



PUBLIC MEETING OF THE BOARD OF EDUCATION

District Education Office

22225 Brown Avenue
Maple Ridge BC V2X 8N6

Date: Wednesday, January 14, 2026
Time: 6:00pm

A G E N D A

A. OPENING PROCEDURES

ITEM 1

1. Territory Acknowledgement
2. Call to Order
3. Correspondence
4. Approval of Agenda
5. Invitation for Public Input to matters on the Agenda – *Members of the public can provide input on decision items on the public meeting Agenda in writing by no later than 30 minutes before the start of the meeting. All public input received will be shared with trustees electronically.*
6. Approval of Minutes

B. PRESENTATIONS – *Individuals and groups invited by the Board to make presentations on any subject pertinent to Board business. Time limits for individual presentations will be established to allow all speakers to present within the time limit for this item. This agenda item has a time limit of 20 minutes including questions; extension is at the discretion of the Board.*

1. Child Care Quality Assessment Tool

ITEM 2

C. DELEGATIONS – *The Board will receive delegations on subjects pertinent to Board business if approved by the Agenda Preparation Committee. Each delegation is allotted time within a 20-minute total limit, including questions. Extensions are at the Board's discretion. Delegations are typically received for information, and the Board may take action after due deliberation.*

D. DECISION ITEMS

1. Chairperson
2. Superintendent of Schools

- a) Superintendent's Update: 2026/2027 District Organizational Structure

ITEM 3

3. Secretary Treasurer
4. Board Committees

- a) Finance
- b) Facilities Planning
- i. Residential Development Report
- c) Board Policy Development
- d) Education Advisory
- e) Accessibility Advisory
- f) Ad Hoc Advocacy on Equitable Funding

ITEM 4

- i. Freedom of Information Request & Engagement regarding CommunityLINK Funding Allocations

ITEM 5

- 5. Indigenous Education Council
- 6. Trustee Motions and Notices of Motion
 - a) Trustee Motion for BCSTA AGM: Review of Modular Plan and Costing to Meet Area Standards for Modular Additions ITEM 6
 - b) Trustee Motion for BCSTA AGM: Strengthening Preservice Teacher Education in Literacy, Numeracy, and Inclusive Instruction in British Columbia ITEM 7

E. INFORMATION ITEMS

- 1. Chairperson
- 2. Superintendent of Schools
 - a) District Operational Plan: Progress Report ITEM 8
 - b) Extracurricular Elementary Band Program Update ITEM 9
 - c) School District Calendar for 2026/27 for Consultation ITEM 10
- 3. Secretary Treasurer
- 4. Committee Business
 - a) Finance
 - b) Facilities Planning
 - c) Board Policy Development
 - d) Education Advisory
 - i. Receiving Minutes of Meeting ITEM 11
 - e) Accessibility Advisory
 - i. Receiving Minutes of Meeting ITEM 12
 - f) Ad Hoc Advocacy on Equitable Funding
- 5. Indigenous Education Council
 - a) Report on November 7, 2025 Indigenous Education Council Meeting ITEM 13
- 6. Trustee Reports
 - a) Ridge Meadows Education Foundation ITEM 14

F. QUESTION PERIOD ITEM 15

Question period will be restricted to questions only – statements and debate will not be permitted. Questions, with the exception of trustee questions, will be limited to one question per person. Members of the public can submit questions for the Board in writing by no later than 30 minutes before the start of the meeting. Questions will be answered in the order they are received. This agenda item has a time limit of 10 minutes; extension is at the discretion of the Board.

G. OTHER BUSINESS

- 1. Public Record of Closed Meeting Business ITEM 16

H. ADJOURNMENT

From: Elaine Yamamoto, Board Chairperson

Topic: **Opening Procedures**

1. TERRITORY ACKNOWLEDGEMENT

We would like to acknowledge that this meeting is taking place on the shared traditional and unceded territories of Katzie First Nation and Kwantlen First Nation. We welcome and recognize all First Nations, Métis, and Inuit students and families in our schools and community. We welcome and recognize the many different cultures that are represented in our schools and community.

2. CALL TO ORDER

3. CORRESPONDENCE

- 2025-12-24 Letter from Min. Sharma to Board Chair re: Tobacco Settlement Funds
(Attachment A)
- 2025-12-03 Letter from Member of Public to Board re: Student Safety and Accountability
(Attachment B)

Recommendation:

THAT the Board receive the correspondence, for information.

4. APPROVAL OF AGENDA

Recommendation:

THAT the Agenda be approved as circulated.

5. INVITATION FOR PUBLIC INPUT ON DECISION ITEMS

Members of the public can provide input on decision items on the public meeting Agenda by emailing board@sd42.ca by no later than 30 minutes before the start of the meeting. The email subject line should read: INPUT regarding Decision Item. All public input received will be shared with trustees electronically.

6. APPROVAL OF MINUTES

Recommendation:

THAT the Minutes of the December 3, 2025 Public Board meeting be approved as circulated.

(Attachment C)



VIA EMAIL

Ref. 698275

December 24, 2025

Elaine Yamamoto
Chairperson
Board of Education
School District 42
22225 Brown Avenue
Maple Ridge BC V2X 8N6
Email: Rebecca_Lyle@sd42.ca

Dear Elaine Yamamoto:

Thank you for your letter of October 22, 2025.

I note your request that the Ministry of Attorney General designate a portion of the Province's tobacco settlement funds for school-based programs that prevent and reduce youth nicotine use.

I would like to first assure you that the government remains committed to reducing smoking. While we are pleased that our efforts over the years have resulted in British Columbia having the lowest smoking rate in the country, we know there is more work to be done.

In your letter, you suggest specific approaches that you believe will assist in preventing smoking and resulting harm. As programs and policy in this area fall within the purview of the Ministry of Health, your correspondence has been referred to the Population and Public Health Division. A member of the team will reach out to you directly. Alternatively, you may contact the office at: 250-952-1731.

Thank you again for your correspondence and ongoing commitment to the health of your fellow British Columbians.

I appreciate your taking the time to write.

Sincerely,

Niki Sharma, KC
Attorney General and Deputy Premier

Ministry of Attorney General

Mailing Address:
PO Box 9044 Stn Prov Govt
Victoria BC V8W 9E2
Email: AG.Minister@gov.bc.ca
Website: www.gov.bc.ca/ag

Telephone: 250-387-1866
Facsimile: 250-387-6411

2025-12-03 Email to Board from Member of Public re Student Safety & Accountability

December 3, 2025

Dear Members of the Board of Education:

Thank you for reading my submitted questions at tonight's public Board meeting. I am providing this written follow-up for the public record and to ensure my concerns are clearly documented.

1. My Submitted Questions (General Governance, Not Case-Specific)

As stated previously, these questions were not about any specific student and did not reference any personal information. They were purely governance, transparency, and safety-oversight questions:

Question 1 — Student Safety Data, Reporting, and Independent Review

What categories of student safety incidents (such as physical injury, supervision concerns, program eligibility issues, or after-school program incidents) are formally tracked by the district, what system is used to collect and verify this information, and does the Board receive regular aggregated reports on the frequency and severity of such incidents? Additionally, under what circumstances does the district or Board initiate an independent or external review when there are conflicting accounts or potential concerns regarding supervision?

Question 2 — Legal Costs, Settlements, and Public Transparency

In the interest of financial transparency and public accountability, can the Board provide the aggregated amounts spent over the past five years on legal services, litigation costs, settlements, and external legal counsel related to student safety or supervision matters? Furthermore, what safety-related data is currently made publicly available to parents, and are there plans to expand public reporting in a privacy-compliant format?

2. Board Refusal to Answer Despite Superintendent Present

When my questions were read aloud, the Chair stated that the Board would not answer them and that they must instead be directed to the Superintendent.

However, Superintendent Ms. Teresa Downs was present in the room throughout the meeting.

If the Board believed these questions were within her scope, it is unclear why she was not asked to respond at that moment, while the public was present and the questions were officially before the Board.

This creates the appearance that the referral to the Superintendent was used not as a procedural requirement, but as a mechanism to avoid answering governance questions in a public setting.

3. Early Adjournment and Ample Time Available

The publicly posted schedule indicates that the meeting was set for 6:00 p.m. to 9:00 p.m. However, the meeting was adjourned at approximately 7:40 p.m.

This leaves well over an hour of unused meeting time during which either the Board or the Superintendent could have responded to my two general questions.

The decision not to do so, despite having the appropriate personnel present and more than sufficient time available, raises concerns regarding transparency and accountability.

4. Board Focused on Literacy, Tables, and Budget Feedback — Not Safety

I also wish to express concern regarding the overall priorities reflected during the meeting. The Board devoted substantial time to literacy targets, tables of data, and requests for primary and secondary feedback on budget proposals. However, there was no meaningful discussion related to child safety, student supervision, or district-wide protections for vulnerable children. Safety is the foundation upon which all academic progress depends. A district cannot meaningfully improve literacy outcomes while overlooking the basic requirement that children must first be protected, supervised, and safe in their learning environment. The lack of attention to student safety at the governance level is deeply concerning, especially given the district's stated commitments to student well-being and duty of care.

4A. Budget Approvals and Reading Process

I also observed that the Board proceeded through multiple stages of budget-related items — including motions, approvals, and first, second, and third readings — with efficiency and without hesitation. These items were moved, seconded, and passed quickly, demonstrating that when the Board prioritizes an issue, it is fully capable of engaging in discussion, asking questions, and taking formal action. In contrast, when I submitted two governance-focused questions about student safety, the Board declined to answer despite having the necessary personnel present and more than sufficient time available. The contrast between the rapid handling of budget readings and the refusal to address safety oversight matters underscores a concerning imbalance in priorities.

5. Improper Adjournment by Trustee Hudson Campbell

I would also like to note a significant procedural issue that occurred.

Trustee Hudson Campbell spoke out and declared that the meeting was adjourned without the Chair's acknowledgment or direction.

With respect, only the Chairperson has the authority to adjourn a meeting.

A trustee interrupting and unilaterally announcing adjournment — without requesting permission, without receiving the Chair's recognition, and without proper procedure — is inappropriate and inconsistent with formal Board governance.

I did not appreciate the manner in which this occurred, and it should be addressed to maintain proper decorum and process.

6. Summary of Concerns

To ensure clarity:

- I submitted two non-case-specific governance questions
- The Superintendent was present and available
- The Board declined to answer
- The meeting ended early

- A trustee adjourned the meeting improperly
- Safety concerns were not addressed at any point during the meeting
- Budget approvals were completed quickly while safety concerns were avoided

Taken together, these actions create the impression of avoidance rather than transparency, and this is deeply concerning for a publicly funded school district responsible for student safety.

7. Request for Written Responses

I respectfully request written answers to the two submitted questions, as required under the district's policies regarding public Board questions and governance accountability.

Regards,

Kourosh Ahmadian

Copied to:

Teresa Downs – Superintendent of Schools SD42

Richard Rennie – Secretary Treasurer SD42

Board of Education SD42

Cheryl Schwarz – Deputy Superintendent

David Vandergugten – Assistant Superintendent SD42

Michael Scarella – Assistant Superintendent SD42

Jovo Bikic – Assistant Superintendent SD42

Ken Cober – Assistant Superintendent SD42

Hannah MacDonald – Program Manager, Community Connections SD42

Michelle Davis – Principal SD42

Minister of Education and Child Care

Governance and Legislation Branch, Ministry of Education and Child Care

BC Ombudsperson

Ridge Meadows Health Protection Office

BC Human Rights Tribunal

Dan Ruimy – Mayor of Maple Ridge

Neil Corbett – Maple Ridge News

Roxanne Hooper – Black Press

Vida Alavi



**MINUTES OF THE
PUBLIC BOARD OF EDUCATION MEETING
Wednesday, December 3, 2025 (6:00 PM)
Boardroom, District Education Office**

IN ATTENDANCE:

Chairperson – Elaine Yamamoto
 Vice Chairperson – Kim Dumore
 Trustee – Hudson Campbell
 Trustee – Mike Murray
 Trustee – Pascale Shaw
 Trustee – Katie Sullivan

Superintendent – Teresa Downs
 Secretary Treasurer – Richard Rennie
 Deputy Superintendent – Cheryl Schwarz
 Assistant Secretary Treasurer – Iris Mo
 Senior Manager, Communications – Irena Pochop
 Executive Coordinator – Rebecca Lyle

ABSENT:

Trustee – Gabriel Liosis

GUESTS:

Jovo Bikic, Assistant Superintendent

A. OPENING PROCEDURES**1. Territory Acknowledgement**

The Chairperson acknowledged that this meeting is taking place on the shared traditional and unceded territories of Katzie First Nation and Kwantlen First Nation. The Chairperson welcomed and recognized all First Nations, Métis, and Inuit students and families in our schools and community. The Chairperson welcomed and recognized the many different cultures that are represented in our schools and community.

2. Call to Order

The Chairperson called the Public Board meeting to order at 6:01pm.

3. Correspondence

- 2025-11-07 Letter from Board Chair re: Letter of Support for McKenney Creek Restoration Project

Moved/Seconded

THAT the Board receive the correspondence, for information.

CARRIED**4. Approval of Agenda****Moved/Seconded**

THAT the Agenda be approved as circulated.

CARRIED

5. Invitation for Public Input to matters on the Agenda

The Chairperson advised that members of the public were able to provide input on decision items on the Agenda by emailing board@sd42.ca by no later than 30 minutes before the start of the meeting.

No public input was received.

6. Approval of Minutes

Moved/Seconded

THAT the Minutes of the November 12, 2025, Public Board Meeting be approved as circulated.

CARRIED

B. PRESENTATIONS

1. K to 3 Literacy Initiatives

Assistant Superintendent, Jovo Bikic, provided an overview of the district's K to 3 literacy initiatives developed in response to the Ministry's March 2025 direction on mandatory early literacy screening. Highlights included: the creation of the SD42 K-3 Literacy Guide, the new Kindergarten Screener, and ongoing capacity-building efforts, with next steps focused on expanding interventions and exploring additional screeners for Grades 1-3.

Moved/Seconded

THAT the Board receive the presentation on K to 3 Literacy Initiatives, for information.

CARRIED

C. DELEGATIONS

D. DECISION ITEMS

1. Chairperson
2. Superintendent of Schools

a) Student Advisory Committee Terms of Reference

The Superintendent reported that, during the October and November Board Workshops, the Board continued its discussions on the purpose and role of a Student Advisory Committee, resulting in a revised Terms of Reference being presented for approval.

Moved/Seconded

THAT the Board approve the Student Advisory Committee Terms of Reference and direct staff to start the work to establish the Student Advisory Committee.

CARRIED

b) School Growth Plans

The Superintendent shared the school growth plans with the Board and reported that goals are aligned with the Board's strategic plan and strategic priorities.

Moved/Seconded

THAT the Board approve the school growth plans and direct the Superintendent to make the school growth plans available to parents and guardians of students attending each school in the school district.

CARRIED

3. Secretary Treasurer

a) Preliminary Budget Process and Consultation Timeline for 2026/27

The Secretary Treasurer provided an overview of the budget process and the proposed schedule of meetings to support the development and consultation on the 2026/27 Preliminary Budget.

Discussion ensued regarding when the first reading takes place.

Moved/Seconded

THAT the Board amend the motion to move the first reading in the Consultation Timeline from April 15, 2025 to April 29, 2025.

DEFEATED**Moved/Seconded**

THAT the Board approve the Preliminary Budget Process and Consultation Timeline for 2026/27 as presented.

CARRIED

4. Board Committees

a) Finance

i. First Quarter Financial Statements for 2025/26

The Secretary Treasurer reported on the First Quarter Financial Statements presented to the Board for approval at the recommendation of the Finance Committee of the Whole for the quarter ended September 30, 2025.

The Secretary Treasurer and Assistant Secretary Treasurer provided financial highlights on the Operating Fund, Special Purpose Funds, the Capital Fund, and the Risk to Projections for the first quarter.

Moved/Seconded

THAT the Board approve the First Quarter Financial Statements for 2025/26.

CARRIED

- b) Facilities Planning
- c) Board Policy Development
- d) Education Advisory
- e) Accessibility Advisory

5. Indigenous Education Council

6. Trustee Motions and Notices of Motionsa) Ad Hoc Advocacy Committee of The Whole Terms of Reference

The Superintendent presented the Ad Hoc Advocacy Committee of the Whole Terms of Reference for the Board's review.

Moved/Seconded

THAT the Board approve the Terms of Reference for the Ad Hoc Advocacy Committee of the Whole: Equitable Funding.

CARRIED**E. INFORMATION ITEMS**

1. Chairperson

a) Chairperson's Update

The Chairperson presented an update on the following topic:

- BCSTA Trustee Academy

Moved/Seconded

THAT the Board receive the Chairperson's Update, for information.

CARRIEDb) Trustee Appointments to Committees and Community Liaison Groups

The Chairperson presented the list of trustee committee and community liaison group appointments for the period from December 2025 to October 2026.

An amendment was made for the Board Policy Development Committee to appoint Trustee Murray as the second representative and remove Trustee Dumore from this Committee.

Moved/Seconded

THAT the Board receive the Trustee Appointments to Committees and Community Liaison Groups for the period from December 2025 to October 2026, as amended, for information.

CARRIED

2. Superintendent of Schools

a) Superintendent's Update

The Superintendent presented an update on the following topic:

- Secondary Schedule Engagement – Response to Recommendations

Moved/Seconded

THAT the Board receive the Superintendent's Update, for information.

CARRIED

3. Secretary Treasurer

4. Committee Business

a) Finance

b) Facilities Planning

c) Board Policy Development

d) Education Advisory

e) Accessibility Advisory

5. Indigenous Education Council
6. Trustee Reports

City of Maple Ridge Municipal Advisory Committee on Accessibility Committee

Trustee Dumore highlighted the Accessibility BC Portal, referencing discussions from the November 20, 2025 committee meeting.

City of Maple Ridge Liveable Community Advisory Committee

Trustee Yamamoto highlighted the school zone road decals, snow clearing, idling prohibitions, and driveway parking clearances, referencing discussions from the September 11 and October 23, 2025 committee meetings.

City of Pitt Meadows Community Support & Accessibility Committee

Trustee Sullivan highlighted the space needs for community services and programs in Pitt Meadows as well as the need for additional storage for food security, referencing discussions from the November 24, 2025 committee meeting.

F. QUESTION PERIOD

Question was received regarding Student Safety Data, Reporting and Independent Review.

A point of order was raised by a trustee when a member of the public spoke during the meeting outside of the established Question Period process.

G. OTHER BUSINESS

H. ADJOURNMENT

Moved/Seconded

THAT the Board adjourn the meeting.

CARRIED

The Public Board Meeting adjourned at 7:39pm.

Elaine Yamamoto, Chairperson

Richard Rennie, Secretary Treasurer



Public Board Meeting
January 14, 2026
Information Memo
Item 2

From: Elaine Yamamoto, Chairperson
Topic: **Presentation: Child Care Quality Assessment Tool**

BACKGROUND

The following staff members have prepared a presentation on the Child Care Quality Assessment Tool:

- David Vandergugten, Assistant Superintendent
- Tammy Maidment, Manager, Child Care

RECOMMENDATION

THAT the Board receive the presentation on the Child Care Quality Assessment Tool, for information.



**Public Board Meeting
January 14, 2026
Decision Memo
Item 3**

From: Teresa Downs, Superintendent of Schools

Topic: Superintendent's Update: 2026/2027 District Organizational Structure

BACKGROUND:

In December, two Assistant Superintendents announced their intention to retire at the conclusion of the current school year.

While the departure of these experienced leaders is significant, it also presents an opportunity to thoughtfully re-examine and re-envision the district's organizational structure in response to current needs and future priorities.

At this meeting, staff will present the proposed 2026–2027 district organizational structure to the Board.

RECOMMENDATION:

THAT the Board of Education approve the 2026/2027 ongoing base budget changes resulting from the presented district organizational structure changes.



Public Board Meeting
January 14, 2026
Decision Memo
Item 4

From: Facilities Planning Committee of the Whole
Richard Rennie, Secretary Treasurer
Louie Giroto, Director of Facilities

Topic: **Residential Development Report**

BACKGROUND

The Board approved the Strategic Facilities Plan in March 2022 to guide capital planning and facility priorities for the Maple Ridge – Pitt Meadows School District. This plan identifies current and future requirements for school sites, new schools, and facility upgrades based on enrolment projections, building condition, seismic vulnerability, and educational program needs. It includes projections for the 15 year period from 2021 to 2035.

Since 2022, the district has:

- Experienced higher-than-projected enrolment growth
- Received updated municipal community plans, incorporating new provincial initiatives, including housing legislation

In Summer 2025, the School District engaged a consultant, William Wood Consulting, to conduct a study of future residential developments in Maple Ridge and Pitt Meadows to help inform enrolment projections and long range facilities planning. The study objectives were to:

- Estimate future residential development growth over the next 5, 10, and 15 years (to 2040)
- Provide development location information for enrolment forecasting
- Analyze student yield rates by housing type

The Residential Development in School District 42 report (**Attachment**), completed in Fall 2025 and presented to the Facilities Planning Committee of the Whole on December 10, 2025, provides critical context for eligible school site proposals and capital plan submissions to the Ministry. Key findings include:

- 12,000 new residential units are projected over the next 15 years, mostly apartments in Maple Ridge, projected to increase student enrolment by nearly 2,000.
- Growth is concentrated near transit corridors and Maple Ridge Town Centre.
- The largest enrolment impacts are expected at Eric Langton Elementary and Maple Ridge Elementary.
- The District may need up to 80 new classrooms to accommodate this growth.

Appending this report to the Strategic Facilities Plan aligns with Ministry guidelines for long-range facilities planning and strengthens the district's capital planning framework.

RECOMMENDATION

THAT the Board approve appending the Residential Development Report to the Strategic Facilities Plan and authorize its publication on the school district website.

RESIDENTIAL DEVELOPMENT IN SCHOOL DISTRICT 42



William Wood Consulting
2025 10 15

Report: Residential Development in School District 42
Client: School District 42 (Maple Ridge and Pitt Meadows)
Date: 2025 10 15

William Wood Consulting
Suite 401, 1201 Fort Street
Victoria, British Columbia, Canada V8V 0G1
Telephone: 250-598-9912

CONTENTS

1. SUMMARY AND BACKGROUND

1.1	Summary	1
1.2	Assignment	2
1.3	Urban Context	2
1.4	Elementary and Secondary Schools	3
1.5	Plans for Residential Development	3

2. HOUSING ESTIMATES

2.1	Overview of Housing Estimates	5
2.2	Detailed Housing Estimates	6
2.3	Future Housing by Elementary Catchment	7
2.4	Housing by Planning Area	15
2.5	Historic Housing Starts	16
2.6	Housing Targets	18

3. YIELD RATES

3.1	Yield Rate Suggestions	20
3.2	Yield Rate Tests	21
3.3	Impact on Enrolment	22

APPENDICES

A. MAPS

A1.	Transportation
A2.	SD42 Schools
A3.	Planning Areas
A4.	Planning Areas with Schools

B. DETAILED HOUSING ESTIMATES

B1.	Pitt Meadows Housing
B2.	Maple Ridge Housing
B3.	Housing Types

C. HOUSING PROJECTS BY CATCHMENT

C1.	Edith McDermott
C2.	Hammond
C3.	Fairview
C4.	Maple Ridge
C5.	Glenwood
C6.	Eric Langton
C7.	Golden Ears
C8.	ćəsqənelə
C9.	Yennadon

D. YIELD TEST AREAS

E. WILLIAM WOOD BIOGRAPHY

1. SUMMARY AND BACKGROUND

1.1 SUMMARY

Estimated Residential Development

There will be approximately 12,000 new residential units in School District 42 (SD42) over the next fifteen years — an average of about 800 dwellings per year. Most (73%) of the new housing will be apartments. Nearly half (45%) of the new housing will be in the catchment areas of two elementary schools — Eric Langton and Maple Ridge.

To arrive at my estimate of future new housing I began with comprehensive lists of current proposed large residential developments in Maple Ridge and Pitt Meadows. Appendix B provides detailed lists of proposed residential developments with six or more units (my definition of 'large').

Figure 1 illustrates that current proposed large projects account for 63% of the total fifteen-year forecast. The remainder of the total are my estimates of infill (five or fewer units) and future large projects.

Figure 1: Sources of Housing Estimates

Source of estimate	Maple Ridge	Pitt Meadows	Total SD42	Share
Current proposed large projects	7,000	603	7,603	63%
Infill and future large projects	3,500	890	4,390	37%
Total residential units	10,500	1,493	11,993	

I estimated the number of infill and future large projects within the framework of an annual target for the whole 15-year period. I established that target of 800 units per year after reviewing several sources but mostly based on the average number of units built in Pitt Meadows and Maple Ridge over the past forty years.

It is possible that the total housing built over the next 15 years will be less than my estimate, particularly if the economic situation for Canada deteriorates under the stress of multiple persistent global issues. On the other hand, my estimate could be low if the federal and provincial governments assume more direct responsibility for providing affordable housing.

Yield Rates

Yield rates are the number of SD42 students living in specific housing types — single detached, townhouse or apartment. After conducting some tests and consulting with neighbouring school districts, I recommend that SD42:

- ▶ Increase its current average yield rate for single detached dwellings from 0.50 to 0.55.
- ▶ Decrease its current average yield rate for townhouses from 0.38 to 0.32.
- ▶ Increase its current average yield rate for apartments from 0.05 to 0.08.

1.2 ASSIGNMENT

School District 42 is in the process of updating their Long-Range Facilities Plan. In this context, SD42 retained me to provide an estimate of future residential developments in Pitt Meadows and Maple Ridge. SD42 asked me to estimate the number of new residential units over the next five, ten and fifteen years. These planning horizons are 2030, 2035 and 2040. Because my estimates will be used for enrolment forecasting, SD42 asked me to provide information about the locations of future new housing.

In addition, SD42 asked me to comment on the yield rates in future residential developments. This included looking for any indication that more school aged children will be living in apartments than in the past.

1.3 URBAN CONTEXT

SD42 Boundaries

The Transportation map in Appendix A1 shows SD42 as bounded by Pitt River on the west, mountains on the north, the Fraser River on the south and underdeveloped areas to the east. The Coquitlam School District is west of SD42, the Langley School District is to the south and further east is the Mission School District.

As illustrated in Appendix A1, most of the developed area of SD42 is in, around and between the town centres for Pitt Meadows and Maple Ridge. Much of the west is agricultural and much of the east is forest. Pitt Meadows has a population of about 21,000, while Maple Ridge has a population of about 107,000.

Transportation

The map in Appendix A1 shows how the Lougheed Highway crosses the Pitt River from Coquitlam and then runs parallel to the Fraser River going east. The Dewdney Trunk Road is another major west-east connection. These two major roads were directly linked to Langley with the 2009 construction of the Golden Ears Bridge. Appendix A1 also indicates the route of the West Coast Express commuter train which runs on the CP Rail line and has three stops in SD42.

TransLink operates a frequent bus service (called 'RapidBus') from downtown Maple Ridge along Lougheed Highway into Coquitlam and on to Vancouver.

TransLink has plans to build a Bus Rapid Transit line along Lougheed Highway from downtown Maple Ridge across the Golden Ears Bridge into central Langley. When implemented, this mass transit option will have five stations in Maple Ridge. The implementation time for this Langley–Haney Place corridor Bus Rapid service is uncertain, possibly sometime between 2030 and 2035.

Provincial Legislation

In 2023, the Housing Supply Act gave the BC government the authority to set housing targets in municipalities with the greatest need and highest projected population growth. The five-year target (by 2029) for Maple Ridge is 3,954 new

residential units (Ministerial Order M204). The five-year target (by 2030) for Pitt Meadows is 727 new units (Ministerial Order M261).

Then in 2024, the BC government introduced legislation to establish higher densities adjacent to transit stations. In SD42, this has resulted in plans for apartment buildings near the transit stations along Lougheed Highway from downtown Maple Ridge to downtown Pitt Meadows. In addition, the provincial legislation calls for local governments to permit more small-scale multi-unit housing in areas traditionally zoned for single-family or duplex dwellings.

1.4 ELEMENTARY AND SECONDARY SCHOOLS

Appendix A2 shows the location of the six secondary and 21 elementary schools in SD42. This list of elementary and secondary schools does not include the district programs such as the ci:tməxw Environmental Community school.

Highland Park, Edith McDermott, Davie Jones and Pitt Meadows elementary schools as well as Pitt Meadows Secondary are in Pitt Meadows. The remaining 22 schools are in Maple Ridge.

1.5 PLANS FOR RESIDENTIAL DEVELOPMENT

Planning Areas

The Planning Areas map in Appendix A3 shows eight special study areas identified by the Cities of Pitt Meadows and Maple Ridge (from west to east):

- ▶ **Pitt Meadows Town Centre**

This is the commercial heart of Pitt Meadows. There is some potential for increased residential development. Most of the anticipated new residential development in Pitt Meadows will be outside the Town Centre.

- ▶ **North Lougheed**

This is the largest possible major mixed-use development in Pitt Meadows. The project's future is uncertain, but, if implemented as planned, there could be 2,000 to 7,000 residential units on this large property over the next 50 years. At capacity, this major development could have in the order of 300 to 1,000 students attending SD42 schools.

- ▶ **Hammond**

The area plan for this Maple Ridge neighbourhood calls for increased residential density with infill as well as the introduction of townhouse and low-rise apartment buildings. The northern part of this area will be more transit oriented and could include taller apartment buildings. Development in the southern part is limited by the Fraser River floodplain.

- ▶ **Lougheed Transit Corridor**

The City of Maple Ridge has designated a transit corridor from downtown to the boundary with Pitt Meadows. The Lougheed Transit Corridor is zoned for commercial as well as higher density residential development.

► **Maple Ridge Town Centre**

There are several proposed residential developments in downtown Maple Ridge. The municipality will continue to focus future housing projects in this core area. Most future residential development will be apartment buildings.

► **Silver Valley**

This sprawling neighbourhood, which is mostly zoned for single detached and townhouse developments, has grown in the past few years. A proposed new bridge at the 240 Street alignment across the Alouette River will provide better access to Silver Valley. There will be more housing built in this neighbourhood but probably not at the same pace as in the recent past.

► **Albion**

The City of Maple Ridge updated the Albion area plan in early 2025. The plan called for increased densities in several parts of the neighbourhood with four residential land use designations: low density, ground-oriented, cluster and townhouse.

► **Thornhill**

The City of Maple Ridge has yet to address the plan for this neighbourhood. It is not likely to have much residential development until the municipality provides water and sewer services. Furthermore, building more housing in this area is contrary to the objective of limiting urban sprawl.

First Nation Plans

The Katzie First Nation in Pitt Meadows has plans to develop a commercial area and business park with some residential development.

The Kwantlen First Nation has three reserves in Maple Ridge:

- There are no plans for residential development on the Langley 5 land.
- There are no plans to expand Triple Creek Estates on the Langley 2 reserve.
- There are no plans to add a noticeable amount of new housing to the Whonnock 1 reserve at the eastern edge of SD42.

I made the above conclusions by reviewing background documentation and consulting with municipal planners in Maple Ridge and Pitt Meadows.

2. HOUSING ESTIMATES

2.1 OVERVIEW OF HOUSING ESTIMATES

Figure 2 presents a summary of my estimates of the number of new residential units that will be built in SD42 over the next five, ten and fifteen years. The housing types are single detached dwellings (SD), townhouses (TH) and apartments (AP).

Figure 2: Estimate of Residential Units by Elementary Catchment

City	Catchment	Total	2030	2035	2040	SD	TH	AP
Maple Ridge	Albion	30	20	5	5	0	30	0
	Alexander Robinson	138	20	82	36	0	108	30
	Alouette	41	5	31	5	0	41	0
	Blue Mountain	290	106	91	93	159	131	0
	c'usqunela	707	219	237	251	218	409	80
	Eric Langton	2,895	708	1,367	820	0	121	2,774
	Fairview	626	130	324	172	10	75	541
	Glenwood	836	465	151	220	0	154	682
	Golden Ears	967	282	310	375	0	94	873
	Hammond	520	143	197	180	130	84	306
	Harry Hooge	88	44	10	34	17	71	0
	Kanaka Creek	15	5	5	5	15	0	0
	Laity View	57	18	19	20	19	38	0
	Maple Ridge	2,549	219	1,136	1,194	15	54	2,480
	Webster's Corners	30	5	5	20	30	0	0
Pitt Meadows	Whonnock	15	5	5	5	15	0	0
	Yennadon	696	282	164	250	216	287	193
	Edith McDermott	620	80	100	440	15	255	350
	Pitt Meadows	335	190	100	45	15	105	215
	Davie Jones	299	97	157	45	15	189	95
	Highland Park	239	83	106	50	20	119	100
	Total, SD42	11,993	3,126	4,602	4,265	909	2,365	8,719
	Annual average	800	625	920	853	61	158	581
Share of total			26%	38%	36%	8%	20%	73%
Subtotal, Maple Ridge		10,500	2,676	4,139	3,685	844	1,697	7,959
Annual average		700	535	828	737	56	113	531
Subtotal, Pitt Meadows		1,493	450	463	580	65	668	760
Annual average		100	90	93	116	4	45	51

The following are some highlights about the totals in Figure 2:

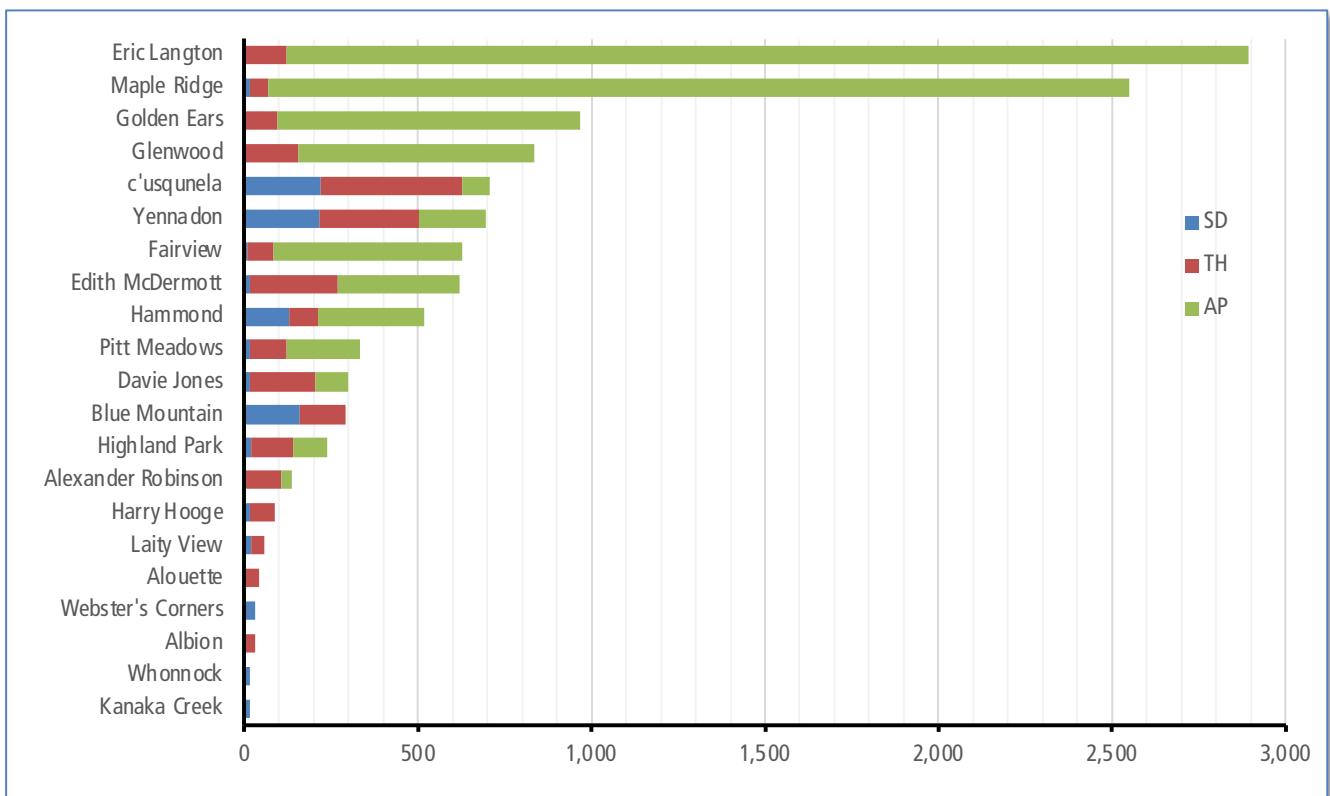
- There will be a total of approximately 12,000 new residential units built in SD42 over the next fifteen years — an average of about 800 units per year.

- Neither municipality is likely to meet the five-year housing targets set by the province — 3,954 units for Maple Ridge and 727 units for Pitt Meadows.
- The middle five-year period from 2031 to 2035 may have more new housing than either the early or later planning horizons.
- Maple Ridge will account for about 88% of the total new housing in SD42.
- Most (73%) of the new housing will be apartments.

Figure 3 ranks the 21 elementary schools in terms of how much new housing expected over the next 15 years. Eric Langton and Maple Ridge have the highest number of new residential units. The next group of seven elementary catchments (Golden Ears to Hammond) have 500-1,000 new units.

Figure 3 also illustrates the housing types anticipated for each elementary catchment. The scale of apartments provided is significant because fewer school aged children live in apartments than in townhouses or single detached dwellings — this fact will reduce the apparent impact of the large number of apartments slated for catchments like Eric Langton, Maple Ridge and Golden Ears. On the other hand, Yennadon and c̓əsqənelə catchment areas will have a significant amount of townhouse and single detached dwellings with relatively more school aged children.

Figure 3: Scale of Housing by Elementary Catchment



2.2 DETAILED HOUSING ESTIMATES

Appendix B presents the detailed estimates of residential units for Pitt Meadows (Appendix B1) and Maple Ridge (Appendix B2). I focused on identifying current

residential developments with six or more units. I characterized projects with five or fewer units as 'infill'. Appendix B3 presents the detailed estimates of future housing for SD42 by housing type for each of the three planning horizons.

The Pitt Meadows municipal planners identified five currently proposed larger developments and anticipated when each project is likely to be occupied. The big unknown for Pitt Meadows is the large development area known as North Lougheed. As mentioned earlier, it is uncertain when this project will begin and how quickly it will be completed. Given the number of issues that remain to be resolved before this project can move forward, it is unlikely to be a reality for at least ten years. However, to keep this very significant project on our radar, I have indicated that 400 units will be built as of 2040.

As shown in the much more extensive list presented in Appendix B2, the municipal planners at Maple Ridge helped me to identify a total of 97 currently proposed residential developments with six or more units. These projects total 7,000 units with nearly half of these projects deemed to be completed in our 2035 planning horizon. Though I've shown all these proposed projects as completed within our 15-year planning horizon, it is possible that some of these ventures will be delayed beyond 2040 or even abandoned.

I completed the estimate of future residential units for each catchment recognizing that there will be:

- ▶ Additional housing added with smaller, infill projects of five or fewer units.
- ▶ Future proposals for larger residential projects of six or more units.

I made these estimates of 'infill and future larger projects' based on the current projects as well as general considerations about each neighbourhood. I conducted several rounds of estimates for the 'infill and future larger projects' numbers until the totals were consistent with high level guidelines for the total number of residential units for each municipality. I address some of these context considerations later.

2.3 FUTURE HOUSING BY ELEMENTARY CATCHMENT

The Planning Areas with Schools map in Appendix A4 shows the location of SD42 schools in relation to the planning areas. The following summarizes the estimated scale of new housing expected in each of the elementary catchments in the order listed on the map — essentially from west to east.

I have assigned these planned new housing projects according to the existing elementary catchment boundaries. In some cases, it may be appropriate to have students from these new houses go to alternative nearby schools.

Appendix C shows the location of current proposed housing projects for nine elementary catchment areas with the most anticipated future new residential units — Edith McDermott, Hammond, Fairview, Maple Ridge, Glenwood, Eric Langton, Golden Ears, c̓əsqənelə and Yennadon.

Highland Park

Figure 4 shows two existing projects and potential for future projects for the Highland Park catchment. Most new development for this school will be in the northwest corner of the Pitt Meadows urban area.

The large North Lougheed project could send some children to Highland Park. In fact, SD42's 2022 Strategic Facilities Plan indicates that all students from the North Lougheed project would attend Highland Park. As outlined later in Figure 7, I elected to have all students attend Edith McDermott since it is marginally closer to the proposed new development. As the North Lougheed development becomes more of a reality, SD42 will need to determine how to accommodate the students living in this new community. The options will include Highland Park and Edith McDermott but could include other alternatives as well.

Figure 4: Estimate of Residential Units for Highland Park

Address	Units	2030	2035	2040	SD	TH	AP
12469 191B Street	13	13				13	
19072 Advent Road	6		6			6	
Infill and future larger projects	220	70	100	50	20	100	100
Total, Highland Park	239	83	106	50	20	119	100

Pitt Meadows

The existing project outlined in Figure 5 is Heron's Nest, a project currently under construction. About half of the units in this rental building are for families. Future projects in the Pitt Meadows catchment will be mostly townhouses and small apartment buildings.

Figure 5: Estimate of Residential Units for Pitt Meadows

Address	Units	2030	2035	2040	SD	TH	AP
119B Avenue and 190A Street	115	115				115	
Infill and future larger projects	220	75	100	45	15	105	100
Total, Pitt Meadows	335	190	100	45	15	105	215

Davie Jones

As illustrated in Figure 6, most of the new residential development in the Davie Jones catchment will be townhouses.

Figure 6: Estimate of Residential Units for Davie Jones

Address	Units	2030	2035	2040	SD	TH	AP
19261 Hammond Road	57		57			57	
19451 Sutton Avenue	12	12				12	
Infill and future larger projects	230	85	100	45	15	120	95
Total, Davie Jones	299	97	157	45	15	189	95

Edith McDermott

Figure 7 shows that I have included the speculative estimates from the North Lougheed development (North of Lougheed, west of golf club) as part of the Edith McDermott catchment. The catchment map in Appendix C1 illustrates the location of the North Lougheed development area in relation to Edith McDermott school. The remaining residential units in this core part of Pitt Meadows will be a mix of townhouses and apartment buildings.

As outlined earlier that I chose to have all students from the future North Lougheed development attend Edith McDermott. Appendices A4 and C1 illustrate that Highland Park could receive some or all elementary students from the new North Lougheed project.

Figure 7: Estimate of Residential Units for Edith McDermott

Address	Units	2030	2035	2040	SD	TH	AP
North Lougheed development	400			400		150	250
Infill and future larger projects	220	80	100	40	15	105	100
Total, Edith McDermott	620	80	100	440	15	255	350

Hammond

Figure 8 lists five currently proposed projects for the Hammond catchment. The catchment area map in Appendix C2 indicates the location of these proposed projects. All new residential development is in Maple Ridge. The first project listed in Figure 8 is an apartment building in the Transit Corridor. Much of the longer-term future development will be apartments in the Transit Corridor. The remaining currently proposed projects are single detached or townhouses in the Hammond neighbourhood.

Figure 8: Estimate of Residential Units for Hammond

Address	Units	2030	2035	2040	SD	TH	AP
20110 Lougheed Highway	171			171			171
20150 Patterson Avenue	110	110			110		
20247 Patterson Avenue	28	28				28	
11204 Charlton Street	16		16			16	
Infill and future larger projects	195	5	10	180	20	40	135
Total, Hammond	520	143	197	180	130	84	306

Fairview

Figure 9 lists four currently proposed projects for the Fairview catchment. The first three projects listed in Figure 9 are apartment buildings in the Transit Corridor (reference Appendix C3). Much of the longer-term future development will be apartments in the Transit Corridor. The remaining residential building in this catchment will be single detached or townhouses.

Figure 9: Estimate of Residential Units for Fairview

Address	Units	2030	2035	2040	SD	TH	AP
20542 Dewdney Trunk Road	294		294				294
20963 Lougheed Highway	72			72			72
12208 206 Street	35	35				35	
20660 123 Avenue	10		10		10		
Infill and future larger projects	215	95	20	100		40	175
Total, Fairview	626	130	324	172	10	75	541

Maple Ridge

As outlined in Figure 10, I anticipate that there will be at least 2,500 new residential units added in the Maple Ridge catchment over the next 15 years. Most of this construction will be apartment buildings in the Transit Corridor, as illustrated in Appendix C4. The construction of these proposed apartment buildings may be delayed due to uncertainty regarding the details of the Bus Rapid Transit project. The remaining infill housing will be mostly townhouses, some in the Hammond neighbourhood.

Figure 10: Estimate of Residential Units for Maple Ridge

Address	Units	2030	2035	2040	SD	TH	AP
21728 Lougheed Highway	537		537				537
21698 Lougheed Highway	511			511			511
21668 Lougheed Highway	503			503			503
21938 Lougheed Highway	147		147				147
22066 Lougheed Highway	82		82				82
20886 River Road	9	9			9		
21643 River Road	8		8			8	
21069 Barker Avenue	6	6			6		
11822 Owen Street	6		6			6	
Infill and future larger projects	740	190	370	180		40	700
Total, Maple Ridge	2,549	219	1,136	1,194	15	54	2,480

Laity View

Figure 11 indicates that there will be relatively little new residential development in the Laity View catchment, although it is on the edge of the Town Centre and the Transit Corridor.

Figure 11: Estimate of Residential Units for Laity View

Address	Units	2030	2035	2040	SD	TH	AP
12397 Laity Street	9		9		9		
20835 Wicklund Avenue	8	8				8	
Infill and future larger projects	40	10	10	20	10	30	
Total, Laity View	57	18	19	20	19	38	0

Glenwood

The first three of the current projects listed in Figure 12 are in the Maple Ridge Town Centre (reference Appendix C5). The next two projects are in the Transit Corridor. This means that much of the Glenwood catchment is in the two planning areas that the City of Maple Ridge has targeted as the best areas to concentrate future residential development. Much of the new housing in the Glenwood catchment will be apartments.

Figure 12: Estimate of Residential Units for Glenwood

Address	Units	2030	2035	2040	SD	TH	AP
22108 Lougheed Highway	224	224					224
12209 222 Street	117	117					117
12297 222 Street	104	104				104	
11894 Laity Street	62		62				62
21667 Dewdney Trunk Road	49		49				49
Infill and future larger projects	280	20	40	220		50	230
Total, Glenwood	836	465	151	220	0	154	682

Alouette

Although the Alouette catchment touches Town Centre, Appendix B2 shows only modest infill townhouse developments over the next 15 years.

Eric Langton

As outlined in Figure 13, I estimate that there will be approximately 2,900 new residential units added in the Eric Langton catchment over the next 15 years. More than two-thirds of the total number of residential units are projects that are currently on the City's list of development applications. Most projects will be built in the next ten years. As illustrated in Appendix C6, most of this construction will be apartment buildings in the Town Centre.

Golden Ears

As reflected in Figure 14, much of the nearly 1,000 new residential units in the Golden Ears catchment will be apartments, mostly built in or near the Maple Ridge Town Centre (reference Appendix C7).

Harry Hooge

Figure 15 shows that there will be a moderate amount of new housing in the Harry Hooge catchment. Most of the new residential development will be townhouses.

Kanaka Creek

There will be very little new housing built in the Kanaka Creek catchment over the next 15 years.

Figure 13: Estimate of Residential Units for Eric Langton

Address	Units	2030	2035	2040	SD	TH	AP
22577 Dewdney Trunk Road	278		278				278
22238 Selkirk Avenue	253		253				253
22576/88/96 Brown Avenue	244		244				244
11768 223 Street	225		225				225
12129 Edge Street	165		165				165
22490 121 Avenue	128		128				128
12011 223 Street	120			120			120
22534 Royal Crescent	98	98					98
22527 Royal Crescent	94		94				94
22582 121 Avenue	87		87				87
22323 Callaghan Avenue	59		59				59
22557 Brown Avenue	53		53				53
11697 224 Street	45		45				45
22481 Brown Avenue	41		41				41
11952 224 Street	39	39					39
22337 Saint Anne Avenue	20	20					20
22590 116 Avenue	11		11				11
Infill and future larger projects	935	170	65	700		110	825
Total, Eric Langton	2,895	708	1,367	820	0	121	2,774

Figure 14: Estimate of Residential Units for Golden Ears

Address	Units	2030	2035	2040	SD	TH	AP
22936 Dewdney Trunk Road	178		178				178
11920 228 Street	135			135			135
22904 Dewdney Trunk Road	119	119					119
11678 Burnett Street	92		92				92
11607 Burnett Street	49	49					49
11902 232 Street	47	47				47	
11619 Adair Street	9	9					9
11646 228 Street	8	8					8
Infill and future larger projects	330	50	40	240		30	300
Total, Golden Ears	967	282	310	375	0	94	873

Figure 15: Estimate of Residential Units for Harry Hooge

Address	Units	2030	2035	2040	SD	TH	AP
23031 Dewdney Trunk Road	24			24			24
12211 228 Street	17	17					17
12208 228 Street	17	17				17	
Infill and future larger projects	30	10	10	10			30
Total, Harry Hooge	88	44	10	34	17	71	0

Albion

There will be a relatively modest number of new townhouses built in the Albion catchment over the next 15 years.

ćəsqənelə

As indicated in Figure 16, much of the more than 700 new residential units in the ćəsqənelə catchment will be townhouses, mostly built in the Albion neighbourhood of Maple Ridge (reference Appendix C8). Nearly two-thirds of the total number of residential units are projects that are currently on the City's list of development applications.

Figure 16: Estimate of Residential Units for ćəsqənelə

Address	Units	2030	2035	2040	SD	TH	AP
10640 248 Street	61	61				61	
11070 Lockwood Street	40		40		40		
10420 240 Street	66	66				66	
10320 Slatford Place	60		60			60	
24930 110 Avenue	52	52			52		
10869 248 Street	34			34	34		
10366 240 Street	30		30			30	
25130/76 112 Avenue	27			27	27		
10606 Jackson Road	22		22		22		
24156 104 Avenue	21		21			21	
24392 104 Avenue	21		21			21	
10501 Jackson Road	13		13			13	
Infill and future larger projects	260	40	30	190	30	150	80
Total, ćəsqənelə	707	219	237	251	218	409	80

Yennadon

Yennadon Elementary serves the Silver Valley neighbourhood of Maple Ridge. As illustrated in Figure 17 and Appendix C9, there are 16 proposed Silver Valley residential developments in the City's list of development applications. I anticipate this pattern of residential development to continue over the 15-year planning horizon. The total of approximately 700 new residential units will be a mix of single detached, townhouse and apartments.

As shown in Appendix A4, Yennadon is located south of Silver Valley. SD42 has plans to provide a new elementary school within Silver Valley. Acquiring a site for this proposed new school is the school district's top priority in their latest five-year capital plan.

Alexander Robinson

As outlined in Figure 18, the Alexander Robinson catchment will have a modest amount of new residential units, most townhouses.

Figure 17: Estimate of Residential Units for Yennadon

Address	Units	2030	2035	2040	SD	TH	AP
23375 Fern Crescent	95		95		40	55	
13300 240 Street	55		55	55			
13285 Balsam Street	43	43			43		
22752 136 Avenue	39	39		39			
23697 Fern Crescent	35	35			35		
24195 Fern Crescent	24		24			24	
23348 141 Avenue	23		23		23		
23613 132 Avenue	23	23			23		
13227 236 Street	20	20			20		
23532 Larch Avenue	19	19			19		
13917 Silver Valley Road	17		17		17		
13894 Silver Valley Road	14		14		14		
23479 132 Avenue	14	14				14	
22650 136 Avenue	11	11			11		
13084 236 Street	7	7				7	
12954 Mill Street	7	7			7		
Infill and future larger projects	250	50	100	100	50	100	100
Total, Yennadon	696	282	164	250	216	287	193

Figure 18: Estimate of Residential Units for Alexander Robinson

Address	Units	2030	2035	2040	SD	TH	AP
11926 236 Street	52		52		52		
11405 236 Street	20		20			20	
23682 Dewdney Trunk Road	16			16		16	
Infill and future larger projects	50	20	10	20		20	30
Total, Alexander Robinson	138	20	82	36	0	108	30

Blue Mountain

As illustrated in Figure 19, the new residential development in the Blue Mountain catchment will be single detached and townhouses. Most of the new residential units will be in the Albion neighbourhood.

Webster's Corners

There will be a relatively modest number of new townhouses built in the Webster's Corners catchment over the next 15 years.

Whonnock

There will be very little new housing built in the Whonnock catchment over the next 15 years.

Figure 19: Estimate of Residential Units for Blue Mountain

Address	Units	2030	2035	2040	SD	TH	AP
12102 237 Street	71		71			71	
24487 112 Avenue	25	25			25		
11045 Cameron Court	24			24	24		
11060 Cameron Court	19			19	19		
24212 112 Avenue	10	10			10		
24266 110 Avenue	9	9			9		
24369 110 Avenue	8	8			8		
24440 128 Avenue	6	6			6		
11040 Cameron Court	6	6			6		
24495 110 Avenue	6	6			6		
24387 110 Avenue	6	6			6		
Infill and future larger projects	100	30	20	50	40	60	
Total, Blue Mountain	290	106	91	93	159	131	0

2.4 HOUSING BY PLANNING AREA

Figure 20 presents the estimated new housing in each of the planning areas discussed in Section 1.4 and illustrated in Appendix A3. As demonstrated in Figure 20, nearly two thirds of the new residential units will be in the Town Centre and Transit Corridor.

Figure 20: Estimate of Residential Units by Planning Area

Planning Area	Units	Share	2030	2035	2040	SD	TH	AP
North Lougheed	400	3.3%			400		150	250
Rest of Pitt Meadows	1,093	9.1%	450	463	180	65	518	510
Hammond	169	1.4%	153	16		119	50	
Transit Corridor	3,907	32.6%	359	1,782	1,766	26	213	3,668
Town Centre	3,685	30.7%	1,277	1,418	990	27	359	3,299
Silver Valley	696	5.8%	282	164	250	216	287	193
Albion	792	6.6%	221	222	349	279	433	80
Thornhill	158	1.3%	118	40		92	66	
Rest of Maple Ridge	1,093	9.1%	266	497	330	85	289	719
Total, SD42	11,993		3,126	4,602	4,265	909	2,365	8,719

I obtained the quantities listed in Figure 20 from the detailed project database outlined in Appendix B2. To complete this analysis, I assigned the 'infill and future larger projects' elementary catchment estimates as follows:

- ▶ The Albion, Blue Mountain and c̄esq̄enel̄ catchments went to the Albion planning area.
- ▶ The Yennadon catchment went to Silver Valley.
- ▶ The Alouette, Eric Langton and Harry Hooge catchments went to the Town Centre planning area.

- The Fairview, Glenwood, Hammond and Maple Ridge catchments went to the Transit Corridor.

2.5 HISTORIC HOUSING STARTS

I studied historical housing starts in SD42 to provide guidance for realistic expectations regarding the scale of future residential developments. Figure 21 illustrates the variability in the amount of new housing built in Maple Ridge and Pitt Meadows over the past forty years. The data is from BC Statistics. The average for SD42 has been 743 residential units per year for the forty-year period, and 671 for the past 15 years.

Figure 21: Annual Housing Starts for SD42 from BC Statistics

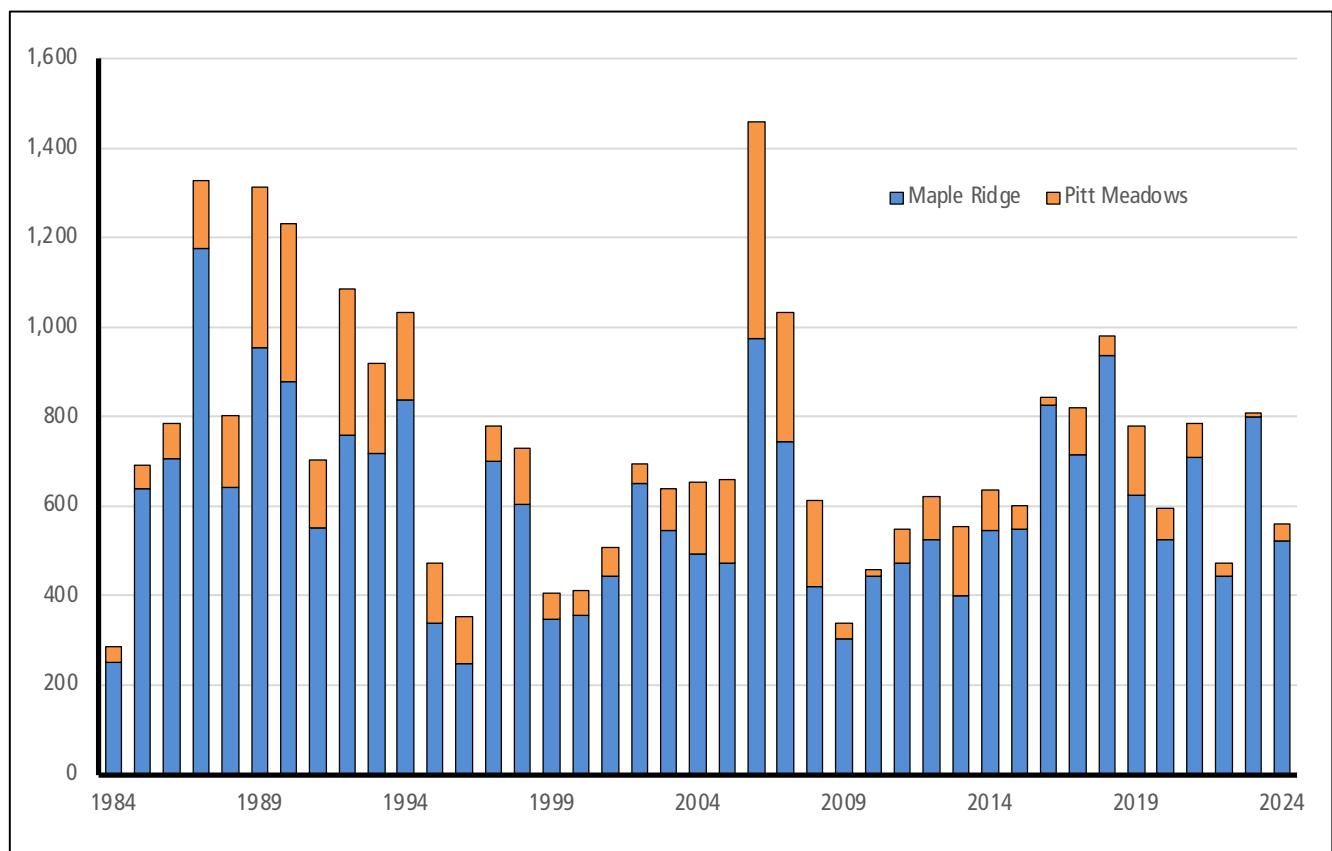


Figure 22 shows the ups and downs of housing construction in Pitt Meadows over the past forty years. Again, the data is from BC Statistics. The average for Pitt Meadows has been 129 residential units per year for the forty-year period, and 68 units for the past 15 years.

Figure 22: Annual Housing Starts for Pitt Meadows from BC Statistics

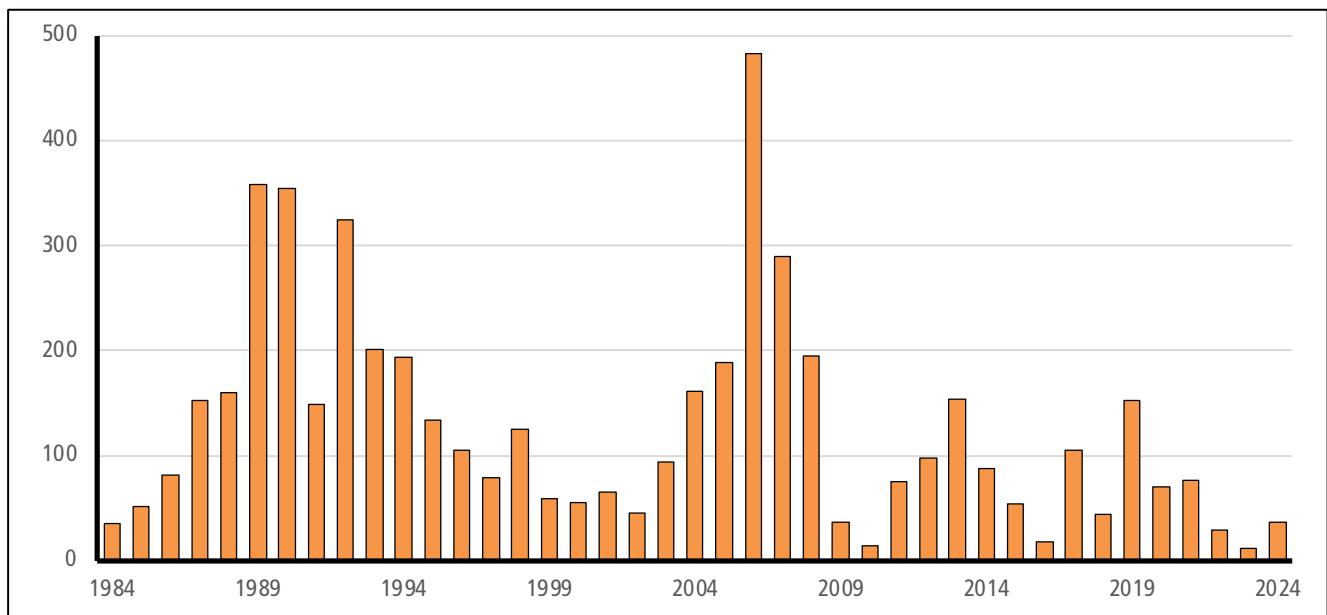
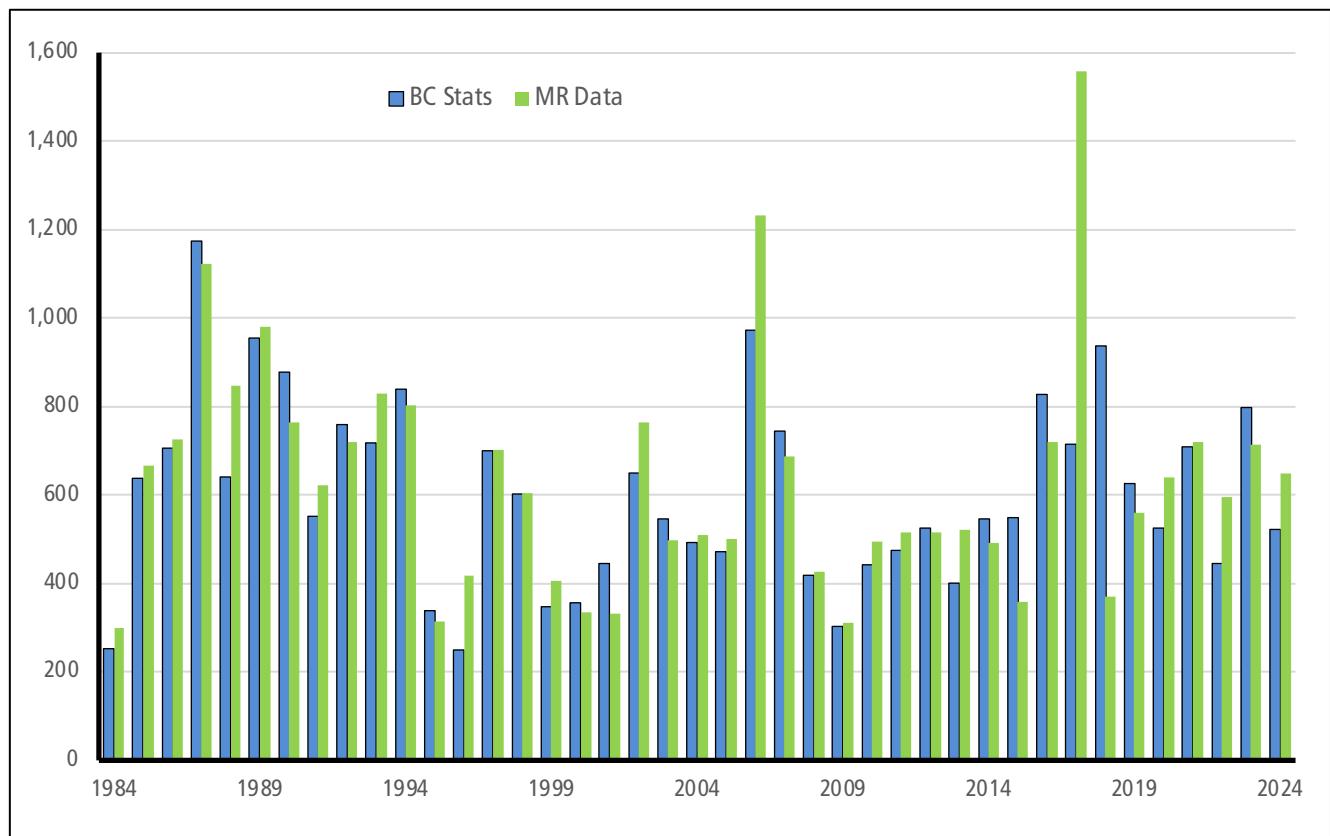


Figure 23 shows both BC Statistic (BC Stats) housing starts (the same data as presented in Figure 20) as well as data from the City of Maple Ridge (MR Data). The annual averages for the City of Maple Ridge are similar for both municipal and BC Statistics:

- ▶ 638 (MR Data) or 614 (BC Stats) residential units per year for the forty-year period.
- ▶ 628 (MR Data) or 603 (BC Stats) residential units per year for the past 15 years.

The annual data that the City of Maple Ridge keeps for annual housing starts differs somewhat from comparable data kept by BC Statistics. The municipal data is for occupancy permits, whereas the BC Statistics counts can vary depending on the exact status of the project. Furthermore, the definitions that BC Statistics uses have evolved over time.

Figure 23: Annual Housing Starts for Maple Ridge from BC Statistics and Maple Ridge



2.6 HOUSING TARGETS

The Housing Market

In Canada, the private sector provides most housing. Governments can outline objectives in relation to housing and create regulatory frameworks that facilitate the provision of new residential units. However, it is individual companies that build houses. The executives of these companies will always do what is in their best interest, and there are many market factors that will cause developers to speed up or slow down.

The variability in the volume of residential units built in SD42 over the past few decades is a reminder that there are many factors affecting the demand and supply of housing. For example, the recent reduction in the number of immigrants coming into Canada by the federal government has diminished the demand for new housing. On the supply side, the current economic uncertainties related to US tariffs has caused real estate developers to be more cautious about proceeding with projects. These types of variables will always affect our market-driven housing supply.

Maple Ridge Housing Needs

The City of Maple Ridge produced a document entitled Housing Needs Report 2024. The authors of that study concluded that Maple Ridge needed approximately 20,000 new housing units by 2043. This is about 1,000 residential units per year. This study looked at providing more affordable housing, rental housing, housing for families, housing for seniors as well as housing for the homeless. I take this study as a comprehensive estimate of the need for housing. However, in the context of our market-driven housing system, I don't think it is realistic to expect 1,000 new housing units every year for the next 15 years.

School Site Acquisition Charge

SD42 asks the two municipalities to provide high level estimates of the net number of residential units that will be built over the next ten years to help establish a School Site Acquisition Charge (SSAC). In the last SSAC iteration (2025 to 2034):

- ▶ Pitt Meadows said there would be an annual average of 88 units, 44% townhouses and 56% apartments.
- ▶ Maple Ridge estimated that would be an annual average of 721 units, 10% single detached, 14% townhouses and 76% apartments.
- ▶ The total for SD42 was an annual average of 809 units, 9% single detached, 17% townhouses and 74% apartments.

These SSAC estimates are for the net number of new residential units — units built minus units demolished. None of the estimates of new residential units I have presented in this report subtract demolitions. Indications from the City of Maple Ridge are that demolitions account for about 7% of new residential units. Taking this into account in relation to the guidelines from the SSAC estimates shown above, I could inflate the last iteration of SSAC estimates to be the equivalent of about 874 average annual units before deducting 65 demolitions to yield the 809 units listed above.

Selecting a Realistic Housing Target

Based primarily on the historic housing starts and considering other factors, I chose to aim my estimate of future residential units on an average of 700 units per year for Maple Ridge and 100 units per year for Pitt Meadows. As outlined in Figure 2, this worked out to about 800 units per year for SD42.

It is possible that the total housing built over the next 15 years will be less than my estimate, particularly if the general economic situation for Canada and the world deteriorates over the next decade.

Alternatively, more residential units could be built if the federal and provincial governments assume more direct responsibility for providing housing for those most in need. For example, the recent mid-September announcement by the federal government to form Build Canada Homes may increase the amount of affordable housing in SD42 over the next 15 years. Since much of this housing will be for families, the impact on school enrolments could be noteworthy.

3. YIELD RATES

3.1 YIELD RATE SUGGESTIONS

Yield rates are the number of elementary and secondary SD42 students living in specific housing types — single detached, townhouse or apartment.

SD42 asked me to comment on the yield rates that could be applied to the school catchment areas with new housing during the process of refining enrolment forecasts. My approach to this assignment was to conduct a few tests in SD42 (presented next in Section 3.2 and summarized in Figure 25) as well as ask the planners in two neighbouring school districts. Figure 24 outlines the results of this analysis.

Figure 24: Comparison of Yield Rates

Source	SD	TH	AP
SD42 as of May 2025	0.500	0.380	0.050
SD42 as of May 2024	0.500	0.380	0.070
Coquitlam School District	0.500	0.415	0.160
Langley School District	0.912	0.603	0.102
Average from SD42 tests (Figure 25)	0.571	0.286	0.042
Suggested average yield rates	0.550	0.320	0.080

The last line in Figure 24 presents my suggestions for the average yield rates that should be applied when refining the enrolment forecasts:

- ▶ Based on the single test I conducted in SD42, the guidance from Langley as well as my experience, I suggest that the current yield rate for single detached houses of 0.50 be increased slightly to 0.55.
- ▶ Based mostly on the tests I conducted in SD42 and my previous experience, I suggest that the current yield rate for townhouses of 0.38 be decreased slightly to 0.32.
- ▶ Based mostly on the rates being used in neighbouring school districts and my previous experience, I suggest that the current yield rate for apartments of 0.05 be increased slightly to 0.08.

Two of the rates shown for the Coquitlam School District were provided to me as ranges — 0.40 to 0.43 for townhouses and 0.13 to 0.19 for apartments. I show the average of these ranges in Figure 24.

The rates for the Langley School District were used for their recent School Site Acquisition Charge calculations and were based on several yield rate tests.

My sense is that the yield tests chosen for the Langley School District did not represent a full range of new residential developments but instead focused on newer projects that would likely appeal more to families.

My suggested yield rates for apartments may appear too low since the conversation among education facilities planners in the lower mainland has

focused on a possible trend of having more school aged children living in apartments. However, I think the tradition of Canadians with school aged children not wanting to live in apartments continues to be a strong motivator.

Furthermore, this aspiration is probably stronger in Pitt Meadows and Maple Ridge than in more urban communities such as Coquitlam or Langley.

My suggestions are the average rate across all new developments. There will be considerable variation for individual projects. Ideally, the yield rates chosen for a specific school catchment would bear in mind the likely target market for the new residential units in that community.

3.2 YIELD RATE TESTS

Appendix D identifies the ten yield rate test areas in SD42. Figure 25 shows the results of these ten tests.

Figure 25: Results of Yield Rate Tests

Test ID	Type	Units	Elem	Sec	Total	Elem	Sec	Total
Test 03	SD	35	14	6	20	0.400	0.171	0.571
Test 02	TH	95	10	2	12	0.105	0.021	0.126
Test 05	TH	50	16	6	22	0.320	0.120	0.440
Test 07	TH	54	5	0	5	0.093	0.000	0.093
Test 08	TH	98	20	26	46	0.204	0.265	0.469
Test 01	AP	70	2	0	2	0.029	0.000	0.029
Test 04	AP	268	13	2	15	0.049	0.007	0.056
Test 06	AP	421	1	2	3	0.002	0.005	0.007
Test 09	AP	322	3	9	12	0.009	0.028	0.037
Test 10	AP	48	10	5	15	0.208	0.104	0.313
Average for total		1,461	94	58	152	0.064	0.040	0.104
Average for TH		297	51	34	85	0.172	0.114	0.286
Average for AP		1,129	29	18	47	0.026	0.016	0.042

I only chose one single detached (SD) area (Test 03) since my focus was on apartments and townhouses. The number of residential units in each test came from planners in the two municipalities.

The average yield rate for the four townhouse (TH) developments was 0.286 with a high of 0.469 and a low of 0.093. This wide range echoes my previous experience where the yield rates for townhouses varied widely from family-oriented developments to housing aimed at seniors.

The average yield rate for the five apartment complexes (AP) areas was 0.042 with a high of 0.313 and a low of 0.007. This wide range reflects the marketing focus associated with individual apartment buildings.

I suggest that SD42 conduct more yield tests and maintain a database of these studies. Regularly updated yield tests would help planners refine enrolment forecasts based on the most current information.

3.3 IMPACT ON ENROLMENT

Figure 26 shows that, if I apply my suggested yield rates to the estimated number of new residential units, there could be almost 2,000 new students added to SD42 schools over the next 15 years.

Figure 26: Preliminary Estimate of Enrolment from New Housing

Housing type	Residential Units				Yield	Students			
	2030	2035	2040	Total		2030	2035	2040	Total
SD Single detached	428	216	265	909	0.55	235	119	146	500
TH Townhouse	900	771	694	2,365	0.32	288	247	222	757
AP Apartment	1798	3615	3306	8,719	0.08	144	289	264	697
Totals and Average	3,126	4,602	4,265	11,993	0.16	667	655	632	1,954
Annual average	625	920	853	800		133	131	126	130

I obtained the number of residential units for each housing type by the three planning horizons shown in Figure 25 from the detailed estimates presented in Appendix B3.

I've presented this very high-level analysis to provide a sense of the scale of future school enrolment. The detailed enrolment forecasts that will be part of the next steps in the preparation of an updated Long-Range Facilities Plan will be much more comprehensive, detailed and reliable.

A

APPENDIX

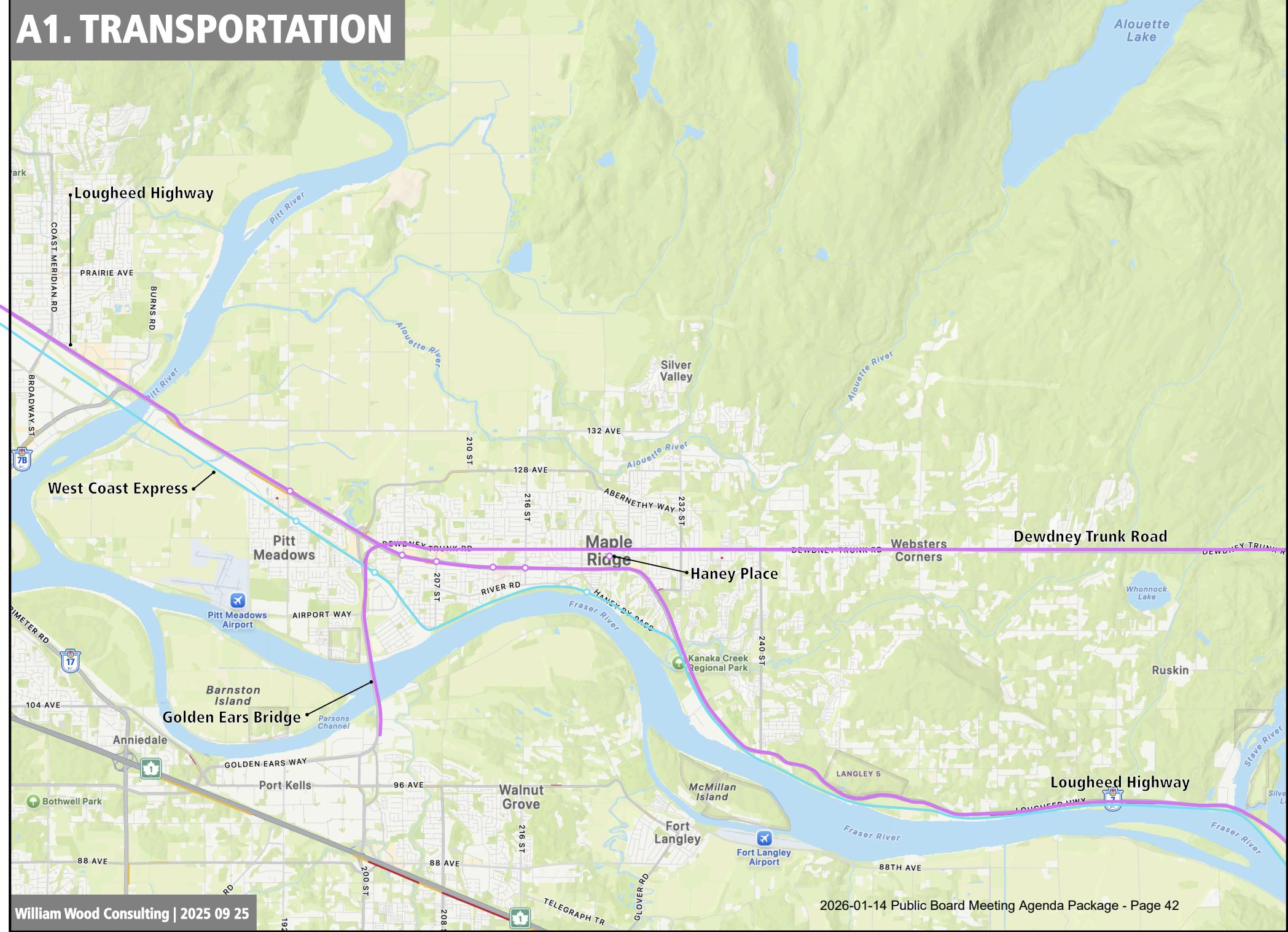
A1. TRANSPORTATION

A2. SD42 SCHOOLS

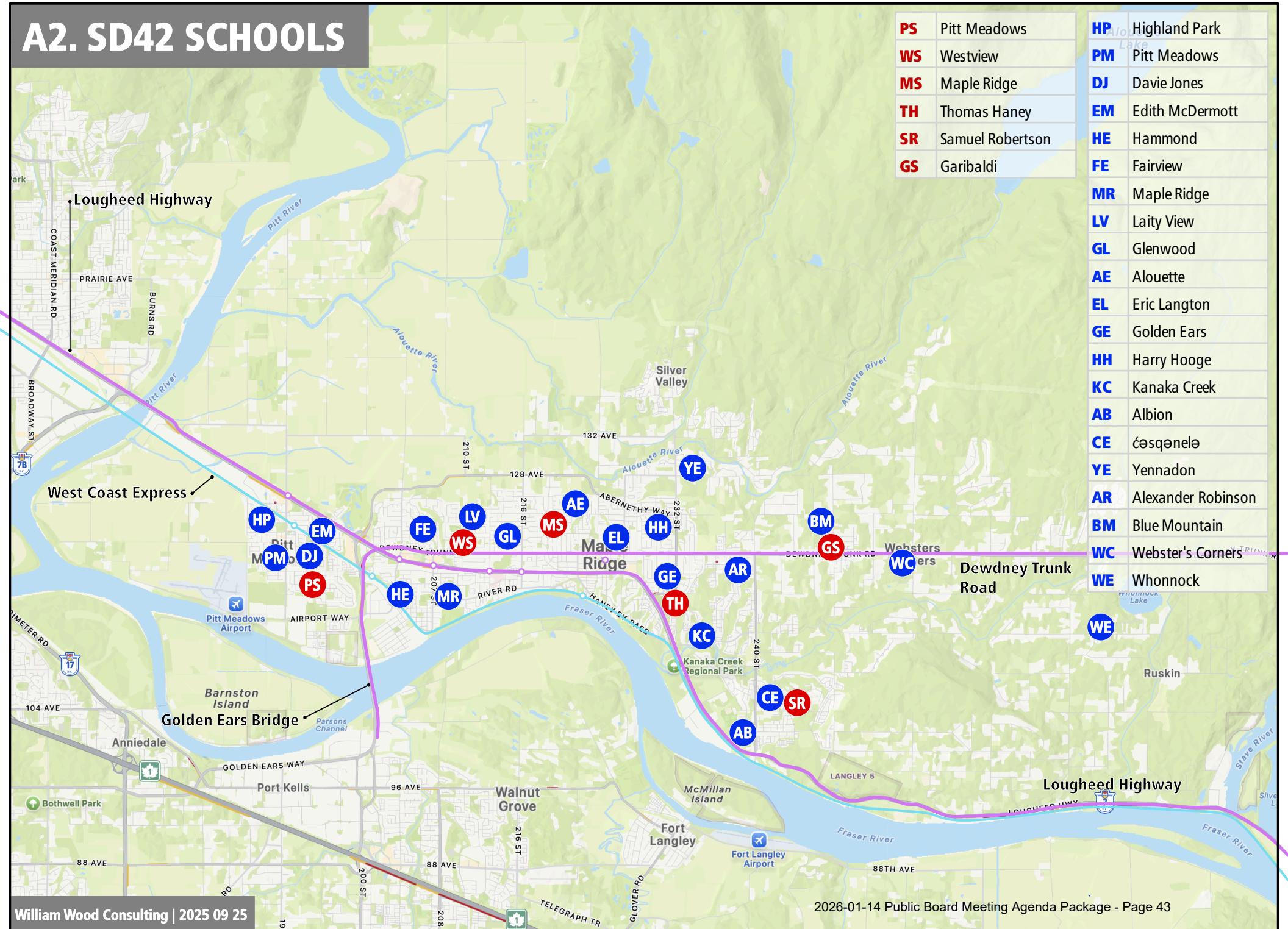
A3. PLANNING AREAS

A4. PLANNING AREAS WITH SCHOOLS

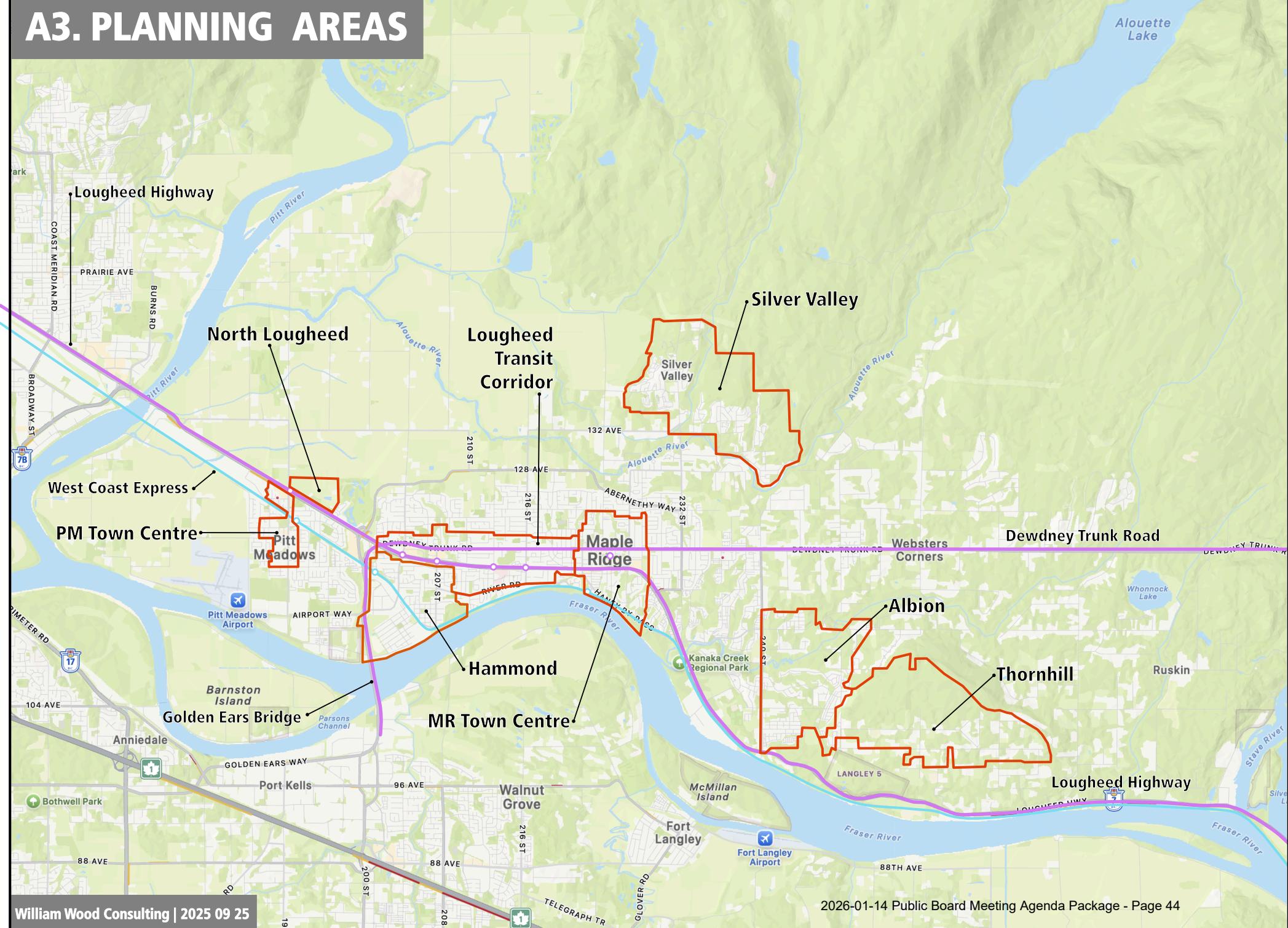
A1. TRANSPORTATION



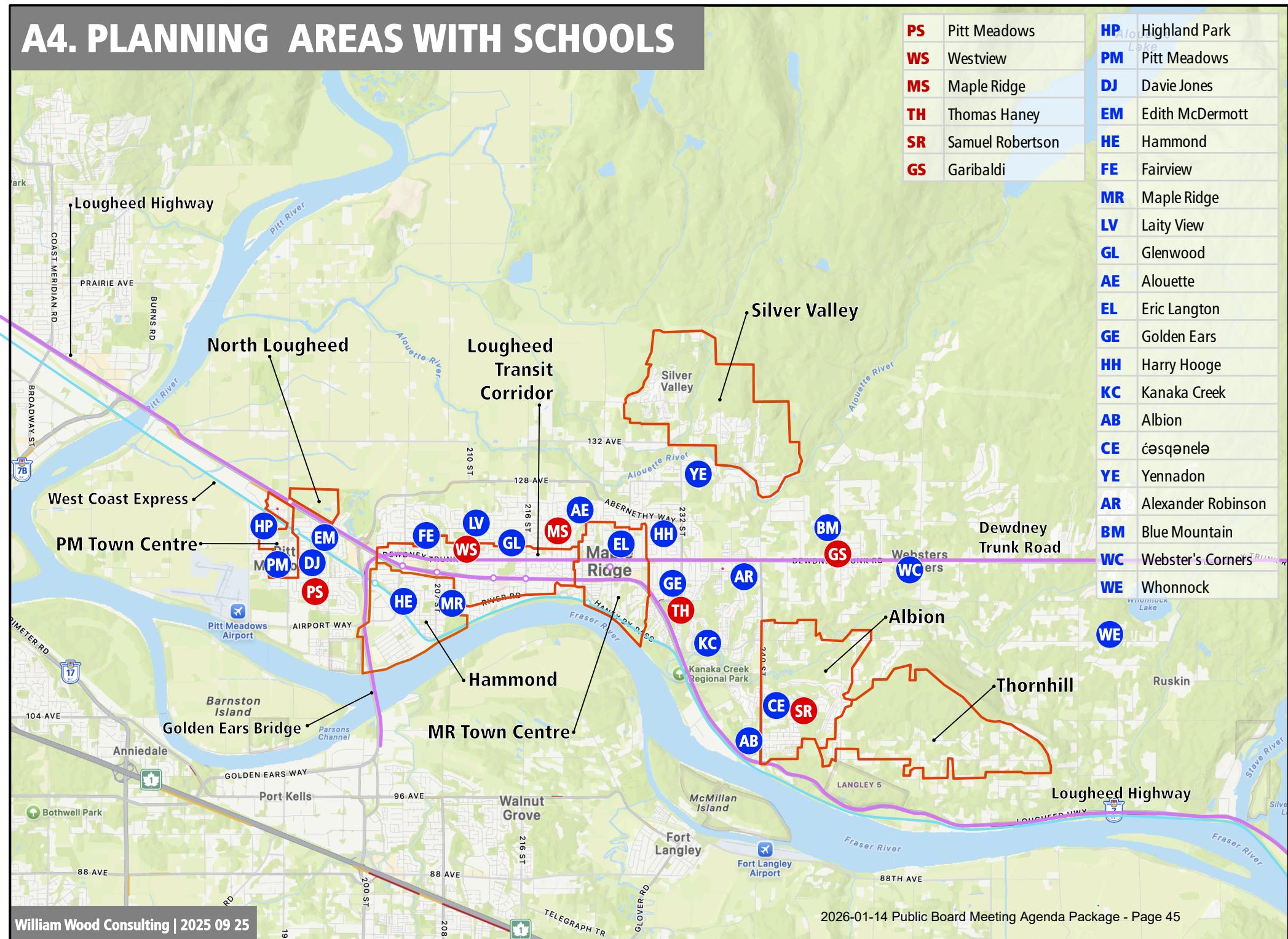
A2. SD42 SCHOOLS



A3. PLANNING AREAS



A4. PLANNING AREAS WITH SCHOOLS



B

APPENDIX

B1. PIT MEADOWS HOUSING

B2. MAPLE RIDGE HOUSING

B3. HOUSING TYPES

B1. Estimate of Future Pitt Meadows Housing as of August 2025

Catchment	Area	Address	Units	2030	2035	2040	SD	TH	AP	
Edith McDermott	North Lougheed	North of Lougheed, east of golf club	400		400		150	250		
Davie Jones	Pitt Meadows	19261 Hammond Road	57		57		57			
Davie Jones	Pitt Meadows	19451 Sutton Avenue	12	12			12			
Highland Park	Pitt Meadows	12469 191B Street	13	13			13			
Highland Park	Pitt Meadows	19072 Advent Road	6		6		6			
Pitt Meadows	Pitt Meadows	119B Avenue and 190A Street	115	115			115			
Edith McDermott	Pitt Meadows	Infill and future larger projects	220	80	100	40	15	105	100	
Davie Jones	Pitt Meadows	Infill and future larger projects	230	85	100	45	15	120	95	
Highland Park	Pitt Meadows	Infill and future larger projects	220	70	100	50	20	100	100	
Pitt Meadows	Pitt Meadows	Infill and future larger projects	220	75	100	45	15	105	100	
			Current larger projects	603	140	63	400	0	238	365
			Infill and future larger projects	890	310	400	180	65	430	395
			Total residential units	1,493	450	463	580	65	668	760
			Annual average	100	90	93	116	4	45	51
			Share		30%	31%	39%	4%	45%	51%
			Average infill and future larger projects	59	21	27	12	4	29	26

B2. Estimate of Future Maple Ridge Housing as of August 2025

Application ID	Catchment	Area	Address	Units	2030	2035	2040	SD	TH	AP
2019-405-RZ	Albion	Albion	10294 240 Street	15	15				15	
2022-034-RZ	Alexander Robinson		11926 236 Street	52		52			52	
2019-051-RZ	Alexander Robinson		11405 236 Street	20		20			20	
2021-579-SD	Alexander Robinson		23682 Dewdney Trunk Road	16			16		16	
2023-052-RZ	Alouette	Town Centre	22238 124 Avenue	26		26			26	
2023-232-RZ	Blue Mountain		12102 237 Street	71		71			71	
2017-002-RZ	Blue Mountain	Albion	24487 112 Avenue	25	25			25		
2019-064-SD	Blue Mountain	Albion	11045 Cameron Court	24			24	24		
2017-262-SD	Blue Mountain	Albion	11060 Cameron Court	19			19	19		
2024-025-SD	Blue Mountain	Albion	24212 112 Avenue	10	10			10		
2022-024-RZ	Blue Mountain	Albion	24266 110 Avenue	9	9			9		
2022-434-RZ	Blue Mountain	Albion	24369 110 Avenue	8	8			8		
2018-182-RZ	Blue Mountain	Albion	11040 Cameron Court	6	6			6		
2021-315-RZ	Blue Mountain	Albion	24495 110 Avenue	6	6			6		
2022-379-SD	Blue Mountain	Albion	24387 110 Avenue	6	6			6		
2025-134-SD	Blue Mountain		24440 128 Avenue	6	6			6		
2017-485-SD	ćəsqənelə	Albion	10640 248 Street	61	61			61		
2022-229-SD	ćəsqənelə	Thornhill	11070 Lockwood Street	40		40		40		
2020-296-RZ	ćəsqənelə	Thornhill	10420 240 Street	66	66			66		
2018-289-RZ	ćəsqənelə	Albion	10320 Slatford Place	60		60		60		
2024-094-RZ	ćəsqənelə	Thornhill	24930 110 Avenue	52	52			52		
2021-393-RZ	ćəsqənelə	Albion	10869 248 Street	34		34		34		
2020-413-RZ	ćəsqənelə	Albion	10366 240 Street	30		30			30	
RZ/055/09	ćəsqənelə	Albion	25130/76 112 Avenue	27			27	27		
2022-121-RZ	ćəsqənelə	Albion	10606 Jackson Road	22		22		22		
2019-013-RZ	ćəsqənelə	Albion	24156 104 Avenue	21		21			21	
2019-216-RZ	ćəsqənelə	Albion	24392 104 Avenue	21		21			21	
2018-478-SD	ćəsqənelə	Albion	10501 Jackson Road	13		13		13		
2019-250-RZ	Eric Langton	Town Centre	22577 Dewdney Trunk Road	278		278			278	
2019-138-RZ	Eric Langton	Town Centre	22238 Selkirk Avenue	253	253				253	
2017-462-RZ	Eric Langton	Town Centre	22576/88/96 Brown Avenue	244		244			244	
2023-290-DP	Eric Langton	Town Centre	11768 223 Street	225		225			225	
2023-183-RZ	Eric Langton	Town Centre	12129 Edge Street	165		165			165	
2023-011-RZ	Eric Langton	Town Centre	22490 121 Avenue	128	128				128	
2024-228-SD	Eric Langton	Town Centre	12011 223 Street	120			120		120	
2022-250-RZ	Eric Langton	Town Centre	22534 Royal Crescent	98	98				98	
2023-125-RZ	Eric Langton	Town Centre	22527 Royal Crescent	94		94			94	
2021-471-RZ	Eric Langton	Town Centre	22582 121 Avenue	87		87			87	
2020-065-RZ	Eric Langton	Town Centre	22323 Callaghan Avenue	59	59				59	
2023-018-RZ	Eric Langton	Town Centre	22557 Brown Avenue	53		53			53	

B2. Estimate of Future Maple Ridge Housing as of August 2025

Application ID	Catchment	Area	Address	Units	2030	2035	2040	SD	TH	AP
2017-247-RZ	Eric Langton	Town Centre	11697 224 Street	45		45				45
2023-004-RZ	Eric Langton	Town Centre	22481 Brown Avenue	41		41				41
2025-061-DP	Eric Langton	Town Centre	11952 224 Street	39		39				39
2021-104-RZ	Eric Langton	Town Centre	22337 Saint Anne Avenue	20		20				20
2021-523-RZ	Eric Langton	Town Centre	22590 116 Avenue	11		11				11
2016-202-RZ	Fairview	Transit Corridor	20542 Dewdney Trunk Road	294		294				294
2024-027-RZ	Fairview	Transit Corridor	20963 Lougheed Highway	72		72				72
2021-307-DP	Fairview	Transit Corridor	12208 206 Street	35		35				35
2021-324-DP	Fairview		20660 123 Avenue	10		10				10
2021-341-RZ	Glenwood	Town Centre	22108 Lougheed Highway	224		224				224
2021-320-RZ	Glenwood	Town Centre	12209 222 Street	117		117				117
2019-255-RZ	Glenwood	Town Centre	12297 222 Street	104		104				104
2022-135-RZ	Glenwood	Transit Corridor	11894 Laity Street	62		62				62
2022-339-RZ	Glenwood	Transit Corridor	21667 Dewdney Trunk Road	49		49				49
2021-281-RZ	Golden Ears		22936 Dewdney Trunk Road	178		178				178
2023-422-RZ	Golden Ears	Town Centre	11920 228 Street	135		135				135
2019-392-RZ	Golden Ears		22904 Dewdney Trunk Road	119		119				119
2021-381-RZ	Golden Ears		11678 Burnett Street	92		92				92
2018-041-RZ	Golden Ears	Town Centre	11607 Burnett Street	49		49				49
2020-066-RZ	Golden Ears		11902 232 Street	47		47				47
2021-389-RZ	Golden Ears		11619 Adair Street	9		9				9
2021-152-RZ	Golden Ears	Town Centre	11646 228 Street	8		8				8
2022-404-RZ	Hammond	Transit Corridor	20110 Lougheed Highway	171		171				171
2025-157-DP	Hammond	Hammond	20150 Patterson Avenue	110		110				110
2023-163-DP	Hammond	Hammond	20247 Patterson Avenue	28		28				28
2021-514-RZ	Hammond	Hammond	11204 Charlton Street	16		16				16
2024-211-RZ	Harry Hooge		23031 Dewdney Trunk Road	24		24				24
2020-432-RZ	Harry Hooge	Town Centre	12211 228 Street	17		17				17
2024-295-RZ	Harry Hooge	Town Centre	12208 228 Street	17		17				17
2020-010-SD	Laity View		12397 Laity Street	9		9				9
2023-412-DP	Laity View	Town Centre	20835 Wicklund Avenue	8		8				8
2023-019-RZ	Maple Ridge	Transit Corridor	21728 Lougheed Highway	537		537				537
2023-021-RZ	Maple Ridge	Transit Corridor	21698 Lougheed Highway	511		511				511
2023-020-RZ	Maple Ridge	Transit Corridor	21668 Lougheed Highway	503		503				503
2021-101-RZ	Maple Ridge	Transit Corridor	21938 Lougheed Highway	147		147				147
2022-252-DP	Maple Ridge	Transit Corridor	22066 Lougheed Highway	82		82				82
2021-107-SD	Maple Ridge	Hammond	20886 River Road	9		9				9
2020-301-DP	Maple Ridge	Transit Corridor	21643 River Road	8		8				8
2019-337-RZ	Maple Ridge	Hammond	11822 Owen Street	6		6				6
2025-155-DP	Maple Ridge	Transit Corridor	21069 Barker Avenue	6		6				6
2019-055-RZ	Webster's Corners		11795 267 Street	15		15				15

B2. Estimate of Future Maple Ridge Housing as of August 2025

Application ID	Catchment	Area	Address	Units	2030	2035	2040	SD	TH	AP
2023-009-RZ	Yennadon	Silver Valley	23375 Fern Crescent	95			95	40	55	
2015-102-SD	Yennadon	Silver Valley	13300 240 Street	55			55	55		
2023-255-RZ	Yennadon	Silver Valley	13285 Balsam Street	43	43				43	
2025-147-SD	Yennadon	Silver Valley	22752 136 Avenue	39	39			39		
2025-082-SD	Yennadon	Silver Valley	23697 Fern Crescent	35	35			35		
2024-362-RZ	Yennadon	Silver Valley	24195 Fern Crescent	24		24			24	
2021-323-SD	Yennadon	Silver Valley	23348 141 Avenue	23		23		23		
2021-352-RZ	Yennadon	Silver Valley	23613 132 Avenue	23	23			23		
2016-031-RZ	Yennadon	Silver Valley	13227 236 Street	20	20			20		
2025-132-DP	Yennadon	Silver Valley	23532 Larch Avenue	19	19			19		
2021-244-SD	Yennadon	Silver Valley	13917 Silver Valley Road	17		17		17		
2022-165-RZ	Yennadon	Silver Valley	13894 Silver Valley Road	14	14			14		
2023-067-RZ	Yennadon	Silver Valley	23479 132 Avenue	14	14				14	
2016-239-RZ	Yennadon	Silver Valley	22650 136 Avenue	11	11			11		
2019-071-RZ	Yennadon	Silver Valley	13084 236 Street	7	7				7	
2021-470-RZ	Yennadon	Silver Valley	12954 Mill Street	7	7			7		
<hr/>										
Albion	Albion	Infill and future larger projects	15	5	5	5			15	
Alexander Robinson		Infill and future larger projects	50	20	10	20		20	30	
Alouette	Town Centre	Infill and future larger projects	15	5	5	5			15	
Blue Mountain	Albion	Infill and future larger projects	100	30	20	50		40	60	
čəsqənelə	Albion	Infill and future larger projects	260	40	30	190		30	150	80
Eric Langton	Town Centre	Infill and future larger projects	935	170	65	700		110	825	
Fairview	Transit Corridor	Infill and future larger projects	215	95	20	100		40	175	
Glenwood	Transit Corridor	Infill and future larger projects	280	20	40	220		50	230	
Golden Ears		Infill and future larger projects	330	50	40	240		30	300	
Hammond	Transit Corridor	Infill and future larger projects	195	5	10	180		20	40	135
Harry Hooge	Town Centre	Infill and future larger projects	30	10	10	10			30	
Kanaka Creek		Infill and future larger projects	15	5	5	5		15		
Laity View	Town Centre	Infill and future larger projects	40	10	10	20		10	30	
Maple Ridge	Transit Corridor	Infill and future larger projects	740	190	370	180		40	700	
Webster's Corners		Infill and future larger projects	15	5	5	5		15		
Whonnock		Infill and future larger projects	15	5	5	5		15		
Yennadon	Silver Valley	Infill and future larger projects	250	50	100	100		50	100	100

B2. Estimate of Future Maple Ridge Housing as of August 2025

Application ID	Catchment	Area	Address	Units	2030	2035	2040	SD	TH	AP
			Total residential units	10,500	2,676	4,139	3,685	844	1,697	7,959
			Share		25.5%	39.4%	35.1%	8.0%	16.2%	75.8%
			Average annual units	700	535	828	737	56	113	531
			Total current large projects	7,000	1,961	3,389	1,650	649	967	5,384
			Share		28.0%	48.4%	23.6%	9.3%	13.8%	76.9%
			Average annual units	467	392	678	330	43	64	359
			Total infill and future large projects	3,500	715	750	2,035	195	730	2,575
			Share		20.4%	21.4%	58.1%	5.6%	20.9%	73.6%
			Average annual units	233	143	150	407	13	49	172
Subtotals, current large projects	Albion	15		15	0	0	0	0	15	0
	Alexander Robinson	88		0	72	16	0	0	88	0
	Alouette	26		0	26	0	0	0	26	0
	Blue Mountain	190		76	71	43	119	71	0	0
	c'usqunela	447		179	207	61	188	259	0	0
	Eric Langton	1,960		538	1,302	120	0	0	11	1,949
	Fairview	411		35	304	72	10	35	366	
	Glenwood	556		445	111	0	0	0	104	452
	Golden Ears	637		232	270	135	0	64	573	
	Hammond	325		138	187	0	110	44	171	
	Harry Hooge	58		34	0	24	17	41	0	
	Laity View	17		8	9	0	9	8	0	
	Maple Ridge	1,809		29	766	1,014	15	14	1,780	
	Webster's Corners	15		0	0	15	15	0	0	
	Yennadon	446		232	64	150	166	187	93	
Subtotals by elementary catchment	Albion	30		20	5	5	0	30	0	
	Alexander Robinson	138		20	82	36	0	108	30	
	Alouette	41		5	31	5	0	41	0	
	Blue Mountain	290		106	91	93	159	131	0	
	c'usqunela	707		219	237	251	218	409	80	
	Eric Langton	2,895		708	1,367	820	0	121	2,774	
	Fairview	626		130	324	172	10	75	541	
	Glenwood	836		465	151	220	0	154	682	
	Golden Ears	967		282	310	375	0	94	873	
	Hammond	520		143	197	180	130	84	306	
	Harry Hooge	88		44	10	34	17	71	0	
	Kanaka Creek	15		5	5	5	15	0	0	
	Laity View	57		18	19	20	19	38	0	
	Maple Ridge	2,549		219	1,136	1,194	15	54	2,480	
	Webster's Corners	30		5	5	20	30	0	0	
	Whonnock	15		5	5	5	15	0	0	
	Yennadon	696		282	164	250	216	287	193	

B3. Estimate of Future Housing in SD42 by Housing Type as of August 2025

Application ID	Catchment	Area	Address	Units	2030			2035			2040		
					SD	TH	AP	SD	TH	AP	SD	TH	AP
2019-405-RZ	Albion	Albion	10294 240 Street	15		15							
	Albion	Albion	Infill and future larger projects	15		5			5				5
2019-051-RZ	Alexander Robinson		11405 236 Street	20					20				
2022-034-RZ	Alexander Robinson		11926 236 Street	52					52				
2021-579-SD	Alexander Robinson		23682 Dewdney Trunk Road	16								16	
	Alexander Robinson		Infill and future larger projects	50		5	15		10			5	15
2023-052-RZ	Alouette	Town Centre	22238 124 Avenue	26					26				
	Alouette	Town Centre	Infill and future larger projects	15		5			5				5
2018-182-RZ	Blue Mountain	Albion	11040 Cameron Court	6		6							
2019-064-SD	Blue Mountain	Albion	11045 Cameron Court	24								24	
2017-262-SD	Blue Mountain	Albion	11060 Cameron Court	19								19	
2023-232-RZ	Blue Mountain		12102 237 Street	71					71				
2024-025-SD	Blue Mountain	Albion	24212 112 Avenue	10		10							
2022-024-RZ	Blue Mountain	Albion	24266 110 Avenue	9		9							
2022-434-RZ	Blue Mountain	Albion	24369 110 Avenue	8		8							
2022-379-SD	Blue Mountain	Albion	24387 110 Avenue	6		6							
2025-134-SD	Blue Mountain		24440 128 Avenue	6		6							
2017-002-RZ	Blue Mountain	Albion	24487 112 Avenue	25		25							
2021-315-RZ	Blue Mountain	Albion	24495 110 Avenue	6		6							
	Blue Mountain	Albion	Infill and future larger projects	100		20	10		10	10		10	40
2017-485-SD	č̌esq̌eneľe	Albion	10640 248 Street	61		61							
2022-229-SD	č̌esq̌eneľe	Thornhill	11070 Lockwood Street	40					40				
2018-289-RZ	č̌esq̌eneľe	Albion	10320 Slatford Place	60					60				
2020-413-RZ	č̌esq̌eneľe	Albion	10366 240 Street	30					30				
2020-296-RZ	č̌esq̌eneľe	Thornhill	10420 240 Street	66		66							
2018-478-SD	č̌esq̌eneľe	Albion	10501 Jackson Road	13					13				
2022-121-RZ	č̌esq̌eneľe	Albion	10606 Jackson Road	22					22				
2021-393-RZ	č̌esq̌eneľe	Albion	10869 248 Street	34								34	

B3. Estimate of Future Housing in SD42 by Housing Type as of August 2025

Application ID	Catchment	Area	Address	Units	2030			2035			2040		
					SD	TH	AP	SD	TH	AP	SD	TH	AP
2019-013-RZ	čəsqənelə	Albion	24156 104 Avenue	21				21					
2019-216-RZ	čəsqənelə	Albion	24392 104 Avenue	21				21					
2024-094-RZ	čəsqənelə	Thornhill	24930 110 Avenue	52	52								
RZ/055/09	čəsqənelə	Albion	25130/76 112 Avenue	27							27		
	čəsqənelə	Albion	Infill and future larger projects	260	10	30		10	20		10	100	80
	Davie Jones	Pitt Meadows	19261 Hammond Road	57					57				
	Davie Jones	Pitt Meadows	19451 Sutton Avenue	12		12							
	Davie Jones	Pitt Meadows	Infill and future larger projects	230	5	43	37	8	53	39	2	24	19
	Edith McDermott	North Lougheed	North of Lougheed, east of golf club	400							150	250	
	Edith McDermott	Pitt Meadows	Infill and future larger projects	220	7	37	36	8	46	46	22	18	
2017-247-RZ	Eric Langton	Town Centre	11697 224 Street	45					45				
2023-290-DP	Eric Langton	Town Centre	11768 223 Street	225						225			
2025-061-DP	Eric Langton	Town Centre	11952 224 Street	39			39						
2024-228-SD	Eric Langton	Town Centre	12011 223 Street	120							120		
2023-183-RZ	Eric Langton	Town Centre	12129 Edge Street	165						165			
2019-138-RZ	Eric Langton	Town Centre	22238 Selkirk Avenue	253			253						
2020-065-RZ	Eric Langton	Town Centre	22323 Callaghan Avenue	59						59			
2021-104-RZ	Eric Langton	Town Centre	22337 Saint Anne Avenue	20			20						
2023-004-RZ	Eric Langton	Town Centre	22481 Brown Avenue	41						41			
2023-011-RZ	Eric Langton	Town Centre	22490 121 Avenue	128			128						
2023-125-RZ	Eric Langton	Town Centre	22527 Royal Crescent	94						94			
2022-250-RZ	Eric Langton	Town Centre	22534 Royal Crescent	98			98						
2023-018-RZ	Eric Langton	Town Centre	22557 Brown Avenue	53						53			
2017-462-RZ	Eric Langton	Town Centre	22576/88/96 Brown Avenue	244						244			
2019-250-RZ	Eric Langton	Town Centre	22577 Dewdney Trunk Road	278						278			
2021-471-RZ	Eric Langton	Town Centre	22582 121 Avenue	87						87			
2021-523-RZ	Eric Langton	Town Centre	22590 116 Avenue	11					11				
	Eric Langton	Town Centre	Infill and future larger projects	935	30	140		20	45		60	640	

B3. Estimate of Future Housing in SD42 by Housing Type as of August 2025

Application ID	Catchment	Area	Address	Units	2030			2035			2040		
					SD	TH	AP	SD	TH	AP	SD	TH	AP
2021-307-DP	Fairview	Transit Corridor	12208 206 Street	35		35							
2016-202-RZ	Fairview	Transit Corridor	20542 Dewdney Trunk Road	294						294			
2024-027-RZ	Fairview	Transit Corridor	20963 Lougheed Highway	72									72
2021-324-DP	Fairview		20660 123 Avenue	10					10				
	Fairview	Transit Corridor	Infill and future larger projects	215		15	80		10	10		15	85
2022-135-RZ	Glenwood	Transit Corridor	11894 Laity Street	62							62		
2021-320-RZ	Glenwood	Town Centre	12209 222 Street	117				117					
2019-255-RZ	Glenwood	Town Centre	12297 222 Street	104			104						
2022-339-RZ	Glenwood	Transit Corridor	21667 Dewdney Trunk Road	49						49			
2021-341-RZ	Glenwood	Town Centre	22108 Lougheed Highway	224				224					
	Glenwood	Transit Corridor	Infill and future larger projects	280		10	10		10	30		30	190
2018-041-RZ	Golden Ears	Town Centre	11607 Burnett Street	49				49					
2021-381-RZ	Golden Ears		11678 Burnett Street	92						92			
2020-066-RZ	Golden Ears		11902 232 Street	47			47						
2023-422-RZ	Golden Ears	Town Centre	11920 228 Street	135									135
2019-392-RZ	Golden Ears		22904 Dewdney Trunk Road	119				119					
2021-281-RZ	Golden Ears		22936 Dewdney Trunk Road	178						178			
2021-389-RZ	Golden Ears		11619 Adair Street	9			9						
2021-152-RZ	Golden Ears	Town Centre	11646 228 Street	8				8					
	Golden Ears		Infill and future larger projects	330		10	40		10	30		10	230
2021-514-RZ	Hammond	Hammond	11204 Charlton Street	16						16			
2022-404-RZ	Hammond	Transit Corridor	20110 Lougheed Highway	171						171			
2025-157-DP	Hammond	Hammond	20150 Patterson Avenue	110	110								
2023-163-DP	Hammond	Hammond	20247 Patterson Avenue	28		28							
	Hammond	Transit Corridor	Infill and future larger projects	195	1	4			1	9		18	27
2024-295-RZ	Harry Hooge	Town Centre	12208 228 Street	17	17								
2020-432-RZ	Harry Hooge	Town Centre	12211 228 Street	17		17							
2024-211-RZ	Harry Hooge		23031 Dewdney Trunk Road	24							24		

B3. Estimate of Future Housing in SD42 by Housing Type as of August 2025

Application ID	Catchment	Area	Address	Units	2030			2035			2040		
					SD	TH	AP	SD	TH	AP	SD	TH	AP
	Harry Hooge	Town Centre	Infill and future larger projects	30		10			10			10	
	Highland Park	Pitt Meadows	12469 191B Street	13		13							
	Highland Park	Pitt Meadows	19072 Advent Road	6					6				
	Highland Park	Pitt Meadows	Infill and future larger projects	220	10	30	30		50	50		10	20
	Kanaka Creek		Infill and future larger projects	15	5			5			5		
2020-010-SD	Laity View		12397 Laity Street	9				9					
2023-412-DP	Laity View	Town Centre	20835 Wicklund Avenue	8		8							
	Laity View	Town Centre	Infill and future larger projects	40	3	7		3	7		4	16	
2019-337-RZ	Maple Ridge	Hammond	11822 Owen Street	6		6							
2021-107-SD	Maple Ridge	Hammond	20886 River Road	9	9								
2025-155-DP	Maple Ridge	Transit Corridor	21069 Barker Avenue	6	6								
2020-301-DP	Maple Ridge	Transit Corridor	21643 River Road	8		8							
2023-020-RZ	Maple Ridge	Transit Corridor	21668 Lougheed Highway	503								503	
2023-021-RZ	Maple Ridge	Transit Corridor	21698 Lougheed Highway	511								511	
2023-019-RZ	Maple Ridge	Transit Corridor	21728 Lougheed Highway	537							537		
2021-101-RZ	Maple Ridge	Transit Corridor	21938 Lougheed Highway	147							147		
2022-252-DP	Maple Ridge	Transit Corridor	22066 Lougheed Highway	82							82		
	Maple Ridge	Transit Corridor	Infill and future larger projects	740	10	180		20	350		10	170	
	Pitt Meadows	Pitt Meadows	119B Avenue and 190A Street	115		115							
	Pitt Meadows	Pitt Meadows	Infill and future larger projects	220	6	35	34	7	45	48	2	25	18
2019-055-RZ	Webster's Corners		11795 267 Street	15							15		
	Webster's Corners		Infill and future larger projects	15	5			5			5		
	Whonnock		Infill and future larger projects	15	5			5			5		
2016-031-RZ	Yennadon	Silver Valley	13227 236 Street	20		20							
2023-255-RZ	Yennadon	Silver Valley	13285 Balsam Street	43		43							
2015-102-SD	Yennadon	Silver Valley	13300 240 Street	55							55		
2022-165-RZ	Yennadon	Silver Valley	13894 Silver Valley Road	14	14								
2021-244-SD	Yennadon	Silver Valley	13917 Silver Valley Road	17				17					

B3. Estimate of Future Housing in SD42 by Housing Type as of August 2025

Application ID	Catchment	Area	Address	Units	2030			2035			2040		
					SD	TH	AP	SD	TH	AP	SD	TH	AP
2016-239-RZ	Yennadon	Silver Valley	22650 136 Avenue	11	11								
2025-147-SD	Yennadon	Silver Valley	22752 136 Avenue	39	39								
2021-323-SD	Yennadon	Silver Valley	23348 141 Avenue	23				23					
2023-009-RZ	Yennadon	Silver Valley	23375 Fern Crescent	95							40	55	
2023-067-RZ	Yennadon	Silver Valley	23479 132 Avenue	14		14							
2025-132-DP	Yennadon	Silver Valley	23532 Larch Avenue	19	19								
2021-352-RZ	Yennadon	Silver Valley	23613 132 Avenue	23	23								
2025-082-SD	Yennadon	Silver Valley	23697 Fern Crescent	35	35								
2024-362-RZ	Yennadon	Silver Valley	24195 Fern Crescent	24				24					
2021-470-RZ	Yennadon	Silver Valley	12954 Mill Street	7	7								
2019-071-RZ	Yennadon	Silver Valley	13084 236 Street	7		7							
	Yennadon	Silver Valley	Infill and future larger projects	250	10	20	20	20	40	40	20	40	40
Total residential units				11,993	428	900	1,798	216	771	3,615	265	694	3,306
Total for each planning horizon					3,126			4,602			4,265		
Total for single detached dwellings				909									
Total for townhouses				2,365									
Total for apartments				8,719									

C

APPENDIX

CURRENT PROPOSED HOUSING PROJECTS FOR SELECTED CATCHMENT AREAS

The following maps show the location of the current proposed housing projects for the nine elementary catchment areas with the most anticipated future new residential units. The base maps are from GeoSchool and show where the students attending each school live. The legend explains the symbols used.

C1. Edith McDermott

C2. Hammond

C3. Fairview

C4. Maple Ridge

C5. Glenwood

C6. Eric Langton

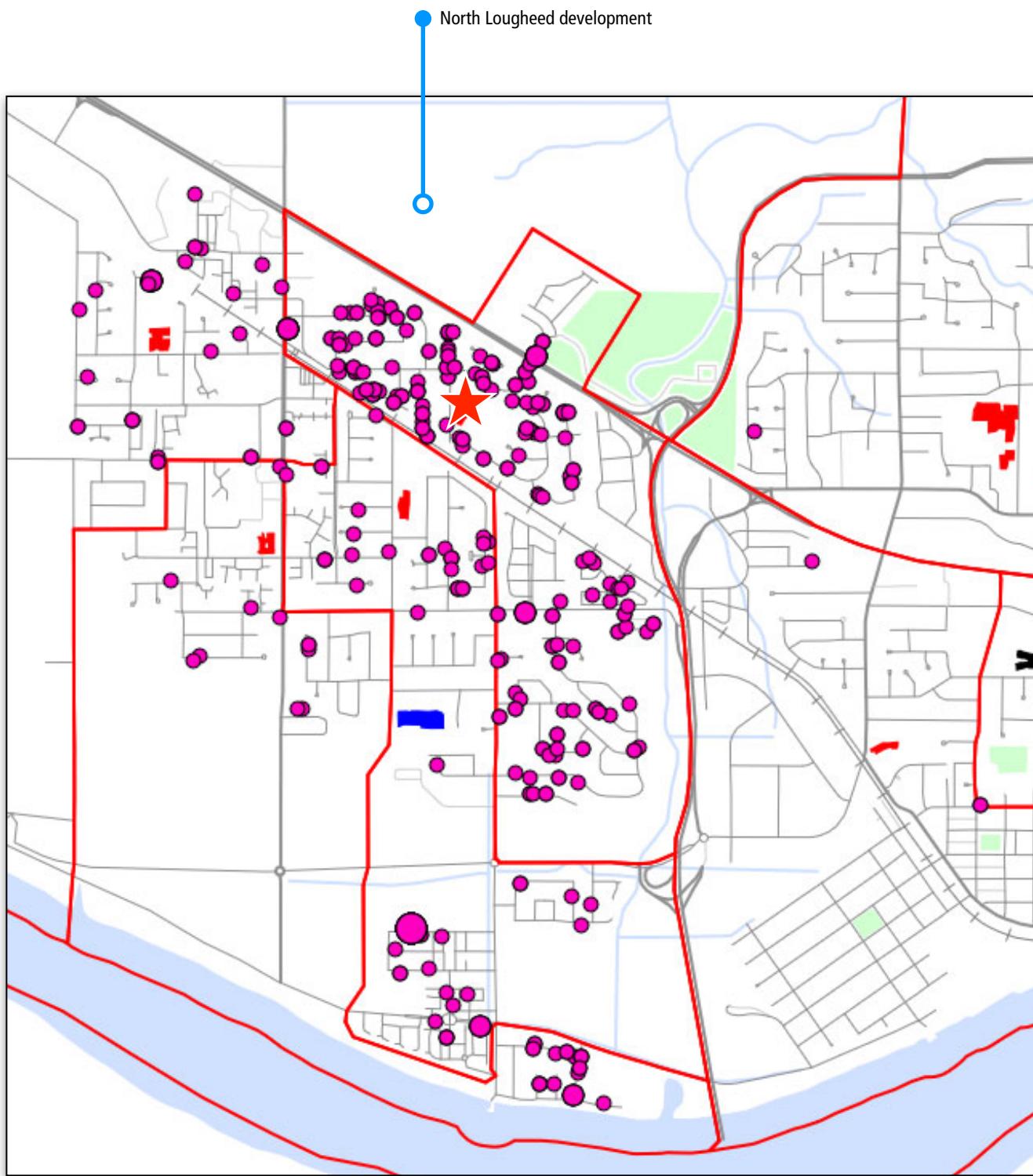
C7. Golden Ears

C8. c̓əsqənelə

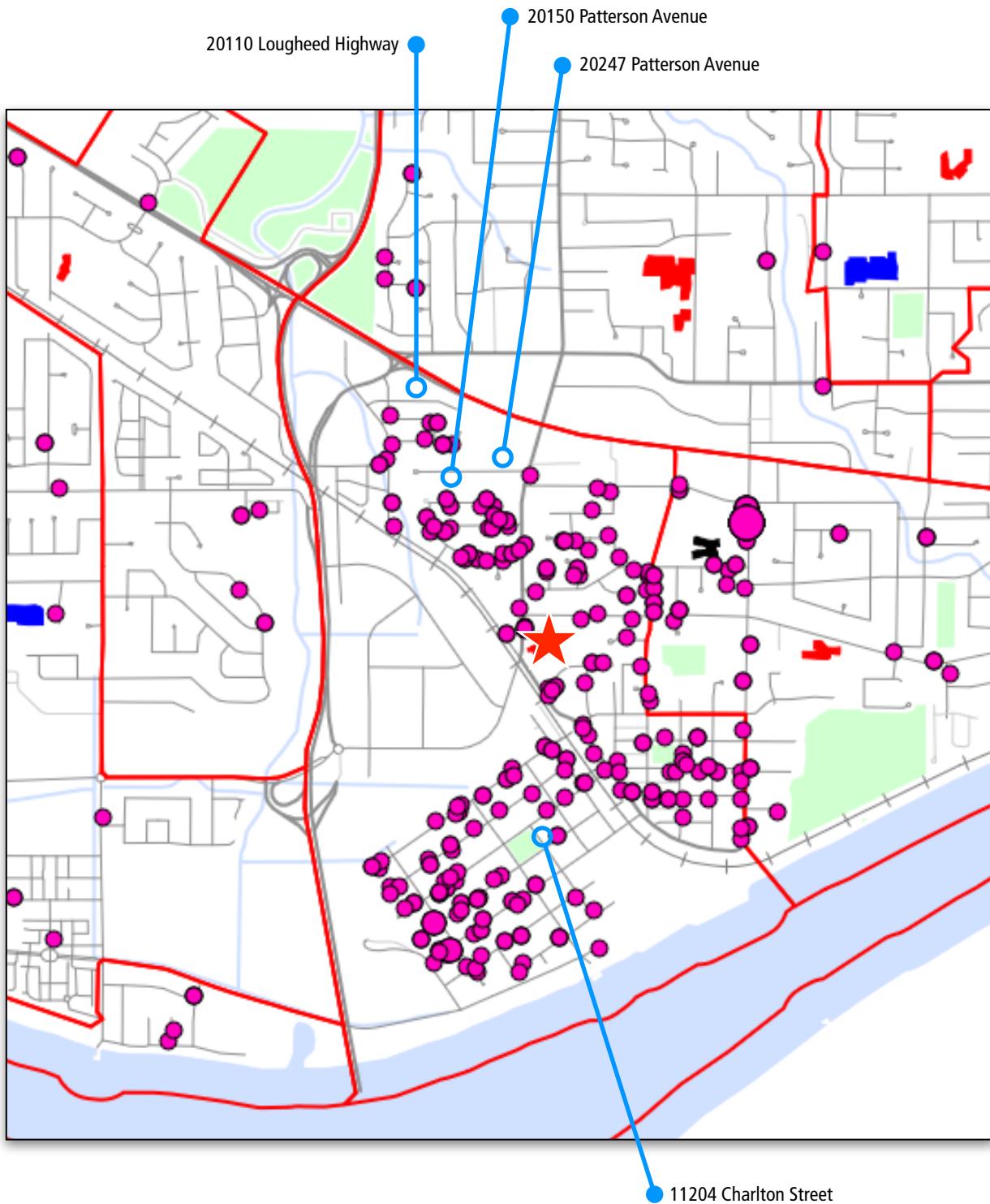
C9. Yennadon

LEGEND	
	Location of target elementary school
	Elementary school catchment boundaries
	Where students attending the target school live
	Location of proposed residential project

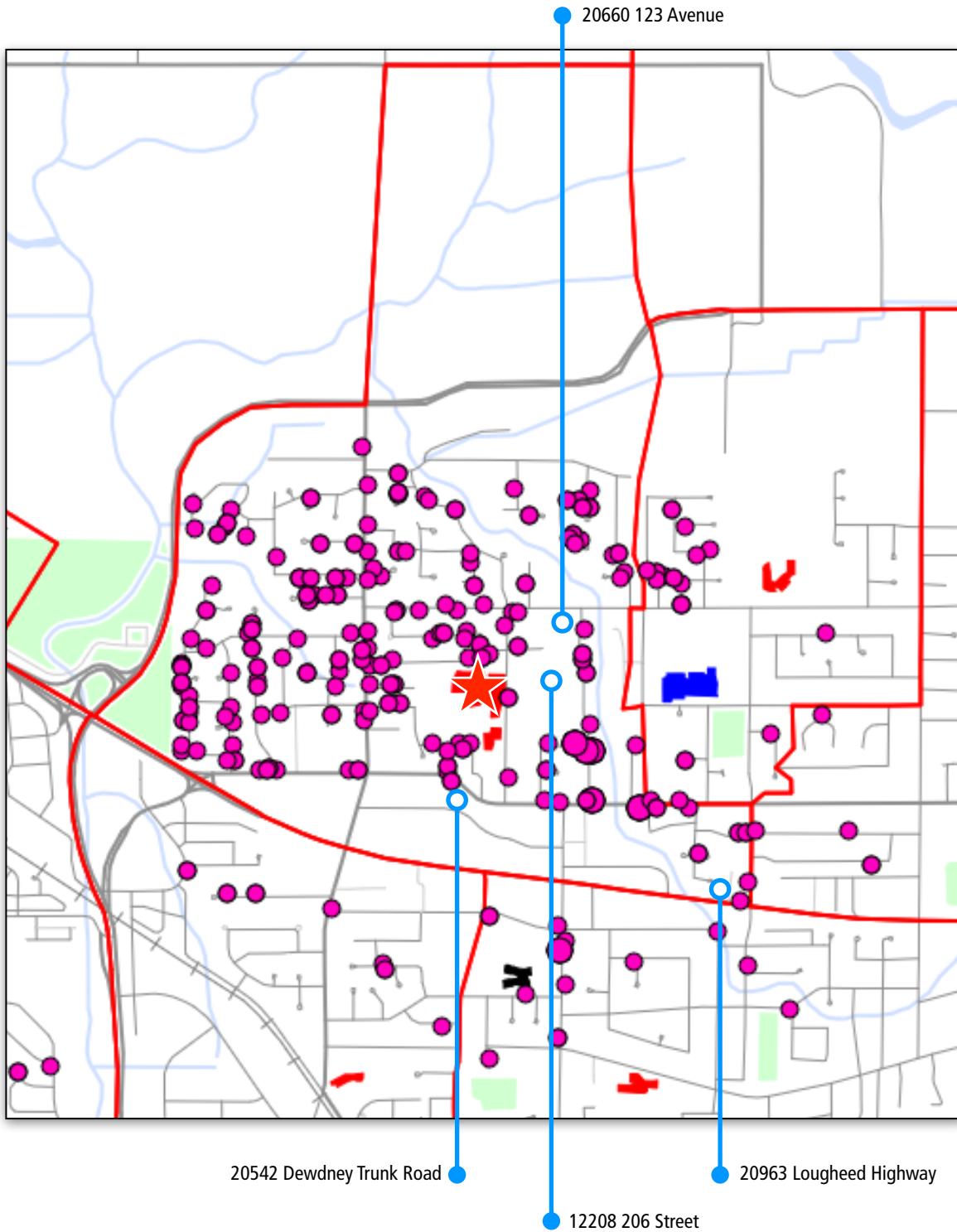
C1. Current Proposed Housing Projects for Edith McDermott Catchment



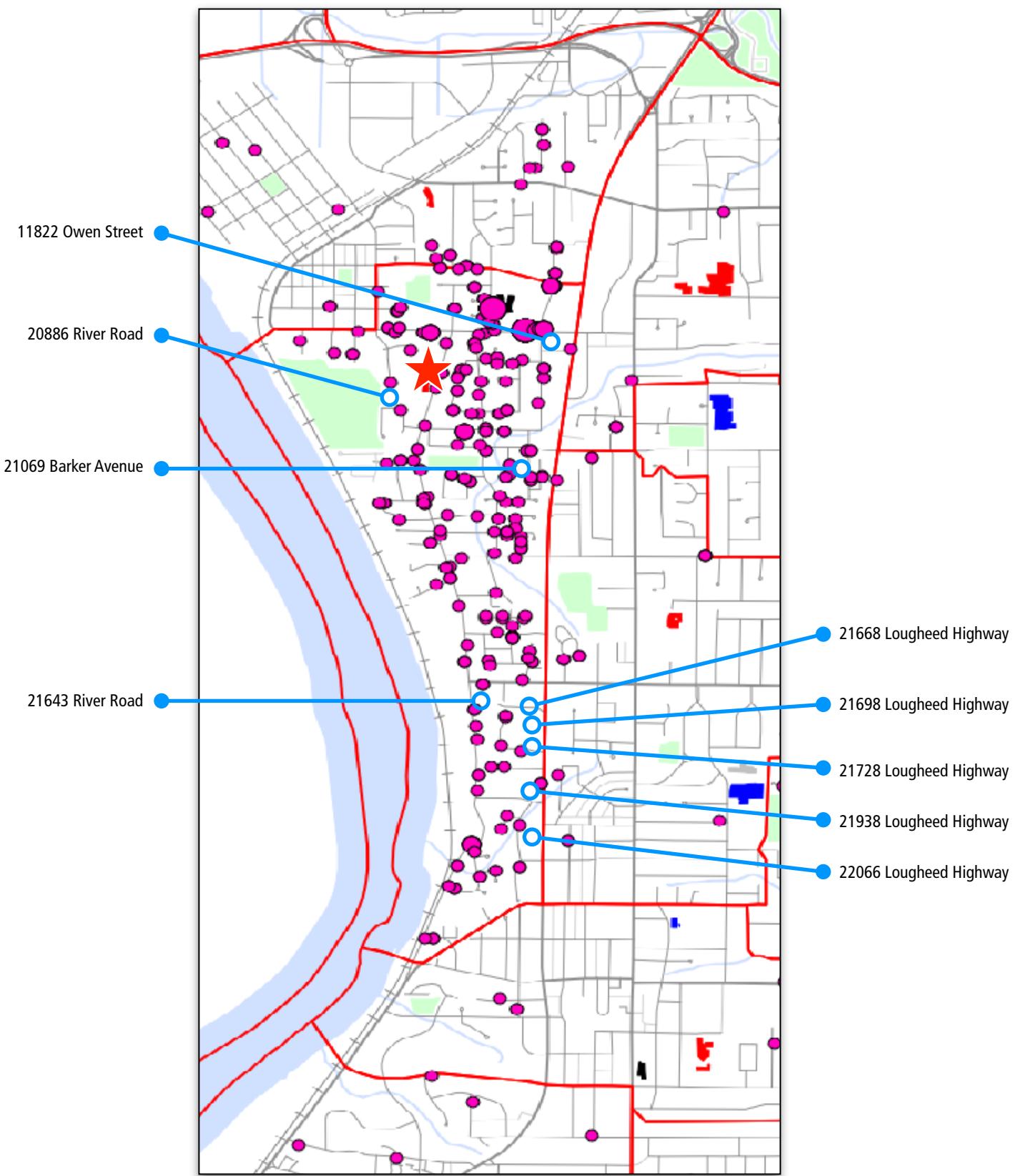
C2. Current Proposed Housing Projects for Hammond Catchment



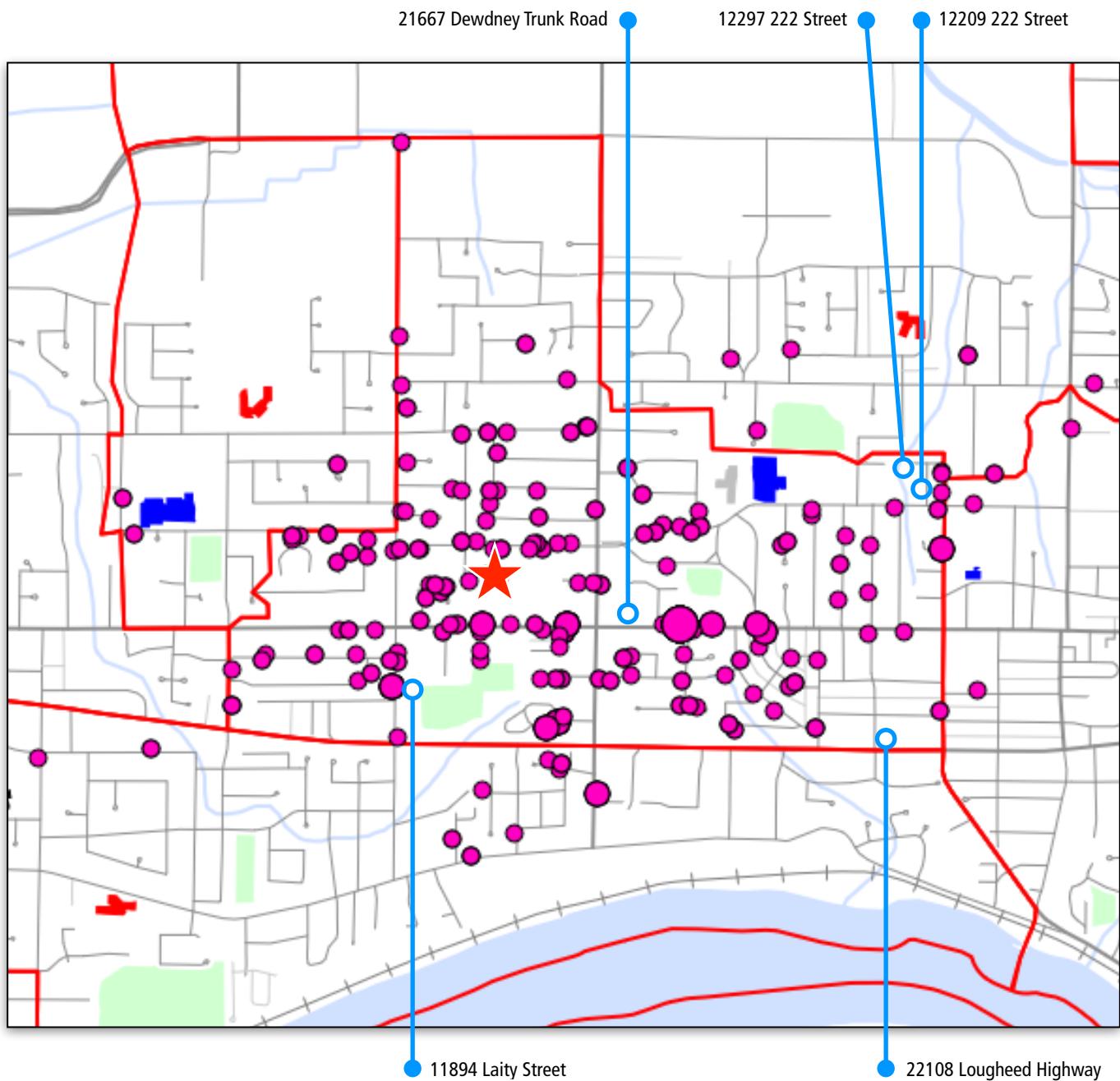
C3. Current Proposed Housing Projects for Fairview Catchment



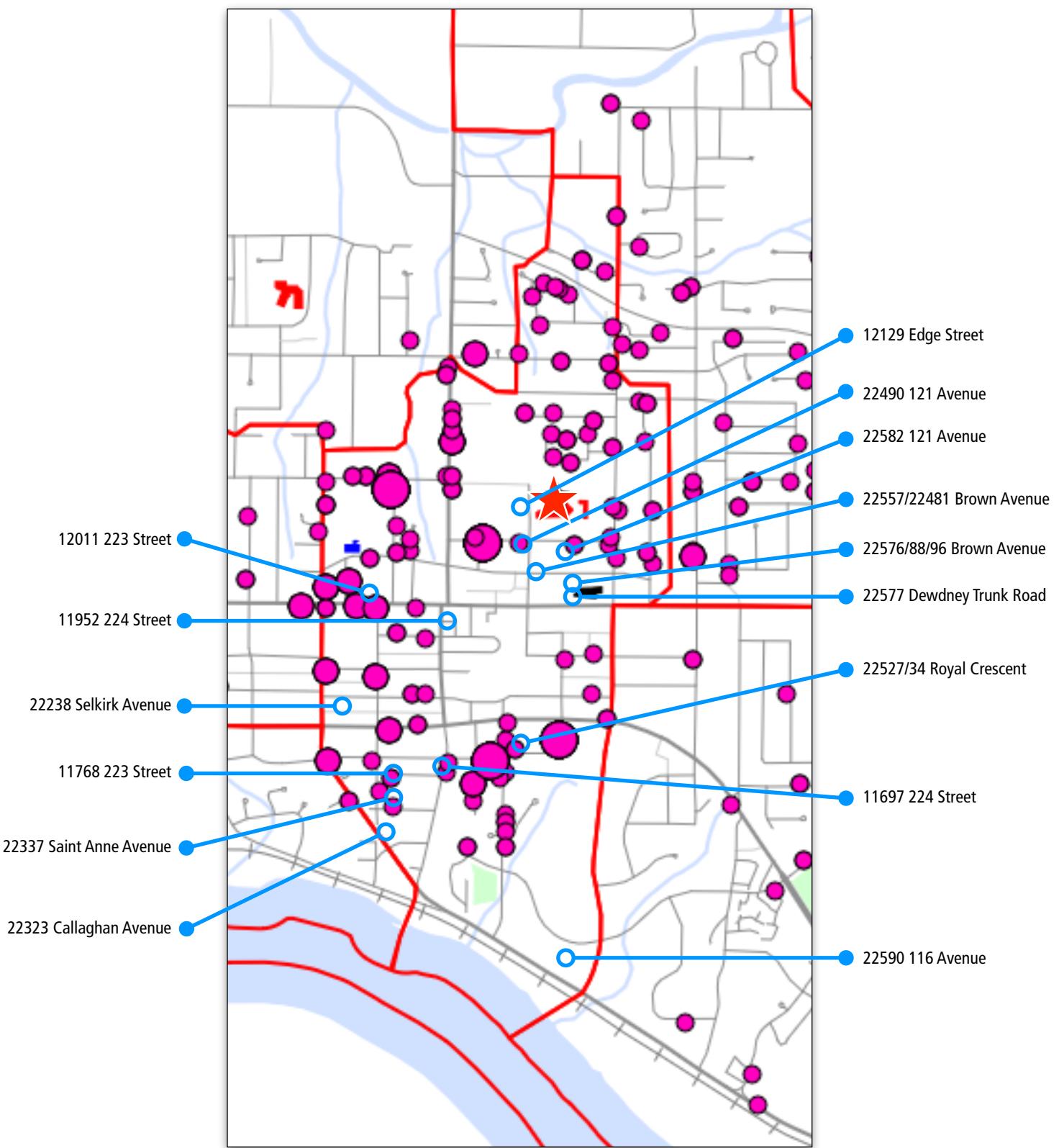
C4. Current Proposed Housing Projects for Maple Ridge Catchment



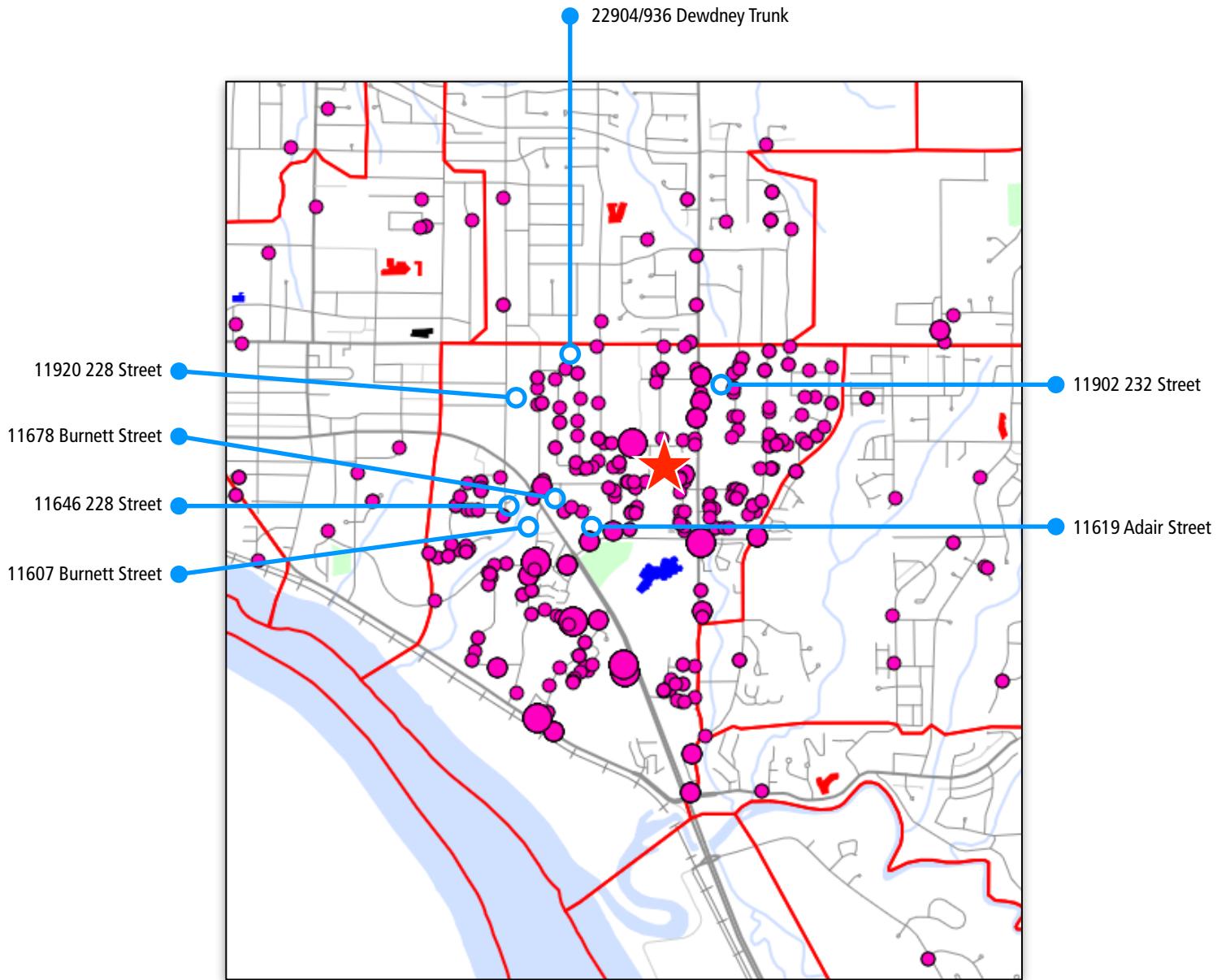
C5. Current Proposed Housing Projects for Glenwood Catchment



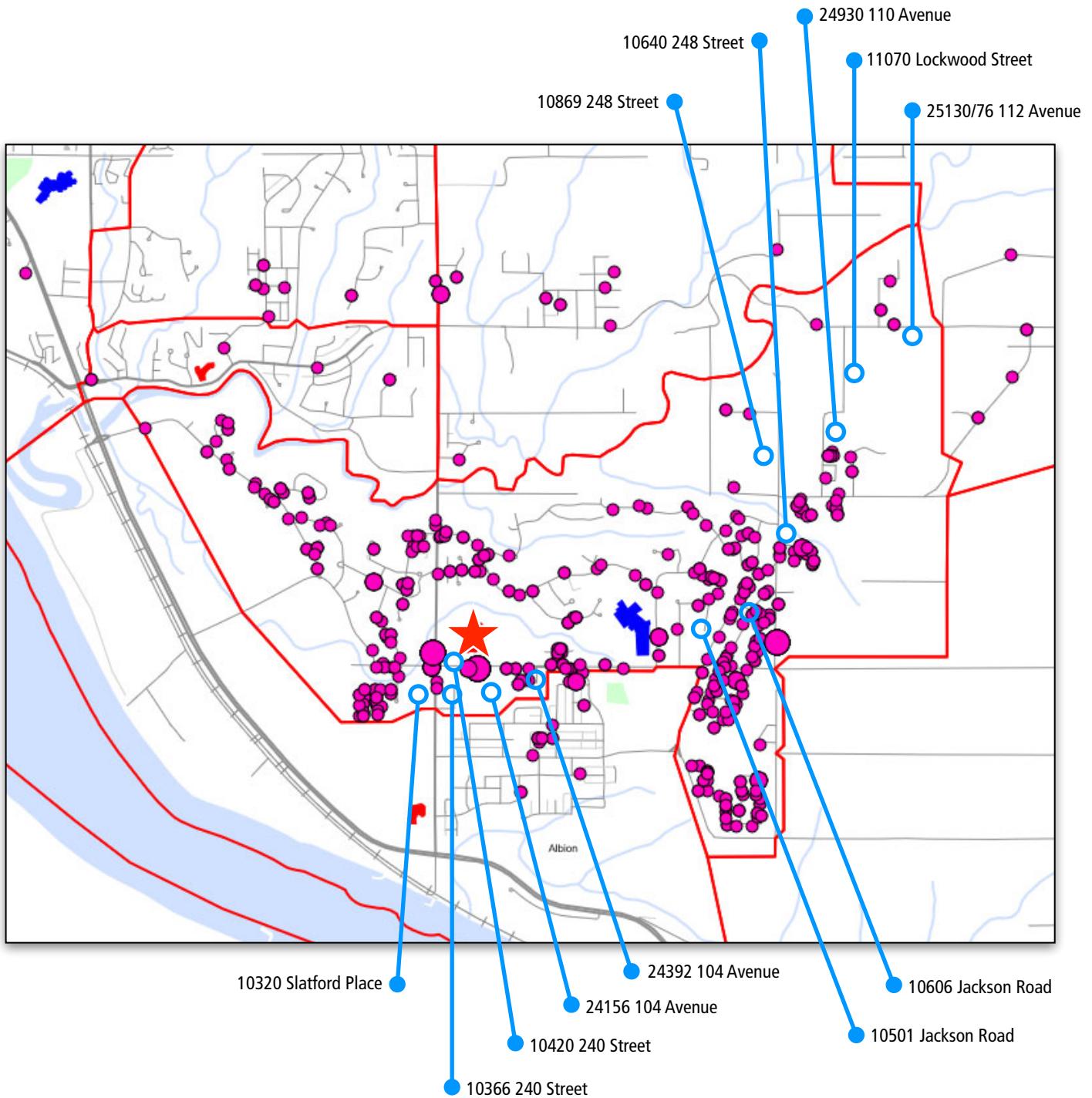
C6. Current Proposed Housing Projects for Eric Langton Catchment



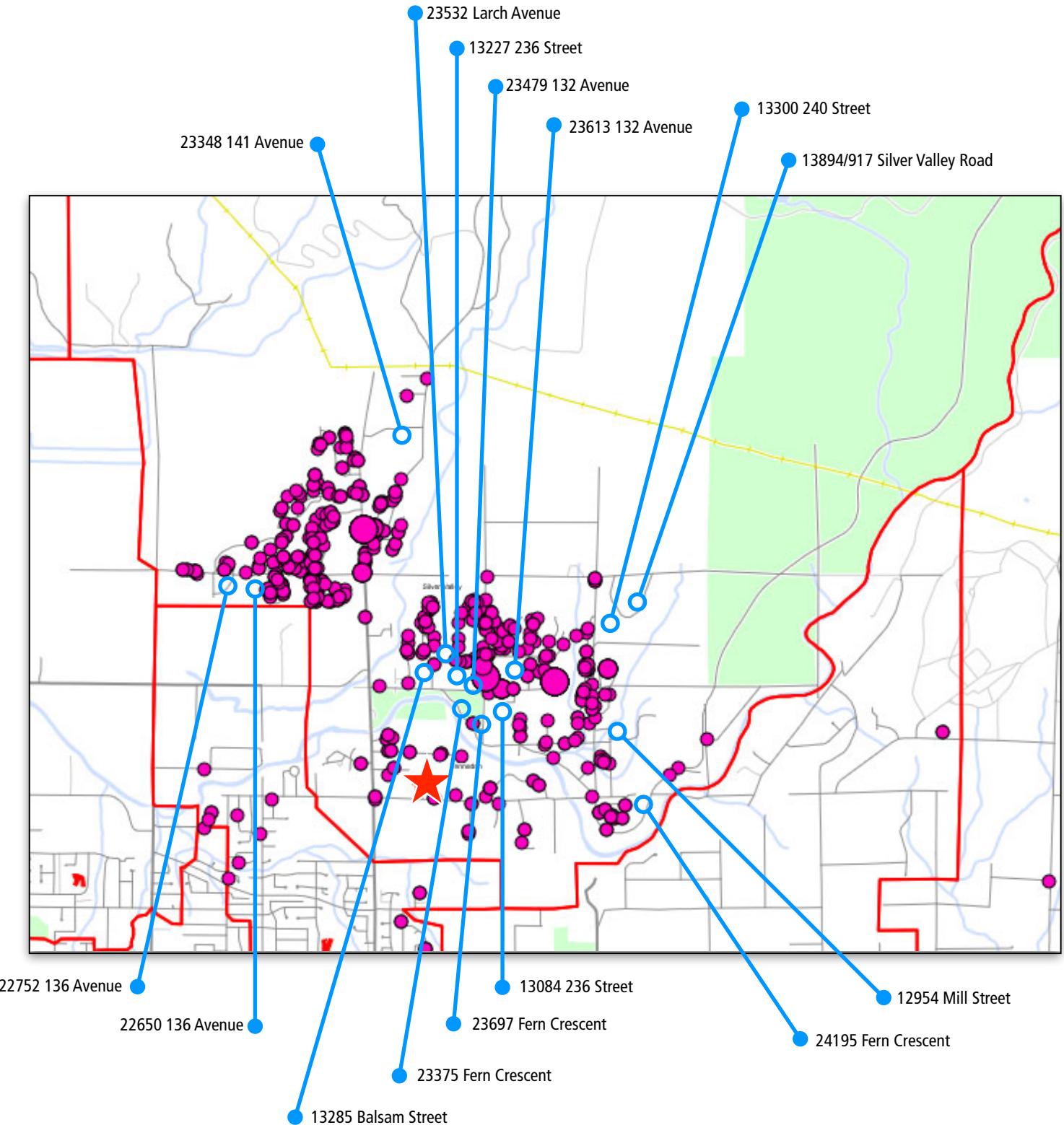
C7. Current Proposed Housing Projects for Golden Ears Catchment



C8. Current Proposed Housing Projects for c̓əsqənelə Catchment



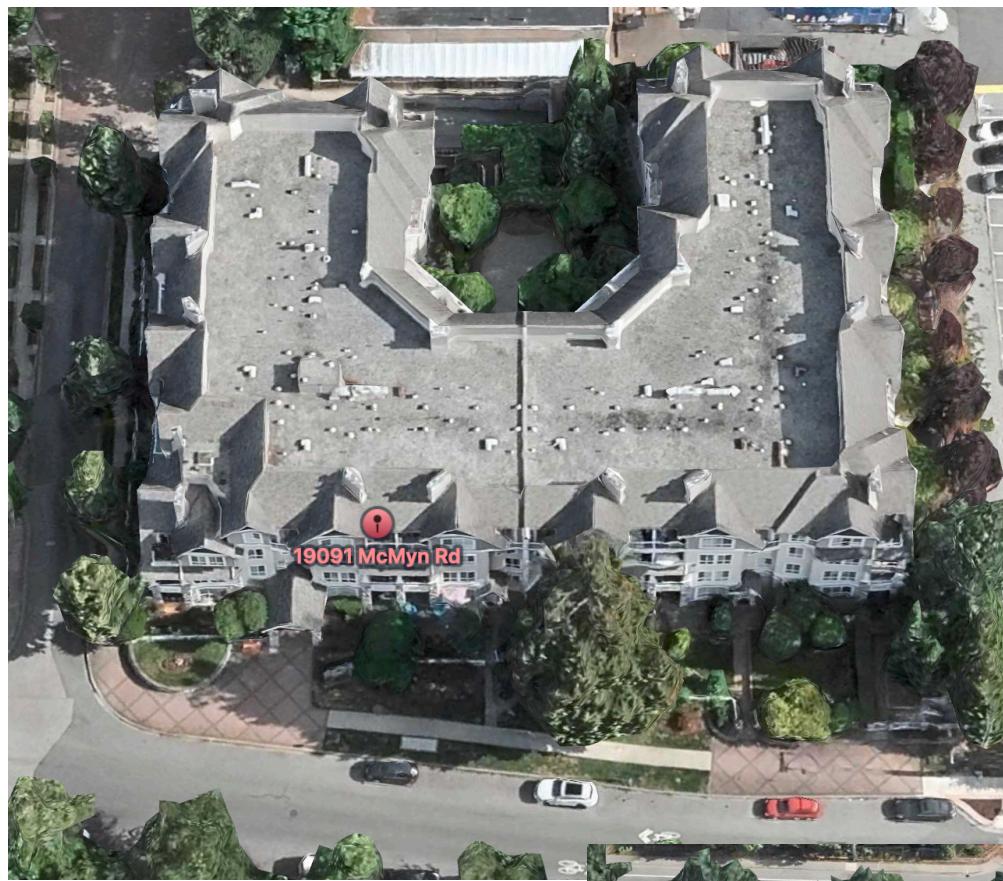
C9. Current Proposed Housing Projects for Yennadon Catchment



D

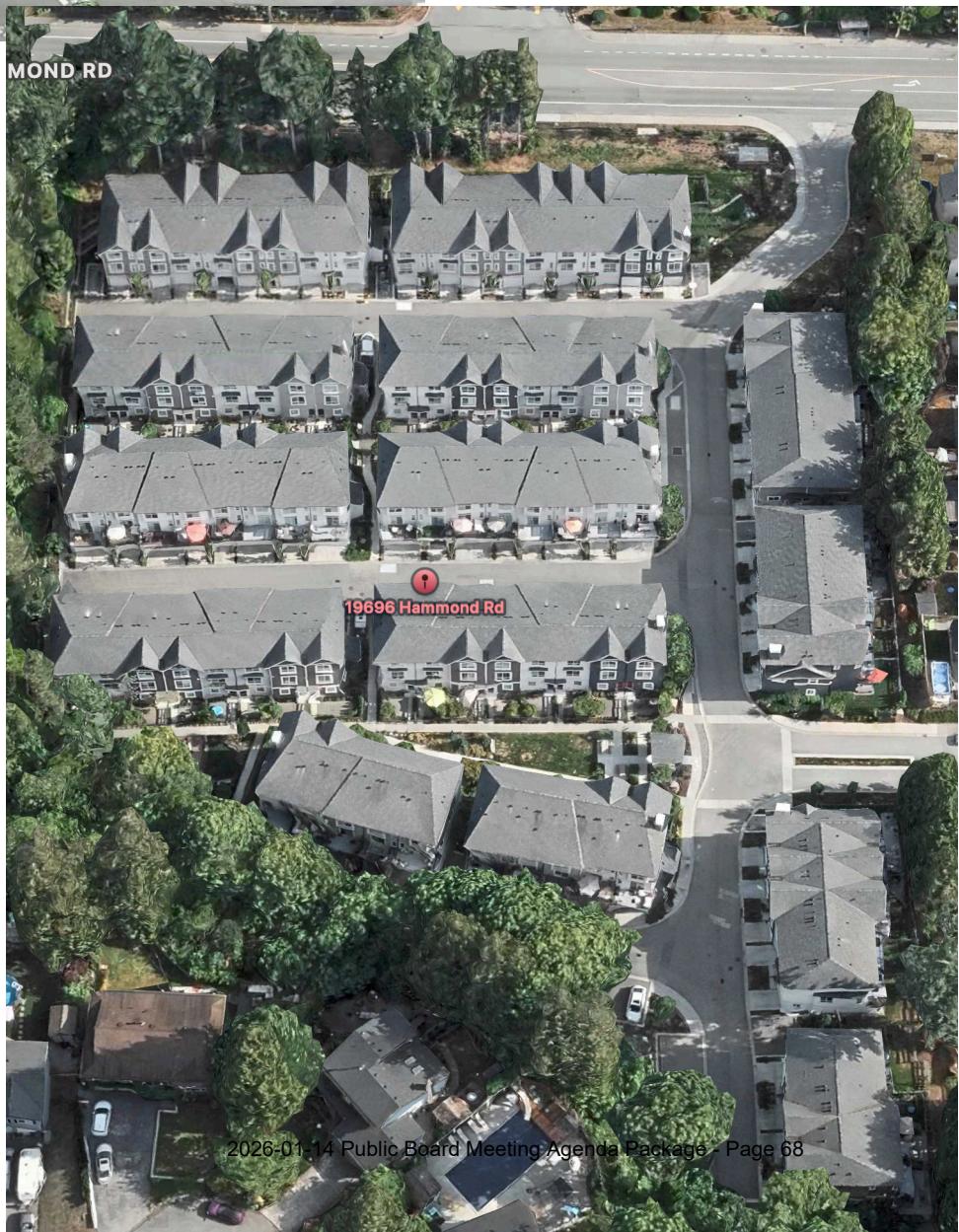
APPENDIX

YIELD TEST AREAS

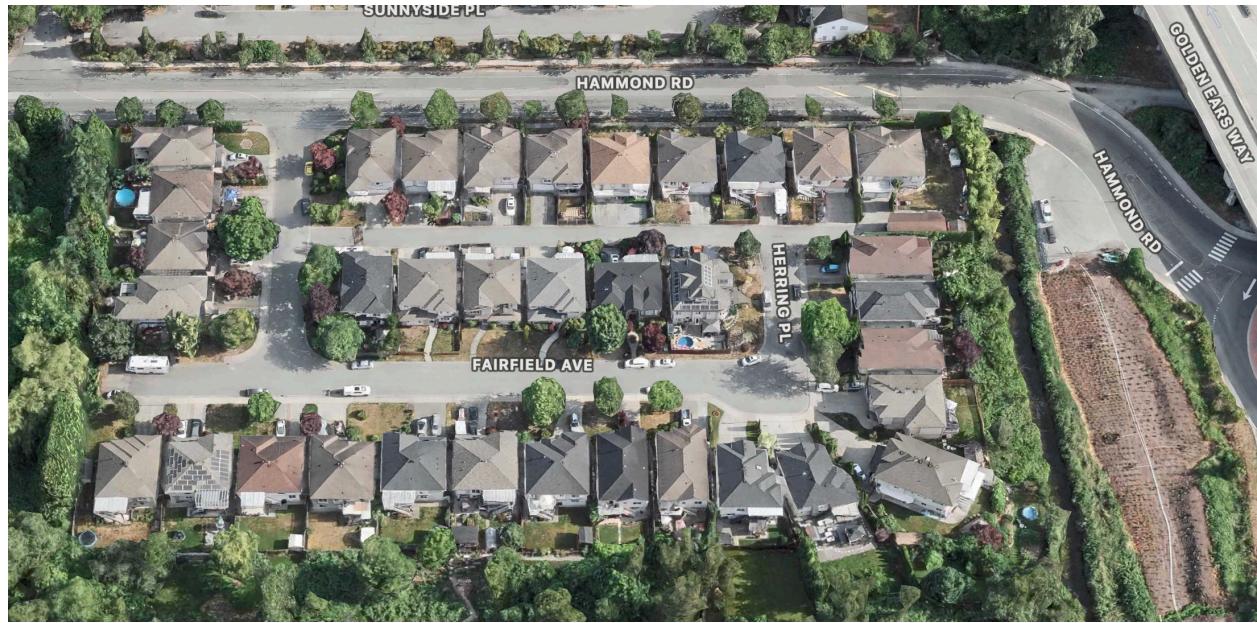


Yield Test 01: Apartment building, Pitt Meadows, 19091 McMyn Road

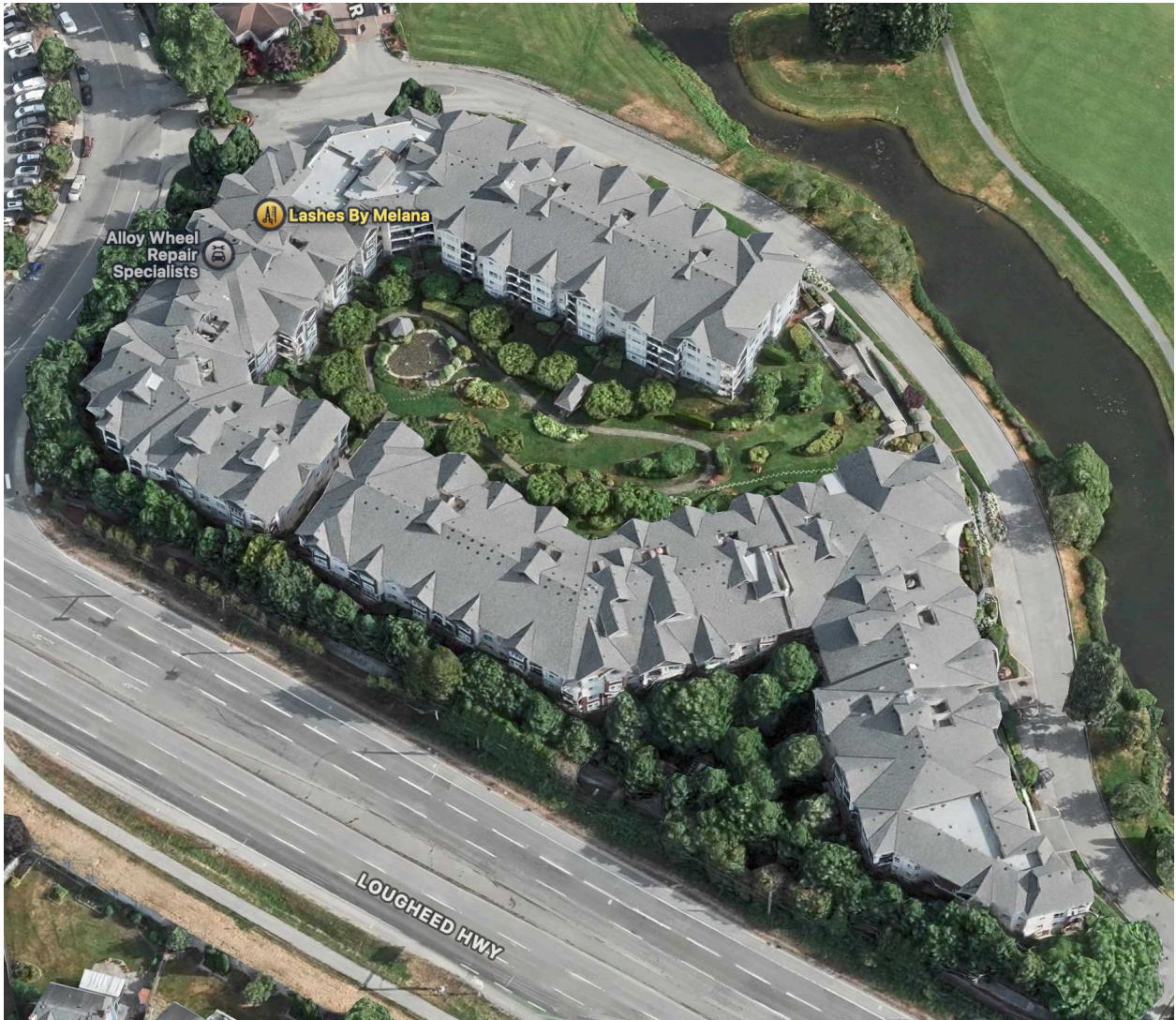
Yield Test 02: Townhouses, Pitt Meadows, 19696 Hammond Road, 14 buildings



**Yield Test 03: Single Detached, Pitt Meadows,
South of Hammond Road**



**Yield Test 04: Apartments, Pitt Meadows,
Meadow Gardens off Lougheed near golf course**

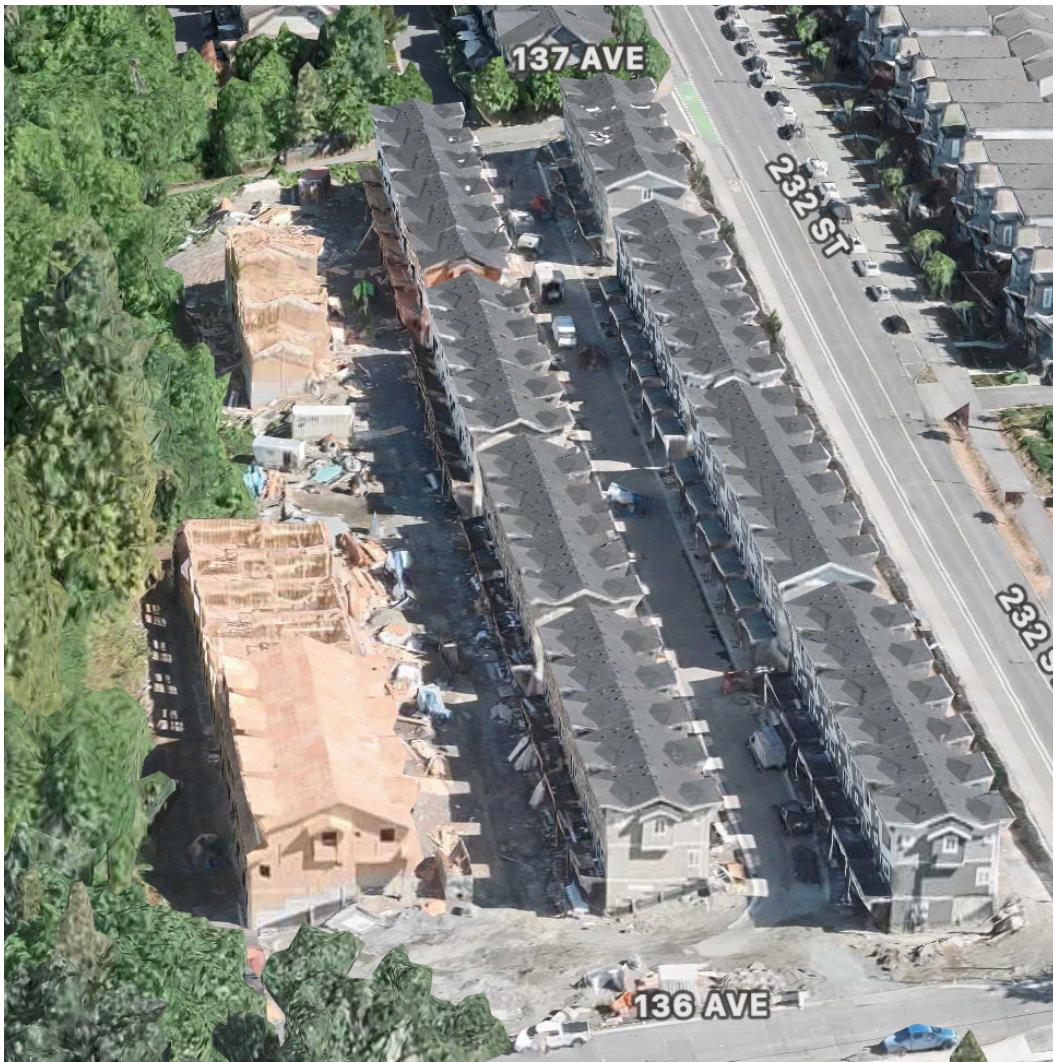


Yield Test 05: Townhouses, Maple Ridge, on Mayo Place, south of Lougheed Highway



Yield Test 06: Apartment buildings, Maple Ridge, along 227 Street, north of 116 Avenue





Yield Test 07: Townhouses, Silver Valley, Maple Ridge, along 232 Street, between of 136 and 137 Avenue

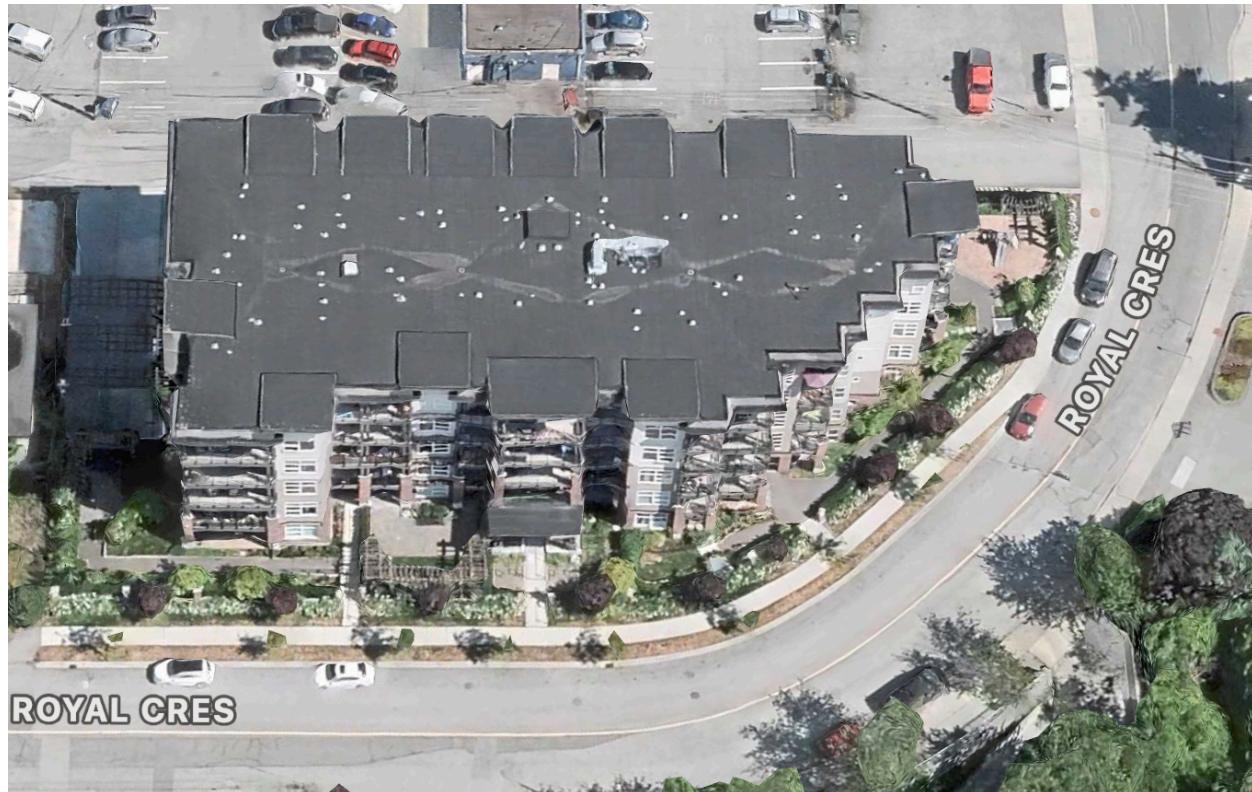


Yield Test 08: Townhouses, Albion, Maple Ridge, along 248 Street, south of 106 Avenue

Yield Test 09: Apartment building, Maple Ridge, bounded by Selkirk Avenue, 227 Street, 119 Avenue and 226 Street



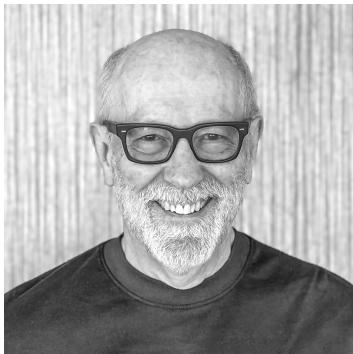
Yield Test 10: Apartment building, Maple Ridge, on Royal Crescent, south of Lougheed Highway



E

APPENDIX

WILLIAM WOOD BIOGRAPHY



WILLIAM T WOOD

William has been a facilities planning consultant since 1972. Through extensive project experience, he has become knowledgeable of the operations, facilities and issues in the education, justice, health, culture, and other fields. William has developed computer-based planning tools and methodologies. He has published articles, presented at conferences, taught design professionals, and called as an expert witness.

William became immersed in planning for the K-12 education system in 1988 when his firm was engaged by the BC Ministry of Education to recommend improvements to policies and procedures for the planning and management of school facilities. Since completing this pivotal study, many of William's consulting assignments have been in the K-12 system.

Education

- Bachelor of Architecture, University of British Columbia, Vancouver, 1972.
Program emphasized environmental psychology and facilities planning.
- Bachelor of Arts, University of Alberta, Edmonton, 1969.
Pre-architecture program focusing on urban geography and industrial design.

William's background in urban geography and architecture is ideally suited to the development of strategic facilities plans for school districts. William has kept current with continuing education that has included extensive computer training, regular attendance at professional conferences, and participation in many professional development courses.

Professional History

- Principal, William Wood Consulting, Victoria, 2023 to present.
- Principal, Matrix Planning Associates, Victoria, 1994 to 2020.
- Principal, Cornerstone Planning Group, Vancouver/Victoria, 1988 to 1994.
- Principal, William Wood Consulting, Calgary/Vancouver/Victoria, 1982 to 1988.
- President, Focus Planning, Calgary/Edmonton, 1979 to 1982.
- Partner, Brawn Parsons Wood Planning Partnership, Vancouver, 1978 to 1979.
- Associate, Resource Planning Group, Vancouver, 1977 to 1978.
- Consultant, Alberta Housing and Public Works, Edmonton, 1975 to 1977.
- Consultant, National Gallery of Canada, Ottawa, 1973 to 1974.
- Consultant, Graham Brawn and Associates, Vancouver, 1972 to 1975.

Project Experience

William has completed more than a hundred K-12 planning projects. His education sector clients have included most BC school districts, several private schools, private land developers as well as the governments of BC, Alberta, Yukon and the Northwest Territories. Many of William's projects have been the development of overall facilities strategies. Other projects have included facility evaluations, policy development, enrolment forecasts, facilities programming, public consultation, and business case analysis.

List of Relevant Projects

Long range planning seminar, BC Ministry of Education, Victoria, BC, 2024
Long range planning seminar, Thinkspace Architecture, Surrey, BC, 2024
Long Range Facilities Plan, 2018 Update, Sooke School District, BC
Long Range Facilities Plan, 2017 Update, North Vancouver School District, BC
Capacities for Argyle and Handsworth Secondary Schools, North Vancouver, BC, 2016
Long Range Facilities Plan, North Vancouver School District, BC, 2016
Facilities Plan 2015 Update, North Vancouver School District, BC
Expert Opinion, Capital Planning for BC School Districts, 2015
Summary of Yield Rates, North Vancouver, BC, 2014
Capacity for Handsworth Secondary School, North Vancouver, BC, 2014
Enrolment Forecasts, New Westminster School District, BC, 2014
Project Identification, Seymour Heights Elementary School, North Vancouver, BC, 2013
Capacity for Argyle Secondary School, North Vancouver, BC, 2013
Area Study for Vanderhoof Schools, Vanderhoof, BC, 2013
Facilities Plan Update, North Vancouver School District, BC, 2013
Capital Development Program, Coquitlam School District, BC, 2013
Capital Plan Submission, Sooke School District, BC, 2012
School District Facilities Plan, Southeast Kootenay School District, BC, 2012
Capacities for Glen Lake and Royal Bay Secondary Schools, Sooke School District, 2011
Update District Facilities Plan, Sooke School District, BC, 2011
Project Identification, Handsworth Secondary School, North Vancouver, BC, 2011
Facilities Program, Support Functions, Coquitlam School District, BC, 2011
Update for Northeast Coquitlam, Coquitlam School District, BC, 2011
District Facilities Plan, Okanagan Similkameen School District, BC, 2010
District Facilities Review, Qualicum School District, BC, 2010
Long Range Facilities Plan, Coquitlam School District, BC, 2010
School Site Acquisition Charge Update, Central Okanagan School, BC, 2010
Neighbourhoods of Learning, Southern Okanagan Secondary School, Oliver, BC, 2009
Project Identification, Argyle Secondary School, North Vancouver, BC, 2009
Project Identification, Windsor Family of Elementary Schools, North Vancouver, BC, 2009
Enrolment Forecasts, Nanaimo-Ladysmith School District, BC, 2009
Facilities Development Plan, Selby Street Site, Nanaimo, BC, 2009
Capacities for Seismic Upgrading Projects, North Vancouver, BC, 2009

Long Range Facilities Plan, Prince Rupert School District, BC, 2009
Enrolment Forecast, Abbotsford Collegiate, Abbotsford, BC, 2009
Project Definition, Marie Sharpe Elementary School, Williams Lake, BC, 2008
Facilities Plan Update, Coquitlam School District, BC, 2008
Robron Centre, Campbell River, BC, 2008
Long Range Facilities Plan, Southeast Kootenay School District, BC, 2008
McKee Peak School Facilities Plan, Abbotsford, BC, 2008
Facilities Plan Update, Nanaimo-Ladysmith School District, BC, 2007
Long Range Facilities Plan, New Westminster School District, BC, 2007
Update Long Range Facilities Plan, Sooke School District, BC, 2007
Facilities Plan Update, North Vancouver School District, BC, 2007
Review of Secondary School, New Westminster, BC, 2007
Review of the Capital Project Procurement Process for Schools, BC, 2007
District Wide Facilities Plan, Cariboo-Chilcotin School District, BC, 2007
Enrolment Forecast and Capacity Utilization, Southeast Kootenay School District, BC, 2006
Port Clements Elementary School, Port Clements, BC, 2006
Enrolment Forecast, South Okanagan Secondary School, Oliver, BC, 2006
Dufferin Elementary School, Nanaimo, BC, 2006
Long Range Facilities Plan, Comox Valley School District, BC, 2006
Education Facilities Plan, Ladysmith and South Nanaimo, BC, 2006
Long Range Facilities Plan, Vernon School District, BC, 2006
Enrolment Forecast, Abbotsford Middle School, Abbotsford, BC, 2005
Enrolment Forecast, Ridgeway Elementary School, North Vancouver, BC, 2005
Educational Facilities Plan, Yellowknife, Northwest Territories, 2005
Long Range Facilities Plan, Sooke School District, BC, 2005
Framework for Facilities Planning, Coquitlam School District, BC, 2005
Happy Valley Elementary School, Langford, BC, 2004
Alternatives to a New Secondary School, Nanaimo, BC, 2004
Lonsdale School Area Study, North Vancouver, BC, 2004
Options Evaluation, École Régionale Victor Brodeur, Victoria, BC, 2004
Shared Services Study, Maintenance/Public Works, Nelson, BC, 2004
Enrolment Trends and Facilities Plan, North Vancouver School District, BC, 2004
School Site Acquisition Charge, Central Okanagan School District, Kelowna, BC, 2003
École Régionale Victor Brodeur, Victoria, BC, 2003
Facilities Plan, Nanaimo School District, BC, 2002
Glenlyon-Norfolk School, Victoria, BC, 2002
Evaluation, Heritage Lands Education Complex, Campbell River, BC, 2002
School Site Acquisition Charge, Big White Ski Resort, BC, 2002
Anahim Lake School, BC, 2002
John Stubbs Memorial Elementary School, Colwood, BC, 2001
Salmo Secondary School, BC, 2001
Long Term School Facilities Plan, Powell River, BC, 2001

Long Range Facilities Plan, Delta School District, BC, 2001
School Site Acquisition Charge, School Districts 48, 62 and 69, BC, 2001
School District Support Facilities, Victoria, BC, 2000
Saint Michaels University School, Victoria, BC, 2000
Implementation Guide, School Site Acquisition Charge, BC, 2000
Maple Bay and Elsie Miles Elementary Schools, Maple Bay and Shawnigan Lake, BC, 1999
Colquitz Secondary Area Study, Victoria, BC, 1999
McBride Elementary School, BC, 1999
Wellington Secondary School, Nanaimo, BC, 1998
Chilliwack Senior Secondary School, BC, 1999
School Construction Cost Review, BC, 1998
Qualicum Beach Middle and Secondary Schools, BC, 1998
Trail Middle School, BC, 1997
Quamichan Junior Secondary School, Duncan, BC, 1997
Bench Elementary Area Study, Cowichan Bay, BC, 1997
Chemainus Area Schools Study, BC, 1997
Elementary Attendance Areas, Qualicum School District, BC, 1997
School Busing Review, Whitehorse, Yukon, 1997
School Utilization Study, BC, 1996
Princess Margaret Secondary School, Surrey, BC, 1996
Rural Yukon Schools Facilities Study, 1996
Duncan Elementary School, BC, 1995
Four Elementary Schools, Prince George, BC, 1995
École des Deux Mondes, Campbell River, BC, 1995
Campbellton Elementary School, Campbell River, BC, 1995
Qualicum Enrolment Study, BC, 1995
Bonner and Quamichan Secondary Schools, Duncan, BC, 1994
Colquitz Secondary School, Victoria, BC, 1994
Cowichan and Chemainus Secondary Schools, Duncan and Chemainus, BC, 1994
North Rutland Schools, Kelowna, BC, 1994
Qualicum Enrolment Study, BC, 1994
Qualicum Beach Elementary School, BC, 1994
Silver Creek Elementary School, Hope, BC, 1994
Willow Point Elementary School, Campbell River, BC, 1993
Handicapped Access for Schools, Cranbrook, BC, 1993
Northeast School Redevelopment Plan, Burnaby, BC, 1993
Attendance Area Analysis, Parksville, BC, 1993
Mount Baker Senior Secondary School, Cranbrook, BC, 1993
South Delta Senior Secondary School, BC, 1992
Marian High School Assessment, Burnaby, BC, 1992
Pemberton Secondary School, BC, 1992
School Building Manual, BC, 1992

School District Facilities Plan, Port Alberni, BC, 1991

Comparative Analysis of School Sites, Powell River, BC, 1991

School District Facilities Plan, Powell River, BC, 1990

School Facilities Study, BC, 1989



**Public Board Meeting
January 14, 2026
Decision Memo
Item 5**

From: Ad Hoc Advocacy Committee of The Whole on Equitable Funding
Topic: Freedom of Information Request & Engagement regarding CommunityLINK Funding Allocations

BACKGROUND

At the November 12, 2025 public board meeting, the Board approved the following motion:

THAT the Board request the Chair to establish an ad hoc advocacy committee of the whole to develop and implement a strategy to advocate for a more equitable allocation of CommunityLINK funding, the Equity of Opportunity Supplement, and National School Food Program funding from the Ministry of Education and Child Care.

At the December 3, 2025 public board meeting, the Board approved the Terms of Reference for the Ad Hoc Advocacy Committee of the Whole on Equitable Funding.

The Committee held its first meeting on December 10, 2025 and the Committee recommended that the Board approve the following motion at the January 14, 2026 public board meeting.

If this following motion is approved by the Board, staff and the Committee, as appropriate, will proceed with next steps, including preparing the FOI request and developing of the parent information sheet.

RECOMMENDATION

THAT the Board approve:

- 1. The submission of a Freedom of Information request to the Ministry of Education and Child Care for records from January 2021 to present relating to CommunityLINK funding allocations;**
- 2. A parent information sheet describing our current problem with CommunityLINK funding allocations and our requested solution; and**
- 3. The Chairperson engaging with chairs of other boards in a comparable situation.**

From: Pascale Shaw, Trustee

Topic: **Trustee Motion for BCSTA AGM: Review of Modular Plan and Costing to Meet Area Standards for Modular Additions**

BACKGROUND

In September 2024 the Ministry of Education and Child Care announced a \$133.5 million investment of 89 new classrooms, equivalent to 2,185 new seats, to 10 school districts. Additional modular commitments have been made in a further seven school districts with a total of 7,900 new student spaces.

RATIONALE

As the number of diverse learners continues to grow, school districts are having to find creative ways to meet their needs. Supply closets, paper rooms, hallways, stages, corners of the library and every single available space, many of which were never intended to house students or staff, are used daily in our school district for both students and staff.

The need for new schools has long since reached its tipping point. School districts do not have the money to build new schools but desperately need additional space for students. Schools in multiple districts around the province no longer have space on school grounds to add more portables. The announcement of modular units was expected to be a welcome relief, and we are optimistic that the cost will be fully funded. The funding has dictated that these modulars contain the bare minimum in terms of space, classroom and washrooms and do not address the additional needs of our students and staff. Inflation, tariffs and project delays are contributing to the additional costs school district are seeing with modular installations.

While classroom and washrooms may have been sufficient a few decades ago, we now have a much more diverse student population with many more needs. We also have a responsibility as per the Accessibility B.C. Act, which came into law September 1st, 2022. Not all children can be safe and successful in the classroom. Alternate learning spaces, sensory rooms, and spaces for support teachers, physiologist, occupational therapist and counsellors are required. Our commitment to Indigenous spaces and learning requires space. Increasing number of English Language Learner students, Strong Start and spaces for food preparation and storage for our food programs are also needed. The increase in student population these modular units create directly increases the need for more ancillary spaces.

RECOMMENDATION

THAT the Board approve the following motion for submission to the 2025 B.C. School Trustees Association Annual General Meeting; and that the motion be presented to the BCSTA Fraser Valley Branch at the January 2026 AGM for co-sponsorship:

"BE IT RESOLVED:

THAT the BCSTA request the Ministry of Infrastructure and the Ministry of Education and Child Care to complete a review of the current modular plan and costing, to ensure sufficient funding is available to apply the same area standards to modular additions with respect to both classroom and ancillary areas as is standard in new school construction;

AND FURTHER THAT particular emphasis be given to alternate learning spaces to support diverse learners, to ensure we recognize the range of needs outside of the classroom, when preparing the formula for future modular classrooms additions."

From: Katie Sullivan, Trustee

Topic: **Trustee Motion for BCSTA AGM: Strengthening Preservice Teacher Education in Literacy, Numeracy, and Inclusive Instruction in British Columbia**

BACKGROUND

British Columbia's commitment to strong literacy, numeracy, and inclusive learning environments requires that new teachers enter the profession with a solid foundation in evidence-based instructional practices. Yet, teacher education programs across BC vary significantly in the amount, depth, and consistency of coursework in reading pedagogy, numeracy instruction, and inclusive design.

A review of programs at UBC Vancouver, UBC Okanagan, SFU, UVic, UNBC, TRU, UFV, VIU, and TWU shows that:

- Only UNBC clearly requires both literacy and numeracy coursework.
- Most programs offer related content, but it is often embedded within broader courses and not mandatory for completion.
- Requirements for coursework in differentiation or UDL are inconsistent.

These inconsistencies result in uneven teacher readiness, leaving districts responsible for extensive professional learning to ensure early-career teachers develop essential competencies.

RATIONALE

1. Literacy and numeracy are foundational. Research consistently demonstrates that explicit, systematic instruction in reading and mathematics improves outcomes for all students, especially those experiencing barriers to learning.
2. Inclusive instructional design supports diverse learners. Approaches such as UDL and differentiation are embedded in BC's curriculum and inclusive education policy, yet many new teachers report limited preparation in these areas.
3. Inconsistent preservice preparation increases district workload. Where essential competencies are not taught in teacher education, districts must provide significant professional development—diverting time and resources and contributing to uneven instructional quality.
4. Teacher preparation matters. National and international evidence shows that structured preservice preparation directly increases teacher effectiveness and student achievement.
5. Alignment with Ministry priorities. Mandating core coursework in literacy, numeracy, and inclusive instruction aligns post-secondary teacher education with provincial goals for improved student learning and equity.

REFERENCES

- Course calendars and program requirements from BC Faculties of Education (UBC, SFU, UVic, UNBC, TRU, UFV, VIU, TWU).

- National Reading Panel (2000). *Teaching Children to Read*.
- Ontario Human Rights Commission (2022). *Right to Read Inquiry Report*.
- National Council of Teachers of Mathematics. *Principles to Actions*.
- CAST. *Universal Design for Learning Guidelines*.
- BC Ministry of Education and Child Care. *Inclusive Education Policy; Literacy and Numeracy Strategies*.

RECOMMENDATION

THAT the Board approve the following motion for submission to the 2025 B.C. School Trustees Association Annual General Meeting; and that the motion be presented to the BCSTA Fraser Valley Branch at the January 2026 AGM for co-sponsorship:

"BE IT RESOLVED:

THAT the BC School Trustees Association advocate to the Ministry of Education and Child Care, the Ministry of Post-Secondary Education and Future Skills, and all British Columbia Faculties of Education to require mandatory preservice coursework in:

- 1. Evidence-based reading instruction;***
- 2. Foundational, evidence-based numeracy instruction; and***
- 3. Inclusive instructional approaches, including differentiation and Universal Design for Learning (UDL); as part of all initial teacher education programs in the province; and***

THAT BCSTA further request that Faculties of Education publish clear, transparent information on required coursework within their teacher education programs."



Public Board Meeting
January 14, 2026
Information Memo
Item 8

From: Teresa Downs, Superintendent of Schools
Topic: **District Operational Plan: Progress Report**

BACKGROUND:

On June 18, 2025 the Board of Education approved a revised strategic plan that includes updated strategic priorities and goals. The strategic plan provides direction for the work of all departments and staff.

At the September 17, 2025 meeting, the Board received the 2025-2026 District Operational Plan. This plan outlined the intentional work that would be occur this school year in support of the strategic plan.

At that meeting the Board requested receiving a progress report in January. The 2025-2026 District Operational Plan: Progress Report identifies the progress of each annual objective as Not Yet Started, In Progress, or Complete. Staff are working towards completion of each annual objective by the end of the 2025-2026 school year.

In June 2026, the Board will receive the District Operational Plan: Annual Report.

RECOMMENDATION:

THAT the Board receive the 2025-2026 District Operational Plan: Progress Report, for information.

Attachment

2025-2026 District Operational Plan

Progress Report

STRATEGIC GOAL / PRIORITY	Annual Objectives	Progress
LITERACY AND NUMERACY		
<i>Improved literacy and numeracy outcomes for students.</i>	Implement Kindergarten screener and associated assessments	In progress
	Provide training to support Kindergarten screener	Complete
	Implement Kindergarten to grade 3 literacy guide	In progress
	Develop primary literacy resources for parents/guardians	In progress
	Develop guidelines and expectations for graduation assessments	In progress
	Pilot a district numeracy assessment	In progress
	Develop a numeracy framework	In progress
	Provide and enhance spaces that support student learning	In progress
EQUITY		
<i>Improved learning outcomes and improved levels of safety, care and belonging for every learner. Equitable decision-making processes and resource allocation.</i>	Implement new referral process for district programs	Complete
	Strengthen accessibility at sites by investing in upgrades that remove barriers	In progress
	Provide artificial intelligence professional development for clerical staff	Complete
	Expand implementation of F.T.F. Behavior Intervention Strategies	In progress
	Facilitate the Indigenous Ways of Knowing learning series led by Carolyn Roberts	In progress
	Facilitate student voice sessions with priority populations to better understand the Student Learning Survey data	In progress
	Provide Mental Health First Aid Training for staff	In progress
	Support BIPOC student voice resource selection at secondary schools	In progress
	Provide Train the Trainer model of professional development on diversity, equity, inclusion, and belonging	Complete

	Explore further ways to enhance communication with English Language Learning families	In progress
	Facilitate an Indigenous Student Voice Forum	In progress
SOCIAL-EMOTIONAL LEARNING		
<i>Cultivate resilience, self-awareness, and interpersonal skills to improve the social and emotional well-being of all learners.</i>	Provide professional learning with vice principals in Compassionate Systems Leadership	In progress
	Implement the Framework for Responding to Disruptions	Complete
	Utilize \$5,000 budget allocation for elementary schools to support a universal SEL program/practice in each school	In progress
	Provide professional development with helping teachers using Arise	In progress
	Collaborate with KELTY mental health to develop and district mental health strategy	In progress
ASSESSMENT		
<i>Improved assessment practices to support personalized learning, inform instruction, and drive continuous improvement.</i>	Implement school-based data discussions with zone leads	In progress
	Introduce the Child Care Assessment Tool	In progress
	Implement year-end School Growth Plan document	In progress
	Complete assessment of IT infrastructure	Complete
	Implement security SIEM for detection and identification of risk	In progress
	Establish Budget Review Groups to support budget development	Complete
	Share findings and recommendations from secondary calendar engagement	Complete
INNOVATION		
<i>Expand and integrate innovative practices.</i>	Engage in Artificial Intelligence Year of Learning	In progress
	Offer computational thinking training sessions for teachers	In progress
	Provide BBC Microbit coding for students	In progress
	Utilize \$20,000 (one-time funding) to support innovation in secondary schools	In progress
	Provide professional learning in competency-based assessments	In progress
	Develop a structure and process to support innovation for 2026-2027	Not yet started

SUSTAINABILITY	
<i>Improved long-term system sustainability</i>	Commence a refresh of the Long-Range Facilities Plan
	Replace phone system
	Conclude local bargaining
	Provide each school with IT supported technology carts based on FTE
	Present the Board of Education with a balanced 2026/2027 budget without a structural deficit
	Design and construct funded school replacements and additions, including: <ul style="list-style-type: none"> • Eric Langton Elementary seismic replacement and expansion • Golden Ears Elementary addition • Blue Mountain Elementary addition • Pitt Meadows Elementary seismic replacement
	Implement environmental sustainability initiatives including: <ul style="list-style-type: none"> • Golden Ears Elementary boiler plant upgrade • Thomas Haney Secondary direct digital control system upgrade • Highland Park Elementary unit ventilator replacement (phase 1) • Glenwood Elementary lighting upgrades • District-wide Sugar Sheets paper implementation

From: Teresa Downs, Superintendent of Schools
Ken Cober, Assistant Superintendent

Topic: Extracurricular Elementary Band Program Update

BACKGROUND

For a number of years, the district operating budget has supplemented an optional elementary band program offered at five secondary schools. This extracurricular program serves approximately 200 elementary students annually.

In the proposed 2025/2026 budget it was recommended, to address the district's structural deficit and ensure the long-term stability of programs across the system, that the district's ongoing supplemental funding for this program be discontinued, resulting in ongoing budget savings of approximately \$82K (0.625 FTE teacher).

This recommendation resulted in significant advocacy from students, families, staff, community and provincial organizations requesting that the program continue to be funded. In response, the recommendation was amended in April 2025 to the following:

It is further proposed that \$82K be allocated from the carryforward of appropriated 2024/25 operating fund surplus on a one-time basis to support the extracurricular elementary band program for the 2025/26 school year. This funding will ensure the program's continued delivery while providing the time and stability needed to plan for its long-term sustainability. Over the course of the 2025/26 year, the district will work collaboratively with the BC Music Educators' Association and program teachers to examine program structures and identify approaches for the band program to operate in a cost-neutral manner beyond 2025/26.

At that time, it was indicated that the Board would be provided with an update at their January 2026 meeting regarding the work to find a way to offer the program in a cost-neutral manner.

UPDATE

Following the approval of the budget, an invitation was sent to interested parties to establish an extracurricular elementary band working group with the goal to find a cost-neutral way or ways to operate this program.

Working Group Activities:

- September 22, 2025: Email to those individuals who expressed an interest in being a part of the working group (7 people, representing 5 schools and the BC Music Educators' Association)
- September 25, 2025: First working group meeting, held virtually (4 participants)
- October 23, 2025: Second working group meeting, held virtually (3 participants)
- October 27, 2025: Mini group meeting, held virtually (2 participants)
- November 12, 2025: Third working group meeting, held virtually (no participants)

OPTIONS

Through the work of this group, secondary schools have two options for how the extracurricular elementary band program can continue to be offered in a cost-neutral manner. These options will be available to secondary schools as they prepare and plan for the 2026/2027 school year. The working group also proposed a new option to expand the opportunity of elementary band to more students.

Option 1. Music Leadership

This model uses a BAA-approved Music Leadership course for Grades 10–12 to generate an instructional block that enables band teachers to offer an elementary band experience. The official course is *Music Leadership*, and the instructional block is generated by a minimum enrolment of 25 secondary students registered in the course.

The teacher is responsible for designing leadership learning activities and assessing secondary students on their leadership development. A primary context for leadership learning, practice, and assessment is secondary students' involvement with elementary band students. Secondary students support the program but are not required to provide music instruction.

The teacher remains the band instructor for the elementary program and is fully responsible for instruction, assessment, and reporting of the secondary leadership students. Assessment and reporting for elementary students is not required and is at the teacher's discretion.

Option 2. Multi-Site Music Leadership Block

This model establishes a Music Leadership instructional block offered at a single campus, with participation from music leadership students drawn from two or more secondary schools. The structure allows multiple elementary school communities to access the program while providing a shared leadership learning experience for secondary students across sites.

Additional Option: Summer Learning Program – Elementary Band (Grades 6–7)

In alignment with Ministry 1701 requirements for summer learning programs, this model offers an elementary band program for Grade 6 and 7 students. The program would be delivered at a secondary school site (typically Thomas Haney Secondary School).

The program would provide 40 hours of instruction, delivered either as approximately 3+ hours per day over a three-week period in July, or 2.5 hours per day over a three-and-a-half-week period in July. Teacher selection would follow established district processes for summer learning positions.

The program would be offered only if one or more qualified teachers are secured. Program viability is enrolment-dependent, with a target class size of approximately 30 students. The number of classes offered would be determined by both student registration and the number of qualified teacher applicants available.

RECOMMENDATION

THAT the Board receive the extracurricular elementary band program update, for information.



Public Board Meeting
January 14, 2026
Information Memo
Item 10

From: Teresa Downs, Superintendent of Schools
Cheryl Schwarz, Deputy Superintendent

Topic: **School District Calendar for 2026/27 for Consultation**

BACKGROUND

The School Calendar Regulation enacted in Spring 2012, established a new legislative framework that eliminated a Ministry of Education standardized school calendar and set the requirements for a board-established school calendar beginning in the 2013/14 school year. The proposed school calendar is prepared in accordance with Section 87.01 of the School Act and School Calendar Regulation (B.C. Reg. 314/12).

The School Calendar Regulation, under the School Act establishes the minimum instructional hours that school boards are required to provide for students each school year. It is important to emphasize that this Regulation does not define or impact teachers' working hours.

Additionally, the Regulation specifies different calendar information requirements for traditional (in-person) schools and online learning school.

1. All Public Schools except Online Learning Schools must indicate:
 - a. the number and dates of the days in session;
 - b. the number and dates of each day of instruction;
 - c. the vacation periods and dates of statutory holidays;
 - d. the dates of each non-instructional day;
 - e. the number of hours of instruction offered to students in each grade; and
2. Pursuant to the subsection (3) of the Regulation, the following are the prescribed minimum hours of instruction that a board must offer to students enrolled in the schools in its district in the 2026-2027 school year:
 - a. 853 hours of instruction for students in kindergarten;
 - b. 878 hours of instruction for students in grades 1 to 7;
 - c. 952 hours of instruction for students in grades 8 to 12.

Note: The minimum hours requirement is lower for Kindergarten students to allow for the gradual entry process at the beginning of each school year.

3. Online Learning Schools:
 - a. the number and dates of the days in session;
 - b. the dates on which the principal, vice principals, directors of instruction and teachers of the school are available for instruction; and
 - c. the vacation periods and dates of statutory holidays.

Boards are not required to include their summer learning schedules in calendars submitted to the ministry (s. 4 (3) of the Regulation).

2026/2027 Proposed District School Calendars

Staff are proposing the following two 2026/2027 calendars which meet the required minutes of instruction outlined in the regulation.

District School Calendar (for Regular and Online Learning) (**Attachments A-C**):

- Two-week Winter Break from Monday, December 21, 2026 to Friday, January 1, 2027
- Two-week Spring Break from Monday, March 15 to Thursday, March 25, 2027 (excluding Kanaka Creek Elementary)
- Good Friday is March 26, 2027, and Easter Monday is March 29, 2027
- The last instructional day of school for students is set for Thursday, June 24, 2027

Kanaka Creek Elementary School Calendar (**Attachments D-E**):

- Winter Break from Monday, December 7, 2026 to Friday, January 1, 2027
- Spring Break from Tuesday, March 30, 2027, to Friday, April 23, 2027
- The last day for students being Wednesday, July 23, 2027

Consultation Requirements

Section 87.01 (7) of the School Act and the School Calendar Regulation indicates that a board must make public proposed school calendars one month before submission to the Ministry of Education and Child Care. During the consultation period, a board must provide parents and board employees the opportunity to comment on the proposed calendar.

Consultation Process:

- The proposed 2026-2027 calendars will be shared with the public on the SD42 website Thursday, January 16, 2026 through to Monday, February 16, 2026, with a request for public feedback.
- The feedback will then be reviewed by Senior Team. The proposed calendars will be adjusted if required and submitted to the Board of Education for approval at the March 4, 2026, Public Board meeting.
- Once approved, the 2026/2027 calendars will be posted on the SD42 website and submitted to the Ministry of Education and Child Care.

The proposed 2027/2028 and 2028/2029 calendars will be submitted to the Board of Education in the spring.

RECOMMENDATION

THAT the Board of Education receive for information the proposed district school calendars and approve the calendars to be shared with the public in order to receive public feedback.

PROPOSED SCHOOL DISTRICT 42: School Year 2026 to 2027

Attachment A

August 2026						
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September 2026						
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March 2027						
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April 2027						
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June 2027						
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July 2027						
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Elementary hours 8:30 a.m. to 2:25 p.m. 300 instructional minutes per day
 Secondary hours 8:30 a.m. to 2:45 p.m. 325 instructional minutes per day

*Days of instruction = 176

	Opening Day
	Scheduled Vacation
	Statutory Holidays
	Professional Development Days
	Last Day for Students
	Administrative Day – no school
	School Growth Planning Day

2026-2027 PROPOSED DISTRICT SCHOOL CALENDAR

Schools opening day for students	Tuesday, September 8, 2026
<i>Non-instructional day (School Growth Planning Day)</i>	Monday, September 21, 2026
National Day for Truth and Reconciliation	Wednesday, September 30, 2026
Thanksgiving Day	Monday, October 12, 2026
<i>Non-instructional day (province-wide)</i>	Friday, October 23, 2026
Remembrance Day	Wednesday, November 11, 2026
<i>Non-instructional day (school-based)</i>	Friday, November 27, 2026
Schools close for break	Friday, December 18, 2026
Winter break	Monday, December 21, 2026 to Thursday, December 31, 2026
New Years Day	Friday, January 1, 2027
Schools reopen after break	Monday, January 4, 2027
<i>Non-instructional day (school-based)</i>	Tuesday, January 26, 2027
<i>Non-instructional day - Indigenous Focus (district based)</i>	Friday, February 12, 2027
Family Day	Monday, February 15, 2027
Schools close for break	Friday, March 12, 2027
Spring break	Monday, March 15, 2027 to Friday, March 19, 2027
<i>Schools not in Session</i>	Monday, March 22, 2027 to Thursday, March 25, 2027
Good Friday	Friday, March 26, 2027
Easter Monday	Monday, March 29, 2027
Schools reopen after break	Tuesday, March 30, 2027
<i>Non-instructional day (district-based)</i>	Friday, May 14, 2027
Victoria Day	Monday, May 24, 2027
Last day for students	Thursday, June 24, 2027
Year-end administrative day	Friday, June 25, 2027
Schools close for summer break	Friday, June 25, 2027

ELEMENTARY (K-7) DAILY SCHEDULE: 8:30am to 2:25pm. 300 instructional minutes per day; 176 days of instruction. Kindergarten gradual entry the first 2 weeks of September.

NB: Kanaka Creek Elementary will run its year-round calendar separate from this calendar.

SECONDARY (8-12) DAILY SCHEDULE: 8:30am to 2:45pm. 325 instructional minutes per day; 176 days of instruction.

Minimum number of hours of instruction that must be offered as per School Act and Calendar Regulation:

853 hours of instruction for students in kindergarten.

878 hours of instruction for students in grades 1 to 7

952 hours of instruction for students in grades 8 to 12

2026-2027 PROPOSED ONLINE LEARNING SCHOOL CALENDAR

Schools opening day for students	Tuesday, September 8, 2026
<i>Non-instructional day (School Growth Planning Day)</i>	Monday, September 21, 2026
National Day for Truth and Reconciliation	Wednesday, September 30, 2026
Thanksgiving Day	Monday, October 12, 2026
<i>Non-instructional day (province-wide)</i>	Friday, October 23, 2026
Remembrance Day	Wednesday, November 11, 2026
<i>Non-instructional day (school-based)</i>	Friday, November 27, 2026
Schools close for break	Friday, December 18, 2026
Winter break	Monday, December 21, 2026 to Thursday, December 31, 2026
New Years Day	Friday, January 1, 2027
Schools reopen after break	Monday, January 4, 2027
<i>Non-instructional day (school-based)</i>	Tuesday, January 26, 2027
<i>Non-instructional day - Indigenous Focus (district based)</i>	Friday, February 12, 2027
Family Day	Monday, February 15, 2027
Schools close for break	Friday, March 12, 2027
Spring break	Monday, March 15, 2027 to Friday, March 19, 2027
<i>Schools not in Session</i>	Monday, March 22, 2027 to Thursday, March 25, 2027
Good Friday	Friday, March 26, 2027
Easter Monday	Monday, March 29, 2027
Schools reopen after break	Tuesday, March 30, 2027
<i>Non-instructional day (district-based)</i>	Friday, May 14, 2027
Victoria Day	Monday, May 24, 2027
Last day for students	Thursday, June 24, 2027
Year-end administrative day	Friday, June 25, 2027
Schools close for summer break	Friday, June 25, 2027

PROPOSED SCHOOL DISTRICT 42 (KANAKA CREEK): School Year 2026 to 2027

August 2026						
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September 2026						
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October 2026						
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November 2026						
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December 2026						
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January 2027						
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February 2027						
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March 2027						
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April 2027						
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May 2027						
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June 2027						
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July 2027						
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4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Elementary hours 8:30 a.m. to 2:25 p.m. 300 instructional minutes per day
 Secondary hours 8:30 a.m. to 2:45 p.m. 325 instructional minutes per day

*Days of instruction = 176

	Opening Day					
	Scheduled Vacation					
	Statutory Holidays					
	Professional Development Days					
	Last Day for Students					
	Administrative Day – no school					
	School Growth Planning Day					

2026-2027 PROPOSED KANAKA CREEK SCHOOL CALENDAR

Schools opening day for students	Tuesday, September 8, 2026
<i>Non-instructional day (School Growth Planning Day)</i>	Monday, September 21, 2026
National Day for Truth and Reconciliation	Wednesday, September 30, 2026
Thanksgiving Day	Monday, October 12, 2026
<i>Non-instructional day (province-wide)</i>	Friday, October 23, 2026
Remembrance Day	Wednesday, November 11, 2026
<i>Non-instructional day (school-based)</i>	Friday, November 27, 2026
Schools close for break	Friday, December 4, 2026
Winter break	Monday, December 7, 2026 to Thursday, December 31, 2026
New Years Day	Friday, January 1, 2027
Schools reopen after break	Monday, January 4, 2027
<i>Non-instructional day (school-based)</i>	Tuesday, January 26, 2027
<i>Non-instructional day- Indigenous Focus (district-based)</i>	Friday, February 12, 2027
Family Day	Monday, February 15, 2027
Schools close for break	Thursday, March 25, 2027
Good Friday	Friday, March 26, 2027
Easter Monday	Monday, March 29, 2027
<i>Spring break</i>	<i>Tuesday, March 30, 2027 to Friday, April 23, 2027</i>
Schools reopen after break	Monday, April 26, 2027
<i>Non-instructional day (district-based)</i>	<i>Friday, May 14, 2027</i>
Victoria Day	Monday, May 24, 2027
Canada Day	Thursday, July 1, 2027
Last day for students	Friday, July 23, 2027
Year-end administrative day	Monday, July 26, 2027
Schools close for summer break	Monday, July 26, 2027

ELEMENTARY (K-7) DAILY SCHEDULE: 8:30am to 2:25pm. 300 instructional minutes per day; 176 days of instruction. Kindergarten gradual entry the first 2 weeks of September.

Minimum number of hours of instruction that must be offered as per School Act and Calendar Regulation:

853 hours of instruction for students in kindergarten.

878 hours of instruction for students in grades 1 to 7

952 hours of instruction for students in grades 8 to 12



Public Board Meeting
January 14, 2026
Information Memo
Item 11

From: Education Advisory Committee
Topic: **Receive Minutes of Meetings**

RECOMMENDATION

THAT the Board receive the Education Advisory Committee minutes for the meeting held on December 10, 2025, for information.

Attachment



Minutes of the Education Advisory Committee

December 10, 2025

In Attendance:

Jovo Bikic, Susanne Bonny, Trustee Hudson Campbell, Ken Cober, Trish Coft, Martin Dmitrieff, Teresa Downs, Jeannie Harnett, Jason Franklin, Joel Olsen, Darren Rowell, Nicole Rowley, Cheryl Schwarz, Trustee Pascale Shaw, Michael Scarella, and Amanda Woodhall.

1. Education Advisory Committee Minutes, November 5, 2025

The committee reviewed the minutes from the November 5, 2025 meeting.

The committee discussed the Terms of Reference and noted that the committee's composition in both the 2024-2025 and 2025-2026 school years exceeded what is outlined in the Terms of Reference.

2. Board Authority Authorized Courses

The committee reviewed the following BAA courses and the proposed changes:

- *Advanced Soccer 10*
- *Advanced Soccer 11*
- *Advanced Soccer 12*
- *Athletic Leadership 11*
- *Athletic Leadership 12*
- *Equine Studies 10*
- *Equine Studies 11*
- *Equine Studies 12*
- *Guided Inquiry 10*
- *Guided Inquiry 11*
- *Guided Inquiry 12*
- *Leadership 10*
- *Leadership 11*
- *Leadership 12*
- *Library Science 11*
- *Outdoor Education – Fishing 10*
- *Psychology 11*
- *Psychology 12*
- *Yoga 11*
- *Yoga 12*

Recommendation:

That Education Advisory Committee recommend to the Board of Education approval of the revised Board Authority Authorized courses as presented.

3. Code of Conduct: Parent/Caregiver/Community Member

The committee engaged in the development of a Code of Conduct for parents, caregivers, and guests for the Maple Ridge-Pitt Meadows School District and agreed to continue this work at the next meeting.

4. Nutrition Programs in Schools

The committee received a presentation on the district's food security programs, including how they have grown and evolved over the past three years. Committee members discussed the current strengths, challenges, and opportunities related to these programs.

The meeting adjourned at 4:20



**Public Board Meeting
January 14, 2026
Information Memo
Item 12**

From: Accessibility Advisory Committee
Topic: **Receive Minutes of Meeting**

RECOMMENDATION

THAT the Board receive the Accessibility Advisory Committee minutes for the meeting held on December 12, 2025, for information.

Attachment

Accessibility Advisory Committee Minutes

Friday, December 12, 2025

THSS 1:00-2:30 Room 2032

In Attendance:

Cheryl Schwarz, Michael Scarella, Sherri Skerratt, Kim Dumore

Regrets: Hilarie Ford, Caroline Gaudet, Dana Sirsiris, Grant Frend, Amanda Reber, Louie Girotto, Trish Osmack

Opening Procedures:

1. Acknowledgement of Territory

2. Call to Order

3. Accessibility Updates

- Cheryl Schwarz provided an update regarding accessibility work completed and ongoing

4. Accessibility Plan for 2026-2028

- Tabled to next meeting

5. 3-Year Plan Review

- a) Technology
- b) UDL
- c) Self-Regulation/calming spaces

- Tabled to next meeting

Other

Meeting Adjourned at 1:20pm

Next Meeting: Friday, February 6, 2026 (1:00-2:30 @ THSS)



Public Board Meeting
January 14, 2026
Information Memo
Item 13

From: Indigenous Education Council

Topic: Report on November 7, 2025 Indigenous Education Council Meeting

BACKGROUND

The Chairperson of the Indigenous Education Council has submitted a report on the Council's meeting held on November 7, 2025. The report is attached as follows:

- Cover Memo (**Attachment A**)
- November 7, 2025 Meeting Agenda (**Attachment B**)
- November 7, 2025 Meeting Minutes (**Attachment C**)

RECOMMENDATION

THAT the Board receive the Report on the November 7, 2025 Indigenous Education Council Meeting, for information.



KATZIE
FIRST NATION
Land of the Bear



KWANTLEN
Qw'wii7etl — 6'7a:7ah
FIRST NATION



From: Meghan Florence, Indigenous Education Council, Chairperson

Topic: **Indigenous Education Council Report, November 7, 2025**

BACKGROUND

The following staff member has prepared a report from the Indigenous Education Council:

- Kathleen Anderson, District Principal/Indigenous Education Council Secretariat

RECOMMENDATION

THAT the Board receive the report from the Indigenous Education Council for information.



KATZIE
FIRST NATION
Land of the Cedar



Indigenous Education Council

Date: November 7, 2025

Time: 11:45 a.m. to 2:00 p.m.

Location: Katzie First Nation Band Office
Boardroom, 10946 Katzie Rd. Pitt Meadows

1. CALL TO ORDER

Memo

1.1 The meeting was called to order at TIME _____

2. APPROVAL OF AGENDA

1

2.1 Approval of Agenda

Recommendation

THAT the agenda be adopted as presented.

3. DECISION ITEMS

2

3.1 Election of Chair

Background

The Indigenous Education Council will elect a Chair in accordance with their Terms of Reference

Recommendation

The Indigenous Education Council reps shall call for nominations for Chair and conduct a vote by raise of hands in which the person receiving a clear majority shall be elected Chair for the ensuing year. The Chair so elected shall assume the chair for the remainder of the meeting.

3.2 Election of Vice Chair

3

Background

The Indigenous Education Council will elect a Vice Chair in accordance with their Terms of Reference

Recommendation

The Chair shall call for nominations for Vice Chair and conduct a vote by raise of hands in which the person receiving a clear majority shall be elected Vice Chair for the ensuing year.

3.3	Indigenous Education Council Work Plan	4
<u>Background</u>		
The Indigenous Education Council will discuss the 2025-2026 Work Plan.		
<u>Recommendation</u>		
THAT the Indigenous Education Council approve the 2025-2026 work plan.		
3.4	Indigenous Education Council Meeting Schedule	5
<u>Background</u>		
The Indigenous Education Council will discuss the 2025-2026 meeting schedule.		
<u>Recommendation</u>		
THAT the Indigenous Education Council approve the 2025-2026 meeting schedule.		
4.	DISCUSSION ITEMS	
4.1	2024-2025 Budget Report	6
<u>Background</u>		
The Indigenous Education Council will review the 2024-2025 Budget Report.		
<u>Recommendation</u>		
That the Indigenous Education Council receive the 2024-2025 Budget Report for information.		
4.2	2025-2026 Indigenous Student Enrolment & Indigenous Education 2025-2026 Budget	7
<u>Background</u>		
The Indigenous Education Council will review the 2025-2026 Indigenous Student Enrolment, Targeted Funds Report and Indigenous Education Council Budget		
<u>Recommendation</u>		
THAT the Indigenous Education Council receive the 2025-2026 Indigenous Student Enrolment and Targeted Funds Report for information.		
THAT the Indigenous Education Council discussion on priority budget areas.		

5. **INDIGENOUS EDUCATION COUNCIL REPORT TO THE BOARD OF EDUCATION**

- 5.1 Indigenous Education Council Report to the Board of Education

The Indigenous Education Council will discuss the items from the November 7, 2025 meeting that require follow up with/from the Board of Education.

6. **ADJOURNMENT**

- 6.1 Adjournment
THAT meeting adjournment at TIME_____



KATZIE
FIRST NATION
Land of the deer



Indigenous Education Council Minutes

Date: November 7, 2025

Time: 11:45 a.m. – 2:00 p.m. Hybrid meeting Location:
Katzie First Nation Band Office Boardroom, 10946
Katzie Rd. Pitt Meadows

IN ATTENDANCE

Katzie First Nation Representatives:
David Kenworthy, Councillor
Donna Leon, Parent
Meghan Florence, Youth Engagement & Education Coordinator
Ed Pierre, Elder

Kwantlen First Nation Representatives:
Carrie Antone, Education & Community Support Manager
Linda Mitchell, Elder

Golden Ears Metis Society
Representative:

Lisa Shepherd, Elder

Fraser River Indigenous Society
Representative:
Ginna Berg, Executive Director

ABSENT:

Travis Fillardeau, Kwantlen First Nation

GUESTS:
Kathleen Anderson, District
Principal/Secretariat
Cheryl Schwarz, Deputy Superintendent

1. CALL TO ORDER

1.1 The meeting was called to order at 11:45 a.m. by Kathleen Anderson.
Elder Ed Pierre shared a welcome to Katzie First Nation.

2. APPROVAL OF AGENDA

2.1 Approval of Agenda

Moved

THAT the agenda be approved as circulated.

CARRIED

3. DECISION ITEMS

3.1 Election of Chair



KATZIE
FIRST NATION
Land of the deer



KWANTLEN
Qw'ó:tłéel — қ'ա:łkən
FIRST NATION



GOLDEN EARS
MÉTIS SOCIETY



FRASER RIVER
INDIGENOUS SOCIETY

In accordance with the Indigenous Council Terms of Reference, the District Principal of Indigenous Education called a first time for nominations of chair.

Deon Leon nominated Meghan Florence. Meghan accepted the nomination. The District Principal of Indigenous Education called a second and third time for nominations for Chair. There were no further nominations.

Moved

THAT Meghan Florence be elected for Chair by majority vote.

CARRIED

3.2 Election of Vice Chair

Chair Meghan Florence opened the floor for nominations for Vice Chair. Carrie Antone nominated Donna Leon. Donna accepted the nomination. Donna Leon nominated Carrie Antone. Carrie accepted the nomination.

Moved

THAT Carrie Antone be elected for Vice Chair by majority vote.

CARRIED

3.3 Indigenous Education Council Work Plan

The Indigenous Education Council reviewed 2025-2026 Work Plan.

Moved

THAT the Indigenous Education Council approve the 2025-2026 work plan as amended.

CARRIED

3.4 Indigenous Education Council Meeting Schedule

The Indigenous Education Council reviewed the 2025-2026 meeting schedule.

Moved

THAT the Indigenous Education Council approve the 2025-2026 meeting schedule as amended.

CARRIED

4. DISCUSSION ITEMS

4.1 2024-2025 Budget Report



The Indigenous Education Council received a presentation on the Indigenous Education – Year-End Financial Report for School Year 2024/25 that was submitted to the Ministry of Education and Child Care on October 1, 2025.

Moved

That the Indigenous Education Council receive the – Year-End Financial Report for School Year 2024/25 for information.

APPROVED

4.2 The Indigenous Education Council received a presentation on the 2025-2026 Indigenous Student Enrolment and Targeted Funds Report.

Moved

THAT the Indigenous Education Council receive the 2025-2026 Indigenous Student Enrolment and Targeted Funds Report plan for information.

APPROVED

5. INDIGENOUS EDUCATION COUNCIL REPORT TO THE BOARD OF EDUCATION

5.1 Indigenous Education Council discussed the Council's report to the Board of Education.

Moved

THAT the Indigenous Education Council receive the report to the Board of Education.

APPROVED

6. ADJOURNMENT

6.1 Adjournment

THAT meeting adjourned at 1:31 p.m.



Public Board Meeting
January 14, 2026
Information Memo
Item 14

From: Mike Murray, Trustee

Topic: Trustee Report: Ridge Meadows Education Foundation

Date of Meeting: November 17, 2025

Items Discussed:

The RMEF Annual General Meeting was held first. Directors elected through to 2028 include Cheryl Ashlie, David Rempel, Michael Malfesi, Bill Elder, Ineke Boekhorst, Jeff Cawker and Brad Kirkland. David Vandergugten and Iris Mo are directors appointed by the Superintendent of Schools. Mike Murray was noted as the Board of Education's non-voting liaison. The year end financial statement dated March 31, 2025 (**Attachment**) was also approved noting a relatively strong return of over 10% represented in the statement by the combination of earnings and growth. Jeff Cawker, Treasurer, also noted significant growth since year end in March putting the assets at well over \$2M. The group also adopted a resolution to change the annual meeting to early June next year so the financial statements can be adopted closer to the fiscal year end.

A regular Board meeting was held following the AGM. Michael Malfesi was elected Chair and Bill Elder elected Vice Chair. Cheryl Ashlie will remain as Secretary and Jeff Cawker will remain as Treasurer. The group expressed appreciation to Past Chair, David Rempel, for his service as Chair of the RMEF Board for many years.

The group also approved the TMM Jones Mental Wellness Bursary Fund agreement with much appreciation expressed to the donors who have requested the donation be anonymous at this point. The fund is being established as an endowment with a \$100,000 donation. Annual earnings from the fund will provide one or two \$2,000 bursaries for students pursuing further education leading to careers in counselling, social work, psychology, special education, therapeutic recreation and other professions supporting other's mental wellbeing.

Action Items Referred to the Board of Education:

A March 31, 2025 financial statement is attached in accordance with the agreement between RMEF and the District.

Date of Next Meeting:

January 12, 2026

RECOMMENDATION:

THAT the Board receive the Ridge Meadows Education Foundation's 2024/25 annual report on earnings, expenses, and distributions of the SD42 Fund, for information.

RIDGE MEADOWS EDUCATION FOUNDATION
Financial Statements
March 31, 2025

RIDGE MEADOWS EDUCATION FOUNDATION
Statement of Financial Position

As at March 31, 2025

	2025	2024
	Total	Total
Assets		
Current		
Cash	\$ 30,845	\$ 63,230
Vancity Membership Shares	6	6
Short Term Investments	3,608	3,608
Accounts Receivable	-	-
Accrued interest receivable	-	-
GST receivable	198	198
Inventory	361	361
	<hr/> 35,018	<hr/> 67,403
Long-term investments	<hr/> 1,935,852	<hr/> 1,785,230
	<hr/> \$ 1,970,870	<hr/> \$ 1,852,633
Liabilities and net assets		
Current Liabilities		
Accounts payable	\$ 43,023	\$ 51,154
Net assets		
Restricted fund	521,546	509,420
Endowment fund	1,066,868	1,080,101
Cumulative excess of revenues over expenses	<hr/> 1,588,414	<hr/> 1,589,521
Restricted fund	87,736	750
Endowment fund	251,697	211,208
Cumulative net unrealized loss on available-for-sale financial assets	<hr/> 339,433	<hr/> 211,958
Total net assets	<hr/> 1,927,847	<hr/> 1,801,479
	<hr/> \$ 1,970,870	<hr/> \$ 1,852,633

Approved by the Board of Directors

Treasurer

RIDGE MEADOWS EDUCATION FOUNDATION
Statement of Operations

For the Year Ended March 31, 2025

	2025 Total	2024 Total
Revenues		
Event revenue	\$ -	\$ -
Donations	5,184	7,148
Investment income	70,922	58,803
Donations from other registered charities	-	-
Total Revenue	76,106	65,951
Cost of Goods Sold		
Opening Inventory	361	361
Add Purchases	-	-
	361	361
Less closing inventory	361	361
Total Cost of Goods Sold	-	-
Fundraising & General Administrative Expenses		
Investment management fees	23,080	20,841
Accounting fees	4,030	1,415
Legal fees	543	767
General administrative expenses	2,243	1,091
Foreign Exchange Loss (Gain)	- 14,448	- 8,754
Total Fundraising & General Admin Exp	15,448	15,360
Scholarship, Bursary, Grants & Award Expenses		
SD 42 programs	-	-
Scholarships & bursaries	39,450	32,150
Grants	22,315	24,332
Total Scholarship, Bursary, Grant & Awards	61,765	56,482
Total Expenses	77,213	71,842
Excess of revenue over expenses (expenses over revenue)	\$ (1,107)	\$ (5,891)

RIDGE MEADOWS EDUCATION FOUNDATION
Statement of Changes in Net Assets

For the Year Ended March 31, 2025

Changes in excess of revenues over expenses

	2025 Total	2024 Total
Cumulative excess of revenues over expenses, beginning of year	\$ 1,589,521	\$ 1,595,412
Excess of revenue over expenses	(1,107)	(5,891)
Interfund transfer	-	-
Cumulative excess of revenues over expenses, end of year	<u>1,588,414</u>	<u>1,589,521</u>

Changes in unrealized loss on available-for-sale financial assets

Cumulative net unrealized loss on available-for-sale financial assets, beginning of year	211,958	140,777
Unrealized gain (loss) on available-for-sale financial assets	127,475	71,181
Cumulative net unrealized gain (loss) on available-for-sale financial assets, end of year	<u>339,433</u>	<u>211,958</u>
Total net assets, end of year	<u>\$ 1,927,847</u>	<u>\$ 1,801,479</u>



Public Board Meeting
January 14, 2026
Information Memo
Item 15

From: Elaine Yamamoto, Board Chairperson

Topic: **Question Period**

NOTICE TO THE PUBLIC

Question period is restricted to questions only – statements and debate will not be permitted. Questions, with the exception of Trustee questions, will be limited to one question per person.

Members of the public can submit questions for the board by emailing them to board@sd42.ca by no later 30 minutes before the start of the meeting. The email subject line should read: QUESTION PERIOD.

Questions will be answered in the order they are received. This agenda item has a time limit of 10 minutes; extension is at the discretion of the Board.



Public Board Meeting
January 14, 2026
Information Memo
Item 16

Topic: Public Record of Closed Meeting Business

Pursuant to the provisions of Section 72 of the [School Act](#), the following record provides a general statement as to the nature of the matters discussed and the general nature of decisions reached at the following meeting(s) from which persons other than trustees or officers of the Board, or both, were excluded.

December 3, 2025 Closed

Territory Acknowledgement	Delivered
Call to Order	Meeting called to order at 2:03pm
Motion of Exclusion	Approved
Approval of Agenda	Approved
Approval of Minutes	Approved
Chairperson Information Item	Received
Superintendent of Schools Information Items	Received
Adjournment	Meeting adjourned at 3:27pm