrolment |      |            |                    |                                |             |            |                                   |             |             |             |
|--|------|------------|--------------------|--------------------------------|-------------|------------|-----------------------------------|-------------|-------------|-------------|
|  | 2019 | 2019       | Operating Capacity | Actual Enrolment & Utilization |             |            | Projected Enrolment & Utilization |             |             |             |
|  | FCI  | *Portables |                    | 2018                           | 2019        | 2019 CU    | 2020                              | 2025        | 2030        | 2030 CU     |
| <b>South Central Elementaries</b>                              |      |            |                    |                                |             |            |                                   |             |             |             |
| Alexander Elementary   | 0.54 |            | 245                | 216                            | 203         | 83%        | 216                               | 236         | 232         | 95%         |
| Centennial Park Elementary                                     | 0.67 |            | 332                | 253                            | 227         | 68%        | 216                               | 200         | 213         | 64%         |
| Dormick Park Elementary  | 0.49 | 3          | 196                | 322                            | 302         | 154%       | 299                               | 306         | 316         | 161%        |
| Godson Elementary  | 0.66 | 1          | 377                | 332                            | 338         | 90%        | 340                               | 420         | 448         | 119%        |
| <b>SC Elementary Total</b>                                     |      |            | <b>1150</b>        | <b>1123</b>                    | <b>1070</b> | <b>93%</b> | <b>1071</b>                       | <b>1162</b> | <b>1209</b> | <b>105%</b> |
| <b>Eastern Rural Elementaries</b>                              |      |            |                    |                                |             |            |                                   |             |             |             |
| Jackson Elementary   | 0.43 |            | 200                | 176                            | 173         | 87%        | 178                               | 179         | 180         | 90%         |
| Barrowtown Elementary  | 0.77 | 1          | 64                 | 51                             | 53          | 83%        | 51                                | 50          | 49          | 77%         |
| Upper Sumas Elementary   | 0.59 |            | 222                | 170                            | 172         | 77%        | 183                               | 170         | 168         | 76%         |
| <b>ER Elementary Total</b>                                     |      |            | <b>486</b>         | <b>397</b>                     | <b>398</b>  | <b>82%</b> | <b>412</b>                        | <b>399</b>  | <b>397</b>  | <b>82%</b>  |
| <b>Middle/Secondary</b>  |      |            |                    |                                |             |            |                                   |             |             |             |
| Abbotsford Middle  | 0.07 | 1          | 600                | 683                            | 685         | 114%       | 748                               | 754         | 745         | 124%        |
| Abbotsford Senior Secondary                                    | 0.11 |            | 1,100              | 1,039                          | 1,082       | 98%        | 1,142                             | 1,227       | 1,229       | 112%        |

\*Portables used for Instruction

Source: February 2020 Enrolment Projections (Funded Students)

Enrolment growth is projected for schools inside the urban portion of this catchment (South Central Region) due to comprehensive redevelopment and infill of older neighbourhoods.

Recent district measures to restrict cross boundary enrolment in the regular program and maintain or reduce the size of district programs have alleviated some space shortages and allowed schools to accommodate more catchment students, however, the number of students living in the catchment will continue to grow as housing units increase.

Additional secondary and middle capacity will be required inside this planning horizon. Abbotsford Middle is unable to accommodate current catchment students - 80 students were transferred to Colleen & Gordie Howe Middle in 2019. Current space at Colleen and Gordie Howe is unlikely to be an available option in the longer term as residential growth is also expected in this catchment.

The small capacity of Dormick Park Elementary is not adequate to meet current in-catchment enrolment demands and an addition would right size it for a centrally located, urban elementary.

Godson is projected to be over capacity in the medium term. The school will require additional capacity in the longer term. The High Facility Condition index of the building is consideration for a building replacement.

While Centennial Park Elementary has been under-utilized for quite some time, the district should proceed with caution on re-purposing this building. The catchment will undergo a dramatic redevelopment in the longer term as part of the City Centre Neighbourhood Plan and a resurgence of children living in the catchment is expected. In the interim the school can serve as overflow for surrounding schools that are over capacity and require additions.


Bakerview Centre for Learning, a 218 capacity former elementary school, is located in the Godson catchment and currently houses the District Alternate Program. This large property may present some repurposing opportunities for accommodating future enrolments. The existing building has a Facility Condition Index of 0.62 (Hi) and a high seismic risk rating. It is included on the Board's 2021-22 Capital Plan for a Structural Seismic Upgrade.

ASIA North Poplar, located inside the Dormick Park catchment, houses the district's K-5 Integrated Arts Program. This is a small capacity elementary school with 8 portables on site to support enrolment and a Facility Condition Index of 0.60 (Hi). While this site is a poor location for an elementary school, it plays a significant role in alleviating enrolment pressures at neighbouring schools with. Removing the capacity from the area could cause overcrowding, particularly at Dormick Park.

It is expected that the 3 rural elementaries in this family will be able to accommodate enrolment in the coming years.

### Recommendations for the Abbotsford Senior Family

The district should:

- *continue to restrict out of catchment intake for the regular program and maintain district programs at current sizes at Abbotsford Senior, Abbotsford Middle, Dormick Park, Godson and Alexander elementary schools.*
- *consider an addition to Abbotsford Middle.*
- *consider an addition to Dormick Park Elementary.*
- *explore options for increasing capacity at Abbotsford Senior Secondary.*
- *consider an addition to Abbotsford Senior Secondary.*
- *plan for the replacement or addition/major renovation of Godson Elementary  increase capacity.*
- *in the shorter term, use available space at Centennial Park Elementary to assist with enrolment pressures in the South Central and the North Central Regions (in the longer term, the school will be needed as a catchment school).*

## W.J. MOUAT SECONDARY FAMILY OF SCHOOLS

| WJMS Family of Schools Capacity, Current & Projected Enrolment |      |            |                    |                                |              |            |                     |              |              |             |
|--|------|------------|--------------------|--------------------------------|--------------|------------|---------------------|--------------|--------------|-------------|
|  | 2019 | 2019       | Operating Capacity | Actual Enrolment & Utilization |              |            | Projected Enrolment |              |              |             |
|  | FCI  | *Portables |                    | 2018                           | 2019         | 2019 CU    | 2020                | 2025         | 2030         | 2030 CU     |
| <b>North Central Elementaries</b>                              |      |            |                    |                                |              |            |                     |              |              |             |
| Clearbrook Elementary  | 0.53 | 1          | 445                | 459                            | 441          | 99%        | 423                 | 350          | 358          | 80%         |
| Dr. Roberta Bondar Elementary                                  | 0.28 |            | 332                | 298                            | 294          | 89%        | 290                 | 209          | 218          | 66%         |
| John MacLure Community School                                  | 0.70 | 2          | 241                | 289                            | 317          | 132%       | 327                 | 401          | 407          | 169%        |
| Ten Broeck Elementary  | 0.70 |            | 377                | 271                            | 281          | 75%        | 287                 | 323          | 352          | 93%         |
| Terry Fox Elementary   | 0.74 |            | 377                | 284                            | 290          | 77%        | 294                 | 313          | 345          | 92%         |
| <b>NC Elementary Total</b>                                     |      |            | <b>1,772</b>       | <b>1,601</b>                   | <b>1,623</b> | <b>92%</b> | <b>1,621</b>        | <b>1,596</b> | <b>1,680</b> | <b>95%</b>  |
| <b>Middle</b>  |      |            |                    |                                |              |            |                     |              |              |             |
| Chief Dan George Middle  | 0.37 | 3          | 600                | 570                            | 583          | 97%        | 658                 | 625          | 583          | 97%         |
| Colleen and Gordie Howe Middle                                 | 0.22 |            | 600                | 527                            | 554          | 92%        | 578                 | 609          | 626          | 104%        |
| <b>Middle Total</b>  |      |            | <b>1,200</b>       | <b>1,097</b>                   | <b>1,137</b> | <b>95%</b> | <b>1,236</b>        | <b>1,234</b> | <b>1,209</b> | <b>101%</b> |
| <b>Secondary</b>   |      |            |                    |                                |              |            |                     |              |              |             |
| W.J. Mouat Secondary   | 0.50 | 11         | 1,200              | 1,330                          | 1,326        | 111%       | 1,368               | 1,655        | 1,597        | 133%        |

\*Portables used for Instruction Source: February 2020 Enrolment Projections (Funded Students)

Enrolment growth is projected in this family due to comprehensive re-development and infill of older neighbourhoods.

Recent district measures to restrict cross boundary enrolment in the regular program and maintain or reduce the size of district programs have alleviated some of the current space shortages and allowed schools to accommodate more catchment students, the number of students living in the catchment will continue to grow as residential units increase.

An addition to WJ Mouat will address current overcrowding and prepare for projected growth. While current projections for Chief Dan George Middle and Colleen & Gordie Howe Middle indicate that both schools will be able to accommodate catchment enrolment during this planning horizon, the pace of large development projects in the Historic Downtown and City Centre Neighbourhood Plan areas may create enrolment pressures earlier than expected.

Chief Dan George Middle and WJ Mouat Secondary host the middle/secondary French Immersion Program for the district along with the Regular Program. The intake of kindergarten French Immersion has decreased in the past three years and these smaller cohorts can be seen in the longer term enrolment projections at Chief Dan George and WJ Mouat. However in-catchment enrolment in the Regular Program is projected to increase.

The small capacity of John MacLure is not adequate to meet current and projected in-catchment enrolment demands and an addition would right size it for a central urban elementary. The High Facility Condition Index of the existing building and the large size of this property is consideration for a building replacement with a larger, modern building and improved driveways and parking.

Terry Fox has been under-utilized for several years, however, this catchment is at the beginning of extensive redevelopment that will continue into the longer term. Current projections indicate that the school will be able to accommodate catchment students for the duration of this planning horizon. The pace that large development projects in the Historic Downtown Neighbourhood Plan area come on-line may create enrolment pressures earlier than expected.

The remaining elementary schools in this family are projected to remain within capacity for this planning horizon and could assist with overflow at neighbouring schools.

### Recommendations for WJ Mouat Family

The district should:

- continue to restrict out of catchment intake for the regular program at WJ Mouat Secondary, Chief Dan George Middle, John MacLure Elementary, Ten-Broeck Elementary and Terry Fox Elementary.
- consider an addition to WJ Mouat Secondary.
- consider an addition/major renovation or replacement of John MacLure Elementary to increase capacity.



## ROBERT BATEMAN SECONDARY FAMILY OF SCHOOLS

| RBSS Family of Schools Capacity, Current & Projected Enrolment |      |            |                    |                                |              |             |                     |              |              |             |
|--|------|------------|--------------------|--------------------------------|--------------|-------------|---------------------|--------------|--------------|-------------|
|  | 2019 | 2019       | Operating Capacity | Actual Enrolment & Utilization |              |             | Projected Enrolment |              |              |             |
|  | FCI  | *Portables |                    | 2018                           | 2019         | 2019 CU     | 2020                | 2025         | 2030         | 2030 CU     |
| <b>North Eastern Elementaries</b>                              |      |            |                    |                                |              |             |                     |              |              |             |
| Auguston Traditional Elementary                                | 0.36 | 3          | 241                | 373                            | 362          | 150%        | 380                 | 412          | 428          | 178%        |
| Dr. Thomas A. Swift Elementary                                 | 0.59 |            | 354                | 324                            | 316          | 89%         | 325                 | 301          | 324          | 92%         |
| Margaret Stenersen Elementary                                  | 0.56 | 3          | 332                | 463                            | 465          | 140%        | 466                 | 476          | 492          | 148%        |
| Prince Charles Elementary                                      | 0.51 |            | 332                | 320                            | 315          | 95%         | 335                 | 411          | 518          | 156%        |
| Sandy Hill Elementary  | 0.35 | 5          | 400                | 545                            | 521          | 130%        | 471                 | 352          | 347          | 87%         |
| <b>NE Elementary Total</b>                                     |      |            | <b>1,659</b>       | <b>2,025</b>                   | <b>1,979</b> | <b>119%</b> | <b>1,977</b>        | <b>1,952</b> | <b>2,109</b> | <b>127%</b> |
| <b>North Rural Elementary</b>                                  |      |            |                    |                                |              |             |                     |              |              |             |
| Matsqui Elementary   | 0.29 |            | 155                | 140                            | 151          | 97%         | 155                 | 148          | 142          | 92%         |
| <b>Middle/Secondary</b>  |      |            |                    |                                |              |             |                     |              |              |             |
| Clayburn Middle  | 0.21 | 2          | 600                | 667                            | 686          | 114%        | 717                 | 819          | 782          | 130%        |
| Robert Bateman Secondary                                       | 0.50 |            | 1,100              | 906                            | 903          | 82%         | 945                 | 1,075        | 1,140        | 104%        |

\*Portables used for Instruction

Source: February 2020 Enrolment Projections (Funded Students)

### NOTES:

*Margaret Stenersen Elementary and Prince Charles Elementary catchments are split between the Robert Bateman Family and the Yale Family. Information and enrolment projections are contained in this section.*

Projected enrolment growth in this family is related to new neighbourhoods in the McKee Peaks Planning Area, comprehensive redevelopment and infill of older neighbourhoods in Historic Downtown, and the development of the Cooper Farm.

Recent district measures to restrict cross boundary enrolment in the regular program and maintain or reduce the size of district programs have alleviated some of the current space shortages and more catchment students are able to be accommodated. However additional elementary, middle and secondary capacity will be required, including (in the longer term) new schools in the McKee Peaks area.

Robert Bateman Secondary is projected to be at capacity in the medium term and remain just over capacity in this planning horizon. Surrounding schools Yale, WJ Mouat and Abbotsford Senior Secondary are at or over capacity. An addition to Yale Secondary will create additional capacity in the east and is included in the Yale Family section of this report.

There is a shortage of middle school capacity in the eastern region. Clayburn Middle is over capacity and surrounding schools William A. Fraser Middle and Abbotsford Middle are at or over capacity. The Clayburn site cannot accommodate an addition to the building. In the medium term an addition to WA Fraser would assist with overall middle capacity in the east and is included in the Yale Family section of this report.

The small capacity of Auguston Traditional Elementary is not adequate to meet current or projected enrolment demands and an addition would right size it as the region becomes more of an urban area. Development has been on-going and there are several new in-stream subdivisions that will create housing catering to families.

Prince Charles Elementary is projected to be over capacity in the medium term and the site will not accommodate an addition to the building. In September 2022, a new elementary school will open nearby in the adjacent Yale Family of Schools. This school will assist with overflow in the short to medium term, however, the district will eventually require an additional elementary school in the McKee Peaks Planning Area in the longer term.

Margaret Stenersen is a large, urban catchment with a very large population of elementary school aged children living in the catchment. This dual track school hosts a French Immersion Program along with the Regular Program. The school is over capacity and requires an addition. In the past 2 years, intake of kindergarten French Immersion has decreased by 2 divisions which will transition to a smaller overall French Immersion Program at the school. While this has softened projections slightly, in-catchment enrolment in the regular program is projected to climb as a result of residential growth.

Philip Sheffield, a very small capacity, former elementary school, is located in the Margaret Stenersen catchment close to the Historic Downtown and currently houses the Abbotsford Virtual School. The elementary school was closed in 2010 and Margaret Stenersen absorbed most of the catchment at the time of closure. Consideration should be given to how the repurposing of this site would address the longer term elementary school shortages in the area.

Sandy Hill has been over capacity for many years, however, lower intake of kindergarten students in the Early French Immersion Program and reduced cross boundary enrolment in recent years have resulted in enrolment that is closer to the building capacity. These trends have reversed previous enrolment projections and the school is projected to be at capacity within the next 5 years.

The one rural school in this family, Matsqui Elementary, will be able to accommodate enrolment in the coming years.

#### **Recommendations for Robert Bateman Family**

*The District should:*

- *continue to restrict out of catchment intake in the regular program and reduce or maintain district programs at current sizes in this zone.*
- *consider an addition to Auguston Traditional Elementary.*
- *consider an addition to Margaret Stenersen Elementary.*
- *explore options for a new elementary school and a new middle/secondary school in the McKee Peaks Planning Study area.*

## YALE SECONDARY FAMILY OF SCHOOLS

| YSS Family of Schools Capacity, Current & Projected Enrolment                  |      |            |                    |                                |       |         |                     |       |       |         |
|--|------|------------|--------------------|--------------------------------|-------|---------|---------------------|-------|-------|---------|
|  | 2019 |            | Operating Capacity | Actual Enrolment & Utilization |       |         | Projected Enrolment |       |       |         |
|  | FCI  | *Portables |                    | 2018                           | 2019  | 2019 CU | 2020                | 2025  | 2030  | 2030 CU |
| <b>South Eastern Elementaries</b>  |      |            |                    |                                |       |         |                     |       |       |         |
| McMillan Elementary  | 0.52 |            | 354                | 393                            | 391   | 110%    | 403                 | 428   | 404   | 114%    |
| Mountain Elementary  | 0.45 | 3          | 351                | 416                            | 427   | 122%    | 447                 | 516   | 557   | 159%    |
| Elementary Sub-Total   |      |            | 705                | 809                            | 818   | 116%    | 850                 | 944   | 961   | 85%     |
| <i>**Sept 2022 School on Eagle Mtn Opens - Revised Operating Capacity 1124</i> |      |            |                    |                                |       |         |                     |       |       |         |
| <b>Middle/Secondary</b>  |      |            |                    |                                |       |         |                     |       |       |         |
| William A. Fraser Middle   | 0.40 | 3          | 600                | 605                            | 599   | 100%    | 624                 | 723   | 813   | 136%    |
| Yale Secondary   | 0.36 | 4          | 1,100              | 1,146                          | 1,105 | 100%    | 1,067               | 1,092 | 1,235 | 112%    |

\*Portables used for instruction

Source: February 2020 Enrolment Projections (Funded Students)

### NOTES:

Margaret Stenersen Elementary and Prince Charles Elementary catchments are split between the Robert Bateman Family and the Yale Family. Information and enrolment projections are contained in the Robert Bateman Family section.

Projected enrolment growth in this family is related to new neighbourhoods in the Mountain Elementary catchment and development projects in the McMillan catchment.

Recent district measures to restrict cross boundary enrolment in the regular program and maintain or reduce the size of district programs have alleviated some of the current space shortages allowing more catchment students to be accommodated, however, additional elementary, middle and secondary capacity is required. Residential growth in this catchment has been ongoing and will continue into the longer term.

Additions to Yale Secondary and William A. Fraser Middle would address current and forecasted capacity shortages in the eastern region of the district. The new elementary school on Eagle Mountain, scheduled to open in September 2022, will alleviate current and projected enrolment pressures at Mountain Elementary and assist with overflow at other elementary schools in the region.

The district struggles to accommodate catchment students at McMillan Elementary. Cross boundary enrolment has decreased dramatically which has created more space for catchment students. However, there has been growth in the population of children living in this catchment which is likely related to younger families moving in to existing neighbourhoods. There are also several pockets of development that have occurred in the catchment. There is no space on the site for portables or an addition to the building.

### Recommendations for the Yale Family

The District should:

- continue to restrict out of catchment intake in the regular program and maintain district programs at current sizes at schools in this zone.
- consider relocation of district programs at Yale Secondary.
- consider an addition to Yale Secondary.
- consider an addition to William A. Fraser Middle.
- undertake a comprehensive boundary review of elementary schools in the zone including the boundary of the new elementary school on Eagle Mountain (to open September 2022).

## RICK HANSEN SECONDARY FAMILY OF SCHOOLS

| RHSS Family of Schools Capacity, Current & Projected Enrolment |      |            |                    |                                |              |             |                     |              |              |             |
|--|------|------------|--------------------|--------------------------------|--------------|-------------|---------------------|--------------|--------------|-------------|
|  | 2019 | 2019       | Operating Capacity | Actual Enrolment & Utilization |              |             | Projected Enrolment |              |              |             |
|  | FCI  | *Portables |                    | 2018                           | 2019         | 2019 CU     | 2020                | 2025         | 2030         | 2030 CU     |
| <b>Western Central Elementaries</b>                            |      |            |                    |                                |              |             |                     |              |              |             |
| Blue Jay Elementary  | 0.39 | 1          | 377                | 428                            | 434          | 115%        | 435                 | 403          | 411          | 109%        |
| Dave Kandal Elementary   | 0.38 | 2          | 241                | 245                            | 242          | 100%        | 238                 | 212          | 212          | 88%         |
| Harry Sayers Elementary  | 0.43 | 5          | 332                | 437                            | 427          | 129%        | 397                 | 385          | 387          | 117%        |
| <b>WC Elementary Total</b>                                     |      |            | <b>950</b>         | <b>1,110</b>                   | <b>1,103</b> | <b>116%</b> | <b>1,070</b>        | <b>1,000</b> | <b>1,010</b> | <b>106%</b> |
| <b>Western Rural Elementaries</b>                              |      |            |                    |                                |              |             |                     |              |              |             |
| Aberdeen Elementary  | 0.47 |            | 268                | 227                            | 238          | 89%         | 262                 | 277          | 285          | 106%        |
| Bradner Elementary   | 0.73 |            | 155                | 102                            | 102          | 66%         | 103                 | 107          | 105          | 68%         |
| Mt. Lehman Elementary  | 0.62 |            | 155                | 151                            | 133          | 86%         | 130                 | 121          | 111          | 72%         |
| Ross Elementary  |      | 2          | 155                | 194                            | 184          | 119%        | 195                 | 155          | 163          | 105%        |
| <b>WR Elementary Total</b>                                     |      |            | <b>733</b>         | <b>674</b>                     | <b>657</b>   | <b>90%</b>  | <b>690</b>          | <b>660</b>   | <b>664</b>   | <b>91%</b>  |
| <b>Middle/Secondary</b>  |      |            |                    |                                |              |             |                     |              |              |             |
| Eugene Reimer Middle   | 0.22 |            | 600                | 554                            | 599          | 100%        | 616                 | 636          | 607          | 101%        |
| Rick Hansen Secondary  | 0.53 |            | 1,150              | 623                            | 731          | 64%         | 787                 | 983          | 964          | 84%         |

\*Portables used for Instruction

Source: February 2020 Enrolment Projections (Funded Students)

Development in this catchment will slow and transition to a few townhouse and apartment projects as buildout comes to an end in the Western Central Region and in the West Abbotsford portion of the Urban Development Boundary.

The district's measures to restrict cross boundary enrolment in the regular program have improved in-catchment enrolment at Eugene Reimer Middle and Rick Hansen Secondary and alleviated enrolment pressures at Ross Elementary.

There continues to be a high percent of school age population living in the catchment that are unaccounted for (likely attending another district or private school) or students who attend a district program school instead of their catchment school. Changes to these attendance patterns would push some schools way over capacity. Based on recent attendance patterns, schools in this family are expected to be within capacity for this planning horizon.

The former Dunach Elementary site, located just north of the Western-Central Region in the Agricultural Land Reserve, is 2 hectares and suitable for a 350 capacity school. Additional elementary capacity could be created at this site if it becomes necessary. The existing building is very small and has a Facility Condition Index of 0.87 (High). It would need to be replaced.

King Traditional, located in the Aberdeen catchment alleviates enrolment pressures at Aberdeen, Ross, Blue Jay, Dave Kandal and Harry Sayers.

### Recommendations for the Rick Hansen Family

The district should:

- continue to manage cross boundary enrolment in the regular program at all middle and secondary schools to improve underutilization at Rick Hansen Secondary School.
- continue to manage the intake of cross boundary students at Ross Elementary.

## TRADITIONAL PROGRAM FAMILY OF SCHOOLS

| Traditional Program Family of Schools Capacity, Current & Projected Enrolment |      |            |                    |   |            |             |                     |            |            |             |
|---|------|------------|--------------------|---|------------|-------------|---------------------|------------|------------|-------------|
|   | 2019 | 2019       | Operating Capacity | Actual Enrolment & Utilization  |            |             | Projected Enrolment |            |            |             |
|   | FCI  | *Portables |                    | 2018  | 2019       | 2019 CU     | 2020                | 2025       | 2030       | 2030 CU     |
| <b>Elementary</b>   |      |            |                    |   |            |             |                     |            |            |             |
| King Trad Elementary  | 0.30 | 8          | 219                | 378   | 384        | 175%        | 367                 | 375        | 375        | 171%        |
| South Poplar Trad Elementary  | 0.63 | 5          | 128                | 264   | 278        | 217%        | 283                 | 299        | 299        | 234%        |
| <b>Elementary Total</b>   |      |            | <b>347</b>         | <b>642</b>  | <b>662</b> | <b>191%</b> | <b>650</b>          | <b>674</b> | <b>674</b> | <b>194%</b> |
| <b>Middle/Secondary</b>   |      |            |                    |   |            |             |                     |            |            |             |
| Abbotsford Trad Middle  | 0.32 |            | 450                | 336   | 328        | 73%         | 336                 | 333        | 333        | 95%         |
| Abbotsford Trad Secondary   |      |            | 550                | 435   | 414        | 75%         | 394                 | 347        | 343        | 86%         |
|   |      |            |                    | <b>**Sept 2022 - Revised Capacity (Post Seismic Project) 750</b>  |            |             |                     |            |            |             |
|   |      |            |                    | <i>*Portables used for Instruction      Source: February 2020 Enrolment Projections (Funded Students)</i> |            |             |                     |            |            |             |

Projections reflect recent enrolment trends and space restrictions at each site.

Enrolment at Abbotsford Traditional Middle and Abbotsford Traditional Secondary has gradually been declining over the past 10 years and projections reflect recent attendance trends. The building will be under construction starting in the winter of 2021 to June 2022 for a Structural Seismic Upgrade Project that includes the demolition of the oldest portion of the building. The revised 750 capacity building will be able to accommodate projected enrolment.

Historically, less than 50% of Grade 5's in the Traditional Program continue on to Abbotsford Traditional Middle school in Grade 6. The traditional middle school picks up new students in Grade 6.

King Traditional and South Poplar Traditional are small capacity, rural elementary schools. Enrolment greatly exceeds the capacity of each building and there are multiple portables on each site. South Poplar has a High Facility Condition rating. Enrolment is based on the number of students each school can accommodate with current configurations and projections reflect this.

Most of the enrolment at the two elementary schools (75%) comes from surrounding areas close to each school, along with the Western Central South Central Regions, and play a role in alleviating enrolment pressures at Blue Jay, Dave Kandal, Harry Sayers, Dormick Park Godson, Aberdeen, Jackson, and Ross.

### Recommendations for the Traditional Family

The district should:

- *maintain this program at current sizes and not exceed the ability of the current elementary configuration and revised middle/secondary capacity to accommodate enrolment.*
- *review how the District's transportation services impact the enrolment at these district programs.*

## INTEGRATED ARTS PROGRAM FAMILY OF SCHOOLS

| Integrated Arts Program Family of Schools Capacity, Current & Projected Enrolment |      |            |                    |                                |      |         |                     |      |      |         |
|---|------|------------|--------------------|--------------------------------|------|---------|---------------------|------|------|---------|
|   | 2019 | 2019       | Operating Capacity | Actual Enrolment & Utilization |      |         | Projected Enrolment |      |      |         |
|   | FCI  | *Portables |                    | 2018                           | 2019 | 2019 CU | 2020                | 2025 | 2030 | 2030 CU |
| <b>Elementary</b>   |      |            |                    |                                |      |         |                     |      |      |         |
| ASIA North Poplar Elementary  | 0.60 | 8          | 241                | 386                            | 413  | 171%    | 409                 | 392  | 392  | 163%    |
| <b>Middle/Secondary</b>   |      |            |                    |                                |      |         |                     |      |      |         |
| ASIA Sumas Middle   | 0.34 | 4          | 175                | 200                            | 200  | 114%    | 190                 | 194  | 189  | 108%    |
| ASIA Sumas Secondary  |      |            | 175                | 168                            | 197  | 113%    | 213                 | 225  | 218  | 125%    |

\*Portables used for Instruction

Source: February 2020 Enrolment Projections (Funded Students)

Projections reflect recent enrolment trends and space restrictions at each site.

Both schools are in older renovated buildings, do not have desired features (i.e. performing arts theatre) to support an Arts Program and use portables to accommodate enrolment. They are quite a distance from one another and just over half of Grade 5's at ASIA North Poplar typically carry on to ASIA Sumas for Grade 6. While ASIA North Poplar attracts a high number of students from surrounding catchments, students attending ASIA Sumas come from areas across the district.

ASIA North Poplar is a small 241 capacity building with a Facility Condition Index of 0.60 (High). Enrolment greatly exceeds the capacity of the building with 8 portables on site to support enrolment. The surrounding area has become a very busy interchange at Highway 1 with several hotels and a liquor store in the immediate area. While this site is not an optimal location for an elementary school, it plays a significant role in alleviating enrolment pressures at neighbouring schools with 40% of the 2019 enrolment coming from neighbouring schools. Removing the capacity from the area could cause overcrowding, particularly at Dormick Park.

A single, centrally located K-12 Integrated Arts School would be a desirable solution to the existing shortcomings.

### Recommendations for the Integrated Arts Program Family

The district should:

- *maintain enrolment in the program at current size and not exceed the ability of the current configuration to accommodate enrolment.*
- *consider consolidating the Integrated Arts program to a single location rather than operating them at opposite ends of the district. This could potentially allow the existing ASIA Sumas building, located in the eastern region of the district, to be repurposed.*
- *review how the district's transportation services impact the enrolment at these district programs.*

## FRENCH IMMERSION PROGRAM

There are 6 dual track schools that offer French Immersion along with the Regular Program. WJ Mouat Secondary hosts the French Immersion Program at the secondary level; Chief Dan George hosts both Early French Immersion and a Late French Immersion Program at the middle school level; Centennial Park, Clearbrook, Margaret Stenersen and Sandy Hill Elementary offer K-5 early French Immersion Program. The four elementary schools have Early French Immersion catchments that are distinct from their regular program catchments.

| French Immersion Program Current & Projected Enrolment |      |           |                    |                    |            |                                 |            |            |
|--|------|-----------|--------------------|--------------------|------------|---------------------------------|------------|------------|
|  | 2019 | 2019      | Operating Capacity | Actual Fr Imm. Enr |            | Projected French Imm. Enrolment |            |            |
|  | FCI  | Portables |                    | 2018               | 2019       | 2020                            | 2025       | 2030       |
| <b>Elementary</b>                                      |      |           |                    |                    |            |                                 |            |            |
| Centennial Park Elementary                             | 0.67 |           | 332                | 108                | 107        | 100                             | 96         | 96         |
| Clearbrook Elementary                                  | 0.53 | 1         | 445                | 132                | 121        | 106                             | 97         | 97         |
| Margaret Stenersen Elementary                          | 0.56 | 3         | 332                | 178                | 173        | 157                             | 133        | 133        |
| Sandy Hill Elementary                                  | 0.35 | 5         | 400                | 221                | 203        | 166                             | 109        | 109        |
| <b>FI Elementary Total</b>                             |      |           | <b>1509</b>        | <b>639</b>         | <b>604</b> | <b>529</b>                      | <b>435</b> | <b>435</b> |
| <b>Middle/Secondary</b>                                |      |           |                    |                    |            |                                 |            |            |
| Chief Dan George Elementary                            | 0.37 | 3         | 600                | 348                | 323        | 369                             | 309        | 287        |
| WJ Mouat Secondary                                     | 0.50 | 11        | 1200               | 367                | 353        | 373                             | 412        | 323        |

Source: February 2020 Enrolment Projections (Funded Students)

\*Portables used for Instruction

### NOTES:

The projections above are for the French Immersion program only.  
Each school's total Operating Capacity is listed.

The intake of kindergarten students for this program has decreased by approximately 5 divisions in the past 4 years and projections reflect a smaller program overall.

The program has historically been very popular in the east at Sandy Hill and Margaret Stenersen and both schools have been over capacity. While lower French Immersion and cross boundary enrolment has helped to alleviate pressures at Sandy Hill, Margaret Stenersen continues to be over capacity and will have increasing demands due to residential growth and redevelopment in the catchment.

It is expected that Clearbrook Elementary will be able to accommodate the projected French Immersion Enrolment for this planning horizon. Centennial Park continues to be underutilized.

A boundary review of the elementary French Immersion catchments may help to balance enrolment between the dual track schools.

### Recommendations for the French Immersion Program

The district should:

- maintain the French Immersion program at current sizes for each location.
- review the French Immersion enrolment data and consider options to better accommodate early French immersion on the east side of the district.
- review how the District's transportation services impact the enrolment at these district programs.

## OTHER DISTRICT FACILITIES

### Alternative Education

The Abbotsford Virtual School is housed in the former Philip Sheffield Elementary School. The site is in the current Margaret Stenersen catchment, close to the Historic Downtown, where extensive redevelopment and residential growth is underway. Current elementary capacity in this area will not accommodate estimated longer term enrolment growth. Consideration should be given as to how this site would address forecasted elementary capacity shortages in the Margaret Stenersen, McMillan and Terry Fox catchments. The Facility Condition Index is 0.36 (Med-Hi).

Bakerview Centre for Learning, a 218 capacity former elementary school, is located in the South Central Region and currently houses the District Alternate Program. With this large property, there may be some repurposing opportunities for accommodating future enrolments. The existing building has a Facility Condition Index of 0.62 (Hi) and a high seismic risk rating. It is included on the Board's 2021-22 Capital Plan for a Structural Seismic Upgrade. Consideration should be given to how this site would assist the district with the long term enrolment pressures in the core area of the city.

Mamaele'awt Indigenous Education Centre is located north east of the City Centre. This is a small 1 hectare site that would not be suitable for a new school. The existing building is very small with a Facility Condition Index of 0.69 (Hi). The program would benefit from a new, more modern space.

### Administration & Operational Facilities

The School Board Office is on a 0.81 hectare parcel of land in the City Centre. The existing 2,023 sq m building is overcrowded. The District would benefit from the consolidation of all administration spaces, specifically, the School Board Office, the Centre of Resources for Education, the Information Technology Centre and the Mamaele'awt Indigenous Education Centre. Facility Condition Index ratings of the existing buildings vary with little to no parking, the less than desirable locations and the inefficient use of space in older renovated buildings. This will require significant investment to improve efficiency and bring the buildings to modern standards. The efficiencies gained through such consolidation would include centralized service to the community, improved workflow between departments, and reduced utility, infrastructure and maintenance costs. A 6,000 sq. m building would accommodate services currently housed in the existing facilities.

The Centre of Resources for Education (CORE) is a 1971 sq m building plus a 309 sq m annex located on 0.30 hectares of commercial land west of the City Centre plus a 0.11 hectare parking lot across the street, west of the main building. It houses the Learning Support Services and Curriculum Departments. The existing building is very old, overcrowded, poorly laid out, and located in a less than desirable area. There have been numerous renovations over the years to try to accommodate the needs of departments. Parking is very restricted on the building site. The Facility Condition Index is 0.35 (Med-Hi)

The Information Technology Centre (ITC) is a 602 sq m building located on 0.28 acres of commercial land south west of the City Centre. This is a very old, overcrowded building that has been renovated many times to try and accommodate changing needs and a growing department. It is located in a less than desirable area. There is very limited parking for district fleet vehicles and no parking for staff or visitors. The Facility Condition Index is 0.63 (High).

The Facilities & Transportation Office is a 2914 sq m building located on a 2 hectare parcel of land south west of the city centre in an area zoned for industrial use. The site houses the Maintenance and Bus Transportation Departments and their associated fleet vehicles. Access to the site is through a pan handle and traffic flow is congested trying to accommodate 41 buses, 76 maintenance fleet vehicles, commercial delivery vehicle traffic and staff/visitor traffic. There is a shortage of parking spaces. While there is adequate workspace for staff in the building, there is a lack of storage space. Two portables and several outbuildings are used for storage purposes by the various departments. The Facility Condition Index is 0.50 (Med-Hi).



### **Undeveloped Properties & Closed Schools**

The Sumas Mountain Road site is a 5 hectare property located in the north eastern region of the district in the McKee Peaks Planning Study/Auguston area. The site is suitable for a 900 capacity middle/secondary school. While this property is in the general area where a new school will be required, staff are consulting with city planners for a more central location. This may not be available due to limited land availability in McKee Peaks. The parcel identifier is 023-480-637, and the legal description is Lot A, Sec. 31, TWP 19, Plan 29177. There is currently one house that is being rented and one that is vacant and unsuitable for renting on the site.

The McKee Road property is a 2 hectare parcel of bare land in the McKee Peaks Planning Study/Auguston Area. The parcel has been zoned commercial and staff are consulting with city planners to identify an alternate, more centrally located land parcel in the area. The parcel identifier is 024-217-531, and the legal description is Lot C, Sec. 32, TWP 19, Plan 38321.

The Eagle Mountain property is a 1.6 hectare parcel in the south eastern region of the district inside the Yale catchment. The Ministry has approved a capital project to build a 460 capacity elementary school scheduled to open in the September 2022.

The district has one closed school, Dunach Elementary, located just north of the Western Central Region in the Rick Hansen catchment. The school was closed in 2010 due to low enrolment. While current enrolment projections do not indicate a need for another school in this area, there is a very large population of elementary school age children living in the western central region who do not attend their local catchment school. Changes to existing attendance patterns could create a need for additional capacity and Dunach could be considered for this purpose. At the time of closure, the capacity of the building was 177. The 2019 Facility Condition is 0.87 (Very High) and the building would need to be replaced. This is 2.1 hectare piece of property suitable for a 350 capacity school.

### **Recommendations for Other District Facilities**

*The district should:*

- *consider consolidation of administrative spaces, including the School Board Office, Centre of Resources for Education, Information Technology Centre and Mamele'awt Indigenous Education Centre, to one location.*
- *review the longer term facility requirements for the distributed learning program (AVS).*
- *consider how the Bakerview site could assist with the enrolment pressures in the core area of the city.*
- *hold the Dunach Elementary site for additional capacity in the Western Central Region in case current attendance patterns change.*
- *work with the Ministry to secure funding for the structural seismic upgrade at Bakerview Centre for Learning.*

# DETAILED FACILITIES PLAN



## **BACKGROUND AND PURPOSE**

The Long Range Facilities Plan is acknowledged by the Ministry of Education as a guiding document that provides Boards of Education with a district wide framework for key decisions such as school consolidations, locations of district programs, maintenance and upgrading priorities.

The 2019/20 Abbotsford School District Long Range Facility Plan forms the basis of the district's capital investment decisions supporting a longer term vision. The plan takes into consideration enrolment projections, educational program requirements and trends, operating capabilities and current conditions of existing facilities; the need for funding of capacity or non-capacity capital projects, space rejuvenation and other long term planning considerations. The planning horizon for this report is 10 years (2020-2030).

The plan will be guided by the Vision and Planning Principles below.

## **VISION STATEMENT**

*Our fully modernized facilities will accommodate changing demographics and educational programming initiatives in an equitable and financially sustainable framework.*

## **PLANNING PRINCIPLES**

Three broad planning principles have been developed to enable the District to evaluate and prioritize needs and potential projects in a consistent and transparent decision-making framework.

- 1. Support and enable the Board's Strategic Plan.*
- 2. Maintain facilities that will accommodate changing enrolment, programs and services.*
- 3. Strive for increased efficiency in environmental, functional and capital costs.*

## CAPITAL PLANNING PROCESS

Each year, by June 30, Boards of Education are required to submit a 5 Year Capital Plan to inform the Ministry of Education of priority capital projects for the following fiscal year and to provide insight into future priorities for the longer term.

**Eligible project categories are listed below:**

- Seismic Mitigation Program (SMP)
- School Expansion Program (EXP)
- School Replacement Program (REP)
- Building Envelope Program (BEP)
- School Enhancement Program (SEP)
- Carbon Neutral Capital Program (CNCP)
- Bus Acquisition Program (BUS)

Maintaining a comprehensive Long Range Facilities Plan (LRFP) that forms the basis for a Board's capital investment decisions and aligns with best practices in asset management is a key component for district-wide capital planning and provides a framework for other local programming and operational decisions.

A Board of Education must approve the proposed capital plan for its school district by resolution only. Once the assessment of capital plan submissions from school districts across the province has been completed, the Ministry will provide each district with a written response regarding their submission in the form of a Capital Plan Response Letter. The letter will identify the specific capital projects that are being supported and the next steps for the school district which may include:

- Proceed to design, tender and construction
- Proceed to development of a Project Definition Report
- Proceed to acquire a site
- Proceed to acquire buses

Upon receipt of the Capital Response Letter, a Board of Education must adopt a single Capital Plan Bylaw that encompasses all capital projects included in the letter.

## LOCAL GOVERNMENT CONSULTATIONS

The City of Abbotsford and Fraser Valley Regional District were both consulted for this report.

In June 2016, the City of Abbotsford adopted a new Official Community Plan (OCP). The new OCP plans for a future population of 200,000 people (approximately 60,000 additional residents) in the next 30-40 years. Abbotsford is characterized by both an urban area (with 80% of the population contained within the Urban Development Boundary) and a large rural area (part of the Agricultural Land Reserve). All residential growth will occur inside the Urban Development Boundary (shown below).

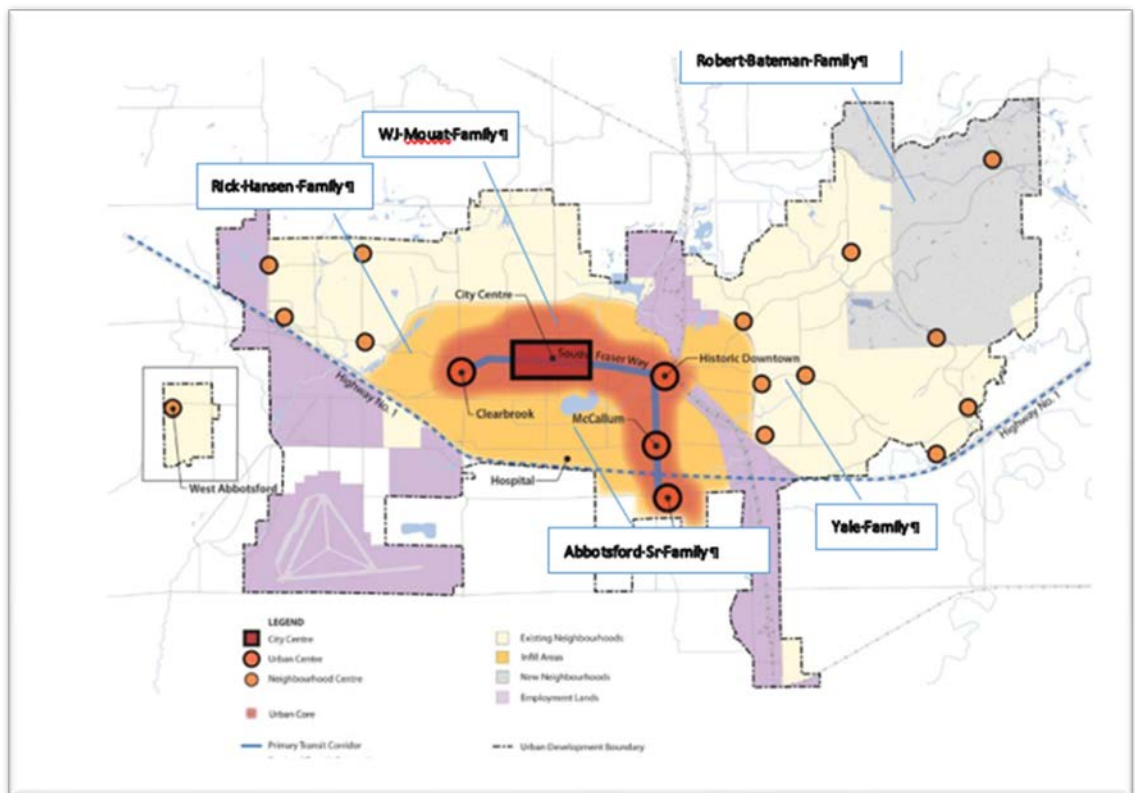
75% of residential growth will take place in the Urban Core or in existing neighbourhoods around the urban core (approximately 45,000 new residents) affecting the following families of schools:

- Abbotsford Senior Secondary Family, South Central Region
- WJ Mouat Family, North Central Region
- Yale Family, South Eastern Region

25% of future residential growth will take place in new neighbourhoods in the eastern region of the district (primarily single family detached homes that typically attracts families) creating homes for an estimated 15,000 additional residents and affecting the following families of schools:

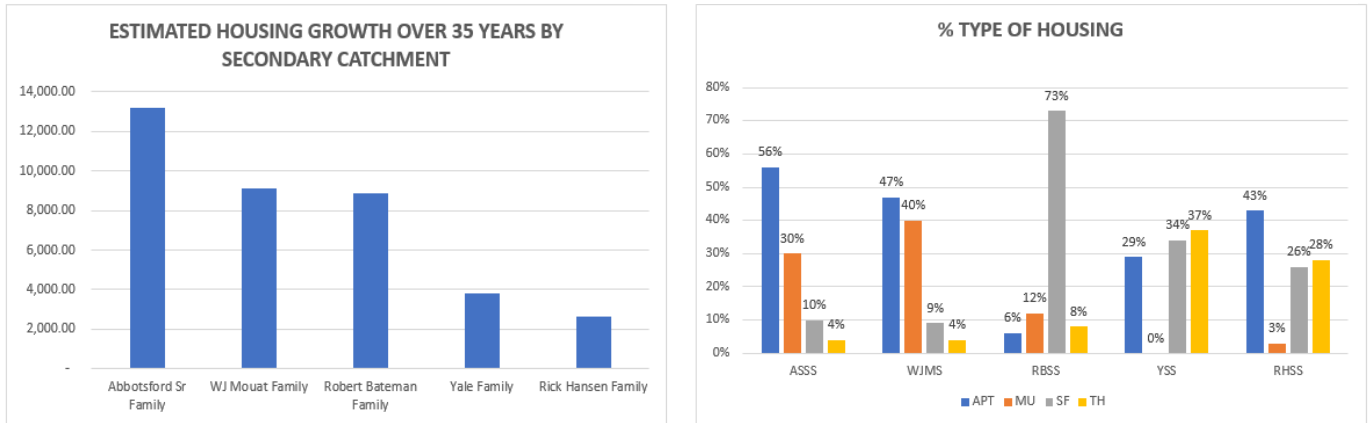
- Robert Bateman Family, North Eastern Region
- Yale Family, South Eastern Region

Figure 1 Urban Growth (Source City of Abbotsford 2016 Official Community Plan)



While the total estimated number of new residential units is higher in the central region (Abbotsford Senior and WJ Mouat Families), the type of units will be primarily apartments (APT) and multi-use (MU) units which typically generate lower numbers of school age children. In the eastern region (Robert Bateman and Yale Families), the types of units will primarily be single family detached homes (SF) and townhouse complexes (TH) which historically yield more school age children per unit. Residential growth estimates have been included in projections.

Figure 2 Residential Growth Estimates (Source City of Abbotsford Data)



Based on current housing yield rates and participation rates, the district’s enrolment is estimated to grow by approximately 5800 students over the next 30-40 years with growth occurring primarily in the central and eastern areas of the district.

|                | Elementary | Middle | Secondary | Total |
|----------------|------------|--------|-----------|-------|
| Central Region | 600        | 400    | 450       | 1450  |
| Eastern Region | 1700       | 1150   | 900       | 3750  |
| Western Region | 200        | 150    | 250       | 600   |

Actual growth rates are impacted by housing markets, demographic factors and attendance patterns. Housing affordability for younger families and low availability of rental accommodation are all barriers to growth of school age population. Enrolment projections in this report are based on current yields that new housing produces.

There is no development or housing growth planned in the Fraser Valley Regional District, Electoral Area G, a rural area located in the north east corner of the district on Sumas Mountain.

## SCHOOL DISTRICT PROFILE

Located in the eastern Fraser Valley, Abbotsford School District operates 7 secondary, 8 middle, and 30 elementary schools, an alternate education school, a virtual school, an indigenous education centre and 4 administration buildings. With a headcount enrolment of 19,105 K-12 students (funded) in September of 2019, Abbotsford is the 9<sup>th</sup> largest public school district in the Province of BC and employs over 2200 staff.

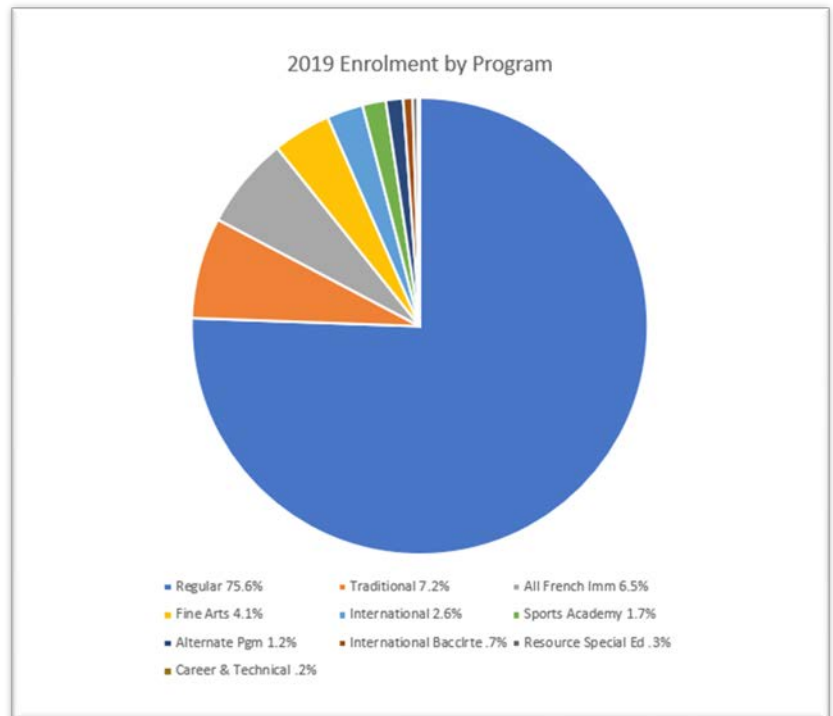
Abbotsford School District honors the traditional territory of the Sumas First Nation and the Matsqui First Nation lands on which the District is located. Approximately 2,200 students with aboriginal ancestry attend district schools.

In addition to the Regular Program, the district offers the following programs and academies:

- *Alternate Program*
- *Career Program*
- *French Immersion Program*
- *Indigenous Program*
- *Integrated Arts Program*
- *International Baccalaureate Program*
- *Sports Academies*
- *Traditional Program*
- *Virtual School*

In 2019, the regular program made up 75.6% of total enrolment. The percent of students in the regular program is projected to increase slightly in the coming years, partially related to slight decreases in the Traditional Program and French Immersion along with growth in the number of students attending catchment schools in the regular program.

Figure 3 Enrolment by Program (Source Sept. 2019 1701 Count)

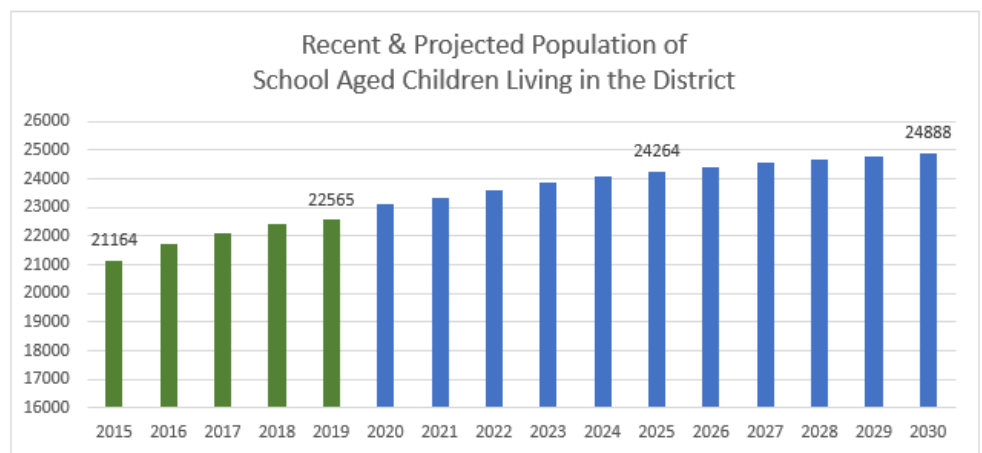


## DEMOGRAPHICS & ENROLMENT TRENDS

### Population

There is a slight declining trend in the number of births in the district. The most recent 4 year average was 1671; the previous 4 year average was 1704. Between 2011 and 2015 the net impact of youth aged 1-16 moving in and out of the district averaged 51 additional children per year. There was a significant one year increase of 629 in 2016 which then declined between 2017 and 2019. The net average between 2015 and 2019 was an additional 242 children per year. The projection for the period 2020 to 2024 is a net average of 273 and includes forecasted housing growth.

Figure 4 District Projected Population of School Age Children

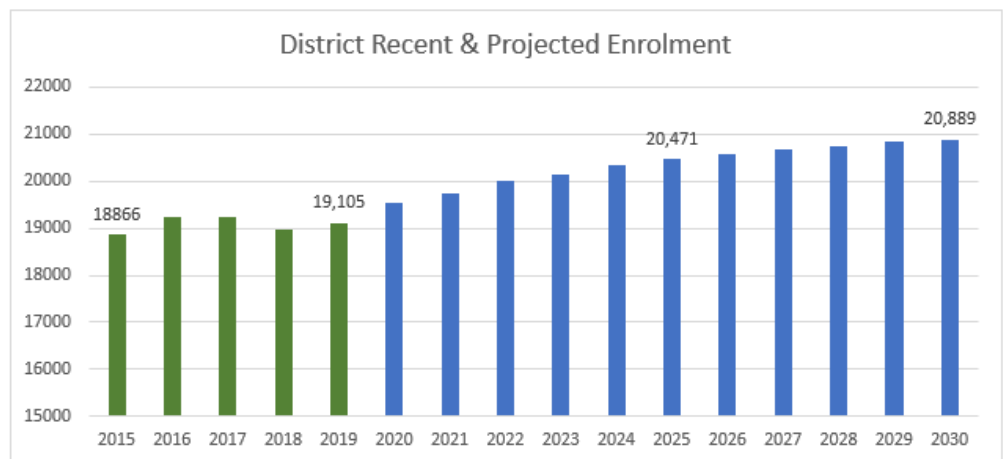


Source: February 2020 Projections

### Enrolment

Enrolment is based on the percent of students that attend the regular program in their catchment school, out of catchment enrolment and district program trends. The projected increases are closely tied to the projected population increases. An additional 1,784 students are projected inside this planning horizon.

Figure 5 2019 District Projected Enrolment



Source: February 2020 Enrolment Projections (Funded Students)

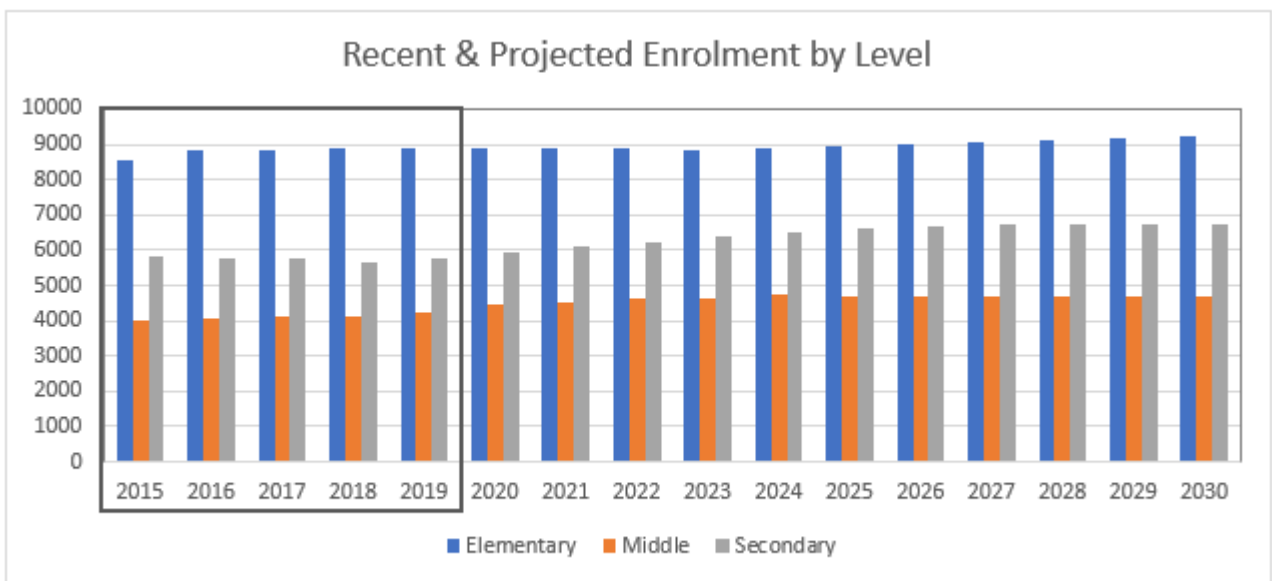


**Elementary, Middle and Secondary Space**

In 2019, there was an overall shortage of elementary space with utilization at 108%. In September 2022, elementary capacity will increase by 460 spaces with the opening of a new elementary school on Eagle Mountain. While this will improve overall elementary utilization, a space shortfall of 591 spaces is projected for 2030.

In 2019, overall utilization was at 100% for middle and 90% for secondary. This is projected at 111%, (453 space shortfall) for middle and 116%, (351 space shortfall) for secondary for 2030.

*Figure 6 Projected Enrolment by Levels*



*Source: February 2020 Enrolment Projections (Funded Students)*

## FACILITY CONDITION INDEX

The BC Ministry of Education has established a Capital Asset Management System (CAMS) for all schools in the province and has contracted with VFA Inc. to conduct facility condition audits.

The purpose of the facility condition audit is to determine the equivalent age and condition of each school building. The condition includes structural, architectural, mechanical, electrical, plumbing, fire protection, equipment and furnishings and life safety. An audit of the site condition is also included.

The audit determines what resources will be required over the coming years to maintain or replace aging facilities. Each school is given a rating called the Facility Condition Index (FCI). This is a comparative index allowing the Ministry to rank each school against all others in the province and is expressed as a decimal percentage of the cost to remediate maintenance deficiencies divided by the current replacement value.

The Facility Condition Index provides a reliable indication as to the amount of capital investment that may be required to keep a facility in acceptable operating condition. For practical purposes, the meaning of the range of ratings is shown in the table below. A low ratio indicates that a low amount of building systems require upgrade while the higher ratio indicates a higher probability that building systems may fail and need replacement. The FCI is a significant factor for the Ministry of Education to determine funding priorities for replacement or major renovation projects. Generally, a school will not be considered for replacement unless the FIC is close to or above 0.60.

*Figure 7 FCI Rating Definitions*

| Rating         | Ratio         | Definition   |
|----------------|---------------|--|
| Low to Medium  | 0.01 – 0.30   | Low amount of building systems have reached their expected service life. Limited and manageable equipment failure may occur.   |
| Medium to High | 0.31 – 0.59   | Medium to high amount of building systems have reached their expected service life. More frequent component and equipment failure may occur.                                 |
| High           | 0.60 and over | High amount of building systems have reached their expected service life. Equipment maintenance may occur frequently. Occasional building system shut down may likely occur. |

### 2019 Abbotsford Facility Condition Ratings

Buildings in Abbotsford were assessed in 2011 and updated in 2016 and 2019. The overall FCI rating (based on averaging the FCI for all facilities), was 0.29 in 2011, 0.34 in 2016 and 0.48 in 2019, remaining in the Med-High range.

Figure 8 Abbotsford Facility Condition Ratings (2019)

| Facility Name                             | Ratio | Rating   |
|---|-------|----------|
| Abbotsford Middle                         | 0.07  | Low-Med  |
| Abbotsford Senior Secondary               | 0.11  |          |
| Clayburn Middle                           | 0.21  |          |
| Colleen and Gordie Howe Middle            | 0.22  |          |
| Eugene Reimer Middle                      | 0.22  |          |
| Dr Roberta Bondar Elementary              | 0.28  |          |
| Matsqui Elementary                        | 0.29  |          |
| King Traditional Elementary               | 0.30  |          |
| Abbotsford Traditional Middle/Secondary   | 0.32  | Med-High |
| ASIA - Sumas Mountain Campus              | 0.34  |          |
| Centre Of Resource for Education - CORE   | 0.35  |          |
| Sandy Hill Elementary                     | 0.35  |          |
| Abbotsford Virtual                        | 0.36  |          |
| Auguston Traditional Elementary           | 0.36  |          |
| Yale Secondary                            | 0.36  |          |
| Chief Dan George Middle                   | 0.37  |          |
| Dave Kandal Elementary                    | 0.38  |          |
| Blue Jay Elementary                       | 0.39  |          |
| William A Fraser Middle                   | 0.40  |          |
| Harry Sayers Elementary                   | 0.43  |          |
| Jackson Elementary                        | 0.43  |          |
| Mountain Elementary                       | 0.45  |          |
| Aberdeen Elementary                       | 0.47  |          |
| Board Office                              | 0.47  |          |
| Dormick Park Elementary                   | 0.49  |          |
| Facilities & Transportation Office        | 0.50  |          |
| Robert Bateman Secondary                  | 0.50  |          |
| W J Mouat Secondary                       | 0.50  |          |
| Prince Charles Elementary                 | 0.51  |          |
| McMillan Elementary                       | 0.52  |          |
| Clearbrook Elementary                     | 0.53  |          |
| Rick Hansen Secondary                     | 0.53  |          |
| Alexander Elementary                      | 0.54  |          |
| Margaret Stenersen Elementary             | 0.56  |          |
| Dr Thomas A Swift Elementary              | 0.59  |          |
| Upper Sumas Elementary                    | 0.59  |          |
| ASIA - North Poplar                       | 0.60  | High     |
| Bakerview Centre for Learning             | 0.62  |          |
| Mt Lehman Elementary                      | 0.62  |          |
| School Technology & Resource Team - STaRT | 0.63  |          |
| South Poplar Traditional Elementary       | 0.63  |          |
| Godson Elementary                         | 0.66  |          |
| Centennial Park Elementary                | 0.67  |          |
| Ross Elementary                           | 0.67  |          |
| Mamele'awt Community Aboriginal Centre    | 0.69  |          |
| John Maclure Community School             | 0.70  |          |
| Ten Broeck Elementary                     | 0.70  |          |
| Bradner Elementary                        | 0.73  |          |
| Terry Fox Elementary                      | 0.74  |          |
| Barrowtown Elementary                     | 0.77  |          |
| Dunach Elementary                         | 0.87  |          |

## BUDGETS – FACILITY OPERATIONS & MAINTENANCE

### Maintenance Operations

Funding for general maintenance and operations comes through the District’s annual operating budget. These funds cover the day to day repair, maintenance and upkeep of all district facilities and white fleet vehicles.

### Annual Facility Grant

A Board of Education’s Annual Facilities Grant is based on a formula using student enrolment and average age of facilities, with an adjustment made for unique geographic factors.

A district may expend its AFG for the purpose of:

- upgrading or replacing existing facility components throughout the expected economic life of an existing capital asset
- enhancing the service potential of an existing capital asset or a component of an existing capital asset by correcting deficiencies in design or construction, and unsafe conditions
- significantly lowering the associated operating costs of an existing capital asset or
- extending the life of an existing capital asset or a component of an existing capital asset beyond its original life expectancy

There are 12 categories of eligible annual facility grant expenditures:

1. **Roof Replacements** (including scheduled roof replacements and major roof repairs)
2. **Mechanical System Upgrades** (improvements, replacements or provision of heating, ventilation, air conditioning or plumbing systems)
3. **Electrical System Upgrades** (improvements or replacements of power supply and distribution systems)
4. **Facility Upgrades** (improvements to protect the fabric of the plant, including exterior painting, window and door replacement, building envelope repair and replacement, structural and non-structural seismic mitigation)
5. **Loss Prevention Projects** (improvements, replacements or provision of fire protection system)
6. **Functional Improvements** (improvements of school facilities related to the provision of educational programming)
7. **Technology Infrastructure Upgrades** (improvements to accommodate computer and telecommunications networks)
8. **Site Upgrades** (site improvements including positive site drainage; repairs to sidewalks, parking lots, site access/egress, paved work areas, paved play areas, and play fields; repairs, upgrading or replacement of playground equipment; perimeter safety fencing; contaminated soil remediation; underground storage tanks removal)
9. **Disabled Access** (improvements related to access for persons with physical disabilities)
10. **Asbestos Abatement**
11. **Health and Safety Upgrades** (improvements related to indoor air quality, traffic safety, and nonstructural upgrades)
12. **Site Servicing** (improvements, replacements or provision of sewer, drainage or water services; underground irrigation systems).

## SCHOOL ASSESSMENTS

### Catchment Schools

Assessments are presented by the five catchment school families, organized by region in the city, and includes capacity, enrolment projections, facility condition information, current and projected utilization, planning considerations and recommendations.

- Abbotsford Senior Secondary Family of Schools - Central Region
- WJ Mouat Secondary Family of Schools - Central Region
- Robert Bateman Secondary Family of Schools - Eastern Region
- Yale Secondary Family of Schools - Eastern Region
- Rick Hansen Secondary Family of Schools - Western Region

The Abbotsford Senior, Robert Bateman and Rick Hansen Family catchments contain both urban and rural areas. Elementary schools located inside the Urban Development Boundary are grouped together and rural elementary schools located in the Agricultural Land Reserve are grouped together in these families. WJ Mouat and Yale Family catchments are smaller and mostly contained inside the Urban Development Boundary and elementary schools are presented together.

### District Programs

Assessments are presented for the Traditional Family, the Integrated Arts Family and schools that offer the French Immersion Program including program enrolment history, capacity and enrolment projections, facility condition information, current and projected utilization, planning considerations and recommendations.

- Traditional Program Family of Schools
- Integrated Arts Program Family of Schools
- French Immersion Program

### Other District Facilities & Properties

Building and land information, facility conditions, planning and recommendations are provided for all other district sites and properties.

- Alternate Education
- Administration & Operational Facilities
- Undeveloped Properties & Closed Schools

## ABBOTSFORD SENIOR SECONDARY FAMILY OF SCHOOLS



**Secondary/Middle**

- Abbotsford Senior Secondary
- Abbotsford Middle

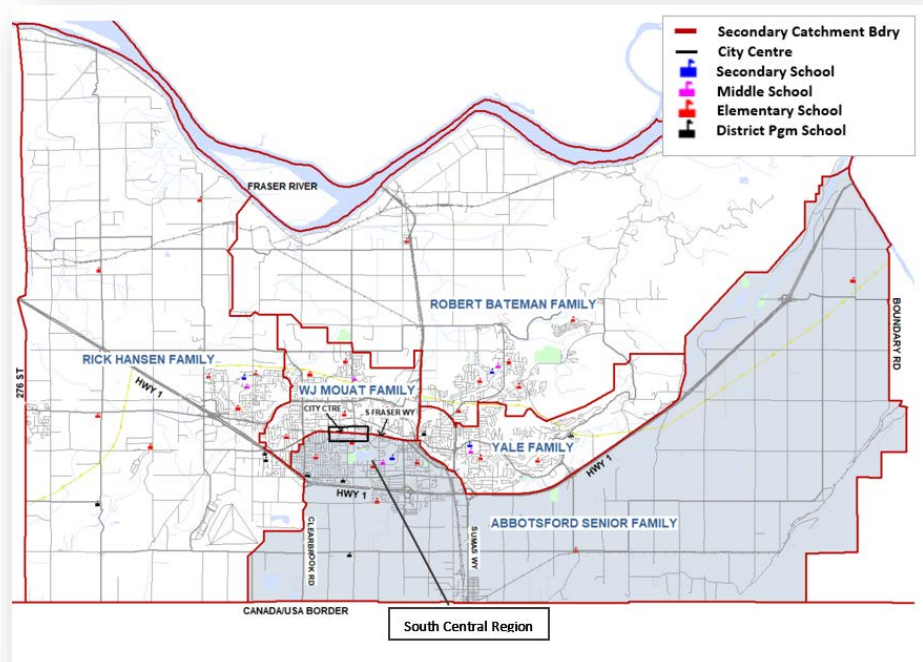
**South Central Elementaries**

- Alexander Elementary
- Centennial Park Elementary
- Dormick Park Elementary
- Godson Elementary

**Eastern Rural Elementaries**

- Jackson Elementary
- Barrowtown Elementary
- Upper Sumas Elementary

Figure 9 Abbotsford Senior Family Catchment



The Abbotsford Senior Family is in the south-central to south-eastern part of the district and contains both urban and rural areas.

The South-Central Region refers to a small portion of the catchment that is located inside the Urban Development Boundary south of the City Centre (between South Fraser Way and Highway 1.) Abbotsford Senior Secondary, Abbotsford Middle, Alexander Elementary, Dormick Park Elementary, Godson Elementary and Centennial Park Elementary are in the South-Central Region. The K-5 Integrated Arts School, ASIA North Poplar Elementary, and Bakerview Centre for Learning (Secondary Alternate Program) are also located in this region.

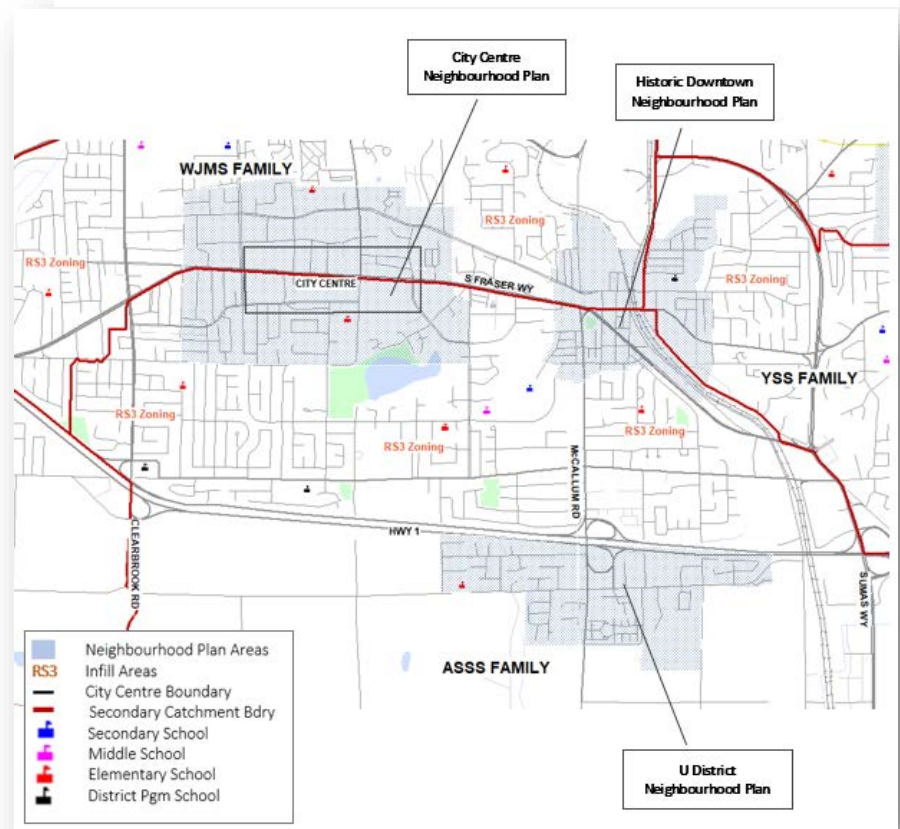
The remainder of the catchment is located south of Highway 1 in the Agricultural Land Reserve. Three small rural schools, the Eastern Rural Schools, serve families in these areas. South Poplar Traditional Elementary is also located in the area.

### South Central Region

Abbotsford Senior Secondary, Abbotsford Middle and the South-Central Elementary Schools, along with the adjacent WJ Mouat Family of Schools are located in the redefined City Centre and Urban Core as outlined in the City of Abbotsford's 2016 Official Community Plan (OCP). The area will undergo comprehensive redevelopment through 3 neighbourhood plans and infill areas of duplexes, townhouses, carriage homes and secondary suites (RS3 Zoning). Recent population and migration trends are reflecting the residential growth and re-development that is already occurring and will continue into the longer term.

Recent district measures to restrict cross boundary enrolment in the regular program and maintain or reduce the size of district programs have alleviated some space shortages and allowed schools to accommodate more catchment students, however, the number of students living in the catchment will continue to grow as housing units increase.

Figure 10 Development Areas in the South Central Region





| ASSS Family of Schools Capacity, Current & Projected Enrolment |      |            |                    |                                |             |            |                                   |             |             |             |
|--|------|------------|--------------------|--------------------------------|-------------|------------|-----------------------------------|-------------|-------------|-------------|
|  | 2019 |            | Operating Capacity | Actual Enrolment & Utilization |             |            | Projected Enrolment & Utilization |             |             |             |
|  | FCI  | *Portables |                    | 2018                           | 2019        | 2019 CU    | 2020                              | 2025        | 2030        | 2030 CU     |
| <b>South Central Elementaries</b>                              |      |            |                    |                                |             |            |                                   |             |             |             |
| Alexander Elementary   | 0.54 |            | 245                | 216                            | 203         | 83%        | 216                               | 236         | 232         | 95%         |
| Centennial Park Elementary                                     | 0.67 |            | 332                | 253                            | 227         | 68%        | 216                               | 200         | 213         | 64%         |
| Dormick Park Elementary  | 0.49 | 3          | 196                | 322                            | 302         | 154%       | 299                               | 306         | 316         | 161%        |
| Godson Elementary  | 0.66 | 1          | 377                | 332                            | 338         | 90%        | 340                               | 420         | 448         | 119%        |
| <b>SC Elementary Total</b>                                     |      |            | <b>1150</b>        | <b>1123</b>                    | <b>1070</b> | <b>93%</b> | <b>1071</b>                       | <b>1162</b> | <b>1209</b> | <b>105%</b> |
| <b>Eastern Rural Elementaries</b>                              |      |            |                    |                                |             |            |                                   |             |             |             |
| Jackson Elementary   | 0.43 |            | 200                | 176                            | 173         | 87%        | 178                               | 179         | 180         | 90%         |
| Barrowtown Elementary  | 0.77 | 1          | 64                 | 51                             | 53          | 83%        | 51                                | 50          | 49          | 77%         |
| Upper Sumas Elementary   | 0.59 |            | 222                | 170                            | 172         | 77%        | 183                               | 170         | 168         | 76%         |
| <b>ER Elementary Total</b>                                     |      |            | <b>486</b>         | <b>397</b>                     | <b>398</b>  | <b>82%</b> | <b>412</b>                        | <b>399</b>  | <b>397</b>  | <b>82%</b>  |
| <b>Middle/Secondary</b>  |      |            |                    |                                |             |            |                                   |             |             |             |
| Abbotsford Middle  | 0.07 | 1          | 600                | 683                            | 685         | 114%       | 748                               | 754         | 745         | 124%        |
| Abbotsford Senior Secondary                                    | 0.11 |            | 1,100              | 1,039                          | 1,082       | 98%        | 1,142                             | 1,227       | 1,229       | 112%        |

\*Portables used for Instruction

Source: February 2020 Enrolment Projections (Funded Students)

(NOTE: 101 international students are excluded from enrolment and utilization calculations.)

## Secondary/Middle

Additional secondary and middle capacity is required in this family of schools. Projections reflect increased in-catchment enrolment and forecasted population growth in the South-Central Region.

Abbotsford Senior Secondary hosts an International Baccalaureate Program, a Career Program, and a Soccer Academy along with the regular program.

Abbotsford Middle is currently unable to accommodate all catchment students. In September 2019, 80 catchment students were transferred to Colleen & Gordie Howe Middle. Current space at Colleen & Gordie Howe Middle is unlikely to be available in the longer term as residential growth is also expected in this catchment.

While both schools would benefit from additional space, short term measures could include the placement of portables, alternate class scheduling or relocation of district programs.

Bakerview Centre for Learning, a 218 capacity former elementary school, is located in the Godson catchment and currently houses the District Alternate Program. With this large property, there may be some repurposing opportunities for accommodating future enrolments. The existing building has a Facility Condition Index of 0.62 (Hi) and a high seismic risk rating. It is included on the Board's 2020-21 Capital Plan for a Structural Seismic Upgrade. Consideration should be given to how this site would assist the district with long term enrolment pressures in the core area of the city.

## South Central Elementaries

While the September 2019, overall utilization for this group of schools was 93%, Dormick Park was 154% over capacity and Centennial Park was underutilized at 68%.

The small capacity of Dormick Park is not adequate to meet current in-catchment enrolment demands and an addition would right size it for a centrally located, urban elementary school.

Godson is projected to over capacity in the medium term. The school will require additional capacity in the longer term. The High Facility Condition index of the building is consideration for a building replacement with a larger, modern building.

While Centennial Park Elementary has been under-utilized for quite some time, the district should proceed with caution on re-purposing this building. The catchment will undergo a dramatic redevelopment in the longer term as part of the City Centre Neighbourhood Plan and a resurgence of children living in the catchment is expected. In the interim the school can serve as overflow for surrounding schools that are over capacity and require additions. Centennial is currently a dual track school offering the Regular Program and Early French Immersion.

ASIA North Poplar, located inside the Dormick Park catchment, houses the district's K-5 Integrated Arts Program. This is a small capacity elementary school with 8 portables on site to support enrolment and a Facility Condition Index of 0.60 (Hi). While this site is a poor location for an elementary school, it plays a significant role in alleviating enrolment pressures at neighbouring schools. Removing the capacity from the area could cause overcrowding, particularly at Dormick Park. The September 2019 enrolment was 416 with 66 students attending from Dormick Park and 57 from Godson.

### **Eastern Rural Elementaries**

It is expected that the 3 rural elementary schools in this family will be able to accommodate enrolment in the coming years.

The U-District Neighbourhood Plan is part of the Jackson Elementary catchment which will focus on creating a neighbourhood around the University of the Fraser Valley. Forecasting provided by the City of Abbotsford indicates that development in this neighbourhood plan will not generate population increases to elementary school aged children.

South Poplar Traditional Elementary is located in the Jackson catchment and 72 catchment students attend this district program school.

There continues to be a significant percent of the elementary school aged children living in the Upper Sumas catchment that are unaccounted for (39%). It is likely that students are attending private school or the Chilliwack School District.

### **Recommendations for the Abbotsford Senior Family**

The district should:

- *continue to restrict out of catchment intake for the regular program and maintain district programs at current sizes at Abbotsford Senior, Abbotsford Middle, and Dormick Park, Godson and Alexander elementary schools.*
- *consider an addition to Abbotsford Middle.*
- *consider an addition to Dormick Park Elementary.*
- *explore options for increasing capacity at Abbotsford Senior Secondary.*
- *consider an addition to Abbotsford Senior Secondary.*
- *plan for the replacement or addition/major renovation of Godson Elementary to increase capacity.*
- *in the shorter term, use available space at Centennial Park Elementary to assist with enrolment pressures in the South Central and the North Central Regions (in the longer term, the school will be needed as a catchment school).*

## W.J. MOUAT FAMILY OF SCHOOLS



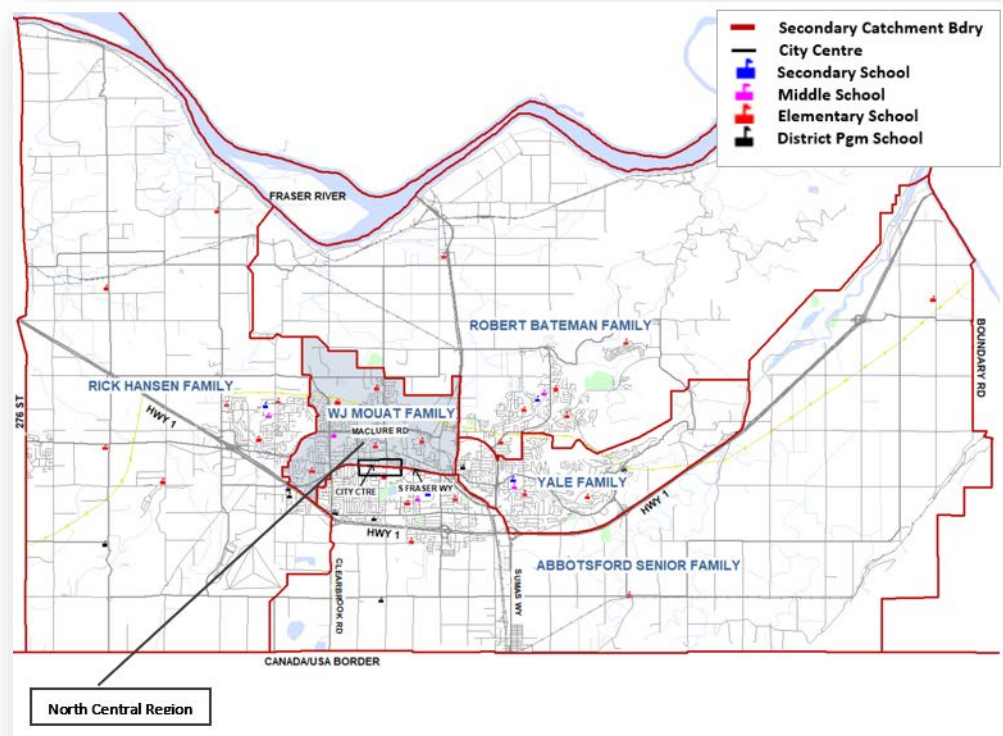
**Secondary/Middle**

- W.J. Mouat Secondary
- Chief Dan George Middle
- Colleen & Gordie Howe Middle

**North Central Elementaries**

- Clearbrook Elementary
- Dr. Roberta Elementary
- John Maclure Elementary
- Ten-Broeck Elementary
- Terry Fox Elementary

Figure 11 WJ Mouat Family Catchment

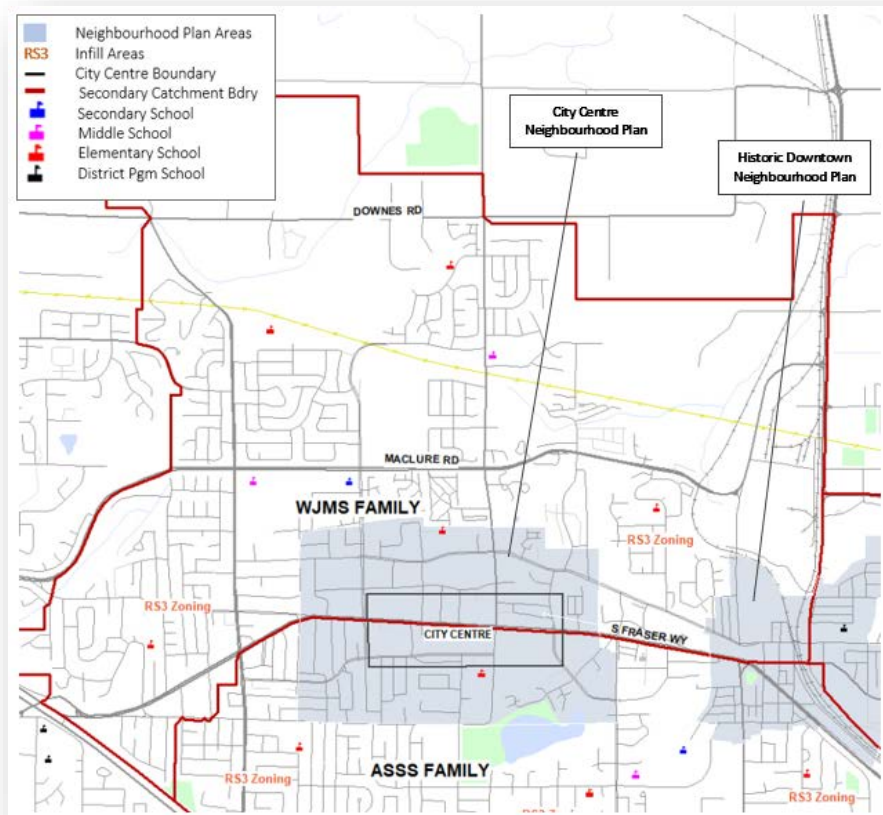


The WJ Mouat Family, in the North-Central Region, is a centrally located catchment, north of the City Centre and is primarily inside the Urban Development Boundary.

WJ Mouat Secondary, Colleen & Gordie Howe Middle, Chief Dan Middle, John Maclure Elementary and Terry Fox Elementary, along with the adjacent South Central Region in the Abbotsford Senior Family, are located in the redefined City Centre and Urban Core as defined by the City of Abbotsford’s 2016 Official Community Plan (OCP). The area will undergo comprehensive redevelopment through two neighbourhood plans and infill areas of duplexes, townhouses, carriage homes and secondary suites. (RS3 Zoning). Recent population and migration trends are reflecting the residential growth and redevelopment that is already occurring and will continue into the longer term.

District measures to restrict cross boundary enrolment in the regular program and maintain or reduce the size of district programs have alleviated some of the current space shortages and allowed schools to accommodate more catchment students, the number of students living in the catchment will continue to grow as housing units increase.

Figure 12 Development in North Central Region



| WJMS Family of Schools Capacity, Current & Projected Enrolment |      |            |                    |                                |              |            |                     |              |              |             |
|--|------|------------|--------------------|--------------------------------|--------------|------------|---------------------|--------------|--------------|-------------|
|  | 2019 | 2019       | Operating Capacity | Actual Enrolment & Utilization |              |            | Projected Enrolment |              |              |             |
|  | FCI  | *Portables |                    | 2018                           | 2019         | 2019 CU    | 2020                | 2025         | 2030         | 2030 CU     |
| <b>North Central Elementaries</b>                              |      |            |                    |                                |              |            |                     |              |              |             |
| Clearbrook Elementary  | 0.53 | 1          | 445                | 459                            | 441          | 99%        | 423                 | 350          | 358          | 80%         |
| Dr. Roberta Bondar Elementary                                  | 0.28 |            | 332                | 298                            | 294          | 89%        | 290                 | 209          | 218          | 66%         |
| John MacLure Community School                                  | 0.70 | 2          | 241                | 289                            | 317          | 132%       | 327                 | 401          | 407          | 169%        |
| Ten Broeck Elementary  | 0.70 |            | 377                | 271                            | 281          | 75%        | 287                 | 323          | 352          | 93%         |
| Terry Fox Elementary   | 0.74 |            | 377                | 284                            | 290          | 77%        | 294                 | 313          | 345          | 92%         |
| <b>NC Elementary Total</b>                                     |      |            | <b>1,772</b>       | <b>1,601</b>                   | <b>1,623</b> | <b>92%</b> | <b>1,621</b>        | <b>1,596</b> | <b>1,680</b> | <b>95%</b>  |
| <b>Middle</b>  |      |            |                    |                                |              |            |                     |              |              |             |
| Chief Dan George Middle  | 0.37 | 3          | 600                | 570                            | 583          | 97%        | 658                 | 625          | 583          | 97%         |
| Colleen and Gordie Howe Middle                                 | 0.22 |            | 600                | 527                            | 554          | 92%        | 578                 | 609          | 626          | 104%        |
| <b>Middle Total</b>  |      |            | <b>1,200</b>       | <b>1,097</b>                   | <b>1,137</b> | <b>95%</b> | <b>1,236</b>        | <b>1,234</b> | <b>1,209</b> | <b>101%</b> |
| <b>Secondary</b>   |      |            |                    |                                |              |            |                     |              |              |             |
| W.J. Mouat Secondary   | 0.50 | 11         | 1,200              | 1,330                          | 1,326        | 111%       | 1,368               | 1,655        | 1,597        | 133%        |

\*Portables used for Instruction Source: February 2020 Enrolment Projections (Funded Students)

(NOTE: 66 international students are excluded from enrolment and utilization calculations.)

### Secondary/Middle

WJ Mouat has been over capacity for several years with 11 portables on the site to support enrolment. An addition to the building will address current overcrowding and prepare for projected growth.

While current projections for Chief Dan George Middle and Colleen & Gordie Howe Middle indicate that both schools will be able to accommodate in-catchment enrolment during this planning horizon, the pace of large development projects in the Historic Downtown and City Centre Neighbourhood Plan areas may create enrolment pressures earlier than expected.

Chief Dan George and WJ Mouat host the middle/secondary French Immersion Program for the district along with the Regular Program. The intake of kindergarten French Immersion has decreased in the past three years and these smaller cohorts can be seen in the 2025 and 2030 enrolment projections at Chief Dan George and WJ Mouat. However, in-catchment enrolment in the Regular Program is projected to increase.

### North Central Elementaries

Enrolment increases are projected at the elementary schools close to the Urban Core, John MacLure, Terry Fox and Ten-Broeck. The overall projected utilization of this group of schools is affected by projected declining utilization at Dr. Roberta Bondar.

The small capacity of John MacLure is not adequate to meet current and projected in-catchment enrolment demands and an addition would right size it for a central urban elementary. The High Facility Condition rating of the existing building and the large size of this property is consideration for a building replacement with a larger, modern building, and improved driveways and parking areas.

Terry Fox has been under-utilized for several years, however, this catchment is at the beginning of extensive redevelopment that will continue into the longer term. Current projections indicate that the school will be able to accommodate catchment students for the duration of this planning horizon. The pace that large development projects come on-line in the Historic Downtown Neighbourhood Plan area may create enrolment pressures earlier than expected.

Ten-Broeck has been under-utilized and is also expected to be able to accommodate projected growth in the catchment that will result from infill.

Clearbrook and Dr. Roberta Bondar are located outside the Urban Core and Neighbourhood Plan Areas and enrolment is projected to decline as a result of declining population of young children, lower out of catchment enrolment and, at Clearbrook, lower French Immersion intake. Both schools could assist with overflow at neighbouring schools.

**Recommendations for WJ Mouat Family**

*The district should:*

- *continue to restrict out of catchment intake for the regular program at WJ Mouat Secondary, Chief Dan George Middle, John Maclure Elementary, Ten-Broeck Elementary and Terry Fox Elementary.*
- *consider an addition to WJ Mouat Secondary.*
- *consider a replacement or addition/major renovation of John Maclure Elementary to increase capacity.*

# ROBERT BATEMAN FAMILY OF SCHOOLS





**Secondary/Middle**

- Robert Bateman Secondary
- Clayburn Middle

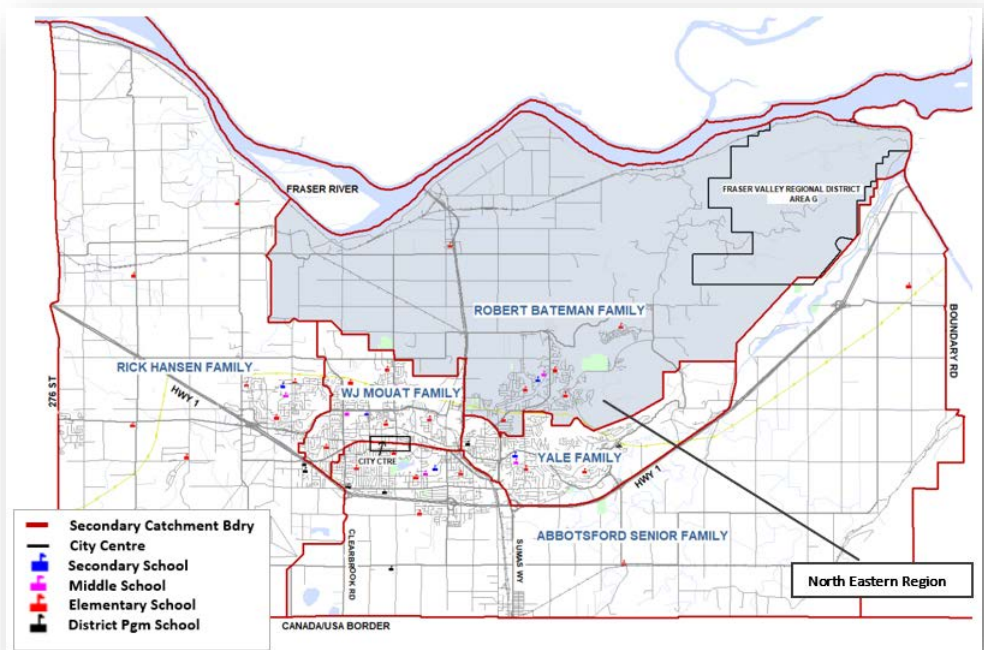
**North Eastern Elementaries**

- Auguston Elementary
- Dr. Thomas Swift Elementary
- Margaret Stenersen Elementary\*
- Prince Charles Elementary\*
- Sandy Hill Elementary

**Northern Rural School**

- Matsqui Elementary

Figure 13 Robert Bateman Family Catchment



The Robert Bateman Family is in the north-central to north-eastern part of the district with both urban and rural areas.

The North-Eastern Region refers to the area inside the Urban Development Boundary which is located several kilometres north east of the city’s commercial centre. Robert Bateman Secondary, Clayburn Middle, Auguston Traditional Elementary, Dr. Thomas Swift Elementary, Margaret Stenersen Elementary, Prince Charles Elementary and Sandy Hill Elementary are all located in this region. The Abbotsford Virtual School, in the former Philip Sheffield Elementary building, is also located in this region.

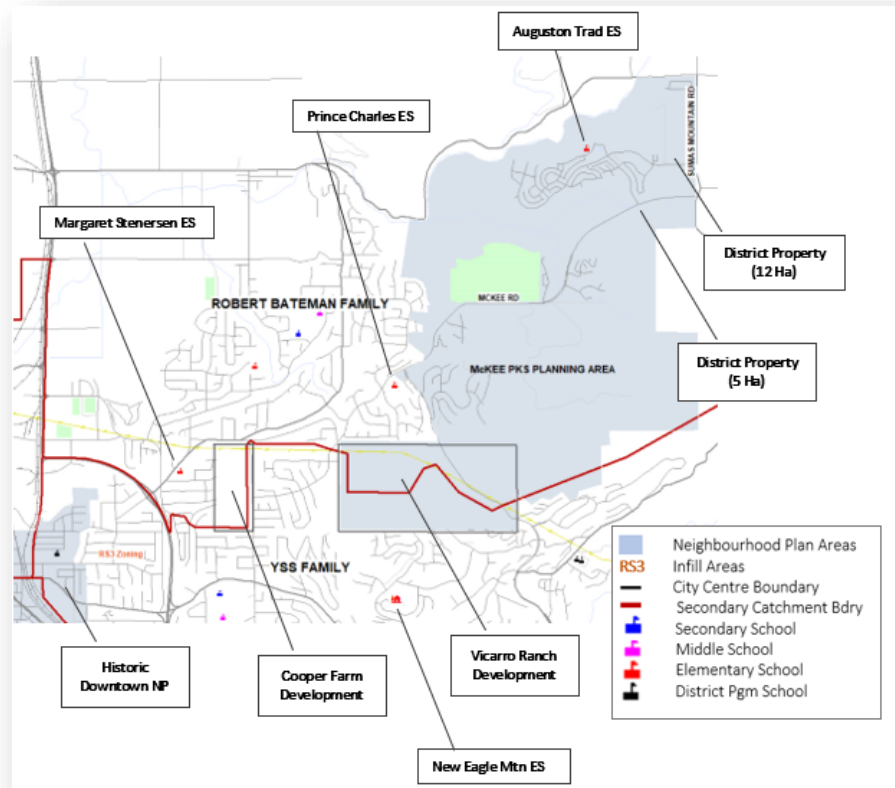
The Auguston catchment also contains a large area outside the Urban Development Boundary and is part of the Fraser Valley Regional District. There are no plans to develop the area at this time.

The remainder of the catchment consists of Agricultural Land Reserve and one small rural, Matsqui Elementary, serves families in these areas.

The North-Eastern Region of this catchment along with the adjacent Yale Family will see extensive population growth in the coming years through new neighbourhoods.

The McKee Peak Planning Area is 672 hectares of undeveloped land that will become new neighbourhoods. The area will become home to an additional 15,000 people once build out is complete (past the planning horizon of this report). Residential units in the area will primarily be detached single family homes which typically generate higher yields of school age children. There has been ongoing development in the area for several years and development applications for more new subdivisions are in stream. An estimated 400 new homes expected in the short to medium term in the areas around Auguston Traditional Elementary and Prince Charles Elementary. Eventually the McKee Peaks Area will become a new family of schools with an additional secondary, middle and elementary school. The district owns two properties in the area, a 2 hectare parcel on McKee Road and a 5 hectare parcel on Sumas Mountain Road.

Figure 14 Development Areas in the North Eastern Region



The Margaret Stenersen catchment is split between the Robert Bateman Family and the Yale Family. The Cooper Farm Development, on the Robert Bateman side is 60 acres of undeveloped farmland that was recently sold to developers. While still in the planning phase, this property will have an estimated 300-500 new homes once buildout is complete. Construction is estimated to start in 2-4 years. On the Yale side is the Historic Downtown Neighbourhood Plan and areas of infill (RS3 Zoning) of single detached homes, duplexes and secondary suites that has been ongoing for a few years and will continue into the longer term.

Measures taken by the district to restrict cross boundary enrolment in the regular program and maintain or reduce the size of district programs have alleviated some of the current space shortages and more catchment students are able to attend these schools, however additional elementary, middle and secondary capacity will be required including new schools in the McKee Peaks area.

| RBSS Family of Schools Capacity, Current & Projected Enrolment |      |            |                    |                                |              |             |                     |              |              |             |
|--|------|------------|--------------------|--------------------------------|--------------|-------------|---------------------|--------------|--------------|-------------|
|  | 2019 | 2019       | Operating Capacity | Actual Enrolment & Utilization |              |             | Projected Enrolment |              |              |             |
|  | FCI  | *Portables |                    | 2018                           | 2019         | 2019 CU     | 2020                | 2025         | 2030         | 2030 CU     |
| <b>North Eastern Elementaries</b>                              |      |            |                    |                                |              |             |                     |              |              |             |
| Auguston Traditional Elementary                                | 0.36 | 3          | 241                | 373                            | 362          | 150%        | 380                 | 412          | 428          | 178%        |
| Dr. Thomas A. Swift Elementary                                 | 0.59 |            | 354                | 324                            | 316          | 89%         | 325                 | 301          | 324          | 92%         |
| Margaret Stenersen Elementary                                  | 0.56 | 3          | 332                | 463                            | 465          | 140%        | 466                 | 476          | 492          | 148%        |
| Prince Charles Elementary                                      | 0.51 |            | 332                | 320                            | 315          | 95%         | 335                 | 411          | 518          | 156%        |
| Sandy Hill Elementary  | 0.35 | 5          | 400                | 545                            | 521          | 130%        | 471                 | 352          | 347          | 87%         |
| <b>NE Elementary Total</b>                                     |      |            | <b>1,659</b>       | <b>2,025</b>                   | <b>1,979</b> | <b>119%</b> | <b>1,977</b>        | <b>1,952</b> | <b>2,109</b> | <b>127%</b> |
| <b>North Rural Elementary</b>                                  |      |            |                    |                                |              |             |                     |              |              |             |
| Matsqui Elementary   | 0.29 |            | 155                | 140                            | 151          | 97%         | 155                 | 148          | 142          | 92%         |
| <b>Middle/Secondary</b>  |      |            |                    |                                |              |             |                     |              |              |             |
| Clayburn Middle  | 0.21 | 2          | 600                | 667                            | 686          | 114%        | 717                 | 819          | 782          | 130%        |
| Robert Bateman Secondary                                       | 0.50 |            | 1,100              | 906                            | 903          | 82%         | 945                 | 1,075        | 1,140        | 104%        |

\*Portables used for Instruction

Source: February 2020 Enrolment Projections (Funded Students)

**NOTES:**

Margaret Stenersen Elementary and Prince Charles Elementary catchments are split between the Robert Bateman Family and the Yale Family. All information and projections for these two schools are included in this section.

155 international students are excluded from enrolment and utilization calculations.

**Secondary/Middle**

Robert Bateman Secondary is projected to be at capacity in in the medium term and remain just over capacity in this planning horizon. Surrounding schools Yale, WJ Mouat and Abbotsford Senior Secondary are at or over capacity. An addition to Yale Secondary, which is included under the Yale Family section of this report, will create more capacity in the east.

Clayburn Middle is over capacity and surrounding schools William A. Fraser Middle and Abbotsford Middle are at or over capacity. The Clayburn site will not accommodate an addition to the building. In the medium term an addition to WA Fraser, which is included under the Yale Family section of this report, would create more capacity in the east.

**North Eastern Elementaries**

There is currently a shortage of space for this group of elementary schools and pressures will grow as development continues in the McKee Peaks area and in the Margaret Stenersen catchment.

The small capacity of Auguston Traditional Elementary is not adequate to meet current or projected enrolment demands and an addition would right size it as the region becomes more of an urban area. Development has been on-going and there are several new in-stream subdivisions that will create housing catering to families.

Prince Charles is projected to be over capacity in the medium term and the site will not accommodate an addition to the building. A new elementary school will open in September 2022 nearby in the Yale Family of Schools. This school will assist with overflow, however, the district will eventually require an additional elementary school in the McKee Peaks Planning Area in the longer term.

Margaret Stenersen is a large, urban catchment with a very large population of elementary school aged children living in the catchment. This dual track school hosts a French Immersion Program along with the Regular Program. The school is over capacity and requires an addition. In the past 2 years, intake of kindergarten French Immersion has decreased by 2 divisions which will transition to a smaller French Immersion Program at the school. While this has softened projections slightly, in-catchment enrolment in the regular program is projected to climb as a result of residential growth.

Philip Sheffield, a very small capacity, former elementary school, is located in the Margaret Stenersen catchment close to the Historic Downtown and currently houses the Abbotsford Virtual School. Margaret Stenersen absorbed most of the Philip Sheffield catchment at the time of closure. Consideration should be given to how the repurposing of this site would address the longer term elementary school shortages in the area.

Sandy Hill has been over capacity for many years, however, recent lower intake of kindergarten students in the Early French Immersion Program and reduced cross boundary enrolment have resulted in enrolment that is closer to the building capacity and have reversed previous enrolment projections. The school is projected to be at capacity within this planning horizon.

#### **North Rural Elementary**

Matsqui Elementary will be able to accommodate enrolment in the coming years. There continues to be a significant percent of the elementary school aged children living in this catchment that are unaccounted for (45%). This catchment is located on the district's northern border and it is likely that students attending Mission School District contribute to this high percent.

#### **Recommendations for Robert Bateman Family**

*The District should:*

- *continue to restrict out of catchment intake in the regular program and reduce or maintain district programs at current sizes in the eastern region.*
- *consider an addition to Auguston Traditional Elementary.*
- *consider an addition to Margaret Stenersen Elementary.*
- *explore options for a new elementary school and a new middle/secondary school in the McKee Peaks Planning Study Area.*

# YALE FAMILY OF SCHOOLS



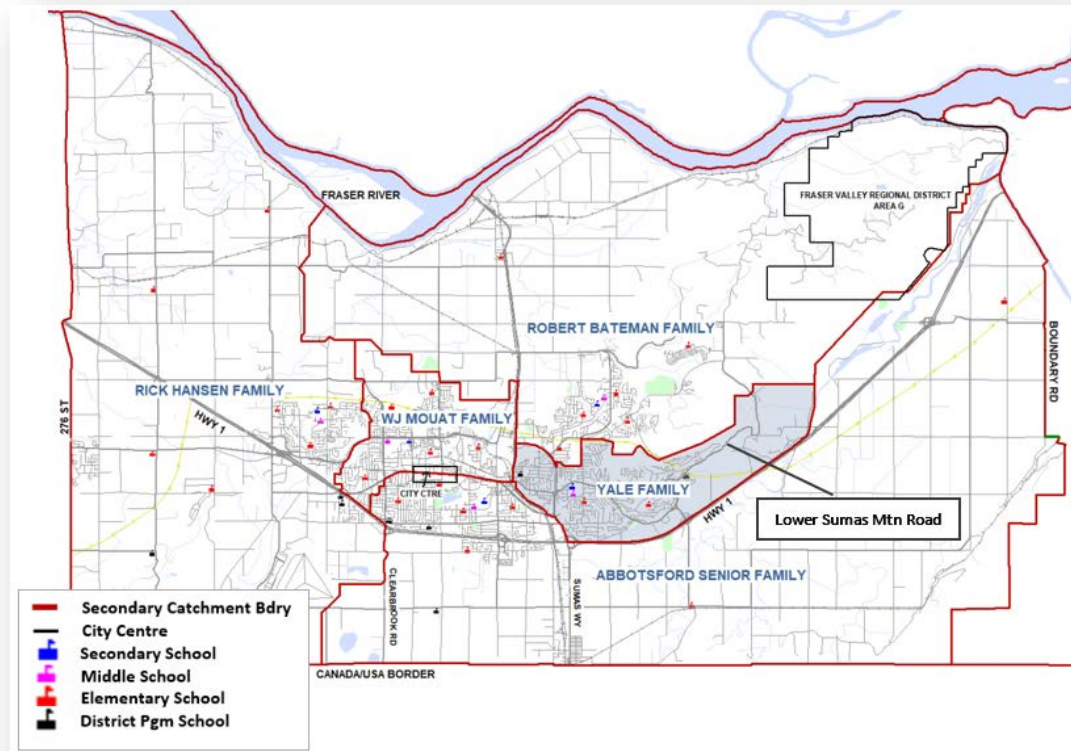
**Secondary/Middle**

- Yale Secondary
- William A Fraser Middle

**South Eastern Elementaries**

- McMillan Elementary
- Mountain Elementary

*Figure 15 Yale Family Catchment*



The Yale Family, in the South Eastern Region, is situated several kilometres south east of the city’s commercial centre and is mostly inside the Urban Development Boundary (except for the section south and east of Lower Sumas Road). Yale Secondary, William A. Fraser Middle, McMillan Elementary and Mountain Elementary are all located in this catchment along with a portion of the Margaret Stenersen Elementary and a very small portion of the Prince Charles Elementary catchments. The Abbotsford School of Integrated Arts School, ASIA Sumas Secondary/Middle School, is also in this area.

This family of schools, along with the adjacent North-Eastern Region in the Robert Bateman Family will experience population growth in the coming years through new neighbourhoods and residential growth.

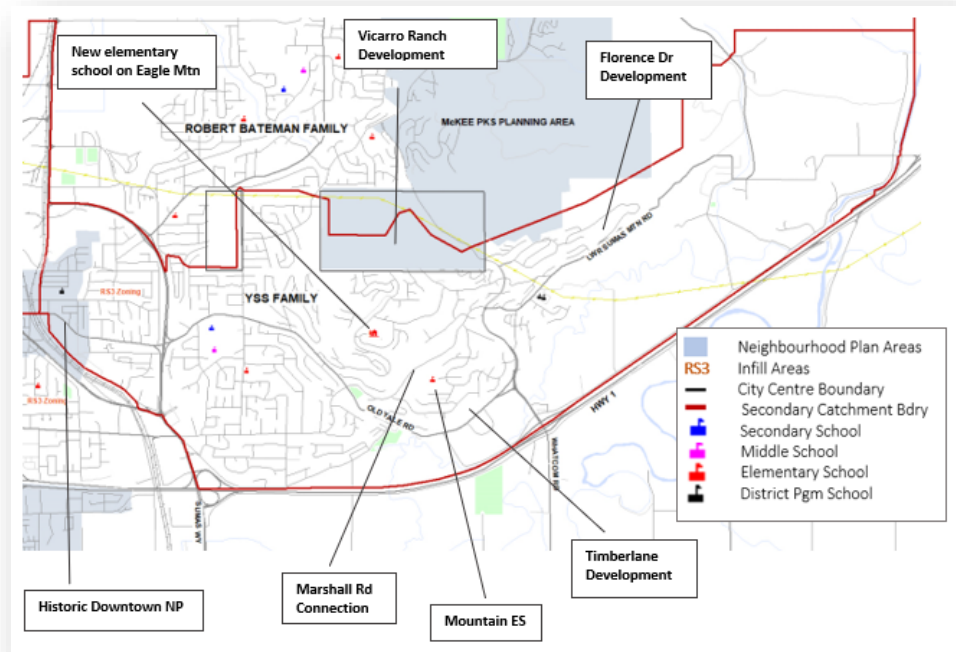
In the Mountain Elementary catchment, development has been ongoing for several years. Development at the top of Eagle Mountain, will move into the Vicarro Ranch property creating an additional 1400 new housing units once buildout is complete. A new 460 capacity elementary school on Eagle Mountain will open in September 2022.

Development in other areas of the catchment include new single detached homes around Timberlane Avenue/Old Yale Road and a large townhouse subdivision on Florence Drive east of Whatcom Road. Marshall Road will be connected from Whatcom Road to Old Yale Road and large townhouse developments are planned for this area.

There are several apartment projects planned in the McMillan catchment.

The Margaret Stenersen catchment is split between the Robert Bateman Family and the Yale Family. On the Yale side the Historic Downtown Neighbourhood Plan and areas of infill (RS3 Zoning) of single detached homes, duplexes and secondary suites has been ongoing and will continue into the longer term. Projections and planning notes for the entire Margaret Stenersen catchment are included in the Robert Bateman Family section of this report.

Figure 16 Development in the South Eastern Region



Measures taken by the district to restrict cross boundary enrolment in the regular program and maintain or reduce the size of district programs have alleviated some of the current space shortages allowing more catchment students to be accommodated, however, additional elementary, middle and secondary capacity is required. Residential growth in this catchment has been ongoing and will continue into the longer term.

| YSS Family of Schools Capacity, Current & Projected Enrolment           |      |            |                    |                                |       |         |                     |       |       |         |
|---|------|------------|--------------------|--------------------------------|-------|---------|---------------------|-------|-------|---------|
|   | 2019 | 2019       | Operating Capacity | Actual Enrolment & Utilization |       |         | Projected Enrolment |       |       |         |
|   | FCI  | *Portables |                    | 2018                           | 2019  | 2019 CU | 2020                | 2025  | 2030  | 2030 CU |
| <b>South Eastern Elementaries</b>                                       |      |            |                    |                                |       |         |                     |       |       |         |
| McMillan Elementary   | 0.52 |            | 354                | 393                            | 391   | 110%    | 403                 | 428   | 404   | 114%    |
| Mountain Elementary   | 0.45 | 3          | 351                | 416                            | 427   | 122%    | 447                 | 516   | 557   | 159%    |
| Elementary Sub-Total  |      |            | 705                | 809                            | 818   | 116%    | 850                 | 944   | 961   | 85%     |
| **Sept 2022 School on Eagle Mtn Opens - Revised Operating Capacity 1124 |      |            |                    |                                |       |         |                     |       |       |         |
| <b>Middle/Secondary</b>   |      |            |                    |                                |       |         |                     |       |       |         |
| William A. Fraser Middle  | 0.40 | 3          | 600                | 605                            | 599   | 100%    | 624                 | 723   | 813   | 136%    |
| Yale Secondary  | 0.36 | 4          | 1,100              | 1,146                          | 1,105 | 100%    | 1,067               | 1,092 | 1,235 | 112%    |

\*Portables used for Instruction

Source: February 2020 Enrolment Projections (Funded Students)

**NOTES:**

Margaret Stenersen Elementary and Prince Charles Elementary catchments are split between the Robert Bateman Family and the Yale Family. Information and enrolment projections are included in the Robert Bateman Family section.

165 international students are excluded from enrolment and utilization calculations.)

**Secondary/Middle**

Yale Secondary and William A. Fraser Middle are projected to be over capacity inside this planning horizon and require additions. Surrounding schools are at or over capacity. The Clayburn and Abbotsford Middle sites will not accommodate an addition or more portables. Eventually another middle/secondary school will be needed and the district owns a large property in the Auguston/McKee Peaks area. In the interim, an addition to WA Fraser Middle and to Yale Secondary could assist with overall secondary/middle capacity in the east.

**South Eastern Elementaries**

Enrolment pressures at Mountain Elementary will continue to climb due to ongoing development in the catchment. The new elementary school on Eagle Mountain will help to alleviate pressures in the region.

The capacity of McMillan Elementary is not adequate to meet current catchment demands. Cross boundary enrolment has decreased dramatically which has created more space for catchment students. However, there has been growth in the population of children living in this catchment which is likely related to younger families moving in to existing neighbourhoods. There are also several pockets of development that have been occurring in the catchment. There is no space on the site for portables or an addition to the building.



### **Recommendations for the Yale Family**

The District should:

- *continue to restrict out of catchment intake in the regular program and maintain district programs at current sizes at schools in this zone.*
- *consider relocation of district programs at Yale Secondary.*
- *consider an addition to Yale Secondary.*
- *consider an addition to William A. Fraser Middle.*
- *undertake a comprehensive boundary review of elementary schools in the zone including the boundary of the new elementary school on Eagle Mountain (to open September 2022).*

## RICK HANSEN FAMILY OF SCHOOLS



**Secondary/Middle**

- Rick Hansen Secondary
- Eugene Reimer Middle

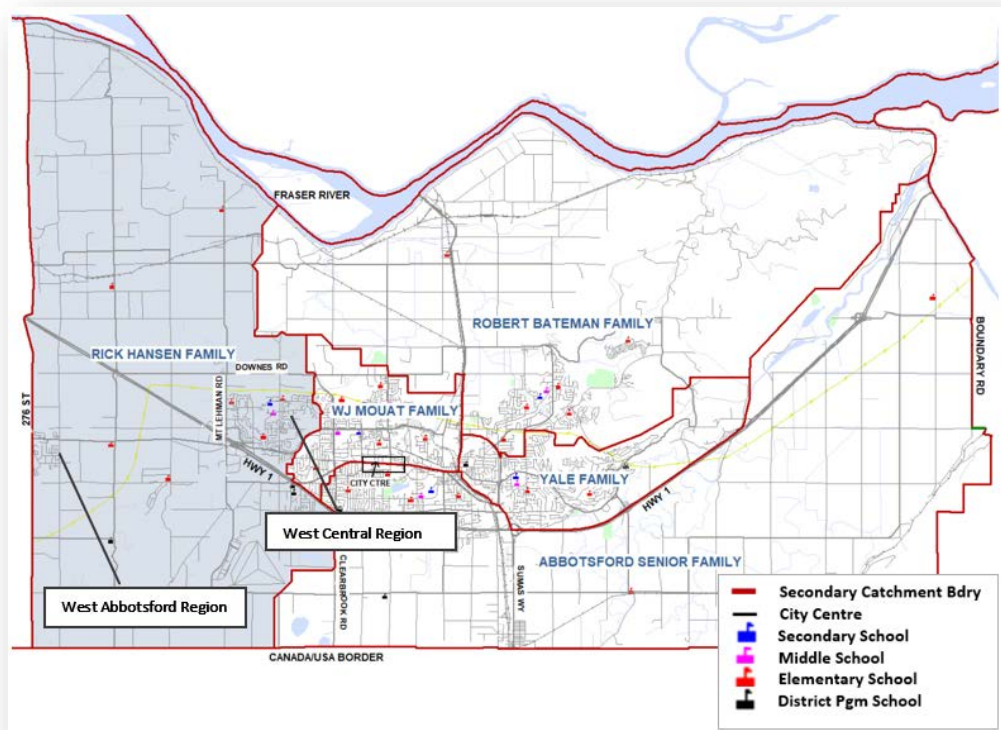
**Western Central Elementaries**

- Blue Jay Elementary
- Dave Kandal Elementary
- Harry Sayers Elementary

**Western Rural Elementaries**

- Aberdeen Elementary
- Bradner Elementary
- Mt. Lehman Elementary
- Ross Elementary

Figure 17 Rick Hansen Family Catchment



The Rick Hansen Family of Schools is located in the western part of the district and contains an urban and a large rural area.

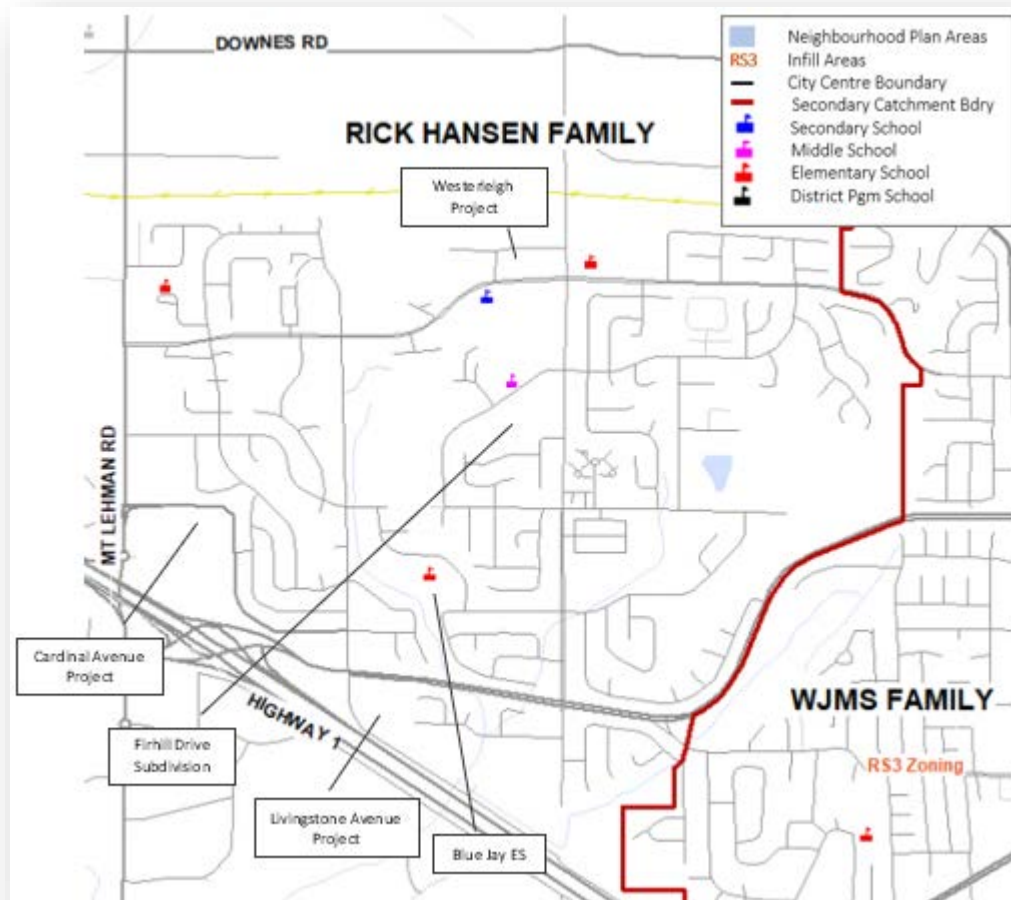
The West-Central Region refers to a small portion of the catchment that is inside the Urban Development Boundary, west of the City Centre and south of Highway 1. Rick Hansen Secondary, Eugene Reimer Middle, Blue Jay Elementary, Dave Kandal Elementary and Harry Sayers Elementary are located in this region. Abbotsford Traditional Secondary/Middle is located just south of this region in an industrial area of the Urban Development Boundary.

The remainder of this catchment is in the Agricultural Land Reserve and there are 4 small rural elementary schools that serve families in this area. King Traditional Elementary and one closed school, Dunach Elementary, are also located in this rural area.

There is a small satellite portion of the Urban Development Boundary, referred to as the West Abbotsford Region, on the City's western border (inside the Aberdeen catchment).

Development projects, primarily new single family, detached homes and townhouse complexes, have been ongoing in the West-Central Region. Instream projects include new single family detached homes around Firhill Drive, the final phase of the Westerleigh Project (a new block of townhouses and an apartment building on the corner of Townline Road and Blueridge Drive), and a new townhouse and apartment development on Livingstone Avenue. There are also several projects in stream in the West Abbotsford region. Development overall will slow and transition to townhome and apartment projects as buildout comes to an end in both the West-Central and West Abbotsford Regions.

Figure 18 Development Projects in the West Central Region



The Traditional Program continues to be a popular choice for families in this catchment and, is alleviating enrolment pressures at some schools, however, is contributing to under-utilization of Rick Hansen Secondary. In September 2019 there were 313 students attending King Traditional Elementary/South Poplar Traditional Elementary and 464 students attending Abbotsford Traditional Middle/Secondary from this family.

| RHSS Family of Schools Capacity, Current & Projected Enrolment |      |            |                    |                                |              |             |                     |              |              |             |
|--|------|------------|--------------------|--------------------------------|--------------|-------------|---------------------|--------------|--------------|-------------|
|  | 2019 | 2019       | Operating Capacity | Actual Enrolment & Utilization |              |             | Projected Enrolment |              |              |             |
|  | FCI  | *Portables |                    | 2018                           | 2019         | 2019 CU     | 2020                | 2025         | 2030         | 2030 CU     |
| <b>Western Central Elementaries</b>                            |      |            |                    |                                |              |             |                     |              |              |             |
| Blue Jay Elementary  | 0.39 | 1          | 377                | 428                            | 434          | 115%        | 435                 | 403          | 411          | 109%        |
| Dave Kandal Elementary   | 0.38 | 2          | 241                | 245                            | 242          | 100%        | 238                 | 212          | 212          | 88%         |
| Harry Sayers Elementary  | 0.43 | 5          | 332                | 437                            | 427          | 129%        | 397                 | 385          | 387          | 117%        |
| <b>WC Elementary Total</b>                                     |      |            | <b>950</b>         | <b>1,110</b>                   | <b>1,103</b> | <b>116%</b> | <b>1,070</b>        | <b>1,000</b> | <b>1,010</b> | <b>106%</b> |
| <b>Western Rural Elementaries</b>                              |      |            |                    |                                |              |             |                     |              |              |             |
| Aberdeen Elementary  | 0.47 |            | 268                | 227                            | 238          | 89%         | 262                 | 277          | 285          | 106%        |
| Bradner Elementary   | 0.73 |            | 155                | 102                            | 102          | 66%         | 103                 | 107          | 105          | 68%         |
| Mt. Lehman Elementary  | 0.62 |            | 155                | 151                            | 133          | 86%         | 130                 | 121          | 111          | 72%         |
| Ross Elementary  |      | 2          | 155                | 194                            | 184          | 119%        | 195                 | 155          | 163          | 105%        |
| <b>WR Elementary Total</b>                                     |      |            | <b>733</b>         | <b>674</b>                     | <b>657</b>   | <b>90%</b>  | <b>690</b>          | <b>660</b>   | <b>664</b>   | <b>91%</b>  |
| <b>Middle/Secondary</b>  |      |            |                    |                                |              |             |                     |              |              |             |
| Eugene Reimer Middle   | 0.22 |            | 600                | 554                            | 599          | 100%        | 616                 | 636          | 607          | 101%        |
| Rick Hansen Secondary  | 0.53 |            | 1,150              | 623                            | 731          | 64%         | 787                 | 983          | 964          | 84%         |

\*Portables used for Instruction

Source: February 2020 Enrolment Projections (Funded Students)

(Note: 9 international students are excluded from enrolment and utilization calculations.)

## Secondary/Middle

The district wide measures to restrict cross boundary enrolment in the regular program have improved in-catchment enrolment at Eugene Reimer Middle and Rick Hansen Secondary. However, attendance patterns continue to be a concern with 17% of secondary school age children and 33% of middle school age children living in the catchment unaccounted for (likely attending private school or another district). In addition, 52% of the 1377 district secondary students from this catchment attend another district school (102 in the regular program and 619 in district programs) and 37% of district middle school students attend another district school (23 in the regular program and 311 in district programs). Changes to these attendance patterns would push some schools over capacity.

## Western Central Elementaries

The 3 elementary schools in this region have unique attendance and enrolment patterns that make projections challenging. Overall elementary school age populations have been decreasing despite ongoing new development in the region. Based on existing attendance patterns, enrolment at this group of elementary schools is projected to decline slightly to just over capacity (106%) by 2030.

The 2019 population of elementary school age children living in the Blue Jay catchment was 900, which is double the average of other urban catchments. In September 2019, over 500 students were either unaccounted (attending private school or another district) or attending other schools in the district. These attendance patterns are monitored closely as the school would be unable to accommodate any notable increases to in catchment enrolment. Space limitations on the site make it challenging to place portables or build an addition.

In catchment enrolment is declining at Dave Kandal along with elementary school age populations living in the catchment and the school is projected to have a small amount of space in 10 years. There are currently 3 portables on the site.

While there has been a decline of elementary school aged children living in the Harry Sayers catchment, in catchment enrolment has increased slightly and out of catchment enrolment has declined. The district captures most of the elementary students living in this catchment with a low 3% of the population unaccounted for. Enrolment is projected to decrease slightly however the school will remain over capacity. There are currently 5 portables on this site.

The former Dunach Elementary site, located just north of the Western-Central Region in the Agricultural Land Reserve. Additional elementary capacity could be created at this site if it becomes necessary. The existing building is very small and has a Facility Condition Index of 0.87 (High). It would need to be replaced. The 2 hectare site could accommodate at 350 capacity school.

### **Western Rural Elementaries**

Based on existing attendance patterns, schools in this family are expected to be within capacity for this planning horizon.

There continues to be a significant percent of the elementary school aged children living in the Aberdeen and Bradner catchments that are unaccounted for (40%). These catchments are located on the district's western border and it is likely that students attending Langley School District or private school contribute to this high percent. Unaccounted for students are also noted at Mt. Lehman (27%) and (Ross 25%).

King Traditional, located in the Aberdeen catchment alleviates enrolment pressures at Aberdeen, Ross, Blue Jay, Dave Kandal and Harry Sayers.

District measures to limit cross boundary enrolment have alleviated enrolment pressures at Ross Elementary and these measures should continue.

### **Recommendations for the Rick Hansen Family**

The district should:

- *continue to manage cross boundary enrolment in the regular program at all middle and secondary schools to improve underutilization at Rick Hansen Secondary.*
- *continue to manage the intake of cross boundary students at Ross Elementary.*

## TRADITIONAL PROGRAM FAMILY OF SCHOOLS



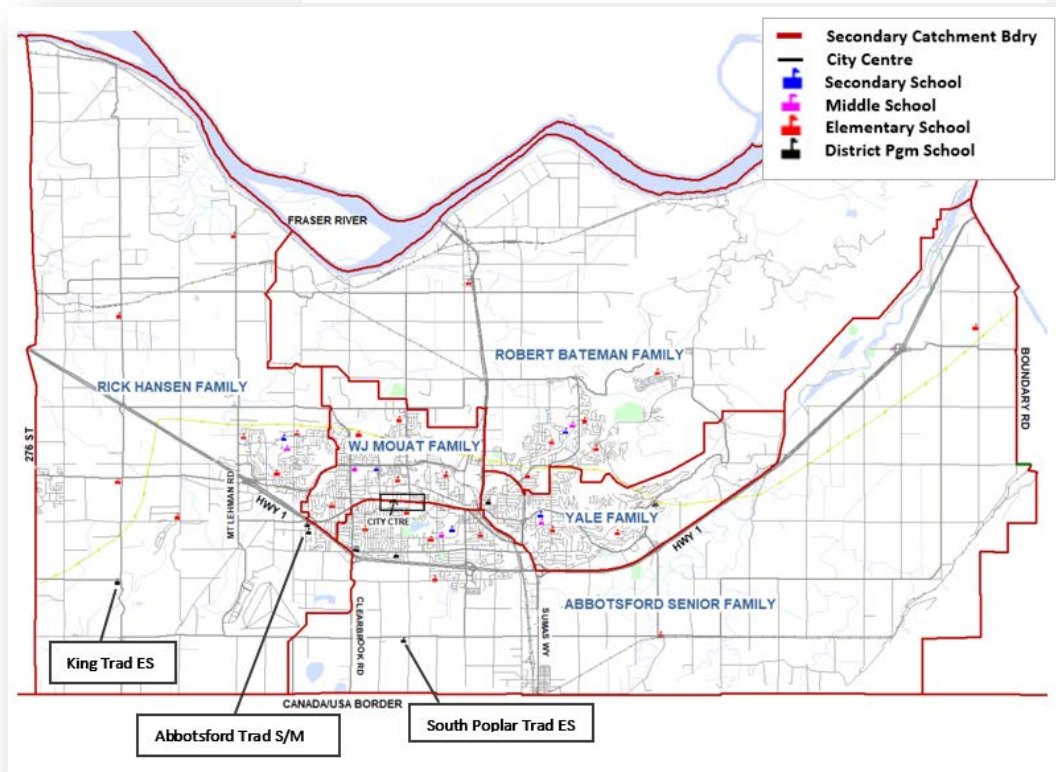
**Secondary/Middle**

- Abbotsford Traditional Secondary
- Abbotsford Traditional Middle

**Elementary**

- King Traditional Elementary
- South Poplar Traditional Elementary

Figure 19 Location of Traditional Schools



Abbotsford Traditional Middle and Abbotsford Traditional Secondary are two schools housed on one campus. The building is located south west of the city centre in an Industrial Area of the Urban Development Boundary. King Traditional Elementary and South Poplar Traditional Elementary are both located in the south west of the city centre in the Agricultural Land Reserve.



The Traditional Program continues to be a popular choice for families in the Rick Hansen Family of Schools with 56% of total enrolment coming from this family. The 2019 attendance by family of schools for the traditional program is shown in the table below.

|                           | RHSS Family | WJMS Family | ASSS Family | YSS Family | RBSS Family | Other Districts | 2019 Tot Enr |
|---------------------------|-------------|-------------|-------------|------------|-------------|-----------------|--------------|
| King Trad Elem            | 253         | 74          | 23          | 11         | 7           | 16              | 384          |
| South Poplar Trad Elem    | 60          | 57          | 132         | 21         | 5           | 3               | 278          |
| Abbotsford Trad Middle    | 205         | 72          | 43          | 5          | 2           | 1               | 328          |
| Abbotsford Trad Secondary | 257         | 83          | 56          | 3          | 5           | 10              | 414          |

| Traditional Program Family of Schools Capacity, Current & Projected Enrolment |      |            |                    |  |            |             |                     |            |            |             |
|---|------|------------|--------------------|--|------------|-------------|---------------------|------------|------------|-------------|
|   | 2019 | 2019       | Operating Capacity | Actual Enrolment & Utilization                                       |            |             | Projected Enrolment |            |            |             |
|   | FCI  | *Portables |                    | 2018   | 2019       | 2019 CU     | 2020                | 2025       | 2030       | 2030 CU     |
| <b>Elementary</b>   |      |            |                    |  |            |             |                     |            |            |             |
| King Trad Elementary  | 0.30 | 8          | 219                | 378  | 384        | 175%        | 367                 | 375        | 375        | 171%        |
| South Poplar Trad Elementary  | 0.63 | 5          | 128                | 264  | 278        | 217%        | 283                 | 299        | 299        | 234%        |
| <b>Elementary Total</b>   |      |            | <b>347</b>         | <b>642</b>   | <b>662</b> | <b>191%</b> | <b>650</b>          | <b>674</b> | <b>674</b> | <b>194%</b> |
| <b>Middle/Secondary</b>   |      |            |                    |  |            |             |                     |            |            |             |
| Abbotsford Trad Middle  |      |            | 450                | 336  | 328        | 73%         | 336                 | 333        | 333        | 95%         |
| Abbotsford Trad Secondary   | 0.32 |            | 550                | 435  | 414        | 75%         | 394                 | 347        | 343        | 86%         |
|   |      |            |                    | <b>**Sept 2022 - Revised Capacity (Post Seismic Project) 750</b>     |            |             |                     |            |            |             |
|   |      |            |                    | <i>Source: February 2020 Enrolment Projections (Funded Students)</i> |            |             |                     |            |            |             |

\*Portables used for Instruction

Source: February 2020 Enrolment Projections (Funded Students)

### Secondary/Middle

Enrolment at Abbotsford Traditional Middle and Abbotsford Traditional Secondary has gradually been declining over the past 10 years. Enrolment projections reflect recent attendance trends. Historically, less than 50% of Grade 5's in the Traditional Program continue on to Abbotsford Traditional Middle. The school picks up new students in Grade 6.

The building will be under construction starting in the winter of 2021 to June 2022 for a Structural Seismic Upgrade Project that includes the demolition of the oldest portion of the building. The revised 750 capacity building will be able to accommodate projected enrolment.

### Elementary

King Traditional and South Poplar Traditional are small capacity, rural elementary schools. Enrolment greatly exceeds the capacity of each building and there are multiple portables on both sites. South Poplar has a High Facility Condition rating. Enrolment is based on the number of students each school can accommodate with current configurations and projections reflect this.

Most of the enrolment at these two schools (75%) comes from surrounding areas close to each school, along with the Western Central and South Central Regions, and play a role in alleviating enrolment pressures at Blue Jay, Dave Kandal, Harry Sayers, Dormick Park Godson, Aberdeen, Jackson, and Ross.

The recent and projected enrolment at the Traditional Schools is shown below relative to current elementary and revised middle/secondary capacity.

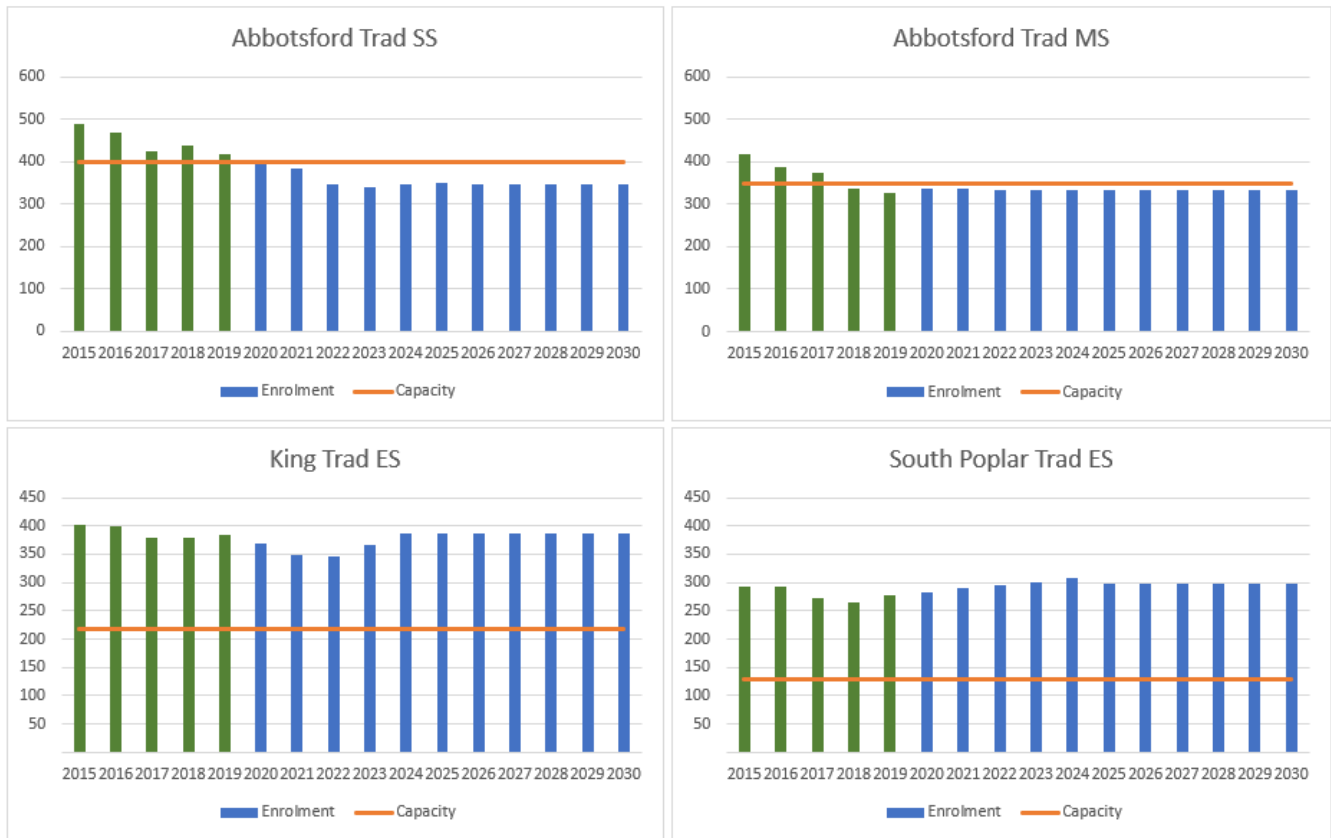


Figure 20 Traditional Schools Projected Enrolment Graphs

**Recommendations for the Traditional Family**

The district should:

- *Maintain this program at current sizes and not exceed the ability of the current elementary configuration and revised middle/secondary capacity to accommodate enrolment.*
- *review how the District’s transportation services impact the enrolment at these district programs.*

# INTEGRATED ARTS PROGRAM FAMILY OF SCHOOLS



**Secondary/Middle**

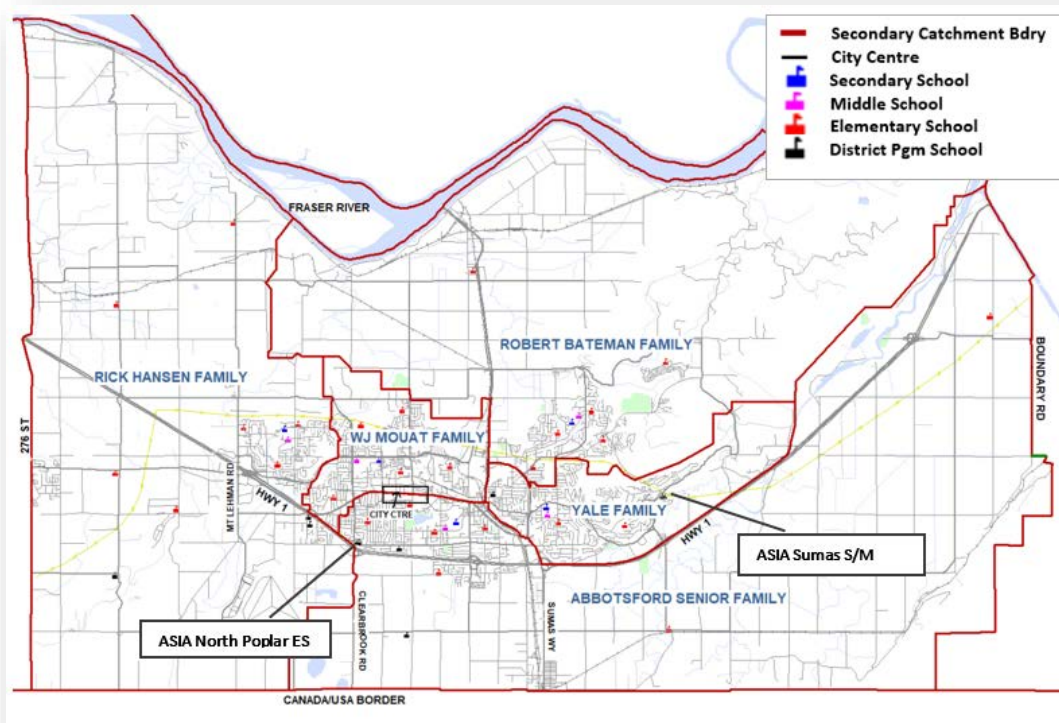
- ASIA Sumas Secondary/Middle

**Elementary**

- ASIA North Poplar Elementary

**(Abbotsford School of Integrated Arts)**

Figure 21 Location of Integrated Arts Schools



The Integrated Arts Family consists of a combined middle/secondary school in the eastern region of the district (located in the Yale Family of Schools) and an elementary school in the South Central Region (located in the Abbotsford Senior Family of Schools).

Both schools are in older renovated buildings, lack ideal features (ie. performing arts theatre) and use portables to accommodate enrolment. They are quite a distance from one another and just over half of Grade 5's at ASIA North Poplar typically carry on to ASIA Sumas for Grade 6. While ASIA North Poplar attracts a high number of students from surrounding catchments, students attend ASIA Sumas from areas across the district. The 2019 attendance by family of schools for the integrated arts program is shown in the table below.

|                             | ASSS Family | WJMS Family | RHSS Family | YSS Family | RBSS Family | Other Districts | 2019 Tot Enr |
|-----------------------------|-------------|-------------|-------------|------------|-------------|-----------------|--------------|
| ASIA North Poplar Elem      | 184         | 98          | 66          | 25         | 21          | 19              | 413          |
| ASIA Sumas Middle/Secondary | 93          | 69          | 70          | 78         | 45          | 42              | 397          |

| Integrated Arts Program Family of Schools Capacity, Current & Projected Enrolment |      |            |                    |                                |      |         |                     |      |      |         |
|---|------|------------|--------------------|--------------------------------|------|---------|---------------------|------|------|---------|
|   | 2019 | 2019       | Operating Capacity | Actual Enrolment & Utilization |      |         | Projected Enrolment |      |      |         |
|   | FCI  | *Portables |                    | 2018                           | 2019 | 2019 CU | 2020                | 2025 | 2030 | 2030 CU |
| <b>Elementary</b>   |      |            |                    |                                |      |         |                     |      |      |         |
| ASIA North Poplar Elementary  | 0.60 | 8          | 241                | 386                            | 413  | 171%    | 409                 | 392  | 392  | 163%    |
| <b>Middle/Secondary</b>   |      |            |                    |                                |      |         |                     |      |      |         |
| ASIA Sumas Middle   | 0.34 | 4          | 175                | 200                            | 200  | 114%    | 190                 | 194  | 189  | 108%    |
| ASIA Sumas Secondary  |      |            | 175                | 168                            | 197  | 113%    | 213                 | 225  | 218  | 125%    |

\*Portables used for Instruction

Source: February 2020 Enrolment Projections (Funded Students)

### **ASIA Sumas Secondary Middle**

Projections reflect recent enrolment trends and space restrictions on the current site. There are currently 4 portables that support enrolment at the school.

### **ASIA North Poplar Elementary**

ASIA North Poplar is a small 241 capacity building with a Facility Condition Index of 0.60 (High). Enrolment greatly exceeds the capacity of the building with 8 portables on site to support enrolment. The building has a High Facility Condition rating.

The surrounding area has become a very busy interchange at Highway 1 with several hotels and a liquor store in the immediate area. While this site is not an optimal location for an elementary school, it plays a significant role in alleviating enrolment pressures in the area with 40% of the 2019 enrolment coming from neighbouring catchment schools. Removing the capacity from the region could increase enrolment pressures, particularly at Dormick Park. The September 2019 enrolment was 416 with 66 students attending from the Dormick Park catchment and 57 from Godson. This region will see residential growth from redevelopment and infill.

A single centrally located K-12 Integrated Arts School with building capacity to accommodate enrolment and with a theatre, dance studio and creative space would be a desirable solution to support integrated arts.

The recent and projected enrolment is shown below relative to school capacity.

Figure 22 Integrated Arts Schools Projected Enrolment Graph



### Recommendations for the Integrated Arts Family

The district should:

- *maintain enrolment in the program at current size and not exceed the ability of the current configuration to accommodate enrolment.*
- *consider consolidating the Integrated Arts program to a single location rather than operating them at opposite ends of the district. This could potentially allow the existing ASIA Sumas building, located in the eastern region of the district, to be repurposed.*
- *review how the District’s transportation services impact the enrolment at these district programs.*

## FRENCH IMMERSION PROGRAM



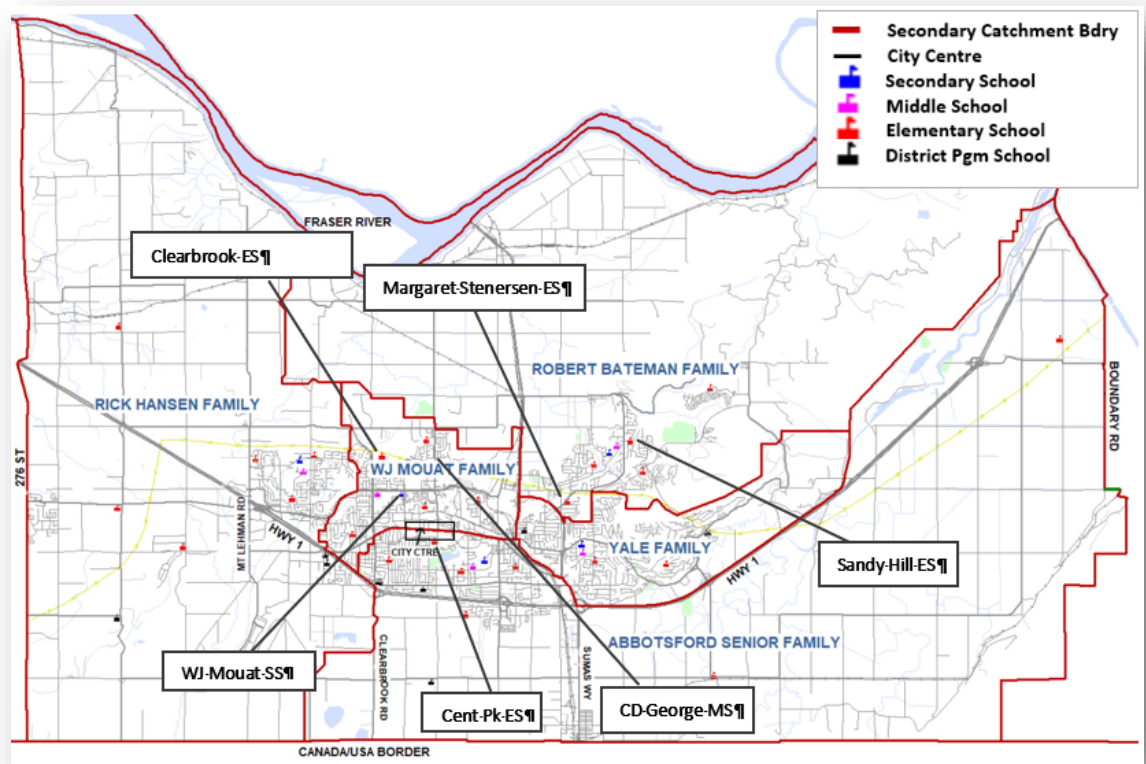
**Secondary/Middle**

- WJ Mouat Secondary
- Chief Dan George Middle

**Elementary**

- Centennial Park Elementary
- Clearbrook Elementary
- Margaret Stenersen Elementary
- Sandy Hill Elementary

Figure 23 Schools Offering French Immersion Program



There are 6 dual track schools that offer French Immersion along with the Regular Program. WJ Mouat Secondary hosts the program at the secondary level; Chief Dan George hosts both Early French Immersion and a Late French Immersion Program at the middle school level; Centennial Park, Clearbrook, Margaret Stenersen and Sandy Hill Elementary offer K-5 early French Immersion. The four elementary schools have Early French Immersion catchments that are distinct from their regular program catchments.



| French Immersion Program Current & Projected Enrolment |      |           |                    |                    |            |                                 |            |            |
|--|------|-----------|--------------------|--------------------|------------|---------------------------------|------------|------------|
|  | 2019 | 2019      | Operating Capacity | Actual Fr Imm. Enr |            | Projected French Imm. Enrolment |            |            |
|  | FCI  | Portables |                    | 2018               | 2019       | 2020                            | 2025       | 2030       |
| <b>Elementary</b>                                      |      |           |                    |                    |            |                                 |            |            |
| Centennial Park Elementary                             | 0.67 |           | 332                | 108                | 107        | 100                             | 96         | 96         |
| Clearbrook Elementary                                  | 0.53 | 1         | 445                | 132                | 121        | 106                             | 97         | 97         |
| Margaret Stenersen Elementary                          | 0.56 | 3         | 332                | 178                | 173        | 157                             | 133        | 133        |
| Sandy Hill Elementary                                  | 0.35 | 5         | 400                | 221                | 203        | 166                             | 109        | 109        |
| <b>FI Elementary Total</b>                             |      |           | <b>1509</b>        | <b>639</b>         | <b>604</b> | <b>529</b>                      | <b>435</b> | <b>435</b> |
| <b>Middle/Secondary</b>                                |      |           |                    |                    |            |                                 |            |            |
| Chief Dan George Elementary                            | 0.37 | 3         | 600                | 348                | 323        | 369                             | 309        | 287        |
| WJ Mouat Secondary                                     | 0.50 | 11        | 1200               | 367                | 353        | 373                             | 412        | 323        |

Source: February 2020 Enrolment Projections (Funded Students)

\*Portables used for Instruction

**NOTES:**

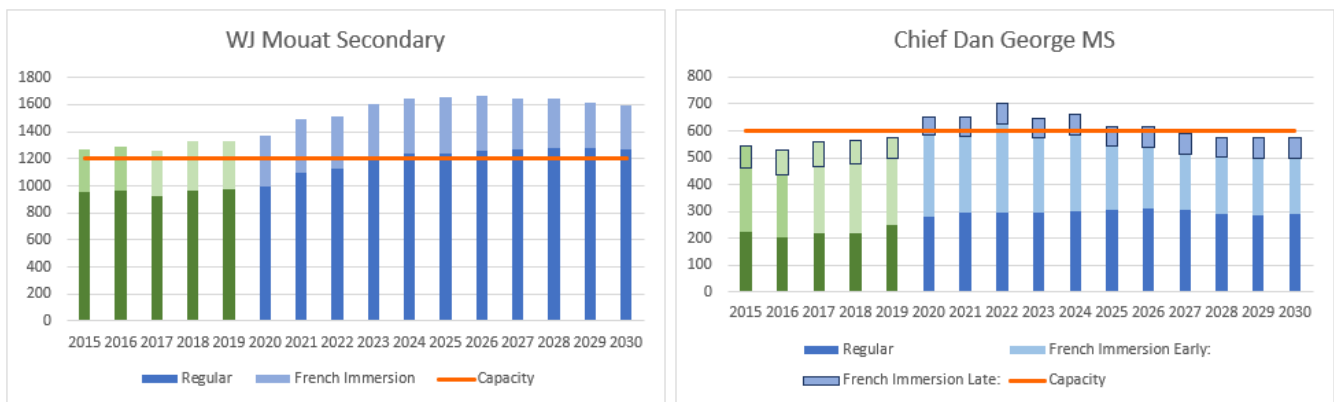
The projections above are for the French Immersion program only.  
Total Operating Capacity for each school is shown.

**Middle/Secondary French Immersion**

The intake of kindergarten students for this program has decreased by approximately 5 divisions in the past 4 years and is reflected in the longer term enrolment projections at the middle/secondary levels.

The recent and projected enrolment by program related to school capacity is shown below.

Figure 24 French Immersion Program Enrolment Projection Graph (Middle/Secondary)



**Elementary French Immersion**

The lower intake of kindergarten students for this program in recent years is reflected in enrolment projections.

The map below shows the K-5 Early French Immersion catchments and the location of the 4 elementary schools offering the program.

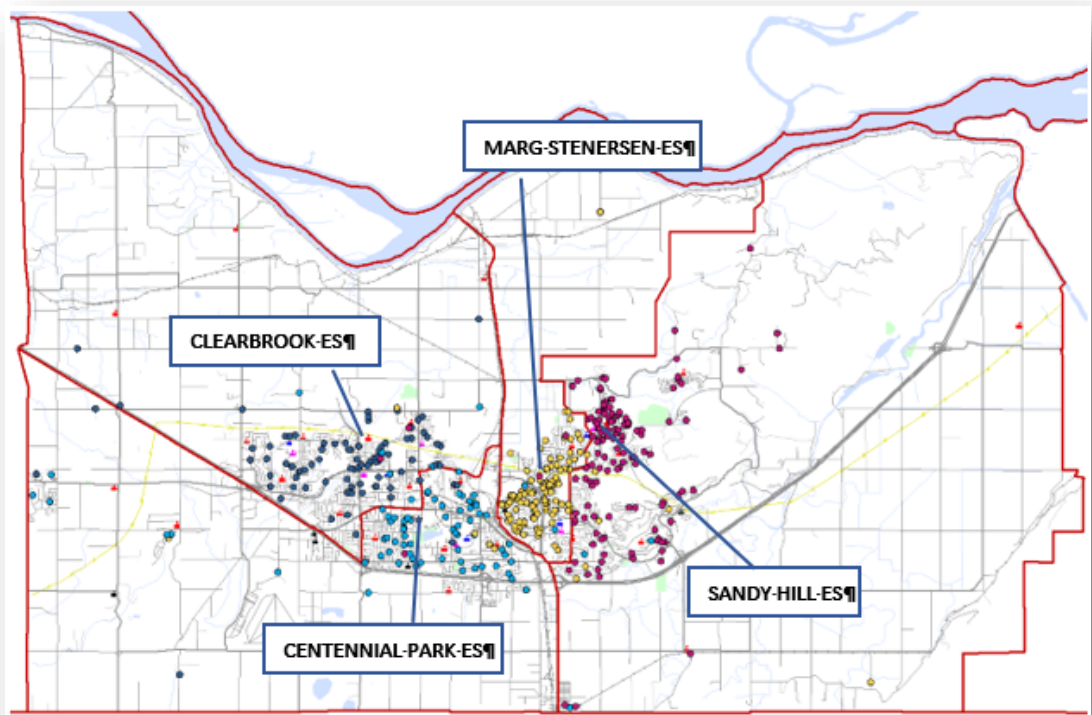
The program has historically been very popular in the east at Sandy Hill and Margaret Stenersen and both schools have been over capacity for quite some time. While lower French Immersion intake has helped to alleviate pressures at Sandy Hill, Margaret Stenersen continues to be over capacity and will have increasing demands due to residential growth and redevelopment in the catchment.

It is expected that Clearbrook Elementary will be able to accommodate the projected French Immersion Enrolment for this planning horizon and Centennial Park continues to be underutilized.

A boundary review of the elementary French Immersion catchments may help to balance enrolment between the dual track schools

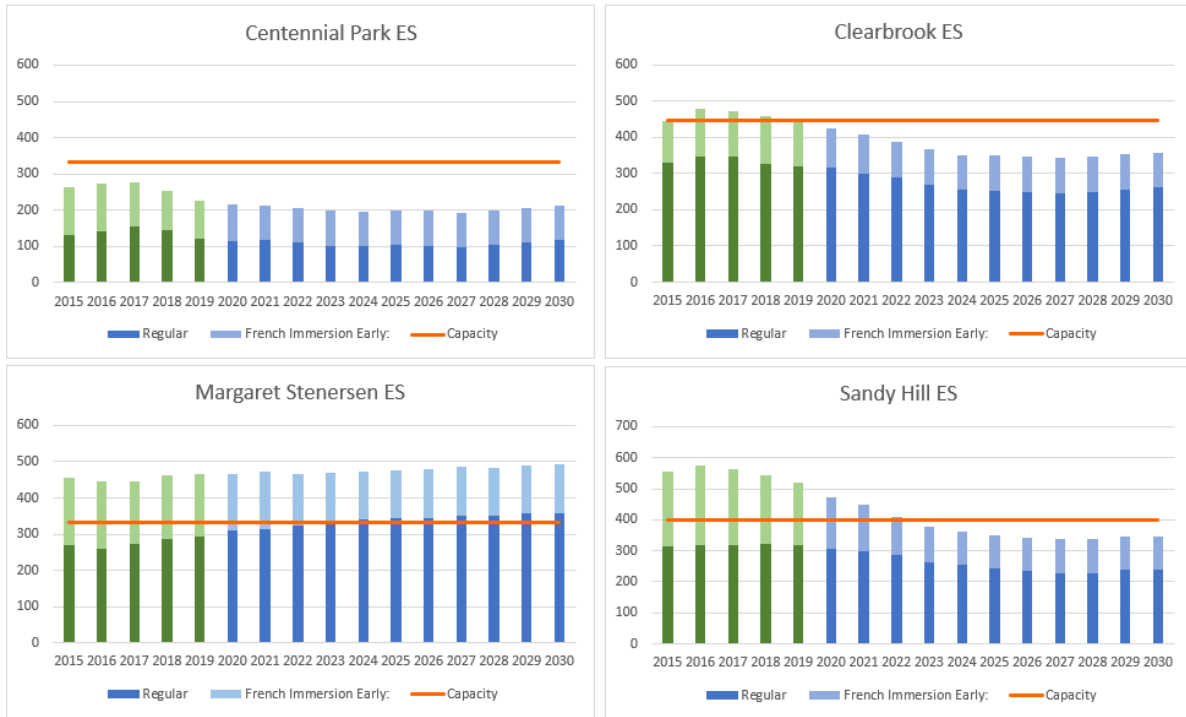
The 2019/20 K-5 French Immersion students are shown by home address as dots and are coloured by school of attendance. Centennial Park and Clearbrook Elementary serve families in the central and western region of the district. Margaret Stenersen and Sandy Hill Elementary serve families in the east.

*Figure 25 Elementary French Immersion School Catchments*



The recent and projected enrolment by program related to each school’s capacity is shown below.

Figure 26 French Immersion Program Enrolment Projections (Elementary)



**Recommendations for the French Immersion Program**

The district should:

- maintain the French Immersion program at current sizes for each location.
- review the French Immersion enrolment data and consider options to better accommodate early French immersion on the east side of the district.
- review how the District’s transportation services impact the enrolment at these district programs.

## OTHER DISTRICT FACILITIES



**Alternative Education**

1. Abbotsford Virtual School
2. Bakerview Centre for Learning
3. Mamele'awt Community Indigenous Centre

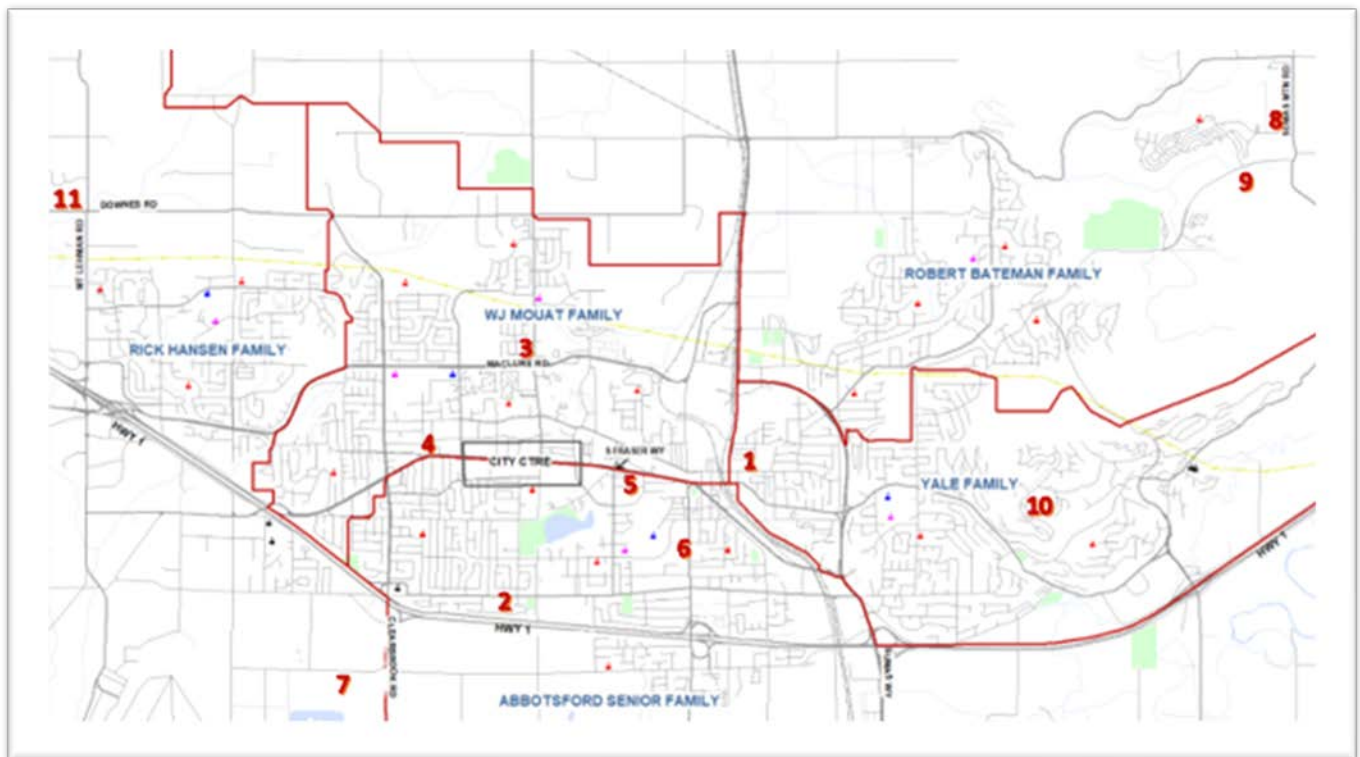
**Administration & Operational Facilities**

4. School Board Office
5. Centre Of Resources for Education
6. Information Technology Centre
7. Facilities & Transportation

**Undeveloped Properties & Closed Schools**

8. Sumas Mountain Road Property
9. McKee Road Property
10. Eagle Mountain Property
11. Dunach Elementary (Closed School)

Figure 27 - Location of Other District Facilities



### **Alternative Education**

The Abbotsford Virtual School is housed in the former Philip Sheffield Elementary School. The site is in the current Margaret Stenersen catchment, close to the Historic Downtown, where extensive redevelopment and residential growth is underway. Current elementary capacity in this area will not accommodate estimated longer term enrolment growth. Consideration should be given as to how this site would address forecasted elementary capacity shortages in the Margaret Stenersen, McMillan and Terry Fox catchments. The Facility Condition Index is 0.36 (Med-Hi).

Bakerview Centre for Learning, a 218 capacity former elementary school, is located in the South Central Region and currently houses the District Alternate Program. With this large property, there may be some repurposing opportunities for accommodating future enrolments. The existing building has a Facility Condition Index of 0.62 (Hi) and a high seismic risk rating. It is included on the Board's 2021-22 Capital Plan for a Structural Seismic Upgrade. Consideration should be given to how this site would assist the district with the long term enrolment pressures in the core area of the city.

Mamaele'awt Indigenous Education Centre is located north east of the City Centre. This is a small 1 hectare site that would not be suitable for a new school. The existing building is very small with a Facility Condition Index of 0.69 (High). The program would benefit from a new, more modern space.

### **Administration & Operational Facilities**

The School Board Office is on a 0.81 hectare parcel of land in the City Centre and is 2,023 sq m in size and has a Facility Condition Index of 0.47 (Med-High).

The Centre of Resources for Education (CORE) is a 1971 sq m building plus a 309 sq m annex located on 0.30 hectares of commercial land west of the City Centre plus a 0.11 hectare parking lot across the street, west of the main building. It houses the Learning Support Services and Curriculum Departments. The existing building is very old, overcrowded and poorly laid out, and located in a less than desirable area. There have been numerous renovations over the years to try to accommodate the needs of departments. Parking is very restricted on the building site however there is adequate parking in district owned lot across the street. The Facility Condition Index is 0.35 (Med-Hi).

The Information Technology Centre (ITC) is a 602 sq m building located on 0.28 acres of commercial land south east of the City Centre. It is located in a less than desirable area in a very old, overcrowded building that has been renovated many times to try and accommodate changing needs and a growing department. There is very limited parking for District fleet vehicles on the site and no parking for staff or visitor vehicles. Until recently staff were able to park in a lot on the north side of the property, however, the landlord rescinded this agreement. Staff must now park at nearby Abbotsford Senior Secondary School. The Facility Condition Index is 0.63 (High).

The District would benefit from the consolidation of all Administration spaces, specifically, the School Board Office, the Centre of Resources for Education, the Information Technology Centre and the Mamaele'awt Indigenous Education Centre. Facility Condition Index ratings of the existing buildings vary with little to no parking, the less than desirable locations and the inefficient use of space in older renovated buildings. This will require significant investment to improve efficiency and bring the buildings to modern standards. A 6,000 sq. m building would accommodate services currently housed in the existing facilities. The efficiencies gained through consolidation include centralized service to the community, improved workflow between departments, and reduced utility, infrastructure and maintenance costs.

The Facilities & Transportation Office is a 2914 sq m building located on a 2 hectare parcel of land south west of the city centre in an area zoned for industrial use. The site houses the Maintenance and Bus Transportation Departments and their associated fleet vehicles. Access to the site is through a pan handle and traffic flow is congested trying to accommodate 41 buses, 76 maintenance fleet vehicles, commercial delivery vehicle traffic and staff/visitor traffic. There is a shortage of parking spaces. While there is adequate workspace for staff in the building, there is a lack of storage space. Two portables and several outbuildings are used for storage purposes by the various departments. The Facility Condition Index is 0.50 (Med-Hi).

### **Undeveloped Properties & Closed Schools**

The Sumas Mountain Road site is a 5 hectare property located in the North Eastern Region of the District in the McKee Peaks Planning Study/Auguston area. The site is suitable for a 900 capacity middle/secondary school. While this property is in the general area where a new school will be required, staff are consulting with city planners for a more central location. This may not be available due to limited land availability in McKee Peaks. The parcel identifier is 023-480-637, and the legal description is Lot A, Sec. 31, TWP 19, Plan 29177. There is currently one house that is being rented and one that is vacant and unsuitable for renting on the site.

The McKee Road property is a 2 hectare parcel of bare land in the McKee Peaks Planning Study/Auguston Area. The parcel has been zoned commercial and staff are consulting with city planners to identify an alternate, more centrally located parcel in the area. The parcel identifier is 024-217-531, and the legal description is Lot C, Sec. 32, TWP 19, Plan 38321.

The Eagle Mountain property is 1.6 hectares of bare land in the South Eastern Region of the district inside the Yale catchment. The Ministry has approved a Capital Project to build a 460 capacity elementary school which will open in September 2022.

The district has one closed school, Dunach Elementary, located just north of the Western Central Region in the Rick Hansen catchment. The school was closed in 2010 due to low enrolment. While current enrolment projections do not indicate a need for another school in this area, there is a very large population of elementary school age children living in the western central region who do not attend their local catchment school. Changes to existing attendance patterns could create a need for additional capacity in the area and Dunach could be considered for this purpose. The existing building would need to be replaced. At the time of closure, the capacity of the building was 177. The 2019 Facility Condition is 0.87 (Very High). This is 2.1 hectare piece of property suitable for a 350 capacity school.

### **Recommendations for Other District Facilities**

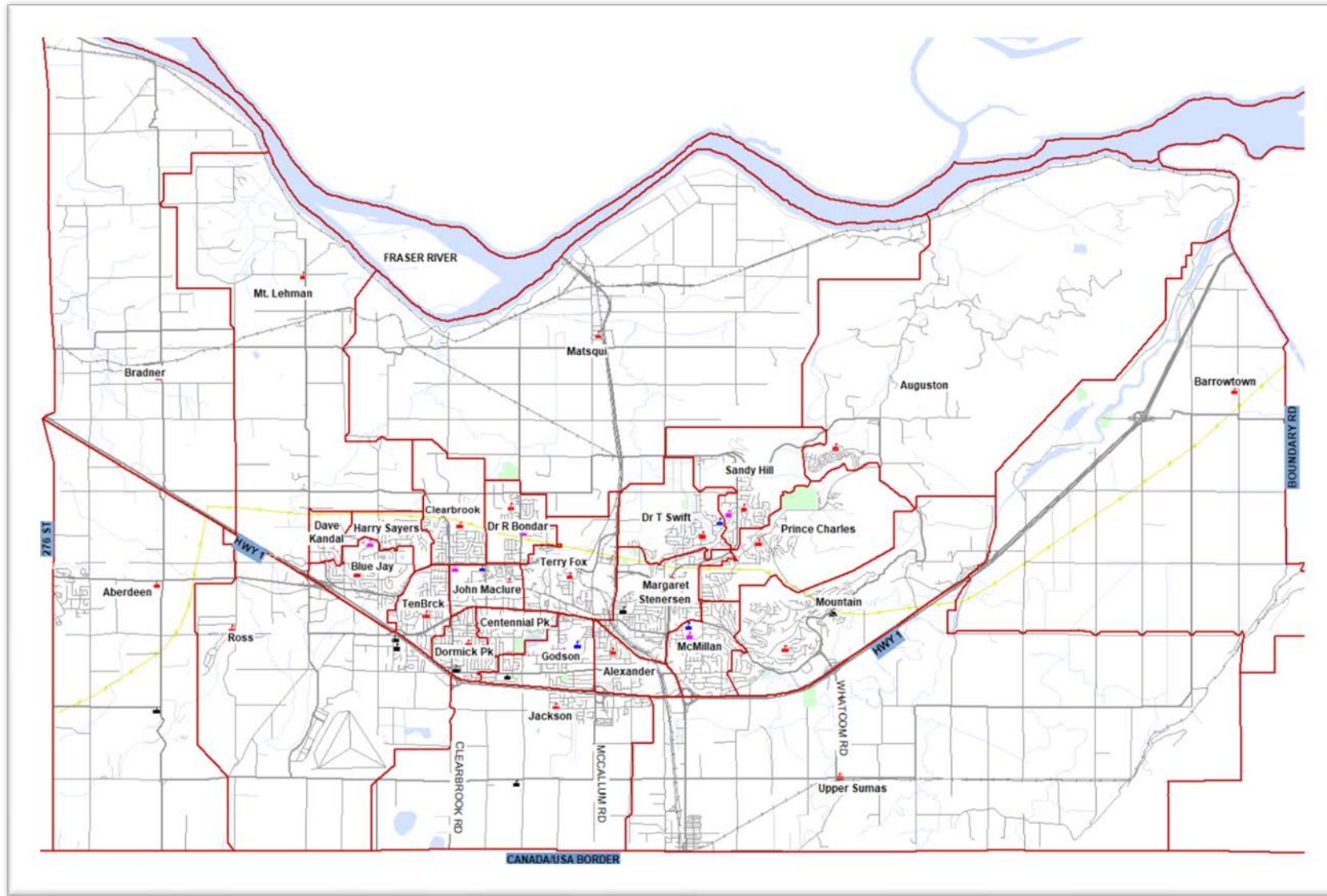
*The district should:*

- *consider consolidation of administrative spaces, including the School Board Office, Centre of Resources for Education, Information Technology Centre and Mamele'awt Indigenous Education Centre, to one location.*
- *review the longer-term facility requirements for the distributed learning program (AVS).*
- *consider how the Bakerview site could assist with the enrolment pressures in the core area of the city.*
- *hold the Dunach Elementary site for additional capacity in the Western Central Region in case current attendance patterns change.*
- *work with the Ministry to secure funding for the structural seismic upgrade at Bakerview Centre for Learning.*

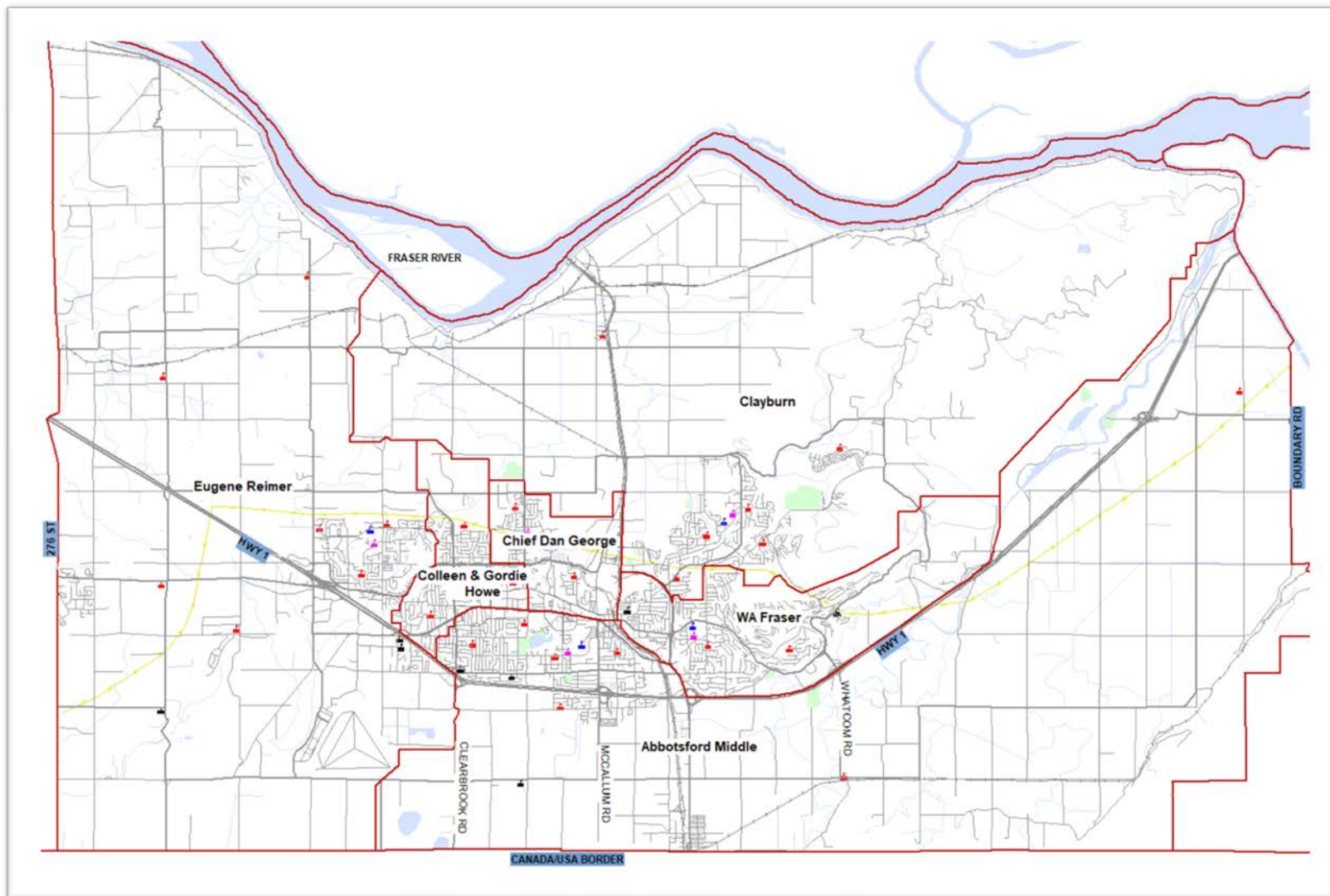
## **APPENDIX A – MAPS**



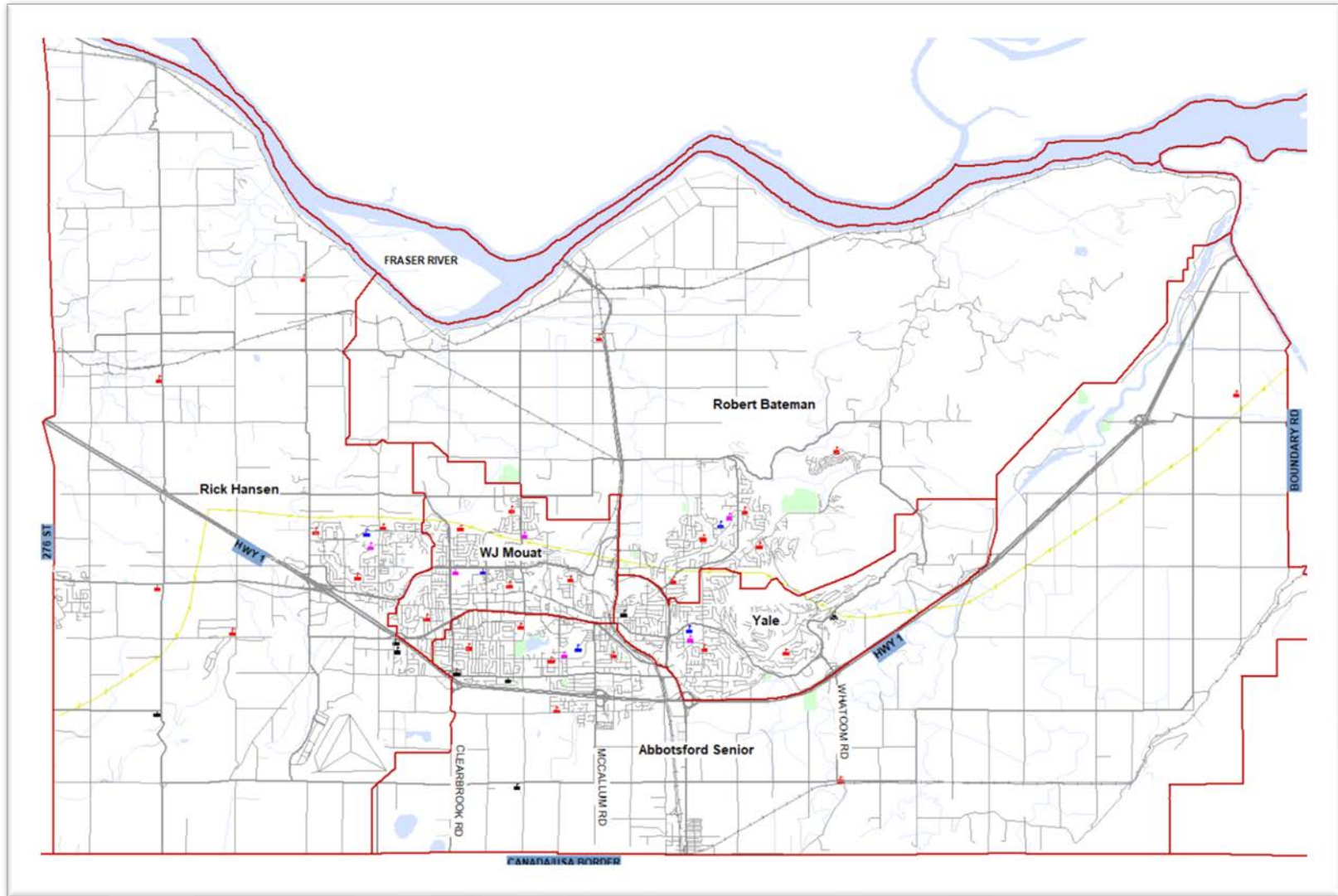
## 2019 Elementary School Catchments (K-5 Regular Program)



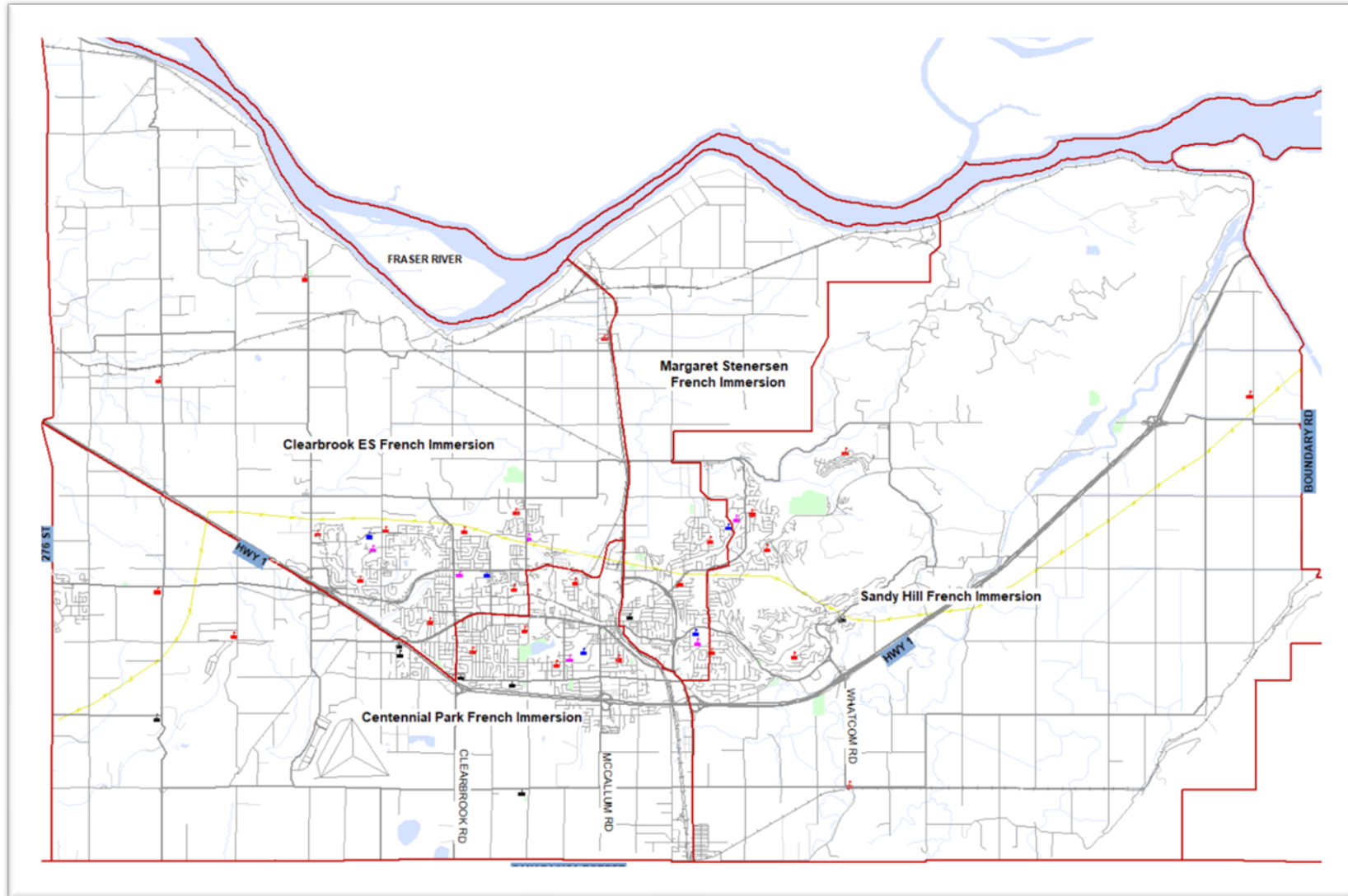
## 2019 Middle School Catchments (Gr 6-8 Regular Program)



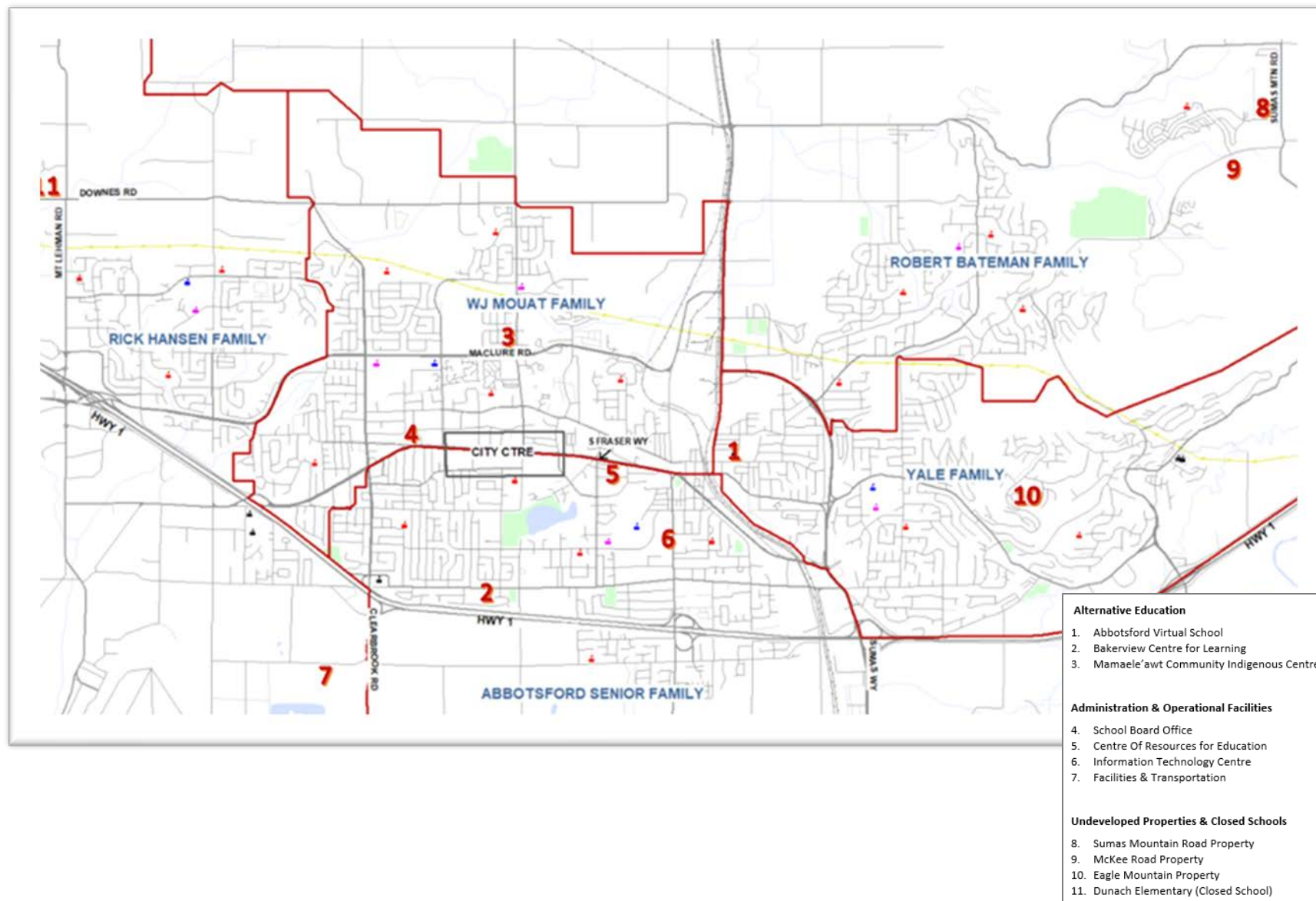
## 2019 Secondary School Catchments (Gr 9-12 Regular Program)



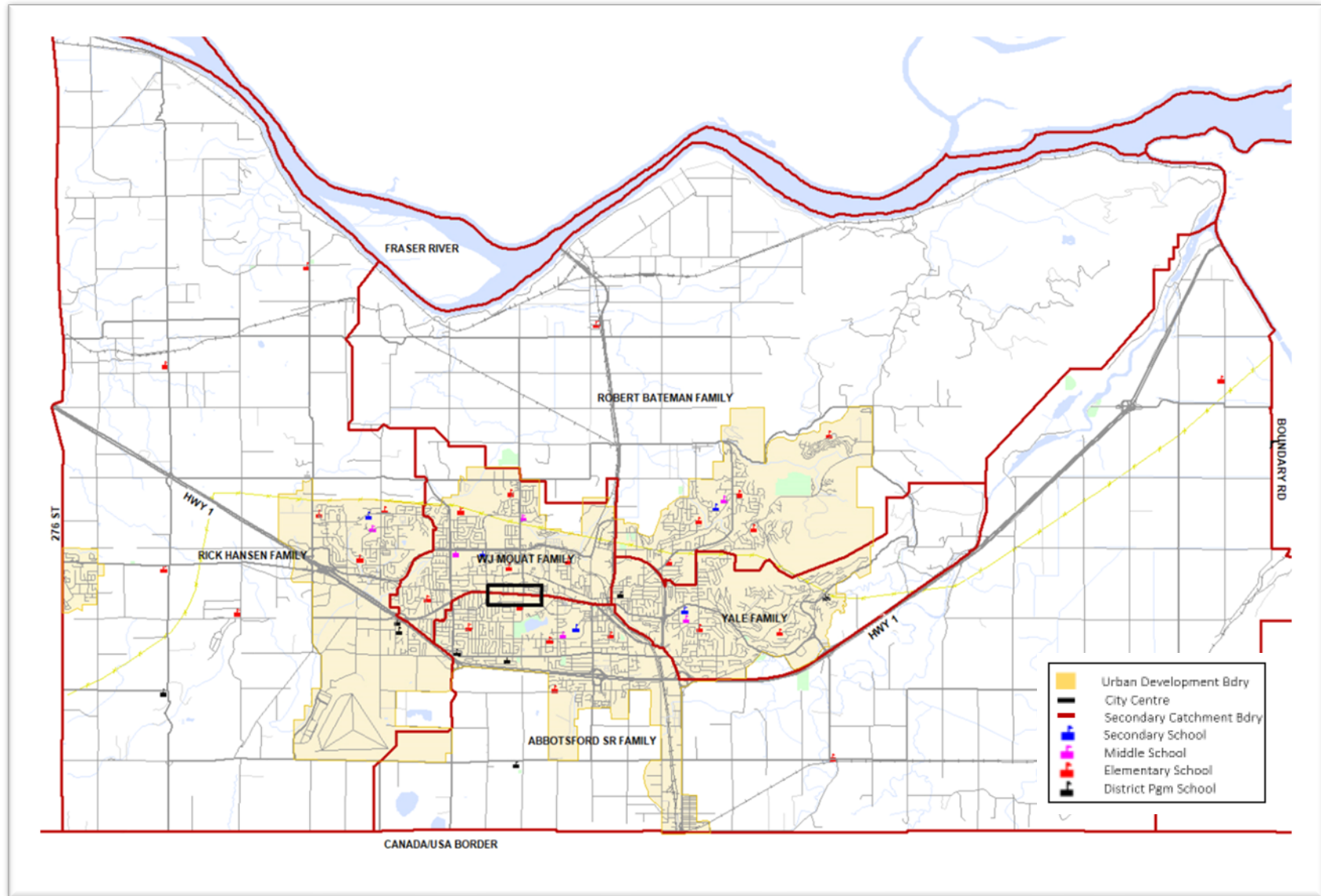
## 2019 K-5 Early French Immersion Catchments



## 2019 Other District Facilities



## Urban Development Boundary



## APPENDIX B – GLOSSARY OF TERMS

### Enrolment

In this report, the term enrolment refers to headcount enrolment, the number of registered students in a school, as of September 30, 2019, as verified by the Ministry of Education’s 1701 count. Students enrolled in the district’s International Program are not included in these numbers. Projected enrolment is based on 2019 headcount enrolment trends.

The forecasted enrolment by school is based on the 2019 catchment areas. Changes to catchment areas will affect the distribution of enrolment by school. 2019 catchment areas are included in Appendix A of this report.

### Operating Capacity

In this report, capacity refers to Operating Capacity, the number of instructional spaces at a school. The calculation is the number of classrooms x the class size for the various grade structures.

Class sizes are based on the Ministry formula below:

|                     |                           |
|---------------------|---------------------------|
| <b>Kindergarten</b> | 19 students per classroom |
| <b>Grades 1-3</b>   | 21 students per classroom |
| <b>Grades 4-5</b>   | 25 students per classroom |
| <b>Grades 6-12</b>  | 25 students per classroom |

In an elementary school, an average class size is applied to Grades 1-5:

|   |              |
|---|--------------|
| <b>Kindergarten Classroom Capacity</b>        | <b>19.00</b> |
| Grade 1 Classroom Capacity                    | 21.00        |
| Grade 2 Classroom Capacity                    | 21.00        |
| Grade 3 Classroom Capacity                    | 21.00        |
| Grade 4 Classroom Capacity                    | 25.00        |
| Grade 5 Classroom Capacity                    | 25.00        |
| <b>Grade 1-5 Classroom Capacity (Average)</b> | <b>22.60</b> |

The calculation for an elementary school with 2 kindergarten classrooms and 14 elementary classrooms:

|                           | # Classrooms |   | Classroom Capacity |   | Operating Capacity |
|---------------------------|--------------|---|--------------------|---|--------------------|
| Kindergarten Classrooms   | 2            | X | 19.00              | = | 38                 |
| Grade 1-5 Classrooms      | 14           | X | 22.60              | = | 316                |
| <b>Operating Capacity</b> |              |   |                    |   | <b>354</b>         |

Portable classrooms and classrooms used for other Ministry funded programs (i.e. Strong Starts) are not included in a school Operating Capacities.

### Utilization

Utilization is the percentage of the school’s operating capacity that is being used by headcount enrolment. The calculation is  $\text{Enrolment}/\text{Operating Capacity}=\text{Utilization}$ .

The calculation for an elementary school with a headcount enrolment of 413 and an operating capacity of 354:

| 2016 K-5 Enrolment |   | Functional Capacity |   | Utilization |
|--------------------|---|---------------------|---|-------------|
| 413                | / | 354                 | = | 117%        |

## CAPITAL PROGRAMS

### Building Envelope Program

In an effort to mitigate long term deterioration and damage to the building’s exterior walls, windows and other penetrations, called the “building envelope”, the province created a public sector program to repair identified problems. This Building Envelope Program (BEP) is administered by the risk Management Branch of the BC Ministry of Finance.

The program applies to schools constructed between 1985 and 2000 and they must first undergo an assessment before funds or project numbers are assigned. The assessment will determine if there is a building envelope condition and then, through a complicated rating system, assign the building a score. The rating score will determine the priority for repairs if they are needed. Once a school, or part of a school, has been identified and a rating score determined, there is no guarantee that the repair or remediation work will proceed promptly. This is a large program with limited funding.

Many older schools may also develop building envelope concerns due to age or as part of a new addition or other work in the school which are often identified through school district maintenance and routine inspection programs.

### Carbon Neutral Capital Program (CNCP)

CNCP is a \$5 million/year program that is available to provide specific funding to energy-efficiency projects that lower the school districts carbon emissions. The primary considerations in evaluating submitted project proposals will be the measurable emissions reductions and operational cost savings expected as a result of the completed project.

Schools constructed after 1992 are not listed on the report. These schools were constructed to modern structural codes and should not require structural seismic upgrading.



### **School Enhancement Program (SEP)**

The School Enhancement Program was launched in 2014 to help school district extend the life of their facilities through a wide range of improvement projects including:

- Electrical upgrades (power supply, distribution systems)
- Energy upgrades (LED lighting, high-efficiency boilers)
- Health and Safety upgrades (fire systems, indoor air quality)
- Mechanical upgrades (heating, ventilation, plumbing)
- Building Enclosure upgrades (roofing, exterior walls, windows)
- Washroom upgrades
- Floor upgrades

Eligible projects must be more than \$100,000 but not exceed 3,000,000. Successful projects are chosen based on need, priority and how well they support student learning and safety.

### **Seismic Mitigation Program (SMP)**

The Ministry engages seismic experts through the Association of Professional Engineers and Geoscientists of BC (APEGBC) in assessing the seismic risk of schools. The seismic rating criteria established by APEGBC for public schools are:

- **High 1 (H1)** – structures at highest risk of widespread damage or structural failure; not repairable after event. Structural and non-structural upgrades required.
- **High 2(H2)** – structures at high risk of widespread damage or structural failure; likely not repairable after event. Structural and non-structural upgrades required.
- **High 3 (H3)** – isolated failure to building elements (such as walls), are expected; building likely not repairable after event. Structural and non-structural upgrades required.
- **Medium** – isolated damage to building elements is expected; non-structural upgrades required.
- **Low** – least vulnerable structure; isolated damage may be expected with building probably repairable after event. Non-structural upgrades may be required.

Funding of H1 and H2 projects receive the highest priority, however, H3 schools may be prioritized for funding based on their unique circumstances.

SMP projects will not be eligible for capital funding consideration if adequate space is available at nearby schools to accommodate the current student and forecasted student enrolment growth at the identified at-risk school, thus eliminating the need for capital investment.

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