



**ELK ISLAND
CATHOLIC SCHOOLS**
Seeing Christ in Everyone

Elk Island Catholic Schools

**10-YEAR FACILITY PLAN (2024-33) AND
3-YEAR CAPITAL PLAN (2025-28) RECOMMENDATIONS**

Ver. 2.2 Updated March 26, 2024

Prepared for Elk Island Catholic Schools By:
EPSB Planning Consultancy | Infrastructure Planning

Page left blank intentionally

EXECUTIVE SUMMARY.....	4
1.0 BACKGROUND.....	5
2.0 LONG-RANGE PLANNING OBJECTIVES.....	6
EICS Planning Objectives.....	6
3.0 ZONE ANALYSIS.....	7
ZONE 1 - SHERWOOD PARK.....	9
ZONE 2 - SHERWOOD PARK RURAL.....	12
ZONE 3 - CAMROSE.....	14
ZONE 4 - FORT SASKATCHEWAN.....	16
ZONE 5 - VEGREVILLE.....	18
4.0 CAPITAL PLANNING RECOMMENDATIONS.....	21
Priority 1 - Fort Saskatchewan: 2 to 1 Consolidation (Planning/Design).....	22
Priority 2 - Sherwood Park: 2 to 1 Consolidation (Planning).....	24
Priority 3 - Vegreville: 2 to 1 Consolidation (Planning).....	26
Priority 4 - Sherwood Park Rural: 2 to 1 Consolidation (Planning).....	29
Priority 5 - New K-8 School in Cambrian Crossing (Design/Construction).....	30
Priority 6 - New K-8 School in Bremner (Design/Construction).....	32
APPENDICES.....	34
SCHOOL PROFILES.....	34
Zone 1 - Sherwood Park.....	34
A.1 Archbishop Jordan Catholic High School (9-12).....	34
A.2 École Pere Kenneth Kearns Catholic School (K-4).....	35
A.3 Holy Spirit Catholic School (K-4).....	36
A.4 Madonna Catholic School (K-4).....	37
A.5 Our Lady of Perpetual Help Catholic School (5-8).....	38
A.6 St. Nicholas Catholic School (K-4).....	39
A.7 St. Theresa Catholic School (5-8).....	40
Zone 2 - Sherwood Park Rural.....	41
A.8 Holy Redeemer Catholic School (K-8).....	41
A.9 St. Luke Catholic School (K-8).....	42
Zone 3 - Camrose.....	43
A.10 Our Lady of Mount Pleasant (5- 12)	43
A.11 St. Patrick (K-4)	44
Zone 4 - Fort Saskatchewan.....	45
A.12 Our Lady of The Angels Catholic School (PreK- 4).....	45
A.13 St. André Bessette Catholic High (9-12).....	46
A.14 St. John Paul II Catholic School (5-8).....	47
A.15 St. John XXIII Catholic School (K-4).....	47
Zone 5 - Vegreville.....	49
A.16 St. Martin's Catholic School (K-6).....	49
A.17 St. Mary's Catholic High School (7-12).....	49

EXECUTIVE SUMMARY

The following recommendations are divided into short, medium and long-term timeframes in order to establish a facility strategy that includes maintenance, environment, programming and student accommodations. Short-term priorities are generally identified as the Division's 3-year Capital Plan. Medium and long-term recommendations take into consideration the time required to prepare capital funding requests to Alberta Education:

	SCHOOL	ZONE	RECOMMENDATION	COST
Short Term Recommendations (1-3 Years)	Fort Saskatchewan: 2 to 1 Consolidation	ZONE 2 - Fort Saskatchewan	Pending the outcome of a Value Scoping session, the Division will request planning funding for a new accommodation solution in Fort Saskatchewan	\$20M
	Sherwood Park: 2 to 1 Consolidation	ZONE 1 - Sherwood Park	Consideration of a 2 to 1 consolidation of K-4 schools in Sherwood Park. Request for a value scoping session and public engagement to explore options aimed at reducing excess capacity in Zone 1, increasing utilization, improving learning environments, and determining the best location of a replacement school.	\$20.6M
	Vegreville: 2 to 1 Consolidation	ZONE 5 - Vegreville	Funding to explore a right-sizing option involving a K-12 consolidation in either St. Martin's or St. Mary's School. Request for a value scoping workshop/consolidation study and public engagement to develop options aimed at reducing excess capacity in Zone 5.	Option 1 \$10.8M Option 2 \$14.1
Medium Term Recommendations (4-6 Years)	Sherwood Park Rural: 2 to 1 Consolidation	ZONE 2 - Sherwood Park Rural	Funding to explore a right-sizing option in Zone 2. Request for a value scoping workshop and public engagement to develop options aimed at reducing excess capacity, increasing utilization, and improving learning environments.	TBD
Long Term Recommendations (7-10 Years)	New K-8 School	ZONE 1 - Sherwood Park	New K-8 School in Cambrian Crossing as a result of a targeted reduction of excess student spaces in Sherwood Park Zone 1 and Zone 2.	\$28.9M
	New K-8 School	ZONE 2 - Sherwood Park - Rural	New K-8 School in Bremner as a result of a targeted reduction of excess student spaces in Sherwood Park Zone 1 and Zone 2.	\$28.9M

1.0 BACKGROUND

Elk Island Catholic School Division engaged Edmonton Public Schools (EPSB) to address the Division's aging infrastructure and develop a 3-year Capital Plan to address the Division's most pressing facility concerns. In discussion with senior administration, it was determined that in addition to a 3-year Capital Plan, an integrative 3-year Capital and 10-year Facility Plan would help identify a strategic direction for future capital request over the next ten years and beyond. The key objectives of this study were as follows:

- a. Ensure that students are accommodated in communities as close to home as possible.
- b. Establish a path to an effective and efficient use of Division space and resources.
- c. Develop an advocacy tool to address the most pressing infrastructure needs of the Division.

As part of an integrative Capital and Facility Plan, EPSB prepared a comprehensive analysis of the division's planning zones including Sherwood Park, Ardrossan, Fort Saskatchewan, Vegreville and Camrose. Qualitative data was collected through site visits and interviews with senior administration and Facility Services staff. Additional data was collected from Alberta Education, Alberta Infrastructure, and utility records provided by EICS. Historic student data over a five-year period was also used to develop enrolment projections. Finally, the 2023 Start Architecture Facilities Plan was used to ensure the recommendations aligned with the scope of work required to address the long-range accommodation challenges.

Elk Island Catholic School Division (EICS) oversees the Catholic education of students across an area of over 1,760 square kilometers. Comprising a total of 18 schools, the Division has two in Camrose, four schools in Fort Saskatchewan, two schools in Vegreville, and 10 schools in Sherwood Park and the broader Strathcona County region.

The Division has a long history of providing high-quality Catholic Education to families in the region. Strong educational outcomes are accomplished by way of a concerted faith-journey that guides students and families through the three faith priorities of Community, Evangelization, and Mission.

This study aims to provide a long-range outlook for the Division that incorporates the planning and development objectives of Strathcona County, Fort Saskatchewan, Camrose and Vegreville. Analyzing the timing of development and projected demographic changes in these regions guides the rationale for capital requests to Alberta Education over the next ten years.

Capital requests for new construction, additions, and modernizations are based on a review of current facility data and student projections. The plan helps identify the facility needs of each community served by the Division by analyzing historic student enrolment data, projecting enrolment trends and evaluating the condition of existing capital assets.

2.0 LONG-RANGE PLANNING OBJECTIVES

Managing the utilization of schools in the Division is an important part of long-range planning. Maximizing available space ensures the efficient use of resources while providing future opportunities for new construction in new and developing service regions. The following long-term planning objectives will guide the Division toward a path of prioritizing high-quality learning spaces for all students as close to home as possible. The strategy to accomplish this objective includes mechanisms such as right-sizing, consolidations, and replacement of existing facilities.

EICS Planning Objectives

Student Accommodation: The intent of this objective is to allow as many students as possible to attend a school close to home, provide schools with attendance areas that allow for healthy growth, and allow students equitable access to programs offered by the Division.

Optimal Resource Utilization: Efficient space usage ensures that the resources allocated for educational infrastructure are used optimally. This is particularly important given budgetary constraints and the need to balance various demands within the school division. Effective space management can reduce the need for new constructions, thereby saving costs and resources.

Enhancing Educational Opportunities: By maximizing the use of existing spaces, schools can potentially offer a wider array of programs and activities. This diversification can lead to enriched educational experiences for students, catering to a broader range of interests and learning styles.

Adaptability to Changing Demographics: School divisions often face shifting demographic trends. Efficient space utilization allows for flexibility in accommodating changing student populations without the immediate need for building new facilities. This adaptability is crucial in rapidly growing or changing areas, common in urban settings.

Environmental Sustainability: Efficient use of space is also aligned with sustainable development goals. It minimizes the environmental impact by reducing the need for additional building materials, land use, and energy consumption associated with new constructions. This approach supports Alberta's commitment to environmental stewardship as outlined in various provincial policies.

Community Integration and Use: Schools are community hubs. Maximizing space usage can facilitate broader community engagement and use. Multi-purpose spaces within schools can be used for community events, faith gatherings, adult education, and other activities, strengthening the school's role in the community. As of June 10, 2023, all school divisions in Alberta are required to enter into Joint Use Planning Agreements (JUPAs) with their local municipalities.

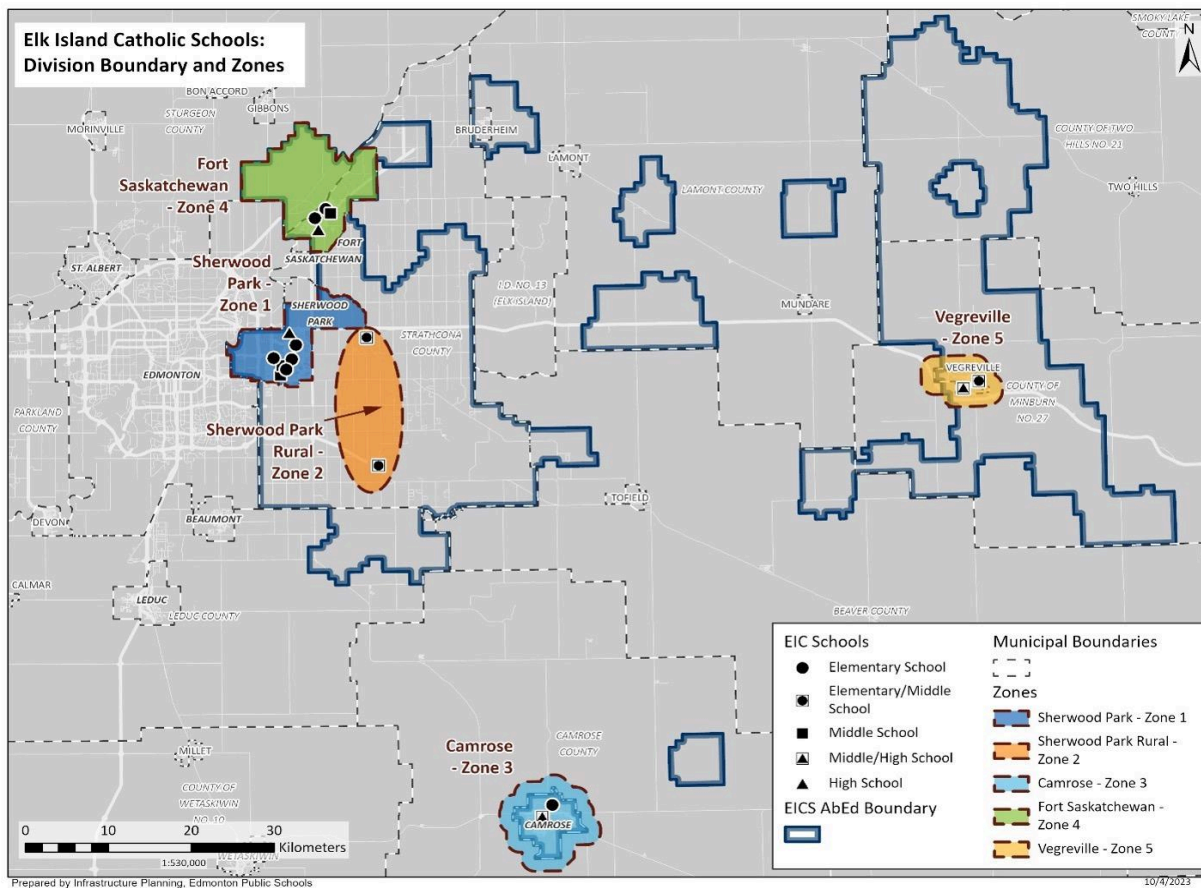
Compliance with Regulatory Frameworks: EICS Facilities and Capital planning recommendation adhere to the regulations outlined in the Alberta School Capital Manual and the Municipal Government Act. The Division recognizes that efficient use of space aligns with these regulatory frameworks by promoting responsible and strategic planning.

In alignment with these objectives, the Division will also explore opportunities for modernization and right-sizing of facilities. This approach is expected to optimize Operations and Maintenance (O&M) and Infrastructure Maintenance and Renewal (IMR) expenses. A secondary benefit is the potential reduction

in district-wide school administration costs. Such strategic cost management will enhance the Board's capacity to offer enriched learning environments across all division facilities.

3.0 ZONE ANALYSIS

A zone analysis takes a broad view of regional growth, population statistics, and student projections. The emerging patterns help establish a baseline comparison for capital planning while establishing a context for recommendations made within the region. Development statistics are taken from statutory documents and are accurate up to the date reported. Statutory documents may change based on economic conditions which ultimately affect the development industry. Changes to the pace of development and the type of housing stock affect both the overall build-out rate of a community as well as the number of students projected to emerge over the same timeframe.



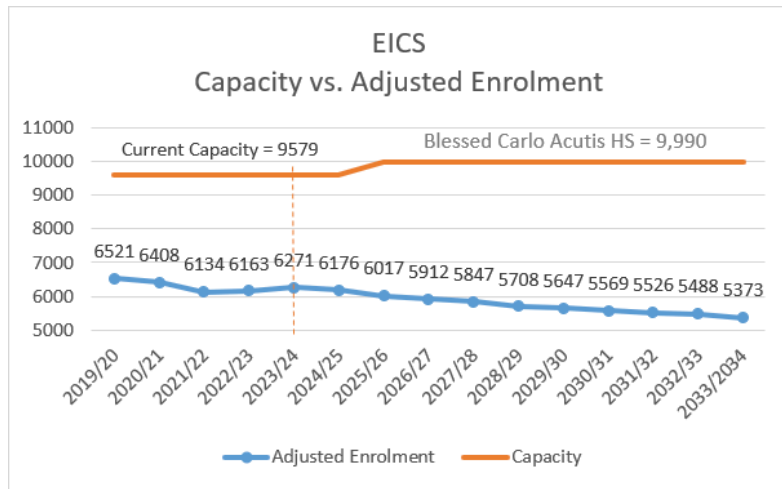
EICS is comprised of four services areas identified as zones for planning purposes: Zone 1 - Sherwood Park, Zone 2 - Sherwood Park Rural, Zone 3 - Camrose, Zone 4 - Fort Saskatchewan, Zone 5 - Vegreville.

Each zone in the Division presents unique opportunities and challenges in the delivery of high-quality education. A demographic overview provides context to the priorities recommended within the Ten-Year Facility Plan and Capital Plan. Part of the overview also includes a review of excess surplus space within each zone. This is used to make recommendations around potential attendance areas, transportation

options, right-sizing of certain facilities, and making adjustments to programming. Sector capacity is based on the 2023 - 2024 Area, Capacity and Utilization (ACU) report from Alberta Infrastructure.

Zone profiles take into consideration economic diversity, growth potential, long-range regional plans and future development projects. Municipal development plans and area structure plans affecting potential growth areas were reviewed as part of each sector profile. Conversations with the planners in the Town of Vegreville and Camrose provided context and timelines for proposed developments. The data provided is based on the recent ASPs or growth studies.

Enrolment projections and capacity data were graphed for each zone. Each graph plots the number of available K-12 student spaces in schools within each sector along with the recorded enrolment over the past five years. Enrolment and student capacity are then projected forward 10 years.



As of the 2023/2024 school year, the Division has a total capacity of 9,579 student spaces. Capacity will increase to 9,990 with the opening of Blessed Carlo Acutis High School in Camrose.

The adjusted enrolment as of September 30th for the 2023/2024 school year is 6,271 students. This demonstrates a surplus capacity of 3,308 student spaces. Student enrolment is projected to decrease over the next 10 years. The observable trend in each EICS zone

also demonstrates a surplus of student spaces at, or beyond, 2032. This excess capacity within the Division will eventually create accommodation challenges in areas experiencing growth as it will become increasingly difficult to receive funding for new schools until the capacity is reduced in other communities.

ZONE 1 - SHERWOOD PARK

3.1 Zone 1 Sherwood Park Census and Development Statistics

The Hamlet of Sherwood Park is home to 72,017 residents according to 2021 Federal census data. This is a 2% change from the 2016 census population of 70,618 residents. In 2022, Strathcona County also release the results of their municipal census¹. At that time, the County recorded a total of 73,000 people living in Sherwood Park. Proposed new development within the hamlet boundary is expected to occur mainly east of Sherwood Drive and north of Lakeland Drive.

In accordance with the Strathcona Municipal Development Plan², future development zones (such as Cambrian Crossing and Bremner) must achieve a minimum target of 40 units per hectare. Recently passed zoning bylaws for both Cambrian Crossing and Brenmer include high-density residential zoning districts. These areas will include smaller lots enabling a wider range of small width, primarily front-attached garage housing types as well as street-oriented housing with the potential for accessory dwelling units (garage sites). Current plans for Cambrian Crossing call for 5,412 residential units with an estimated population of 12,668 at full build-out³. Based on the developer provided student generation statistics, Cambrian Crossing is estimated to produce 758 separate school students.

The Bremner area, located East of Highway 21 (north of Highway 16), is approximately 2,100 hectares of future residential and commercial development⁴. The first two stages of Bremner (neighbourhood 1 and 4) call for 14,283 residential units and are likely to start seeing residents by 2026. The full build-out of each of the five planned neighbourhoods is projected to accommodate over 80,000 residents over the next 40 years. Student generation statistics, provided by the plan proponent, estimate approximately 4,298 separate school children at full build-out.

Several other smaller developing neighbourhoods are currently under development or reaching completion including Emerald Hills, Hillshire, Salisbury Village, and Summerwood.

¹ <https://www.strathcona.ca/council-county/facts-stats-and-forecasts/census/past-census-results/>

² <https://www.strathcona.ca/council-county/plans-and-reports/strategic-documents/land-use-plans-and-frameworks/municipal-development-plan-review/>

³ https://storagecdn.strathcona.ca/files/files/pds-cambrian_crossing_14-2021.pdf

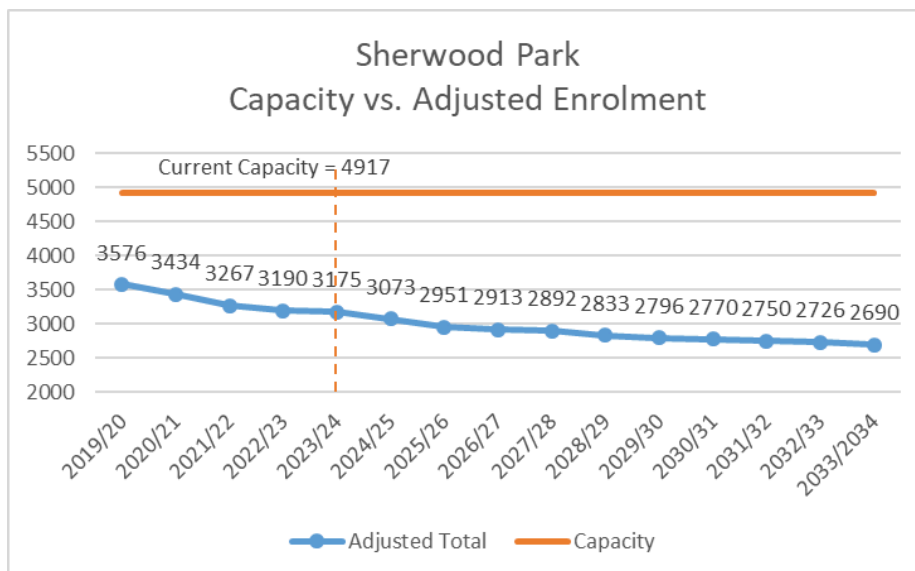
⁴ <https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=24494>

3.2 Zone 1 Sherwood Park Area Structure Plans (ASPs)

Plan in Effect (Name)	Expected Start Date	Expected Completion	Anticipated Residential Units	Developer predicted Student Generation
Bremner	2026	By 2060	30,000-35,000	4,298
Cambrian Crossing	Under Development	By 2033-2038	5,412	758
Centennial	Under Development	By 2028-2033	820	114
Emerald Hills	Under Development	By 2025	2,436	348
Hillshire	Under Development	By 2025-2030	1,056	371
Salisbury Village	Under Development	By 2020-2025	79	338
Summerwood	Under Development	By 2023-2028	7,629	407

* Based on Strathcona County formula

3.3 Zone 1 Sherwood Park Zone Capacity and Enrolment



The current capacity of schools within Sherwood Park is 4,917 students spaces. There are currently 3,175 students enrolled in the Zone as of September 30th, 2023. This demonstrates a surplus capacity of 1,742 spaces. Despite growth in developing areas in Sherwood Park, enrolment within the zone is projected to decline slightly over the

ZONE 2 - SHERWOOD PARK RURAL

3.4 Zone 2 Sherwood Park Rural Census and Development Statistics

The Sherwood Park - Rural Zone shares a similar boundary with the Rural Strathcona Census excluding the Hamlet of Sherwood Park and regions north of Township Road 540 and east of Range Road 214. The zone has a population of 2,129⁵ residents as reported in the 2021 Statistics Canada. This marks an increase of 290 reported residents as of the last federal census in 2016. Although this increase of 0.44% is not statistically significant, it reflects growth within Ardrossan and South Cooking Lake.

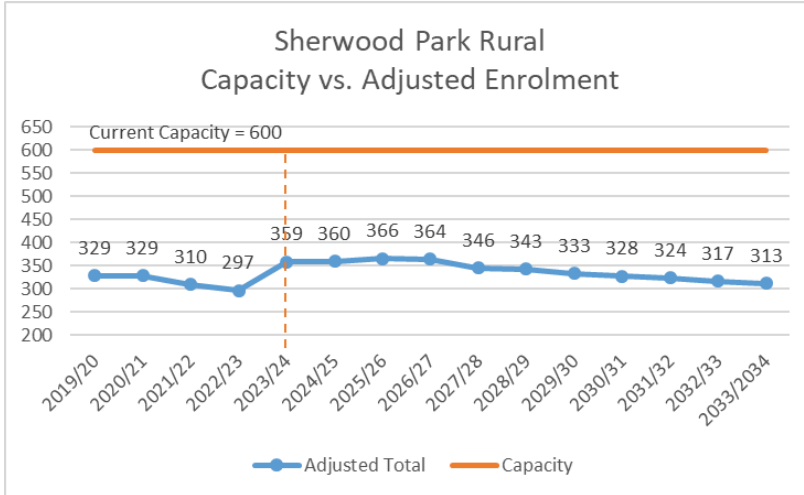
Ardrossan, the largest hamlet outside of Sherwood Park, continues to be a bedroom community to Sherwood Park, Edmonton, and surrounding regions. The community is identified as a future growth area in the Strathcona County Municipal Development Plan. The hamlet consists mainly of older single detached dwellings south of Pointe-aux-Pins Creek as well as country residential developments areas to the northeast. In accordance with the 2020 Consolidated Area Structure Plan, new residential development requires overall density of between 12-15 dwelling units per net residential hectare. With the adoption of the Ardrossan East Area Structure Plan⁶, an additional 59.62 hectares is being developed for residential land use. The anticipated population at full build-out is 4,240 residents. The developer-predicted student generation count is 217 separate school students. The following table shows the population changes in each of the main census regions:

Community	2021	2016	Average Change
Ardrossan	898	484	85.5 %
Antler Lake	412	457	-9.8 %
Collingwood Cove	377	363	3.9%
Half Moon Lake	87	235	-61.0 %
Hasting Lake	94	94	0.0 %
North Cooking Lake	20	31	-35%
South Cooking Lake	241	288	-19.5 %
Total	2,129	1,952	0.44%

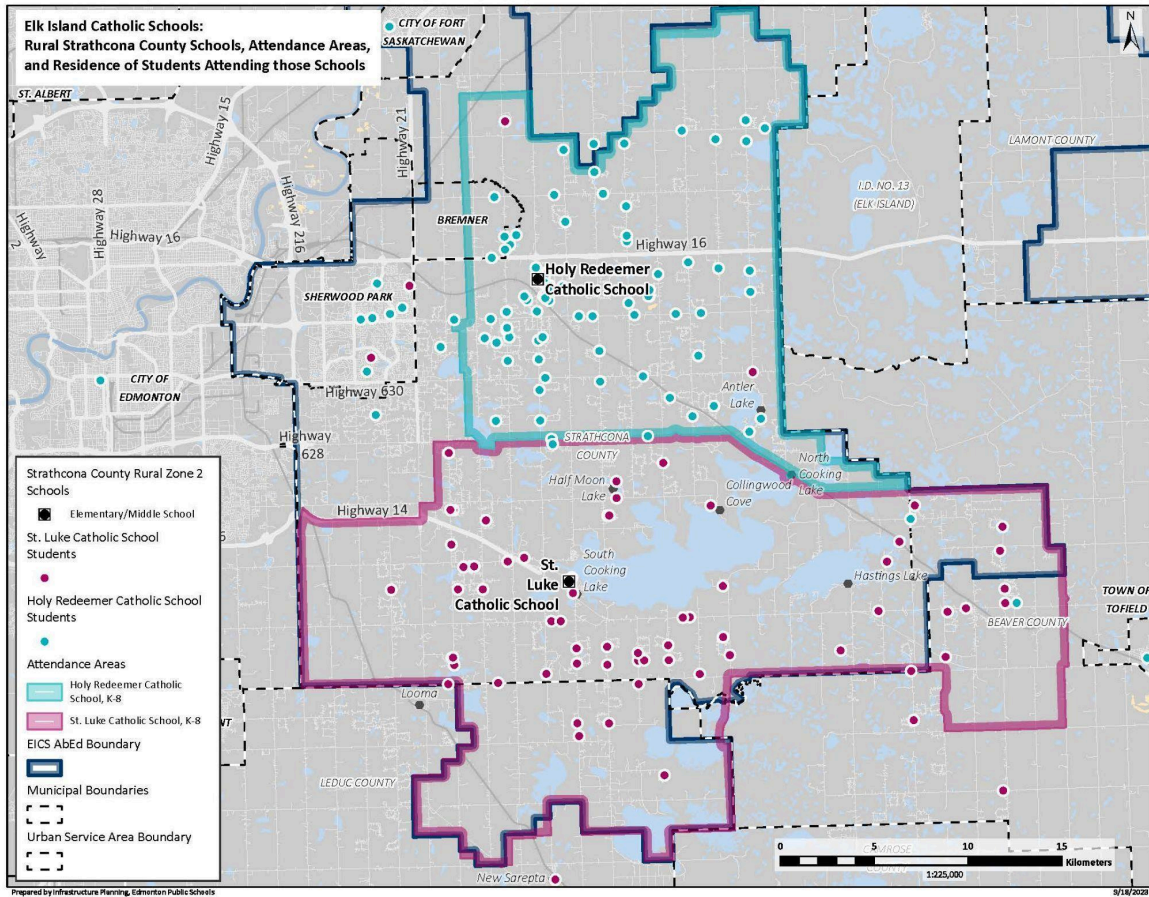
⁵Statistics Canada

⁶ https://strathconacablob.blob.core.windows.net/files/files/pds-ardrossan-east-asp-bylaw_24-2019.pdf

3.5 Zone 2 Sherwood Park Rural - Zone Capacity and Enrolment



EICS currently operates two schools within the zone: Holy Redeemer Catholic School and St. Luke Catholic School. The total capacity between both schools is 600 student spaces. The combined adjusted enrolment was 359 students as of September 30th, 2023. This demonstrates a surplus capacity of 241 student spaces. Enrolment in the zone is projected to decline slightly to 313 students by 2033/34.



ZONE 3 - CAMROSE

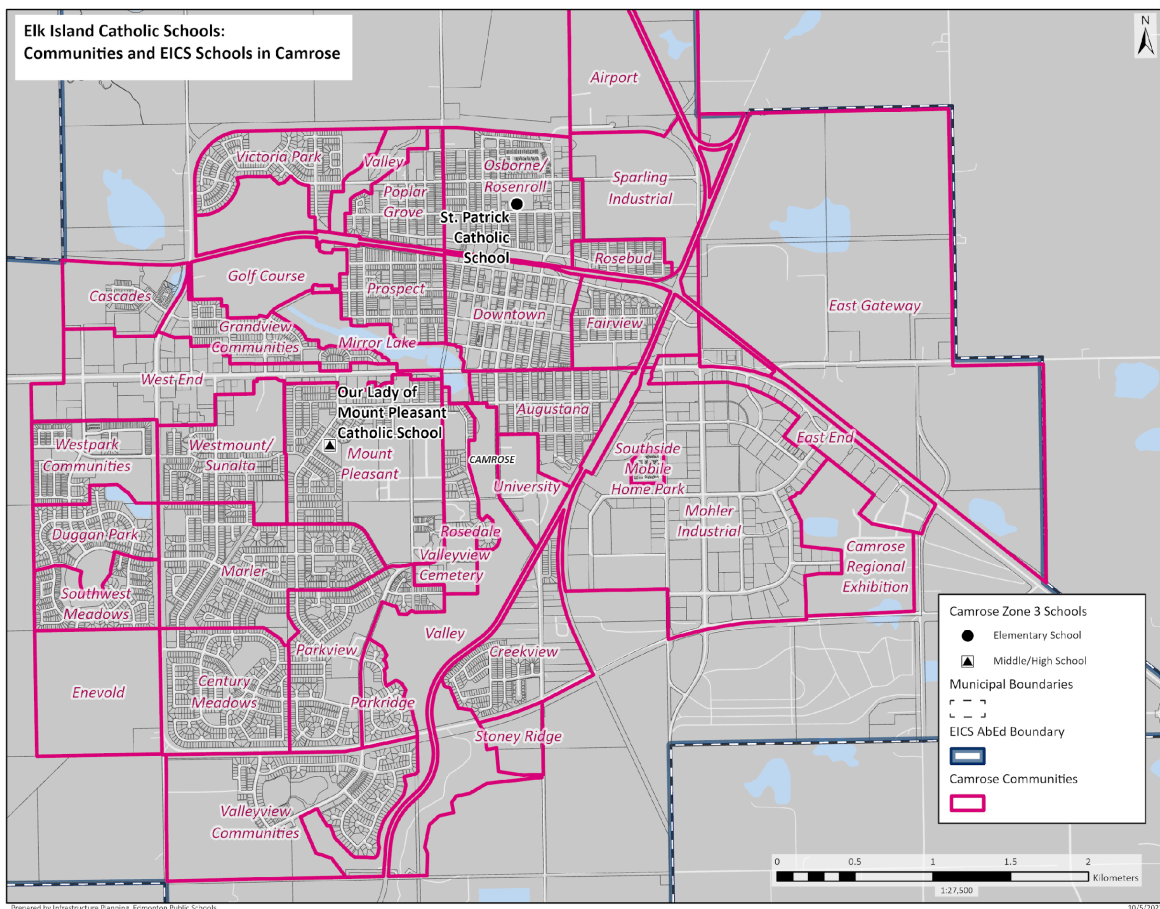
3.6 Zone 3 Camrose Census and Development Statistics

Camrose, an Alberta city with a diverse economy, serves as a major center for services and retail in Eastern Alberta. Camrose, Alberta. It had a population of 18,772 in 2021. This represents a population growth of 30 individuals, or 0.2%, since the municipal census results from 2016.

The city of Camrose is expected to reach 35,230 by the year 2036, 45,098 by 2046, and 57,729 by the year 2056. According to the growth plan, 25 quarter sections of land will be needed overall by 2036 to meet the 30-year land requirements.⁷

3.7 Zone 3 Camrose Area Structure Plans (ASPs)

The city's growth areas are divided into commercial, residential, and industrial growth. The largest residential and commercial areas are located southwest of 68th Street and Camrose Drive. Additional land is allocated west of 68th Street on vacant lands north and south of 48th Avenue. Industrial growth areas are primarily located on the eastern edge of the city, south of Highway 13 and east of Range Road 201. The following table shows the amount of land allocated for each type of land use.



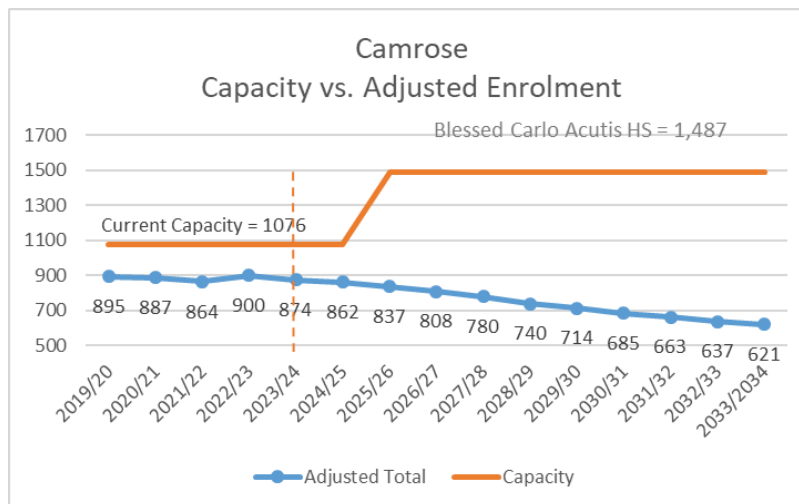
⁷ City of Camrose, Growth Study

Land Use Type	Percent of Total	Net Hectares	Gross Developable Hectares
Residential	49%	114.0	140.4
Commerical	4%	10.6	11.8
Industrial	47%	127.3	134
Total	100%	260.9	286.2

Camrose features two Area Structure Plans (ASPs) for development on the municipality's outskirts, emphasizing commercial and industrial business parks as well as economic centers. The East Gateway ASP covers properties east of 39th Street and north of Highway 13; The Railway Junction ASP encompasses properties east of Range Road 201 and south of Highway 13. It is crucial to explore the direction of the ASPs to prevent the over-allocation of land and ensure coordinated growth.

Due to their proximity to existing industrial districts, the East Gateway and Railway Junction ASPs have designated undeveloped areas for future industrial projects. However, no residential development may take place within the regions covered by ASPs since no undeveloped property has been designated as residential land.

3.8 Zone 3 Camrose - Zone Capacity and Enrolment



EICS currently operates two schools in Camrose: Our Lady of Mount Pleasant Catholic School and St. Patrick Catholic School. The current capacity between both schools is 1,076 student spaces. An additional 411 student spaces will be added upon the opening of Blessed Carlo Acutis Catholic High School in the Fall of 2025. The opening of this new school will serve to relieve growth pressure at Our Lady of Mount Pleasant. Enrolment projections

for Zone 3 show a steady decline over the next 10 years resulting in a growing surplus capacity between 2024/25 and 2033/34.

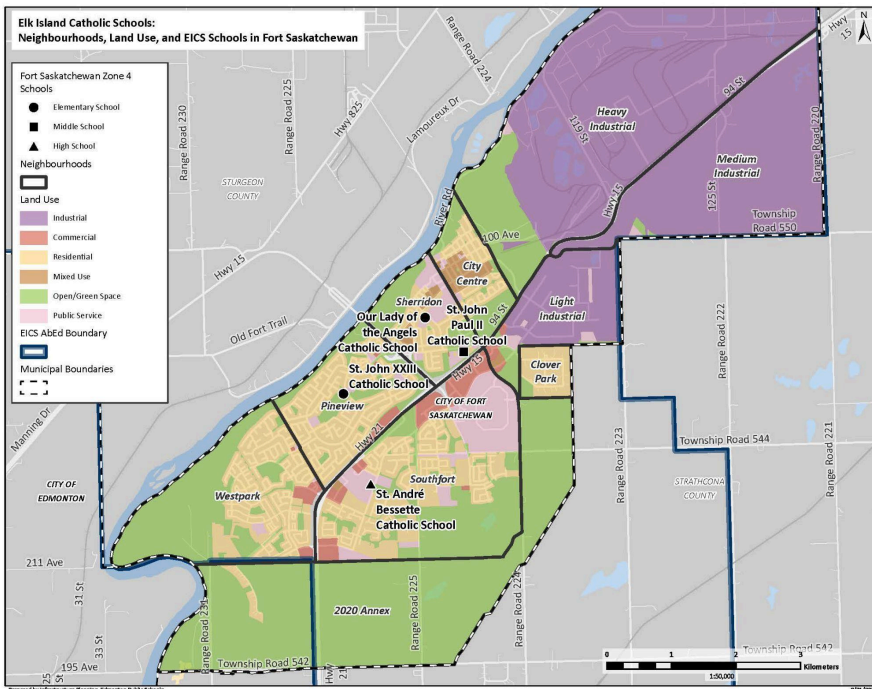
ZONE 4 - FORT SASKATCHEWAN

3.9 Zone 4 Fort Saskatchewan Census and Development Statistics

According to the Canada Census data 2021, Fort Saskatchewan's total population is 26,831 which is an increase of 12.1 % as compared to the 2016 Federal census data. In 2023, the City conducted a Municipal census. The recorded population was 28,624 indicating an increase of 6.24 percent from the last municipal census conducted in 2019. The City has experienced significant growth for a variety of reasons, including but not limited to, its role in the oil and gas industry, its proximity to employment opportunities, and being the closest urban municipality to many rural communities. Dow Chemical recently announced plans to construct an \$11.5 billion upgrade to its existing plant. This is projected to create 8,000 jobs during construction and between 400 and 500 full time jobs when complete.

A 2019 analysis suggests that recent growth in retail centres may increase competition for local and regional consumer activity. The historic downtown will strengthen the community's independent business offerings, and Fort Saskatchewan's position as a regional service center will allow for significant growth in its capacity over the next decade⁸.

The growth study predicts that the residential zone will require a large amount of land for residential land use compared to other land uses. With this population growth, the City and its surroundings have experienced residential development pressures, changes like commercial services, and continued industrial development. Part of this increase can be attributed to rising home prices in surrounding municipalities including Edmonton and Sherwood Park. Employment rates in Fort Saskatchewan have remained above the provincial average despite the downturn in 2015.



⁸ City of Fort Saskatchewan Municipal Development Plan, 2021

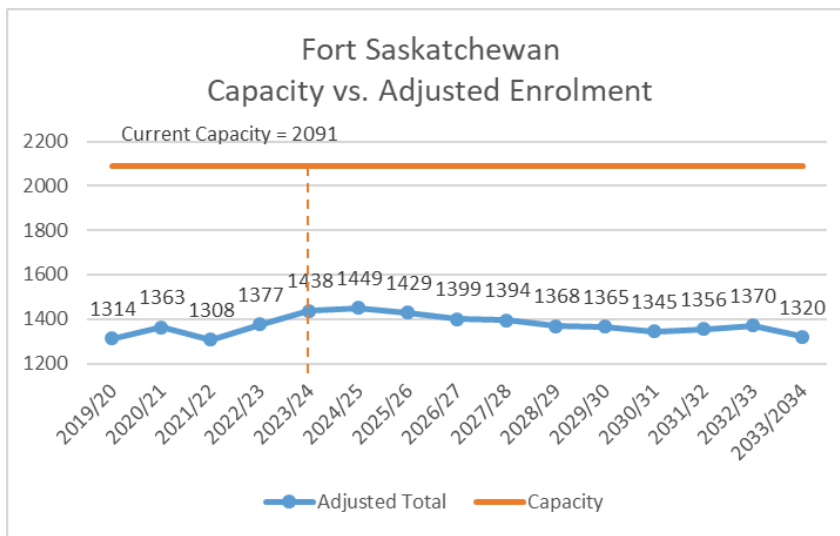
3.10 Zone 4 Fort Saskatchewan Area Structure Plans (ASPs)

Plan in Effect (Name)	Expected Start Date	Expected Completion	Anticipated Residential Units	K-12 Student Generation
Westpark	Under Development	By 2028	3,800-4,100	314-820*
Southfort	Under Development	By 2032	6,749-7,451	1,383-1,490*

*Based on CoE’s Student Generation Formula which uses a range derived from Net Residential Area and Residential Units in the ASP

In recent years, residential development pressures have been most pronounced in Westpark and Southfort; both of which had area structure plans completed in 2003. Based on projected growth rates, Southfort and Westpark provide enough new land to accommodate new residential development beyond the 2031 horizon of the Municipal Development Plan for Fort Saskatchewan. However, by the 2031 plan horizon, it is expected there will be few new residential greenfield development opportunities within the current city boundary. The recently completed *Downtown Area Redevelopment Plan and Design Guidelines (DARP)* highlights opportunities for residential intensification and is anticipated to alleviate some of the pressures on the City’s declining residential land base.

3.11 Zone 4 Fort Saskatchewan - Zone Capacity and Enrolment



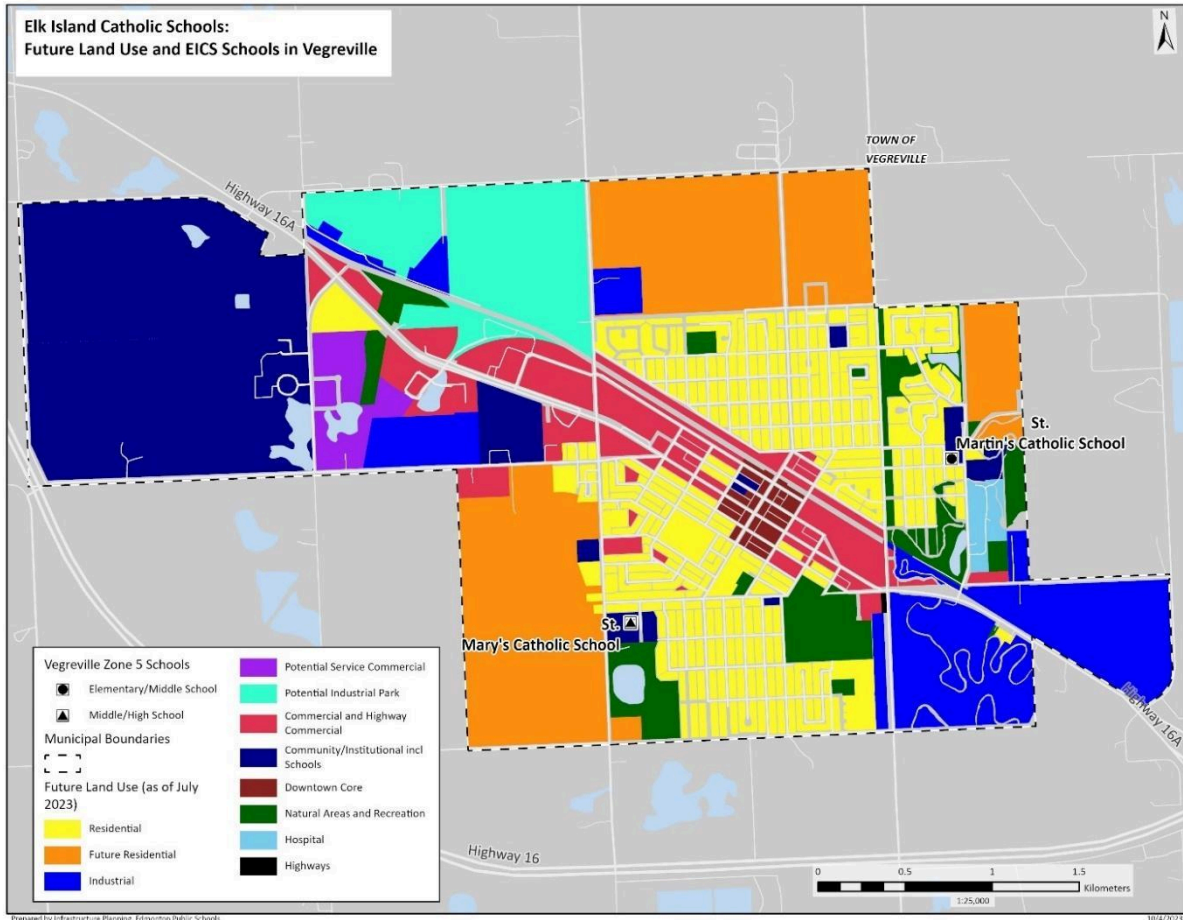
EICS currently operates four schools in Fort Saskatchewan: Our Lady of the Angels Catholic School, St. Andre Bessette Catholic School, St. John XXIII Catholic School, and St. John Paul II Catholic High School. The combined student capacity in the zone is 2,091 student spaces. Enrolment projections for Zone 4 show a slight decline over the next 10 years. This contributes to a growing gap between capacity and enrolment leading to a

surplus capacity of 771 student spaces by 2033/2034. The average utilization of schools within Zone 4 is 67% as of the most current ACU report.

ZONE 5 - VEGREVILLE

3.12 Zone 5 Vegreville Census and Development Statistics

Vegreville, with a population of 5,689 according to the 2021 Census Canada count, has experienced a -0.3% change from 2016. Located in the County of Minburn #27, it is positioned directly east of Edmonton. The town was founded in 1906 to support the agricultural land in the area and it has evolved into a thriving community with a diverse economic base.



Vegreville encompasses a diverse mix of residential, commercial, industrial, and rural undeveloped land within its 13.49 km² boundary. Large corporations and a provincial research facility attract skilled professionals and scientists. The oil and gas industry has also positively impacted Vegreville's economic growth. In 1992, Highway 16 was rerouted away from 50th Avenue, improving safety and quality of life. The area remains thriving as Vegreville's central business district.⁹

Despite Vegreville's projected population decline, the Future Land Use Map indicates that future residential areas (as shown in orange on the map) are designated to the north and east of the current existing residential neighbourhoods.

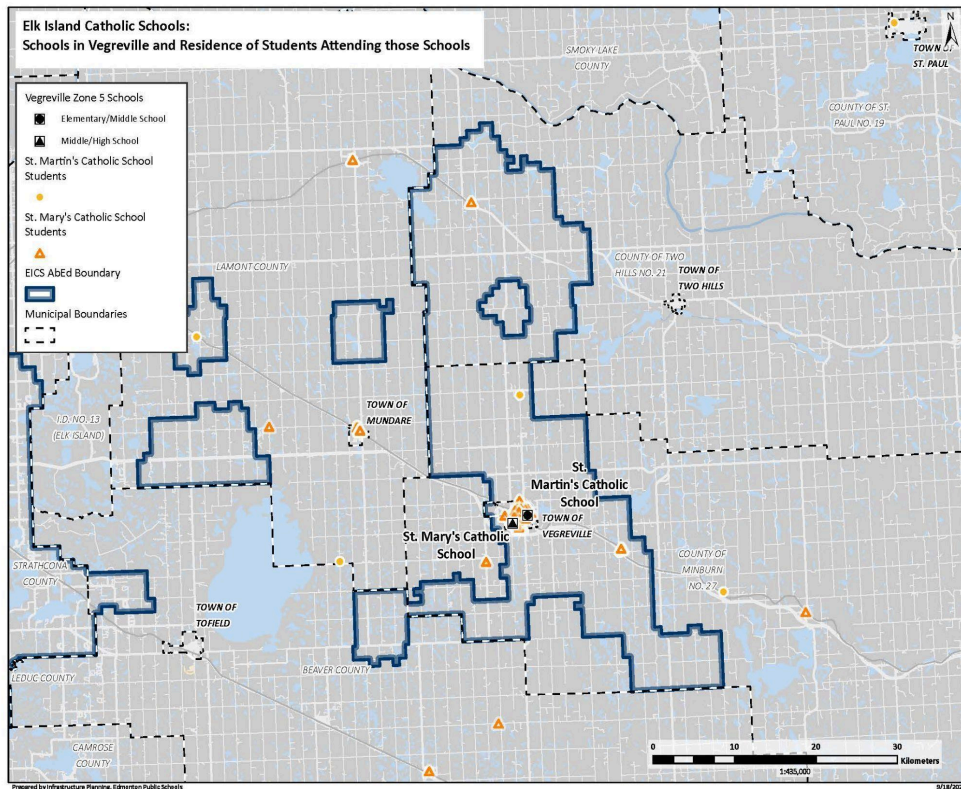
⁹ Town of Vegreville, Municipal Development Plan 2023

3.12 Zone 5 Vegreville Area Structure Plans (ASPs)

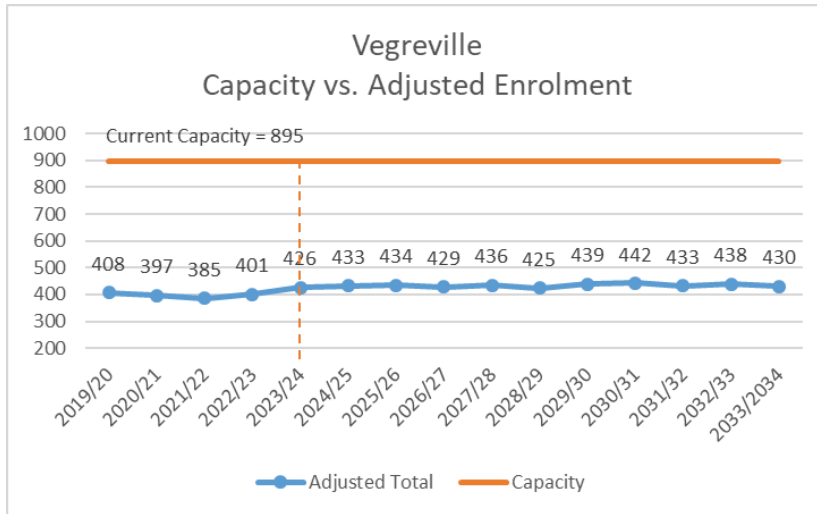
Plan in Effect (Name)	Expected Start Date	Expected Completion	Anticipated Residential Units
Foxview Estates	Not started	2028	Approximately 200 Units
Southern Heights	Not started	2032	Approximately 200 Units

*This table was created through discussion with the Town of Vegreville.

The Town of Vegreville has a number of commercial and residential projects that will contribute to future growth and economic development. This includes Prosperity Industrial Park at 75 Avenue, and the Double A Trailers project; expected to create 20-80 job opportunities. The Province recently committed \$400,000 to INCA Renewtech to construct a 200,000-square-foot facility for processing hemp fibers to make composite building material. This project is expected to create 70 new employment opportunities.

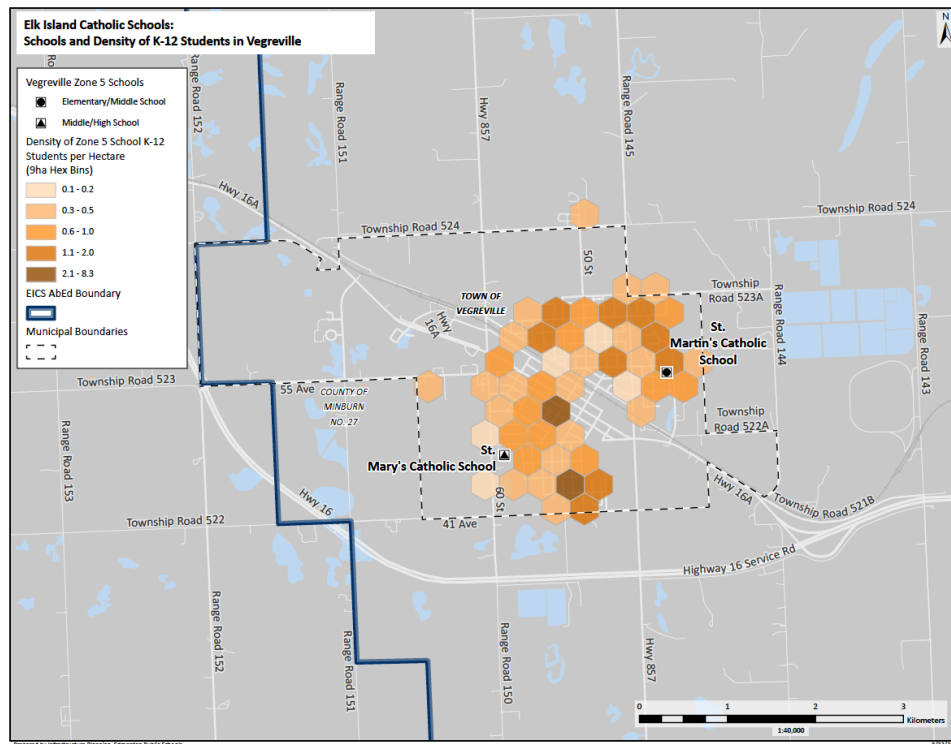


3.12 Zone 5 Vegreville - Zone Capacity and Enrolment



The combined student capacity Zone 5 is 895 student spaces. Enrolment is projected to remain relatively stable for Zone 4 over the next 10 years. The sector will have surplus capacity of between 510 and 453 student spaces over the next 10 years at the low and high range of the adjusted enrolment respectively.

The following Hex Map shows the concentration of K-4 students residing roughly equally on both North and South of Highway 16A:



According to the 2023/24 ACU report, St. Martin's K-6 School and St. Mary's 7-12 are both currently 48% utilized. This poses both challenges and opportunities for the community. The challenges are that running two schools at 48% utilized is expensive when it comes to utilities, and deferred maintenance. St. Martin's for example is 116 Years old and has an FCI (Facility

Condition Index) score of 30.2 which is considered POOR. It has a 5-year deferred maintenance cost of approximately 1.6 million dollars, most of which reflects the condition of the 1950's section of the building. St. Mary's on the other hand is 59 years old, has an FCI of 21.7 which is considered FAIR Condition. The school has a significantly lower 5-Year deferred maintenance (the province records deferred maintenance at about \$35,000). This reflects significant mechanical and electrical work conducted as part of the modernization in 2016.

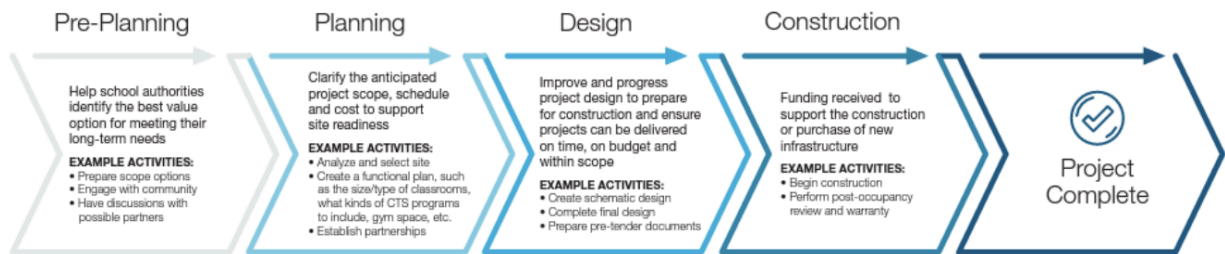
4.0 CAPITAL PLANNING RECOMMENDATIONS

Recommendations within this plan are based on utilization data provided by Alberta Education, 10-year enrolment projections, and facility condition reports provided by Alberta Infrastructure.

Recommendations are divided into short, medium and long-term timeframes in order to establish a facility strategy that prioritizes the reduction of surplus capacity, improves learning environments and enables students to be accommodated as close to home as possible.

Short-term priorities are generally identified as the Division's 3-year Capital Plan. Medium and long-term recommendations take into consideration the time required to prepare capital funding requests to Alberta Education.

In Spring 2023, Alberta Education presented additional mechanisms to help plan for new capital requests and support projects as they move through the capital planning process. These four funding programs include Pre-Planning, Planning, Design, and Construction.



Alberta Education reviews and prioritizes the Division's school capital projects among all school divisions in the province, in accordance with their criteria as listed in the Government of Alberta School Capital Manual – Chapter 2, based on the following project drivers: Building Condition, Community Renewal, Efficiency Solutions, Enrolment Pressures, Functionality and Programming, Health and Safety, Legal Requirements. These project drivers inform requests to Alberta Education for either:

- A new school
- An addition to an existing school
- A modernization of an existing school
- A replacement school
- Or a solution that provides operational efficiencies through the modernization, replacement or consolidation of existing spaces.

The most relevant provincial project drivers for EICS are Building Condition and Efficiency Solutions due to the age and condition of some schools as well as the available space in the Division. In order to provide high-quality learning environments for all students, some mature facilities with additional space will need to be modernized/replaced in order to provide additional schools where new development and families reside. Solutions that consolidate schools with new replacement schools will give the Division the best opportunity to provide new/modernized infrastructure for students. Once Division space is more efficiently utilized, the Division will be in a better position to receive funding for additional new school infrastructure.

Priority 1 - Fort Saskatchewan: 2 to 1 Consolidation (Planning/Design)

EICS conducted a Value Scoping Session on February 22 and 28, 2024 to evaluate alternative solutions for K-4 schools in Fort Saskatchewan. The session focused on the accommodation of students at Our Lady of the Angels Catholic School and St. John XXIII Catholic School. Currently, the facilities are underutilized or not suited to current grade configurations.

Project Drivers: Efficiency Solution, Building Condition, Community Renewal.

Our Lady of the Angels Catholic School is 52% utilized and St. John XXIII Catholic School is 62% utilized as reported in the 2023-24 Area Capacity and Utilization Report. Both schools have a number of physical and functional issues that need to be addressed. Enrolment projections indicate that enrolment will decrease or remain static over time and utilization rates will remain low for both schools.

Pending the results of the value scoping workshop, EICS will develop a detailed scope of work and cost estimate for a consolidation solution. The following information is based on a 540 core capacity K-4 school as outlined in the Alberta School Capital Manual. A modern and efficient school of this size would reduce capacity in the zone by 358 student spaces, increase utilization and significantly reduce utility costs and deferred maintenance. The following information is based on the Education Area Guidelines in the School Capital Manual and is intended for discussion purposes only.

Name	5 Year Deferred Maintenance	Net Capacity (2023)	Current Enrolment (2023/24)	Utilization (2023)	Utility Cost* /YR (2022)
Our Lady of the Angels	\$4,285,176.00	598	186	52%	\$ 93,592.07
St. John XXIII	\$2,847,581.00	300	258	62%	\$ 80,103.24
Total	\$7,132,757.00	898	444	57% (AVG)	\$173,695.31
Replacement School	\$0	540 Core Capacity		82%	\$70,000.00/YR**
Total Savings	\$7,132,757.00	-358 spaces		+25%	\$103,695.31/YR

*Power, Water and Natural Gas

**Estimates based on recently constructed schools of a similar capacity

Proposed Budget - Priority 1

Priority 1 - Fort Saskatchewan: 2 to 1 Consolidation Proposed Budget	Replacement School
Construction Type	New
Capacity Based on School Capital Manual (SCM)	540 SCM
Grades	K-4
Existing m2	0
New Building Area Based on SCM (NB) m2	4421
Facility sub-type	K-6 (SCM)
Support Rate Provided By AI (SR) (\$/m2)	\$ 3,700
Consultant fees (CF)%	8.08%
Location Factor (LF)%	1.0
Budget	
Building Construction Cost (BCC) (NB m2 * SR) + (NB*LF)	\$ 16,362,121
Consultant fees (BCC*CF%)	\$ 1,322,059
Project Expenses (PE) (BCC*2%)	\$ 327,242
Others	
Demolition (\$150/m2)*Location Factor	\$ -
Hazardous Materials (\$150/m2)	\$ -
Contingency (BCC*3%)	\$ 490,864
F&E (BCC*7%)	\$ 1,145,348
CTS (100,000 per CTS)	\$ -
Supernet (\$350,000)	\$ 350,000
Total Project Cost	\$ 19,997,635

Priority 2 - Sherwood Park: 2 to 1 Consolidation (Planning)

Consideration of a 2-to-1 consolidation of K-4 schools in Sherwood Park. Request for a value scoping session and public engagement to explore options aimed at reducing excess capacity in Zone 1, increasing utilization, improving learning environments, and determining the best location for a replacement school. The consolidation study would include a cost/benefit analysis of the long-term maintenance cost of keeping underutilized sites running versus the cost of operating a new, more efficient consolidated school.

Project Drivers: Efficiency Solution, Building Condition, Community Renewal.

Madonna Catholic School is 45% utilized and St. Nicholas Catholic School is 52% utilized as reported in the 2023-24 Area Capacity and Utilization Report.

Each K-4 school in Zone 2 has various physical and functional issues that need to be addressed. Enrolment projections indicate that enrolment will decrease or remain static over time and utilization rates will remain low for each school.

Pending the results of the value scoping workshop and public engagement, EICS will develop a detailed scope of work and cost estimate for a consolidation solution.

The following information is based on the consolidation of Madonna and St. Nicholas into a new 540 core capacity K-4 school as outlined in the Alberta School Capital Manual. A modern and efficient school of this size would reduce capacity in the zone by 341 student spaces, increase utilization and significantly reduce utility costs and deferred maintenance. The following information is based on the Education Area Guidelines in the School Capital Manual and is intended for discussion purposes only.

Name	5 Year Deferred Maintenance	Net Capacity (2023)	Current Enrolment (2023/24)	Utilization (2023-24)	Utility Cost*/YR (2022)
Madonna	\$ 3,506,424.00	454	204	45%	\$ 71,905.61
St. Nicholas	\$ 3,016,414.00	427	217	52%	\$ 68,060.83
Total	\$ 6,522,838.00	881	421	50% (AVG)	\$ 139,966.44
Replacement School	\$0	540 Core Capacity		80%	\$70,000.00**
Total Savings	\$6,522,838.00	- 341 spaces		+30%	\$69,966.00/YR

*Power, Water and Natural Gas

**Estimates based on recently constructed schools of a similar capacity

Proposed Budget - Priority 2

Priority 2 - Sherwood Park: 2 to 1 Consolidation Proposed Budget	Replacement School
Construction Type	New
Capacity Based on School Capital Manual (SCM)	540 SCM
Grades	K-4
Existing m2	0
New Building Area Based on SCM (NB) m2	4421
Facility sub-type	K-6 (SCM)
Support Rate Provided By AI (SR) (\$/m2)	\$ 3,700
Consultant fees (CF)%	8.08%
Location Factor (LF)%	1.0
Budget	
Building Construction Cost (BCC) (NB m2 * SR) + (NB*LF)	\$ 16,362,121
Consultant fees (BCC*CF%)	\$ 1,322,059
Project Expenses (PE) (BCC*2%)	\$ 327,242
Others	
Demolition (\$150/m2)*Location Factor	\$ 587,775**
Hazardous Materials (\$150/m2)	\$ -
Contingency (BCC*3%)	\$ 490,864
F&E (BCC*7%)	\$ 1,145,348
CTS (100,000 per CTS)	\$ -
Supernet (\$350,000)	\$ 350,000
Total Project Cost	\$ 20,585,410

**Demolition cost based on an average of Madonna and St. Nicholas

Priority 3 - Vegreville: 2 to 1 Consolidation (Planning)

Funding to explore a right-sizing option involving a K-12 consolidation in either St. Mary’s School (Option 1) or St. Martin’s School (Option 2). Request for a value-scoping workshop/consolidation study and public engagement to develop options aimed at reducing excess capacity in Zone 5, increasing utilization, and improving learning environments. The consolidation study would include a cost/benefit analysis of the long-term maintenance cost of keeping underutilized sites running versus the cost of consolidating and modernizing existing space.

Project Drivers: Efficiency Solution, and Building Condition.

St. Martin’s (K-6) School and St. Mary’s (7-12) are both 48% utilized as reported in the 2023-24 Area Capacity and Utilization Report. St. Martin’s enrolment as of September 30, 2023 was recorded at 236. St. Mary’s enrolment as of September 30, 2023 was recorded at 190. Enrolment projections indicate that enrolment will decrease or remain static over the next 10 years and utilization rates will remain low for both schools.

A number of physical and functional issues would need to be addressed to adequately accommodate a potential change in programming and grade configuration at either school. Pending the results of the value scoping workshop and public engagement. EICS will develop a detailed scope of work and cost estimate for a consolidation solution. The following information is based on the Education Area Guidelines in the School Capital Manual and is intended for discussion purposes only.

Name	5 Year Deferred Maintenance	Net Capacity (2023)	Current Enrolment (2023/24)	Utilization (2023)	Utility Cost /YR (2022)
St. Martin’s (K-6)	\$ 5,153,006.00	495	236	48%	\$ 91,952.60
St. Mary’s (7-12)	\$ 3,241,837.00	400	190	48%	\$ 111,599.14
Total	\$ 8,394,843.00	895	426	48% (AVG)	\$173,695.31/Year
Post Consolidation to St. Mary’s (Option1)	\$ 3,241,837.00	610 (with 210 Modernization/Addition)		70%	\$ TBD
Total Savings Option 1	\$ 5,153,006.00	-285 Spaces		+22%	\$ TBD
Post Consolidation to St. Martin’s (Option2)		725 (230 Modernization/Addition)		59%	\$ TBD
Total Savings Option 2	\$ 3,241,837.00	-170 Spaces		+11%	\$ TBD

Proposed Budget - Priority 3 Option 1

Priority 3 - Vegreville: 2 to 1 Consolidation Proposed Budget OPTION 1	Consolidation / Modernization
Construction Type	Expansion
Addition Capacity	210 SCM
Grades (Post Consolidation)	K-12
Existing m2	
New Building NB m2 (SCM)	2249
Facility sub-type	K-6 (SCM)
Support Rate SR (\$/m2)	\$ 3,700
Consultant fees CF%	8.08%
Location Factor LF%	1.0
Budget	
Building Construction Cost BCC (NB m2 * SR) + (NB*LF)	\$ 8,323,549
Consultant fees (BCC*CF%)	\$ 672,543
Project Expenses PE (BCC*2%)	\$ 166,471
Others	
Demolition (150/m2)*Location Factor	\$ -
Hazardous Materials (150/m2)	\$ -
Contingency (BCC*15%)	\$ 1,248,532
F&E (BCC*4.5%)	\$ 374,560
CTS (100,000 per CTS)	\$ -
Supernet (\$50,000 for modernizations)	\$ 50,000
Total Project Cost	\$ 10,835,655

Proposed Budget - Priority 3 Option 2

Priority 3 - Vegreville: 2 to 1 Consolidation Proposed Budget OPTION 2	Consolidation / Modernization
Construction Type	Expansion
Addition Capacity	230 SCM
Grades (Post Consolidation)	K-12
Existing m2 (Removal of 1958 and 1981 Additions)	2031
New Building NB m2 (SCM)	2702
Facility sub-type	7-12 (SCM)
Support Rate SR (\$/m2)	\$ 3,835
Consultant fees CF%	8.08%
Location Factor LF%	1.0
Budget	
Building Construction Cost BCC (NB m2 * SR) + (NB*LF)	\$ 10,364,872
Consultant fees (BCC*CF%)	\$ 837,482
Project Expenses PE (BCC*2%)	\$ 207,297
Others	
Demolition (150/m2)*Location Factor	\$ 304,650
Hazardous Materials (150/m2)	\$ 304,650
Contingency (BCC*15%)	\$ 1,554,731
F&E (BCC*4.5%)	\$ 466,419
CTS (100,000 per CTS)	\$ 100,000
Supernet (\$50,000 for modernizations)	\$ 50,000
Total Project Cost	\$ 14,190,101

Priority 4 - Sherwood Park Rural: 2 to 1 Consolidation (Planning)

Funding to explore a right-sizing option in Zone 2. Request for a value scoping workshop and public engagement to develop options aimed at reducing excess capacity, increasing utilization, and improving learning environments.

The consolidation study would include a cost/benefit analysis of the long-term maintenance cost of keeping underutilized sites running versus the cost of closing St. Luke and accommodating students within Sherwood Park.

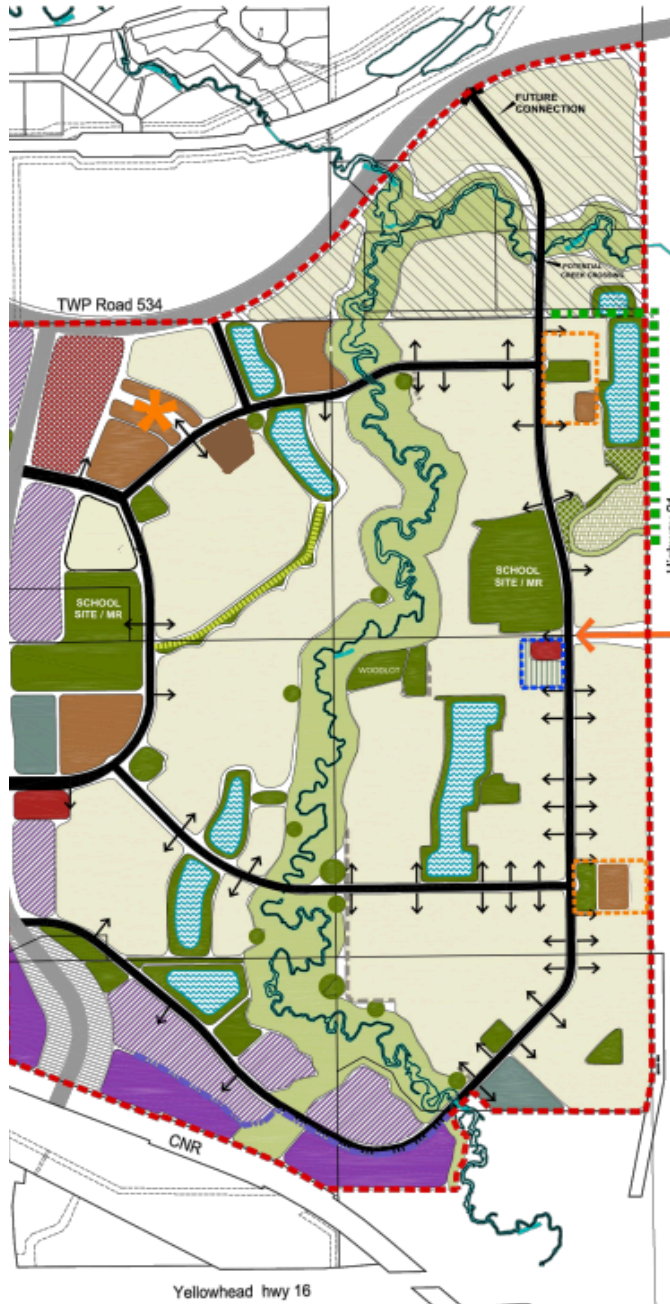
Project Drivers: Efficiency Solution, and Building Condition.

Holy Redeemer School is 67% utilized and St. Luke is 50% utilized as reported in the 2023-24 Area Capacity and Utilization Report. Holy Redeemer has an adjusted enrolment of 235 students (134 K-4's and 108 5-8's). St. Luke has an adjusted enrolment of 125 students (79 K-4's and 49 5-8's) which could be accommodated in schools within 17-20 minutes of its current location.

Enrolment projections indicate that enrolment will decrease or remain static over the next 10 years and utilization rates will remain low for both schools. The following information is based on the proposed closure of St. Luke and the accommodation of these students within existing facilities in Sherwood Park. It is intended for discussion purposes only.

Name	5 Year Deferred Maintenance	Net Capacity (2023)	Current Enrolment (2023/24)	Utilization (2023)	Utility Cost /YR (2022)
Holy Redeemer (K-8)	\$4,485,038.00	349	235	67%	\$ 71,620.19
St. Luke (K-8)	\$ 3,519,801.00	251	125	50%	\$ 60,577.29
Total	\$ 8,004,839.00	600	360	59% (AVG)	\$132,179.48/Year
Post Consolidation	\$ \$4,485,038.00	349 (with 125 students accommodate in existing schools)		67%	\$ 71,620.19
Total Savings	\$ 3,519,801.00	-251		+8%	\$ 60,577.19/YR

Priority 5 - New K-8 School in Cambrian Crossing (Design/Construction)

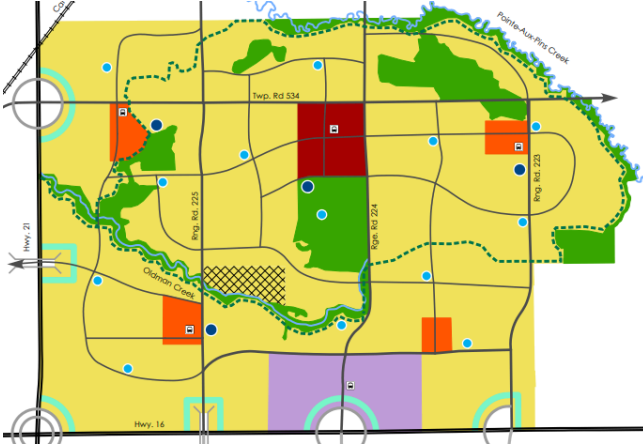
Cambrian Crossing Community Map	Recommendation
 <p>The map displays the Cambrian Crossing development area, bounded by TWP Road 534 to the north, Yellowhead hwy 16 to the south, and Highway 21 to the east. A red dashed line indicates the project boundary. Key features include: <ul style="list-style-type: none"> SCHOOL SITE / MR: Two green-shaded areas, one on the west side and one on the east side of Oldman Creek. POTENTIAL JOINT SCHOOL SITE: A blue-shaded area on the east side of Oldman Creek. FUTURE CONNECTION: A red dashed line connecting the development to the north. WOODLOT: A green-shaded area near the center of the development. CNR: Canadian National Railway tracks at the bottom of the map. Highway 21: A vertical road on the right side of the map. Yellowhead hwy 16: A horizontal road at the bottom of the map. TWP Road 534: A horizontal road at the top of the map. </p>	<p>As a result of a targeted reduction of excess student spaces in Sherwood Park Zone 1 and 2, EICS will require a new K-8 school in Cambrian Crossing.</p> <ul style="list-style-type: none"> • Current plans for Cambrian Crossing call for 5,412 residential units with an estimated population of 12,668 at full build-out¹⁰. • Based on the developer provided student generation statistics, Cambrian Crossing is estimated to produce 758 separate school students. • Two school sites have been identified within Cambrian Crossing; one potential joint school site on the east side of Oldman Creek and one school site on the west side. The school sites are approximately 4.5 ha to 5.5 ha in size.

¹⁰ https://storagecdn.strathcona.ca/files/files/pds-cambrian_crossing_14-2021.pdf

Proposed Budget - Priority 5

Priority 5 - New K-8 School in Cambrian Crossing (Design/Construction)	New School
Construction Type	New
Capacity	650 (680 SCM)
Grades	K-8 (K-9 SCM)
Existing m2	0
New Building NB m2 (SCM)	6075
Facility sub-type	K-8 (K-9 SCM)
Support Rate SR (\$/m2)	\$ 3,835
Consultant fees CF%	8.08%
Location Factor LF%	1.0
Budget	
Building Construction Cost BCC (NB m2 * SR) + (NB*LF)	\$ 23,303,700
Consultant fees (BCC*CF%)	\$ 1,882,939
Project Expenses PE (BCC*2%)	\$ 466,074
Others	
Demolition (150/m2)*Location Factor	\$ -
Hazardous Materials (150/m2)	\$ -
Contingency (BCC*3%)	\$ 699,111
F&E (BCC*9%)	\$ 2,097,333
CTS (100,000 per CTS)	\$ 100,000
Supernet (\$350,000)	\$ 350,000
Total Project Cost	\$ 28,899,157

Priority 6 - New K-8 School in Bremner (Design/Construction)

Bremner Community Map	Recommendation
 <p>The map shows the Bremner area with various roads and neighbourhoods. Neighbourhood 1 is highlighted in red, and Neighbourhood 3 is highlighted in purple. School sites are marked with blue squares: two in Neighbourhood 1 and one in Neighbourhood 3. Other features include Highway 21, Highway 16, Ring Rd 225, Ring Rd 224, Ring Rd 223, and Twop. Rd 534. Water bodies like Portia-Aurifer Creek and Madman Creek are also shown.</p> <ul style="list-style-type: none"> ● School Sites are proposed in Neighbourhood 1 and 3.¹¹ ● Neighbourhood 1 is planned to have 2 school sites. One of the two sites is proposed to be constructed as a community partnership. ● Neighbourhood 3 is planned to have 1 school site adjacent to a community amenity area 	<p>As a result of a targeted reduction of excess student spaces in Sherwood Park Zone 1 and Zone 2, EICS will require a new K-8 school in Bremner.</p> <ul style="list-style-type: none"> ● The Bremner area is approximately 2,100 hectares of future residential and commercial development. ● The first two stages of Bremner (neighbourhood 1 and 4) call for 14,283 residential units and are likely to start seeing residents by 2028. ● The full build-out of each of the five planned neighbourhoods is projected to accommodate over 80,000 residents over the next 40 years. ● Student generation statistics, provided by the plan proponent, estimate approximately 4,298 separate school children at full build-out.

¹¹ https://storagecdn.strathcona.ca/files/files/pds-signed_bylaw_3-2019.pdf

Proposed Budget - Priority 6

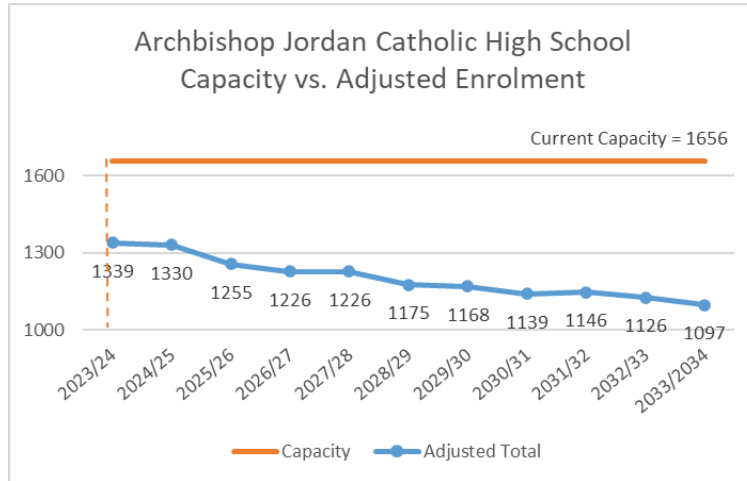
Priority 6 - New K-8 School in Bremner (Design/Construction)	New School
Construction Type	New
Capacity	650 (680 SCM)
Grades	K-8 (K-9 SCM)
Existing m2	0
New Building NB m2 (SCM)	6075
Facility sub-type	K-8 (K-9 SCM)
Support Rate SR (\$/m2)	\$ 3,835
Consultant fees CF%	8.08%
Location Factor LF%	1.0
Budget	
Building Construction Cost BCC (NB m2 * SR) + (NB*LF)	\$ 23,303,700
Consultant fees (BCC*CF%)	\$ 1,882,939
Project Expenses PE (BCC*2%)	\$ 466,074
Others	
Demolition (150/m2)*Location Factor	\$ -
Hazardous Materials (150/m2)	\$ -
Contingency (BCC*3%)	\$ 699,111
F&E (BCC*9%)	\$ 2,097,333
CTS (100,000 per CTS)	\$ 100,000
Supernet (\$350,000)	\$ 350,000
Total Project Cost	\$ 28,899,157

APPENDICES

SCHOOL PROFILES

Zone 1 - Sherwood Park

A.1 Archbishop Jordan Catholic High School (9-12)



School Community

The school's current capacity is 1,656. It has an adjusted enrolment of 1,330 for 2024/2025. The 2023/24 ACU reports a utilization of 81%, currently the second highest utilized school in the Division. This is second only to Our Lady of Mount Pleasant in Camrose in Zone 3. Enrolment projections show a steady decrease within 10 years to 1,097 students.

Archbishop Jordan Catholic High School					2041	SHERWOOD PARK	Net Capacity 1656	
September 30 Enrolment					Projected Enrolment			
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year 2024/25	5 Year 2028/29	10 Year 2033/34
Total	1391	1353	1330	1334	1301	1294	1135	1051
Adjusted Total	1445	1403	1378	1376	1339	1330	1175	1097

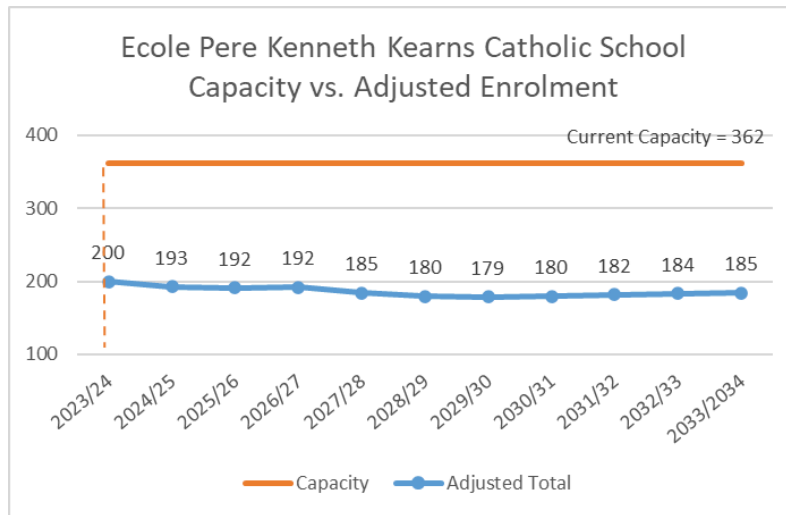
Building Summary¹²

Archbishop Jordan Catholic High School was built in 2011, with a total instructional area of 5,141.35 m². Recent modifications include modulars and connecting links. Programming offered includes basic academics, computers, science, music, art, drama, languages, CTS, foods, fashion, construction fabrication, cosmetology, design studies, communication, special education programs, and culinary arts. While the students and staff benefit from its diverse programming, this can pose some challenges in its current distribution of space. As per the START Architecture Facilities Plan, the building comprises a relatively high amount of specialized instructional spaces, resulting in a shortage of space for both administration and instructional purposes.

Archbishop Jordan Catholic High School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
0.00%	81.00%	\$19.37	\$180.46	\$0.00

¹² Start Architecture Facility Study, May 2023

A.2 École Pere Kenneth Kearns Catholic School (K-4)



School Community

École Pere Kenneth Kearns Catholic School offers Faith and French Culture, pre-K to grade 4 and the One-to-One program. The school's current capacity is 362 students, with an adjusted enrolment of 193 for the upcoming 2024/2025 academic year. Projections suggest a gradual decline with a surplus capacity of 181 by 2033/2034. The school is currently 55% utilized, putting this school in the mid-range utilization comparative to all 18 schools.

Ecole Pere Kenneth Kearns Catholic School					2040	SHERWOOD PARK	Net Capacity 362	
September 30 Enrolment						Projected Enrolment		
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year 2024/25	5 Year 2028/29	10 Year 2033/34
Total	233	203	203	193	223	214	199	205
Adjusted Total	211	196	189	179	200	193	180	185

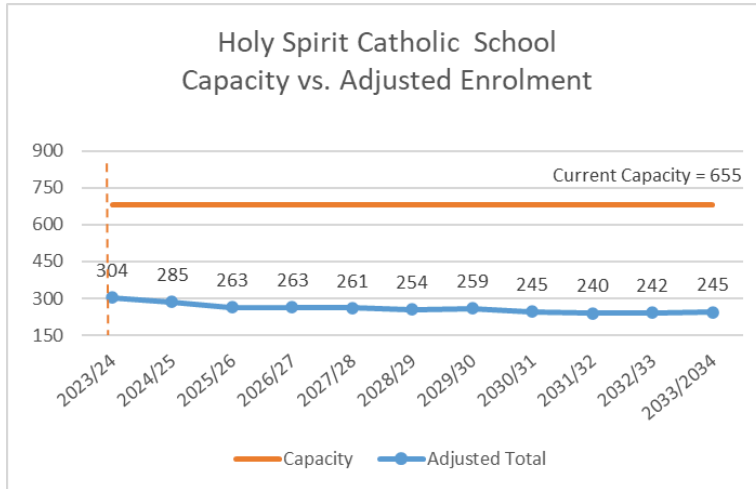
Building Summary¹³

École Pere Kenneth Kearns was originally built in 1967. A major modernization and addition was completed in 2021. This included the modernization of six existing classrooms and the renovation of existing spaces into five new classroom and music room spaces. A new library, breakout spaces and washrooms were also created as part of the school renovations. An addition to the west side of the building included a university-size gymnasium, change area and reception space; all to be shared between the school and the County of Strathcona. A new parking lot was also added and various other site work updates completed to accommodate the school and community users of the facility.

Ecole Pere Kenneth Kearns Catholic School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
51.00%	55.00%	\$20.20	\$268.37	\$1,992.99

¹³ <https://jen-col.com/project/ecole-pere-kenneth-kearns/>

A.3 Holy Spirit Catholic School (K-4)



School Community

Holy Spirit Catholic School serves students from pre-kindergarten to grade 4. Currently, the school has a capacity of 655. The projected enrolment for 2024/25 is 285 and is projected to decrease to 245 students by 2033/2034. The school has a current surplus capacity of 351 student spaces. Enrolment is projected to decrease slightly over the next 10 years.

Holy Spirit Catholic School					1156	SHERWOOD PARK	Net Capacity 655		
September 30 Enrolment						Projected Enrolment			
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year 2024/25	5 Year 2028/29	10 Year 2033/34	
Total	362	311	299	297	308	284	252	241	
Adjusted Total	369	319	306	302	304	285	254	245	

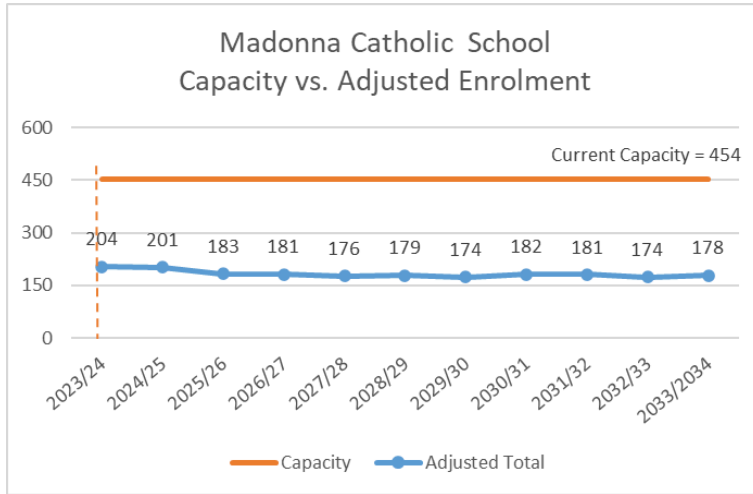
Building Summary ¹⁴

Established in 2004, Holy Spirit Catholic School is part of a shared facility with Elk Island Public Schools (Lakeland Ridge), and Strathcona County. Holy Spirit was built in 2004 as part of the Trillium Centre Partnership with EIPS and the County of Strathcona. The school was modernized in 2019. Portables have been added throughout the years to accommodate enrolment needs. In more recent years, several have been removed to help with utilization rates as enrolment rates decline.

Holy Spirit Catholic School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
0.00%	47.00%	\$296.47	\$39.62	\$0.00

¹⁴ Start Architecture Facility Study, May 2023

A.4 Madonna Catholic School (K-4)



School Community

Madonna Catholic School offers programming to students from kindergarten to grade 4. The school’s current capacity is 454. Adjusted enrolment is projected at 204 for the 2023/24 school year. Projections indicate a gradual decrease over the next decade, leveling out to 178 students by 2033/34. The projected surplus student space is 253 for the 2024/25.

Madonna Catholic School					2046	SHERWOOD PARK	Net Capacity 454	
September 30 Enrolment						Projected Enrolment		
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year 2024/25	5 Year 2028/29	10 Year 2033/34
Total	224	185	183	187	214	211	185	186
Adjusted Total	229	209	185	180	204	201	179	178

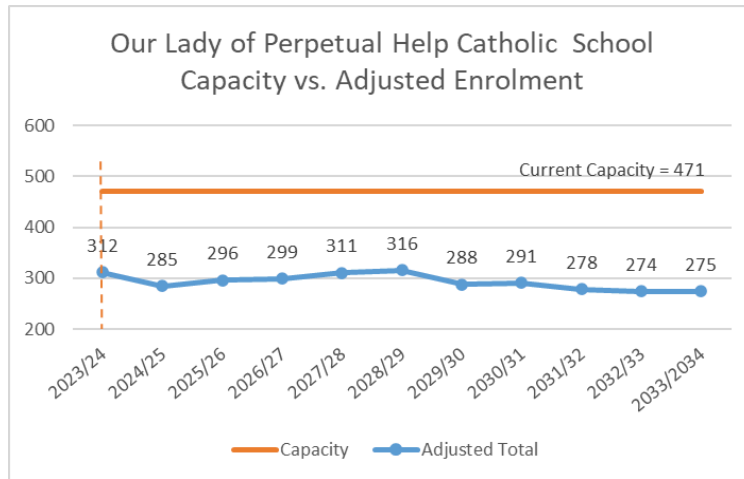
Building Summary¹⁵

Madonna Catholic School was built in 1974. The school experiences low utilization due to its transition to a K–4 grade configuration and increased capacity. Despite being undersized according to Alberta Guidelines, the current utilization levels do not significantly impact programming. Classrooms require more natural light and larger windows. The school will introduce a Cogito Academy program for the 2023/24 academic year. This is reflected in the 24 student increase from the previous year.

Madonna Catholic School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
20.60%	45.00%	\$22.38	\$395.09	\$1,091.32

¹⁵ Start Architecture Facility Study, May 2023

A.5 Our Lady of Perpetual Help Catholic School (5-8)



School Community

Our Lady of Perpetual Help Catholic School offers programming for French Immersion, English as a second language, and the Cogito Academy programs. The school's current capacity is 471 with a projected enrolment of 285 for the upcoming 2024/2025 academic year. Projections demonstrate a slight decrease to 275 students in 10 years. Utilization for the 2023-2024 year 73%.

Ecole Our Lady of Perpetual Help Catholic School					2039	SHERWOOD PARK	Net Capacity 471		
September 30 Enrolment						Projected Enrolment			
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year 2024/25	5 Year 2028/29	10 Year 2033/34	
Total	365	409	383	366	340	319	346	304	
Adjusted Total	318	372	352	331	312	285	316	275	

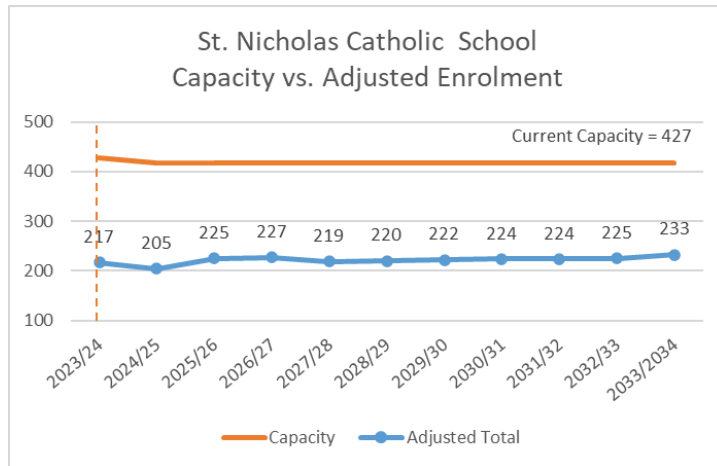
Building Summary¹⁶

Our Lady of Perpetual Help Catholic School was built in 1963. It currently faces infrastructure challenges, including overcrowding in certain junior high classes, an aging gymnasium floor, and an increasing demand for more dedicated Career and Technology Foundations (CTF) spaces. Future modernization recommendations are outlined in the START Architecture Facilities Plan. Existing renovations have already added CTF space for students, however the other proposed improvements outlined in the report include enhancing the main entrance, increasing window size, adding clerestory windows and various hardware modifications to increase barrier-free accessibility (lever handles, accessible fixture, grab bars).

Our Lady of Perpetual Help Catholic School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
23.90%	73.00%	\$19.76	\$229.76	\$1,031.52

¹⁶ Start Architecture Facility Study, May 2023

A.6 St.Nicholas Catholic School (K-4)



School Community

Nicholas Catholic School offers English and Ukrainian Bilingual programs, from pre-kindergarten to grade 4. The school has a capacity of 427 student spaces. The school is projected to have an enrolment of 205 in 2024/25. This demonstrates a surplus capacity of 222 student spaces for 2024/25. The school is currently 52% utilized. Student enrolment is projected to increase slightly over the next decade.

St. Nicholas Catholic School					2045	SHERWOOD PARK	Net Capacity 427	
September 30 Enrolment					Projected Enrolment			
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year 2024/25	5 Year 2028/29	10 Year 2033/34
Total	277	278	229	229	230	217	235	248
Adjusted Total	268	270	218	216	217	205	220	233

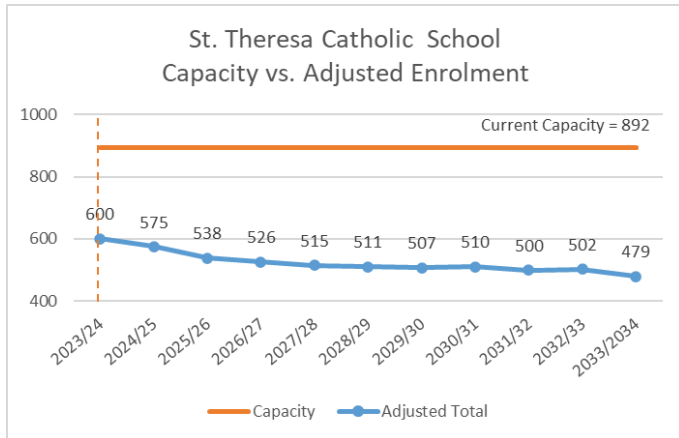
Building Summary¹⁷

St.Nicholas Catholic School (K-4) was constructed in 1973. It has 1,625.62 square meters of instructional Area. The site is currently at its maximum for building area. The 1978 portables are reaching the end of their usable life-cycle. There are drainage issues to be considered which might be mitigated by replacing or removal of these portables. Replacing the current non-operable windows with operable windows will allow for natural ventilation and temperature control. The stage, as well as a modular classroom are being used for breakout activities due to lack of spaces for this purpose. Some provisions have already been made to accommodate K-4 grade configuration, while others are still pending to better meet the needs of a younger student population.

St. Nicholas Catholic School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
16.70%	52.00%	\$22.20	\$312.21	\$983.83

¹⁷ Start Architecture Facility Study, May 2023

A.7 St. Theresa Catholic School (5-8)



School Community

St. Theresa Catholic School provides programming for Ukrainian Bilingual, Sports for Life, Performing Arts, and CTF for grades 5 to 8. This school's current capacity is 892 and projects an adjusted enrolment of 575 for 2024/2025. Projections show a decreasing trend within 10 years to 479 students. The current surplus capacity for 2023/24 is 292 student spaces.

St. Theresa Catholic School					2047	SHERWOOD PARK	Net Capacity 892		
September 30 Enrolment					Projected Enrolment				
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year 2024/25	5 Year 2028/29	10 Year 2033/34	
Total	720	630	601	562	566	539	469	445	
Adjusted Total	740	666	639	606	600	575	511	479	

Building Summary¹⁸

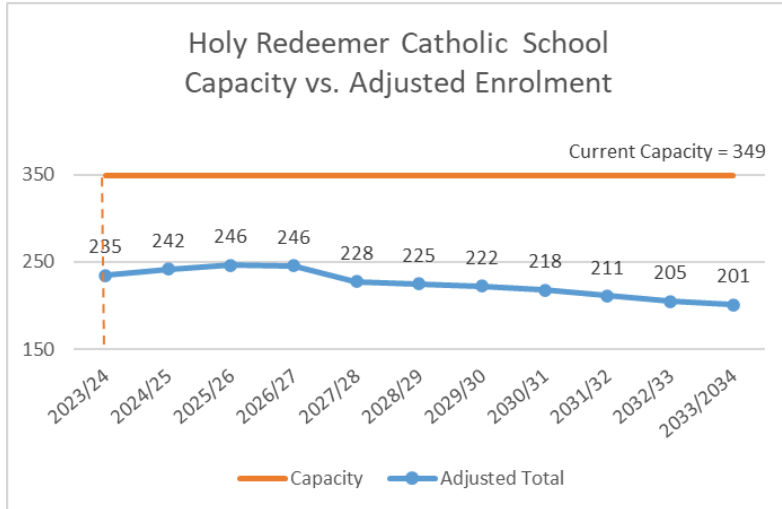
The school, built in 1973, has adapted its gym to a K-4 grade configuration, but there is a demand for breakout spaces for small group work. The current windows are non-operable, and operable windows are needed for natural ventilation and temperature control. Issues in main entrance supervision and congestion during peak times require attention. Recommendations include adjustable basketball backboards, improvements in washroom facilities, and reconfiguration for breakout and maker spaces near the library. The school also needs to improve its facilities, including the theater, gym, and food lab. The theater needs upgrades, the gym needs acoustics and refinishing, and the library needs reconfiguration. Barrier-free accessibility is needed, and site circulation issues include drainage, theft, and security concerns. The Pathways hub needs renovation, and the office washroom needs relocation to be closer to students.

St. Theresa Catholic School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
20.50%	67.00%	\$17.40	\$363.35	\$638.11

¹⁸ Start Architecture Facility Study, May 2023

Zone 2 - Sherwood Park Rural

A.8 Holy Redeemer Catholic School (K-8)



School Community

Holy Redeemer Catholic School offers Nature Pre-K, Nature Kindergarten, and Kindergarten to Grade 8. They also offer sports academies in hockey, baseball/softball and Jiu-Jitsu. The building’s current capacity is 349 and has an adjusted enrolment of 242 for 2024/2025. Enrolment projections indicate a gradual decline over the next 10 years leveling at approximately 201 by 2033/34. Holy Redeemer is currently 67% utilized and has a surplus

capacity of 107 student spaces for 2024/25.

Holy Redeemer Catholic School					2053	ARDROSSAN	Net Capacity 349		
September 30 Enrolment						Projected Enrolment			
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year 2024/25	5 Year 2028/29	10 Year 2033/34	
Total	172	175	167	177	243	252	280	207	
Adjusted Total	174	181	163	168	235	242	225	201	

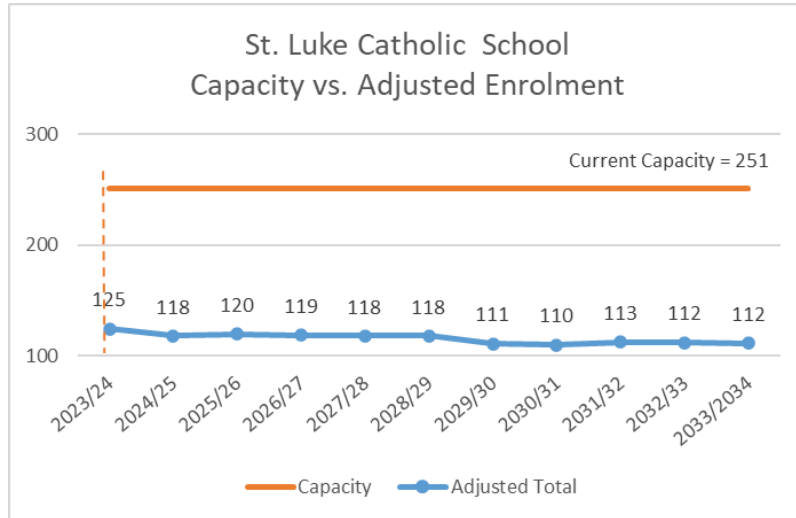
Building Summary¹⁹

Holy Redeemer was built in 1984 and received additions in 1991, 1993, 1999, 2003. The school also had 4 modular classrooms removed in 2020. The overall design of the building makes programming the space challenging due to an overlap in instructional spaces, congested hallways, and frequent elevator usage. Additionally, a sound issue has been identified in the maker space on the second floor. The gymnasium faces challenges in separating two schools, with students sometimes accessing unintended portions. The second floor guardrails are low, causing incidents of student crossover. Barrier-free accessibility for the elevator should be improved, and acoustic detailing should be examined to reduce sound transfer between spaces.

Holy Redeemer Catholic School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
38.70%	67.00%	\$23.17	\$436.71	\$1,451.00

¹⁹ Start Architecture Facility Study, May 2023

A.9 St. Luke Catholic School (K-8)



School Community

St. Luke Catholic School offers programming to students from kindergarten to grade 8. With a current capacity of 251, the adjusted enrolment for 2024/2025 is 118. Projections indicate a decrease in the next 10 years, with an expected enrolment of 112 students.

St. Luke Catholic School						2051	SHERWOOD PARK	Net Capacity 251	
September 30 Enrolment						Projected Enrolment			
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year 2024/25	5 Year 2028/29	10 Year 2033/34	
Total	155	151	148	133	128	124	121	120	
Adjusted Total	155	148	147	129	125	118	118	112	

Building Summary²⁰

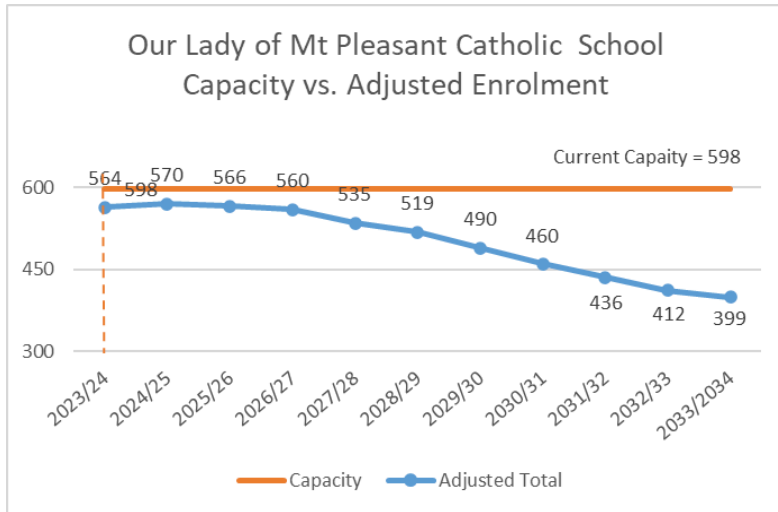
Constructed in 1982, the instructional areas align with Alberta Guidelines, but a dedicated CTF space is absent. The library transformed reading rooms into maker spaces. Challenges with natural lighting and regulation spaces persist due to the building's layout. Washrooms, interior circulation, and acoustics lack barrier-free provisions, including inadequacies in large stalls, lower sinks, grab bars, and accessible plumbing fixtures. Poor sightlines and rock gardens in gathering areas pose maintenance and vandalism challenges. Additional windows are needed for improved visual access and security. A dedicated CTF space is essential, with recommended exterior envelope upgrades for enhanced natural light and ventilation. Acoustic improvements are necessary in Classroom 131, and considerations for interior circulation and lock-off points are warranted.

St. Luke Catholic School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
26.30%	50.00%	\$18.25	\$462.42	\$1,060.18

²⁰ Start Architecture Facility Study, May 2023

Zone 3 - Camrose

A.10 Our Lady of Mount Pleasant (5- 12)



School Community

Our Lady of Mount Pleasant Catholic School is a grade 5 through 12. Capacity for 2024/2025 is projected to be 598. At present, utilization for this school is the highest of the 18 schools at 95%, but projections are for a large decline to 399 by 2033/2034 as a result of the new Blessed Carlo Acutis High School, anticipated to open in 2025/2026.

Our Lady of Mount Pleasant Catholic School					4570	CAMROSE	Net Capacity 598	
September 30 Enrolment						Projected Enrolment		
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year 2024/25	5 Year 2028/29	10 year 2033/34
Total	528	543	529	564	556	556	505	383
Adjusted Total	540	559	549	582	564	570	519	399

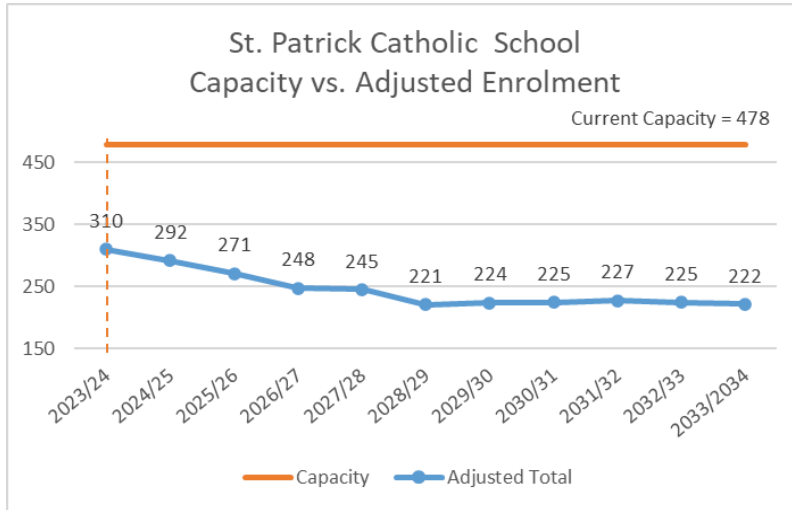
Building Summary²¹

The school, originally constructed in 1963, has undergone modernization as well as several additions over the years to match its growing student population in previous years. There is currently a space deficiency in most instructional spaces and is considered to be below provincial room size guidelines. This will be alleviated once the new high school opens, at which time enrolment is projected to decrease significantly. A full review of how the building is functioning in relation to the delivery of instruction once the new school opens and grade reconfiguration takes place, should be completed.

Our Lady of Mount Pleasant Catholic School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
36.70%	93.00%	\$29.29	\$188.42	\$1,621.79

²¹ Start Architecture Facility Study, May 2023

A.11 St. Patrick (K-4)



School Community

St. Patrick offers kindergarten through Grade 4. St. Patrick has a current capacity of 479 and an adjusted enrolment of 292 for 2024/2025. The projections indicate 222 within the next ten years. Current utilization is 66%. There is a current surplus capacity of 184 student spaces.

St. Patrick Catholic School						4571	CAMROSE	Net Capacity 478		
September 30 Enrolment						Projected Enrolment				
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year 2024/25	5 Year 2028/29	10 Year 2033/34		
Total	373	346	340	331	351	312	251	242		
Adjusted Total	355	328	315	318	310	292	221	222		

Building Summary²²

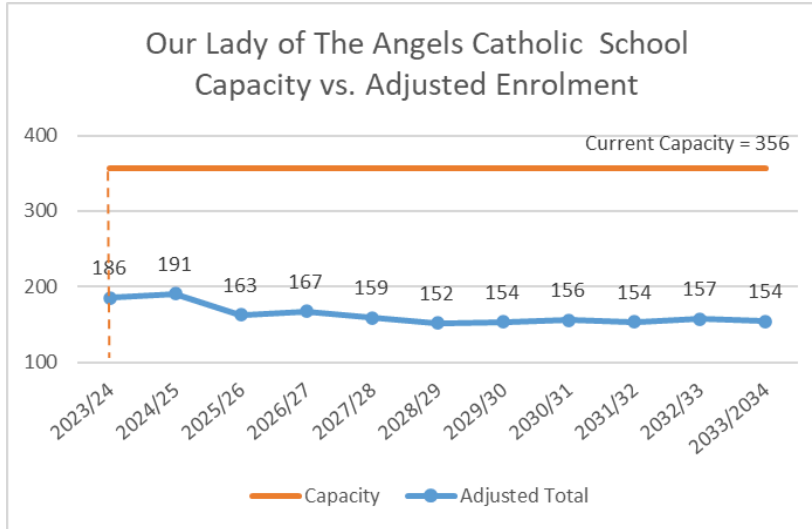
The school, initially constructed in 1958, has undergone improvements and additions since 1961, including a modernization in 1985. The START Architecture Facility Plan, recommends a reconfiguration of the front entrance and office area as well as improved lighting for safety and supervision. Additional recommendations include improvements to better ensure barrier-free accessibility, and increased vehicular circulation for the safety of school bus and parent traffic.

St. Patrick Catholic School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
32.00%	66.00%	\$18.80	\$188.95	\$1,010.04

²² Start Architecture Facility Study, May 2023

Zone 4 - Fort Saskatchewan

A.12 Our Lady of The Angels Catholic School (PreK- 4)



School Community

Our Lady of the Angels Catholic School has students from Pre-K to Grade 4. The current capacity is 356, with an adjusted enrolment of 191 for the 2024/2025 academic year. Projections are for a decrease over the next 10 years to 154 students. Utilization is at 52%.

Our Lady of The Angels Catholic School					2038	FORT SASKATCHEWAN		Net Capacity 356	
September 30 Enrolment					Projected Enrolment				
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year	5 Year	10 Year	
						2024/25	2028/29	2033/34	
Total	172	187	173	175	190	195	163	162	
Adjusted Total	167	182	170	169	186	191	152	154	

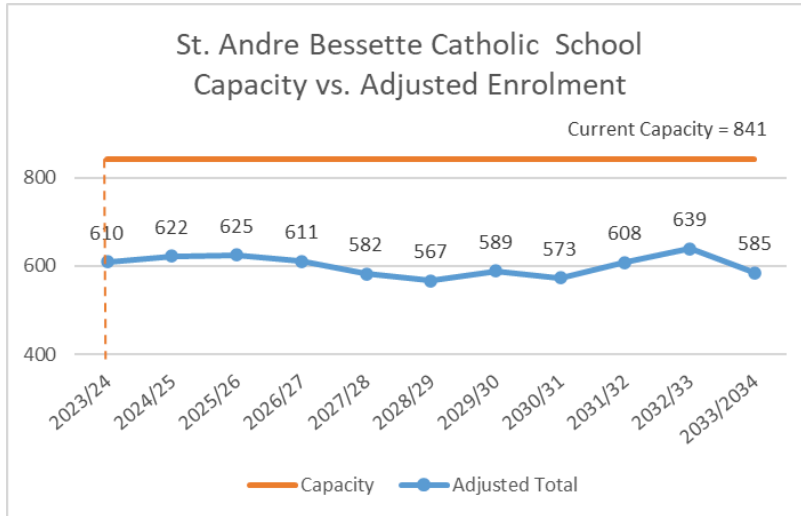
Building Summary²³

Our Lady of The Angels Catholic School was built in 1963 and received an addition in 1969. Modular classrooms were added in 1980, 1996, and 2013. Five modulares were removed / relocated in 2018. The START Architecture Facilities Plan identifies several issues that need to be addressed pertaining to site drainage, accessibility and supervision challenges. The school was identified as a top priority for replacement in the 2023-26 Capital Plan as the school was originally designed to accommodate junior high students, the size of spaces and the configuration of the school is not conducive to a K-4 school.

Our Lady of The Angels Catholic School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
31.20%	52.00%	\$31.09	\$550.54	\$1,423.65

²³ Start Architecture Facility Study, May 2023

A.13 St. André Bessette Catholic High (9-12)



School Community

St. André Bessette Catholic High School offers the Registered Apprenticeship Program (RAP), Culinary Arts, and Cosmetology Programs for grades 9 to 12. This school has a current capacity of 841, an adjusted enrolment of 622 for 2024/2025. While numbers fluctuate over the next 10 years, enrolment is projected to decrease by 2033/2034 with a projected adjusted enrolment of 585. The projected surplus capacity for 2024/2025 is 219 student spaces.

Utilization is currently 73%.

St. André Bessette Catholic High School						2184	FORT SASKATCHEWAN	Net Capacity 841		
September 30 Enrolment						Projected Enrolment				
						1 year		5 Year		10 Year
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25		2028/29		2033/34
Total	485	515	504	580	604	612		559		575
Adjusted Total	497	525	512	586	610	622		567		585

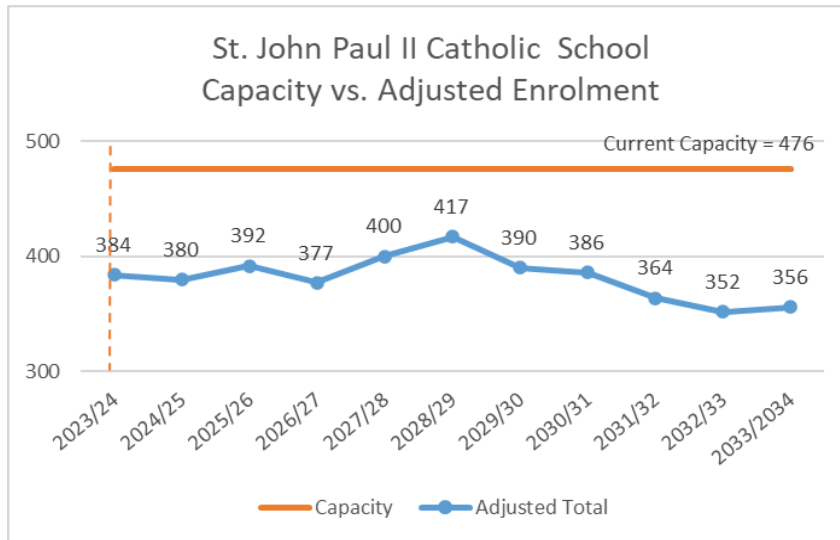
Building Summary ²⁴

St. André Bessette Catholic High is a newly constructed junior / senior high school, built in 2018. Building and site deferred maintenance is reported at \$0, as would typically be expected for a school of this age. The instructional programs offered by the school can sometimes be larger than the rooms designed to accommodate them although there is sufficient space based on the reported utilization.

St. André Bessette Catholic High School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
0.00%	73.00%	\$20.79	\$315.61	\$0.00

²⁴ Start Architecture Facility Study, May 2023

A.14 St. John Paul II Catholic School (5-8)



School Community

St. John Paul II School operated previously as a high school and is equipped to offer specialized instructional programs such as construction technologies, photography, and musical theatre. The building's current capacity is 476 and has an adjusted enrolment of 380. The projected enrolment is expected to fluctuate with an overall decrease in enrolment to 356 in the next 10 years. The school projects 96 surplus spaces for 2024/25.

St. John Paul II Catholic School						2034	FORT SASKATCHEWAN	Net Capacity 476	
September 30 Enrolment						Projected Enrolment			
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year 2024/25	5 Year 2028/29	10 Year 2033/34	
Total	401	404	389	380	372	364	407	340	
Adjusted Total	409	420	403	398	384	380	417	356	

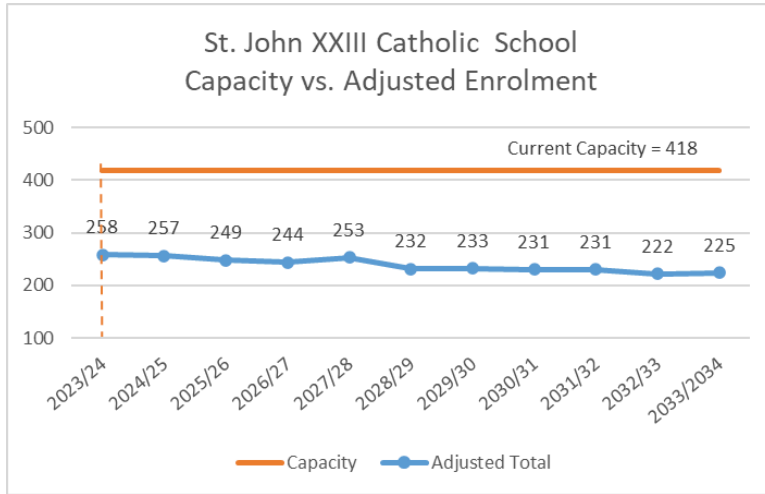
Building Summary²⁵

St. John Paul II Catholic School was constructed as a high school in 1983. Due to spaces being designed for older grades, the size of instructional spaces contributes to challenges in updating areas to accommodate young grades. Areas in need of attention include the large gym, wood shop, library, lighting, and washrooms. The school's large layout and limited barrier-free accessibility in washrooms are identified as issues in the May 2023 Facility Report. Future modernization may be necessary to reconfigure the building and add learning commons, breakout spaces, grab bars, and the inclusion of a universal washroom.

St. John Paul II Catholic School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
39.80%	81.00%	\$20.26	\$250.89	\$1,628.77

²⁵ Start Architecture Facility Study, May 2023

A.15 St. John XXIII Catholic School (K-4)



School Community

St. John XXIII Catholic School offers programming for students in Kindergarten to Grade 4. Currently, St. John XXIII Catholic School has a capacity of 418, with an adjusted enrolment of 257 for 2024/2025. Projections indicate a decrease over the next 10 years, with 225 students by 2033/2034.

St. John XXIII Catholic School						2037	FORT SASKATCHEWAN	Net Capacity 418		
September 30 Enrolment						Projected Enrolment				
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year 2024/25	5 Year 2028/29	10 Year 2033/34		
Total	243	233	220	224	262	257	232	228		
Adjusted Total	241	236	223	224	258	257	232	225		

Building Summary ²⁶

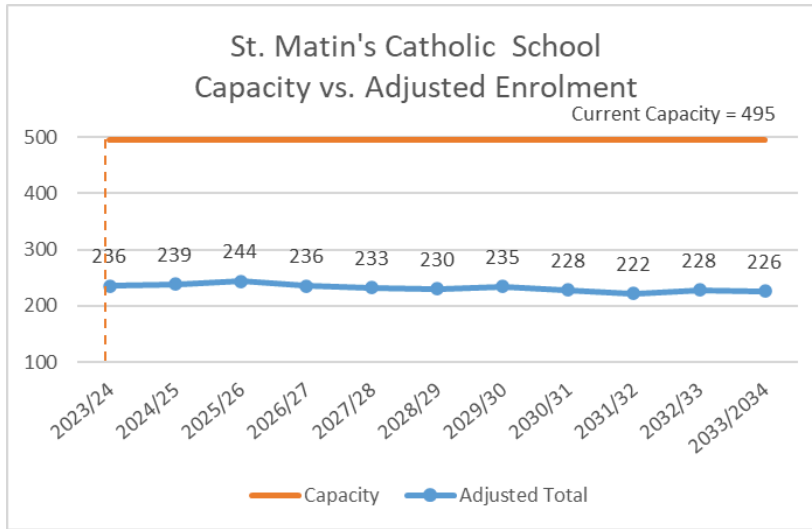
Built in 1976 with recent additions, the school faces challenges of low space utilization, with some areas leased and others undersized. Upgrades are needed for the main entrance, and non-instructional spaces, including administration and staff areas, require reconfiguration. Barrier-free accessibility is lacking, with washrooms missing grab bars and accessible plumbing fixtures. Centralizing the universal washroom for easier access is recommended. While access to modular classrooms is possible, it is inconvenient due to platform lifts, causing corridor congestion. The playground is inaccessible to all students, and access is limited to paved community trails. Security concerns arise from the main office's distance from the front entrance. Addressing these issues involves centralizing the universal washroom, lowering modular classrooms to match the main school level, and making the playground accessible for play amenities and school access.

St. John XXIII Catholic School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
25.40%	62.00%	\$29.50	\$351.33	\$1,048.83

²⁶ Start Architecture Facility Study, May 2023

Zone 5 - Vegreville

A.16 St. Martin's Catholic School (K-6)



School Community

St. Martin’s School has a current capacity of 495. The adjusted enrolment expected for 2024/25 is 239 students. Enrolment is projected to decrease to 226 students over the next 10 years. Current Utilization is 48%. The school has a current surplus capacity of 259 student spaces.

St. Martin's Catholic School						3670	VEGREVILLE	Net Capacity 495			
September 30 Enrolment						Projected Enrolment					
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year 2024/25	5 Year 2028/29	10 Year 2033/34			
Total	235	220	210	201	246	249	237	229			
Adjusted Total	220	209	204	200	236	239	230	226			

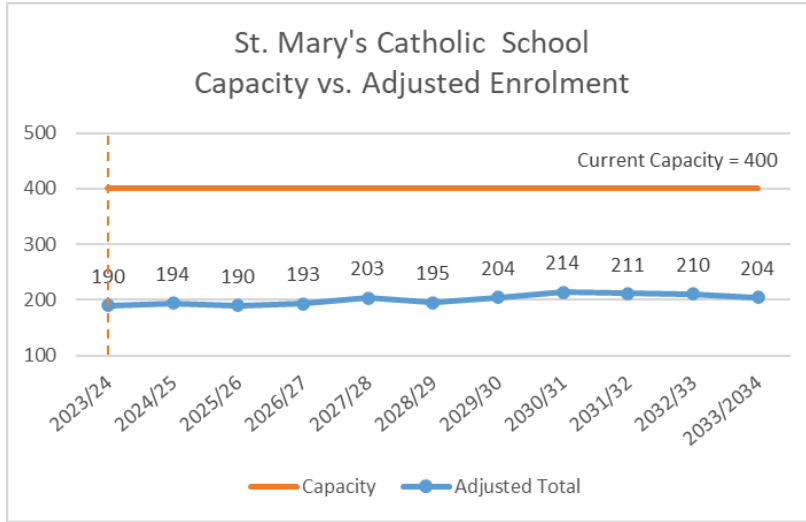
Building Summary²⁷

St. Martin’s was constructed in 1907 and received additions in 1958, 1981, 1991, and 1996. The original sections of the building present well however the older additions are dated and finishings are beginning to reach the end of their usable life cycle. The Start Architecture Facility Report identifies several challenges with classroom sizes below provincial guidelines. While instructional spaces are close to guidelines, the library falls well below. The gym experiences issues with acoustics and ventilation. Barrier-free accessibility is limited, with inadequate grab bars and accessible plumbing fixtures in washrooms. The school's age poses mobility challenges for students and visitors alike.

St. Martin's Catholic School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
30.20%	48.00%	\$22.23	\$466.76	\$1,245.89

²⁷ Start Architecture Facility Study, May 2023

A.17 St. Mary's Catholic High School (7-12)



School Community

St. Mary's Catholic School offers grades 7 to 12. Programs offered at the school include the Green Certificate Program, and the Registered Apprenticeship Program (RAP). The building's current capacity is 400. As of the 2023-24 school year, the utilization is 48%. The enrolment for 2023-24 is projected to be 190 students. Projections show a slight decrease to 204 students in the next 10 years.

St. Mary's Catholic High School					3671	VEGREVILLE	Net Capacity 400		
September 30 Enrolment						Projected Enrolment			
Year	2019/20	2020/21	2021/22	2022/23	2023/24	1 year 2024/25	5 Year 2028/29	10 Year 2033/34	
Total	188	188	181	201	188	190	193	202	
Adjusted Total	188	188	181	201	190	194	195	204	

Building Summary²⁸

Constructed in 1964, the school has undergone substantial modernization. But due to low utilization, the START Architecture Facilities Plan suggests further reconfigurations including reconfigurations to the science room in order to create a learning commons, addressing sound transfer issues, and introducing a moveable partition in the flex area. Upgrading the library and replacing the chapel area with an art room is also recommended in this report.

St. Mary's Catholic High School				
FCI	Utilization	Utility Cost per sq m (2022)	Utility Cost per Student (2022)	Total 5 YR Maintenance by Sq. M
21.70%	48.00%	\$28.56	\$544.39	\$829.75

²⁸ Start Architecture Facility Study, May 2023