



2023-2024 Long Range Facilities Plan

June 18, 2024

LAND ACKNOWLEDGEMENT

We acknowledge that the Abbotsford School District is located on the traditional and unceded territory of the Semá:th First Nation and the Mathxwi First Nation. With this, we respect the longstanding relationships that Indigenous Nations have to this land, as they are the original caretakers.

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EXECUTIVE SUMMARY

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

The 2023-2024 Abbotsford School District Long Range Facility Plan forms the basis of the district's capital investment decisions supporting a longer term vision. The plan takes into consideration enrolment projections, educational program requirements and trends, operating capabilities and current conditions of existing facilities; the need for funding of capacity or non-capacity capital projects, space rejuvenation and other long term planning considerations. The planning horizon for this report is 10 years (2023-2033). The plan will be guided by the Vision and Planning Principles below.

SCHOOL DISTRICT PROFILE

Abbotsford School District operates 7 secondary schools, 8 middle schools, and 30 elementary schools, an alternate education school, a virtual school, an indigenous education centre and 4 administration buildings. With a headcount enrolment of 20,560 K-12 funded students (excludes International students) in September of 2023, it is the 8th largest public school district in the Province of BC and employs over 2200 staff.

Board of Education Vision

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

Planning Principles

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

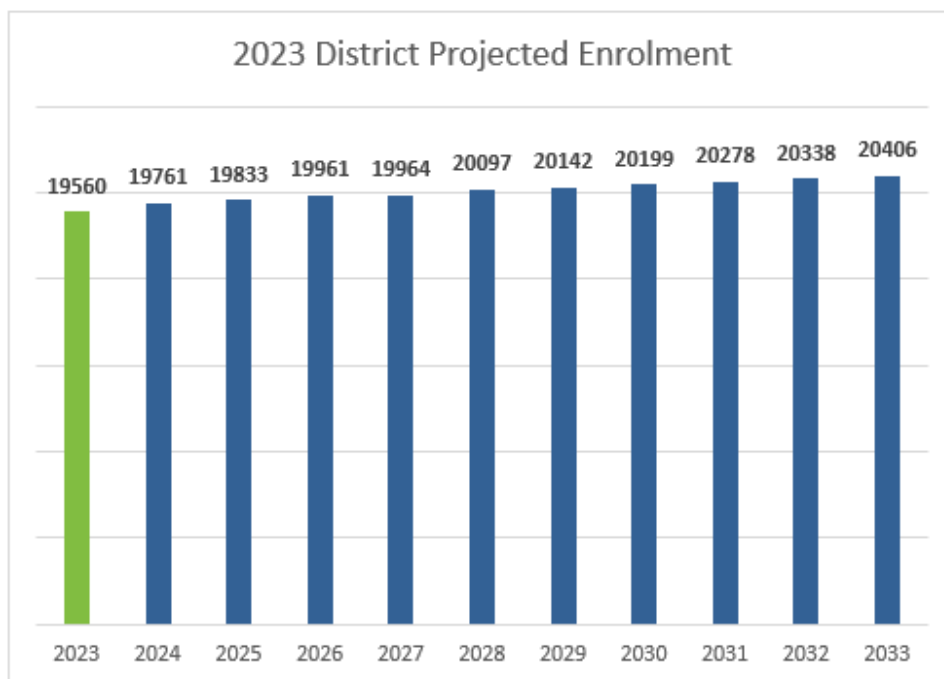
1. Support and enable the Board's Strategic Plan
2. Maintain facilities that will accommodate changing enrolment, programs and services
3. Strive for increased efficiency in environmental, functional, and capital costs.

RESIDENTIAL GROWTH

Population growth from new housing creates potential enrolment growth for the catchment school. Joint planning with city planning department staff provides the necessary data to understand when and where residential growth will occur and the types of housing that will be built.

DISTRICT ENROLMENT

The total district enrolment is projected to increase by 850 students in this 10 year planning horizon (elementary 183; middle 95, secondary 573). Changes to demographics, attendance patterns and the rate of development in the city will affect future projections.



*Excludes Virtual, GA, HS, SU

ABBOTSFORD SENIOR FAMILY OF SCHOOLS

The Abbotsford Senior Family is in the south-central to south-eastern part of the district and contains urban and rural areas. The **South-Central Region** (urban) is primarily north of Highway 1 inside the Urban Development Boundary. The Jackson Elementary catchment contains both urban and rural areas and is included with the urban region.

The **Sumas Prairie Rural Region** is south of Highway 1 and is mostly farmland in the ALR. Centennial Park Elementary is dual track and offers French Immersion along with the Regular Program.

	PORT*	2023 CAPCTY	ACTUAL ENROLMENT				PROJECTED ENROLMENT			
			2022 ENR	2022 UTIL	2023 ENR	2023 UTIL	2028 PRJ	2028 UTIL	2033 PRJ	2033 UTIL
Abbotsford Senior Family										
South Central Elementaries										
Alexander Elementary	1	245	248	101%	279	114%	309	126%	297	121%
Centennial Park Elementary	0	332	225	68%	268	81%	336	101%	312	94%
Dormick Park Elementary	3	196	278	142%	276	141%	277	141%	291	148%
Godson Elementary	1	377	389	103%	400	106%	404	107%	423	112%
Jackson Elementary	1	200	209	105%	225	113%	248	124%	248	124%
South Central Elementaries Total	6	1350	1349	100%	1448	107%	1574	117%	1571	116%
Sumas Prairie Rural Elementaries										
Barrowtown Elementary	0	64	43	67%	41	64%	49	77%	50	78%
Semaith Elementary	0	222	146	66%	148	67%	119	54%	107	48%
Sumas Prairie Rural Elementaries Total	0	286	189	66%	189	66%	168	59%	157	55%
Middle/Secondary										
Abbotsford Middle	2	600	679	113%	719	120%	859	143%	906	151%
Abbotsford Senior Secondary	0	1175	1142	97%	1200	102%	1327	113%	1373	117%
Middle/Secondary Total	2	1775	1821	103%	1919	108%	2186	123%	2279	128%

The urban area of this family is between South Fraser Way, Highway 1, Clearbrook Road and Gladys Avenue plus a small area of the **Jackson (E)** catchment, south of Highway 1. It is characterized by mature neighbourhoods that are undergoing comprehensive redevelopment through infill and 2 neighbourhood plan areas (The Historic Downtown NP and the City Centre NP). New housing is primarily apartments and townhomes, with some detached homes in infill areas.

Abbotsford Middle (M) and **Abbotsford Senior Secondary (S)** are in this region.

The southern portion of the City Centre Neighbourhood Plan covers most of the **Centennial Park Elementary (E)** catchment and it extends up into the North Central Region (WJ Mouat Family). A portion of the Historic Downtown Neighbourhood Plan is in the **Alexander Elementary (E)** and the **Godson Elementary (E)** catchments and it extends into the North Central Region (WJ Mouat Family) and the Clayburn-McKee Region (Robert Bateman Family). Most other parts of these catchments are designated for infill.

While most of the Jackson (E) catchment is rural, it is included with the urban group because of the U-District Neighbourhood Plan (UDNP), a small area just south of Highway 1 at McCallum Road. Infill is occurring around the University of the Fraser Valley, mostly apartments and townhomes, and buildout is expected to be complete in the short/medium term.

In 2021, the capacity at **Abbotsford Senior Secondary (S)** was increased by converting office space in the adjoining Sweeney Neighbourhood Learning Centre into 3 classrooms. In 2023 the school was just above capacity (102%) and enrolment growth is projected.

Abbotsford Middle (M) is unable to accommodate catchment demands and requires an addition. Students have been force transferred to Colleen & Gordie Howe Middle school for several years. Colleen & Gordie Howe is also in a development area and the school may not have space available in the future.

Dormick Park Elementary (E) has been over capacity for several years and 3 portables are used to support enrolment. The small capacity of this school is not adequate to meet current catchment demands. An 8 classroom addition would increase capacity to 373, right sizing the school for this urban region and making room for increasing enrolment demands.

Godson Elementary (E) is slightly over capacity. In-catchment enrolment has been steadily growing for several years and is projected to continue. The Facility Condition Index of the building is close to the High range (0.58) and is consideration to replace the existing school with a larger, modern building.

In-catchment enrolment at **Alexander Elementary (E)** has been steadily increasing for several years. It reached capacity in 2022 and utilization for 2023 is 114%. This small capacity elementary school is located on a small parcel of land. One portable was moved to the site in 2022 and it encroaches on play space. Additional portables would likely be placed on the school field. The closest schools that currently have capacity for overflow are Terry Fox Elementary and Centennial Park Elementary and both are in development areas. The Philip Sheffield site is nearby and could be used to build a new future elementary school.

The **Centennial Park Elementary (E)** catchment will undergo comprehensive redevelopment with new road networks and higher density housing (including redevelopment of the existing Towne Centre Mall, West Oaks Mall and Seven Oaks Mall properties into mixed-use residential/commercial complexes). While the school is currently projected to be under capacity in this planning horizon, these projections are expected to change when development takes off. Factors currently affecting projections include low population of children living in the catchment, a high portion of children attending elsewhere or Unaccounted For, and lower enrolment in the French Immersion Program.

Current projections do not reflect the growth expected in this catchment and repurposing of this school is not recommended. In the short term, the school can serve as overflow for surrounding schools that are over capacity and require additions.

RECOMMENDATIONS

POLICY:

Continue to manage out of catchment enrolment for the regular program and maintain district programs at current sizes at Abbotsford Senior Secondary, Abbotsford Middle, Alexander Elementary, Dormick Park Elementary, Godson Elementary and Jackson Elementary.

SHORT TERM:

Build an 8 classroom addition onto Abbotsford Middle School, increasing capacity from 600 to 800, so the school can accommodate catchment students and prepare for projected enrolment growth.

MID TERM:

Plan for the replacement or an addition/major renovation to Godson Elementary and increase capacity.

Consider an addition to Dormick Park Elementary increasing capacity from 40K/225E to 80K/375E

Consider options to increase capacity at Abbotsford Senior Secondary by adding new floor space or utilizing existing spaces.

WJ MOUAT FAMILY OF SCHOOLS

The WJ Mouat Family is in the central part of the district and the catchments mostly are inside the Urban Development Boundary.

	PORT*	2023 CAPCTY	ACTUAL ENROLMENT				PROJECTED ENROLMENT			
			2022 ENR	2022 UTIL	2023 ENR	2023 UTIL	2028 PRJ	2028 UTIL	2033 PRJ	2033 UTIL
WJ Mouat Family										
North Central Elementaries										
Clearbrook Elementary	0	445	411	92%	406	91%	343	77%	324	73%
Dr. Roberta Bondar Elementary	0	332	255	77%	253	76%	244	73%	239	72%
John MacLure Community School	3	241	359	149%	359	149%	400	166%	416	173%
Ten Broeck Elementary	0	377	324	86%	327	87%	297	79%	289	77%
Terry Fox Elementary	0	377	269	71%	282	75%	280	74%	283	75%
North Central Elementaries Total	3	1772	1618	91%	1627	92%	1564	88%	1551	88%
Middle/Secondary										
Chief Dan George Middle	2	600	581	97%	553	92%	523	87%	516	86%
Colleen and Gordie Howe Middle	0	600	535	89%	588	98%	564	94%	495	83%
W.J. Mouat Secondary	10	1200	1391	116%	1447	121%	1491	124%	1440	120%
Middle/Secondary Total	12	2400	2507	104%	2588	108%	2578	107%	2451	102%
WJ Mouat Family Total	15	4172	4125	99%	4215	101%	4142	99%	4002	96%

WJ Mouat Secondary, Chief Dan George Middle and Clearbrook Elementary are dual track schools and offer French Immersion along with the Regular Program.

This family is north of South Fraser Way and west of Gladys Avenue. The northern boundary includes some areas north of Downes Road. The western boundary runs along Highway 1, MacLure Road and the neighbourhoods on the west side of Clearbrook Road. The region characterized by mature neighbourhoods and areas that are being redeveloped with higher density housing. There are 2 neighbourhood plan areas that will undergo comprehensive redevelopment and some areas of infill. New housing will be primarily apartments and townhomes, with detached homes in infill areas.

The northern part of the City Centre Neighbourhood Plan covers most of the **John MacLure Elementary (E)** catchment and part of the **Terry Fox Elementary (E)** catchment and extends it down into the South Central

Region (Abbotsford Senior Family). A portion of the Historic Downtown Neighbourhood Plan is in the **Terry Fox (E)** catchment and extends into the South Central Region (Abbotsford Senior Family) and the Clayburn-McKee Region (Robert Bateman Family). The remaining areas between South Fraser Way and Maclure Road, are designated for infill or new apartments in the **Terry Fox Elementary (E)**, **John Maclure Elementary (E)** and **Ten-Broeck Elementary (E)** catchments.

Residential growth is not expected in the mature, built out neighbourhoods around **Clearbrook Elementary (E)** and **Dr. Roberta Bondar Elementary (E)**.

WJ Mouat Secondary (S) has been over capacity for several years and 10 portables are used to support enrolment. A 12 classroom addition to the school would increase capacity from 1200 to 1500 and address overcrowding.

Colleen & Gordie Howe Middle (M) and **Chief Dan George Middle (M)** are projected to remain under capacity for this planning horizon, however, ongoing development may create enrolment pressures earlier than expected.

Chief Dan George Middle (M) and **WJ Mouat Secondary (S)** host the middle/secondary French Immersion Program. Declines at the elementary level and smaller cohorts of students are affecting the longer term projections for this program at these two schools.

Residential growth in the **John Maclure Community School (E)** catchment has been generating enrolment growth. There has been steady growth of young children living in this catchment, particularly preschool ages. In 2023, this small elementary school is at 149% utilization with 3 portables used to support enrolment. This large 7 acre property could accommodate a new larger school with improved driveways and parking areas. The existing building has a High Facility Condition rating (0.61).

There is extensive development occurring in the **Terry Fox Elementary (E)** catchment, however, there has been no growth in the population of 5-10 year olds at this point. There is a history of transiency in this catchment and typically an average of 54% of children attend the catchment school. The school is projected to be under capacity for the 10 year planning horizon, however, development in the catchment has been accelerating and could begin to affect future projections if school aged populations increase and attendance patterns improve.

The projected decline for **Ten-Broeck Elementary (E)** should be treated cautiously. This catchment is historically transient making it difficult to project enrolment, however infill has been accelerating and may affect future projections.

The areas around **Clearbrook Elementary (E)** and **Dr. Roberta Bondar Elementary (E)** are established neighbourhoods, which typically cycle through a rise and fall of enrolment with no significant highs or lows. The Early French Immersion Program at Clearbrook has had some enrolment decline in recent years. Both schools are projected to have space for this planning horizon.

District Programs Operating in the North Central Region

The **Indigenous Education Centre (I)** is a small building on 2.5 acres of partially sloped land in the Dr. Roberta Bondar catchment.

RECOMMENDATIONS

POLICY:

Continue to manage out of catchment enrolment for the regular program and maintain district programs at current sizes at WJ Mouat Secondary, John Maclure Community School, Ten-Broeck Elementary and Terry Fox Elementary.

SHORT TERM:

Build a 12 classroom addition to WJ Mouat Secondary increasing capacity from 1200 to at least 1500 to alleviate overcrowding and prepare for projected enrolment growth.

MID TERM:

Consider an 8 classroom addition/major renovation or a replacement of John Maclure Elementary increasing capacity from 40K/225E to 80K/375E.

ROBERT BATEMAN FAMILY OF SCHOOLS

The Robert Bateman Family is in the north-central to north-eastern part of the district and contains urban and rural areas. The **Clayburn-McKee Region** (urban) refers to the part of the catchment that is inside the Urban Development Boundary. The Auguston Traditional Elementary catchment contains both urban and rural areas and is included in the urban region.

The **Matsqui Prairie Rural Region** is in the north-central part of the district and is mostly farmland in the ALR.

Sandy Hill Elementary and Margaret Stenersen Elementary are dual track and offer French Immersion along with the Regular Program

2023-2024 LONG RANGE FACILITIES PLAN

	PORT*	2023 CAPCTY	ACTUAL ENROLMENT				PROJECTED ENROLMENT			
			2022 ENR	2022 UTIL	2023 ENR	2023 UTIL	2028 PRJ	2028 UTIL	2033 PRJ	2033 UTIL
Robert Bateman Family										
Clayburn-McKee Elementaries										
Auguston Traditional Elementary	2	241	344	143%	350	145%	350	84%	386	93%
Dr. Thomas Swift Elementary	0	354	341	96%	330	93%	267	75%	277	78%
Margaret Stenersen Elementary	4	332	469	141%	475	143%	496	98%	537	106%
Prince Charles Elementary	0	332	282	85%	273	82%	216	65%	315	95%
Sandy Hill Elementary	4	400	440	110%	440	110%	434	109%	435	109%
Clayburn-McKee Elementaries Total	10	1659	1876	113%	1868	113%	1763	88%	1950	97%
Matsqui Prairie Rural Elementary										
Mathxwi Elementary	0	155	139	90%	150	97%	177	114%	190	123%
Matsqui Prairie Rural Elementary Total	0	155	139	90%	150	97%	177	114%	190	123%
Middle/Secondary										
Clayburn Middle	2	600	703	117%	702	117%	741	124%	745	124%
Robert Bateman Secondary	0	1100	886	81%	932	85%	988	90%	1025	93%
Middle/Secondary Total	2	1700	1589	93%	1634	96%	1729	102%	1770	104%
Robert Bateman Family Total	12	3514	3604	103%	3652	104%	3669	95%	3910	101%

The urban area of this family is between Abbotsford Mission Hwy/Gladys Avenue, Sumas Mountain Road, and Clayburn Road/Straiton Road/Dawson Road to the north. The southern boundary extends from the Gladys Avenue/Sumas Way intersection to the eastern end of the McKee Peaks Bluffs and out to Sumas Mountain Road. A large area of this region that will become new neighbourhoods and an other areas are undergoing comprehensive redevelopment and large areas of infill.

Clayburn Middle (M) and **Robert Bateman Secondary (S)** are in this region.

The **Prince Charles Elementary (E)** catchment and the urban part of the **Auguston Traditional Elementary (E)** catchment are dominated by the McKee Neighbourhood Plan, a 1,900 acre parcel of mostly undeveloped land that is designated for new neighbourhoods. Housing will primarily be detached single family homes and townhomes, which typically generate higher yields of children. The plan was adopted by council in June 2023 and build out will take 20-40 years. It's estimated that the population of school age children living in the area will increase by 3,000 in the longer term and that an additional secondary school, middle school and 2 additional elementary schools will be needed. The district owns two vacant properties in McKee, a 2 hectare parcel on McKee Road and a 5 hectare parcel on Sumas Mountain Road.

The eastern portion of the Historic Downtown Neighbourhood is in the **Margaret Stenersen Elementary (E)** catchment and extends into the North Central Region (WJ Mouat Family) and into the South Central Region (Abbotsford Senior Family). Development has started at the Cooper Meadows Development, a 63 acre former dairy farm in the west part of the catchment. The project includes 400 detached homes, duplexes and townhomes/rowhomes. There are also large areas of the catchment that are designated for infill.

Higher rates of Unaccounted For students in the past 4 years have affected in catchment enrolment at **Robert Bateman Secondary (S)** and **Clayburn Middle (M)**.

Auguston Traditional Elementary (E) is currently over capacity and an 8 classroom addition will open in 2024 increasing capacity to just over 400. The large rural part of this catchment will not generate enrolment growth including the part that is governed by the Fraser Valley Regional District.

The **Prince Charles Elementary (E)** projections are being affected by high rates of Unaccounted For students, lower birth rates and little population growth. The McKee Neighbourhood Plan may create enrolment pressures earlier than what is currently projected. The site cannot accommodate a building addition.

Margaret Stenersen Elementary (E) is currently over capacity and an 8 classroom addition will open in 2024, increasing capacity to just over 500.

The **Sandy Hill Elementary (E)** catchment is mostly established neighbourhoods. There are development applications for 2 large projects on undeveloped parcels. Recent declines to population in grade range and declines in the French Immersion Program is affecting projections and enrolment is projected to remain at current levels. The areas around **Dr. Thomas Swift Elementary (E)** are established neighbourhoods and are outside of development areas. The school is projected to remain under capacity for this planning horizon.

District Programs Operating in the Clayburn-McKee Region

The Philip Sheffield site is in the Margaret Stenersen Elementary catchment and currently houses the **Abbotsford Virtual School (I)**. This 120 capacity former elementary school is on a 5.40 acre parcel and may provide future opportunities to expand capacity in the region.

Matsqui Prairie Rural Region

Enrolment growth is not expected at **Mathxwí Elementary** in this planning horizon. This catchment has a high percent of Unaccounted For students which is typical of the rural catchments. This is likely children attending private school or a neighbouring district.

RECOMMENDATIONS

POLICY:

Continue to manage out of catchment enrolment for the regular program and maintain district programs at current sizes at Robert Bateman Secondary, Clayburn Middle, Auguston Traditional Elementary, Margaret Stenersen Elementary, Prince Charles Elementary and Sandy Hill Elementary.

SHORT TERM:

Explore options for new school sites (elementary, middle, secondary) in the McKee Neighbourhood Plan area.

Explore options for repurposing and future use of the Abbotsford Virtual School site.

MID TO LONGER TERM:

A new middle school, a new secondary school and 2 new elementary schools will be required in the McKee Neighbourhood Plan area as development generates population growth.

YALE SECONDARY FAMILY OF SCHOOLS

The Yale Family is east of the city centre & north of Highway 1. The catchments are mostly inside the Urban Development Boundary.

	PORT*	2023 CAPCTY	ACTUAL ENROLMENT				PROJECTED ENROLMENT			
			2022 ENR	2022 UTIL	2023 ENR	2023 UTIL	2028 PRJ	2028 UTIL	2033 PRJ	2033 UTIL
Yale Family										
Whatcom-McMillan Elementaries										
Irene Kelleher Toti:Itawtxw	0	419	260	62%	288	69%	308	74%	347	83%
McMillan Elementary	0	354	389	110%	377	106%	338	95%	367	104%
Mountain Elementary	0	351	238	68%	238	68%	249	71%	283	81%
Whatcom-McMillan Elementaries Total	0	1124	887	79%	903	80%	895	80%	997	89%
Middle/Secondary										
William Fraser Middle	2	600	626	104%	685	114%	761	127%	776	129%
Yale Secondary	4	1100	1095	100%	1084	99%	1254	114%	1348	123%
Middle/Secondary Total	6	1700	1721	101%	1769	104%	2015	119%	2124	125%
Yale Family Total	6	2824	2608	92%	2672	95%	2910	103%	3121	111%

This family of schools is north of Highway 1 and south of the Clayburn and the McKee Neighbourhoods, west of Sumas Way and east Sumas Mountain Road. It is characterized by established neighborhoods and areas where new neighbourhoods are being developed. New housing is primarily detached homes and townhomes.

In September 2022, a new 419 capacity elementary school, **Irene Kelleher Toti:Itawtxw (E)** opened on Eagle Mountain, alleviating overcrowding at **Mountain Elementary (E)** and providing capacity for expected growth in the area.

In the **Irene Kelleher (E)** catchment, development at the top of Eagle Mountain is ongoing and work has moved into the Vicarro Ranch Development area where an additional 1400 homes is expected once buildout is complete. A large townhome development east of Whatcom Road on Florence Drive is expected to create 500 townhomes in the longer term.

In the **Mountain Elementary (E)** catchment, enrolment growth is projected as a result of several large development projects that are expected.

The **McMillan (E)** catchment is mostly established neighbourhoods with a few pockets of development. The school is projected to remain just slightly above capacity.

Increasing enrolment pressures are expected at **Yale Secondary (S)** and **William A Fraser Middle (M)** inside this planning horizon. A 12 classroom addition to Yale Secondary would increase capacity from 1100 to 1400 and an 8 classroom addition to William A Fraser Middle would increase capacity from 600 to 800.

District Programs Operating in the Whatcom-McMillan Region

ASIA Sumas Middle/Secondary (M/S) is a 350 capacity school that houses the Integrated Arts Program for Grades 6 to 12.

RECOMMENDATIONS

POLICY:

Continue to manage out of catchment enrolment for the regular program and maintain district programs in the eastern region.

SHORT TERM:

Build an 8 classroom addition to William A Fraser Middle, increasing capacity from 600 to 800.

MID TERM:

Plan for a 12 classroom addition to Yale Secondary, increasing capacity from 1100 to at least 1400.

RICK HANSEN FAMILY OF SCHOOLS

The Rick Hansen Family is in the western part of the district and contains urban and rural areas. The **Townline Region** (urban) is a small part of the catchment north of Highway 1 and east of Mt. Lehman Road that is inside the Urban Development Boundary.

The **West Abby Rural Region** is in the west part of the district and is mostly farmland in the ALR. There is a small satellite piece of the Urban Development Boundary on the western edge of this region in the Aberdeen Elementary catchment. This catchment is included with the rural region.

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	PORT*	2023 CAPCTY	ACTUAL ENROLMENT				PROJECTED ENROLMENT			
			2022 ENR	2022 UTIL	2023 ENR	2023 UTIL	2028 PRJ	2028 UTIL	2033 PRJ	2033 UTIL
Rick Hansen Family										
Townline Elementaries										
Blue Jay Elementary	1	377	442	117%	445	118%	428	114%	425	113%
Dave Kandal Elementary	0	241	189	78%	196	81%	185	77%	199	83%
Harry Sayers Elementary	2	332	415	125%	392	118%	385	116%	414	125%
Townline Elementaries Total	3	950	1046	110%	1033	109%	998	105%	1038	109%
West Abby Rural Elementaries										
Aberdeen Elementary	0	268	235	88%	211	79%	203	76%	229	85%
Bradner Elementary	0	155	79	51%	91	59%	101	65%	95	61%
Mt. Lehman Elementary	0	155	111	72%	112	72%	111	72%	118	76%
Ross Elementary	2	155	178	115%	168	108%	143	92%	134	86%
West Abby Rural Elementaries Total	2	733	603	82%	582	79%	558	76%	576	79%
Middle/Secondary										
Eugene Reimer Middle	0	600	667	111%	702	117%	691	115%	665	111%
Rick Hansen Secondary	0	1150	836	73%	904	79%	1016	88%	967	84%
Middle/Secondary Total	0	1750	1503	86%	1606	92%	1707	98%	1632	93%
Rick Hansen Family Total	5	3433	3152	92%	3221	94%	3263	95%	3246	95%

There has been growth to the population in grade range (11-13 year olds and 14-17 year olds) and an improvement in the percent of catchment students attending **Rick Hansen Secondary (S)** and **Eugene Reimer Middle (M)** in recent years. While this catchment has the highest population in grade range, 49% attend Eugene Reimer and 45% attend Rick Hansen. The remainder attend other schools in the district or are Unaccounted For (likely attending private school or another district). Both schools are expected to be able to accommodate projected enrolment.

The population of 5-10 year olds living in the **Blue Jay Elementary (E)** catchment was 870 in 2023. This is the highest population in grade range (5-10 year olds) of any other elementary catchment and nearly double the average of the urban elementary catchments. Only 48% of this population attends the catchment school. The remaining 52% either attend another school in the district or are Unaccounted For (likely attending private school or another district).

The catchment is mostly established neighbourhoods. While there have been some large development projects in recent years, overall, the population has declined in the past 3 years compared to previous years, indicating that declining population in established neighbourhoods is outpacing the growth occurring in the development areas. Enrolment growth is not projected for this planning horizon. There is little future development expected in the catchment.

The population of 5-10 year olds living in the **Dave Kandal Elementary (E)** catchment has been steadily declining for 10 years and took a steep drop in 2021, along with in catchment enrolment. This school is projected to have surplus space in the longer term. The developable land is mostly built out.

High Street Village is a large master planned community of 700 townhomes and apartments units that is currently underway at Mt. Lehman Road and Cardinal Avenue (immediately north of High Street Mall). In January 2024, the Board approved a boundary change so that this development would become part of the Dave Kandal catchment (moving it out of the Blue Jay catchment). The 2023 enrolment projections include expected growth from this development for Dave Kandal.

The final phase of the Westerleigh project in the **Harry Sayers Elementary (E)** is now complete. This large master planned community of townhomes and two large apartment buildings has generated growth for several years. This catchment is established neighbourhoods and developable areas are mostly built out.

A 17-acre parcel just west of Eugene Reimer, extending from Headwater Place west to Blue Jay Street is designated for detached homes under land use policy, however, as of March 2024, it does not have a development application in place. There is a development application for a large apartment complex planned on the property next door to the Harry Sayers. This site could accommodate a future building addition if this became necessary.

West Abby Rural Region

The 4 rural elementary schools in this region are expected to remain under capacity in this planning horizon. These schools have a high percent of Unaccounted For students which is typical of the rural catchments (likely children attending private school or a neighbouring school district).

In the **Aberdeen Elementary** catchment, there is a small satellite piece of the Urban Development Boundary on the western edge of the district (known as West Abbotsford) where residential growth through infill has been occurring for over 10 years. While there was some growth in the population of 5-10 year olds living in this catchment, it dropped in 2023 and the Unaccounted For rate has remained over 40%. Shortreed Elementary, in the Langley School District, is very close to this area and may be drawing students. Buildout of the area will occur in the medium term. There are development applications on file for 160 detached homes on the remaining developable parcels and Aberdeen is projected to have modest enrolment growth for this planning horizon. There has been no enrolment growth from the rural parts of this catchment.

District Programs Operating in West Abby Rural Region

King Traditional Elementary is in the Aberdeen catchment. This is a small capacity (219), rural school on 3 acres in the south-west part of the district. There are 7 portable classrooms that support enrolment. The 2023 enrolment is 351 with 13% students attending from the Aberdeen catchment.

Abbotsford Traditional School is in the Ross catchment and houses the Traditional Program for Grades 6-12. This 750 capacity school on 11.6 acres recently underwent a major seismic upgrade and major renovation that was completed in December 2023. The 2023 enrolment is 713 with 60% students attending from the Rick Hansen Secondary/Eugene Reimer Middle catchment.

RECOMMENDATIONS

POLICY:

Continue to manage cross boundary enrolment in the regular program at all middle and secondary schools. Monitor enrolments projections at Eugene Reimer Middle School.

Continue to manage the intake of cross boundary students at Ross Elementary.

TRADITIONAL FAMILY

Abbotsford Traditional School is a Grade 6-12 school located in an industrial area south-west of the city centre, and inside the boundaries of the Rick Hansen Family. King Traditional Elementary and South Poplar

	PORT*	2023 CAPCTY	ACTUAL ENROLMENT				PROJECTED ENROLMENT			
			2022 ENR	2022 UTIL	2023 ENR	2023 UTIL	2028 PRJ	2028 UTIL	2033 PRJ	2033 UTIL
Traditional Family										
Elementary										
King Traditional Elementary	6	219	322	147%	351	160%	349	159%	349	159%
South Poplar Traditional Elementary	4	128	270	211%	278	217%	265	207%	265	207%
Elementary Total	10	347	592	171%	629	181%	614	177%	614	177%
Middle/Secondary										
Abbotsford Traditional Middle	0	350	353	101%	349	100%	346	99%	346	99%
Abbotsford Traditional Secondary	1	400	368	92%	364	91%	414	104%	399	100%
Middle/Secondary Total	1	750	721	96%	713	95%	760	101%	745	99%
Traditional Family Total	11	1097	1313	120%	1342	122%	1374	125%	1359	124%

Traditional Elementary are both located in rural areas south of the middle/secondary campus. The schools in this district program do not have catchments.

In 2023, the enrolment for the Traditional Program is 1342 (7% of total district enrolment). The program draws most of its enrolment from the western and central areas of the district with little attendance from the eastern areas. The elementary schools are both small capacity, rural schools and use portables as additional classrooms.

King Traditional Elementary is inside the boundaries of the Rick Hansen Family. In 2023, 68% of students attend from within this family and 28% from the Abbotsford Senior and WJ Mouat Families in the central area. **South Poplar Traditional Elementary** is inside the boundaries of the Abbotsford Senior Family and, in 2023, 47% of students attend from within this family and 42% from WJ Mouat and Rick Hansen Families.

On average, 50% of Grade 5’s in the program will go on to attend Grade 6 at **Abbotsford Traditional School**, however, the program picks up new students at that point.

Abbotsford Traditional School (Grade 6-12) is inside the boundaries of the Rick Hansen Family and, in 2023, 61% of students attend from this catchment; 33% attend from the WJ Mouat and Abbotsford Senior Families. There is little attendance from the eastern families.

A structural seismic mitigation and major renovation was completed on this school in 2023, which included the demolition of a two-story block of classrooms, decreasing the capacity from 1,000 to 750.

These schools operate with the existing classroom space available at each school and are not projected to experience enrolment growth.

RECOMMENDATIONS

POLICY:

Maintain this program at current sizes and do not exceed the ability of the current configurations to accommodate enrolment.

Review how the District’s Transportation Services impact enrolment at these District Programs.

INTEGRATED ARTS

ASIA Sumas is a Grade 6-12 school located east of the city centre and inside the Yale Family. ASIA North Poplar Elementary is in the South Central Region in the Abbotsford Senior Family boundaries. The schools in this District Program do not have catchments.

			ACTUAL ENROLMENT				PROJECTED ENROLMENT			
	PORT*	2023 CAPCTY	2022 ENR	2022 UTIL	2023 ENR	2023 UTIL	2028 PRJ	2028 UTIL	2033 PRJ	2033 UTIL
Integrated Arts Family										
Elementary										
ASIA North Poplar Elementary	8	241	356	148%	315	131%	267	111%	283	117%
Elementary Total	8	241	356	148%	315	131%	267	111%	283	117%
Middle/Secondary										
ASIA Sumas Middle	2	175	150	86%	161	92%	127	73%	105	60%
ASIA Sumas Secondary	2	175	176	101%	173	99%	169	97%	125	71%
Middle/Secondary Total	4	350	326	93%	334	95%	296	85%	230	66%
Integrated Arts Family Total	12	591	682	115%	649	110%	563	95%	513	87%
Grand Total	12	591	682	115%	649	110%	563	95%	513	87%

In 2023, enrolment in the Integrated Arts Program is 691 (3% of total district enrolment).

The elementary school is situated quite a distance from the middle/secondary campus, and attendance patterns reflect the region of the district that each school is located. **ASIA North Poplar Elementary** is in the

west-central part of the district and 82% of enrolment comes from within the Abbotsford Senior, WJ Mouat and Rick Hansen Families. **ASIA Sumas Middle/Secondary** is in the eastern region and draws more students from the Yale and Robert Bateman Family catchments.

RECOMMENDATIONS

POLICY:

Maintain this program at current sizes and not exceed the ability of the current configurations to accommodate enrolment.

Review how the District's Transportation Services impact enrolment at these District Programs.

MEDIUM TERM:

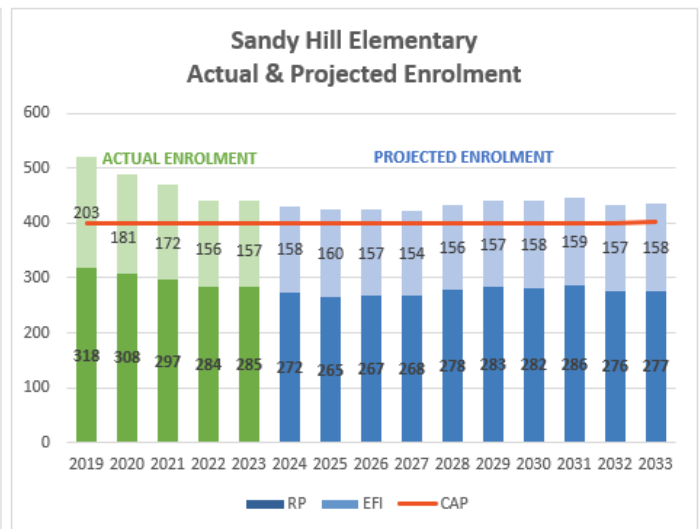
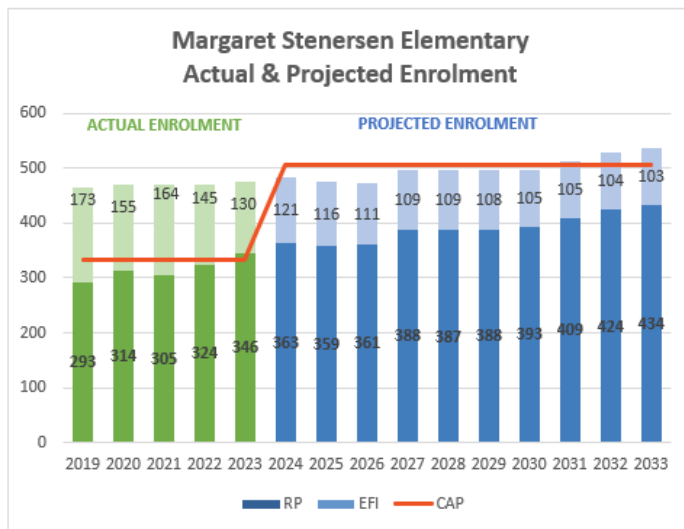
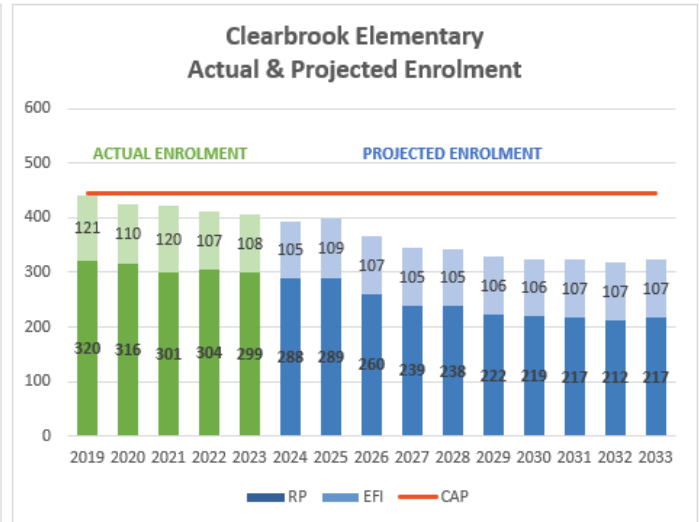
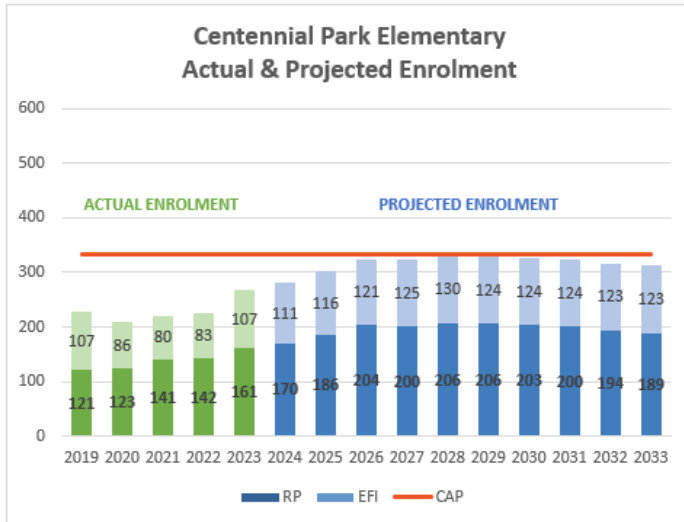
Consider consolidating the Integrated Arts Program to a single location rather than operating at opposite ends of the District. This could potentially allow the existing ASIA Sumas building to be repurposed.

FRENCH IMMERSION

There are 6 dual track schools that offer French Immersion along with the Regular Program. WJ Mouat Secondary, Chief Dan George Middle, Centennial Park Elementary and Clearbrook Elementary are centrally located. Margaret Stenersen Elementary and Sandy Hill Elementary are east of the city center.

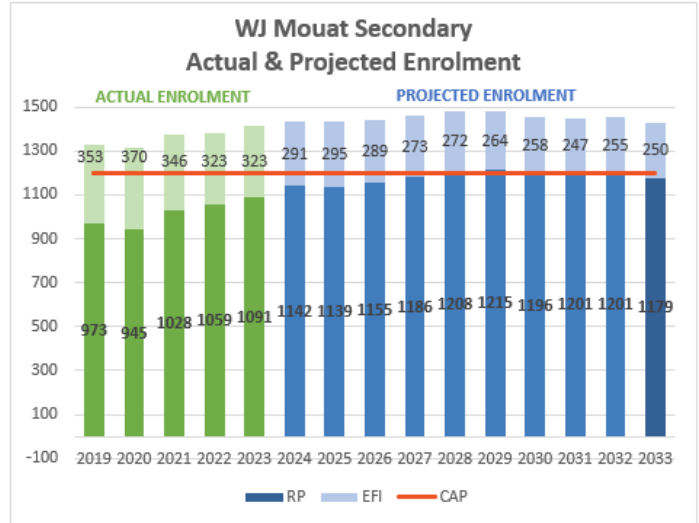
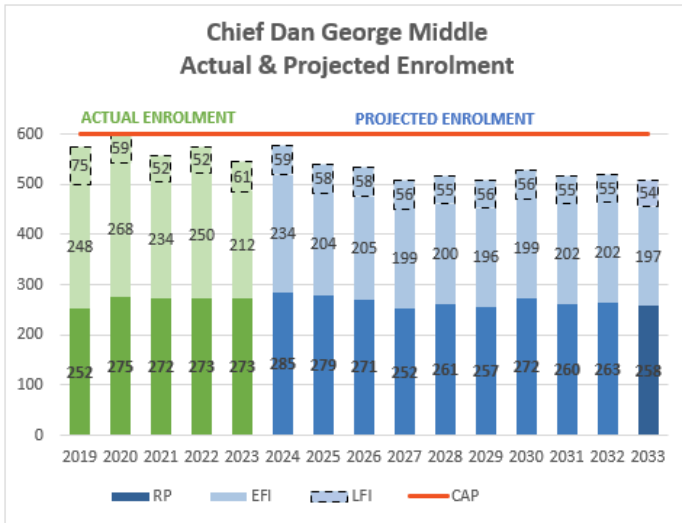
In 2023, enrolment in the program was just over 1159 students (5% of total district enrolment).

Enrolment at the elementary level has been declining for the several years with lower intake of kindergarten students into the program. This is projected to level out in this planning horizon and these schools are expected to be able to accommodate the program. Margaret Stenersen is undergoing an 8 classroom addition that will open in 2024 and increase capacity to accommodate expected growth in the Regular Program from development.



The 4 elementary schools have French Immersion catchments that are distinct from their Regular Program catchment and encompass surrounding elementary catchments.

Projected declines in French Immersion at the middle and secondary level are related to smaller cohorts of younger children at the elementary schools. Chief Dan George is projected to be under capacity in this planning horizon. A 12 classroom addition at WJ Mouat would address ongoing overcrowding and plan for growth in the city centre.



RECOMMENDATIONS

POLICY:

Maintain the French Immersion Program at current sizes for each location.

Review how the District’s Transportation Services impact the enrolment at these District Programs.

OTHER DISTRICT FACILITIES

Alternative Education

The Abbotsford Virtual School is housed in the former Philip Sheffield Elementary School. The site is in the current Margaret Stenersen catchment, close to the Historic Downtown, where extensive redevelopment and residential growth is underway. Current elementary capacity in this area will not accommodate estimated longer term enrolment growth. Consideration should be given as to how this site would address forecasted elementary capacity shortages in the Margaret Stenersen, McMillan and Terry Fox catchments. The facility has a Facility Condition Index of 0.60 (High).

Bakerview Centre for Learning, a 218 capacity former elementary school, is located in the South Central Region and currently houses the District Alternate Program. With this large property, there may be some repurposing opportunities for accommodating future enrolments. The existing building has a Facility

Condition Index of 0.46 (Med-High) and a high seismic risk rating. It is included on the Board's Capital Plan for a Structural Seismic Upgrade. Consideration should be given to how this site would assist the district with the long term enrolment pressures in the core area of the city.

Mamaele'awt Indigenous Education Centre is located north east of the City Centre. This is a small 1 hectare site that would not be suitable for a new school. The existing building is very small with a Facility Condition Index of 0.63 (High).

Administration & Operational Facilities

The School Board Office is on a 0.81 hectare parcel of land in the City Centre and is 2,023 sq m in size and has a Facility Condition Index of 0.43 (Med-High).

The Centre of Resources for Education (CORE) is a 1971 sq m building plus a 309 sq m annex located on 0.30 hectares of commercial land west of the City Centre plus a 0.11 hectare parking lot across the street, west of the main building. It houses the Learning Support Services and Curriculum Departments. The existing building is very old, overcrowded and poorly laid out, and located in a less than desirable area. There have been numerous renovations over the years to try to accommodate the needs of departments. Parking is very restricted on the building site however there is adequate parking in district owned lot across the street. The Facility Condition Index is 0.28 (Low).

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

The District would benefit from the consolidation of all Administration spaces, specifically, the School Board Office, the Centre of Resources for Education and the Information Technology Centre. Facility Condition Index ratings of the existing buildings vary, but generally these sites will require investments to remain efficient and functional. This will require significant investment to improve efficiency and bring the buildings to modern standards. A 6,000 sq. m building would accommodate services currently housed in the existing facilities. The efficiencies gained through consolidation include centralized service to the community, improved workflow between departments, and reduced utility, infrastructure and maintenance costs.

The Facilities & Transportation Office is a 2914 sq m building located on a 2 hectare parcel of land south west of the city centre in an area zoned for industrial use. The site houses the Maintenance and Bus Transportation Departments and their associated fleet vehicles. Access to the site is through a pan handle and traffic flow is congested trying to accommodate 41 buses, 76 maintenance fleet vehicles, commercial delivery vehicle traffic and staff/visitor traffic. There is a shortage of parking spaces. While there is adequate workspace for staff in the building, there is a lack of storage space. Two portables and several outbuildings are used for storage purposes by the various departments. The Facility Condition Index is 0.40 (Med-Hi).

Undeveloped Properties & Closed Schools

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

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

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

RECOMMENDATIONS

SHORT TERM:

Consider consolidation of administrative spaces, including the School Board Office, Centre of Resources for Education, and the Information Technology Centre to one location.

Review the longer term facility requirements for the distributed learning program (AVS).

Work with the Ministry of Education and Child Care to secure funding for seismic upgrades at Bakerview Centre for Learning.

MID TERM:

Plan for a 12 classroom addition to Yale Secondary, increasing capacity from 1100 to at least 1400. Consider how the Bakerview site could assist with enrolment pressures in the core area of the city.

LONG TERM:

Hold the Dunach Elementary site for additional capacity in the Western Central Region in case current attendance patterns change.

BACKGROUND AND PURPOSE

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

The 23 Abbotsford School District Long Range Facility Plan forms the basis of the district's capital investment decisions supporting a longer term vision. The plan takes into consideration enrolment projections, educational program requirements and trends, operating capabilities and current conditions of existing facilities; the need for funding of capacity or non-capacity capital projects, space rejuvenation and other long term planning considerations. The planning horizon for this report is 10 years (2023-2033). The plan will be guided by the Vision and Planning Principles below.

Board of Education Vision

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

Planning Principles

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

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

CAPITAL PLANNING

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

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

Eligible project categories are listed below:

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

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

- Proceed to design, tender and construction
- Proceed to development of a Project Definition Report
- Proceed to site acquisition
- Proceed to bus acquisition

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

BUDGETS – FACILITY OPERATIONS & MAINTENANCE

Funding for **General Maintenance Operations** comes through the district’s annual operating budget. These funds cover the day to day repair, maintenance and upkeep of all district facilities and white fleet vehicles. A Board of Education’s **Annual Facility Grant (AFG)** is based on a formula using student enrolment and average age of facilities, with an adjustment made for unique geographic factors.

A district may expend its **Annual Facility Grant** for the purpose of:

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

There are 9 main categories of eligible AFG expenditures:

1. Accessibility upgrades (improvements related to access for persons with mobility issues or physical disabilities);
2. Asbestos Abatement (mitigation and/or remediation of asbestos affected areas);
3. Electrical upgrades (improvements or replacements of power supply and distribution systems, fire protection systems, and technological infrastructure upgrades to accommodate computer and telecommunications networks);
4. Exterior Wall System upgrades (improvements to protect the fabric of the building, including exterior painting, window and door replacement, building envelope repair and replacement, structural and non-structural seismic mitigation);
5. HVAC upgrades (improvements, replacements or provision of heating, ventilation, and air conditioning systems);
6. Interior Construction upgrades (improvements of school facilities related to flooring, wall partitions, non-structural upgrades, and the provision of educational programming);
7. Plumbing upgrades (improvements, replacements or provision of washroom and plumbing systems, and safe drinking water);
8. Roofing upgrades (scheduled roof replacements and major roof repairs);
9. Site upgrades (site improvements including positive site drainage; repairs to sidewalks, parking lots, site access/egress, paved work areas, paved play areas, and play fields; repairs, upgrading or replacement of playground equipment; perimeter safety fencing; contaminated soil remediation; underground storage tanks removal; sewer or water services; underground irrigation systems; traffic safety).

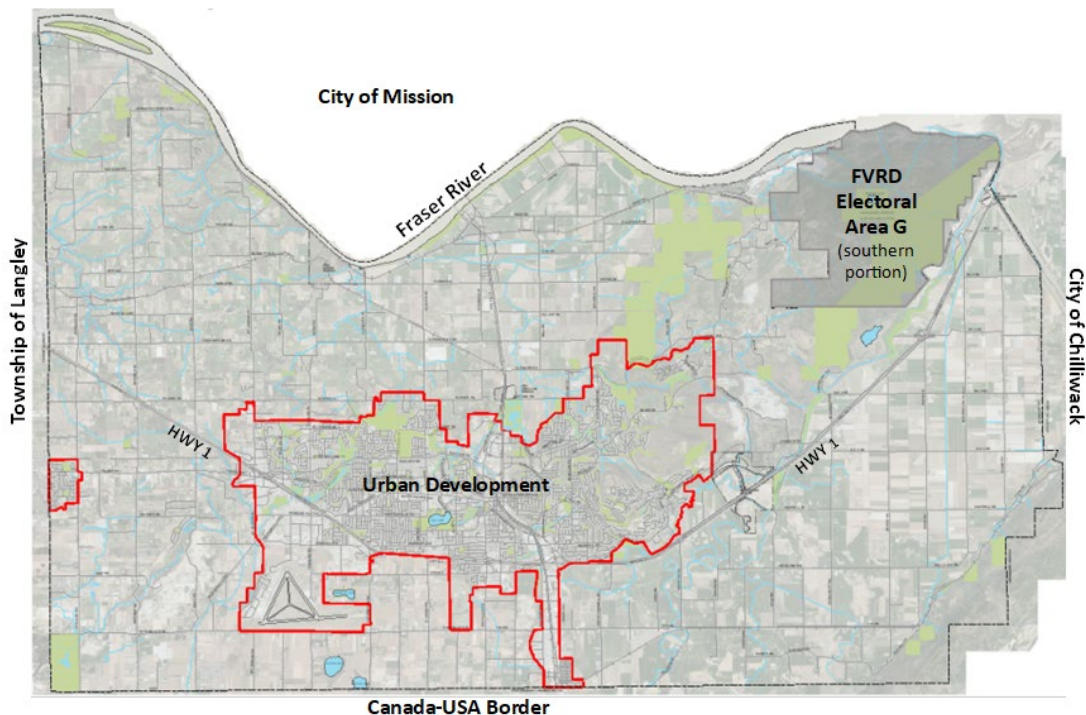
LOCAL GOVERNMENT

The Abbotsford School District is primarily located in the City of Abbotsford.

Abbotsford is the largest municipality by area in British Columbia and is characterized by both urban and rural areas. 80% of the city's population is contained within the designated Urban Development Boundary (outlined in red). A large portion of the city's land is agricultural and approximately 72% of the land is in the Agricultural Land Reserve.

The north-east corner of the district is in a rural, unincorporated area that is governed by the Fraser Valley Regional District. Electoral Area G is 119 square kilometres and extends from Sumas Mountain over to the communities of Deroche, Dewdney, Hatzic Island, Nicomen Island on the north side of the Fraser River. There is no population growth expected for this small part of the district.

District staff consult with both local governments to understand where development and population growth are expected to drive the need for additional capacity.



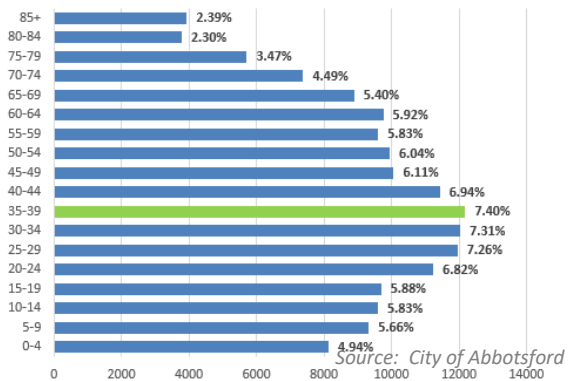
Source: City of Abbotsford Official Community Plan

City of Abbotsford

With an estimated population of 164,634 in 2023, Abbotsford is the 5th most populous city in the province of British Columbia. School age children make up approximately 17% of the total population. The largest age group is 35 to 39 year olds.

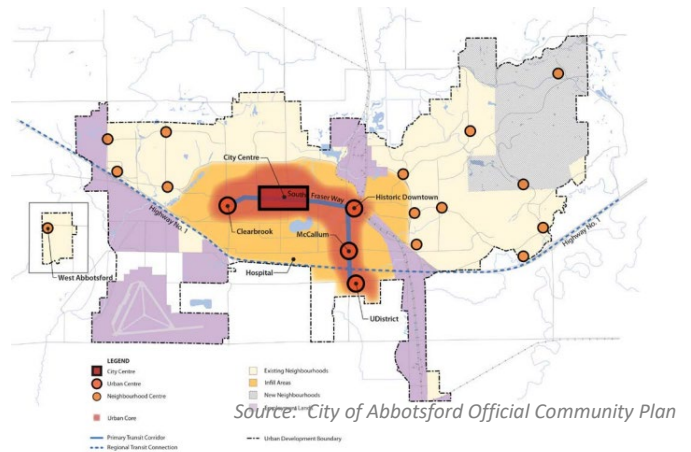
The 2016 Official Community Plan forms the land use and growth management policies that direct residential growth and shape development in the city.

Abbotsford Demographics by Age Group



Future residential growth will be contained within the Urban Development Boundary (UDB), shown in the map below, with 75%, approximately 45,000 new residents, taking place in centres and existing neighbourhoods (the orange and red areas) and 25%, approximately 15,000 new residents, taking place in new neighbourhoods (grey area). The purple areas are designated for industrial or commercial use.

Abbotsford can grow to a population of 200,000 people while maintaining this Urban Development Boundary. The population is expected to reach 200,000 between 2033 to 2040 based on a growth rate of 1.5% to 2.2%.



RESIDENTIAL GROWTH

Population growth from new housing creates potential enrolment growth for the catchment school. Joint planning with city planning department staff provides the necessary data to understand when and where residential growth will occur and the types of housing that will be built.

Residential units are defined as single family homes, townhomes/row homes or apartments. Yield rates are used to calculate the number of children that new housing will generate. The district maintains updated records on yield rates for each type based on existing housing units and recently completed development projects. Historically, single family, detached homes have been the housing of choice for families and have generated the highest number of children. However, townhomes/rowhomes are now rivalling single family homes for high yield rates.

SCHOOL DISTRICT PROFILE

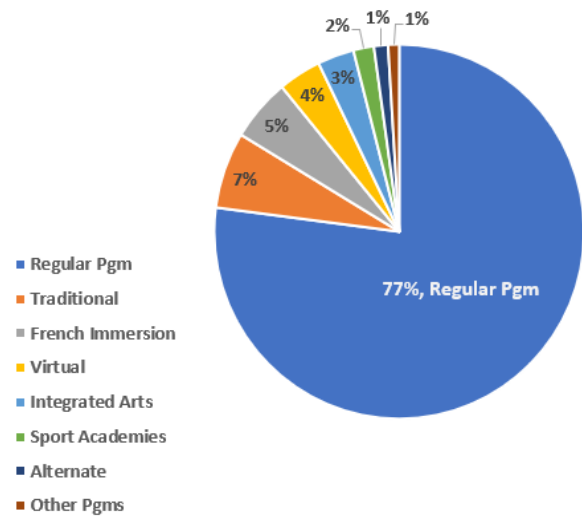
Abbotsford School District operates 7 secondary schools, 8 middle schools, and 30 elementary schools, an alternate education school, a virtual school, an indigenous education centre and 4 administration buildings. With a headcount enrolment of 20,560 K-12 funded students (excludes International students) in September of 2023, it is the 8th largest public school district in the Province of BC and employs over 2200 staff.

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

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

In September 2023, 23% of students were enrolled in a District Program and 77% attended the Regular Program.

Enrolment by Program

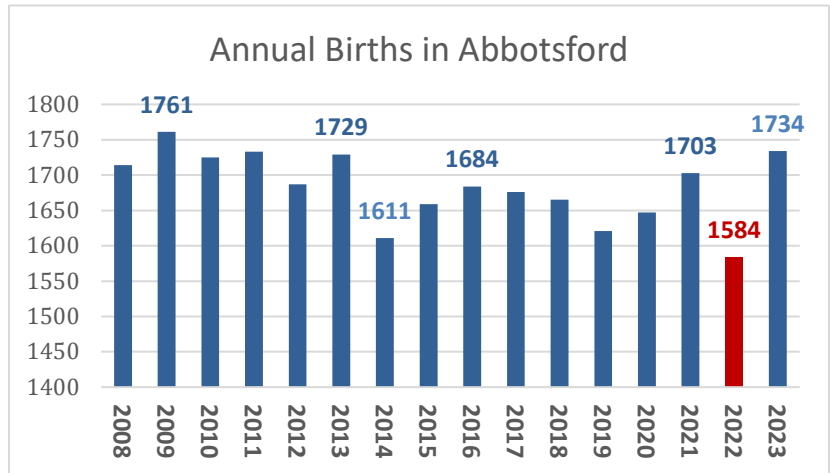


Abbotsford School District honors the traditional territory of the Semá:th First Nation and the Mathxwí First Nation on which the district is located. Approximately 2,200 students with aboriginal ancestry attend district schools.

Demographics

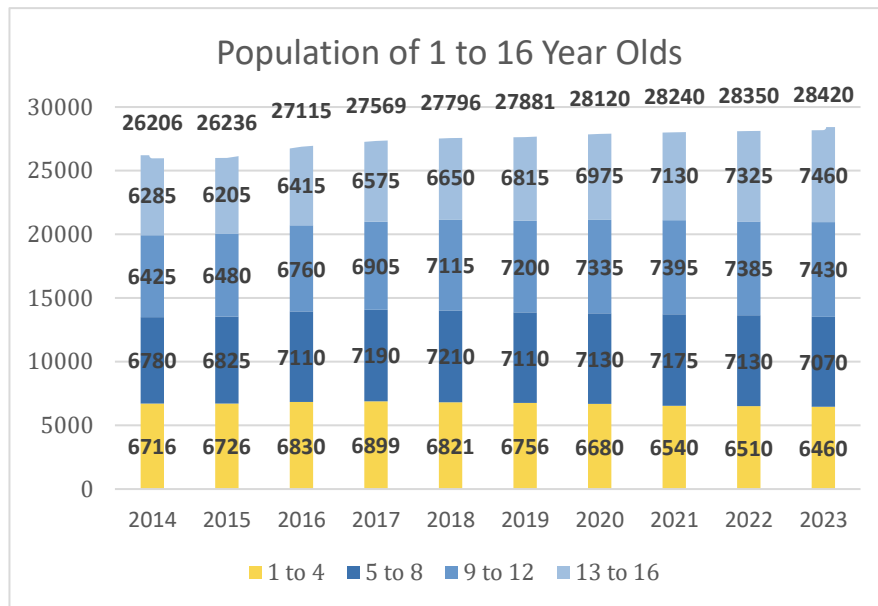
Annual births are important factor in building the school district’s demographic information, as these children born have the potential to become kindergarten students 5 years later.

In 2014 there was a drop in the number of annual births in Abbotsford and it stayed below 1700 annually until 2021. While the recent 3 year average birth rate has improved, 2022 was the lowest annual number of births in 18 years.



Population

This graph shows the annual population of children living in the district. The yellow portion of each bar shows 1-4 year olds (preschool age) and the 3 blue portions show 5-16 year olds (school age). While the overall population of 1 to 16 year olds has increased steadily in the past 10 years, the growth has been more positive in the 9 to 16 year olds (medium & light blue). The 5-9 year old group (dark blue) and the preschool age group (yellow) have been declining in recent years. Lower birth rates between 2014 to 2020 may have contributed to this.



Capture Rate

Capture Rate refers to the percent of the population of school age children living in the district or in a catchment that attend a district school. The average overall District Capture Rate from 2017 to 2019 was 84.6% . It dropped 3.4% between 2019 and 2020 (likely related to the pandemic) and another .8% in 2021. While it has improved slightly in past 2 years, it has not fully restored to the pre-pandemic averages. The percent of the population not attending a district school is referred to as Unaccounted For (potentially attending private school or another school district)

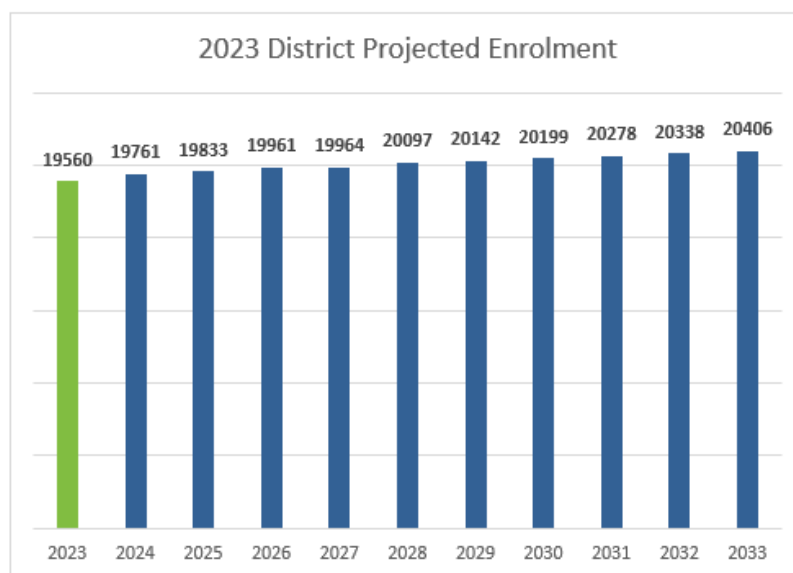
District Capture Rates	
2017	84.7%
2018	84.7%
2019	84.5%
2020	81.1%
2021	80.3%
2022	81.2%
2023	82.3%

Enrolment Projections

The district produces annual enrolment projections for each school which includes:

- an analysis of the factors that cause the population of school age children (in the district overall and in each catchment) to grow or shrink including annual birth rates, the effect of families moving in and out of a catchment (migration), and where residential development is occurring or will occur in the future.
- An understanding of the portion of school age children living in the catchment that attend a district school (Capture Rates).
- An analysis of the attendance patterns of the children who attend a district school:
 - In Catchment Enrolment:** Attend their catchment school in the Regular Program
 - Attend Elsewhere:** Attend another district school in the Regular Program
 - District Program Enrolment:** Attend a District Program

In 2023, total district enrolment is projected to increase by 850 students in this 10 year planning horizon (elementary 183; middle 95, secondary 573). Changes to demographics, attendance patterns and the rate of development in the city will affect future projections.



*Excludes Virtual, GA, HS, SU

Capacity Utilization

Each school building has an Operating Capacity that is based on the number of teaching spaces in the building and the allowable class sizes. Capacity Utilization is calculated by dividing the school enrolment by the operating capacity and expressed as a percentage.

When capacity utilization is below 100% the school can accommodate enrolment without the use of portables. When capacity utilization is above 100%, the school depends on portable classrooms or repurposing of space inside the school to create more temporary classroom space.

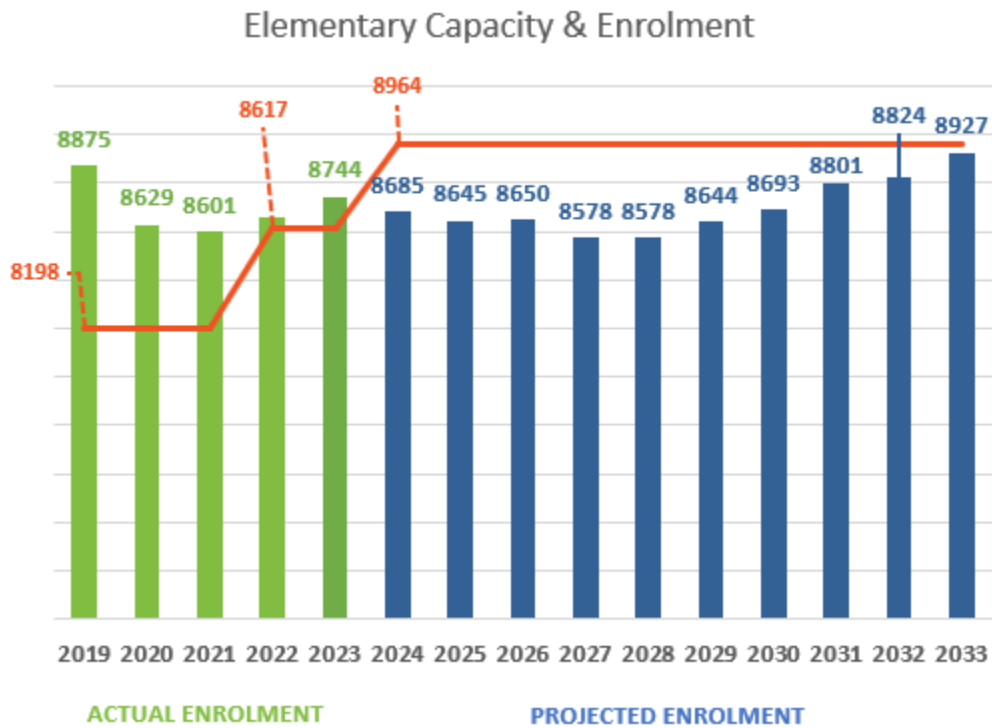
Portable classrooms are not included in the calculations.

Elementary Capacity

The overall elementary capacity utilization is 101% in 2023. Elementary enrolment dropped by 3% during the COVID-19 Pandemic. Enrolment has shown some recovery in the past 2 years but has not yet reached pre-pandemic levels.

In September 2019, there was an overall shortage of 677 elementary spaces (excludes portables). The district has been successful in obtaining funding for capital projects in the eastern region of the district where development has been occurring and schools have been experiencing increasing enrolment pressures.

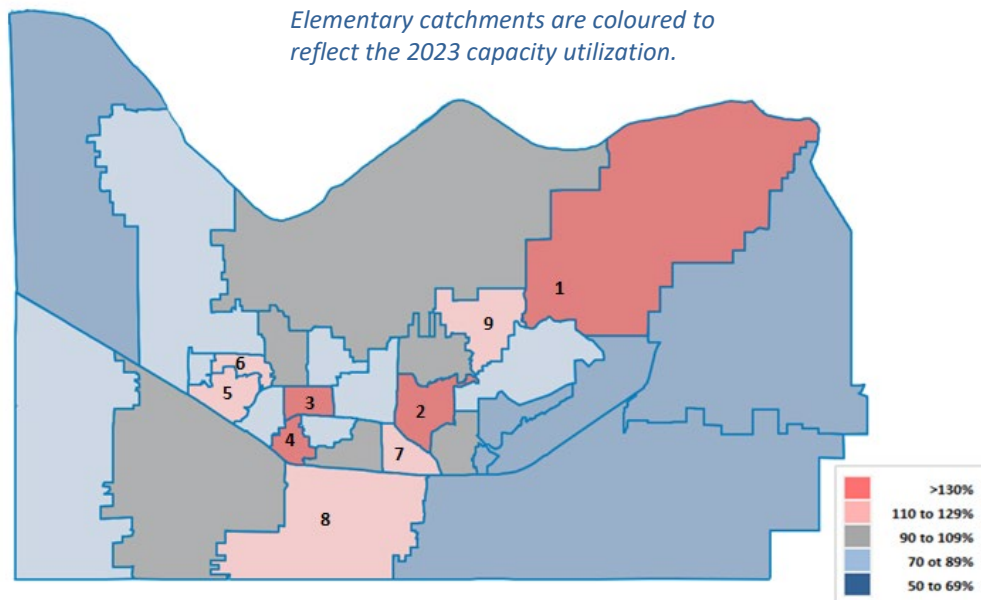
In September 2022, a new, 419 capacity elementary school, Irene Kelleher Totí:Itawtxw, opened on Eagle Mountain, increasing overall elementary capacity from 8198 to 8617. In 2024, building additions to Margaret Stenersen Elementary and Auguston Traditional Elementary will add 347 spaces in the eastern region and increase elementary capacity to 8964.



Capacity utilization varies from school to school. In 2023, 4 elementary schools are more than 30% over capacity (red shading below) and are using portables or are re-purposing non-teaching spaces to accommodate enrolment:

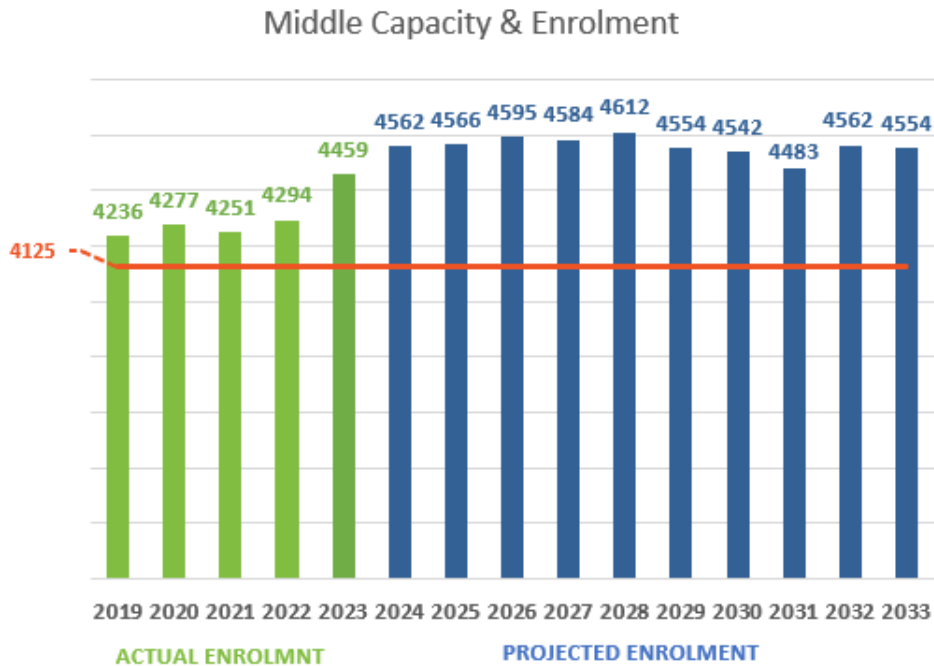
- 1. Auguston Traditional Elementary – 145% Capacity Utilization**
 - 8 classroom addition to open in 2024
- 2. Margaret Stenersen Elementary – 143% Capacity Utilization**
 - 8 classroom addition to open in 2024
- 3. John Maclure Community School – 149% Capacity Utilization**
 - The district is planning for an addition to this small capacity school
 - Intense infill and re-development occurring
- 4. Dormick Park Elementary – 141% Capacity Utilization**
 - The district is planning for an addition to this small capacity school
 - Intense infill and re-development occurring

There are 5 schools with a utilization of 110 to 129% (pink shading). There have been pockets of development in the established neighbourhoods around Blue Jay Elementary (5) and Harry Sayers Elementary (6) however, there are few undeveloped parcels remaining. Enrolment has been increasing at Alexander Elementary (7) and Jackson Elementary (8) as a result of infill in previously established neighbourhoods. Both schools recently reached 100% capacity utilization. The areas around Sandy Hill Elementary (9) are established neighbourhoods and enrolment has been declining. There are 2 parcels that are expected to be developed in the medium term.



Middle Capacity

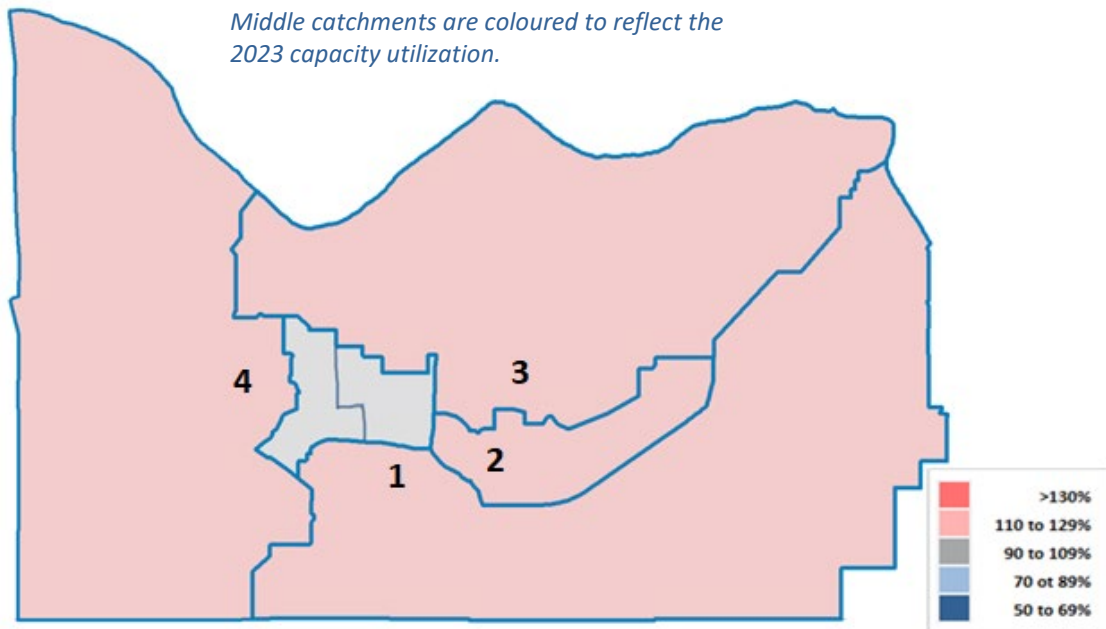
There is an overall shortage of middle school capacity in the district. The 2023 capacity utilization is 108%.



There are 4 catchment middle schools are over capacity in 2023. The district has prioritized increasing middle capacity in the south-central to eastern regions where residential growth is expected.

1. **Abbotsford Middle – 120% Capacity Utilization**
 - 8 classroom addition is a top priority & has received approval in May 2024.
 - Intense infill and redevelopment occurring
2. **William A Fraser Middle – 114% Capacity Utilization**
 - 8 classroom addition to this school is a top priority
 - Residential growth from new neighbourhoods is ongoing
3. **Clayburn Middle – 117% Capacity Utilization**
 - Extensive growth is expected from new neighbourhoods in McKee Neighbourhood Plan
 - The district is planning for a new middle school in the McKee area in the medium term
4. **Eugene Reimer Middle – 117% Capacity Utilization**
 - Enrolment is projected to decline slightly
 - Mostly built-out neighbourhoods with pockets of development

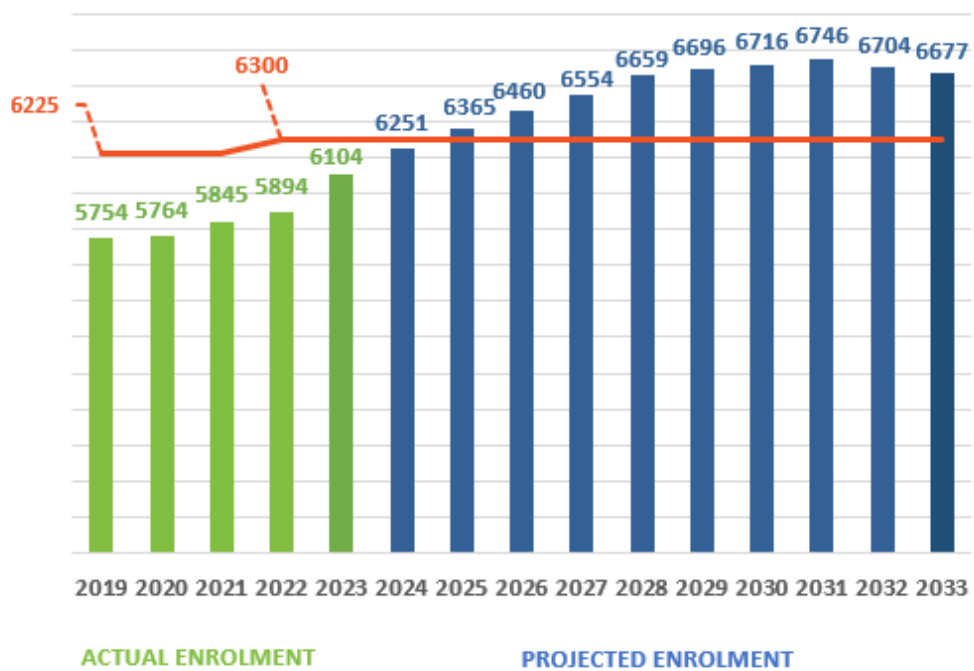
Colleen & Gordie Howe Middle and Chief Dan George Middle in the central region are above 90% capacity, and intense infill is occurring in areas of these catchments.



Secondary Capacity

In 2023, secondary capacity utilization is 97%, with some schools at or over capacity and some schools with space. In 2021, office space in the Neighbourhood Learning Centre at Abbotsford Senior Secondary was renovated into 3 new classrooms, increasing overall secondary capacity from 6225 to 6300.

Secondary Capacity & Enrolment



Growth is expected for the schools in the central and eastern region. The district has prioritized addressing the overcrowding at WJ Mouat and planning for the expected growth in the south-central and eastern regions.

1. WJ Mouat Secondary – 121% Capacity Utilization

- 12 classroom addition to this school is a high priority
- Intense infill and redevelopment occurring
- Restricting out of catchment enrolment has accommodated more catchment students.

2. Abbotsford Senior Secondary – 102% Capacity Utilization

- Office space in the NLC was converted to 3 new classrooms to increase capacity
- Intense infill and redevelopment occurring
- Restricting out of catchment enrolment has helped to accommodate more catchment students.

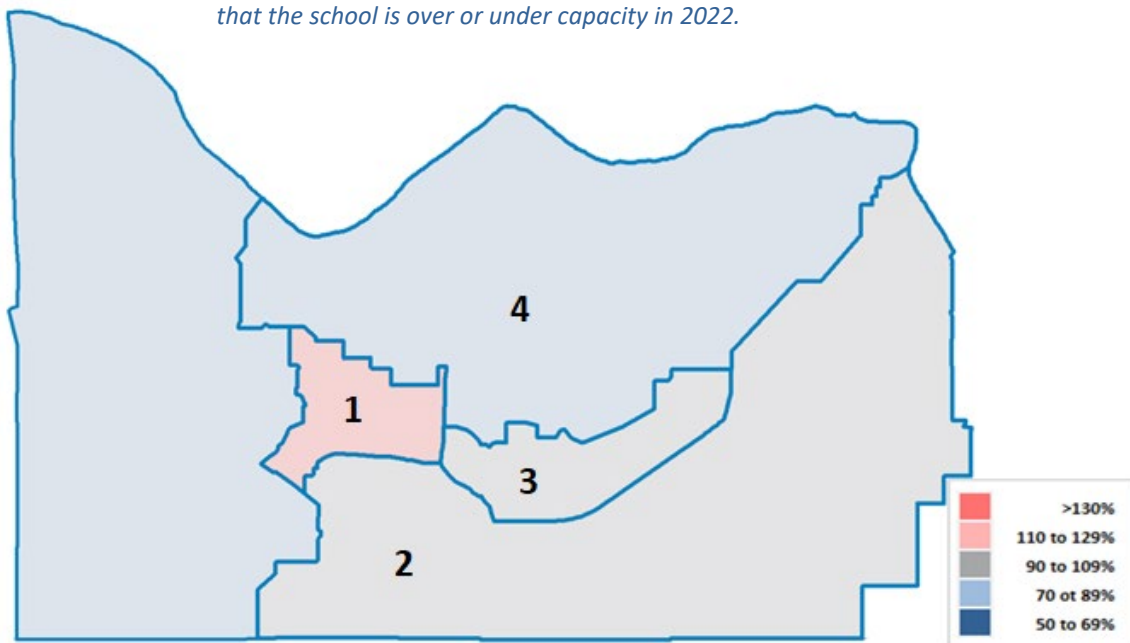
3. Yale Secondary – 99% Capacity Utilization

- The district is planning for a 12 classroom addition
- Residential growth from new neighbourhoods and infill is ongoing
- Restricting out of catchment enrolment has accommodated more catchment students.

4. Robert Bateman Secondary – 85% Capacity Utilization

- Extensive growth is expected from new neighbourhoods in McKee Neighbourhood Plan
- The district is planning for a new secondary school in the McKee area in the longer term. Rick Hansen Secondary in the western region is projected to remain under capacity for this planning horizon.

Secondary catchments are coloured to reflect the percent that the school is over or under capacity in 2022.



FACILITY CONDITION INDEX

The BC Ministry of Education and Childcare has established a Capital Asset Management System (CAMS) for all schools in the province and has contracted with VFA Inc. to conduct facility condition audits to determine the equivalent age and condition of each building. This includes structural, architectural, mechanical, electrical, plumbing, fire protection, equipment and furnishings and life safety. The audit determines what resources will be required over the coming years to maintain or replace aging facilities. Each school is given a rating called the Facility Condition Index (FCI)

The FCI provides a reliable indication as to the amount of capital investment that may be required to keep a facility in acceptable operating condition and is a significant factor for the Ministry of Education & Childcare to determine funding priorities for replacement or major renovation projects. The meaning of the range of ratings is shown in the table below.

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

Summary of FCI ratings for District Schools

	<u>Elementary</u>	<u>Middle/Secondary</u>
FCI-0.00 to 0.29 (Low-Med)	3	6
FCI-0.30 to 0.60 (Med-High)	24	8
FCI-0.61 to 1.00 (High)	4	1

**See Appendix C for individual school ratings.*

SCHOOL ASSESSMENTS

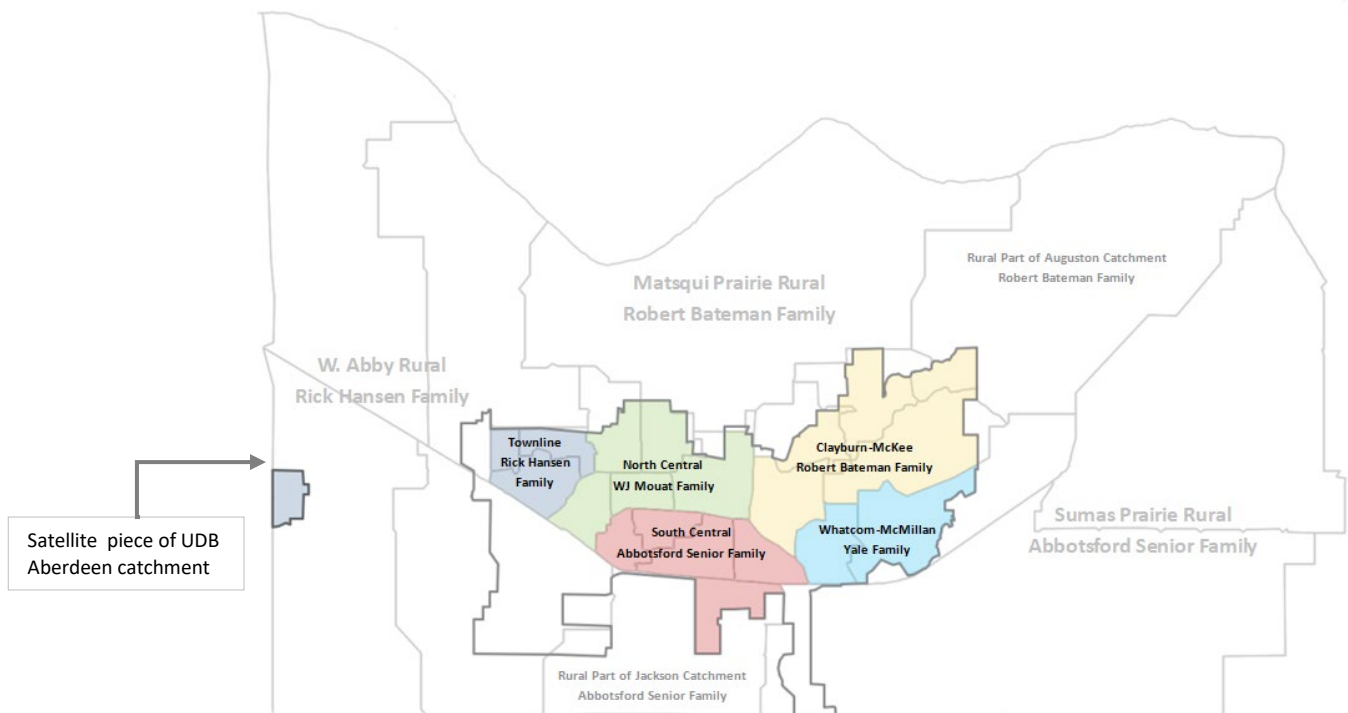
Detailed planning information and enrolment projections is presented by family of schools - the secondary schools and the elementary and middle schools that feed into them.

Five families have geographical catchments. The Traditional and Integrated Arts District Programs do not have catchments. French Immersion is offered at 6 dual track schools along with the Regular Program. Projected total enrolment is presented for these schools. A separate set of projections for the French Immersion Program is included.

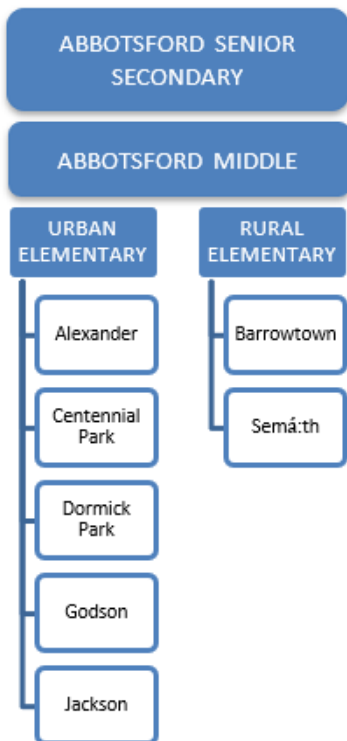
Urban vs. Rural Elementary Schools

The Abbotsford Senior, Robert Bateman and Rick Hansen Family catchments contain both urban and rural areas. The elementary school projections for these families are grouped by urban and rural schools. The WJ Mouat and Yale Family catchments are mostly contained inside the Urban Development Boundary (UDB) and elementary projections are presented together.

There is a small, satellite piece of the UDB on the western edge of the district in the Aberdeen Elementary catchment. Aberdeen projections are presented with the West Abby Rural schools.



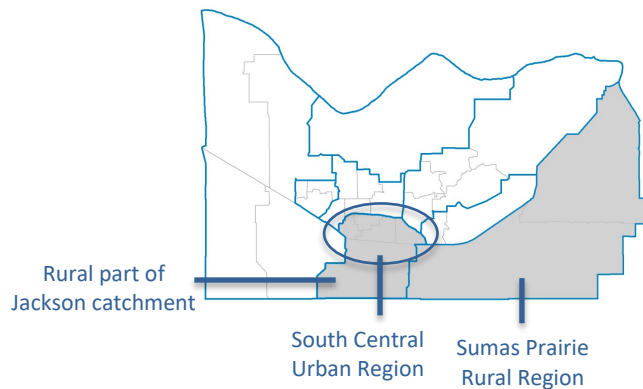
ABBOTSFORD SENIOR FAMILY OF SCHOOLS



The Abbotsford Senior Family is in the south-central to south-eastern part of the district and contains urban and rural areas. The **South-Central Region** (urban) is primarily north of Highway 1 inside the Urban Development Boundary. The Jackson Elementary catchment contains both urban and rural areas and is included with the urban region.

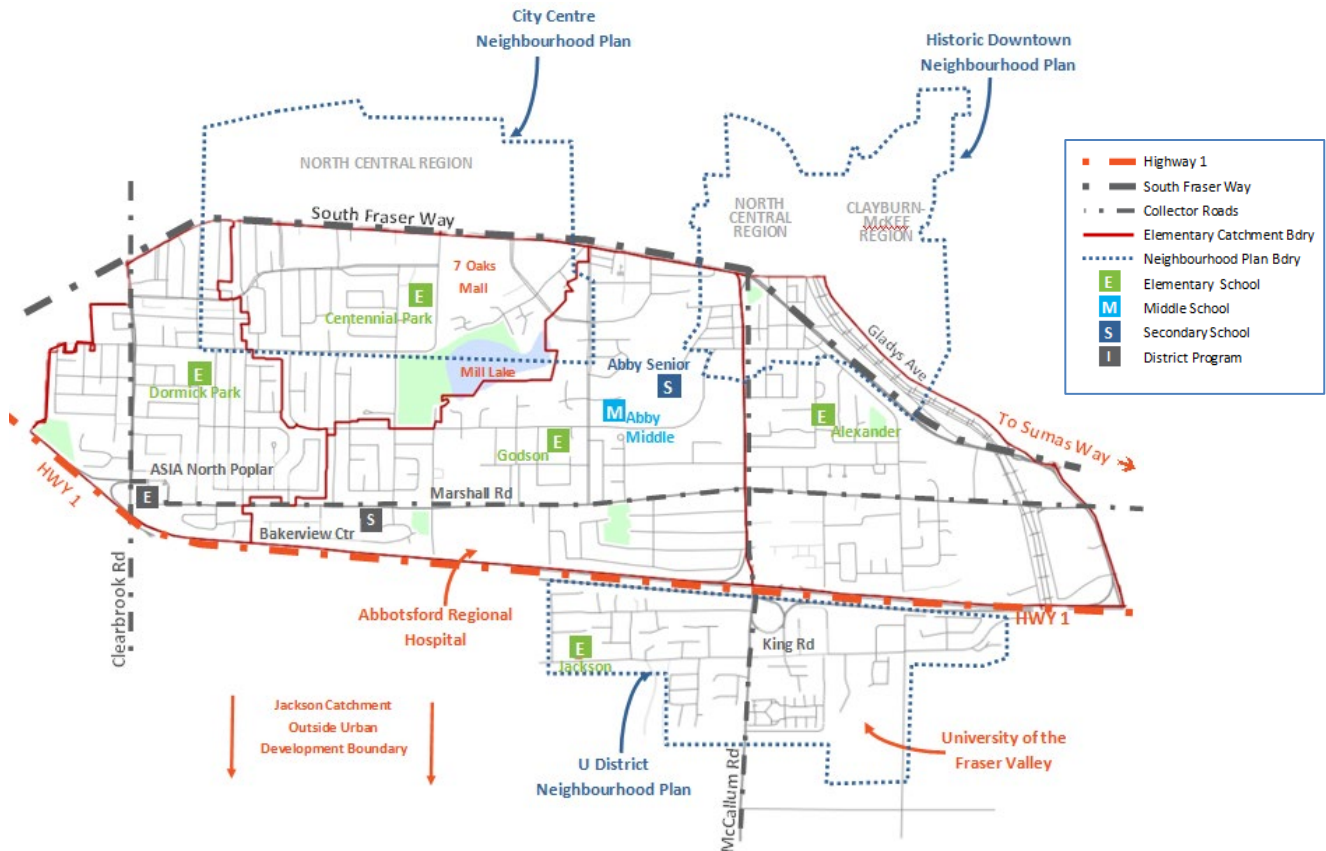
The **Sumas Prairie Rural Region** is south of Highway 1 and is mostly farmland in the ALR.

Centennial Park Elementary is dual track and offers French Immersion along with the Regular Program.



South Central Region

The urban area of this family is between South Fraser Way, Highway 1, Clearbrook Road and Gladys Avenue



plus a small area of the **Jackson (E)** catchment, south of Highway 1. It is characterized by mature neighbourhoods that are undergoing comprehensive redevelopment through infill and 2 neighbourhood plan areas (The Historic Downtown NP and the City Centre NP). New housing is primarily apartments and townhomes, with some detached homes in infill areas.

Abbotsford Middle (M) and **Abbotsford Senior Secondary (S)** are in this region.

The southern portion of the City Centre Neighbourhood Plan covers most of the **Centennial Park Elementary (E)** catchment and it extends up into the North Central Region (WJ Mouat Family). A portion of the Historic Downtown Neighbourhood Plan is in the **Alexander Elementary (E)** and the **Godson Elementary (E)** catchments and it extends into the North Central Region (WJ Mouat Family) and the Clayburn-McKee Region (Robert Bateman Family). Most other parts of these catchments are designated for infill.

While most of the Jackson (E) catchment is rural, it is included with the urban group because of the U-District Neighbourhood Plan (UDNP), a small area just south of Highway 1 at McCallum Road. Infill is occurring around the University of the Fraser Valley, mostly apartments and townhomes, and buildout is expected to be complete in the short/medium term.

In 2021, the capacity at **Abbotsford Senior Secondary (S)** was increased by converting office space in the adjoining Sweeney Neighbourhood Learning Centre into 3 classrooms. In 2023 the school was just above capacity (102%) and enrolment growth is projected.

Abbotsford Middle (M) is unable to accommodate catchment demands and requires an addition. Students have been force transferred to Colleen & Gordie Howe Middle school for several years. Colleen & Gordie Howe is also in a development area and the school may not have space available in the future.

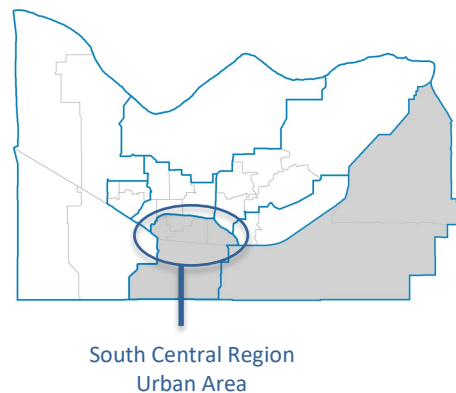
Dormick Park Elementary (E) has been over capacity for several years and 3 portables are used to support enrolment. The small capacity of this school is not adequate to meet current catchment demands. An 8 classroom addition would increase capacity to 373, right sizing the school for this urban region and making room for increasing enrolment demands.

Godson Elementary (E) is slightly over capacity. In-catchment enrolment has been steadily growing for several years and is projected to continue. The Facility Condition Index of the building is close to the High range (0.58) and is consideration to replace the existing school with a larger, modern building.

In-catchment enrolment at **Alexander Elementary (E)** has been steadily increasing for several years. It reached capacity in 2022 and utilization for 2023 is 114%. This small capacity elementary school is located on a small parcel of land. One portable was moved to the site in 2022 and it encroaches on play space. Additional portables would likely be placed on the school field. The closest schools that currently have capacity for overflow are Terry Fox Elementary and Centennial Park Elementary and both are in development areas. The Philip Sheffield site is nearby and could be used to build a new future elementary school.

The **Centennial Park Elementary (E)** catchment will undergo comprehensive redevelopment with new road networks and higher density housing (including redevelopment of the existing Towne Centre Mall, West Oaks Mall and Seven Oaks Mall properties into mixed-use residential/commercial complexes). While the school is currently projected to be under capacity in this planning horizon, these projections are expected to change when development takes off. Factors currently affecting projections include low population of children living in the catchment, a high portion of children attending elsewhere or Unaccounted For, and lower enrolment in the French Immersion Program.

Current projections do not reflect the growth expected in this catchment and repurposing of this school is not recommended. In the short term, the school can serve as overflow for surrounding schools that are over capacity and require additions.



District Programs Operating in the South Central Region

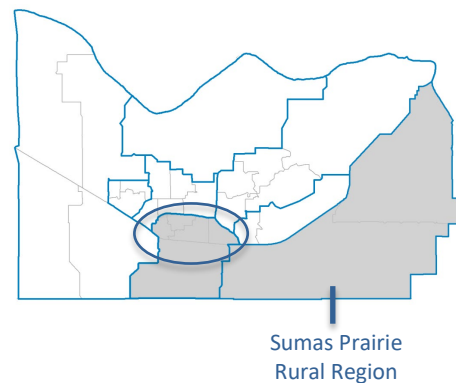
ASIA North Poplar Elementary (Integrated Arts) (E) is in the Dormick Park catchment and houses the K-5 Integrated Arts Program. This small capacity school (241) is on 4.21 acres. There are 8 portable classrooms that support enrolment. This school plays a role in alleviating enrolment pressures at catchment schools in the area. The 2023 enrolment is 315 with 40% of students attending from the South Central Region catchments.

Bakerview Centre for Learning (Alternate) (S) is in the Godson catchment and currently houses the District Alternate Program (Grades 9-12). The 218 capacity former elementary school is on a 7 acre parcel of land and may provide future opportunities to expand capacity in the region. The existing building has a Facility Condition Index of 0.46 (Med-Hi) and parts of the building have a high seismic risk rating. It is included in the Board’s 2024-25 Major Capital Plan for a Structural Seismic Upgrade.

South Poplar Traditional Elementary (E) is in the rural part of the Jackson catchment. This is a small capacity (128), rural school on 5 acres. There are 5 portable classrooms that support enrolment. The 2023 enrolment is 278 with 26% of students attending from the Jackson catchment.

Sumas Prairie Rural Region

Enrolment growth is not expected at **Barrowtown Elementary** and **Semá:th Elementary** in this planning horizon. Both catchments have a high percent of Unaccounted For students which is typical of the rural catchments. This is likely children attending private school or a neighbouring school district.



10 Year Enrolment Projections with Utilization

	PORT*	2023 CAPCTY	ACTUAL ENROLMENT			PROJECTED ENROLMENT				
			2022 ENR	2022 UTIL	2023 ENR	2023 UTIL	2028 PRJ	2028 UTIL	2033 PRJ	2033 UTIL
Abbotsford Senior Family										
South Central Elementaries										
Alexander Elementary	1	245	248	101%	279	114%	309	126%	297	121%
Centennial Park Elementary	0	332	225	60%	268	81%	336	101%	312	94%
Dormick Park Elementary	3	196	278	142%	276	141%	277	141%	291	148%
Godson Elementary	1	377	389	103%	400	106%	404	107%	423	112%
Jackson Elementary	1	200	209	105%	225	113%	248	124%	248	124%
South Central Elementaries Total	6	1350	1349	100%	1448	107%	1574	117%	1571	116%
Sumas Prairie Rural Elementaries										
Barrowtown Elementary	0	64	43	67%	41	64%	49	77%	50	78%
Semath Elementary	0	222	146	66%	148	67%	119	54%	107	48%
Sumas Prairie Rural Elementaries Total	0	286	189	66%	189	66%	168	59%	157	55%
Middle/Secondary										
Abbotsford Middle	2	600	679	113%	719	120%	859	143%	906	151%
Abbotsford Senior Secondary	0	1175	1142	97%	1200	102%	1327	113%	1373	117%
Middle/Secondary Total	2	1775	1821	103%	1919	108%	2186	123%	2279	128%

RECOMMENDATIONS

POLICY:

Continue to manage out of catchment enrolment for the regular program and maintain district programs at current sizes at Abbotsford Senior Secondary, Abbotsford Middle, Alexander Elementary, Dormick Park Elementary, Godson Elementary and Jackson Elementary.

SHORT TERM:

Build an 8 classroom addition onto Abbotsford Middle School, increasing capacity from 600 to 800, so the school can accommodate catchment students and prepare for projected enrolment growth.

MID TERM:

Plan for the replacement or an addition/major renovation to Godson Elementary and increase capacity.

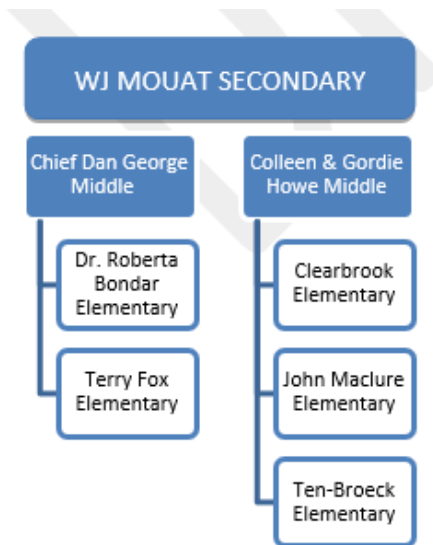
Consider an addition to Dormick Park Elementary increasing capacity from 40K/225E to 80K/375E

Consider options to increase capacity at Abbotsford Senior Secondary by adding new floor space or utilizing existing spaces.

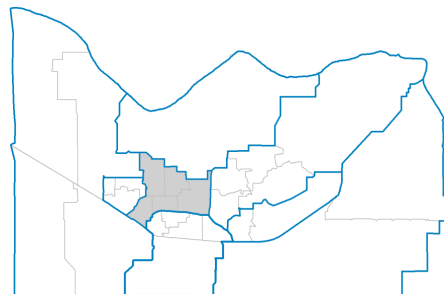
W.J. MOUAT FAMILY OF SCHOOLS



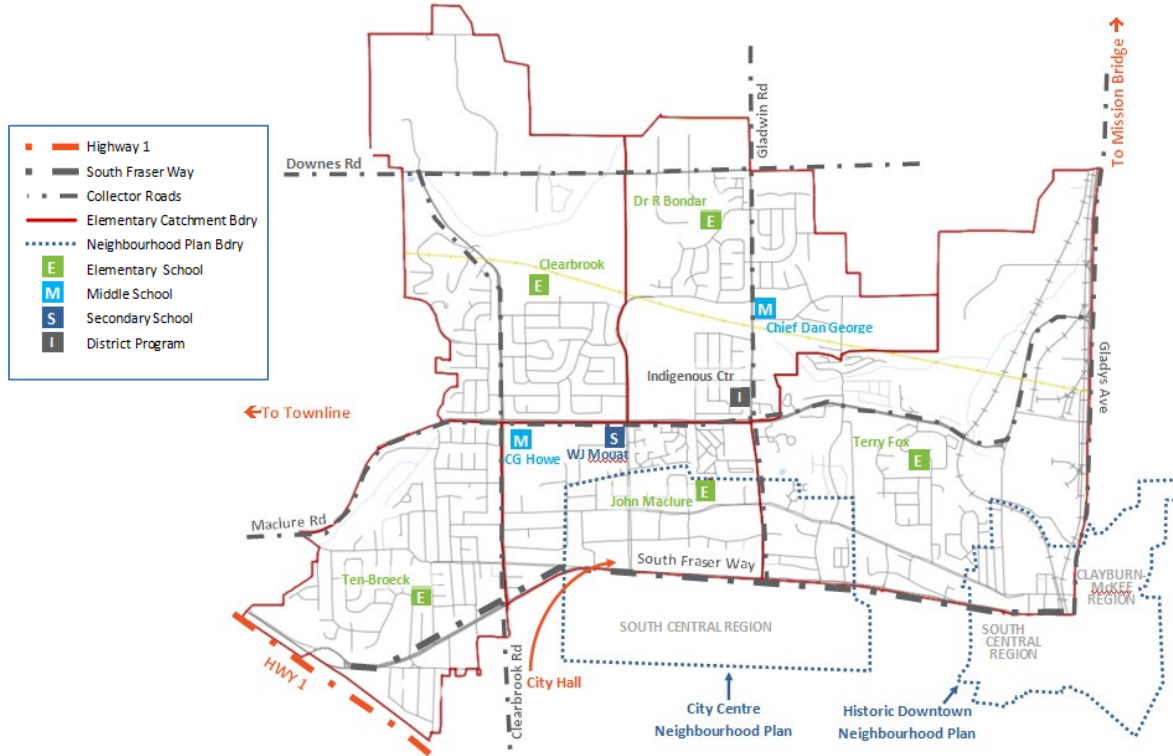
The WJ Mouat Family is in the central part of the district and the catchments mostly are inside the Urban Development Boundary.



WJ Mouat Secondary, Chief Dan George Middle and Clearbrook Elementary are dual track schools and offer French Immersion along with the Regular Program.



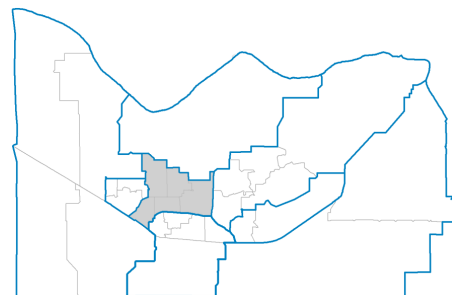
North Central Region



This family is north of South Fraser Way and west of Gladys Avenue. The northern boundary includes some areas north of Downes Road. The western boundary runs along Highway 1, Maclure Road and the neighbourhoods on the west side of Clearbrook Road. The region characterized by mature neighbourhoods and areas that are being redeveloped with higher density housing. There are 2 neighbourhood plan areas that will undergo comprehensive redevelopment and some areas of infill. New housing will be primarily apartments and townhomes, with detached homes in infill areas.

The northern part of the City Centre Neighbourhood Plan covers most of the **John Maclure Elementary (E)** catchment and part of the **Terry Fox Elementary (E)** catchment and extends it down into the South Central Region (Abbotsford Senior Family). A portion of the Historic Downtown Neighbourhood Plan is in the **Terry Fox (E)** catchment and extends into the South Central Region (Abbotsford Senior Family) and the Clayburn-McKee Region (Robert Bateman Family). The remaining areas between South Fraser Way and Maclure Road, are designated for infill or new apartments in the **Terry Fox Elementary (E)**, **John Maclure Elementary (E)** and **Ten-Broeck Elementary (E)** catchments.

Residential growth is not expected in the mature, built out neighbourhoods around **Clearbrook Elementary (E)** and **Dr. Roberta Bondar Elementary (E)**.



WJ Mouat Secondary (S) has been over capacity for several years and 10 portables are used to support enrolment. A 12 classroom addition to the school would increase capacity from 1200 to 1500 and address overcrowding.

Colleen & Gordie Howe Middle (M) and **Chief Dan George Middle (M)** are projected to remain under capacity for this planning horizon, however, ongoing development may create enrolment pressures earlier than expected.

Chief Dan George Middle (M) and **WJ Mouat Secondary (S)** host the middle/secondary French Immersion Program. Declines at the elementary level and smaller cohorts of students are affecting the longer term projections for this program at these two schools.

Residential growth in the **John Maclure Community School (E)** catchment has been generating enrolment growth. There has been steady growth of young children living in this catchment, particularly preschool ages. In 2023, this small elementary school is at 149% utilization with 3 portables used to support enrolment. This large 7 acre property could accommodate a new larger school with improved driveways and parking areas. The existing building has a High Facility Condition rating (0.61).

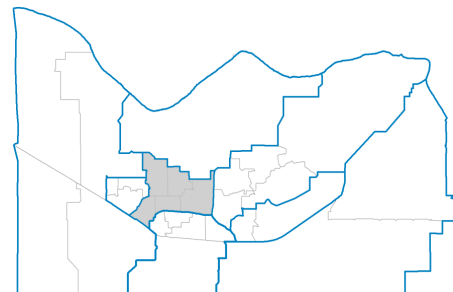
There is extensive development occurring in the **Terry Fox Elementary (E)** catchment, however, there has been no growth in the population of 5-10 year olds at this point. There is a history of transiency in this catchment and typically an average of 54% of children attend the catchment school. The school is projected to be under capacity for the 10 year planning horizon, however, development in the catchment has been accelerating and could begin to affect future projections if school aged populations increase and attendance patterns improve.

The projected decline for **Ten-Broeck Elementary (E)** should be treated cautiously. This catchment is historically transient making it difficult to project enrolment, however infill has been accelerating and may affect future projections.

The areas around **Clearbrook Elementary (E)** and **Dr. Roberta Bondar Elementary (E)** are established neighbourhoods, which typically cycle through a rise and fall of enrolment with no significant highs or lows. The Early French Immersion Program at Clearbrook has had some enrolment decline in recent years. Both schools are projected to have space for this planning horizon.

District Programs Operating in the North Central Region

The **Indigenous Education Centre (I)** is a small building on 2.5 acres of partially sloped land in the Dr. Roberta Bondar catchment.



10 Year Enrolment Projections with Utilization

	PORT*	2023 CAPCTY	ACTUAL ENROLMENT				PROJECTED ENROLMENT			
			2022 ENR	2022 UTIL	2023 ENR	2023 UTIL	2028 PRJ	2028 UTIL	2033 PRJ	2033 UTIL
WJ Mouat Family										
North Central Elementaries										
Clearbrook Elementary	0	445	411	92%	406	91%	343	77%	324	73%
Dr. Roberta Bondar Elementary	0	332	255	77%	253	76%	244	73%	239	72%
John MacLure Community School	3	241	359	149%	359	149%	400	166%	416	173%
Ten Broeck Elementary	0	377	324	86%	327	87%	297	79%	289	77%
Terry Fox Elementary	0	377	269	71%	282	75%	280	74%	283	75%
North Central Elementaries Total	3	1772	1618	91%	1627	92%	1564	88%	1551	88%
Middle/Secondary										
Chief Dan George Middle	2	600	581	97%	553	92%	523	87%	516	86%
Colleen and Gordie Howe Middle	0	600	535	89%	588	98%	564	94%	495	83%
W.J. Mouat Secondary	10	1200	1391	116%	1447	121%	1491	124%	1440	120%
Middle/Secondary Total	12	2400	2507	104%	2588	108%	2578	107%	2451	102%
WJ Mouat Family Total	15	4172	4125	99%	4215	101%	4142	99%	4002	96%

RECOMMENDATIONS

POLICY:

Continue to manage out of catchment enrolment for the regular program and maintain district programs at current sizes at WJ Mouat Secondary, John MacLure Community School, Ten-Broeck Elementary and Terry Fox Elementary.

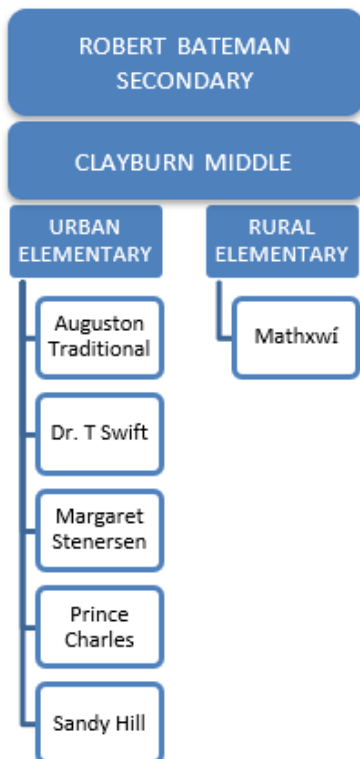
SHORT TERM:

Build a 12 classroom addition to WJ Mouat Secondary increasing capacity from 1200 to at least 1500 to alleviate overcrowding and prepare for projected enrolment growth.

MID TERM:

Consider an 8 classroom addition/major renovation or a replacement of John MacLure Elementary increasing capacity from 40K/225E to 80K/375E.

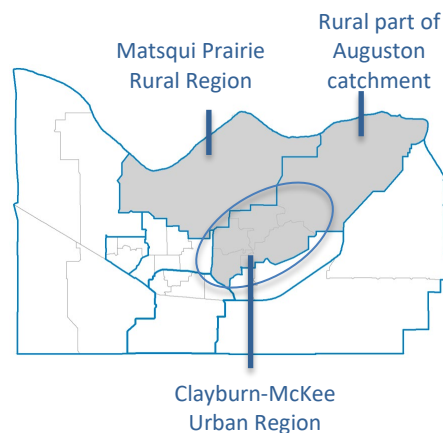
ROBERT BATEMAN FAMILY OF SCHOOLS



The Robert Bateman Family is in the north-central to north-eastern part of the district and contains urban and rural areas. The **Clayburn-McKee Region** (urban) refers to the part of the catchment that is inside the Urban Development Boundary. The Auguston Traditional Elementary catchment contains both urban and rural areas and is included in the urban region.

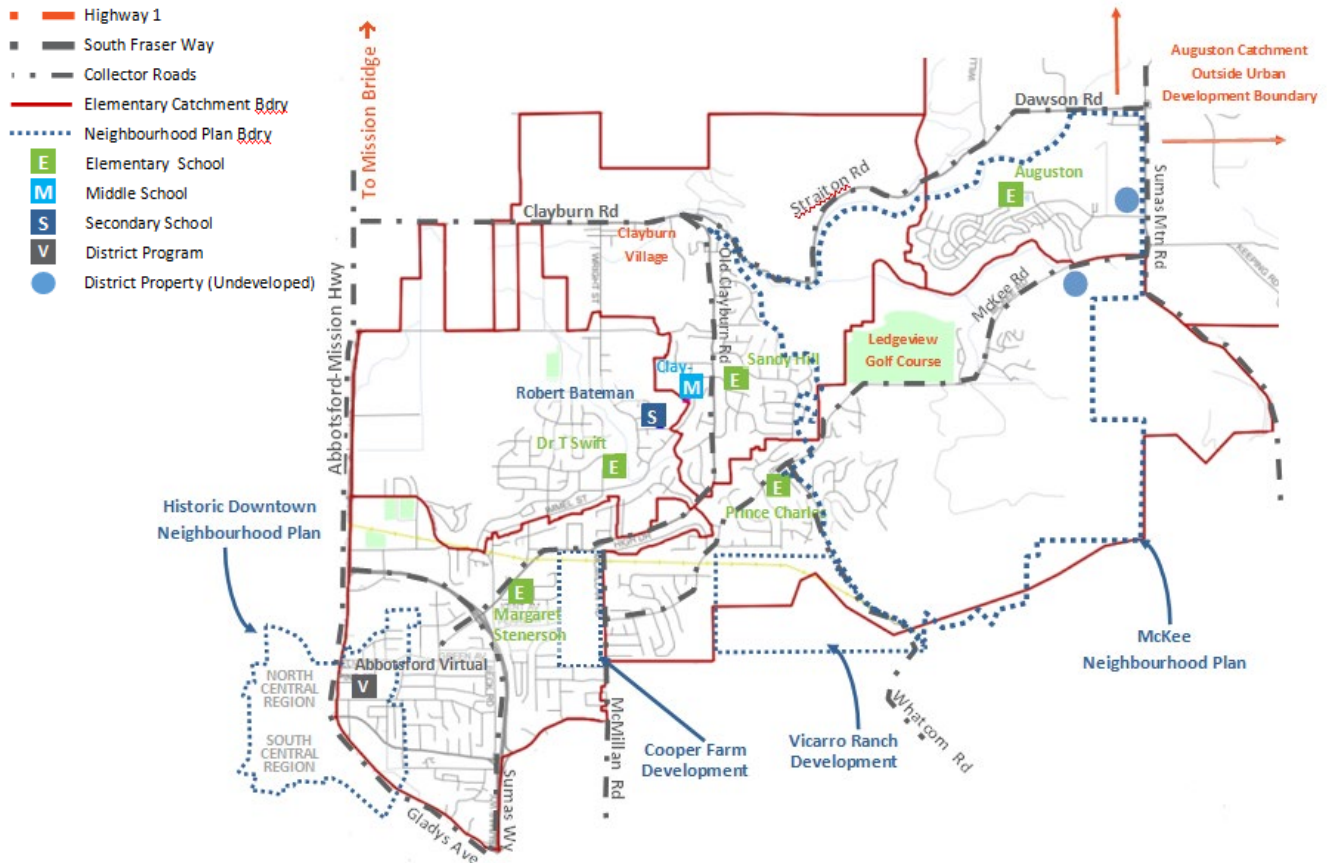
The **Matsqui Prairie Rural Region** is in the north-central part of the district and is mostly farmland in the ALR.

Sandy Hill Elementary and Margaret Stenersen Elementary are dual track and offer French Immersion along with the Regular Program.



Clayburn-McKee Region

The urban area of this family is between Abbotsford Mission Hwy/Gladys Avenue, Sumas Mountain Road,



and Clayburn Road/Straiton Road/Dawson Road to the north. The southern boundary extends from the Gladys Avenue/Sumas Way intersection to the eastern end of the McKee Peaks Bluffs and out to Sumas Mountain Road. A large area of this region that will become new neighbourhoods and an other areas are undergoing comprehensive redevelopment and large areas of infill.

Clayburn Middle (M) and **Robert Bateman Secondary (S)** are in this region.

The **Prince Charles Elementary (E)** catchment and the urban part of the **Auguston Traditional Elementary (E)** catchment are dominated by the McKee Neighbourhood Plan, a 1,900 acre parcel of mostly undeveloped land that is designated for new neighbourhoods. Housing will primarily be detached single family homes and townhomes, which typically generate higher yields of children. The plan was adopted by council in June 2023 and build out will take 20-40 years. It's estimated that the population of school age children living in the area will increase by 3,000 in the longer term and that an additional secondary school, middle school and 2 additional elementary schools will be needed. The district owns two vacant properties in McKee, a 2 hectare parcel on McKee Road and a 5 hectare parcel on Sumas Mountain Road.

The eastern portion of the Historic Downtown Neighbourhood is in the **Margaret Stenersen Elementary (E)** catchment and extends into the North Central Region (WJ Mouat Family) and into the South Central Region (Abbotsford Senior Family). Development has started at the Cooper Meadows Development, a 63 acre former dairy farm in the west part of the catchment. The project includes 400 detached homes, duplexes and townhomes/rowhomes. There are also large areas of the catchment that are designated for infill.

Higher rates of Unaccounted For students in the past 4 years have affected in catchment enrolment at **Robert Bateman Secondary (S)** and **Clayburn Middle (M)**.

Auguston Traditional Elementary (E) is currently over capacity and an 8 classroom addition will open in 2024 increasing capacity to just over 400. The large rural part of this catchment will not generate enrolment growth including the part that is governed by the Fraser Valley Regional District.

The **Prince Charles Elementary (E)** projections are being affected by high rates of Unaccounted For students, lower birth rates and little population growth. The McKee Neighbourhood Plan may create enrolment pressures earlier than what is currently projected. The site cannot accommodate a building addition.

Margaret Stenersen Elementary (E) is currently over capacity and an 8 classroom addition will open in 2024, increasing capacity to just over 500.

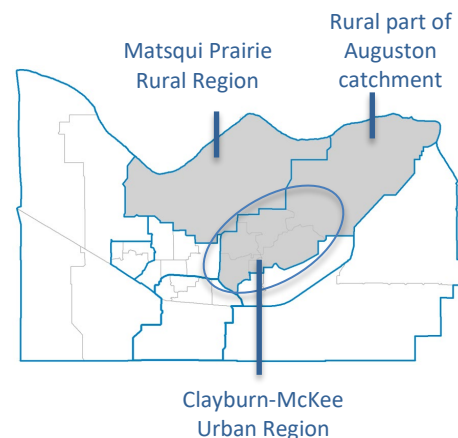
The **Sandy Hill Elementary (E)** catchment is mostly established neighbourhoods. There are development applications for 2 large projects on undeveloped parcels. Recent declines to population in grade range and declines in the French Immersion Program is affecting projections and enrolment is projected to remain at current levels. The areas around **Dr. Thomas Swift Elementary (E)** are established neighbourhoods and are outside of development areas. The school is projected to remain under capacity for this planning horizon.

District Programs Operating in the Clayburn-McKee Region

The Philip Sheffield site is in the Margaret Stenersen Elementary catchment and currently houses the **Abbotsford Virtual School (I)**. This 120 capacity former elementary school is on a 5.40 acre parcel and may provide future opportunities to expand capacity in the region.

Matsqui Prairie Rural Region

Enrolment growth is not expected at **Mathxwí Elementary** in this planning horizon. This catchment has a high percent of Unaccounted For students which is typical of the rural catchments. This is likely children attending private school or a neighbouring district.



10 Year Enrolment Projections with Utilization

	PORT*	2023 CAPCTY	ACTUAL ENROLMENT				PROJECTED ENROLMENT			
			2022 ENR	2022 UTIL	2023 ENR	2023 UTIL	2028 PRJ	2028 UTIL	2033 PRJ	2033 UTIL
Robert Bateman Family										
Clayburn-McKee Elementaries										
Auguston Traditional Elementary	2	241	344	143%	350	145%	350	84%	386	93%
Dr. Thomas Swift Elementary	0	354	341	96%	330	93%	267	75%	277	78%
Margaret Stenersen Elementary	4	332	469	141%	475	143%	496	98%	537	106%
Prince Charles Elementary	0	332	282	85%	273	82%	216	65%	315	95%
Sandy Hill Elementary	4	400	440	110%	440	110%	434	109%	435	109%
Clayburn-McKee Elementaries Total	10	1659	1876	113%	1868	113%	1763	88%	1950	97%
Matsqui Prairie Rural Elementary										
Mathxwi Elementary	0	155	139	90%	150	97%	177	114%	190	123%
Matsqui Prairie Rural Elementary Total	0	155	139	90%	150	97%	177	114%	190	123%
Middle/Secondary										
Clayburn Middle	2	600	703	117%	702	117%	741	124%	745	124%
Robert Bateman Secondary	0	1100	886	81%	932	85%	988	90%	1025	93%
Middle/Secondary Total	2	1700	1589	93%	1634	96%	1729	102%	1770	104%
Robert Bateman Family Total	12	3514	3604	103%	3652	104%	3669	95%	3910	101%

Note:

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

RECOMMENDATIONS

POLICY:

Continue to manage out of catchment enrolment for the regular program and maintain district programs at current sizes at Robert Bateman Secondary, Clayburn Middle, Auguston Traditional Elementary, Margaret Stenersen Elementary, Prince Charles Elementary and Sandy Hill Elementary.

SHORT TERM:

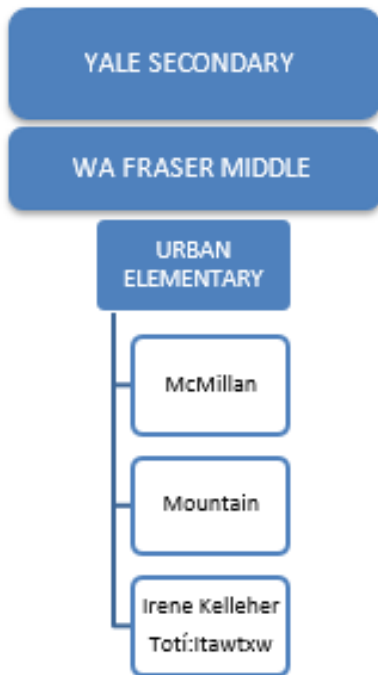
Explore options for new school sites (elementary, middle, secondary) in the McKee Neighbourhood Plan area.

Explore options for repurposing and future use of the Abbotsford Virtual School site.

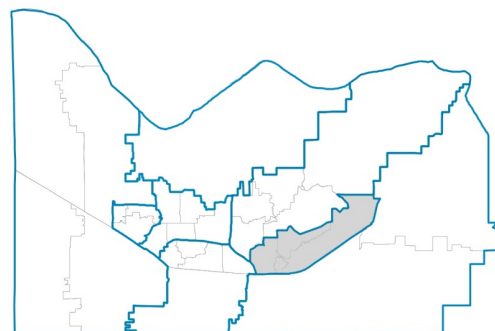
MID TO LONGER TERM:

A new middle school, a new secondary school and 2 new elementary schools will be required in the McKee Neighbourhood Plan area as development generates population growth.

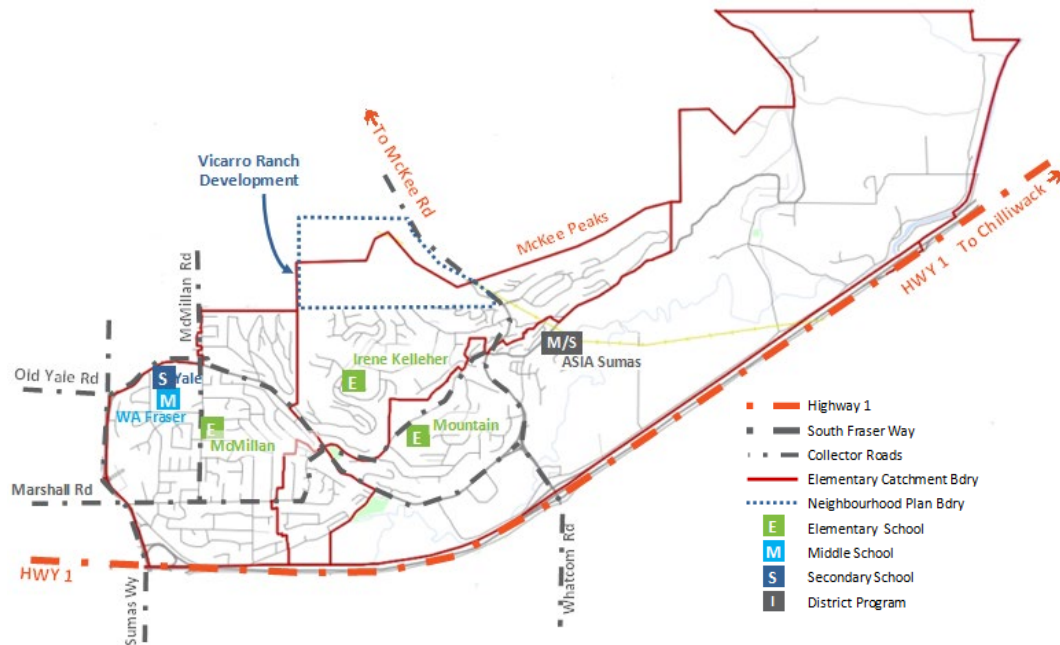
YALE FAMILY OF SCHOOLS



The Yale Family is east of the city centre & north of Highway 1. The catchments are mostly inside the Urban Development Boundary.



Whatcom-McMillan Region



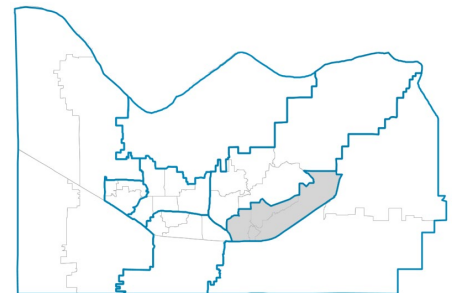
This family of schools is north of Highway 1 and south of the Clayburn and the McKee Neighbourhoods, west of Sumas Way and east Sumas Mountain Road. It is characterized by established neighborhoods and areas where new neighborhoods are being developed. New housing is primarily detached homes and townhomes.

In September 2022, a new 419 capacity elementary school, **Irene Kelleher Toti:Itawtxw (E)** opened on Eagle Mountain, alleviating overcrowding at **Mountain Elementary (E)** and providing capacity for expected growth in the area.

In the **Irene Kelleher (E)** catchment, development at the top of Eagle Mountain is ongoing and work has moved into the Vicarro Ranch Development area where an additional 1400 homes is expected once buildout is complete. A large townhome development east of Whatcom Road on Florence Drive is expected to create 500 townhomes in the longer term.

In the **Mountain Elementary (E)** catchment, enrolment growth is projected as a result of several large development projects that are expected.

The **McMillan (E)** catchment is mostly established neighbourhoods with a few pockets of development. The school is projected to remain just slightly above capacity.



Increasing enrolment pressures are expected at **Yale Secondary (S)** and **William A Fraser Middle (M)** inside this planning horizon. A 12 classroom addition to Yale Secondary would increase capacity from 1100 to 1400 and an 8 classroom addition to William A Fraser Middle would increase capacity from 600 to 800.

District Programs Operating in the Whatcom-McMillan Region

ASIA Sumas Middle/Secondary (M/S) is a 350 capacity school that houses the Integrated Arts Program for Grades 6 to 12.

10 Year Enrolment Projections with Utilization

	PORT*	2023 CAPCTY	ACTUAL ENROLMENT				PROJECTED ENROLMENT			
			2022 ENR	2022 UTIL	2023 ENR	2023 UTIL	2028 PRJ	2028 UTIL	2033 PRJ	2033 UTIL
Yale Family										
Whatcom-McMillan Elementaries										
Irene Kelleher Toti:ltawtxw	0	419	260	62%	288	69%	308	74%	347	83%
McMillan Elementary	0	354	389	110%	377	106%	338	95%	367	104%
Mountain Elementary	0	351	238	68%	238	68%	249	71%	283	81%
Whatcom-McMillan Elementaries Total	0	1124	887	79%	903	80%	895	80%	997	89%
Middle/Secondary										
William Fraser Middle	2	600	626	104%	685	114%	761	127%	776	129%
Yale Secondary	4	1100	1095	100%	1084	99%	1254	114%	1348	123%
Middle/Secondary Total	6	1700	1721	101%	1769	104%	2015	119%	2124	125%
Yale Family Total	6	2824	2608	92%	2672	95%	2910	103%	3121	111%

RECOMMENDATIONS

POLICY:

Continue to manage out of catchment enrolment for the regular program and maintain district programs in the eastern region.

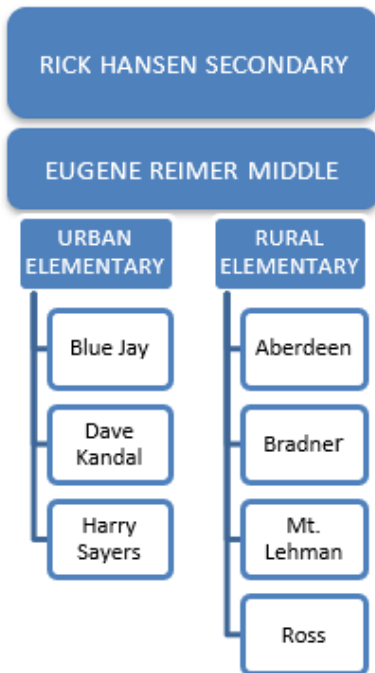
SHORT TERM:

Build an 8 classroom addition to William A Fraser Middle, increasing capacity from 600 to 800.

MID TERM:

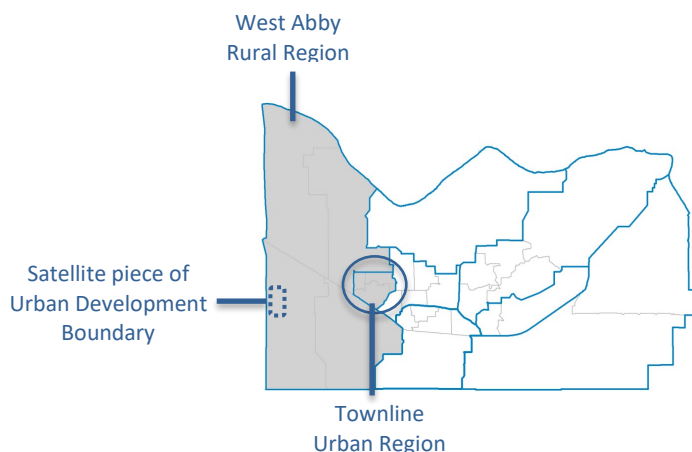
Plan for a 12 classroom addition to Yale Secondary, increasing capacity from 1100 to at least 1400.

RICK HANSEN FAMILY OF SCHOOLS



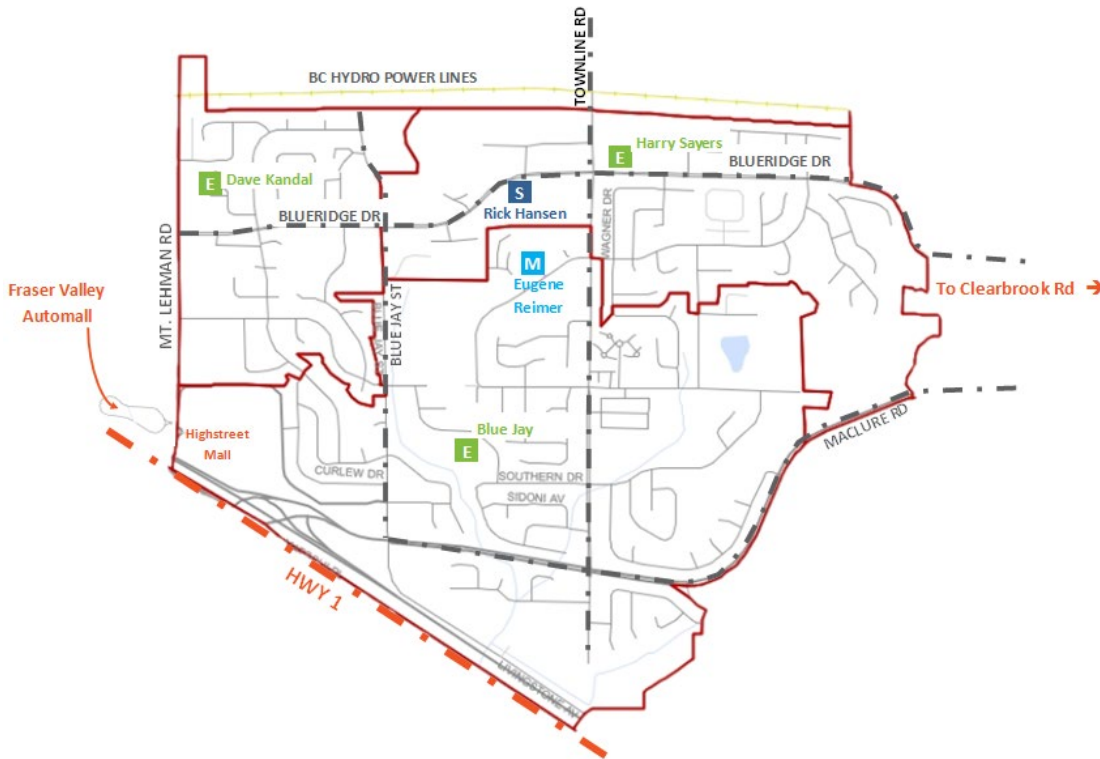
The Rick Hansen Family is in the western part of the district and contains urban and rural areas. The **Townline Region** (urban) is a small part of the catchment north of Highway 1 and east of Mt. Lehman Road that is inside the Urban Development Boundary.

The **West Abby Rural Region** is in the west part of the district and is mostly farmland in the ALR. There is a small satellite piece of the Urban Development Boundary on the western edge of this region in the Aberdeen Elementary catchment. This catchment is included with the rural region.



Townline Region

The urban area of this family is north of Highway 1, east of Mt. Lehman Road, south of the BC Hydro Power Lines and west of Clearbrook Road. It is mostly established neighbourhoods with a few undeveloped parcels where development has been occurring. Residential growth will slow in the medium term as there are limited parcel of land.



Rick Hansen Secondary (S) and **Eugene Reimer Middle (M)** are in this region.

There has been growth to the population in grade range (11-13 year olds and 14-17 year olds) and an improvement in the percent of catchment students attending **Rick Hansen Secondary (S)** and **Eugene Reimer Middle (M)** in recent years. While this catchment has the highest population in grade range, 49% attend Eugene Reimer and 45% attend Rick Hansen. The remainder attend other schools in the district or are Unaccounted For (likely attending private school or another district). Both schools are expected to be able to accommodate projected enrolment.

The population of 5-10 year olds living in the **Blue Jay Elementary (E)** catchment was 870 in 2023. This is the highest population in grade range (5-10 year olds) of any other elementary catchment and nearly double the average of the urban elementary catchments. Only 48% of this population attends the catchment school. The remaining 52% either attend another school in the district or are Unaccounted For (likely attending private school or another district).

The catchment is mostly established neighbourhoods. While there have been some large development projects in recent years, overall, the population has declined in the past 3 years compared to previous years, indicating that declining population in established neighbourhoods is outpacing the growth occurring in the development areas. Enrolment growth is not projected for this planning horizon. There is little future development expected in the catchment.

The population of 5-10 year olds living in the **Dave Kandal Elementary (E)** catchment has been steadily declining for 10 years and took a steep drop in 2021, along with in catchment enrolment. This school is projected to have surplus space in the longer term. The developable land is mostly built out.

High Street Village is a large master planned community of 700 townhomes and apartments units that is currently underway at Mt. Lehman Road and Cardinal Avenue (immediately north of High Street Mall). In January 2024, the Board approved a boundary change so that this development would become part of the Dave Kandal catchment (moving it out of the Blue Jay catchment). The 2023 enrolment projections include expected growth from this development for Dave Kandal.

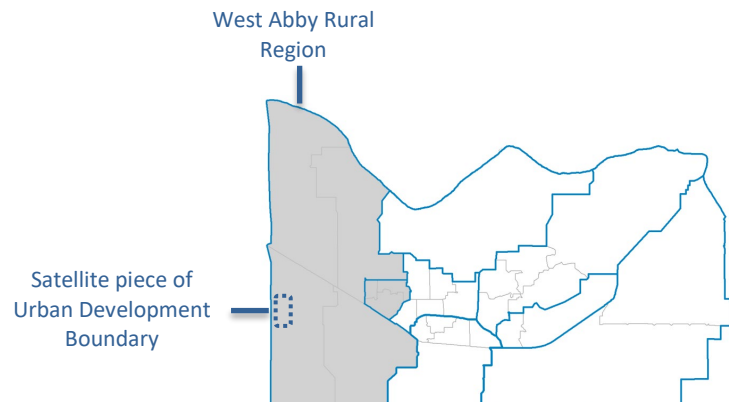
The final phase of the Westerleigh project in the **Harry Sayers Elementary (E)** is now complete. This large master planned community of townhomes and two large apartment buildings has generated growth for several years. This catchment is established neighbourhoods and developable areas are mostly built out.

A 17-acre parcel just west of Eugene Reimer, extending from Headwater Place west to Blue Jay Street is designated for detached homes under land use policy, however, as of March 2024, it does not have a development application in place. There is a development application for a large apartment complex planned on the property next door to the Harry Sayers. This site could accommodate a future building addition if this became necessary.

West Abby Rural Region

The 4 rural elementary schools in this region are expected to remain under capacity in this planning horizon. These schools have a high percent of Unaccounted For students which is typical of the rural catchments (likely children attending private school or a neighbouring school district).

In the **Aberdeen Elementary** catchment, there is a small satellite piece of the Urban Development Boundary on the western edge of the district (known as West Abbotsford) where residential growth through infill has been occurring for over 10 years. While there was some growth in the population of 5-10 year olds living in this catchment, it dropped in 2023 and the Unaccounted For rate has remained over 40%. Shortreed Elementary, in the Langley School District, is very close to this area and may be drawing students. Buildout of the area will occur in the medium term. There are development applications on file for 160 detached homes on the remaining developable parcels and Aberdeen is projected to have modest enrolment growth for this planning horizon. There has been no enrolment growth from the rural parts of this catchment.



District Programs Operating in West Abby Rural Region

King Traditional Elementary is in the Aberdeen catchment. This is a small capacity (219), rural school on 3 acres in the south-west part of the district. There are 7 portable classrooms that support enrolment. The 2023 enrolment is 351 with 13% students attending from the Aberdeen catchment.

Abbotsford Traditional School is in the Ross catchment and houses the Traditional Program for Grades 6-12. This 750 capacity school on 11.6 acres recently underwent a major seismic upgrade and major renovation that was completed in December 2023. The 2023 enrolment is 713 with 60% students attending from the Rick Hansen Secondary/Eugene Reimer Middle catchment.

10 Year Enrolment Projections with Utilization

	PORT*	2023 CAPCTY	ACTUAL ENROLMENT				PROJECTED ENROLMENT			
			2022 ENR	2022 UTIL	2023 ENR	2023 UTIL	2028 PRJ	2028 UTIL	2033 PRJ	2033 UTIL
Rick Hansen Family										
Townline Elementaries										
Blue Jay Elementary	1	377	442	117%	445	118%	428	114%	425	113%
Dave Kandal Elementary	0	241	189	78%	196	81%	185	77%	199	83%
Harry Sayers Elementary	2	332	415	125%	392	118%	385	116%	414	125%
Townline Elementaries Total	3	950	1046	110%	1033	109%	998	105%	1038	109%
West Abby Rural Elementaries										
Aberdeen Elementary	0	268	235	88%	211	79%	203	76%	229	85%
Bradner Elementary	0	155	79	51%	91	59%	101	65%	95	61%
Mt. Lehman Elementary	0	155	111	72%	112	72%	111	72%	118	76%
Ross Elementary	2	155	178	115%	168	108%	143	92%	134	86%
West Abby Rural Elementaries Total	2	733	603	82%	582	79%	558	76%	576	79%
Middle/Secondary										
Eugene Reimer Middle	0	600	667	111%	702	117%	691	115%	665	111%
Rick Hansen Secondary	0	1150	836	73%	904	79%	1016	88%	967	84%
Middle/Secondary Total	0	1750	1503	86%	1606	92%	1707	98%	1632	93%
Rick Hansen Family Total	5	3433	3152	92%	3221	94%	3263	95%	3246	95%

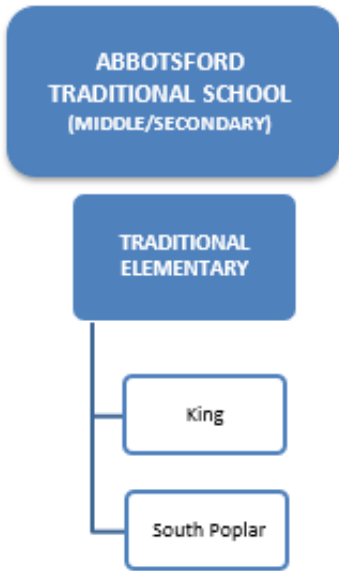
RECOMMENDATIONS

POLICY:

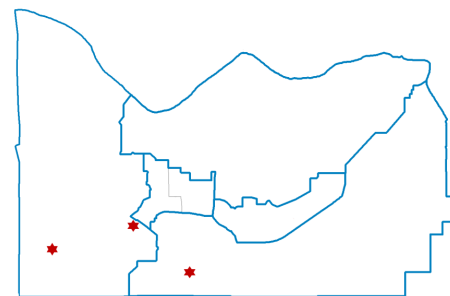
Continue to manage cross boundary enrolment in the regular program at all middle and secondary schools. Monitor enrolments projections at Eugene Reimer Middle School.

Continue to manage the intake of cross boundary students at Ross Elementary.

TRADITIONAL FAMILY OF SCHOOLS

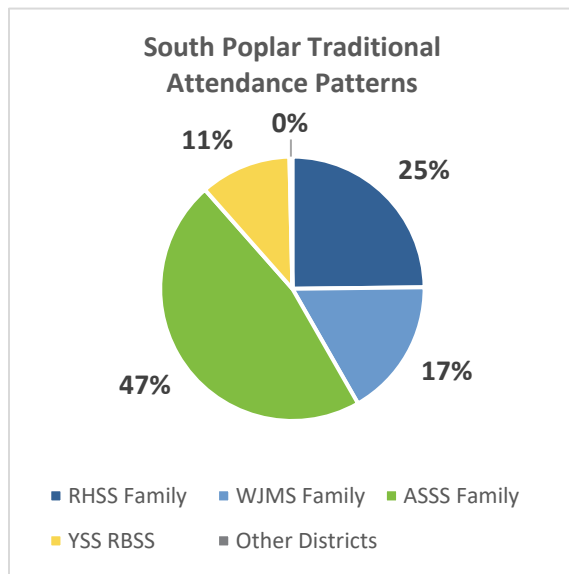
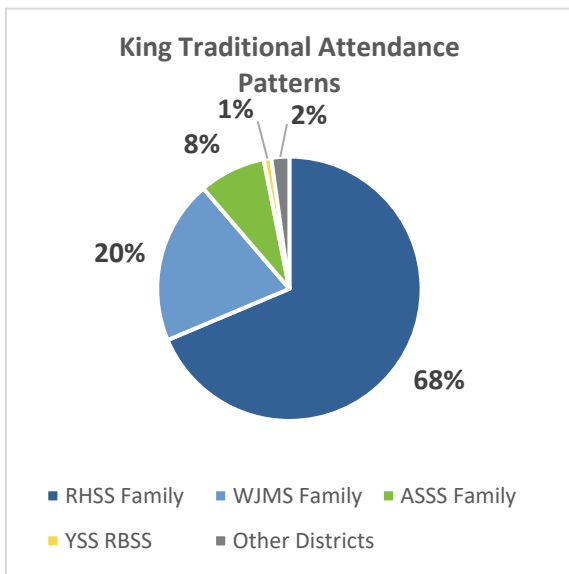


Abbotsford Traditional School is a Grade 6-12 school located in an industrial area south-west of the city centre, and inside the boundaries of the Rick Hansen Family. King Traditional Elementary and South Poplar Traditional Elementary are both located in rural areas south of the middle/secondary campus. The schools in this district program do not have catchments.

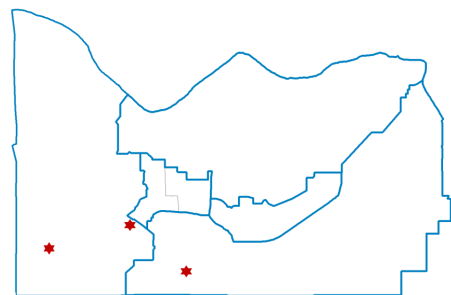


In 2023, the enrolment for the Traditional Program is 1342 (7% of total district enrolment). The program draws most of its enrolment from the western and central areas of the district with little attendance from the eastern areas. The elementary schools are both small capacity, rural schools and use portables as additional classrooms.

King Traditional Elementary is inside the boundaries of the Rick Hansen Family. In 2023, 68% of students attend from within this family and 28% from the Abbotsford Senior and WJ Mouat Families in the central area. **South Poplar Traditional Elementary** is inside the boundaries of the Abbotsford Senior Family and, in 2023, 47% of students attend from within this family and 42% from WJ Mouat and Rick Hansen Families.



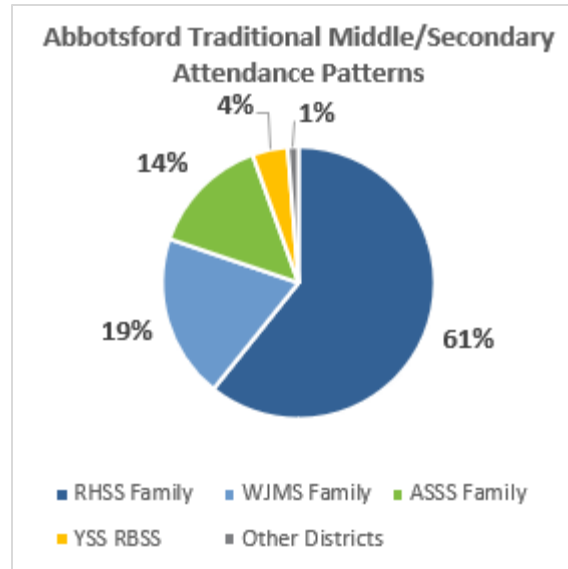
On average, 50% of Grade 5's in the program will go on to attend Grade 6 at **Abbotsford Traditional School**, however, the program picks up new students at that point.



Abbotsford Traditional School (Grade 6-12) is inside the boundaries of the Rick Hansen Family and, in 2023, 61% of students attend from this catchment; 33% attend from the WJ Mouat and Abbotsford Senior Families. There is little attendance from the eastern families.

A structural seismic mitigation and major renovation was completed on this school in 2023, which included the demolition of a two-story block of classrooms, decreasing the capacity from 1,000 to 750.

These schools operate with the existing classroom space available at each school and are not projected to experience enrolment growth.



10 Year Enrolment Projections with Utilization

	PORT*	2023 CAPCTY	ACTUAL ENROLMENT				PROJECTED ENROLMENT			
			2022 ENR	2022 UTIL	2023 ENR	2023 UTIL	2028 PRJ	2028 UTIL	2033 PRJ	2033 UTIL
Traditional Family										
Elementary										
King Traditional Elementary	6	219	322	147%	351	160%	349	159%	349	159%
South Poplar Traditional Elementary	4	128	270	211%	278	217%	265	207%	265	207%
Elementary Total	10	347	592	171%	629	181%	614	177%	614	177%
Middle/Secondary										
Abbotsford Traditional Middle	0	350	353	101%	349	100%	346	99%	346	99%
Abbotsford Traditional Secondary	1	400	368	92%	364	91%	414	104%	399	100%
Middle/Secondary Total	1	750	721	96%	713	95%	760	101%	745	99%
Traditional Family Total	11	1097	1313	120%	1342	122%	1374	125%	1359	124%

RECOMMENDATIONS

POLICY:

Maintain this program at current sizes and do not exceed the ability of the current configurations to accommodate enrolment.

Review how the District’s Transportation Services impact enrolment at these District Programs.

INTEGRATED ARTS FAMILY OF SCHOOLS

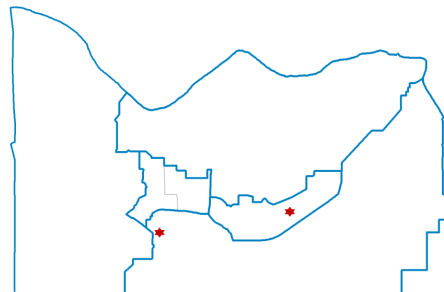


ASIA SUMAS
(MIDDLE/SECONDARY)

INTEGRATED ARTS
ELEMENTARY

ASIA
North Poplar

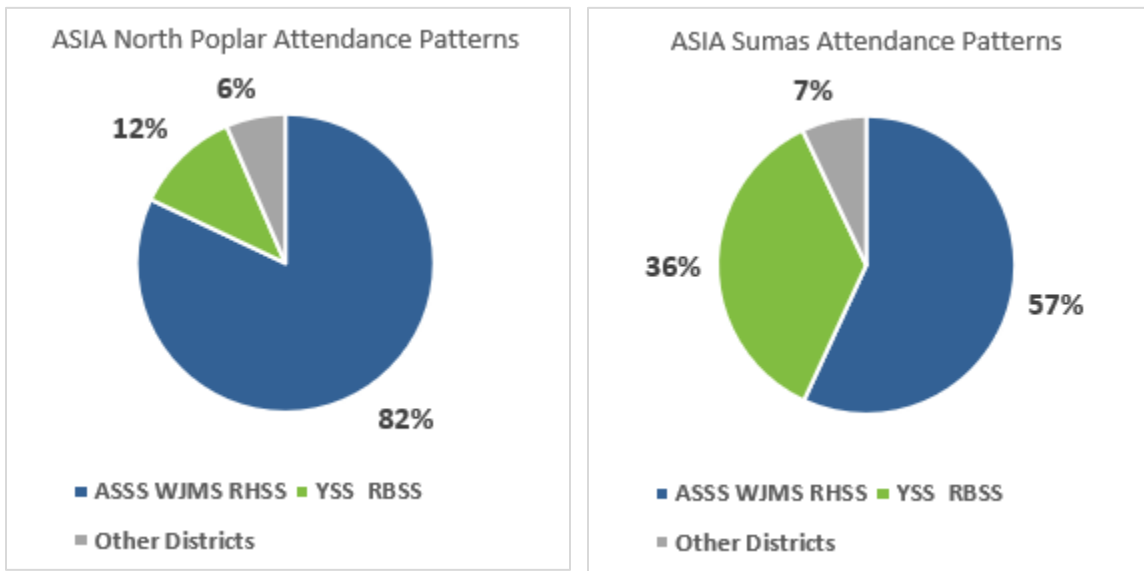
ASIA Sumas is a Grade 6-12 school located east of the city centre and inside the Yale Family. ASIA North Poplar Elementary is in the South Central Region in the Abbotsford Senior Family boundaries. The schools in this District Program do not have catchments.



A.S.I.A. is an acronym for Abbotsford School of Integrated Arts.

In 2023, enrolment in the Integrated Arts Program is 691 (3% of total district enrolment).

The elementary school is situated quite a distance from the middle/secondary campus, and attendance patterns reflect the region of the district that each school is located. **ASIA North Poplar Elementary** is in the west-central part of the district and 82% of enrolment comes from within the Abbotsford Senior, WJ Mouat and Rick Hansen Families. **ASIA Sumas Middle/Secondary** is in the eastern region and draws more students from the Yale and Robert Bateman Family catchments.



These schools operate with the existing classroom space available at each school and are not projected to experience enrolment growth.

10 Year Enrolment Projections with Utilization

	PORT*	2023 CAPCTY	ACTUAL ENROLMENT				PROJECTED ENROLMENT			
			2022 ENR	2022 UTIL	2023 ENR	2023 UTIL	2028 PRJ	2028 UTIL	2033 PRJ	2033 UTIL
Integrated Arts Family										
Elementary										
ASIA North Poplar Elementary	8	241	356	148%	315	131%	267	111%	283	117%
Elementary Total	8	241	356	148%	315	131%	267	111%	283	117%
Middle/Secondary										
ASIA Sumas Middle	2	175	150	86%	161	92%	127	73%	105	60%
ASIA Sumas Secondary	2	175	176	101%	173	99%	169	97%	125	71%
Middle/Secondary Total	4	350	326	93%	334	95%	296	85%	230	66%
Integrated Arts Family Total	12	591	682	115%	649	110%	563	95%	513	87%
Grand Total	12	591	682	115%	649	110%	563	95%	513	87%

RECOMMENDATIONS

POLICY:

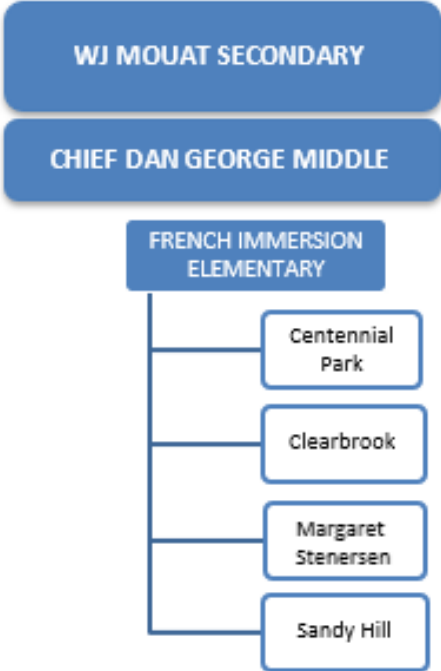
Maintain this program at current sizes and not exceed the ability of the current configurations to accommodate enrolment.

Review how the District’s Transportation Services impact enrolment at these District Programs.

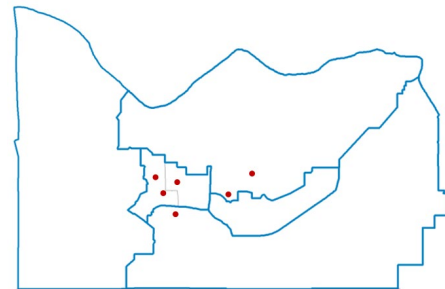
MEDIUM TERM:

Consider consolidating the Integrated Arts Program to a single location rather than operating at opposite ends of the District. This could potentially allow the existing ASIA Sumas building to be repurposed.

FRENCH IMMERSION PROGRAM

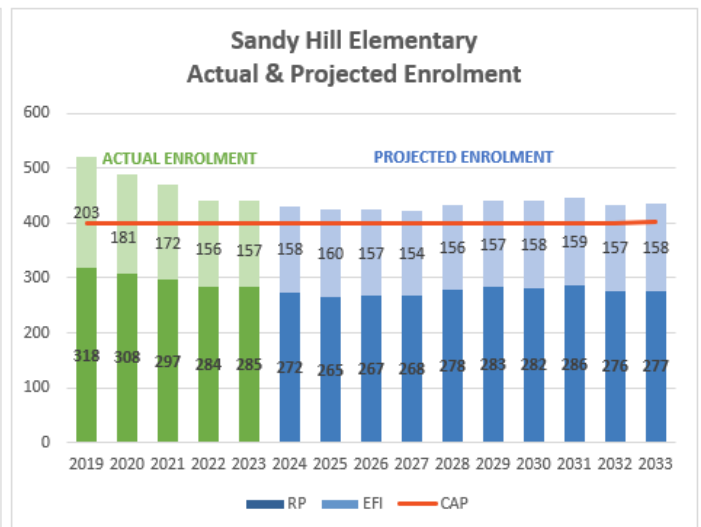
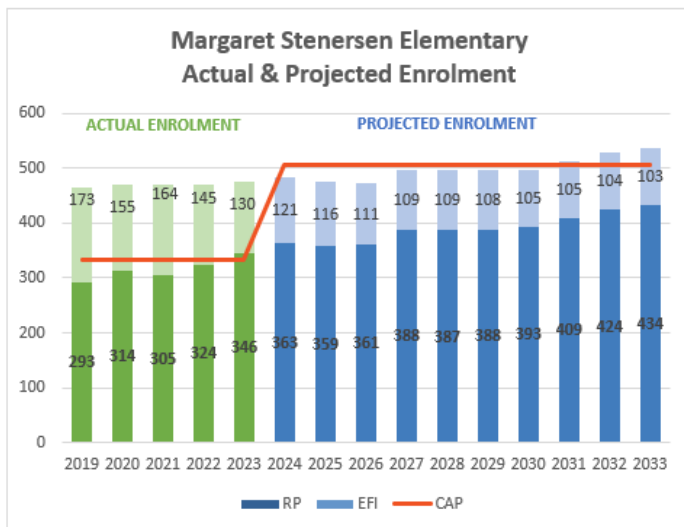
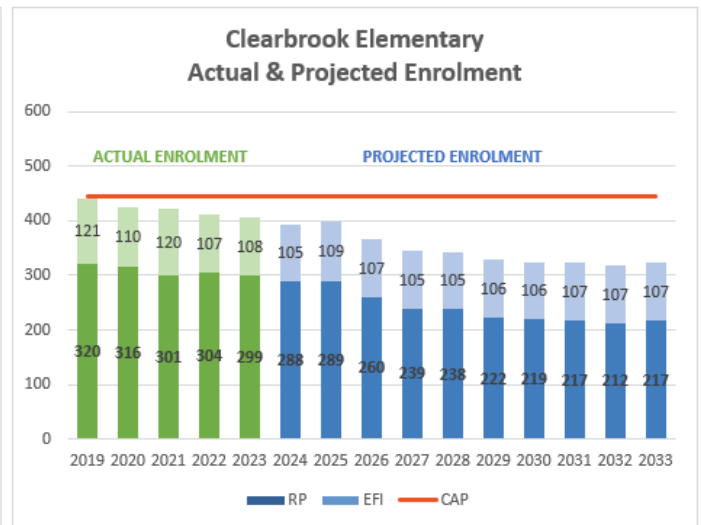
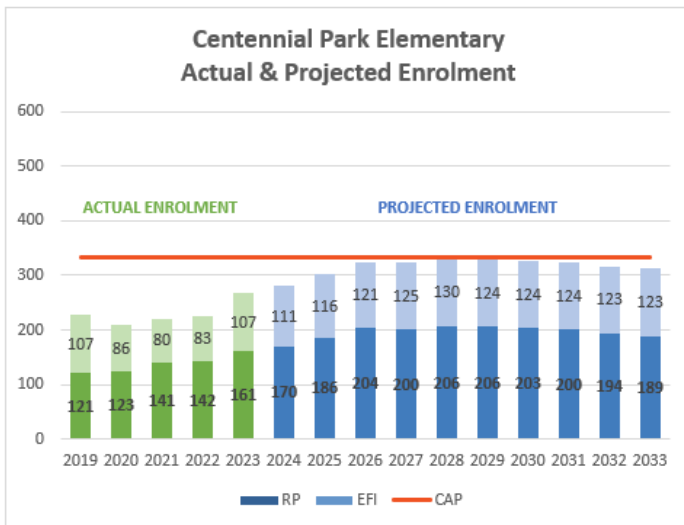


There are 6 dual track schools that offer French Immersion along with the Regular Program. WJ Mouat Secondary, Chief Dan George Middle, Centennial Park Elementary and Clearbrook Elementary are centrally located. Margaret Stenersen Elementary and Sandy Hill Elementary are east of the city center.



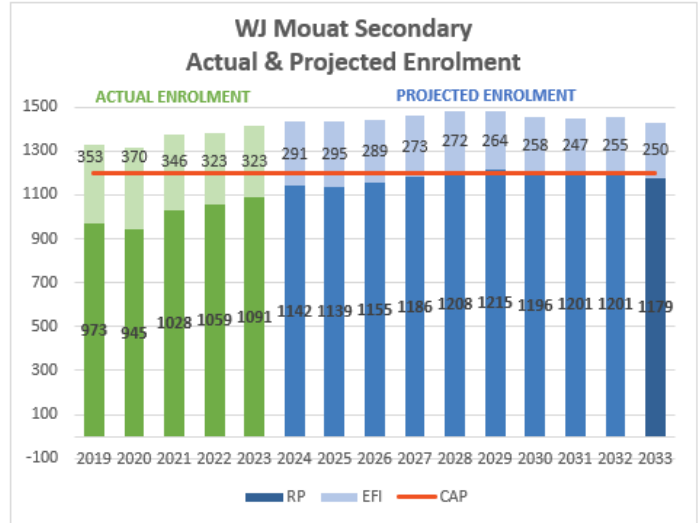
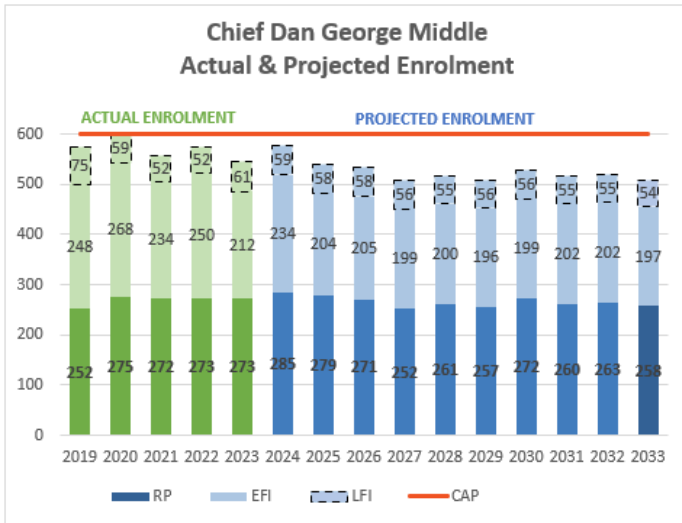
In 2023, enrolment in the program was just over 1159 students (5% of total district enrolment).

Enrolment at the elementary level has been declining for the several years with lower intake of kindergarten students into the program. This is projected to level out in this planning horizon and these schools are expected to be able to accommodate the program. Margaret Stenersen is undergoing an 8 classroom addition that will open in 2024 and increase capacity to accommodate expected growth in the Regular Program from development.

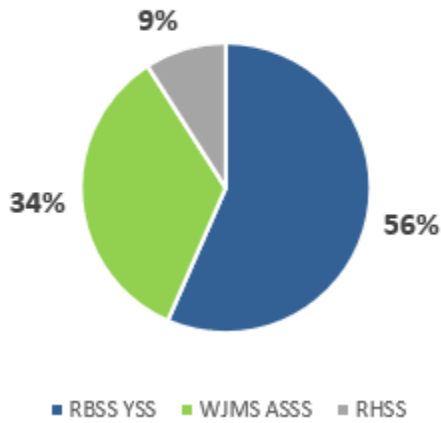


The 4 elementary schools have French Immersion catchments that are distinct from their Regular Program catchment and encompass surrounding elementary catchments.

Projected declines in French Immersion at the middle and secondary level are related to smaller cohorts of younger children at the elementary schools. Chief Dan George is projected to be under capacity in this planning horizon. A 12 classroom addition at WJ Mouat would address ongoing overcrowding and plan for growth in the city centre.

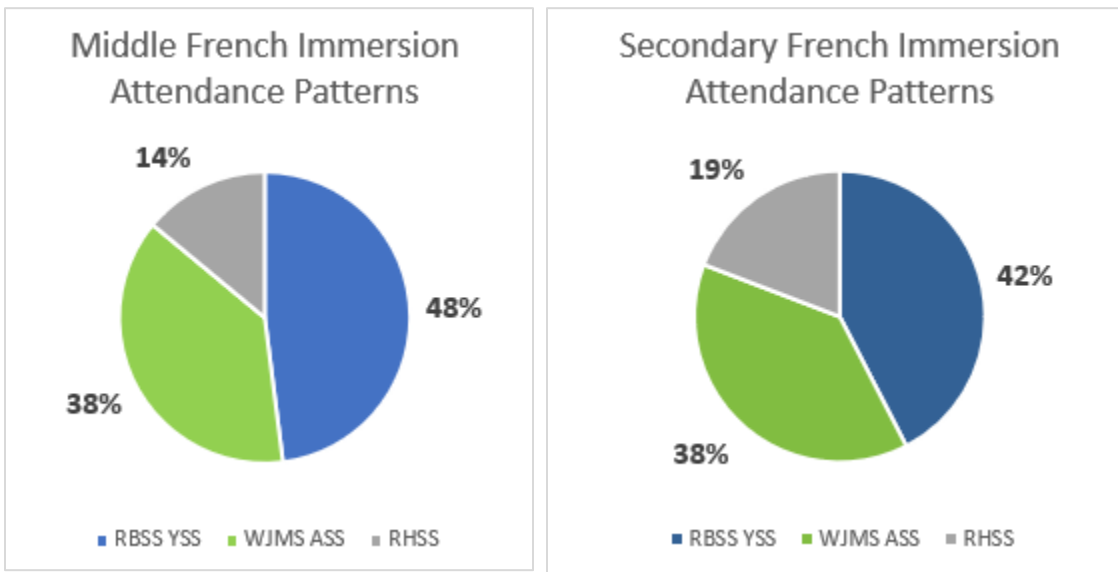


Elementary French Immersion Attendance Patterns



At the elementary level, the program typically draws more students from the eastern region. In 2023, 56% of enrolment came from the Robert Bateman and Yale Families, attending Sandy Hill and Margaret Stenersen Elementary.

Chief Dan George Middle and WJ Mouat Secondary are centrally located and the program draws a higher percent from the central and western regions at this level. The program typically loses a group of students between Grade 5 and Grade 6, and it also picks up approximately 60 new students for Late French Immersion that is offered in Grade 6 and 7 at Chief Dan George Middle.



RECOMMENDATIONS

POLICY:

Maintain the French Immersion Program at current sizes for each location.

Review how the District’s Transportation Services impact the enrolment at these District Programs.

OTHER DISTRICT FACILITIES

Alternative Education

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

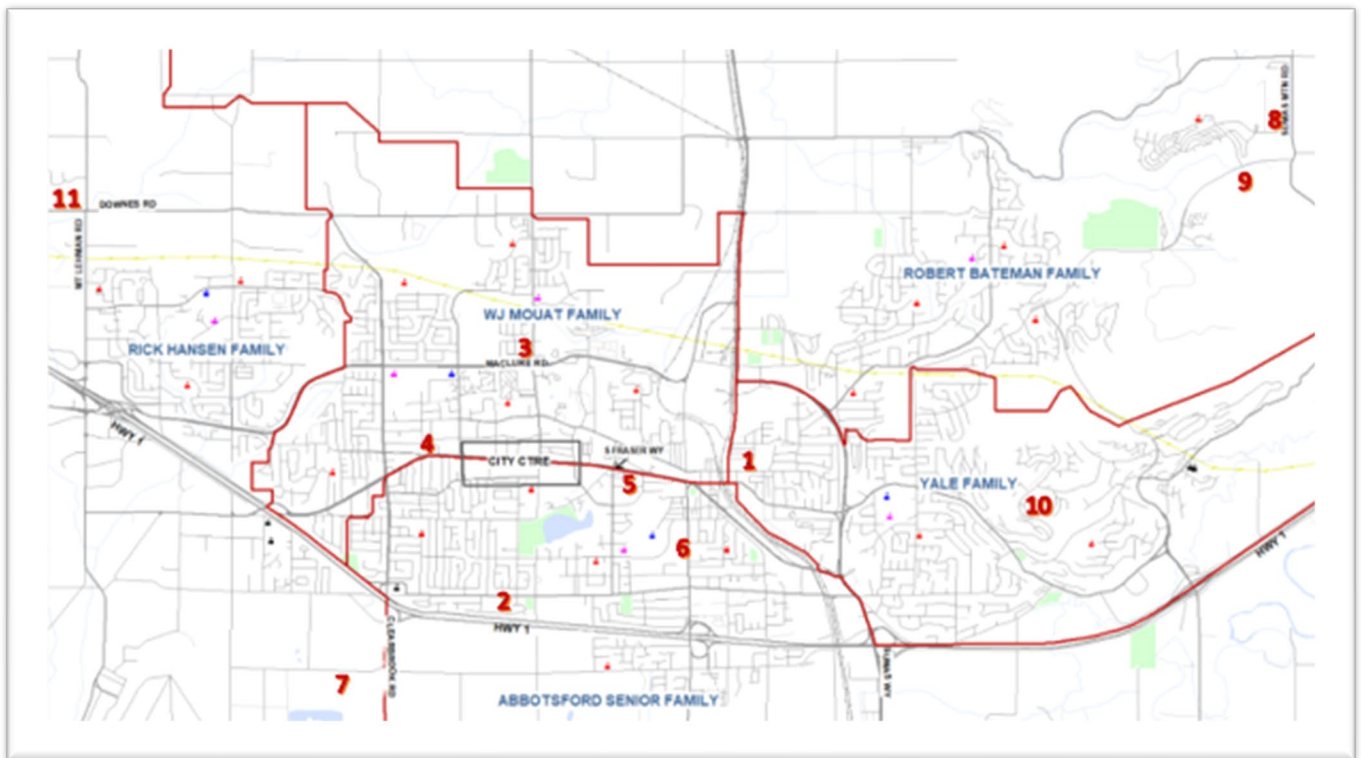
Administration & Operational Facilities

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



Undeveloped Properties & Closed Schools

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



Alternative Education

The Abbotsford Virtual School is housed in the former Philip Sheffield Elementary School. The site is in the current Margaret Stenersen catchment, close to the Historic Downtown, where extensive redevelopment and residential growth is underway. Current elementary capacity in this area will not accommodate estimated longer term enrolment growth. Consideration should be given as to how this site would address forecasted elementary capacity shortages in the Margaret Stenersen, McMillan and Terry Fox catchments. The facility has a Facility Condition Index of 0.60 (High).

Bakerview Centre for Learning, a 218 capacity former elementary school, is located in the South Central Region and currently houses the District Alternate Program. With this large property, there may be some repurposing opportunities for accommodating future enrolments. The existing building has a Facility Condition Index of 0.46 (Med-High) and a high seismic risk rating. It is included on the Board's Capital Plan for a Structural Seismic Upgrade. Consideration should be given to how this site would assist the district with the long term enrolment pressures in the core area of the city.

Mamaele'awt Indigenous Education Centre is located north east of the City Centre. This is a small 1 hectare site that would not be suitable for a new school. The existing building is very small with a Facility Condition Index of 0.63 (High).

Administration & Operational Facilities

The School Board Office is on a 0.81 hectare parcel of land in the City Centre and is 2,023 sq m in size and has a Facility Condition Index of 0.43 (Med-High).

The Centre of Resources for Education (CORE) is a 1971 sq m building plus a 309 sq m annex located on 0.30 hectares of commercial land west of the City Centre plus a 0.11 hectare parking lot across the street, west of the main building. It houses the Learning Support Services and Curriculum Departments. The existing building is very old, overcrowded and poorly laid out, and located in a less than desirable area. There have been numerous renovations over the years to try to accommodate the needs of departments. Parking is very restricted on the building site however there is adequate parking in district owned lot across the street. The Facility Condition Index is 0.28 (Low).

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

The District would benefit from the consolidation of all Administration spaces, specifically, the School Board Office, the Centre of Resources for Education and the Information Technology Centre. Facility Condition Index ratings of the existing buildings vary, but generally these sites will require investments to remain efficient and functional. This will require significant investment to improve efficiency and bring the buildings to modern standards. A 6,000 sq. m building would accommodate services currently housed in the existing

facilities. The efficiencies gained through consolidation include centralized service to the community, improved workflow between departments, and reduced utility, infrastructure and maintenance costs.

The Facilities & Transportation Office is a 2914 sq m building located on a 2 hectare parcel of land south west of the city centre in an area zoned for industrial use. The site houses the Maintenance and Bus Transportation Departments and their associated fleet vehicles. Access to the site is through a pan handle and traffic flow is congested trying to accommodate 41 buses, 76 maintenance fleet vehicles, commercial delivery vehicle traffic and staff/visitor traffic. There is a shortage of parking spaces. While there is adequate workspace for staff in the building, there is a lack of storage space. Two portables and several outbuildings are used for storage purposes by the various departments. The Facility Condition Index is 0.40 (Med-Hi).

Undeveloped Properties & Closed Schools

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

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

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

RECOMMENDATIONS

SHORT TERM:

Consider consolidation of administrative spaces, including the School Board Office, Centre of Resources for Education, and the Information Technology Centre to one location.

Review the longer term facility requirements for the distributed learning program (AVS).

Work with the Ministry of Education and Child Care to secure funding for seismic upgrades at Bakerview Centre for Learning.

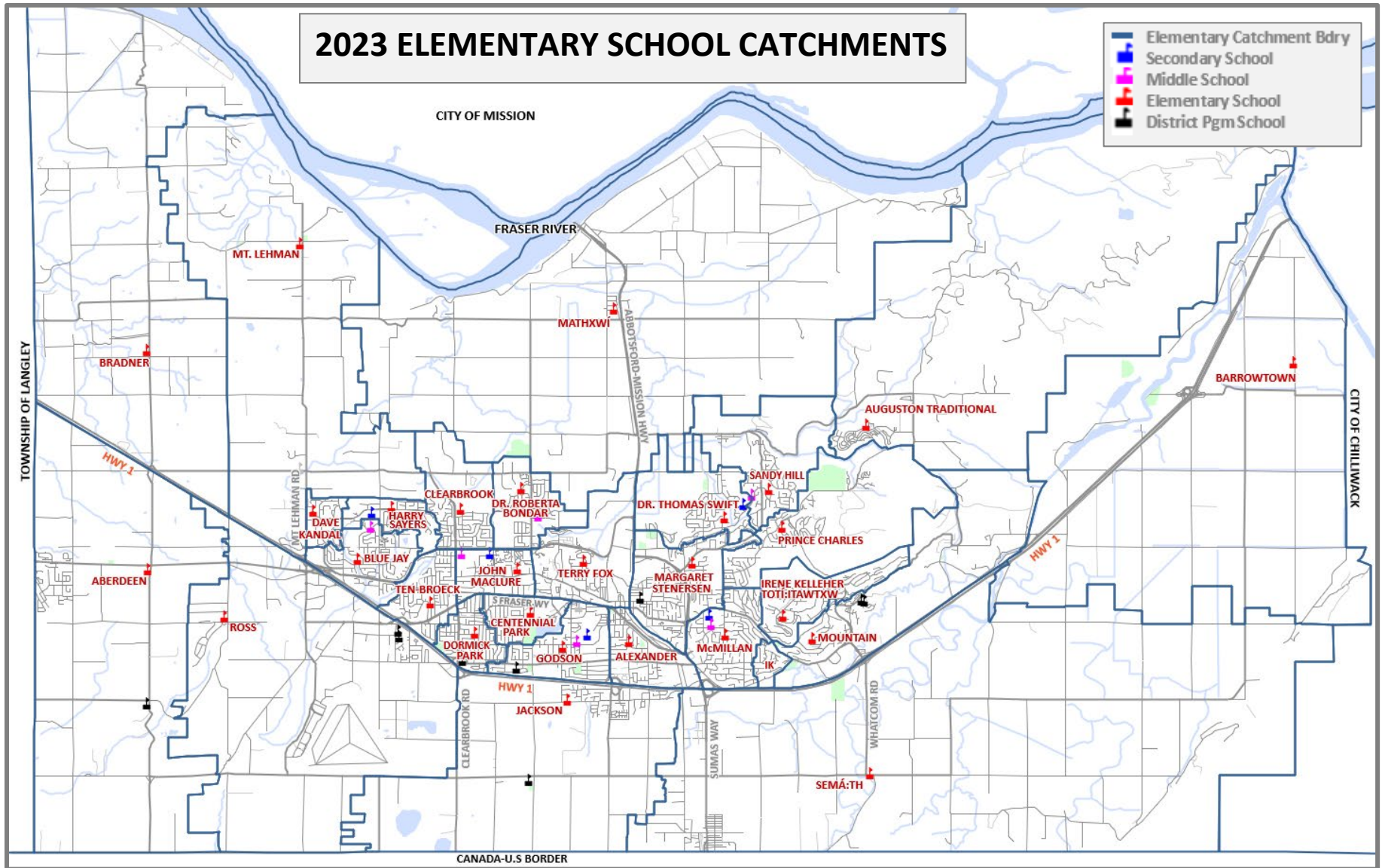
MID TERM:

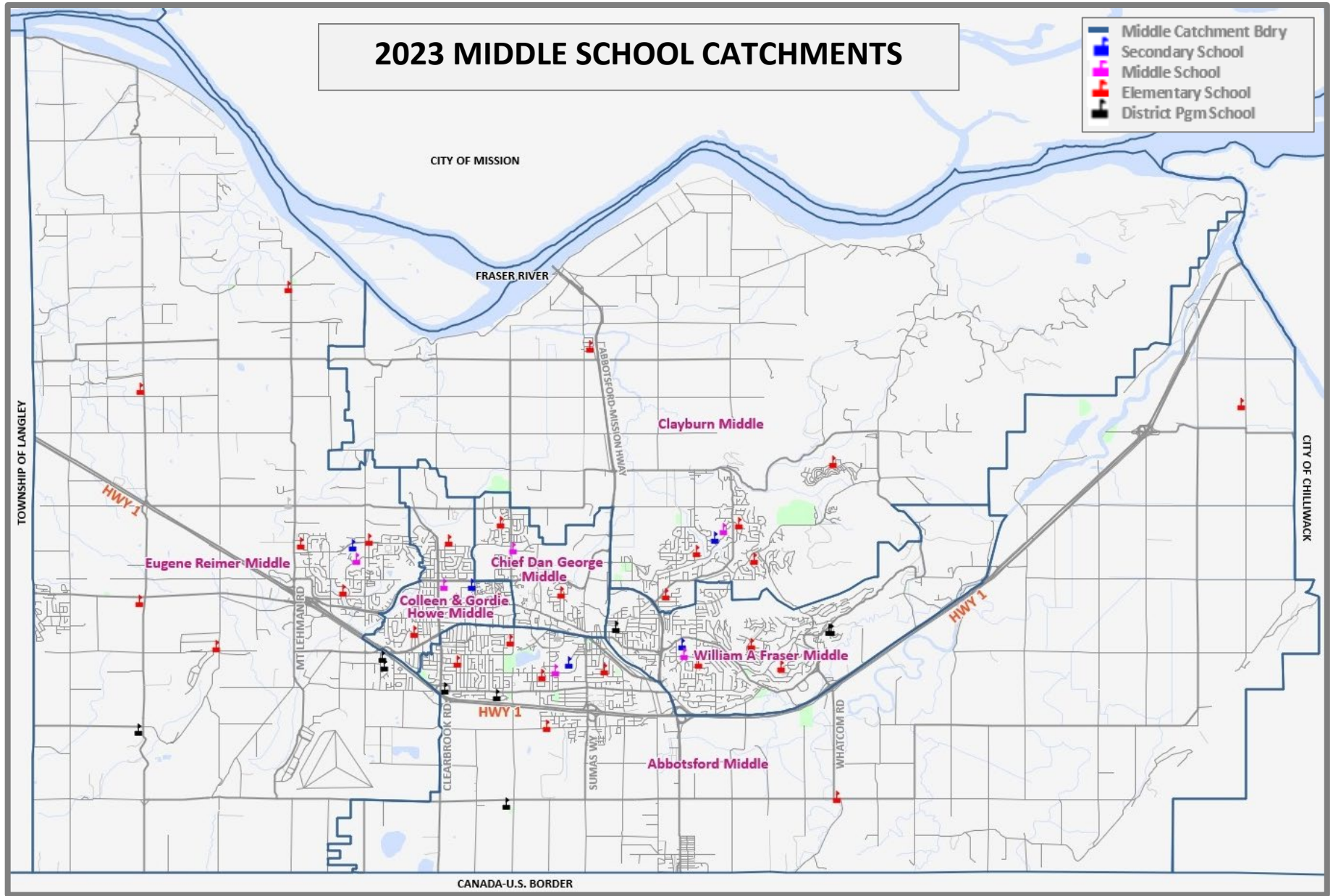
Plan for a 12 classroom addition to Yale Secondary, increasing capacity from 1100 to at least 1400. Consider how the Bakerview site could assist with enrolment pressures in the core area of the city.

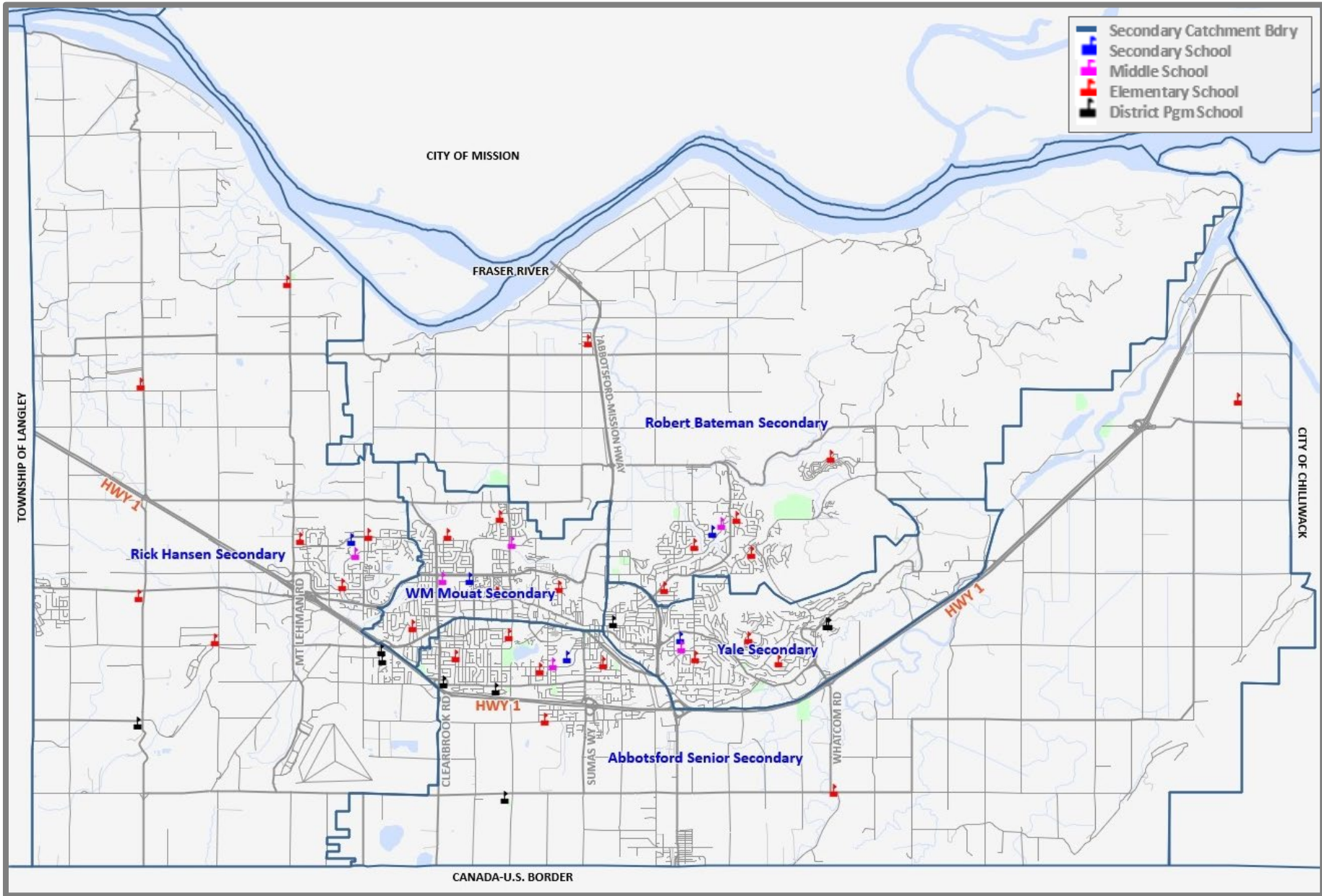
LONG TERM:

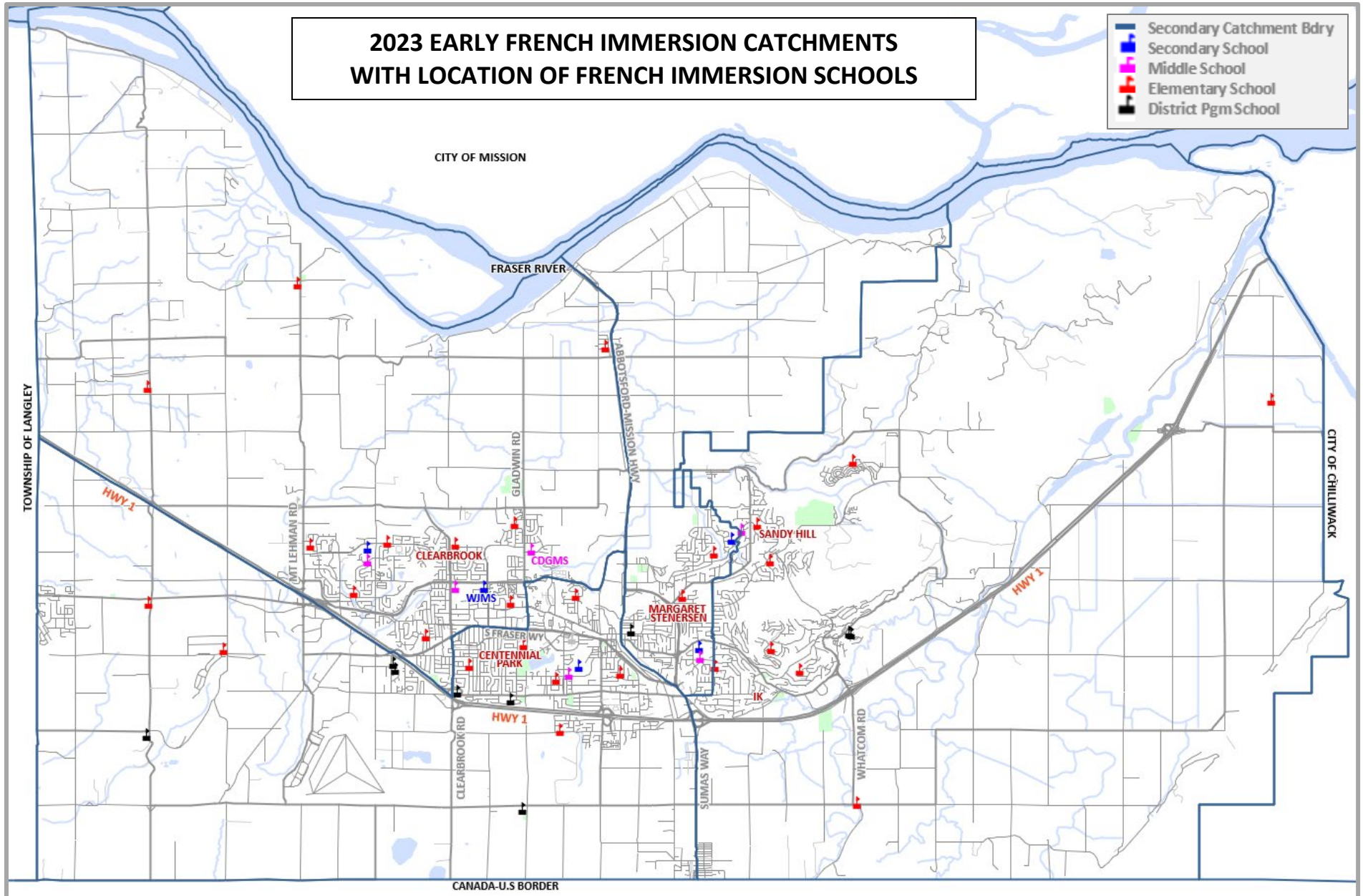
Hold the Dunach Elementary site for additional capacity in the Western Central Region in case current attendance patterns change.

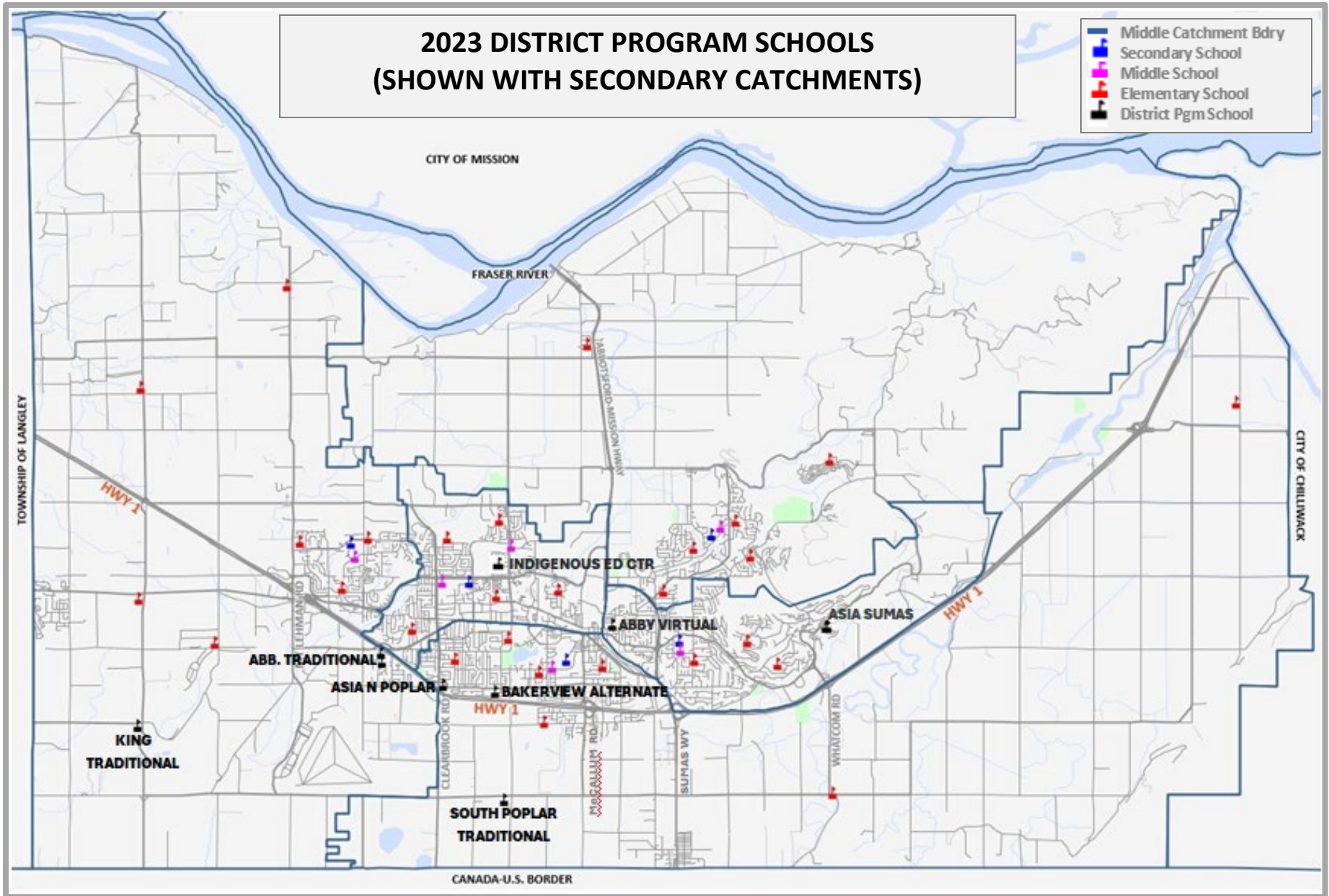
APPENDIX A – School Catchment Maps

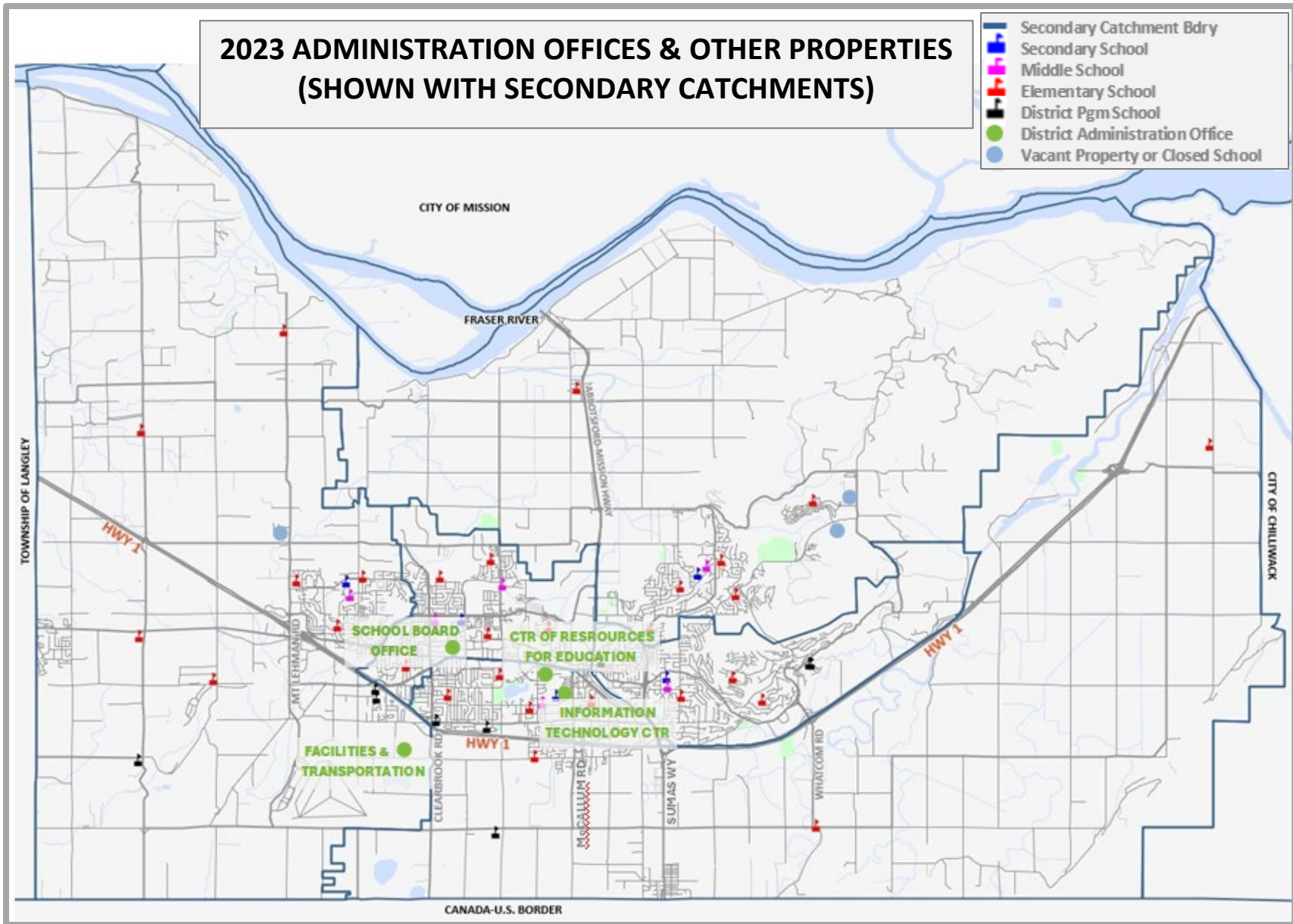












APPENDIX B – Land Holdings

The district holds over 350 acres of land including: 46 schools, 4 administration buildings, 2 undeveloped properties and 1 closed school site.

School Name or Property Identifier	Address	Acres
Abbotsford Sr Secondary	33355 Bevan Ave	21.34
Sumas Mtn Rd (Land Holding)	4465 Sumas Mtn Rd	12.24
Abbotsford Traditional (Grade 6-12)	2272 Windsor St, 2291 Martens St	11.64
WJ Mouat Secondary	32355, 32125 Mouat Dr; 3174, 3164, 3154 Clearbrook Rd	15.80
Robert Bateman Secondary	35045 Exbury Ave	13.00
Rick Hansen Secondary	31150 Blueridge Dr	11.00
Yale Secondary	34620 Old Yale Road;34695 Blatchford Wy	10.95
Eugene Reimer Middle	3343 Firhill Dr	9.39
Colleen & Gordie Howe Middle	3174 Clearbrook Rd	8.60
Clayburn Middle	35139 Laburnum Ave	8.34
ASIA Sumas (Grade 6-12)	36228 Lower Sumas Mtn Rd	7.44
Bakerview Center (Alternate Program)	32622 Marshall Rd	7.31
Chief Dan George Middle	32877 Old Riverside Rd	7.00
William Fraser Middle	34695 Blatchford Way	7.00
Sandy Hill Elementary	3836 Old Clayburn Rd	9.91
Semá:th Elementary	36321 Vye Rd; 852, 920 Whatcom Rd	8.25
Clearbrook Elementary	3614 Clearbrook Rd	7.81
Blue Jay Elementary	30995 Southern Dr	7.01
Mountain Elementary	2299 Mountain Dr	7.00
John Maclure Community School	2990 Oriole Cr	7.00
Dr T Swift Elementary	34800 Mierau Ave	7.00
Harry Sayers Elementary	31321 Blueridge Dr	7.00
Dave Kandal Elementary	3551 Crestview Ave	6.97
Dr R Bondar Elementary	32717 Chilcotin Dr	6.40
Terry Fox Elementary	3071 Babich St	6.35
Margaret Stenersen Elementary	3060, 3120 Old Clayburn Rd	6.05
Prince Charles Elementary	35410 McKee Rd	5.99
Philip Sheffield (Virtual School)	Pine St & George Ferguson Way	5.40
Bradner Elementary	5291 Bradner Rd	5.33
Dunach Elementary (Closed)	30357 Downes Rd, 4079 Mt Lehman Rd	5.21
Centennial Park Elementary	2527 Gladwin Rd	5.04
Ross Elementary	2451 Ross Rd	5.00
South Poplar Traditional Elementary	32746, 32786 Huntingdon Rd	5.00
Facilities & Transportation Office	31759 King Rd	5.00
King Traditional Elementary	28776 King Rd	5.00
Auguston Traditional Elementary	36367 Stephen Leacock Dr	5.00
McKee Rd (Land Holding)	36544 McKee Road	5.00
Dormick Park Elementary	32161 Dormick Ave	4.86
Godson Elementary	33130, 33106, 33094 Bevan Ave	4.83
Ten-Broeck Elementary	2580 Stanley St, 2695 Janzen St, 2590 Hill-Tout St	4.75
Aberdeen Elementary	2975 Bradner Rd, 28742 Fraser Hwy	4.67
Jackson Elementary	33165 King Rd	4.59
McMillan Elementary	34830 Oakhill Dr	4.48
ASIA N Poplar Elementary	32041 Marshall Rd	4.21
Mathxwí Elementary	33661 Elizabeth Ave	4.16
Irene Kelleher Toti:Itawtxw	2540 Eagle Mountain Dr	4.00
Abbotsford Middle	33231 Bevan Ave	3.96
Mt Lehman Elementary	6381 Mt Lehman Rd	3.74
Barrowtown Elementary	5137 Tolmie Rd	3.00
Alexander Elementary	2250 Lobban Rd	2.69
Indigenous Education Centre	3277 Gladwin Rd	2.50
School Board Office	2790 Tims St	2.00
Centre of Resources for Education (CORE)	2606 Alliance St; 33299 Robertson Ave, 33244 Walsh Ave	1.01
Information Technology Centre	2343 McCallum Rd	0.27

APPENDIX C – Facility Condition Index by School

Secondary & Middle School Buildings	FCI	Replacment Value
Abbotsford Senior Secondary	0.11	\$31,121,612.00
Abbotsford Middle	0.18	\$14,966,657.00
ASIA - Sumas Mountain (Gr 6-12)	0.19	\$10,927,664.00
Clayburn Middle	0.22	\$12,731,382.00
Colleen and Gordie Howe Middle	0.22	\$11,434,296.00
Eugene Reimer Middle	0.25	\$11,720,854.00
Chief Dan George Middle	0.33	\$12,721,402.00
Abbotsford Traditional School (Gr 6-12)	0.36	\$20,278,981.00
William A Fraser Middle School	0.36	\$11,299,792.00
Yale Secondary	0.38	\$29,127,055.00
Robert Bateman Secondary	0.42	\$33,868,722.00
Rick Hansen Secondary	0.45	\$38,564,420.00
Bakerview Centre for Learning	0.46	\$5,699,735.00
W J Mouat Secondary	0.49	\$27,600,517.00
Abbotsford Virtual	0.60	\$3,910,051.00

Elementary School Buildings	FCI	Replacment Value
Mathxwí Elementary	0.17	\$6,119,065.00
Auguston Traditional Elementary	0.18	\$6,684,088.00
Dr Roberta Bondar Elementary	0.30	\$8,031,897.00
Jackson Elementary	0.31	\$7,254,540.00
Dave Kandal Elementary	0.32	\$8,584,949.00
Harry Sayers Elementary	0.36	\$9,587,759.00
King Traditional Elementary	0.36	\$5,632,151.00
Aberdeen Elementary	0.37	\$7,603,740.00
Sandy Hill Elementary	0.40	\$9,677,546.00
Dormick Park Elementary	0.42	\$4,924,412.00
Prince Charles Elementary	0.43	\$7,435,238.00
Mountain Elementary	0.45	\$10,248,943.00
Clearbrook Elementary	0.46	\$9,115,964.00
McMillan Elementary	0.46	\$6,840,504.00
Mt Lehman Elementary	0.46	\$4,601,235.00
Blue Jay Elementary	0.48	\$9,029,720.00
Margaret Stenersen Elementary	0.48	\$6,855,297.00
ASIA - North Poplar Elementary	0.49	\$7,055,616.00
South Poplar Traditional Elementary	0.50	\$5,021,458.00
Semá:th Elementary	0.51	\$5,522,925.00
Centennial Park Elementary	0.54	\$8,123,993.00
Bradner Elementary	0.55	\$4,610,484.00
Barrowtown Elementary	0.56	\$2,804,498.00
Dr Thomas A Swift Elementary	0.56	\$7,814,301.00
Alexander Elementary	0.57	\$6,599,468.00
Godson Elementary	0.58	\$8,530,358.00
John Maclure Community School	0.61	\$6,950,609.00
Ross Elementary	0.61	\$4,740,431.00
Ten Broeck Elementary	0.69	\$9,786,534.00
Terry Fox Elementary	0.77	\$8,053,342.00

NOTE: Irene Kelleher Toti:Itawtxw opened in 2022 after the 2021 Facility Condition Audit was conducted. The FCI will be adjusted in 2025.

APPENDIX D - Childcare & Early Learning Programs

In September 2023, 26 childcare centers and 33 early learning programs are operating in district schools. A total of 16 portables and 24 rooms inside buildings are used for with some of programs sharing space.

The district now includes childcare spaces as part of the Ministry of Education and Child Care’s capital planning process. The 2024-25 capital plan submission for child care includes requests for additional child care spaces at four elementary schools, (Clearbrook, Centennial, Dr. T.A. Swift and Mountain). Over the coming years the district will develop a more comprehensive program to serve the child care needs in the community.

1	Infant/Toddler Childcare	Service Providers
4	3-5 Year Old Childcare	Service Providers
21	Before & After School Care	Service Providers
20	Preschools	Service Providers
13	Strong Starts	Ministry or District Funded

LOCATION	CHILDCARE			EARLY LEARNING		# OF SPACES USED			
	INFANT/ TODDLER	3-5 YR OLDS	BEFORE/AFTER SCHOOL	PRESCHOOL	STRONG START	PORT	CLRM	OTHER	TOTAL
Abbotsford Senior Secondary					X			1	1
Aberdeen Elementary			X	X			1	1	2
Alexander Elementary			X		X		2		2
ASIA - North Poplar Elementary			X			1			1
Barrowtown Elementary		X	X	X		2			2
Blue Jay Elementary			X	X	X	1			1
Bradner Elementary			X	X			1		1
C & G Howe Middle		X		X				1	1
Centennial Park Elementary			X	X		1			1
Clearbrook Elementary				X	X		1		1
Dave Kandal Elementary			X	X		1			1
Dormick Park Elementary					X	1			1
Dr. Roberta Bondar Elementary			X	X			1		1
Dr. Thomas Swift Elementary			X	X	X		2		2
Godson Elementary			X		X	2		1	3
Harry Sayers Elementary			X	X	X	1			1
Irene Kelleher Toti:Itawtxw	X	X	X	X				2	2
Jackson Elementary			X	X	X		2		2
John Maclure Elementary				X	X	1			1
Margaret Stenersen Elementary			X		X	1		1	2
Mountain Elementary			X	X		1			1
Mt Lehman Elementary				X			1		1
Prince Charles Elementary			X	X					0
Rick Hansen Secondary		X					2		2
Ross Elementary			X	X				1	1
Sandy Hill Elementary			X	X		2			2
Semá:th Elementary			X	X			1		1
Ten-Broeck Elementary					X		1		1
Terry Fox Elementary			X		X	1	1		2

Childcare Locations	Portables	Classroom	Other Space	Shared Space
Infant/Toddler Childcare				
Irene Kelleher Totí:Itawtxw	-	-	Childcare Space	N
3-5 Year Old Childcare				
Barrowtown Elementary	2	-	-	Y
Colleen & Gordie Howe Middle	-	-	Rotary House	Y
Irene Kelleher Totí:Itawtxw	-	-	Childcare Space	N
Rick Hansen Secondary	-	2	-	N
Before & After School Childcare				
Aberdeen Elementary	-	-	MP Room	N
Alexander Elementary	-	1	-	N
ASIA North Poplar Elementary	1	-	-	N
Barrowtown Elementary	2	-	-	Y
Blue Jay Elementary	1	-	-	Y
Bradner Elementary	-	1	-	Y
Centennial Park Elementary	1	-	-	Y
Dave Kandal Elementary	1	-	-	Y
Dr. Thomas Swift Elementary	-	2	-	Y
Godson Elementary	1	-	MP Room	N
Harry Sayers Elementary	1	-	-	Y
Irene Kelleher Totí:Itawtxw	-	-	Childcare Space	Y
Jackson Elementary	-	1	-	Y
Margaret Stenersen Elementary	-	-	MP Room	N
Mountain Elementary	1	-	-	N
Prince Charles Elementary	1	-	-	N
Dr. Roberta Bondar Elementary	-	1	-	Y
Ross Elementary	-	-	MP Room	Y
Sandy Hill Elementary	2	-	-	N
Terry Fox Elementary	1	1	-	Y

2023-2024 LONG RANGE FACILITIES PLAN

Early Learning Program Locations	Portables	Classroom	Other Space	Shared Space
Pre-School Programs				
Aberdeen Elementary	-	1	-	N
Barrowtown Elementary	2	-	-	Y
Blue Jay Elementary	1	-	-	Y
Bradner Elementary	-	1	-	Y
Colleen & Gordie Howe Middle	-	-	Rotary House	Y
Centennial Park Elementary	1	-	-	Y
Clearbrook Elementary	-	1	-	Y
Dave Kandal Elementary	1	-	-	Y
Dr. Thomas Swift Elementary	-	2	-	Y
Harry Sayers Elementary	1	-	-	Y
Irene Kelleher Totí:Itawtxw	-	-	Childcare Space	Y
Jackson Elementary	-	1	-	Y
John Maclure Elementary	1	-	-	Y
Mountain Elementary	1	-	-	N
Prince Charles Elementary	1	-	-	N
Dr. Roberta Bondar Elementary	-	1	-	Y
Ross Elementary	-	-	MP Room	Y
Sandy Hill Elementary	1	-	-	N
Strong Start Programs				
Abbotsford Senior Secondary	-	-	Sweeney Centre	N
Alexander Elementary	-	1	-	N
Blue Jay Elementary	1	-	-	Y
Clearbrook Elementary	-	1	-	Y
Dormick Park Elementary	1	-	-	N
Dr. Thomas Swift Elementary	-	1	-	Y
Godson Elementary	1	-	-	N
Harry Sayers Elementary	1	-	-	Y
Jackson Elementary	-	1	-	N
John Maclure Elementary	1	-	-	Y
Margaret Stenersen Elementary	1	-	-	N
Ten-Broeck Elementary	-	1	-	N
Terry Fox Elementary	-	1	-	Y

