



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

Elk Island Catholic Schools
**10-YEAR FACILITY PLAN (2025-34) AND
3-YEAR CAPITAL PLAN (2026-29) RECOMMENDATIONS**
Ver. 1.0 Updated March 19, 2025

Prepared By Elk Island Catholic Schools

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EXECUTIVE SUMMARY

The following recommendations are prioritized as short, medium and long-term strategic goals for facilities development based on the best outcomes for building life cycle, healthy learning environments, functional programming and student success. 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 develop fulsome plans and prepare robust 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	As per the outcome of a Value Scoping session in early 2024, the Division requests design and construction funding for a new K-4 school on a new school site in Fort Saskatchewan. The division also requests demolition funding for Our Lady of the Angels School; St. John XXIII will become surplus for the division.	\$25.1M
	Sherwood Park: 2 to 1 Consolidation	ZONE 1 - Sherwood Park	Pre-planning funds are requested for value scoping and public engagement to explore options aimed at reducing excess capacity in Zone 1, increasing utilization, and improving learning environments	\$120K
	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. Pre-planning funds requested for value scoping and public engagement. Planning and design funds are also requested to develop the best option.	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. Pre-planning funding is requested for value scoping 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

In 2024, 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. EICS has updated this plan for 2025, reflecting the evolution of area structure plans, actual and project enrolment, updated utility costs and facility condition indexes, and budget estimates.

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 construction , 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 construction . This approach supports Alberta's commitment to environmental stewardship as outlined in various provincial policies.

Community Integration: 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. EICS has completed and signed off a JUPA with Vegreville and is working on the final stages of completing JUPAs with the County of Strathcona and the City of Fort Saskatchewan.

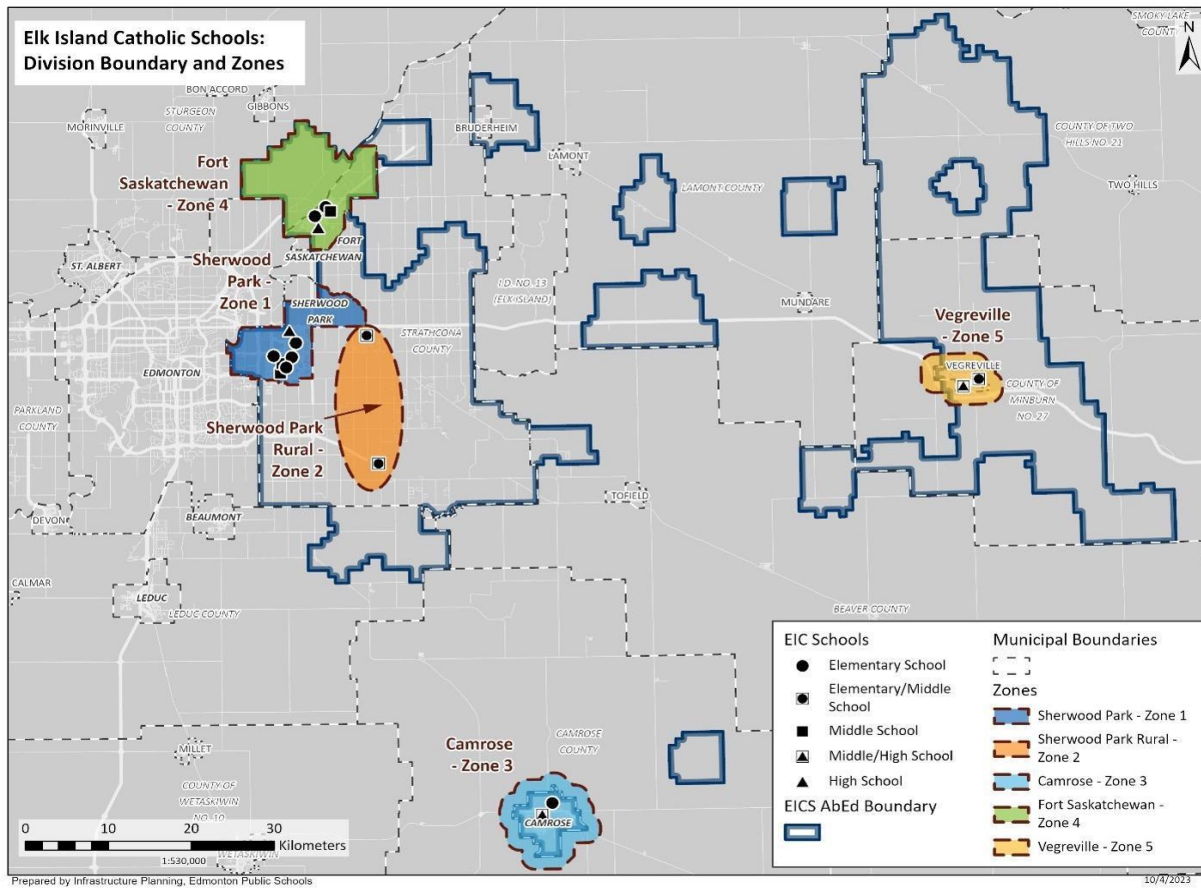
Compliance with Regulatory Frameworks: EICS Facilities and Capital planning recommendation adhere to the regulations outlined in the Alberta School Capital Manual and the Municipal Government Act. The Division recognizes that efficient use of space aligns with these regulatory frameworks by promoting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

Enabling Vibrant Learning Environments: EICS recognizes the evolution of instructional space, from natural light and barrier free access to environmental controls for the neurodivergent. A balance of flexible gathering and breakout spaces, efficient storage spaces and private spaces enable administrators to adapt to the diverse needs of their student body.

3.0 ZONE ANALYSIS

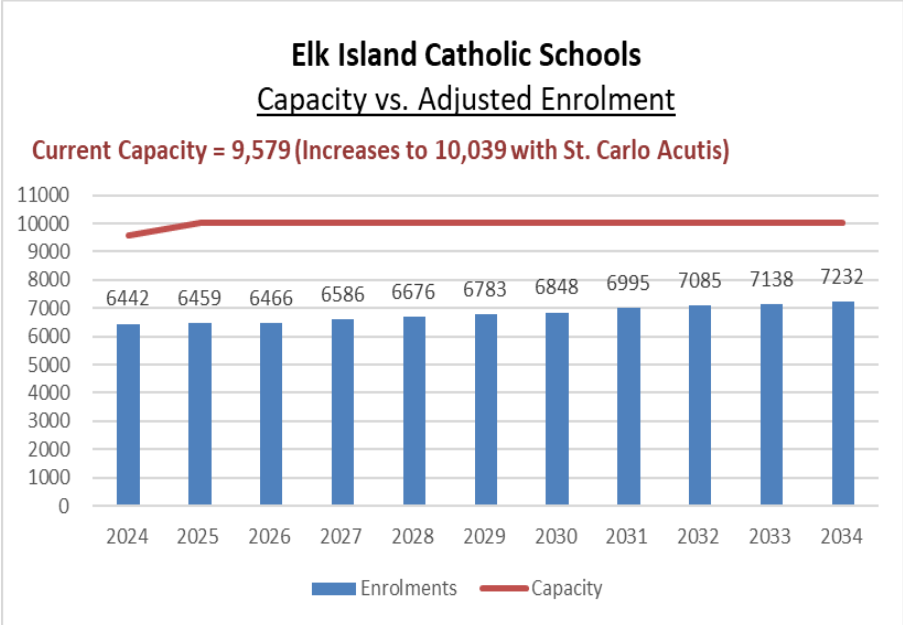
A zone analysis takes a broad view of regional growth, population statistics, and student projections. The emerging patterns help establish a baseline comparison for capital planning while establishing a context for recommendations made within the region. Development statistics are taken from statutory 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 regarding potential attendance areas, transportation options, right-sizing certain facilities, and adjusting programming. Sector capacity is based on the 2024 -2025 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 most recent census data, municipal development plans and area structure plans, and 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 2024/2025 school year, the Division has a total capacity of 9,579 student spaces. Capacity will increase to 10,039 with the opening of St. Carlo Acutis High School in Camrose, expected in September of 2025.



The adjusted enrolment as of September 30th for the 2024/2025 school year is 6,442 students. This demonstrates a surplus capacity of 3,137 student spaces. Student enrolment is projected to increase over the next 10 years. With the exception of Fort Saskatchewan, the observable trend in each EICS zone demonstrates a surplus of student spaces at, or beyond, 2034. This excess capacity within the Division has created

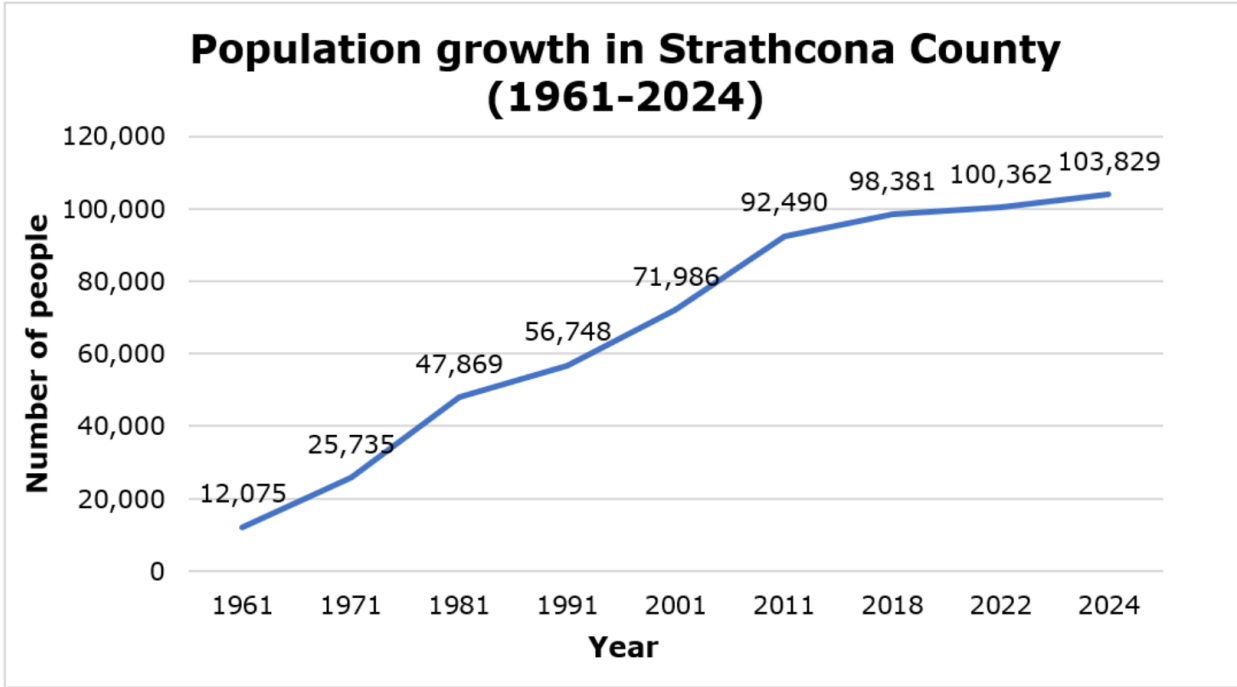
challenges in areas experiencing growth as it is difficult to advocate for funding new schools while capacity is abundant in other communities.

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 2024, Strathcona County also released the results of their municipal census¹. At that time, the County recorded a total of 75,575 people living in Sherwood Park. Proposed new development within the hamlet boundary is expected to occur mainly north of Highway 16.

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



In accordance with the Strathcona Municipal Development Plan², consolidated in June of 2023, future development zones (such as Cambrian Crossing and Bremner) must achieve a minimum overall residential density of 35 units per net residential hectare, with some sections aimed at even higher densities. Recently passed zoning bylaws for both Cambrian Crossing and Bremner 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 call for 14,283 residential units and are likely to start seeing residents by 2026. The full build-out 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 neighborhoods are currently under development or reaching completion including Emerald Hills, Hillshire, Salisbury Village, and Summerwood.

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

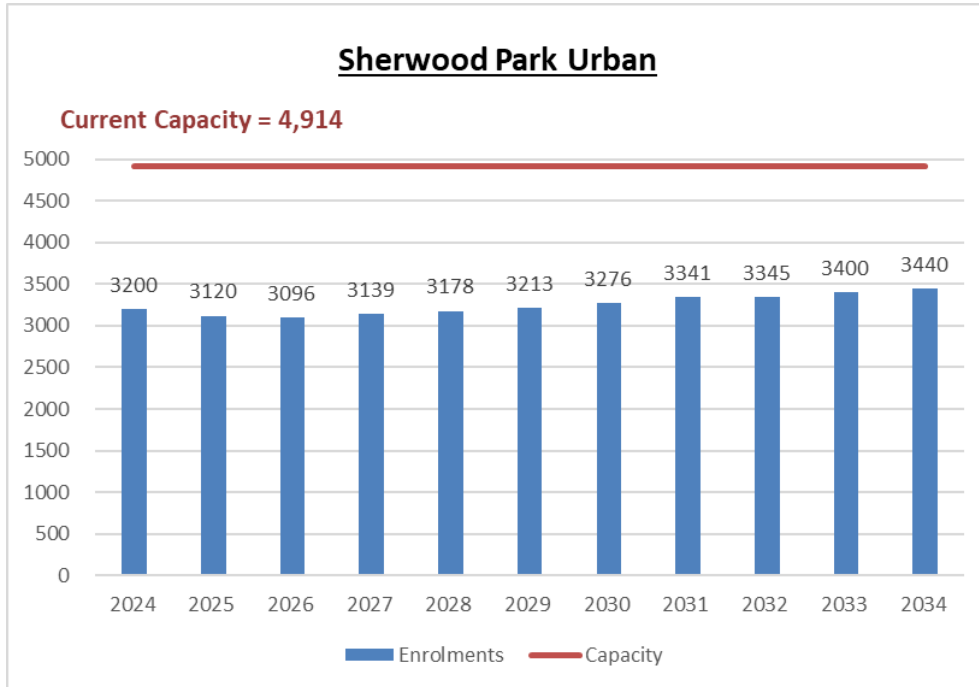
⁴ <https://pub-strathcona.escribemeetings.com/filestream.ashx?DocumentId=24494>

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

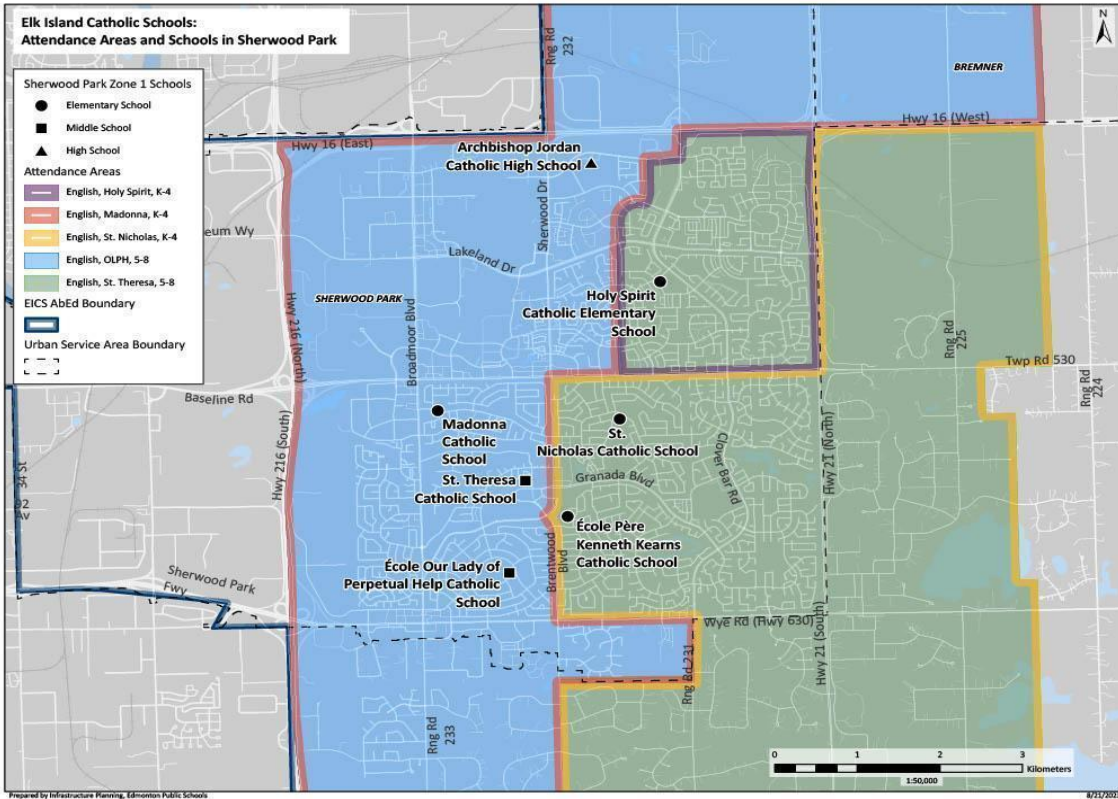
* Based on Strathcona County formula

3.3 - Zone 1 Sherwood Park Zone Capacity and Enrolment



The current capacity of schools within Sherwood Park is 4,914 student spaces. The adjusted total enrolment in the Zone 3,200 as of September 30th, 2024. This demonstrates a surplus capacity of 1,714 spaces. Despite growth in developing areas in Sherwood Park, enrolment within the zone is

projected to increase only slightly over the next 10 years to approximately 3,440 students by 2034/35. Although existing schools within Sherwood Park have sufficient capacity to accommodate students from new growth areas, students would have to travel outside of their communities to attend schools while Cambrain Crossing and Bremner reach completion.



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. In 2024, Strathcona County released the results of their municipal census⁵. At that time, the County recorded a total of 28,253 people living in rural Strathcona. This marks an increase of 891 reported residents as of the last municipal census in 2022, an increase of 3.3% over two years.

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 are being developed for residential land use. The anticipated population at full build-out is 4,240 residents. The

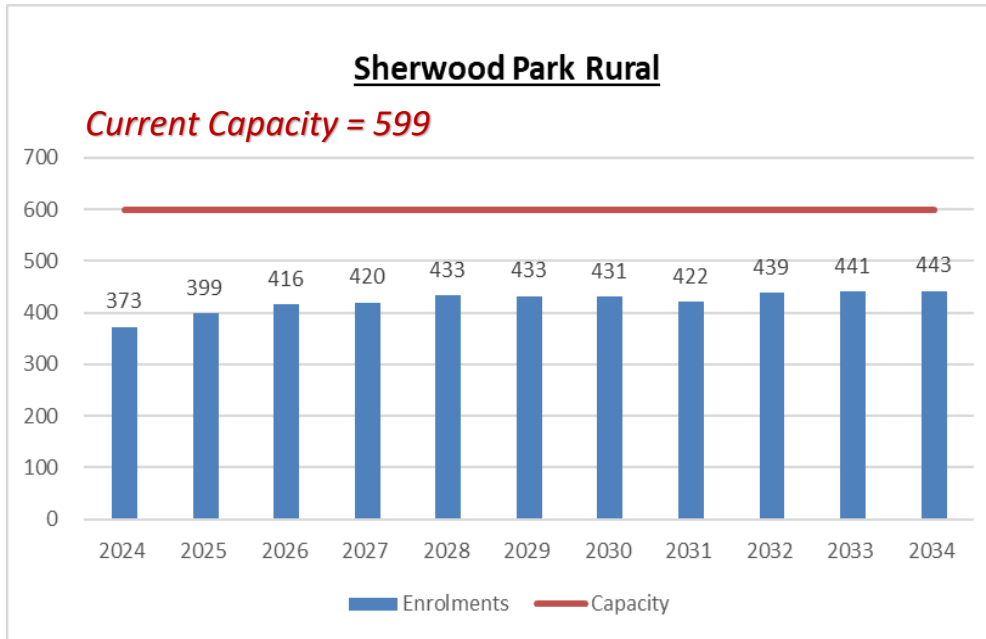
⁵ <https://www.strathcona.ca/council-county/facts-stats-and-forecasts/census/past-census-results/>

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

developer-predicted student generation count is 217 separate school students. The following table shows the population changes in each of the main census regions:

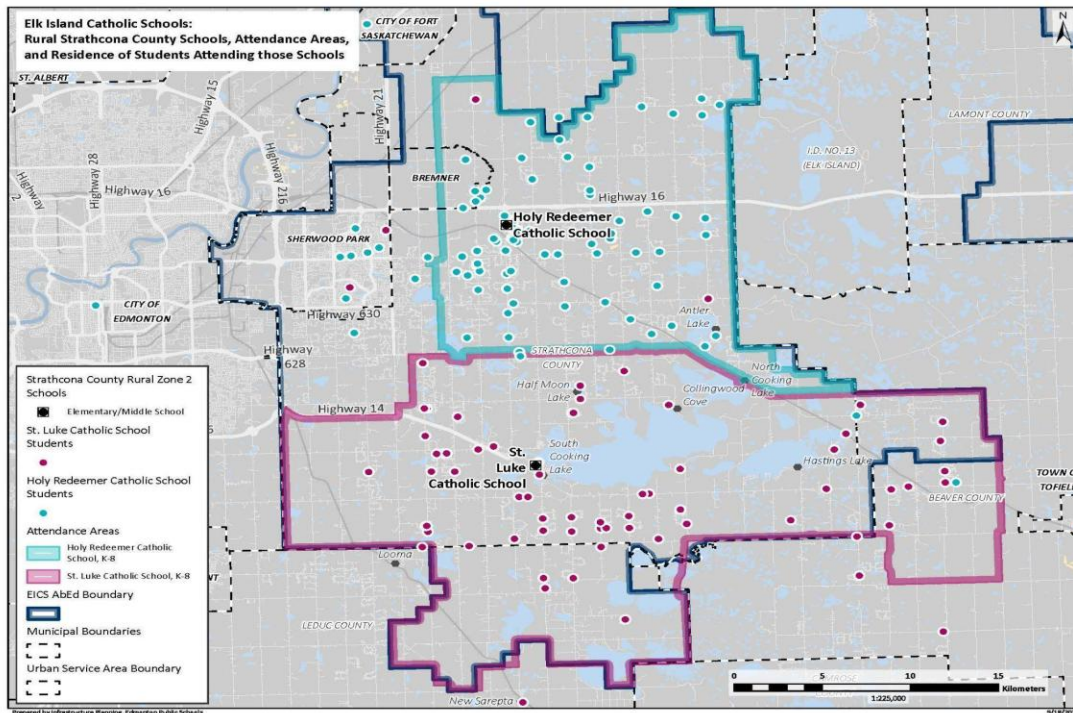
Community	2024	2018	Average Change
Ardrossan	1238	532	232.7%
Antler Lake	429	435	-1.4%
Collingwood Cove	371	376	-1.3%
Half Moon Lake	206	214	-3.7%
Hasting Lake	110	104	+5.8%
Josephburg	122	118	+3.4%
North Cooking Lake	53	57	-7.0%
South Cooking Lake	291	270	+7.8%
Total	2820	2,106	133.9%

3.5 Zone 2 Sherwood Park Rural - 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 599 student spaces. The combined adjusted enrolment was 373 students as

of September 30th, 2024. This demonstrates a surplus capacity of 226 student spaces. Enrolment in the zone is projected to increase to 443 students by 2034/35.



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, representing a population growth of 30 individuals, or 0.2%, since the municipal census results from 2016. A Provincial study situated the population of Camrose at 20,261 residents in 2023⁷; EICS awaits results from the 2025 municipal census, scheduled for completion in September of this year.

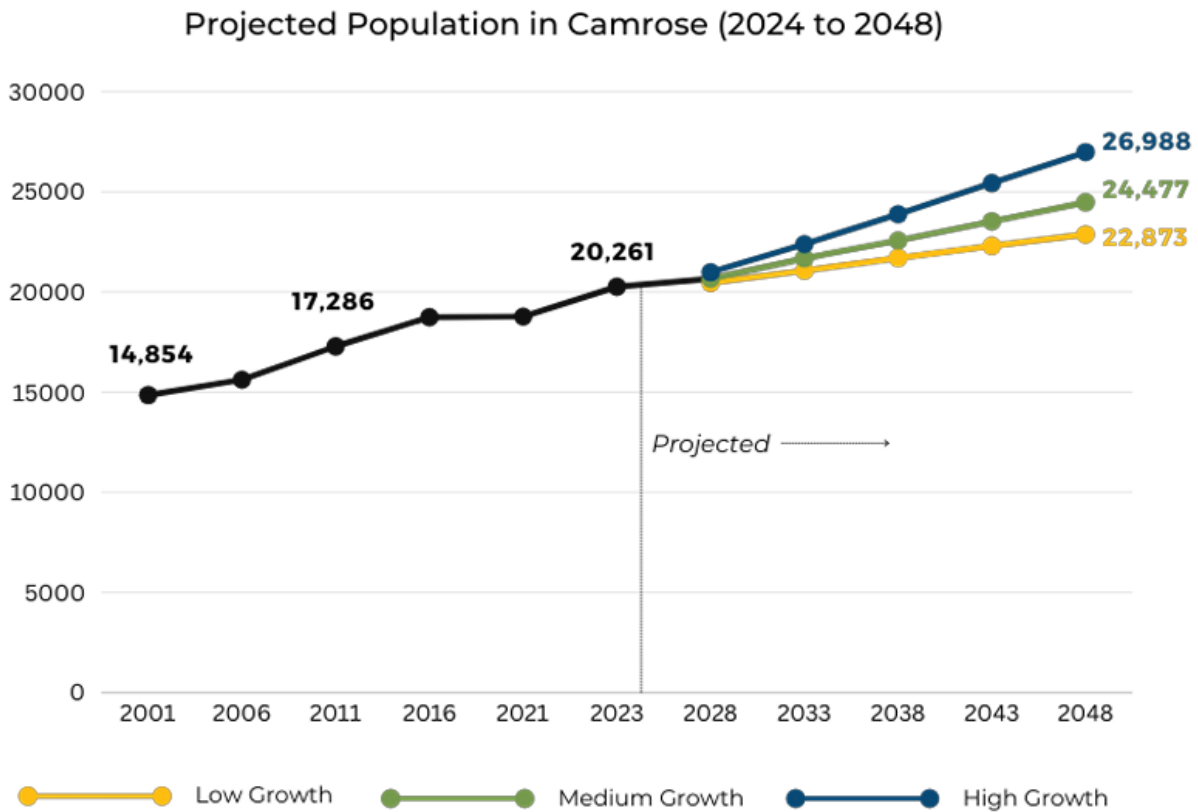


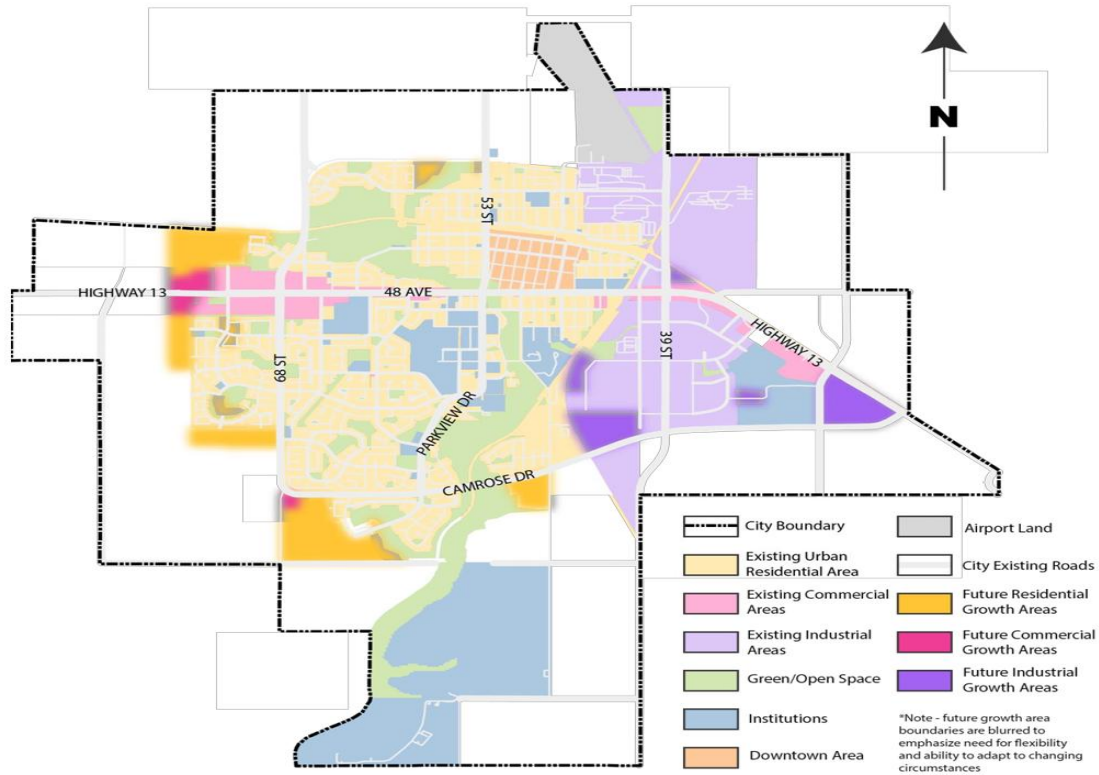
Figure 8: Projected Population Growth in Camrose (2024-2048)

Medium growth projections forecast a population of 22,500 by the year 2038, and 24,477 by the year 2048. According to the 2025 Municipal Development Plan, Camrose will require 158 gross hectares to accommodate that residential development. The Development Plan anticipates an annual growth rate of 0.9%, and an average density of 18 dwelling units per hectare. Residential growth is expected on the West and Southwest ends of the city.

⁷ City of Camrose, FINAL_Municipal_Development_Plan_Effective_Jan_1_2025.pdf



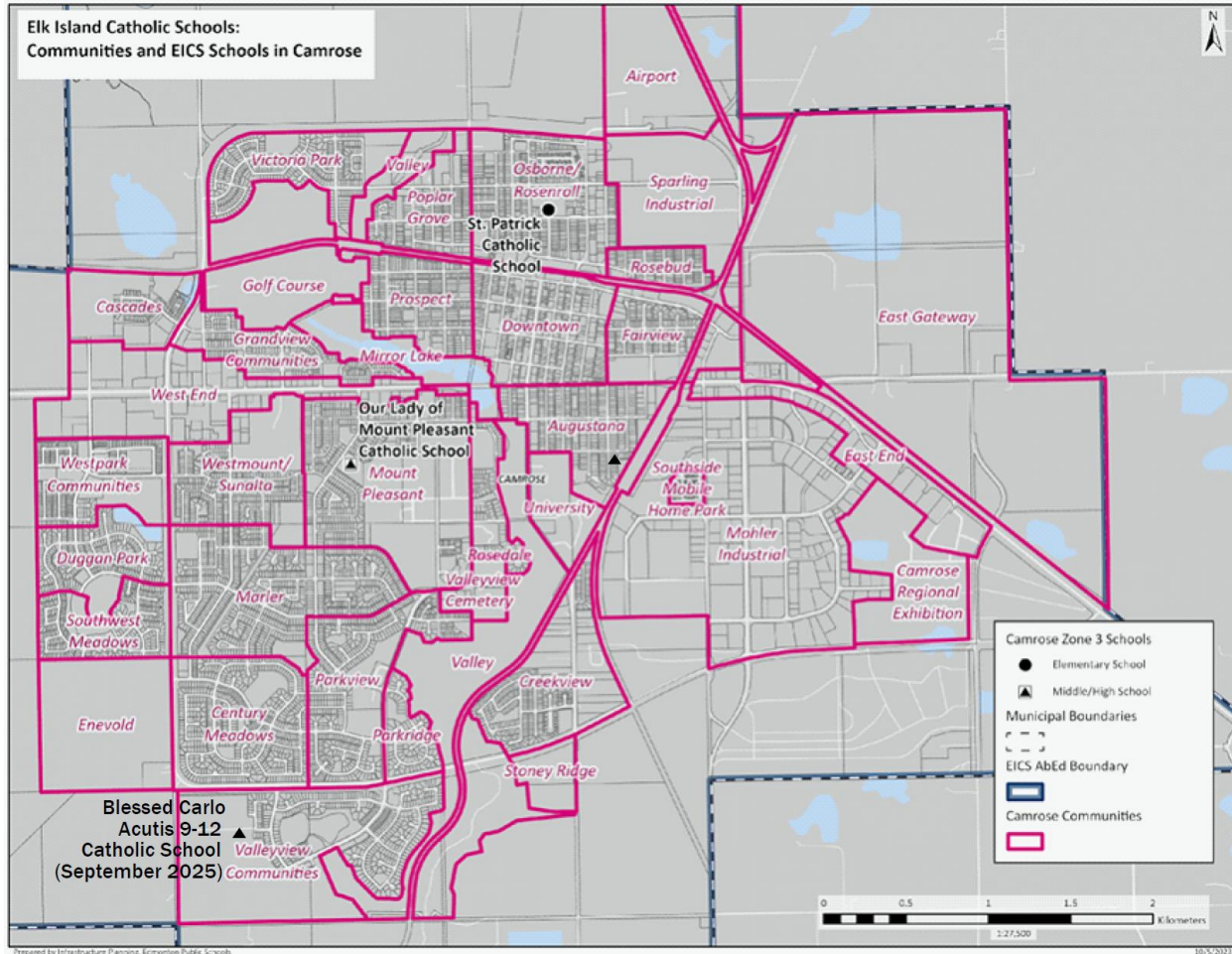
Appendix B – Growth Management Map



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.

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



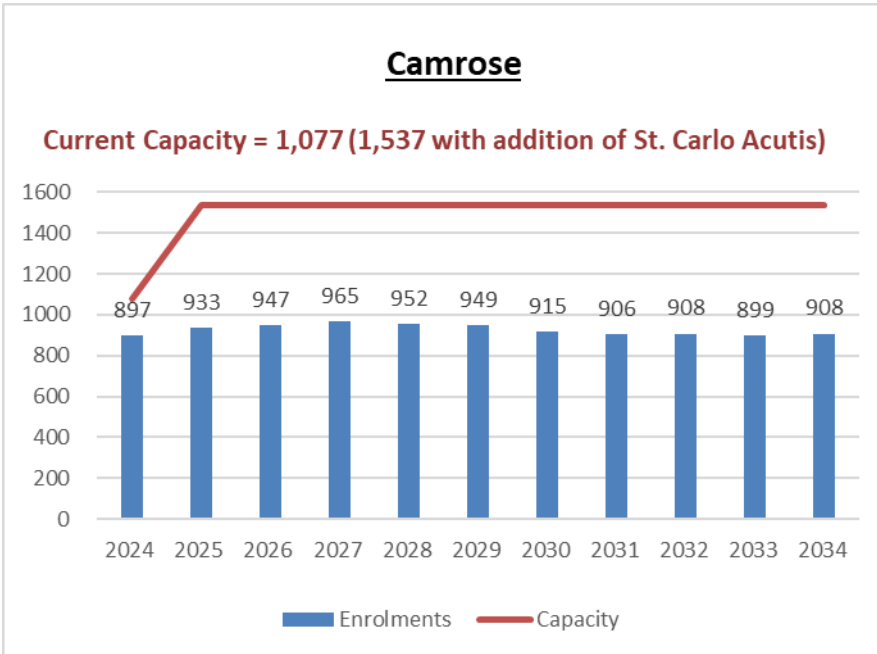
Camrose features two Area Structure Plans (ASPs) for development on the municipality's outskirts, emphasizing commercial and industrial business parks as well as economic centers. The East Gateway ASP (2016)⁸ covers properties east of 39th Street and north of Highway 13; The Railway Junction ASP (2021)⁹ 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.

⁸ <https://www.camrose.ca/en/Your-Government/resources/Documents/East-Gateway-Area-Structure-Plan.pdf>

⁹ https://www.camrose.ca/en/business-and-development/resources/Documents/2021-06-09-RJIASP_Entire_FINAL.pdf

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 1,077 student spaces. An additional 460 student spaces will be added upon the opening of St. 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 (currently at 99% utilization). Enrolment projections for Zone 3 show a slow decline over the next 10 years resulting in a growing surplus capacity between 2025/26 and 2034/35.

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 2024, the City conducted a Municipal census¹⁰. The recorded population was 29,857 indicating an increase of 4.31 percent from the last municipal census conducted in 2023. 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 a \$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.

Table 1. Total Population

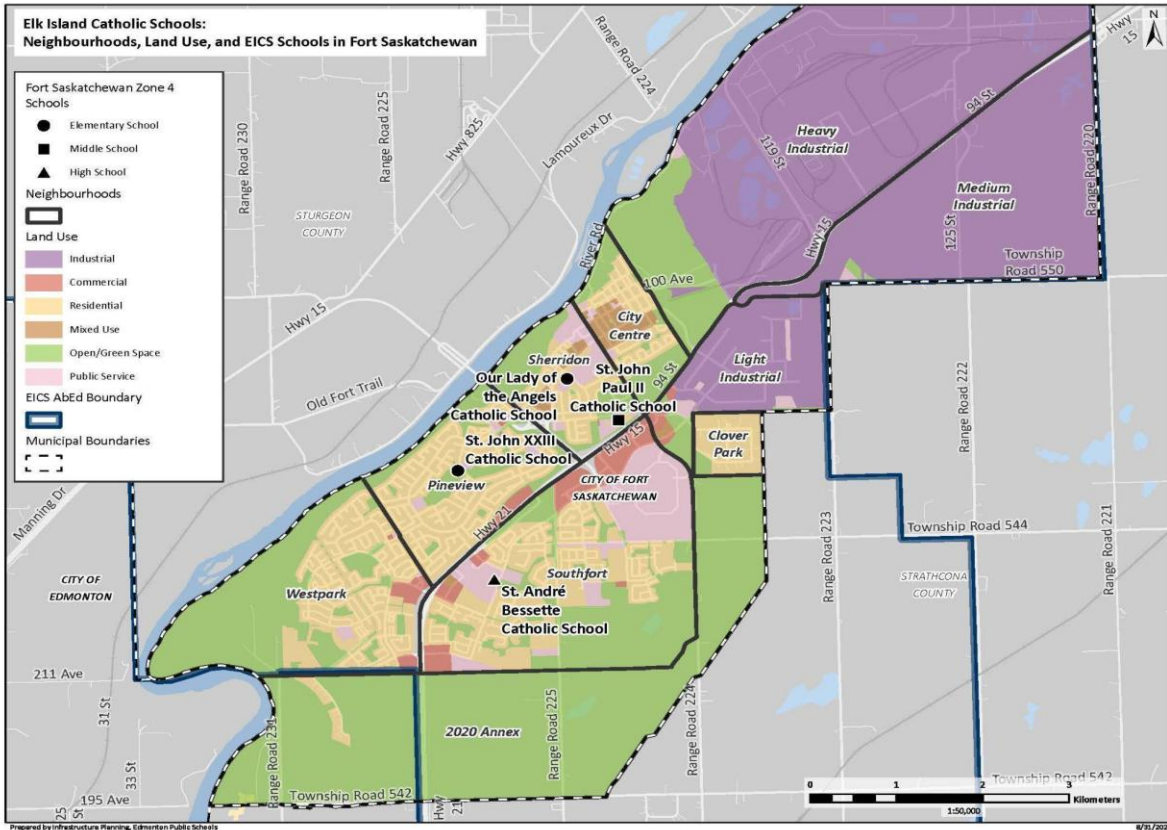
Year	Population	Percent Increase <small>*From previous census</small>
2024	29,857	4.31
2023	28,624	6.24
2019	26,942	2.33
2018	26,328	3.11
2017	25,533	3.90
2016	24,569	2.20
2015	24,040	5.40
2014	22,808	4.65
2013	21,795	6.45
2012	20,475	9.77
2010	18,653	6.78
2009	17,469	4.03
2008	16,793	4.01
2007	16,146	4.98
2005	14,685	3.12
2003	13,824	1.25
2002	13,653	0.82

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 decade¹¹.

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.

¹⁰ <https://www.fortsask.ca/en/your-city-hall/resources/Documents/Census/2024-Municipal-Census-Report.pdf>

¹¹ City of Fort Saskatchewan Municipal Development Plan, 2021



3.10 Zone 4 Fort Saskatchewan Area Structure Plans (ASPs)¹²¹³¹⁴

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*
Pointe Aux Pins	Under Development	By 2045	1593	247**
Roseburn	Under Development	30 to 60 Years	4262	597**

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

** Based on figures provided directly in the area structure plan

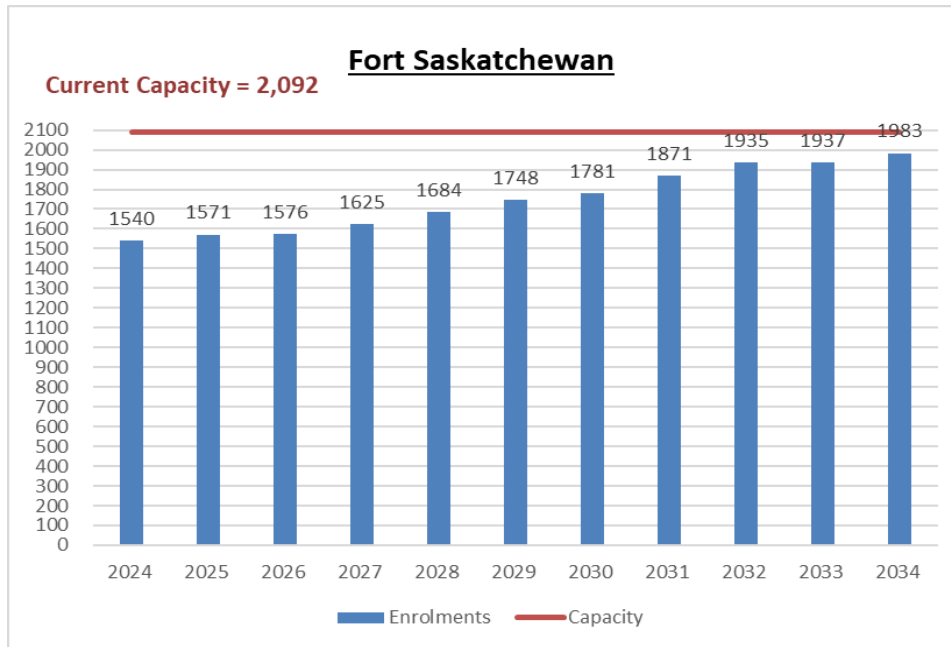
¹² <https://www.fortsask.ca/en/your-city-hall/resources/Documents/Report-Plans-Studies/Westpark-Area-Structure-Plan.pdf>

¹³ <https://www.fortsask.ca/en/your-city-hall/resources/Documents/Report-Plans-Studies/Southfort-Area-Structure-Plan.pdf>

¹⁴ <https://www.fortsask.ca/en/your-city-hall/resources/Documents/Report-Plans-Studies/Pointe-Aux-Pins-Area-Structure-Plan.pdf>

In recent years, residential development pressures have been most pronounced in Westpark (ASP Updated 2024) and Southfort (ASP Updated 2023); both of which had area structure plans completed as early as 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 that Point Aux Pins (ASP updated 2024) and Roseburn (ASP updated 2024) developments will launch. 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



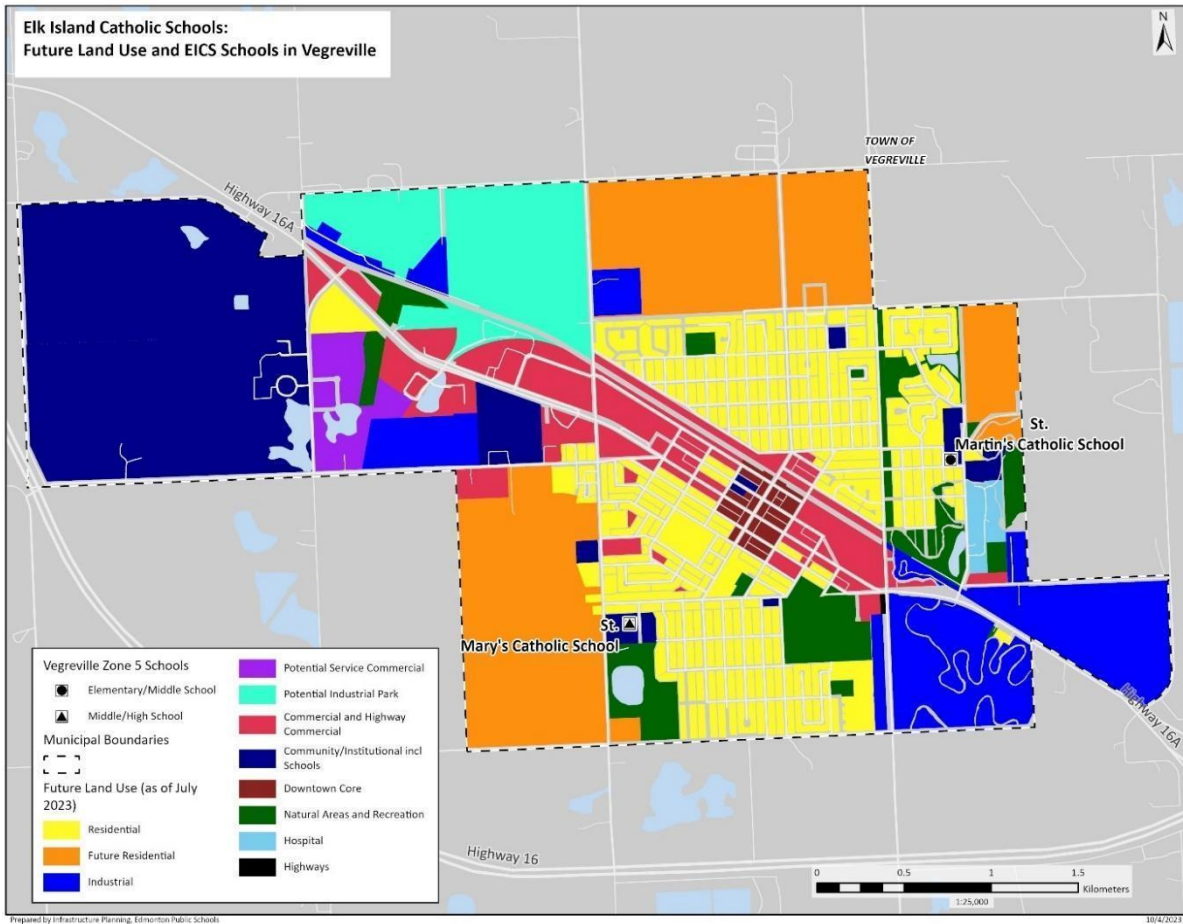
EICS currently operates four schools in Fort Saskatchewan: Our Lady of the Angels Catholic School, St. Andre Bessette Catholic School, St. John XXIII Catholic School, and St. John Paul II Catholic High School. The combined student capacity in the zone is 2,092 student spaces, and the adjusted total enrolment for 2024-

25 is 1,540. Enrolment projections for Zone 4 show a steady increase over the next 10 years. This contributes to a declining gap between capacity and enrolment leading to a 95% capacity and only 109 student spaces by 2034/2035. The average utilization of schools within Zone 4 is 73.6% as of the most current ACU report, with Saint John Paul II at 89.3% utilization and growing.

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 situated 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.¹⁵

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.

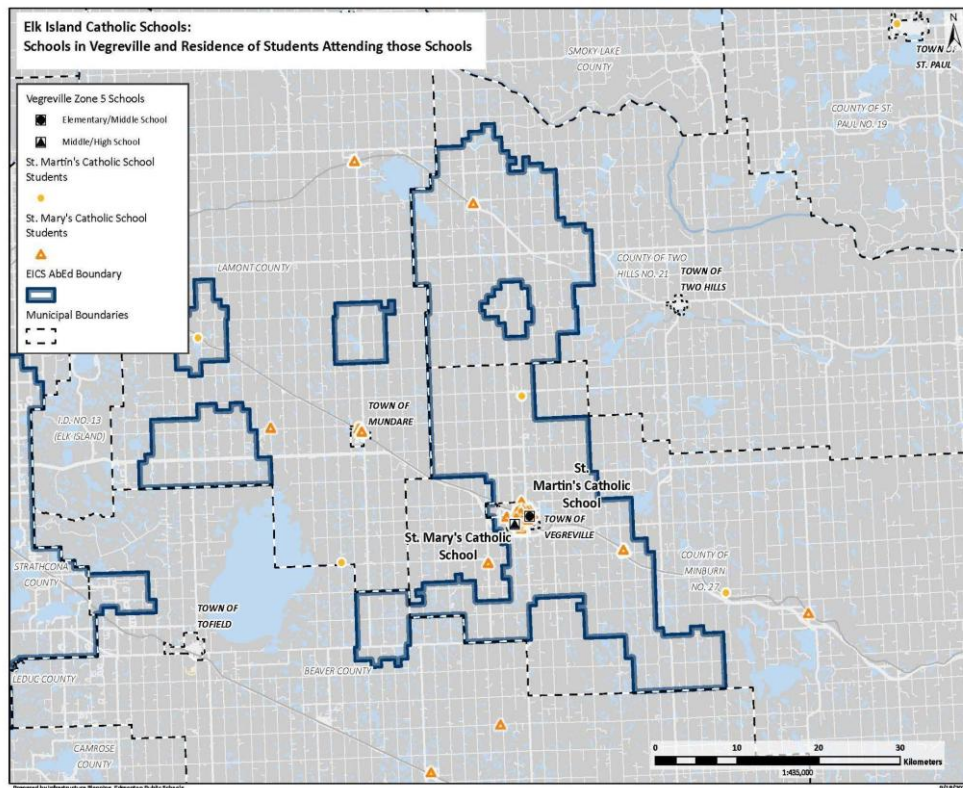
¹⁵ https://issuu.com/townofvegreville/docs/veg_mdp_-_may_2024

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

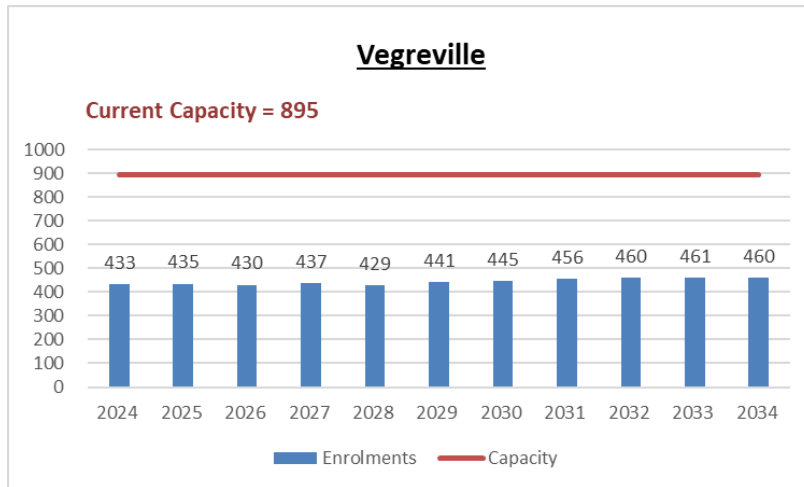
*This table was created through discussion with the Town of Vegreville.

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.

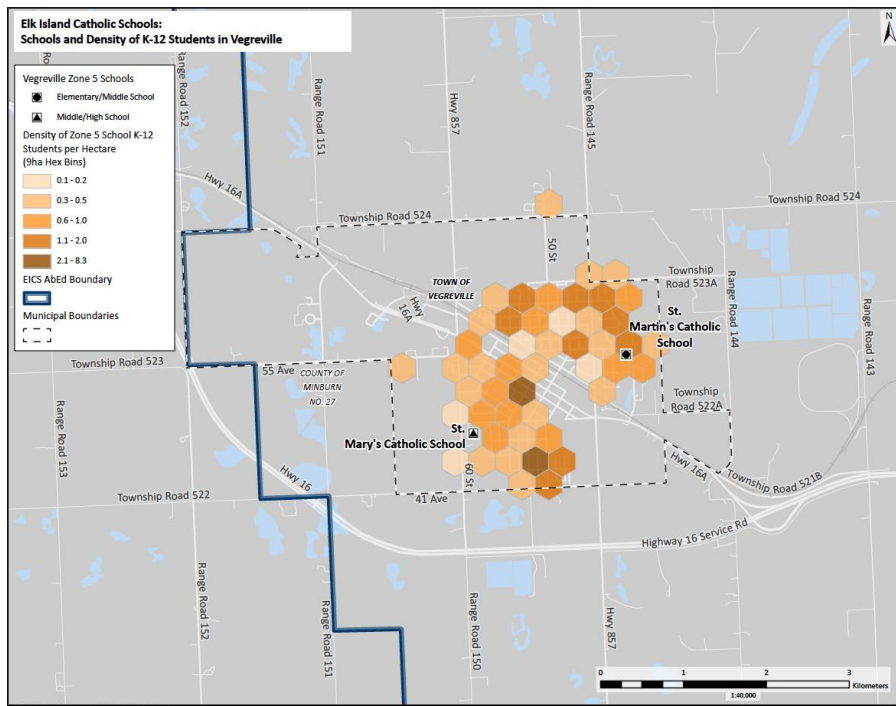


3.12 Zone 5 Vegreville - Zone Capacity and Enrolment

The combined student capacity Zone 5 is 895 student spaces. Enrolment is projected to remain relatively stable for Zone 5 over the next 10 years. The sector will have a surplus capacity of between 510 and 455 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 2024/25 ACU report, St. Martin’s K-6 School and St. Mary’s 7-12 are at 48% and 49% utilized, respectively. This poses both challenges and opportunities for the community. The challenge is that running two schools at less than 50% utilization is expensive when it comes to utilities and deferred maintenance. St. Martin’s for example is 117 Years old and has an FCI



(Facility Condition Index) score of 21.2 which is considered FAIR. It has a 5-year deferred maintenance cost of approximately 4.47 million dollars, most of which reflects the condition of the 1950’s section of the building. St. Mary’s on the other hand is 60 years old, has an FCI of 16.6 which is considered FAIR Condition. The school has a 5-Year deferred maintenance of 3.6 million, despite significant mechanical and electrical work conducted as part of a modernization that took place in 2016.

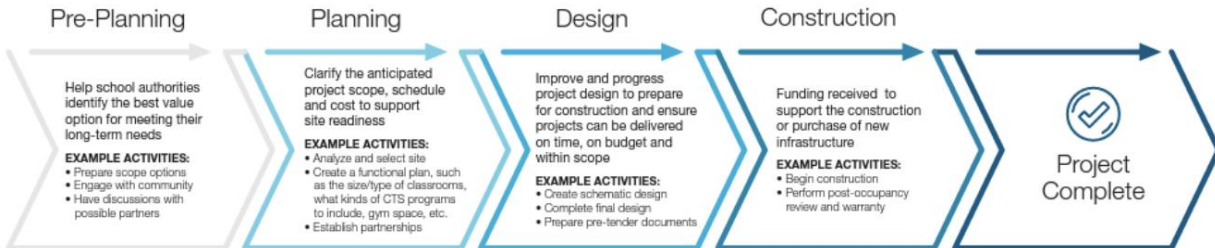
4.0 CAPITAL PLANNING RECOMMENDATIONS

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 for 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 in February 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 62% utilized and St. John XXIII Catholic School is 66% utilized as reported in the 2024-25 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 remain static over time and utilization rates will remain low for both schools.

Per the results of the value scoping workshop, EICS developed 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 174 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 (2024)	Adj. Current Enrolment (2024/25)	Utilization (2024)	Utility Cost* /YR (2024)
Our Lady of the Angels	\$3,892,568	356	221	62%	\$88,451
St. John XXIII	\$2,533,167	418	277	66%	\$77,021
Total	\$6,425,735	774	498	64% (AVG)	\$165,472
Replacement School	\$0	650 Core Capacity		77%	\$73600/YR**
Total Savings	\$6,425,735	-124 spaces		+ 19%	\$91,872/YR

*Power, Water , Natural Gas & Waste Disposal

**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)	650 SCM
Grades	K-4
Existing m2	0
New Building Area Based on SCM (NB) m2	5473
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)	\$20,255,573
Consultant fees (BCC*CF%)	\$1,636,650
Project Expenses (PE) (BCC*2%)	\$405,111
Others	
Demolition (\$150/m2) *Location Factor (OLA is 3009 m ² gross)	\$451,350
Hazardous Materials (\$150/m2)	
Contingency (BCC*3%)	\$607,667
F&E (BCC*7%)	\$1,417,890
CTS (100,000 per CTS)	
Supernet	\$350,000
Total Project Cost	\$25,124,242

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

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 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 56% utilized and St. Nicholas Catholic School is 40% utilized as reported in the 2024-25 Area Capacity and Utilization Report. Ecole Pere Kenneth Kearns Catholic school has a utilization rate of 54% and Holy Spirt Catholic Schools’ utilization rate is 47%. OLPH was constructed in 1963, and despite additions over the years is largely composed of original components.

Each school in Zone 2 has various physical and functional issues that need to be addressed. Enrolment projections indicate that enrolment will increase slightly over time and, but 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.

Proposed Budget - Priority 2

Priority 2 - Sherwood Park: Pre Planning Study	Costs
Value Scoping- Consultant led, multiple sessions, complete with cost estimation	\$50,000
Program Review- examine existing infrastructure and the feasibility of modernization, and consider consolidation or right sizing facilities	\$42,000
Broad Level Functional Planning and Design/ Community Engagement & Consultation	\$28,000
Total Project Cost	\$120,000

***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 48% & 49% utilized respectively as reported in the 2024-25 Area Capacity and Utilization Report. St. Martin’s adjusted enrolment as of September 30, 2024 was recorded at 237. St. Mary’s enrolment as of September 30, 2024 was recorded at 195. 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 (2024)	Adjusted Current Enrolment (2024/25)	Utilization (2024)	Utility Cost /YR (2024)
St. Martin’s (K-6)	\$4,471,791	495	237	48%	\$ 101,916
St. Mary’s (7-12)	\$3,618,400	400	195	49%	\$ 113,112
Total	\$8,090,191	895	432	48% (AVG)	\$215,028
Post Consolidation to St. Mary’s (Option1)	\$3,618,400	610 (with 210 Modernization/Addition)		71%	\$ TBD
Total Savings Option 1	\$ 4,471,791	-285 Spaces		+23%	\$ TBD
Post Consolidation to St. Martin’s (Option2)		725 (230 Modernization/Addition)		59%	\$ TBD
Total Savings Option 2	\$ 3,241,837	-170 Spaces		+12%	\$ 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 73% utilized and St. Luke is 46% utilized as reported in the 2024-25 Area Capacity and Utilization Report. Holy Redeemer has an adjusted enrolment of 257 students (134 K-4's and 108 5-8's). St. Luke has an adjusted enrolment of 117 students (87 K-4's and 39 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 (2024)	Current Enrolment (2024/25)	Utilization (2024)	Utility Cost /YR (2024)
Holy Redeemer (K-8)	\$4,794,515	349	257	73%	\$72,105
St. Luke (K-8)	\$3,449,202	251	117	46%	\$59,182
Total	\$8,243,717	600	373	62% (AVG)	\$131,287
Post Consolidation	\$4,794,515	349 (with 125 students accommodated in existing schools)		71%	\$ 71,620
Total Savings	\$3,449,202		-251	+9%	\$ 59,667/YR

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

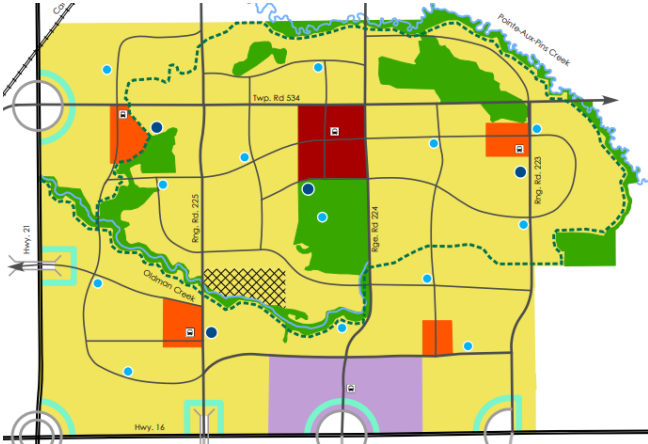
Cambrian Crossing Community Map	Recommendation
<p>The map displays the Cambrian Crossing development area, bounded by TWP Road 534 to the north, Highway 21 to the east, and Yellowhead hwy 16 to the south. A red dashed line indicates the 'FUTURE CONNECTION' boundary. Key features include Oldman Creek, a 'WORKSHOP' area, and two designated 'SCHOOL SITE / MR' locations. One site is located on the west side of Oldman Creek, and the other is on the east side. A 'CNR' (Canadian National Railway) line is visible at the bottom left. The map uses various colors and patterns to delineate different zones and infrastructure.</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-out¹⁶. • 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.

¹⁶ 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
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 colored zones and roads. Neighbourhood 1 is highlighted in red, and Neighbourhood 3 is highlighted in purple. School sites are indicated by blue squares with 'S' inside. Roads shown include Hwy. 21, Hwy. 16, Twp. Rd. 534, Eng. Rd. 225, Eng. Rd. 224, and Eng. Rd. 223. Water features like Oldman Creek and Poplar/Ash/Pine Creek are also marked.</p> <ul style="list-style-type: none"> ● School Sites are proposed in Neighbourhood 1 and 3.¹⁷ ● 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.

¹⁷ https://storagecdn.strathcona.ca/files/files/pds-signed_bylaw_3-2019.pdf

Proposed Budget - Priority 6

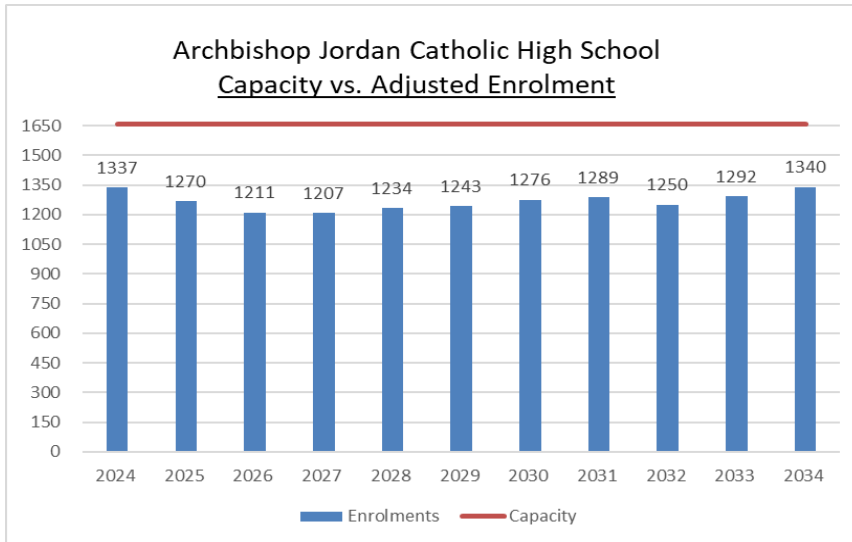
Priority 6 - New K-8 School in Bremner (Design/Construction)	New School
Construction Type	New
Capacity	650 (680 SCM)
Grades	K-8 (K-9 SCM)
Existing m2	0
New Building NB m2 (SCM)	6075
Facility sub-type	K-8 (K-9 SCM)
Support Rate SR (\$/m2)	\$3,835
Consultant fees CF%	8.08%
Location Factor LF%	1.0
Budget	
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
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 with an adjusted enrolment of 1337 for 2024/2025. The ACU reports a utilization of 81%, currently the third highest utilized school in the Division. Once the new High School in Camrose accepts new students and take pressure off Our Lady of Mount Pleasant in Camrose, ABJ will be second in utilization only to Saint John Paul II in Fort Saskatchewan. Enrolment

projections show a decrease but projected a return to 2024/25 enrolment numbers in 2034/35.

Archbishop Jordan Catholic High School					2041	Sherwood Park	Net Capacity 1656		
	Actual Enrolment					Projected Enrolment			
	September 30 Enrolment					1 Year	5 Year	10 Year	
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35	
Total	1353	1330	1331	1290	1295	1228	1201	1298	
Adjusted Total	1401	1372	1355	1330	1337	1270	1243	1340	

Building Summary¹⁸

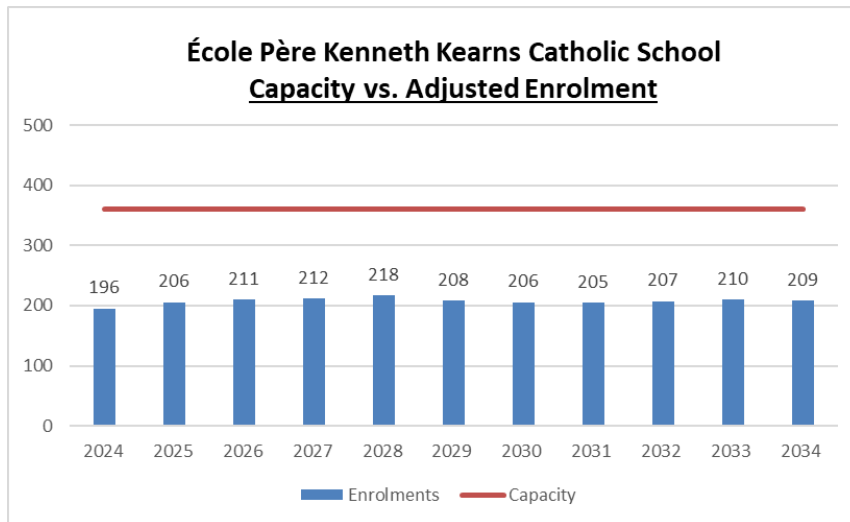
Archbishop Jordan Catholic High School was built in 2011, with a total instructional area of 5242 m2. Recent modifications include modulars and connecting links. The building is connected to some of Strathcona County’s best athletic facilities- Emerald Hills Leisure, Sports Pavillion, and Regional Park. Programming offered includes basic academics, computers, science, music, art, drama, languages, CTS, foods, fashion, construction fabrication, cosmetology, design studies, communication, special education

¹⁸ Start Architecture Facility Study, May 2023

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 (2012)				
FCI	Utilization	2024 Utility Cost (\$/m ²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance
0.09	80.86%	\$19.89	\$195.87	\$4.32

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. The school's current capacity is 362 students, with an adjusted enrolment of 196 for the 2024/2025 academic year. Projections suggest a gradual increase with a surplus capacity of 100 by 2034/2035. The school is currently 54% utilized, putting this school in the mid-range utilization

comparative to all 18 schools.

Ecole Pere Kenneth Kearns					2040 Sherwood Park	Net Capacity 362		
	Actual Enrolment					Projected Enrolment		
	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35
Total	185	183	173	195	190	200	202	203
Adjusted Total	191	189	178	200	196	206	208	209

Building Summary¹⁹

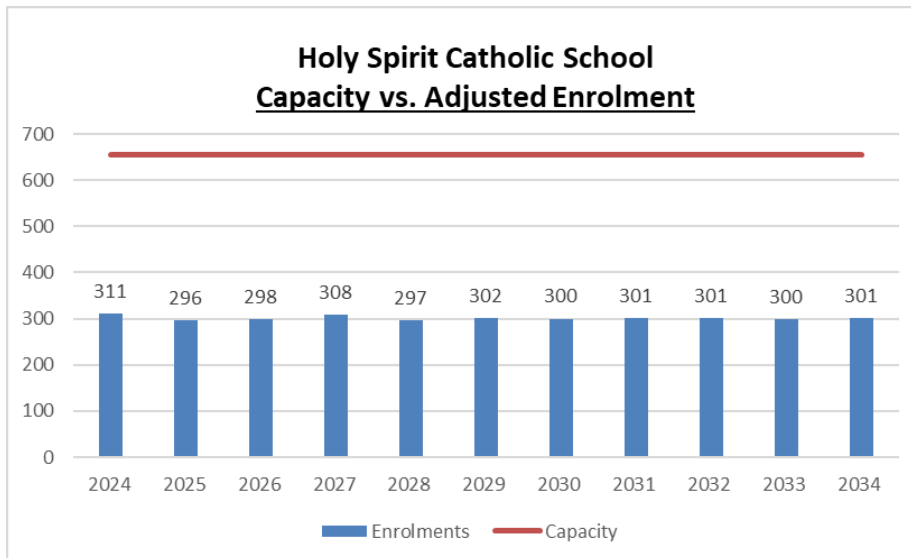
École Pere Kenneth Kearns was originally built in 1967. A major modernization and addition was completed in 2021, renewing all building systems and adding a solar panel array. This included the modernization of six existing classrooms and the renovation of existing spaces into five new classroom and music room spaces. A new library, breakout spaces and washrooms were also created as part of the

¹⁹ <https://jen-col.com/project/ecole-pere-kenneth-kearns/>

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 (1967)				
FCI	Utilization	2024 Utility Cost (\$/m ²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m ²)
0	54.01%	\$20.45	\$291.13	\$0.00

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 adjusted projected enrolment for 2025/26 is 296 and is projected to remain relatively steady with 301 students by 2034/2035. The school has a current surplus capacity of 246 student spaces.

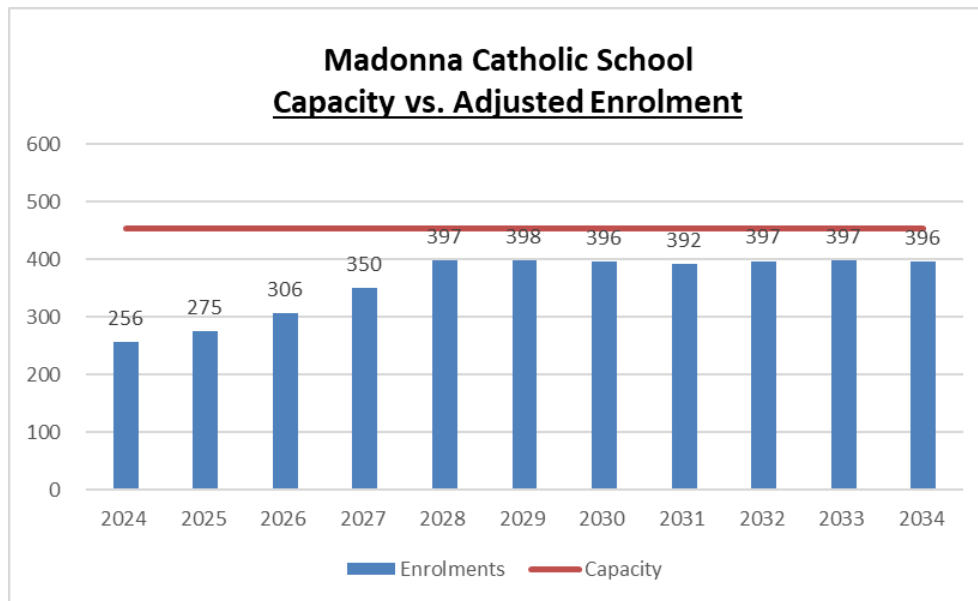
Holy Spirit Catholic School					1156 Sherwood Park	Net Capacity 655		
	Actual Enrolment					Projected Enrolment		
	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35
Total	285	285	281	277	264	249	255	254
Adjusted Total	314	313	315	309	311	296	302	301

Building Summary²⁰

Established in 2002, Holy Spirit Catholic School is part of a shared two-storey facility with Elk Island Public Schools (Lakeland Ridge) The school saw limited functional modernization in 2019 in select areas. Portables have been added throughout the years to accommodate enrolment needs. In more recent years, several have been removed to increase utilization rates as enrolment rates decline. One portable remains at this site. 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 Spirit Catholic School (2002)				
FCI	Utilization	2024 Utility Cost (\$/m ²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m ²)
0	46.79%	\$15.04	\$298.06	\$0.00

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 275 for the 2025/26 school year. Thanks to progressive

programming adjustments like Cogito, projections indicate a gradual increase over the next decade, to 396 students by 2034/35. The projected surplus student space is 110 for the 2025/26.

²⁰ Start Architecture Facility Study, May 2023

Madonna Catholic School						2046 Sherwood Park		Net Capacity 454
Actual Enrolment						Projected Enrolment		
September 30 Enrolment						1 Year	5 Year	10 Year
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35
Total	158	164	167	188	237	256	379	377
Adjusted Total	180	177	182	205	256	275	398	396

Building Summary²¹

Madonna Catholic School was built in 1974, and is a community fixture in Mills Haven, having at one time been connected to a community pool. The former pool has become a large theater type ancillary space. Though some renovations have been undertaken and the heating plant was recently replaced, much of the original flooring remains, as do the dual duct HVAC systems- these are well past their service life.

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 introduced a Cogito Academy program for the 2023/24 academic year. This is reflected in the 50-student increase in 2024/25.

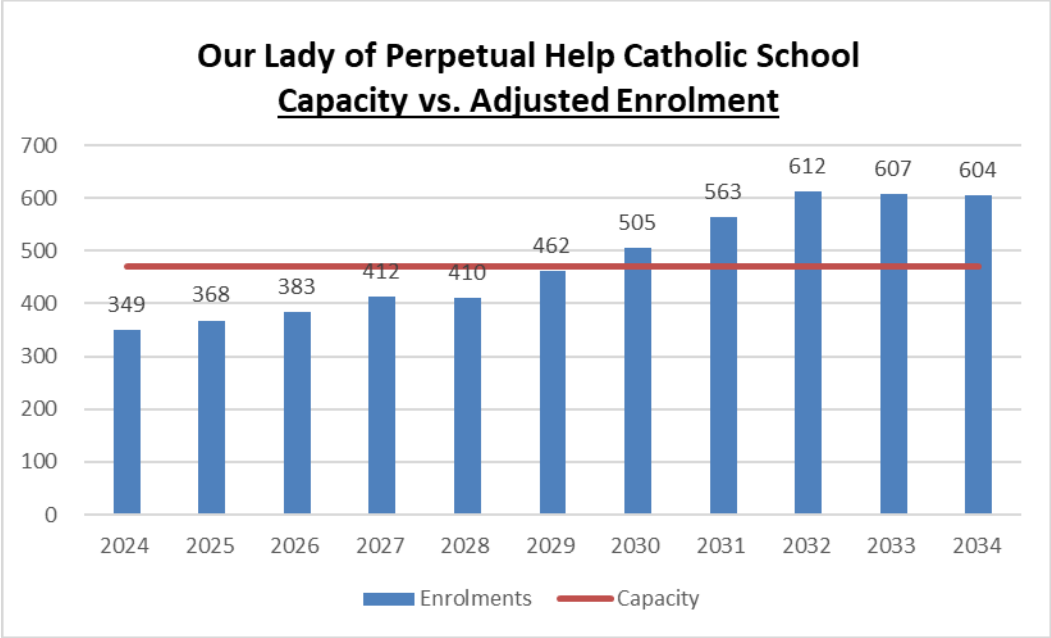
Madonna Catholic School (1974)				
FCI	Utilization	2024 Utility Cost (\$/m²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m²)
17.07	56.17%	\$18.41	\$270.97	\$677.84

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 and the Cogito Academy programs. The school’s current capacity is 471 with adjusted projected enrolment of 368 for the upcoming 2025/2026 academic year. Projections demonstrate a substantial increase to 604 students over the next 10 years. Utilization for the 2024-2025 year 74%.

²¹ Start Architecture Facility Study, May 2023



Ecole Our Lady of Perpetual Help					2039 Sherwood Park	Net Capacity 471		
	Actual Enrolment					Projected Enrolment		
	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35
Total	409	383	366	340	345	364	458	600
Adjusted Total	419	389	374	346	349	368	462	604

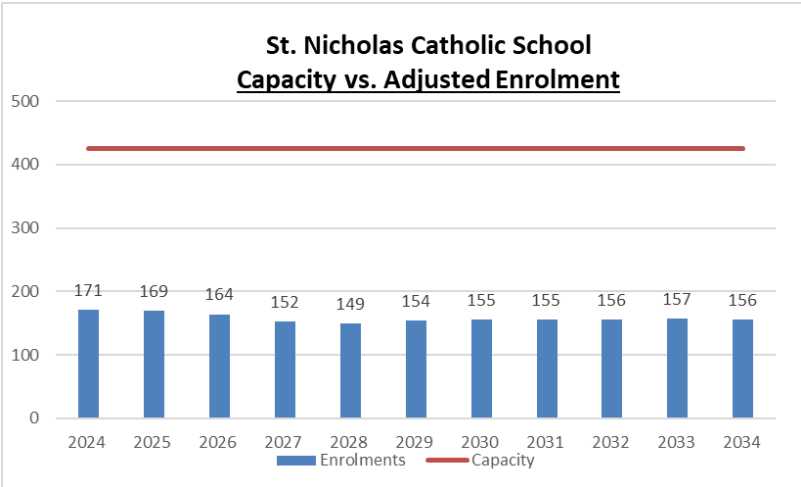
Building Summary²²

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). Most of the original mechanical and electrical systems in the building are original and past their service life- architecturally, the building shows its age in comparison to modern schools. Since the major modernization of EPKK in 2021, OLPH is the oldest building in EICS’ Sherwood Park portfolio.

²² Start Architecture Facility Study, May 2023

Our Lady of Perpetual Help Catholic School (1963)				
FCI	Utilization	2024 Utility Cost (\$/m ²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m ²)
22.94	74.10%	\$18.75	\$239.54	\$1,072.03

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 169 in 2025/26. This demonstrates a surplus capacity of 193 student spaces for 2025/26. The school is currently 40% utilized. Student enrolment is projected to decrease slightly over the next decade.

St. Nicholas Catholic School					2045 SHERWOOD PARK	Net Capacity 427		
	Actual Enrolment					Projected Enrolment		
	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35
Total	238	209	210	212	167	165	150	152
Adjusted Total	246	215	218	220	171	169	154	156

Building Summary²³

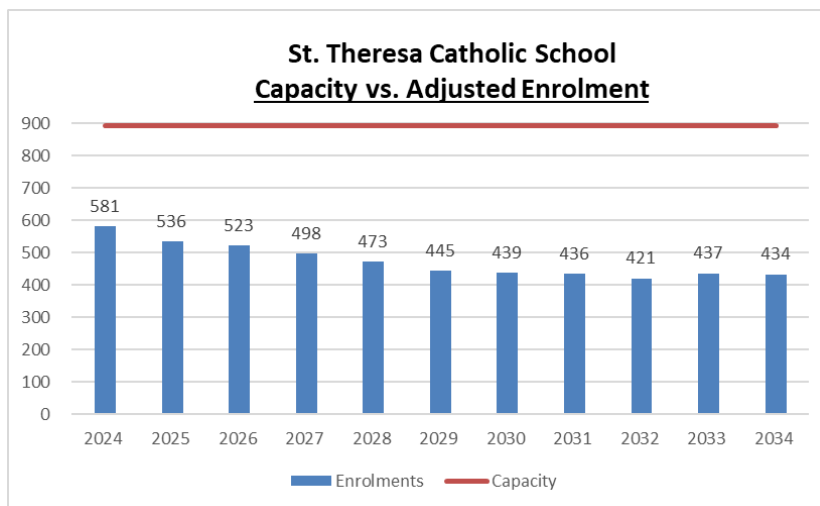
St. Nicholas Catholic School (K-4) was constructed in 1973. It has 1481 square meters of instructional Area. The site is currently at its maximum for building area. The 1978 portables are reaching the end of their usable life cycle- two were removed in the Fall of 2023, but 5 remain. There are site drainage 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

²³ Start Architecture Facility Study, May 2023

population. The dual duct building HVAC systems are largely original and have reached the end of their service life.

St. Nicholas Catholic School (1973)				
FCI	Utilization	2024 Utility Cost (\$/m ²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m ²)
14.71	39.81%	\$21.25	\$438.19	\$594.92

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 536 for 2025/2026. Projections show a decreasing trend over 10 years to 434 students. The current surplus capacity for 2024/25 is 222 student spaces.

St. Theresa Catholic School					2047 SHERWOOD PARK	Net Capacity 892		
	Actual Enrolment					Projected Enrolment		
	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35
Total	630	601	562	564	545	500	409	398
Adjusted Total	668	645	596	600	581	536	445	434

Building Summary²⁴

The school, built in 1973 as a high school, has adapted to a 5-8 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

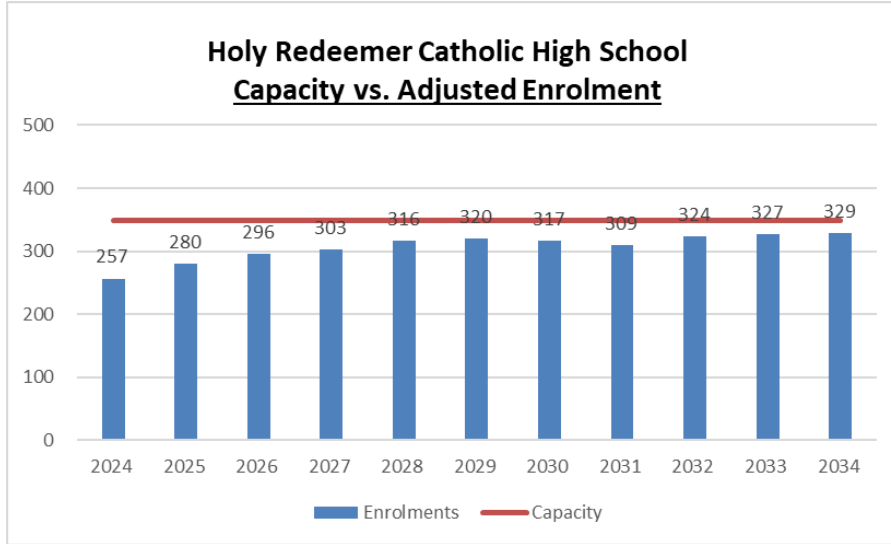
²⁴ Start Architecture Facility Study, May 2023

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. The heating plant and CTS make up air unit are being replaced in the summer of 2025, with other air systems to follow in later years.

St. Theresa Catholic School (1969)				
FCI	Utilization	2024 Utility Cost (\$/m²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m²)
14.94	65.13%	\$21.33	\$351.19	\$699.41

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 a hockey academy. The building’s current capacity is 349 and has an adjusted enrolment of 280 for 2025/2026. Enrolment projections indicate a gradual increase over the next 10 years, to approximately 329 by 2034/35. Holy Redeemer is

currently 73% utilized and has a surplus capacity of 40 student spaces for 2024/25.

Holy Redeemer Catholic School					2053 Ardrossan		Net Capacity 349	
	Actual Enrolment					Projected Enrolment		
	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35
Total	164	155	164	230	256	279	319	328
Adjusted Total	172	159	164	235	257	280	320	329

Building Summary²⁵

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 challenges inherent in dividing space properly between age groups in a K-8 school. The school has new boilers, and the clay tile roof has been well maintained. Site drainage is an issue.

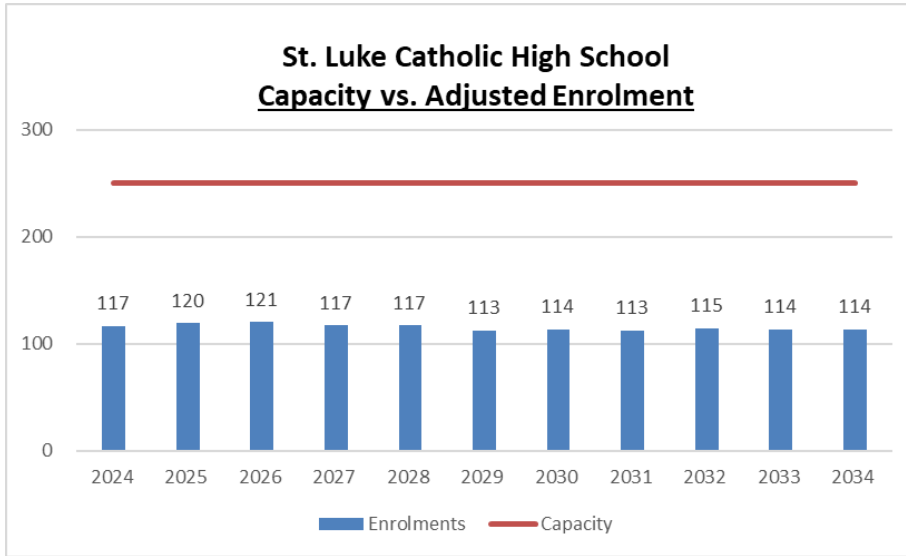
Holy Redeemer Catholic School (1984)				
FCI	Utilization	2024 Utility Cost (\$/m ²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m ²)
31.42	73.50%	\$19.39	\$281.11	\$1,289.19

²⁵ 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 117. Projections indicate a slight decrease in the next 10 years, with an expected enrolment of 114 students.



St. Luke Catholic School					2051 SHERWOOD PARK	Net Capacity 251		
Year	Actual Enrolment					Projected Enrolment		
	September 30 Enrolment					1 Year	5 Year	10 Year
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35
Total	144	147	127	121	113	116	109	110
Adjusted Total	151	151	131	125	117	120	113	114

Building Summary²⁶

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, though it was designed with skylights. Washrooms are challenged for barrier free access, with inadequate 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.

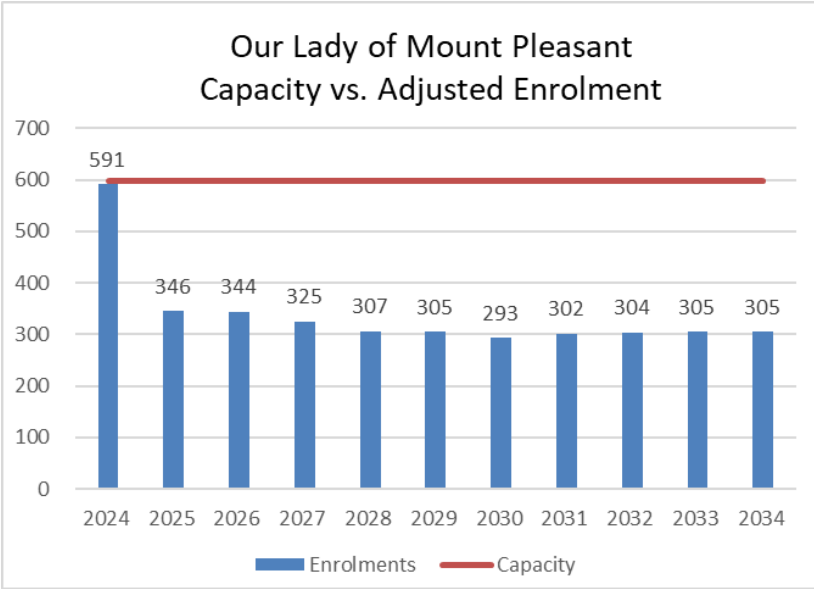
The school has an asphalt roof nearing the end of its service life- replacement of this roof and details on the flashing of horizontal to vertical surfaces will be challenging.

²⁶ Start Architecture Facility Study, May 2023

St. Luke Catholic School (1982)				
FCI	Utilization	2024 Utility Cost (\$/m ²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m ²)
21.68	46.41%	\$17.83	\$508.00	\$1,038.92

Zone 3 - Camrose

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



School Community

Our Lady of Mount Pleasant Catholic School will become a grade 5 through 8 school with the addition of St. Carlo Acutis in 2025/26. Capacity for 2025/2026 is projected to be 598 with a utilization of 58% and 162 additional student spaces. Projections are for a decline to 295 by 2034/2035. The opening of St. Carlo Acutis High School could change future projections.

Our Lady of Mt Pleasant						4570 Camrose		Net Capacity 598			
						Actual Enrolment			Projected Enrolment		
						September 30 Enrolment			1 Year	5 Year	10 Year
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35			
Total	543	529	563	555	581	336	295	295			
Adjusted Total	563	547	575	563	591	346	305	305			

Building Summary²⁷

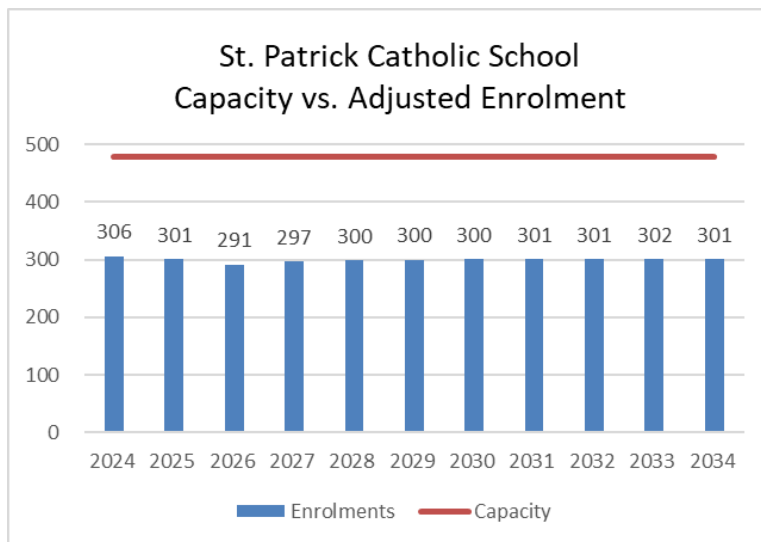
The school, originally constructed in 1963, has undergone modernization as well as several additions over the years to match its growing student population in previous years. There is currently a space deficiency in most instructional spaces, and it is considered to be below provincial room size guidelines.

²⁷ Start Architecture Facility Study, May 2023

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 (1962)				
FCI	Utilization	2024 Utility Cost (\$/m ²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m ²)
30.43	98.83%	\$25.06	\$221.50	\$1,118.90

A.11 St. Patrick (K-4)



School Community

St. Patrick offers kindergarten through Grade 4. St. Patrick has a current capacity of 478 and an adjusted enrolment of 306 for 2024/2025. The projections indicate 288 within the next ten years. Current utilization is 64%. There is a current surplus capacity of 101 student spaces.

St. Patrick Catholic School					4571 CAMROSE	Net Capacity 478		
Year	Actual Enrolment					Projected Enrolment		
	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35
Total	321	323	311	305	290	290	287	288
Adjusted Total	326	336	322	316	306	301	300	301

Building Summary²⁸

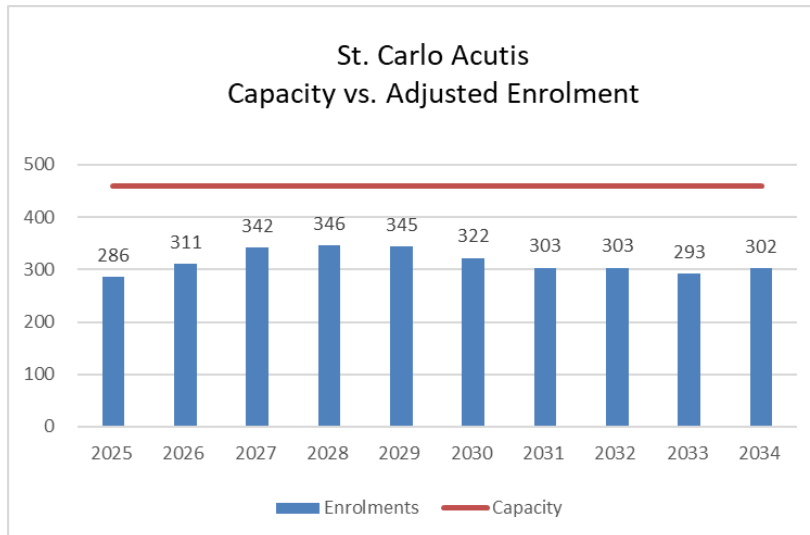
The school, initially constructed in 1958, has undergone improvements and additions since 1961,

²⁸ Start Architecture Facility Study, May 2023

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 parental traffic.

St. Patrick Catholic School (1957)				
FCI	Utilization	2024 Utility Cost (\$/m ²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m ²)
23.93	62.97%	\$21.31	\$259.50	\$950.82

A.12 St. Carlo Acutis Catholic High School (Grades 9-12)



School Community

St. Carlo Acutis offers grades 9 to 12 with a current capacity of 460 student spaces. The projected adjusted enrolment for 2025/26 is 286 with a slight increase to 304 by 2034/35. Once the school opens in September 2025, future enrolment projections could change significantly. The expected utilization is 62% with a surplus capacity of 105 student spaces.

St. Carlo Acutis						2660 CAMROSE		Net Capacity 460	
Actual Enrolment						Projected Enrolment			
September 30 Enrolment						1 Year	5 Year	10 Year	
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35	
Total	0	0	0	0	0	286	345	302	
Adjusted Total	0	0	0	0	0	286	345	302	

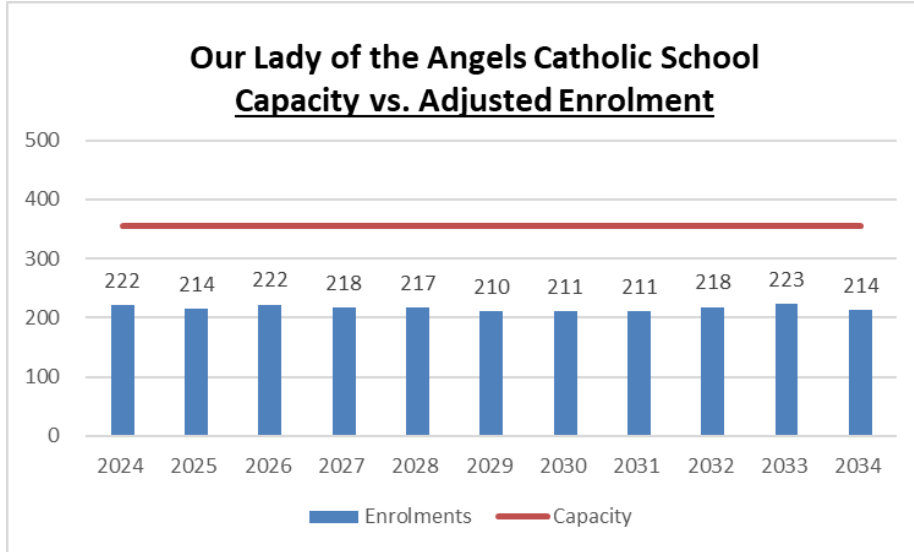
Building Summary

Completed in 2024 by design build to LEED Silver Certification, St Carlo Acutis has a total gross area of 4,720 square meters and an instructional area of 1,164 square meters. The building has an array of distinct spaces, including two large learning commons and a flex space. Natural

lighting prevails, with effective use of clerestories and connected common spaces. There are rooms for an array of programming, including woodworking, information services, drama, food studies, art and stained glass, as well as technology studies. The design follows the application of 21st Century Learning Environment principles.

Zone 4 - Fort Saskatchewan

A.13 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 222 for the 2024/2025 academic year. Projections are expected to decrease slightly over the next 10 years to 213 students. Utilization is at 62%.

Our Lady of The Angels					2038 FORT SASKATCHEW	Net Capacity 356		
	Actual Enrolment					Projected Enrolment		
	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35
Total	164	158	157	170	209	201	197	201
Adjusted Total	177	169	169	186	222	214	210	214

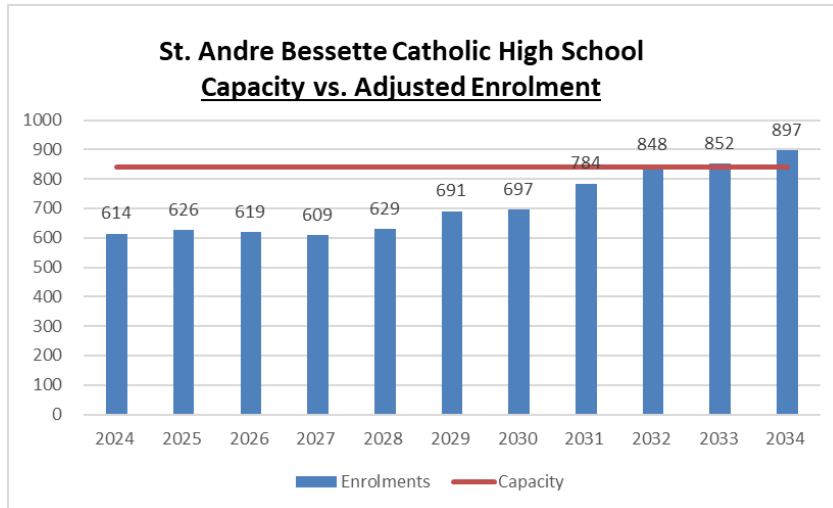
Building Summary²⁹

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.

²⁹ Start Architecture Facility Study, May 2023

Our Lady of The Angels Catholic School (1963)				
FCI	Utilization	2024 Utility Cost (\$/m ²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m ²)
26.2	61.94%	\$29.40	\$401.14	\$1,293.64

A.14 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 HS					2184 FORT SASKATCHEW		Net Capacity 841	
	Actual Enrolment					Projected Enrolment		
	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35
Total	515	504	579	601	606	618	683	889
Adjusted Total	523	510	585	607	614	626	691	897

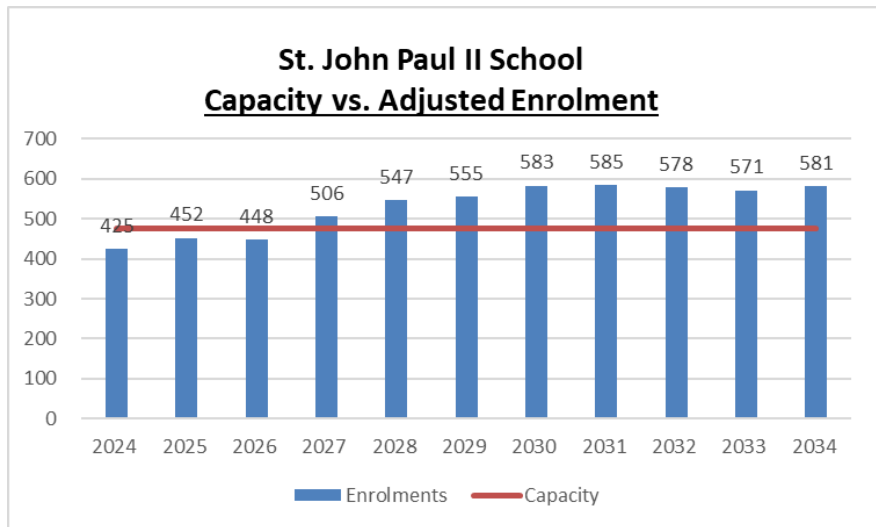
Building Summary ³⁰

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.

³⁰ Start Architecture Facility Study, May 2023

St. André Bessette Catholic High School (2018)				
FCI	Utilization	2024 Utility Cost (\$/m ²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m ²)
0	73.37%	\$19.62	\$282.40	\$0.00

A.15 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 425. The projected enrolment is expected to increase significantly to 581

in the next 10 years due to the introduction of Cogito in the K-4 schools. The school projects a deficit of 48 student spaces for 2025/26.

St. John Paul II Catholic Sch						2034 FORT SASKATCHEW			Net Capacity 476
Year	Actual Enrolment					Projected Enrolment			
	September 30 Enrolment					1 Year	5 Year	10 Year	
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35	
Total	404	389	380	372	407	434	537	563	
Adjusted Total	418	407	386	384	425	452	555	581	

Building Summary³¹

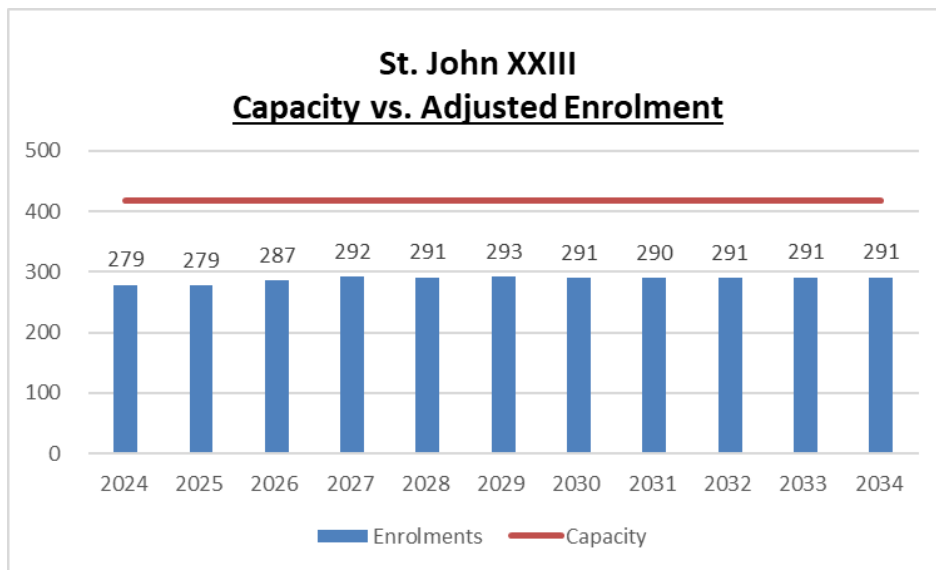
St. John Paul II Catholic School was constructed as a high school in 1983. Due to spaces being designed for older grades, the size of instructional spaces contributes to challenges in updating areas to accommodate young grades. Areas in need of attention include the large gym, wood shop, library, lighting, 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

³¹ Start Architecture Facility Study, May 2023

reconfigure the building and add learning commons, breakout spaces, grab bars, and the inclusion of a universal washroom.

St. John Paul II Catholic School (1983)				
FCI	Utilization	2024 Utility Cost (\$/m ²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m ²)
32.12	88.87%	\$17.83	\$214.23	\$1,538.31

A.16 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 279 for 2024/2025. Projections indicate a slight increase over the next 10 years, with 291

students by 2034/35.

St. John XXIII Catholic School						2037 FORT SASKATCHEW		Net Capacity 418
	Actual Enrolment					Projected Enrolment		
	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35
Total	207	198	197	229	238	238	252	250
Adjusted Total	233	225	226	260	279	279	293	291

Building Summary ³²

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

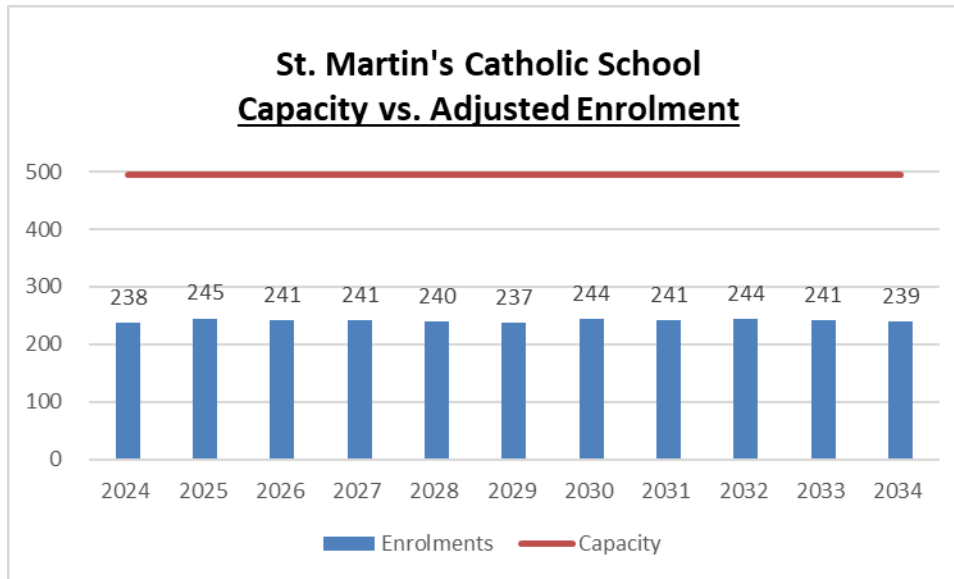
³² Start Architecture Facility Study, May 2023

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 (1976)				
FCI	Utilization	2024 Utility Cost (\$/m ²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m ²)
19.59	66.27%	\$22.06	\$278.05	\$725.63

Zone 5 - Vegreville

A.17 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 238 students. Enrolment is projected to remain steady over the next 10 years. Current Utilization is 48%. The school has a current surplus capacity of 183 student spaces.

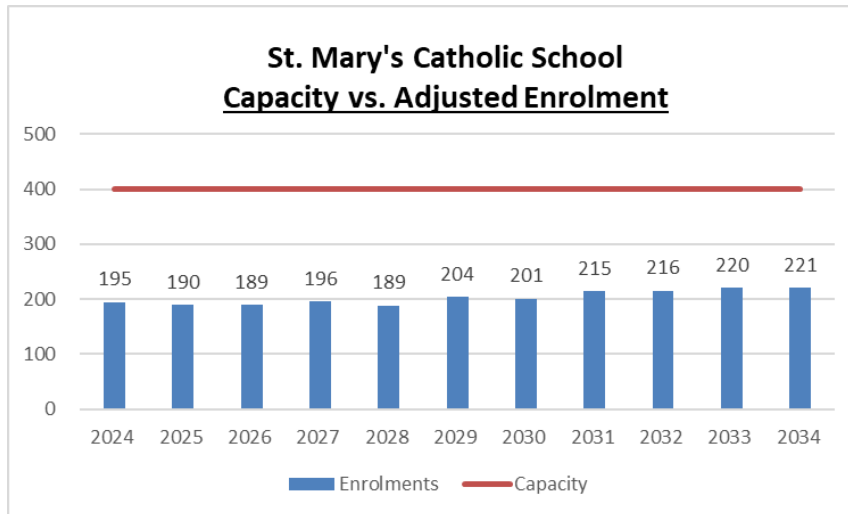
St. Martin's Catholic School					3670 VEGREVILLE	Net Capacity 495		
	Actual Enrolment					Projected Enrolment		
	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35
Total	202	199	191	226	230	237	229	231
Adjusted Total	212	212	197	239	238	245	237	239

Building Summary³³

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. There are site drainage issues, with some parts of the school exposed to water ingress during the spring melt. 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 (1907)				
FCI	Utilization	2024 Utility Cost (\$/m ²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m ²)
21.26	47.78%	\$24.65	\$430.93	\$1,081.45

A.18 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 2024/25 school year, the utilization is 49%. The enrolment for 2025/26 is projected to be 190 students. Projections show an increase

to 224 students over the next 10 years.

³³ Start Architecture Facility Study, May 2023

St. Mary's Catholic High School					3671 VEGREVILLE	Net Capacity 400		
	Actual Enrolment					Projected Enrolment		
	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2029/30	2034/35
Total	188	181	201	188	191	186	200	217
Adjusted Total	188	181	203	190	195	190	204	221

Building Summary³⁴

Constructed in 1964, the school has undergone substantial modernization (2016), including enlargement of the gymnasium, new CTS space and a new heating plant. 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 (1964)				
FCI	Utilization	2024 Utility Cost (\$/m ²)	2024 Utility Cost (\$/student)	5 Year Deferred Maintenance (\$/m ²)
16.63	48.75%	\$26.26	\$580.06	\$839.93

³⁴ Start Architecture Facility Study, May 2023