School District 42
Maple Ridge & Pitt Meadows
Learning Today, Leading Tomorrow

STRATEGIC FACILITIES PLAN

MAPLE RIDGE - PITT MEADOWS SCHOOL DISTRICT NO. 42
March 2022

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Updated with Appendix E, January 2026

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SCHOOL DISTRICT NO. 42 STRATEGIC FACILITIES PLAN

In order to ensure that future Capital Plan submissions to the Ministry of Education accurately reflect the priorities and needs of the Maple Ridge - Pitt Meadows School District, the board directed staff to update the comprehensive school district Strategic Facilities Plan in consultation with local First Nations, Métis community, urban Indigenous organizations, education partners, post-secondary institutions, stakeholders, people with diverse lived experiences, the public, and the two municipalities.

The Strategic Facilities Plan identifies and rationalizes current and future capital requirements for school sites, new schools, and facility upgrades based on building condition, seismic vulnerability and ongoing maintenance/life cycle costs, as well as new education initiatives.

The completed plan provides the critical context for discussions with the municipalities regarding eligible school sites, the Ministry of Education regarding high priority project requests, and the community regarding the board's vision and priorities surrounding school district facilities.

The Strategic Facilities Plan was created in three steps:

1. **Phase I: Strategic Facilities Review**
   June 2021 – Strategic Facilities Review was presented to the Board of Education.
   The information gathered in the first phase and presented in the Strategic Facilities Review document formed the foundation for phase two consultation.
2. **Phase II: Strategic Facilities Planning Consultation**
   September – March 2022 – Strategic facilities planning consultation with local First Nations, Métis community, urban Indigenous organizations, education partners, post-secondary institutions, stakeholders, people with diverse lived experiences, the public, and the two municipalities. The feedback the school district collected throughout the consultation process shaped the recommendations included in the Strategic Facilities Plan.
3. **Phase III: Strategic Facilities Plan**
   March 2022 – Board adopts new Strategic Facilities Plan.

1. EDUCATIONAL CONSIDERATIONS

The purpose of the British Columbia school system is to enable learners to develop their individual potential and acquire the knowledge, skills, and attitudes needed to contribute to a healthy society and a prosperous and sustainable economy. In the Maple Ridge - Pitt Meadows School District, we have relied on our vision, mission, values, and strategic planning to guide our responsive and progressive program planning. This approach to our work has resulted in a wide and ever-expanding range of program options for students of all ages.

The world outside of education is rapidly changing, and it is our responsibility to ensure that our students are well prepared for the challenges they will face. To support students along their journey, our pedagogy must be research-informed and we must ensure that our learning spaces/facilities meet the learning and programming needs of all students. We need to undertake strategic facilities planning with a "form follows function" approach, within which teaching and learning shape the learning space rather than the other way around.

A strategic facilities plan is really about preparing spaces for a world we don't yet know, and about giving our students the best chance for success they can possibly have in an ever-changing world. What follows is an overview of the existing program options in our school district, each of which requires appropriate space/facilities. While we know that enrolment growth brings new challenges, we recognize that it also creates opportunity to be aspirational in planning for learning spaces/facilities that best meet the future needs and interests of our students.

1.1 CURRENT PROGRAMS OF CHOICE

DISTRICT PROGRAMS

1-TO-1 INQUIRY PROGRAM

Students today need an increasing array of 21st century skills that enable them to meet new challenges, solve problems, and use the tools and technology of today and tomorrow.

The Grade 6/7 1-to-1 Inquiry Program focuses on inquiry-based learning to combine the strengths of traditional learning with new directions that engage students and extend and deepen their learning.

ABORIGINAL EDUCATION

The Maple Ridge – Pitt Meadows School District lies within the traditional territories of the Katzie First Nation and the Kwantlen First Nation. Our Aboriginal Education department supports all students in our schools who self-identify as having either First Nations, Métis, or Inuit ancestry in their family line.

The department's goals as outlined in its fourth Aboriginal Enhancement Agreement are to continue to develop a strong sense of community for Aboriginal students and families; to support and improve the quality of school achievement for all students; and to transition Aboriginal students into future learning, employment and life experiences beyond the completion of their secondary program.

CONNEX (DISTRICT ALTERNATE)

The Connex program is a transitional part-time program for students aged 12 to 19 years who have been out of school or are at risk of being out of school due to behaviours (e.g. anxiety, depression) that make it difficult for them to function in a regular setting.

The Connex program has a high adult to youth ratio. Student programs are individualized and administered in an informal environment. Students typically attend school 3 hours per day, although students who are able to do so may arrange to attend full days.

Students are evaluated on an ongoing basis and when ready to do so, return to a regular secondary school with appropriate supports.

CONTINUING EDUCATION AND CONNECTED LEARNING COMMUNITY

Housed in Riverside Centre, the Continuing Education Department offers a broad range of day and evening classes and online learning for adults. Course selections include *Adult Graduation*, *High School Graduation*, and *English Language Foundations*. The department also houses our online school, the Connected Learning Community.

CYBERSCHOOL

CyberSchool, offered at a number of elementary schools in the district, provides the traditional curriculum using technology as a 21st century tool to enhance and extend student learning.

Flexibility and choice, collaborative learning, inquiry, and knowledge building are key elements of this program.

Students interact with one another and their teacher, utilize internet resources, and discuss issues online while still retaining the personal contact characteristic of traditional face-to-face learning.

EARLY LEARNING

The goal of early learning programs is to provide nurturing, caring, and exciting places to play and learn, and to welcome young children into our schools before entering kindergarten. Our programs follow the BC Ministry of Education Early Learning Framework and focus on social, emotional, physical and academic development.

ENGLISH LANGUAGE LEARNERS (ELL)

English Language Learner (ELL) support and instruction is available to children whose first language/dialect is not English and who require assistance to become fluent.

Presently, nearly 900 children representing over 25 nationalities are receiving ELL instruction, further enriching the community of languages in the Maple Ridge - Pitt Meadows School District.

ENVIRONMENTAL SCHOOL K-9

The theory and practice of Environmental School is supported by place-based, imaginative and ecological education. Students learn in context and through activities that engage their minds, bodies, and hearts.

The school is based on principles of inquiry and inclusion. Teaching and learning reconnect the natural and human worlds.

FRENCH IMMERSION

The Maple Ridge - Pitt Meadows School District offers both early and late French Immersion choices.

French Immersion is the delivery of regular BC school curriculum in the French Language. By secondary graduation, students achieve a level of bilingualism sufficient to function well in a French-speaking community.

Research has shown that immersion is the most effective way for a child to become functionally bilingual. A second language will open more doors for your child, give them an increased appreciation of other languages and cultures, encourage them to become an independent and self-disciplined learner, and ultimately also increase their opportunity for employment.

INTERNATIONAL BACCALAUREATE

The International Baccalaureate (IB) program at Garibaldi Secondary offers coordinated curriculum from Grade11 to Grade 12 for talented and highly-motivated students.

IB is recognized throughout North America as providing the equivalent to first-year university courses. Students in IB subjects may receive university credit.

Emphasis is placed on higher level skills, including analysis, research, writing, problem-solving, and working in cooperative groups.

INTERNATIONAL BACCALAUREATE MIDDLE YEARS

International Baccalaureate (IB) Middle Years at Garibaldi Secondary is designed for students in Grades 8-10. The internationally-recognized curriculum delivers a breadth and depth of understanding through 8 main subject categories: language acquisition, language and literature, individuals and societies, sciences, mathematics, arts, physical and health education, and design.

IB Middle Years also prepares younger learners to meet the rigorous academic challenges of the IB certificate and diploma programs.

INTERNATIONAL EDUCATION

The Maple Ridge - Pitt Meadows School District has educated students of all ages from all over the world since 1993. Our students excel in university and college entrance programs, fine arts, sports, and career education.

We provide excellent opportunities for international students to study in Canadian schools and prepare for their future university life, and offer a variety of school district organized activities that allow international students to experience Canadian culture.

We are committed to providing high quality educational programming and homestay support to ensure our students have an authentic Canadian experience. The relationships formed between our international students and our resident students are equally beneficial for both, with international students improving their English language skills and resident students benefiting from the richness of other cultural perspectives.

MONTESSORI

The Montessori program at Hammond Elementary is based on a method of observing and supporting the natural development of children.

Montessori educational practice helps children develop creativity, problem-solving, critical thinking, and time-management skills. It creates young learners who contribute to society, care about the environment, and who become fulfilled persons.

ODYSSEY K-9

Odyssey is a K-9 school program where the learning is designed and developed by our teaching staff in an alternative way to meet the needs of students and parents who want to combine home and school learning as a partnership.

Odyssey is committed to providing quality educational instruction and support to students and families who want to pursue an educational program that is flexible and individualized.

OUTREACH

Outreach Alternate Secondary, located at Maple Ridge Secondary School, is a district-wide alternate program for academically capable 16-19 year olds taking Grade 10, 11 and 12 classes.

The population consists of students from throughout the district who have fallen behind in their schooling, but who are motivated to complete their high school education. The program helps students overcome the issues that prevented them from achieving success in mainstream school.

RIDGE MEADOWS COLLEGE

Ridge Meadows College provides high-quality and multi-faceted learning opportunities for students in every stage of life, and is licensed to offer a variety of certificate programs, including programs for early childhood educators, education assistants, and building service workers.

SELF-DIRECTED LEARNING

A member of the Canadian Coalition of Self-Directed Learning, Thomas Haney Secondary offers its students a personalized, flexible and unique approach to education.

Although Grade 8 students follow a conventional timetable in structured classes, this structure is gradually replaced by a greater degree of flexibility as students move into higher grades. From Grade 9 on, students begin to work individually or in group settings while still receiving some direct instruction in their scheduled classes. The school design and instructional model anticipates the needs of future students and the knowledge, skills and attitudes needed by future citizens.

WHEELHOUSE

The Wheelhouse program, run out of Alouette Elementary, offers Maple Ridge – Pitt Meadows students in Grade 6 and 7 a supportive learning environment that focuses on the development of leadership and citizenship skills while students explore and learn in the surrounding community. The program is designed for all types of learners who are passionate about community, technology, and about making a difference in the world around them.

YEAR-ROUND SCHOOLING

Kanaka Creek Elementary is one of the few schools in the province to offer a balanced, year-round calendar. Classes run from September to July, with additional breaks spread throughout the year.

DISTRICT ACADEMIES

BASKETBALL ACADEMY

The Basketball Academy at Westview Secondary offers students from across the school district an opportunity to grow their game with elite-level instruction that takes place on the court, in the classroom, and in the weight room.

The academy is open to students in Grades 8-10.

To make the program available to all students, sessions are scheduled outside of the regular school timetable, including mornings and on the weekends, outside of the official BC high school basketball season.

DANCE ACADEMY

The Impact Dance Academy at Thomas Haney Secondary is designed for student dancers who want to improve their technique and creativity.

Students will have 62 studio sessions during the year. Classes cover jazz, contemporary, modern, hip-hop and Latin dance styles, as well as conditioning sessions that include Pilates, yoga, barre, and boot camp.

DIGITAL ARTS ACADEMY

The Maple Ridge Secondary School Digital Arts Academy offers 7 areas of focus for students interested in learning to use computers for creating 21st century artwork. Students can earn certificates of completion in the following areas:

- 3D Animation
- Desktop Publishing
- Digital Art
- Multimedia Computer
- Programming
- Sound Engineering
- Special Effects for Film
- Website Design

EQUESTRIAN ACADEMY

The Equestrian Academy at Thomas Haney Secondary allows students in grades 10 to 12 to earn 16 credits for pursuing equine academic studies and receive credit for practical applications of knowledge.

Horse owners achieve the practical component by working with a coach or trainer, or by riding independently. Non-horse owners can attend scheduled barn lessons (not mounted) or may opt for riding lessons at their own expense at affiliate equestrian facilities.

Grade 12 students may opt for concurrent studies with the University of Guelph distributed learning diploma programs.

HOCKEY ACADEMY

Pacific Rim Hockey Academy has teamed up with Pitt Meadows Secondary and Samuel Robertson Technical to develop a program for students in grades 8-12 that allows them to balance their educational requirements with the development of their hockey skills.

Students receive credit for physical education and/or advanced hockey. On and off the ice testing monitors individual improvement throughout the year. Students also receive video analysis, fitness assessments, one-on-one reviews and player profile reports.

INTERDISCIPLINARY ARTS

The Interdisciplinary Arts Academy at Garibaldi Secondary gives students an opportunity to pursue an education in theatre and explore career opportunities in theatre, dance, voice, film and television. During the first term, students earn 10 secondary school credits while being directed and choreographed to sing, act and dance. In second term, students work collaboratively while continuing to focus on musical theatre for performance.

MICROSOFT® IT ACADEMY

The Microsoft® IT Academy (ITA) program at Westview Secondary, Thomas Haney Secondary, Pitt Meadows Secondary, and Samuel Roberts Technical Secondary provides students with industry-leading technology skills to help bridge the skills gap. Students receive a digital curriculum and multi-level Microsoft certifications, ranging from Specialist to Expert and Master.

The program prepares students for college and career roles in software and app development, provides the core technical skills required to build a sustainable technology career managing infrastructure, and gives students the head start they need to be competitive and successful in today's technology-reliant workplace.

SOCCER ACADEMY

The Soccer Academy at Westview Secondary offers unique soccer specific courses at Grade 8 to 12 levels. In-class instruction includes instruction in fitness, nutrition, strength training, sport philosophy, goal setting, time management, leadership skills, coaching philosophies and laws of the game. On the field, students focus on individual skill development and game principles.

SOFTBALL ACADEMY

The Softball Academy at Garibaldi Secondary offers students the chance to hone their skills on the diamond while also earning credits towards graduation. Academy students will learn fundamental and advanced softball skills, tactics and strategies, as well as sport-specific mental skills.

As the year progresses, the focus switches to transferring skills developed in training into the competitive environment with a greater emphasis on optimal team performance. The academy, a partnership with the Ridge Meadows Minor Softball Association (RMMSA), is based on the Long Term Athlete Development Model developed by Sport Canada.

TRADES PROGRAMS

AUTOMOTIVE SERVICE TECHNICIAN

The Automotive Service Technician (AST) program at Westview Secondary is a partnership between the British Columbia Institute of Technology (BCIT) and Maple Ridge - Pitt Meadows School District.

This 30-week program provides a unique opportunity for secondary school students to complete Grade 12 graduation requirements while earning post-secondary credits and certification in BCIT's Automotive Service Foundations Program. At the end of the program, students will complete a two-week practicum. Graduates may pursue a career as automotive service technicians or choose to specialize in one of the many career options in the industry.

CARPENTRY LEVEL 1 APPRENTICESHIP

This partnership between Kwantlen Polytechnic University (KPU) and the Maple Ridge - Pitt Meadows School District provides students with the necessary skills and knowledge to pursue a career in the building construction industry.

In this program, which is offered at Garibaldi Secondary and Samuel Robertson Technical Secondary, skills are developed through hands-on shop experience.

The program is developed around the individual needs of students and is offered Monday through Friday for the full school year (10 months). Students also attend classes at Cloverdale Kwantlen campus for four weeks to complete the program.

CULINARY ARTS

The Culinary Arts program at Samuel Robertson Technical Secondary provides a unique opportunity for secondary school students to complete Grade 12 graduation requirements while earning post-secondary credits and certification in the culinary arts industry. Additionally, students will acquire work-ready skills to enter the job market.

Led by a professional chef, students develop skills in cooking and baking desserts, and learn basic kitchen management, including food costing. The program will also cover theory and related information along with hands-on cooking practice.

Students who complete the program will receive a Certificate in Professional Cooking.

ELECTRICIAN LEVEL 1 APPRENTICESHIP

This partnership between the Maple Ridge - Pitt Meadows School District and British Columbia Institute of Technology (BCIT) provides a unique opportunity for students to complete Grade 12 graduation requirements while earning post secondary credits and certification in the electrical field.

This 24-week program runs at Garibaldi Secondary School. The program provides graduates with the theory and practical skills necessary to enter the electrical trade.

HAIRSTYLIST (SALON 42)

Hosted at Samuel Robertson Technical Secondary, this partnership between Vancouver Community College (VCC) and the Maple Ridge - Pitt Meadows School District gives secondary school students the opportunity to complete Grade 12 graduation requirements while earning post-secondary credits and certification in the hairstyling field.

The program covers theory and related information, and also provides hands-on experience.

LANDSCAPE HORTICULTURE

Students attend this Thomas Haney Secondary program at the Kwantlen Polytechnic University (KPU) Langley Campus during their Grade 12 year.

During the program, students also have the option of working with a horticulture employer.

This is a Level 1 Apprenticeship Technical Training program that provides the core technical knowledge needed to move into the next levels of landscaping and/or production. Work placements will be arranged by school district staff based upon recommendations from KPU faculty.

MASONRY (BRICKLAYING)

This 21-week program at Pitt Meadows Secondary gives students the practical theory and skills to enter the masonry industry. The program is taught by a Kwantlen Polytechnic University (KPU) instructor and follows the provincial apprenticeship curriculum.

Students will develop the necessary habits concerning safety and the proper use of time, tools, materials, and the work skills required to be a competent trades person in today's workforce. The program is designed to be 75% hands-on and 25% theory.

METAL FABRICATION

This partnership between the Maple Ridge - Pitt Meadows School District and British Columbia Institute of Technology (BCIT) provides a unique opportunity for secondary school students to complete Grade 12 graduation requirements while earning post-secondary credits and certification in the metal fabricator field. Additionally, students will acquire skills to enter the job market or pursue other post-secondary education.

Metal fabricators deal with the selection, layout, shearing, cutting (with a torch), punching, drilling, forming, fitting and welding of metal plates and structural metal shapes into products for the forest, mining, construction, transportation and agricultural industries. This program runs out of Samuel Robertson Technical Secondary.

PLUMBING/PIPEFITTING APPRENTICESHIP

This 21-week program at Garibaldi Secondary will give students the knowledge and skills to enter the piping/plumbing industry. The program is taught by Kwantlen Polytechnic University (KPU) instructors and follows the provincial apprenticeship curriculum.

Students will develop the necessary habits concerning safety and the proper use of time, tools, materials, and the work skills required to be a competent trades person in today's workforce. Upon successful completion of the program, students will receive Level 1 in-school technical training credit and 375 work-based hours towards completion of the Plumbing/Pipefitting Apprenticeship program.

Students are able to follow one of the four certification streams: plumbing, pipe fitting, gas fitting and sprinkler fitting.

1.2 FUTURE EDUCATION CONSIDERATIONS

The focus of the engagement process has been on identifying community priorities for adding or expanding programs of choice and identifying if existing educational programming meets the needs of our learners.

From our education leaders we heard of the need for social emotional learning, a connection to environment, experiential learning, providing students with learning opportunities in the area of technology, and the importance of facilitating connections to culture and land.

From our students we heard of the need for elementary level students to have daily opportunities to engage in activities they care about, including fine arts classes, clubs, programs, sports clubs, after-school activities, etc. For secondary level students, we heard of the need to provide program of choice opportunities at all schools, adding specialized courses in areas including business, computer science, engineering, and medicine. Students also stressed the importance of protecting safe spaces that support mental health/wellness in schools. Of particular concern was that these spaces might be lost as new programs are introduced.

Individuals participating in the consultation process with our Expanded Education Advisory Committee identified the need for the following educational programs: Indigenous language programs; fine arts programs; technology programs; expansion of trades programs to other schools; environmental programs and the expansion of the Environmental School program to grades 10 to 12; an agricultural program; computer technology programs; a digital arts program; partnering with more post-secondary institutions for trades programming; entrepreneurship; community learning hubs; a culinary program at Pitt Meadows Secondary for Katzie First Nations adult learners. We also heard there is a need to clearly define the terms used in our recommendations, including "Indigenous language," which would include First Nations, Métis, and Inuit. Finally, members of the Expanded Education Advisory Committee stressed the importance of ongoing public consultations as future programs are contemplated.

In our consultations with local First Nations and Golden Ears Métis Society, we heard strong support for First Nations, Métis, and Inuit studies (both languages and cultures), as well as support for leveraging opportunities that would bring community elders into the classroom to support/supplement learning.

Post-secondary institutions provided feedback on current post-secondary partnership programs and flagged other program options in areas including environment, technology, entrepreneurship, and health.

Through our public surveys we learned that most respondents prefer that their children attend a program of choice at their catchment school and that school selection is primarily based on how close the school is to their current residence and that the respondents were most interested in the following programs: computer science, environmental studies, expanding trades programming at other schools, entrepreneurship and business. Respondents also expressed support for introducing new programs before the identified March 2024 timeline, and for more programming options at the elementary level.

There was general support for the draft recommendations presented and feedback collected through the engagement process was incorporated in the revised recommendations below.

RECOMMENDATION(S)
The development of thriving new programs of choice requires the commitment of school staff and the school community. It is recommended that an in-depth review of the viability of new programs of choice in the areas of computer science, environmental studies, entrepreneurship and business be completed by February 2024 (or earlier) with recommendations for next steps presented to the Board by March 2024 (or earlier). **It is further recommended that a review of the viability of expanding existing trades programming at other secondary schools, including a review of enhanced partnerships with post-secondary institutions, be completed by February 2024 (or earlier) with recommendations for next steps presented to the Board by March 2024 (or earlier).** **With ample space for enrolment growth, it is further recommended that staff explore the addition of a program of choice at Westview Secondary that would draw the interest of Grade 7 students as they transition to high school.** **It is also recommended that an in-depth review of the viability of Indigenous language (First Nations, Métis, and Inuit) programming be explored along with all other educational programming recommendations forthcoming in the report – *Deepening Indigenous Education and Equity to Support the Wholistic Success of Indigenous Learners, Families and Communities in School District 42*.** **In addition, it is recommended that staff explore the feasibility of expanding programs of choice at new schools or schools that have available space to host programs of choice.**

2. FINANCIAL BACKGROUND

2.1 FUNDING

The current provincial funding model allocates funding to districts based on student population. In school districts experiencing enrolment growth, this translates to increased funding from year to year.

The increase in funding triggered by enrolment growth, however, is not sufficient to cover both the costs that vary directly with enrolment and the cost of new facilities required to support the increased enrolment. The cost of portable classrooms, for example, is not covered when there are 20 more students enroled in a school that is operating at capacity.

The funding formula, moreover, does not account for regular cost increases such as salary increments, increases in employee benefit costs, and inflation on goods and services not covered by provincial operating grants.

Under the School Act, Boards of Education are required to submit balanced budgets every year. When cost increases outpace funding increases, boards must implement reductions in programs, staffing and other costs.

In 2021-2022, eighty-five per cent (85.27%) of the school district's expenditures are tied to instruction (teachers, education assistants, instructional supplies, and school administration, including principals and school office support staff), while just under nine per cent (8.75%) is allocated to building operations and maintenance. A little over five per cent (5.27%) of the district's budget is spent on district administration.

With funding shortfalls projected for future years, budget reductions will be needed. In order to minimize cuts to instruction-related programs and costs, future reductions will have to occur in areas other than the classroom. The efficient use of educational facilities would reduce non-instructional operating costs, which would in effect protect funding for educational programs.

2.2 COST OF OPERATING NEW SCHOOLS

The Ministry of Education provides funding for land acquisition and construction of new schools; however, additional operating funding is not provided for operating the new schools.

When new schools are opened, the school district will incur additional costs in areas such as principal and vice-principal administration time, office support staff, custodians, facility operations, as well as maintenance supplies and expenses. The estimated ongoing facility based cost is approximately $0.60 million for an elementary school and $1.18 million for a secondary school. There would be little increase to student-based costs, including principal and vice-principal teaching time, teachers, educational assistants and instructional supplies and expenses, because these costs would follow the students to their new school.

Sample elementary and secondary school budget allocations are included in Appendix A.

Although, from a purely financial perspective, the most efficient use of resources occurs when schools are operated at full capacity, this is not necessarily the optimal use of facilities. It is not advisable to operate all schools at 100% capacity, because there would be limited flexibility to respond to emergent educational needs or to provide schools with space to support school-based educational and community initiatives. Schools operating at 90% are considered to be operating at a reasonable rate and the Ministry of Education is encouraging school districts to operate schools at an average 95% capacity utilization.

In 2017/18 we implemented the restored collective agreement language with teachers and the Memorandum of Agreement pursuant to Letter of Understanding (LoU) No. 17, to the 2013-2019 BCPSEA–BCTF Provincial Collective Agreement. At the elementary level the implementation of these provisions resulted in 9% (32) more classrooms being required district wide.

3. CAPITAL PLANNING PROCESS

The Ministry of Education planning and procurement process for Capital Plan submissions requires Boards of Education to develop long-range facilities plans that support capital projects being submitted to the Ministry for capital investment considerations.

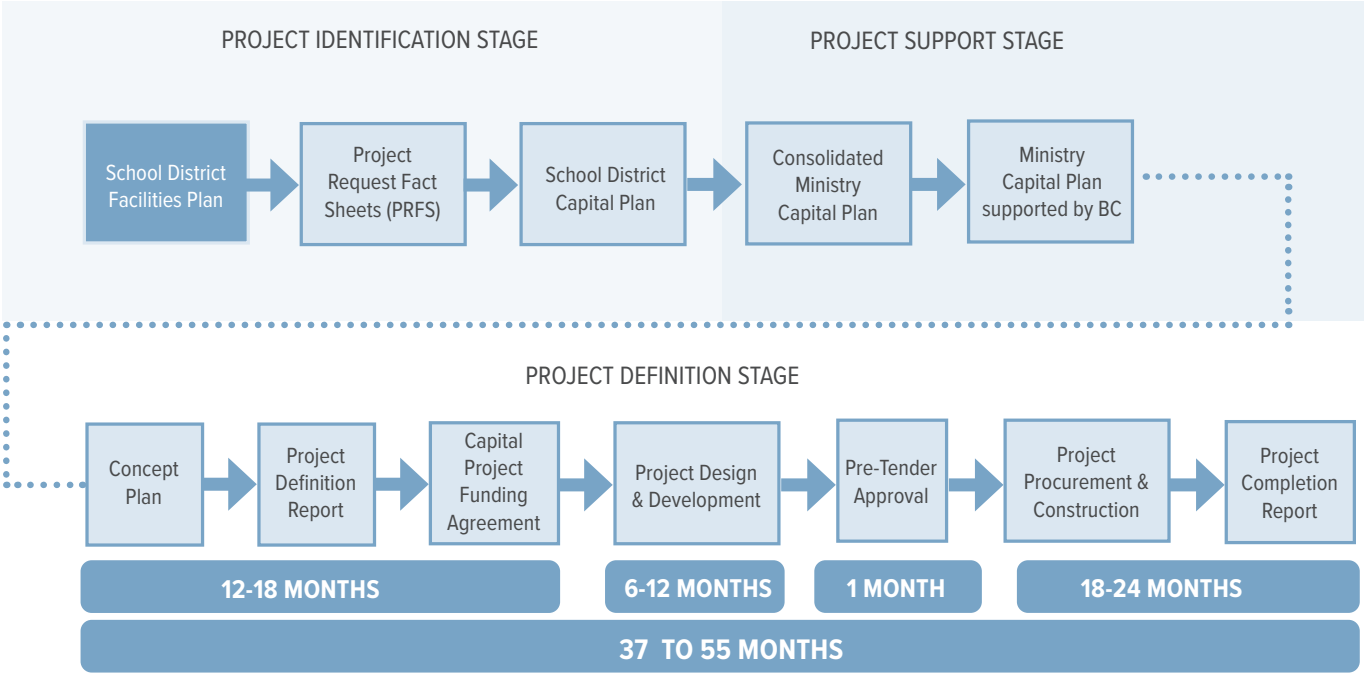
These facility plans must identify capital requirements for school expansion and consolidation, school replacement or upgrades on building condition, seismic vulnerability and ongoing maintenance / life-cycle costs, as well as any new government initiatives.

The school district therefore requires a comprehensive long-term facilities plan that provides rationale for specific capital projects that may be proposed as part of the School District's Five-Year Capital Plan.

3.1 MINISTRY CAPITAL PROGRAMS

The Ministry of Education seeks capital project requests under the following capital programs:

Ministry of Education Capital Plan Framework



Major Capital Programs:

- Seismic Mitigation Program (SMP)
- School Expansion Program (EXP)
- School Replacement Program (REP)
- Rural Districts Program (RDP)
- Building Envelope Program (BEP)

Minor Capital Programs:

- School Enhancement Program (SEP)
- Carbon Neutral Capital Program (CNCP)
- Bus Acquisition Program (BUS)
- Playground Equipment Program (PEP)
- Annual Facility Grant (AFG)

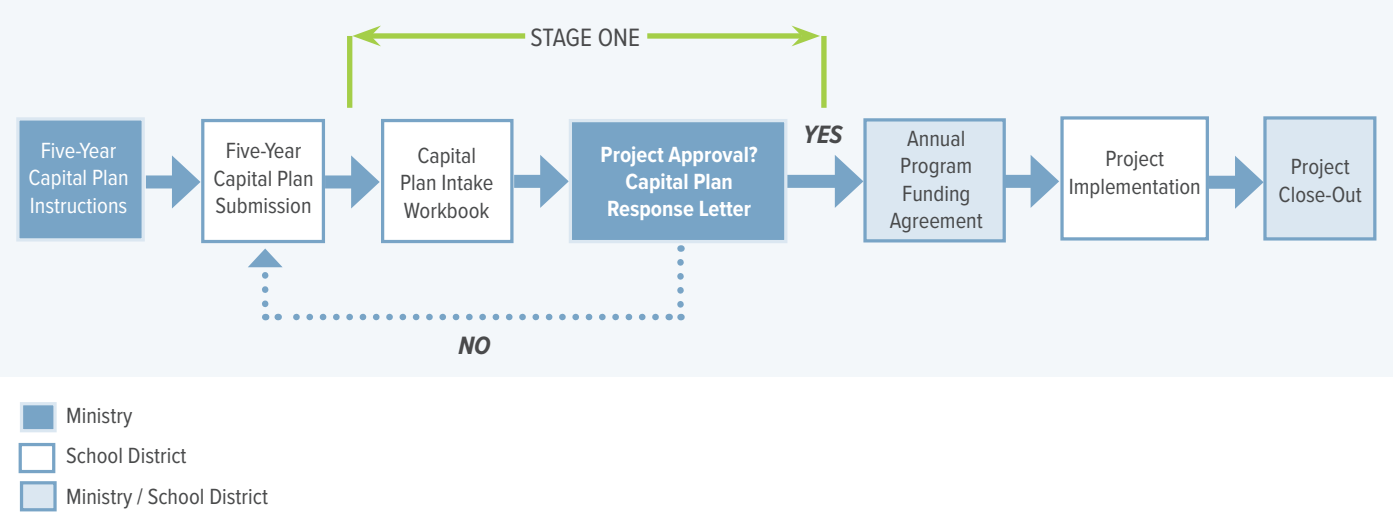
3.2 CAPITAL PROJECT APPROVAL PROCESSES

Project requests will follow an approval process dependent on the capital program the project is associated with, as follows:

ONE-STAGE APPROVAL PROCESS

All requests made for projects in SEP, CNCP, BUS, PEP, BEP, and AFG will undergo a one-stage approval process. Ministry support for a qualifying project request is based on the information provided by school districts in annual capital plan submissions.

Figure 1 illustrates this process:



TWO AND THREE-STAGE APPROVAL PROCESSES

Requests made for projects in SMP, EXP, and REP will undergo a more extensive two or three-stage process, dependent upon project risk level, complexity and dollar value.

Initial Ministry support for a qualifying project request is based on the preliminary information provided in a Seismic Project Request Fact Sheet (SPRFS) for SMP projects; a Project Request Fact Sheet (PRFS) for EXP and REP projects; and, a Rural Demolition Project Request Fact Sheet (RDPRFS) for RDP projects.

If supported for further business case development, confirmation of direction to Stage Two (Concept Plan) or Stage Three (Project Definition Report) is provided as part of the annual Capital Plan Response Letter based upon review of the provided Stage One documentation (PRFS, SPRFS or RDPRFS).

Figure 2 illustrates the process for SMP, EXP and REP:

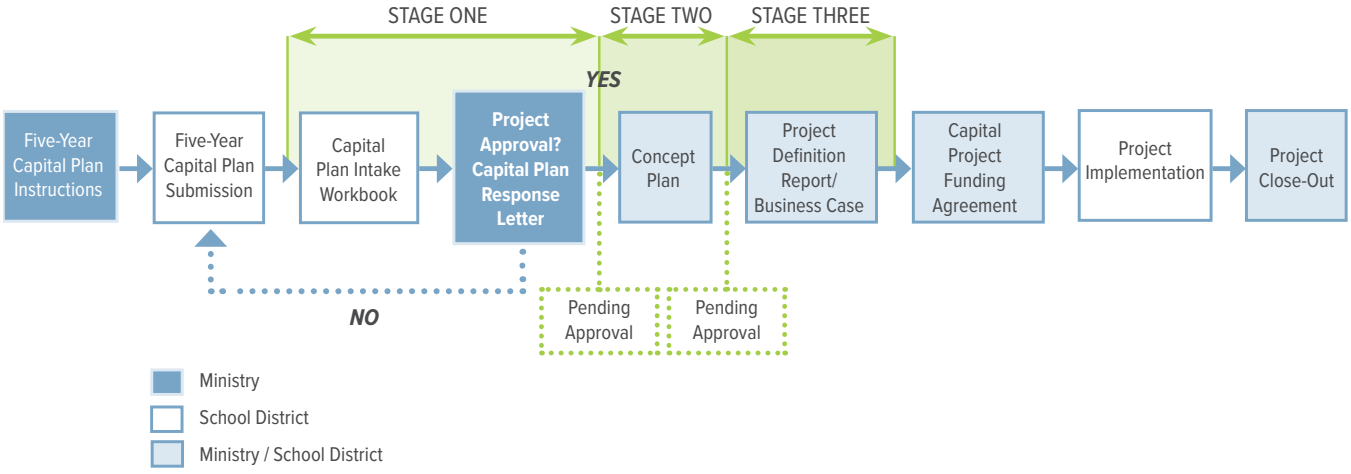
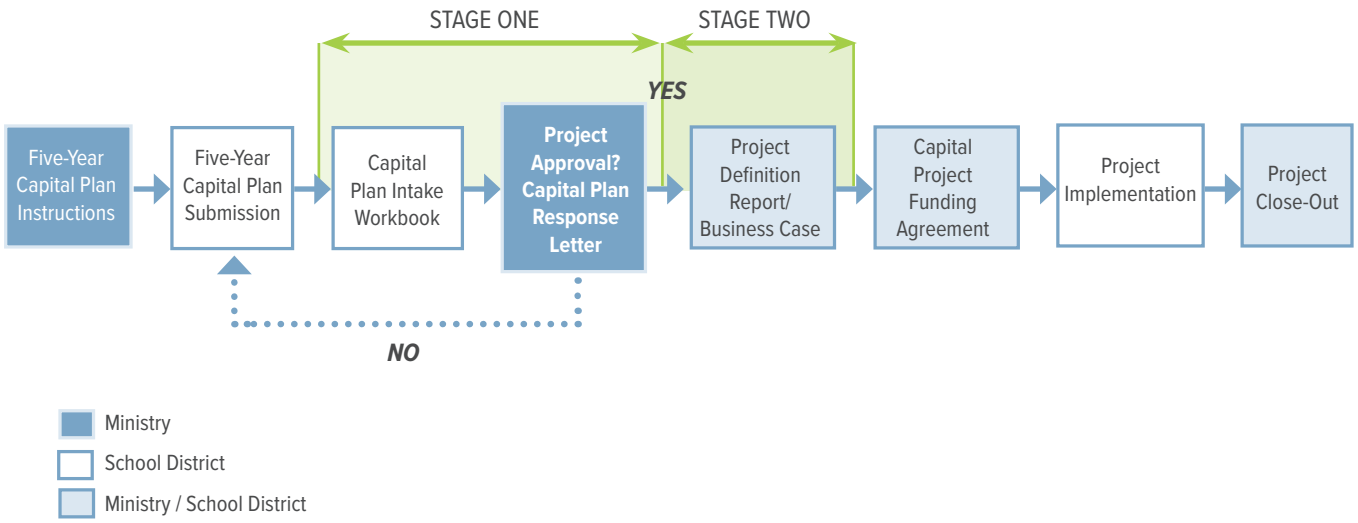


Figure 3 illustrates the process for RDP:



Under all processes, a board of education is responsible for using its local funds to cover the initial costs for any planning work and reports required to determine a proposed scope and preliminary cost estimates for a requested capital project.

3.3 ANNUAL FACILITIES GRANT

The Annual Facilities Grant (AFG) ia provided by the Ministry of Education to support the following:

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

The Maple Ridge - Pitt Meadows School District is required to prepare an annual AFG spending plan and submit it to the Ministry of Education for approval.

For planning purposes AFG funded projects are grouped in 3 major categories:

- **Interior upgrades** – upgrades made inside a facility, including floor replacements, electrical upgrades, plumbing upgrades, interior painting, etc.
- **Exterior upgrades** - upgrades made to the envelope of the building such as exterior walls, foundations, roofing, windows, and doors.
- **Site upgrades** - upgrades made to the grounds surrounding the building including paving, field upgrades or replacements, site accessibility enhancements, etc.

The AFG allocation for 2021/22 is $2.61 M and is not expected to increase significantly in future years. This funding allocation does not allow the school district to address all deferred maintenance needs identified for existing facilites.

3.4 CAPITAL PLAN PRIORITIES FOR EXISTING FACILITIES

The focus of the engagement process has been on identifying community priorities for existing facilities regarding sustainability enhancements and upgrades.

FACILITY UPGRADES

To help the district assess priorities when it comes to upgrades to existing facilities, we provided nine key considerations in our online survey and asked respondents to rank these from most to least important. In this ranking exercise, the consideration of improved health and safety emerged as most important, followed by overall condition of the facilities, seismic risk, improved accessibility (supportive of learners with diverse abilities), age of the facility, projected future enrolment, environmental sustainability, outdated design, and universal (gender neutral) bathrooms and change rooms. In workshops with district leadership, Expanded Education Advisory Committee, Student Voice, local First Nations and Golden Ears Métis Society, gender neutral washrooms emerged as essential, with many participants observing that these would fall under the umbrella of health and safety.

In the online surveys, accessibility was seen to extend to well-designed pick-up/drop-off areas and parking, for which a number of respondents advocated. Similarly, the category of health and safety was understood to include safe access to facilities and safe spaces for all students.

SUSTAINABILITY

To assess community priorities when it comes upgrades to existing facilities in the context of sustainability, we asked survey respondents to rank six key considerations from most to least important. Respondents generally favoured projects that would improve the functionality of a building but also felt that enhancing the use of outdoor spaces was important. Remaining considerations were ranked as follows: projects that result in lower operational costs, projects that result in lower use of fossil fuels to operate the building, projects that result in lower use of water, and those that improve the aesthetics (look) of the building.

A common theme that surfaced in this area - both in the two online surveys and our workshops - was the call for enhancing or reintegrating natural, green spaces with an emphasis of plants native to the environment. This category of responses included calls for year-round use of outdoor spaces (both covered and uncovered), including gardens, fields, and playgrounds. In the online surveys in particular, ensuring good air quality, ventilation, climate control, and backup generators for power outages emerged as particularly important.

FACILITIES DATA

The following data will be used to identify the facilities that will be prioritized in the capital plan:

FACTOR	DESCRIPTION
Seismic Risk	Seismic risk is a consolidated risk classification for the entire facility. The school district has a complete list of the seismic status by individual school blocks. A classification of High (H) means that seismic mitigation is required, Medium (M) means that no significant structural mitigation is required, and a classification of Low (L) means there are no identified structural life safety risks.
Facility Condition	The Facility Condition Index (FCI) is a standard facility management benchmark that is used to objectively assess the current and projected condition of a building asset and reflects the overall condition for each facility. The FCI helps to identify schools with aging equipment, infrastructure, and structures that might require additional maintenance or full replacement. This will be supplemented by assessment of building and building component condition completed by subject matter experts.
Energy Management Rank	The Energy Management Rank (EM Rank) is a weighted ranking system that uses energy consumption, energy cost, building emissions, and FCI to rank all facilities against one another. This rank allows the school district to better allocate capital funding to energy upgrades and ensure that the worst performing buildings are being addressed year over year.
Future Utilization	Projected enrolment for each facility is used to assess the need for the facility long term and the need for future additions or major renovations.

There was general support for the draft recommendations presented and feedback collected through the engagement process was incorporated in the revised recommendations.

RECOMMENDATION(S)

It is recommended that capital plan priorities for existing facilities be determined in accordance with the methodology outlined below.

The following facility specific data will be used to identify facilities that will be prioritized in the capital plan:

- **Seismic risk**
- **Facility condition**
- **Energy management rank**
- **Future utilization**

Capital project scope definition for identified high priority existing facilities will be guided by the following principles:

a. **Improved health and safety**
b. **Improved accessibility**
c. **Enhanced sustainability**
d. **Improved building condition**
e. **Increased building capacity to accommodate increased enrolment**
f. **Improved functionality**

3.5 CAPITAL PLAN PRIORITIES FOR NEW FACILITIES

The focus of the engagement process has been on identifying community priorities for new facilities regarding design, location and sustainability.

FACILITY DESIGN

To assess community priorities for key considerations when the school district designs new facilities, we asked respondents to rank nine considerations from most to least important. Ensuring that the new design considers accessibility and supports learners with diverse abilities emerged as key consideration, followed by the promotion of social emotional well-being of users, projected future enrolment, environmental sustainability, the ability to use facilities for other after school/community programs, educational research/trends and their impact on space, community input, land-based design, and universal (gender neutral) bathrooms and change rooms.

Students again emphasized the importance of gender neutral bathrooms as a key health and safety consideration, but also spoke about the importance of supporting student well-being through an increased availability of counselors and the building of welcoming, quiet, and safe spaces where students can recharge or study. Online feedback flagged the following additional considerations: building school spaces with flexibility in mind; accessibility to public transit or walkability; and safe pick-up/drop-off areas. Survey respondents and workshop participants also expressed support for robust public consultation when new facilities are being designed.

SUSTAINABILITY

To assess the sustainability factors that our community considers most important when designing a new facility, we provided six key potential factors and asked survey respondents to rank them. Respondents generally supported facilities that provide high quality indoor air. Remaining considerations were ranked from most to least important as follows: facilities that are energy efficient, facilities that produce and/or store renewable energy on-site, facilities that reduce or avoid completely the dependence on fossil fuels to operate the building, facilities that reduce the environmental impact of construction materials, and facilities that reduce water use.

Students again emphasized the importance of gender neutral bathrooms as a key health and safety consideration, and also stressed the need to consider the environmental impact of a new facility. Gardening opportunities, courtyards and green spaces also emerged as important in workshop discussions, as did the continuation of effective waste reduction programs. Other suggestions made in the first online survey included solar powered facilities, generous windows to maximize natural light, and electric charging stations in parking lots.

There was general support for the draft recommendations presented and feedback collected through the engagement process was incorporated in the revised recommendations.

RECOMMENDATION(S)
It is recommended that new facilities design be informed by education research and trends, facilities development best practice, and community input. It is further recommended that the development of new schools aims to create facilities that are accessible for all users, sustainable (impact on the environment is minimized), connected to the environment, and that maximize use of outdoor spaces. It is recommended that new school site acquisitions and new space requests be defined and prioritized in the capital plan based on the following data: • long-term enrolment projections by capital zone • development areas and the associated projected student enrolment in each development area • available space in existing facilities • potential for expansion of existing facilities • potential for joint development with the City of Maple Ridge or City of Pitt Meadows

3.6 CATCHMENT AREAS

The Board of Education establishes school catchment areas in accordance with *Policy 9200: School Catchment Areas and Student Placement* and its procedures. The principles outlined in the policy for setting/changing catchment areas include the requirement for boundaries to:

- reflect traditional neighbourhoods, subdivisions, and regions;
- minimize safety concerns for elementary students;
- reflect long-term development to minimize stress caused by frequently changing boundaries in rapidly growing/declining areas;
- maximize the efficiency of schools;
- maintain a cohort of students at each grade level offered at the school to support the long-term sustainability of the school.

Through the consultation process, we solicited feedback regarding considerations that should influence the school district's decision-making when reviewing and adjusting school boundaries (catchment areas). Respondents weighted the impact on students currently attending the schools as generally most important, followed by impact on school population, school being central to the catchment area, student population projections, public transportation infrastructure in the area (roads, sidewalks, public transit), impact on choice educational programming, housing development in the area, and impact on families that will move into the area in future years. Additional feedback included a call for more alignment/overlap between elementary and secondary catchment areas and the need to prioritize siblings where catchments may have changed.

While the current policy is, by in large, aligned with the feedback we collected through the consultation process, some revisions are required to reflect the identified priorities.

RECOMMENDATION(S)

It is recommended that the feedback collected through the Strategic Facilities Plan consultation process be used to update *Policy 9200: School Catchment Areas and Student Placement* and its procedures.

3.7 NAMING OF SCHOOL FACILITIES

The Board names school district facilities in accordance with *Policy 6600: Naming of School District Facilities*. This policy states that school district facilities should be named in reference to historical, geographical, or operational characteristics, and highlights the importance of broad-based constituency consultation and the consideration of indigenous perspectives in the naming and re-naming of district facilities.

In our consultation process, we solicited feedback to assess key potential factors that should be considered when naming new facilities and re-naming existing facilities. Through the survey ranking exercise, geographical features emerged as the most important consideration, followed by community input, honouring Indigenous context/history, and recognizing people who made a significant contribution to the community.

Additional feedback highlighted the preference for considering historical background and emphasized the need for robust public consultation process when the district is contemplating naming or renaming school facilities.

While the current policy is, by in large, aligned with the feedback that we collected through the consultation process, some revisions are required to reflect the priorities identified through this process.

RECOMMENDATION(S)

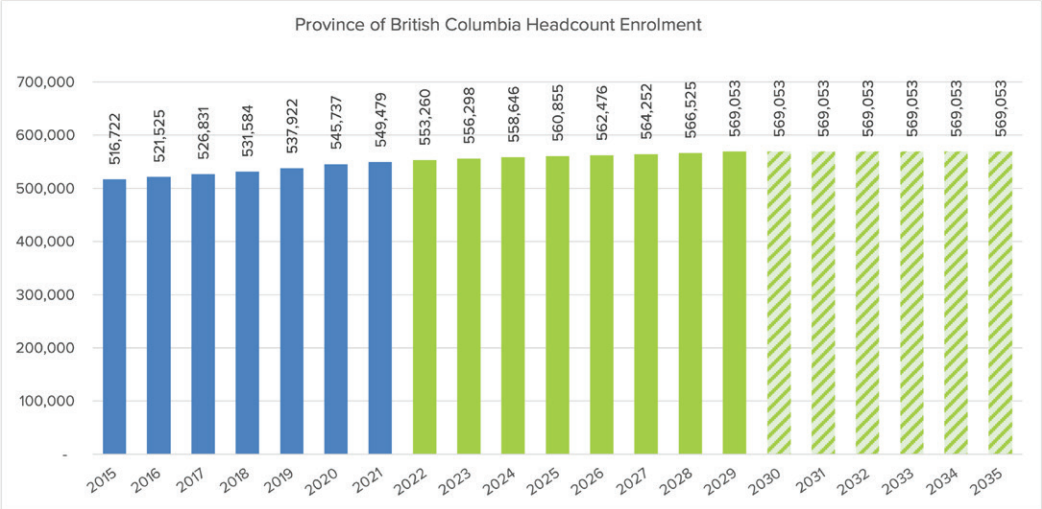
It is recommended that the feedback collected through the Strategic Facilities Plan consultation process be used to update *Policy 6600: Naming of School District Facilities*.

4. ENROLMENT PROJECTIONS

In order to properly plan for the future, a comprehensive understanding of the enrolment expected at each facility is required.

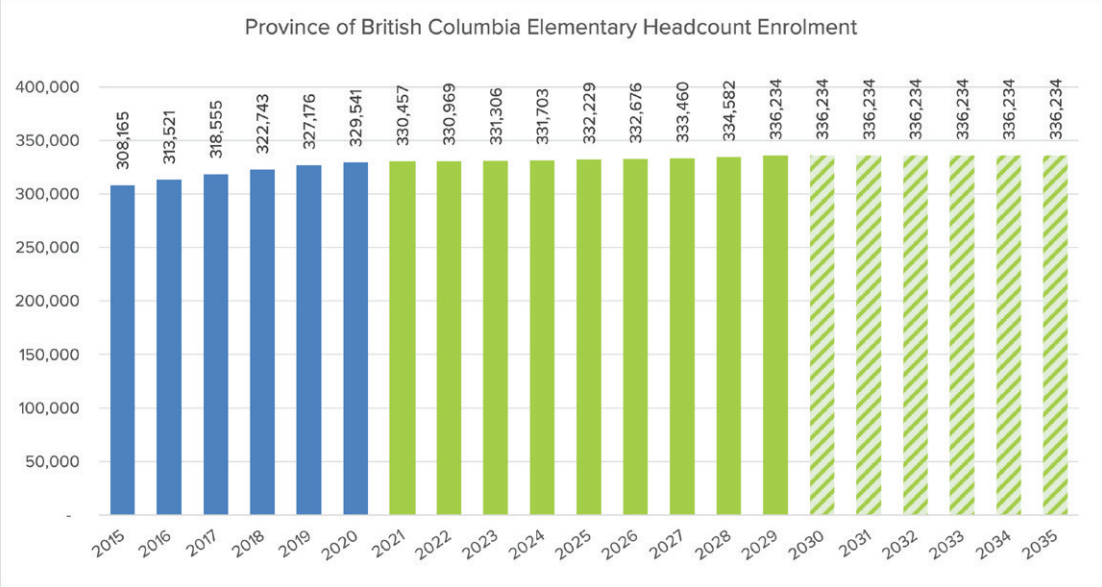
4.1 PROVINCIAL ENROLMENT TRENDS

Provincial enrolment trends are prepared by BC Statistics. Overall student enrolment in the province has been consistently growing from 2015 to present and is expected to continue to increase up to 2029, as shown in the graph below. Enrolment is shown as stable from 2029 to 2035, as BC Statistics projections are not available for this period.

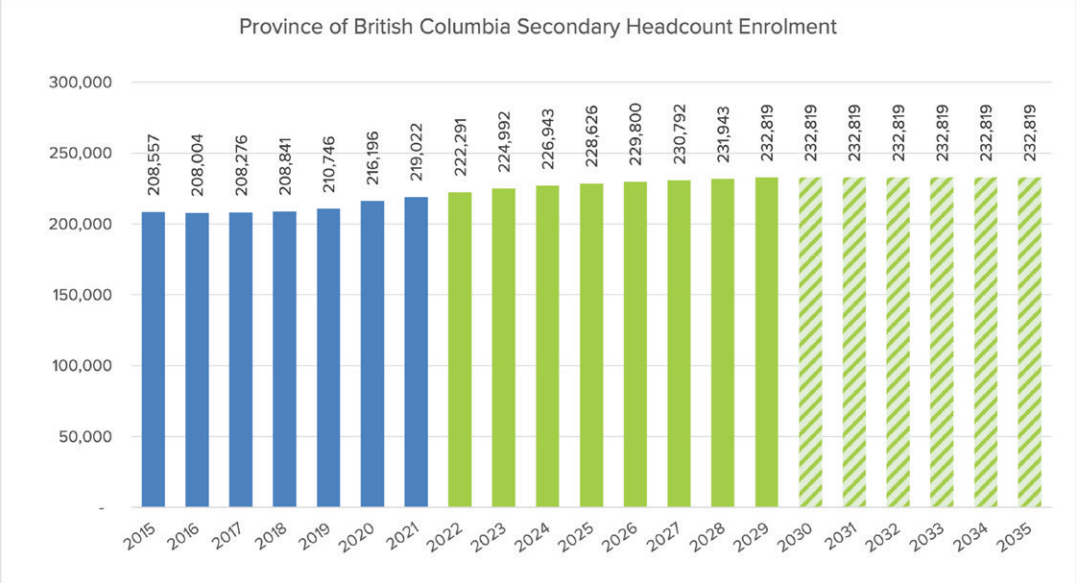


Source: https://catalogue.data.gov.bc.ca/dataset/projection-of-public-school-aged-headcount-enrolments
Projections (2020 onward) are based on current year enrolment projected forward using a special Provincial Population Projections (PEOPLE 70).
Base age/sex estimated populations are 2019, rather than PEOPLE 2019's 2018. PEOPLE 70 input parameters remain unchanged. Independent province-level population projections, used as control totals, are BC Stats' PROJ 201912.

This upward trend is largely a result of two factors: a significant increase in the birth rate and an increase of the general population from in-migration. The impact of the birth rate and in-migration can clearly be seen on the provincial elementary school forecast below.



Secondary student enrolment has been increasing since 2017 and is forecasted to continue to grow over the planning period ending in 2035.



4.2 MAPLE RIDGE - PITT MEADOWS ENROLMENT TRENDS

4.2.1 LOCAL RESIDENTIAL GROWTH PROJECTIONS

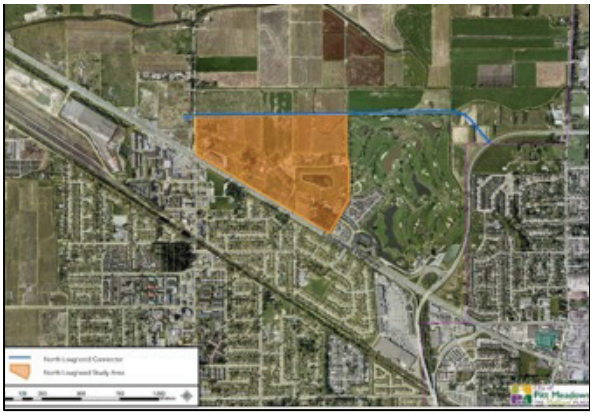
The City of Pitt Meadows and the City of Maple Ridge are within our school district boundaries.

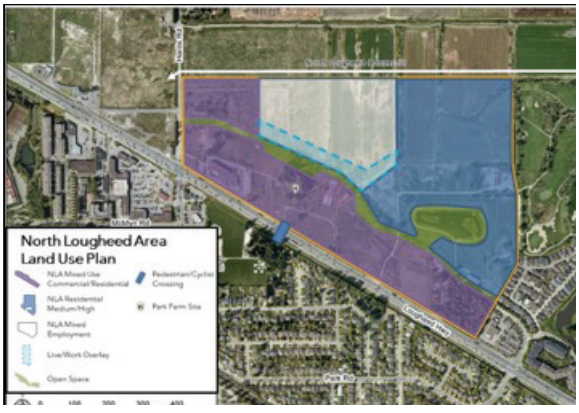
CITY OF PITT MEADOWS

The population of the City of Pitt Meadows has grown from 15,278 in 2000, to 19,717 in 2020. This is 29% of growth over a 20-year period.

The land use plan for the urban area of Pitt Meadows shows that the majority of residential area is already developed and future growth is expected through the densification of the downtown area.

In 2020, the City of Pitt Meadows initiated the North Lougheed Area Land Use Plan which includes a substantial new development north of Lougheed Highway. Estimated residential development in this area ranges from 3,400 single family detached homes to 7,000 units achieved through denser townhouse and triplex structures. The estimated student yield for this development area is from 1,200 to 1,400 students.

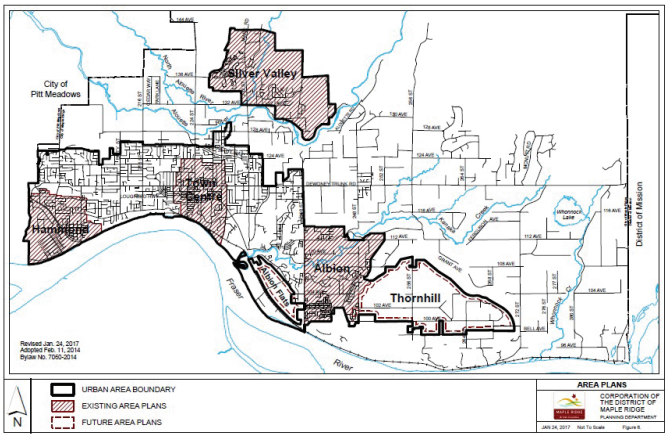




CITY OF MAPLE RIDGE

The population of the City of Maple Ridge has grown from 65,850 in 2000 to 97,479 in 2020 (39% growth over 20 years).

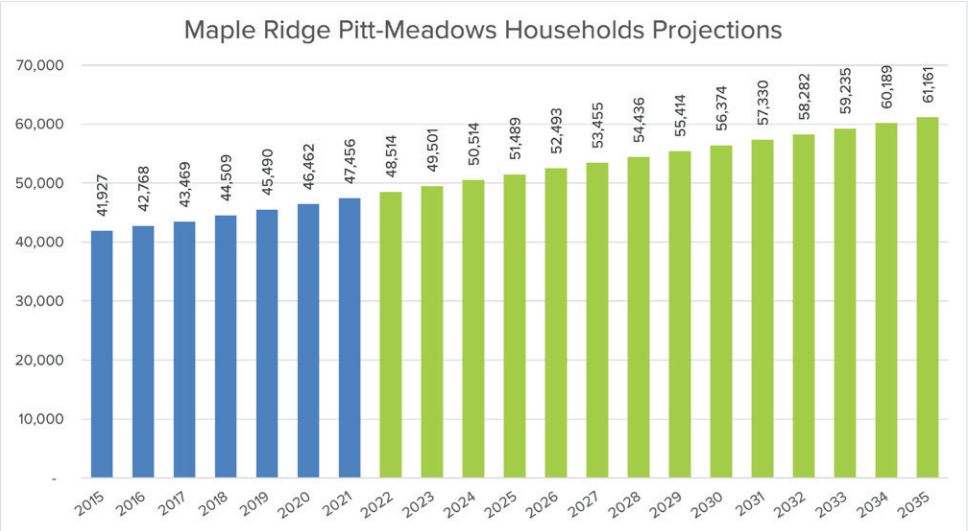
In the City of Maple Ridge, the main residential development and growth areas are Albion, Silver Valley, Town Centre, and the Lougheed Corridor.



It is projected that development in these areas will continue to produce most growth in Maple Ridge for the foreseeable future. Beyond 2030:

a. as the Albion area builds out, Thornhill will start to develop, pushing residential expansion further to the east; and
b. in Silver Valley, development has largely been on the west side of 232 Street due to access and servicing issues. As development pressure continues here, and in order to service the east side of Silver Valley, the City will likely construct a bridge across the Alouette River at 240th Street. The City has not yet established a time frame for this. This will result in additional development in Silver Valley.

Both Pitt Meadows and Maple Ridge are desirable locations for families escaping the high cost of residential properties in the west part of Metro Vancouver. The provincial forecast for household growth within the school district boundaries supports this conclusion. Showing an increase from 46,462 households in 2020 to 61,161 by 2035 – a 32% increase in living spaces in 15 years.

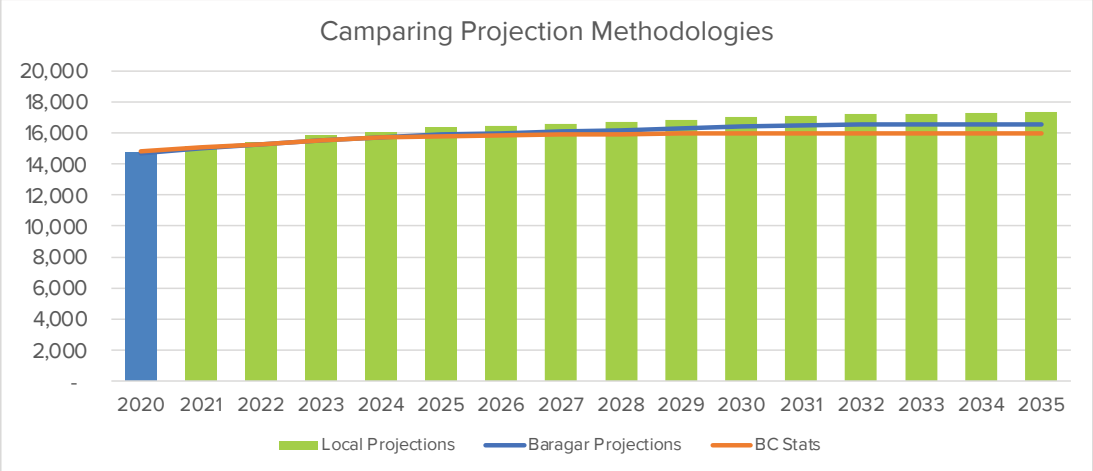


Source: Produced by BC Stats, data version Households 2020.

4.2.2 PROJECTION METHODOLOGY

In order to better represent the expected changes in our community, a local projection of enrolment was developed using Baragar assumptions as the baseline, with adjustments being made to yield and migration for each school and zone based on development data provided from the City of Pitt Meadows and the City of Maple Ridge.

The projections used in this analysis are benchmarked against BC enrolment trends and the original Baragar assumptions in the following graph.



Enrolment projections prepared by BC Statistics are seen as conservative compared to the local and Baragar projections, showing divergence in predictions around 2025 from Baragar projections, and 2023 from local projections.

Baragar assumptions are slightly more optimistic as they consider the historically high migration rates for various areas in the East Capital Zone of the school district that have been observed for the past few years.

Finally, local projections are higher than both Baragar and BC Statistics as they consider the impact of planned residential development. Local projections build on the Baragar enrolment projections with the following assumptions:

- development in the Albion and Silver Valley areas of Maple Ridge will continue for 10 years;
- Thornhill is expected to begin development in 2030, around the same time as Albion and Silver Valley reach 100% buildout;
- continued increased density in the Town Centre area over the next five years; and
- residential development in the North Lougheed area of Pitt Meadows will begin in 2030 at a rate of 125 residential units per year.

4.2.3 PROJECTED DEVELOPMENT AREA EFFECTS

To understand the effect of each individual development area on schools, details were gathered from the official community plans for the City of Maple Ridge and City of Pitt Meadows. These plans along with direct communication with each city were combined to develop population projection assumptions.

From official community plans, units under application are assumed to be built and completed in the next four to five years, these units and current development patterns provide context to how migration rates will be used in projections. Historically, new units will more often yield increased elementary aged population as new families move in and the growth is later felt in secondary schools.

SILVER VALLEY

Silver Valley is at a buildout of 63% with a further 1,362 units to be built in the next 10 years. 40% of new units are expected to be single family or duplexes, and 60% multi-family townhomes. Units under application are expected to be completed in the next four to five years with the remaining units to be completed by 2030. Estimated migration rates have been used to estimate the impact of development on enrolment in the schools serving Silver Valley.

SCHOOLS AFFECTED BY DEVELOPMENT	NEW UNITS FROM 2021-2026	PROJECTED ENROLMENT YIELD	PROJECTION ASSUMPTIONS
Garibaldi Secondary	410	70	Local projections assume migration rates for Garibaldi Secondary will follow the average migration pattern of the past five years for the years from 2021 to 2030, with a modified migration pattern from 2030-2035 caused by Thornhill development coming online.
Yennadon Elementary	410	166	Local projections assume that migration rates for Yennadon Elementary will follow a similar migration pattern as the past five years for the remaining 10 years of the development, with a slow down there-after as families mature and development slows down.

ALBION

Albion is at a buildout of 71% with a further 1,162 units to be built by 2030. 47% of these units are expected to be single family duplexes with the remaining 53% being multifamily townhomes. Units under application are expected to be completed in the next four to five years with the remaining units to be completed by 2030. Estimated migration rates have been used to estimate the impact of development on enrolment in the schools serving Albion.

SCHOOLS AFFECTED BY DEVELOPMENT	NEW UNITS FROM 2021-2026	PROJECTED ENROLMENT YIELD	PROJECTION ASSUMPTIONS
Albion Elementary	26	10	Almost completely builtout. Lower average migration rate used from 2021 to 2030 to reflect maturing families and lower new unit counts.
Blue Mountain Elementary	254	103	Continued development expected to 2030 – mostly low-density units remain to be built. Historical five-year average migration rates used for local projections to 2030.
c̓əsqənelə Elementary	477	191	Lands to be developed along Kanaka Creek – mostly low/medium density units. Historical 5-year average migration used for local projections to 2030.
Garibaldi Secondary	562	101	The majority of remaining development will occur in the Garibaldi catchment area. Local projections assume migration rates for Garibaldi Secondary will follow the average migration pattern of the past five years for the years from 2021 to 2030, with a modified migration pattern from 2030-2035 caused by Thornhill development coming online.
Samuel Robertson Technical Secondary	195	31	Majority of development is completed in this catchment area. A low historical average is used for local projections to 2030.

THORNHILL

The Thornhill development area has yet to start building units, and approximate unit counts are unknown. It's assumed that once Albion and Silver Valley are developed to 100% buildout near 2030, Thornhill will begin development. Based on feedback received from the City of Maple Ridge, enrolment projections for 2030 to 2035 have been adjusted to 50% of enrolment trends observed in the first 5 development years of Silver Valley.

SCHOOLS AFFECTED BY DEVELOPMENT	PROJECTED ENROLMENT YIELD	PROJECTION ASSUMPTIONS
Garibaldi Secondary	80	50% of average secondary student yields during the start of Silver Valley are used to project enrolment from 2030 to 2035.
Whonnock Elementary	156	50% of average elementary student yields during the start of Silver Valley are used to project enrolment from 2030 to 2035.

TOWN CENTRE

The City of Maple Ridge is currently undergoing a densification in the town centre, that does not have a clear long term buildout plan. Therefore, instead of using migration rates to adjust enrolment in these schools, complexes were added to projections instead. There are currently 3,920 units under application with the City. 92% of the units are medium to high rise apartments, 7% are multi-family townhomes and 1% are single family duplex. The table below represents the units that were added to enrolment projections with the following yield rates per unit:

1. apartments – 0.03 students/unit
2. multi family townhomes – 0.42 students/unit*
3. single family/duplex – 0.38 students/unit

*Yield rates for multi-family townhomes were calculated using Silver Valley/Albion Townhomes study analysis.

SCHOOLS AFFECTED BY DEVELOPMENT	NEW UNITS FROM 2021 - 2026			PROJECTED ENROLMENT YIELD
	Apartments	Multi family townhomes	Single family duplex	
Alouette Elementary	78	0	0	2
Eric Langton Elementary	2,852	27	0	97
Golden Ears Elementary	471	244	0	117
Glenwood Elementary	186	0	6	8
Harry Hooge Elementary	0	17	3	8
Maple Ridge Elementary	36	0	0	1
Maple Ridge Secondary	2,219	0	6	68
Thomas Haney Secondary	1,404	288	3	86

LOUGHEED CORRIDOR

The Lougheed Corridor is a development area from the merging of the Lougheed Highway and Dewdney Trunk to 221 St. The development is expected to be a combination of mixed commercial use, medium density, and some low-density housing. Although there are over 11,000 units planned, these developments are happening on in-fill locations, which take longer than green field development, and are not expected to be constructed well into and beyond 2050. For this reason, the historical averages of development for Lougheed corridor are used to estimate enrolment in this area. Long term, enrolment in this area needs to be closely monitored and planned for.

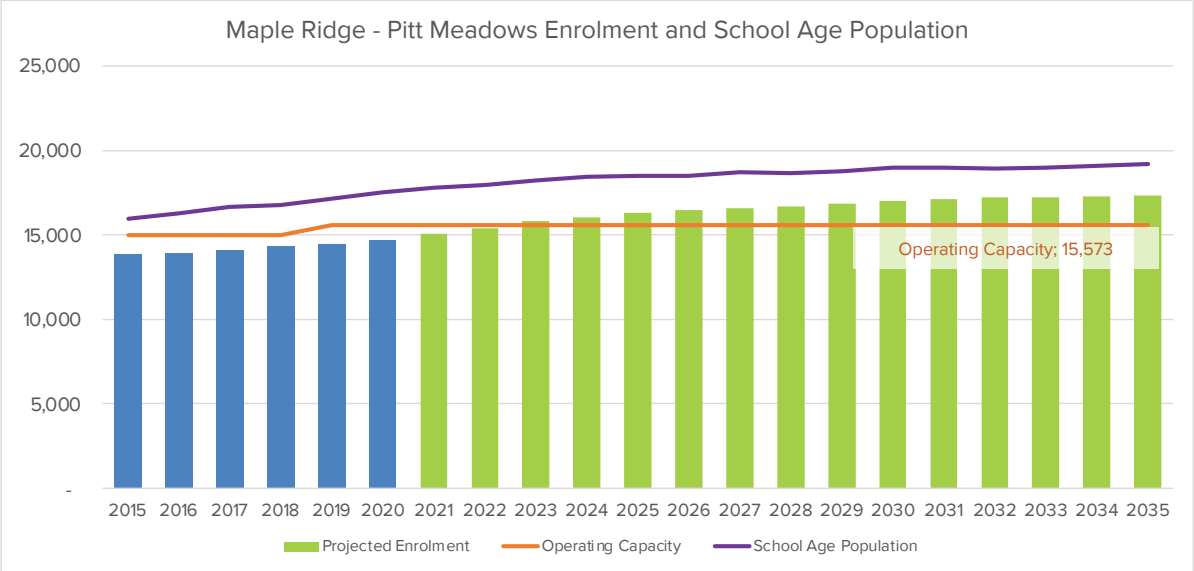
NORTH LOUGHEED

North Lougheed is currently in a planning phase with the City of Pitt Meadows and has yet to break ground. Based on discussions with the City, development could start as soon as 2030, with an expected buildout rate of 125 units per year. Without a direct comparable to this potential development in Pitt Meadows, housing complexes were added to projections for schools shown in the table below, using a standard yield rate of 0.34 elementary students/unit and 0.16 secondary students/unit. It's assumed all units will be multi family townhomes. For projection purposes, all enrolment related to North Lougheed is applied to Highland Park Elementary and Pitt Meadows Secondary because they are currently the only schools servicing this development area; however, this enrolment could split between other schools in the West Capital Zone.

SCHOOLS AFFECTED BY DEVELOPMENT	NEW UNITS FROM 2030-2035	PROJECTED ENROLMENT YIELD
Highland Park Elementary	600	204
Pitt Meadows Secondary	600	96

4.2.4 SCHOOL DISTRICT ENROLMENT TRENDS

Since 2015, the Maple Ridge - Pitt Meadows School District experienced consistent growth. The graph shows the school district's historical Ministry of Education funded headcount enrolment for elementary, secondary, alternate, distributed learning and continuing education, and the estimated enrolment growth to 2035. The gap between school age population and student enrolment numbers represents students who attend private schools, are home schooled, or attend schools outside of the district.



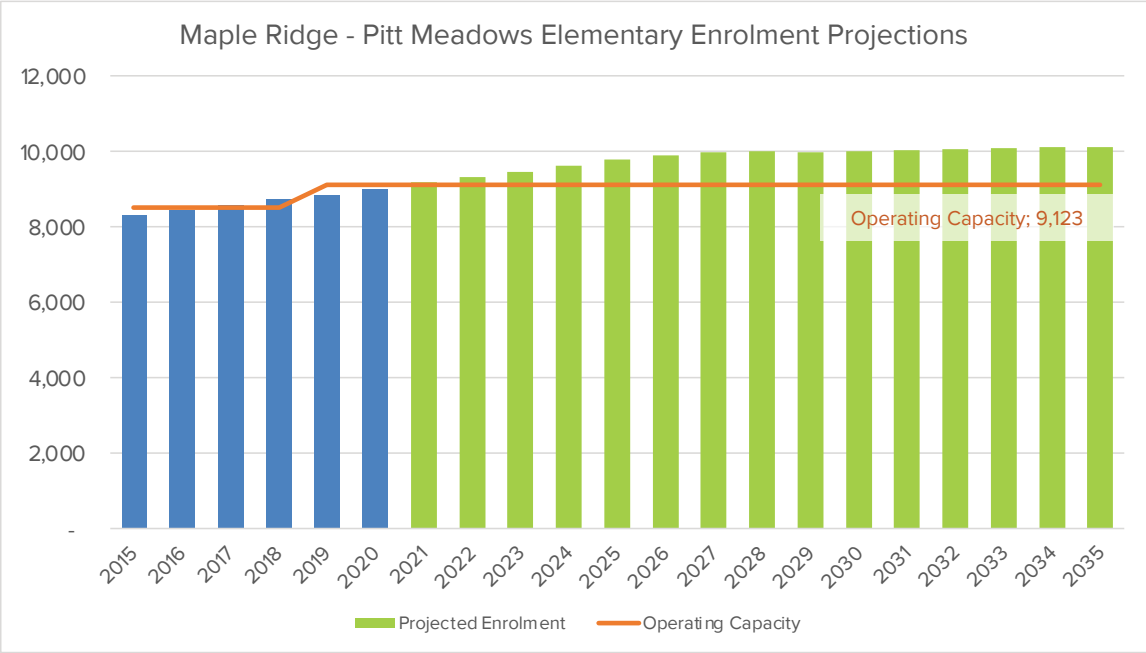
School age population from: http://www.bcstats.gov.bc.ca/StatisticsBySubject/

In addition, every year, 450-500 international students are enroled in elementary and secondary schools.

4.2.4.1 ELEMENTARY ENROLMENT TRENDS

Elementary enrolment has been steadily increasing since 2015 and is forecast to continue to slightly increase each year. This increase could be nearly 12% by 2035 if the current enrolment forecast materializes.

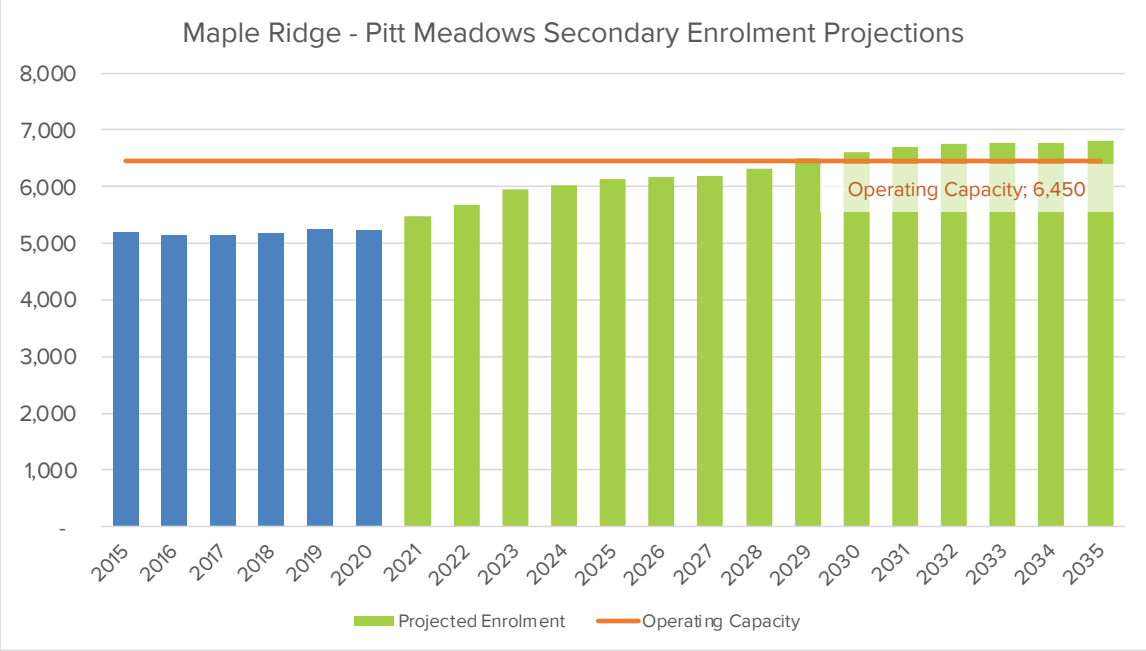
The school district currently has 21 elementary facilities. The following graph shows the current operating capacity of those schools relative to elementary enrolment. The 2019 increase in operating capacity is owed to the opening of c̓əsqənelə elementary. The total operating capacity in the district is currently 9,081 and it is 99% utilized. Projections show that in 2030 the district will require an additional 895 spaces, and by 2035 will require an additional 1,002 spaces.



4.2.4.2 SECONDARY ENROLMENT TRENDS

Secondary enrolment has been stable for the past five years and is estimated to increase slightly each year. This increase could be nearly 27% by 2035 if the current enrolment forecast materializes.

The school district currently has six secondary schools with varying degrees of utilization.



There is currently surplus capacity in secondary schools and it is estimated that surplus will continue until 2029.

However, this does not mean that these schools are currently in the most appropriate location, or that they will be in the correct location for future students. Notwithstanding the excess capacity at secondary, there are currently 12 portable classrooms at Samuel Robertson Technical Secondary School and four portable classrooms at Maple Ridge Secondary School.

In addition, the programs offered at select schools draw enrolment from all over the district, such as French Immersion at Maple Ridge Secondary and Pitt Meadows Secondary, and the International Baccalaureate at Garibaldi Secondary.

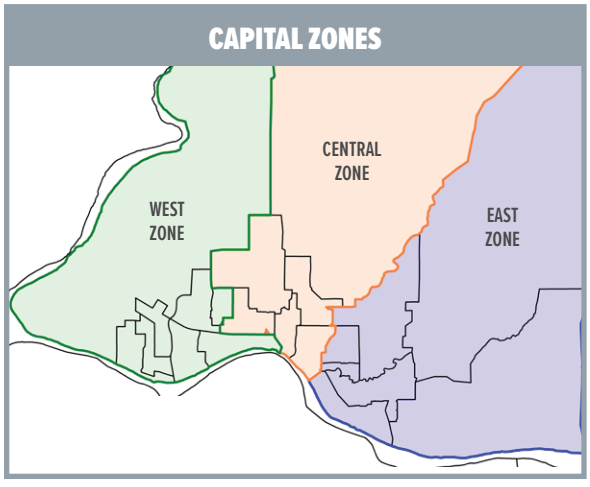
5. MAPLE RIDGE – PITT MEADOWS FACILITIES

The Maple Ridge - Pitt Meadows School District currently has facilities of all shapes and sizes. Over the years, as the district demographic has shifted, some schools were closed, some renovated, and some new schools constructed.

The long-term facilities planning process gives school districts the opportunity to identify future facility needs based on the future educational requirements of students and the operational goals of the district.

The terms enrolment, capacity, and utilization will be used throughout this report. An explanation of what these mean and how they are calculated is provided in the glossary of terms section.

The school district currently operates 21 elementary schools, six secondary schools, and two alternate schools. For capital planning, the school district will be presented and analyzed in three Capital Zones – West, Central and East. While the educational programs offered in each zone are similar, the school circumstances in these three zones are very different.

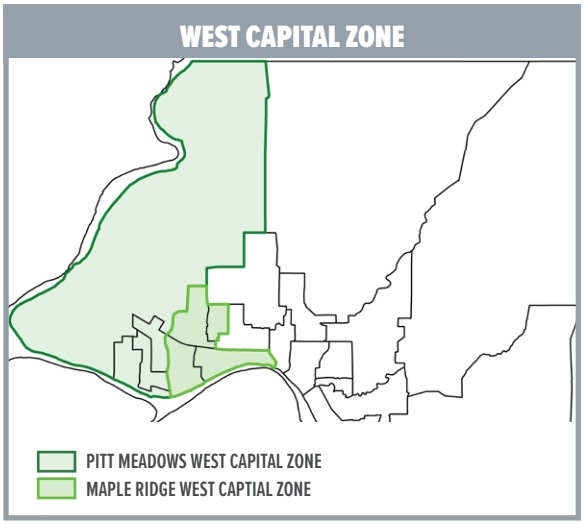


Detailed information about the 27 schools can be reviewed in Appendix B *Facilities Condition Index* and Appendix D *School Fact Sheets.*

5.1 WEST CAPITAL ZONE

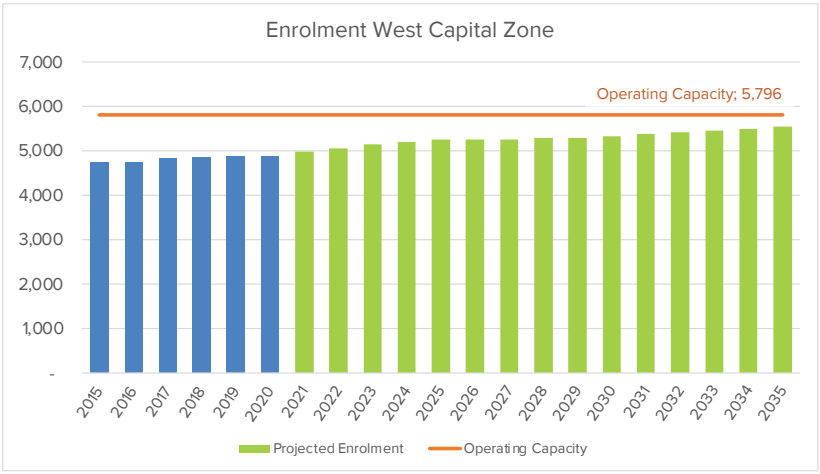
The West Capital Zone consists of eight elementary schools and two secondary schools, and will be reviewed in two individual zones – the Pitt Meadows West Zone and the Maple Ridge West Zone.

Each sub-zone has four elementary schools and one secondary school.



5.1.1 ENROLMENT PROJECTIONS

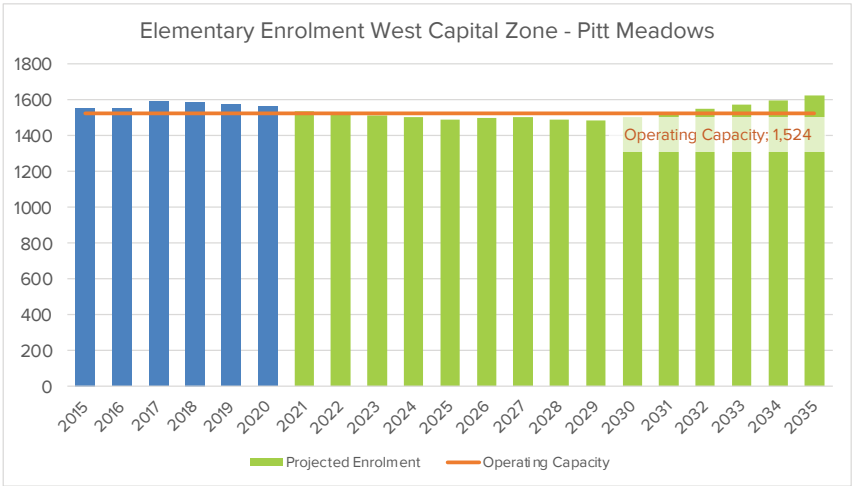
In the West Zone, the historical and forecasted enrolment is shown relative to the available operating capacity of the schools in this zone. By 2035, the schools in this zone are expected to be over 95% utilized.



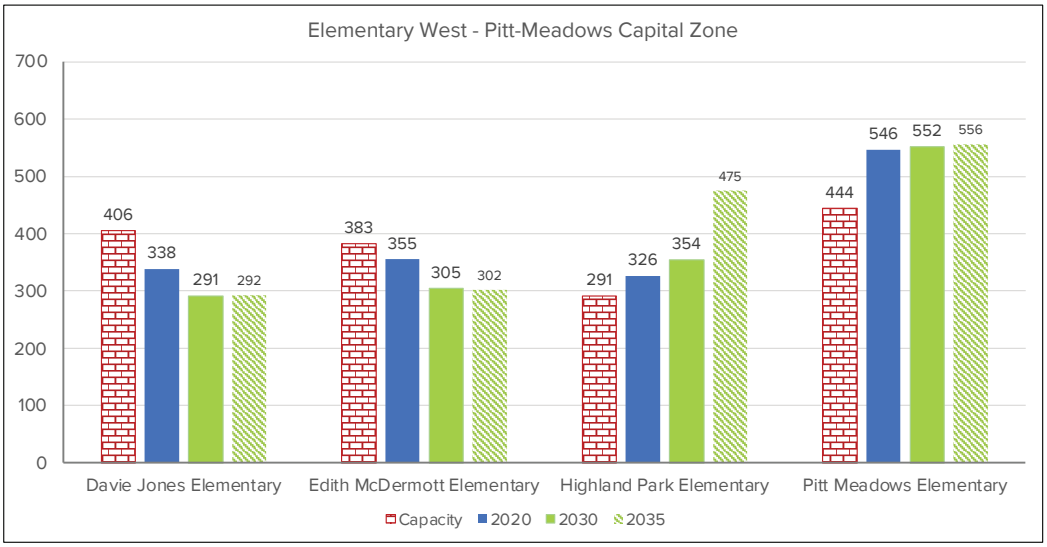
5.1.2 ELEMENTARY SCHOOLS WEST CAPITAL ZONE

5.1.2.1 PITT MEADOWS

In the Pitt Meadows Capital Zone, the historical and forecasted enrolment is shown relative to the available operating capacity.



The current and forecasted comparison of capacity and enrolment in the four elementary schools is as shown in the graph.



Pitt Meadows has seen relatively flat enrolment for the past five years and is currently operating at 103% utilization rate (41 spaces over operating capacity).

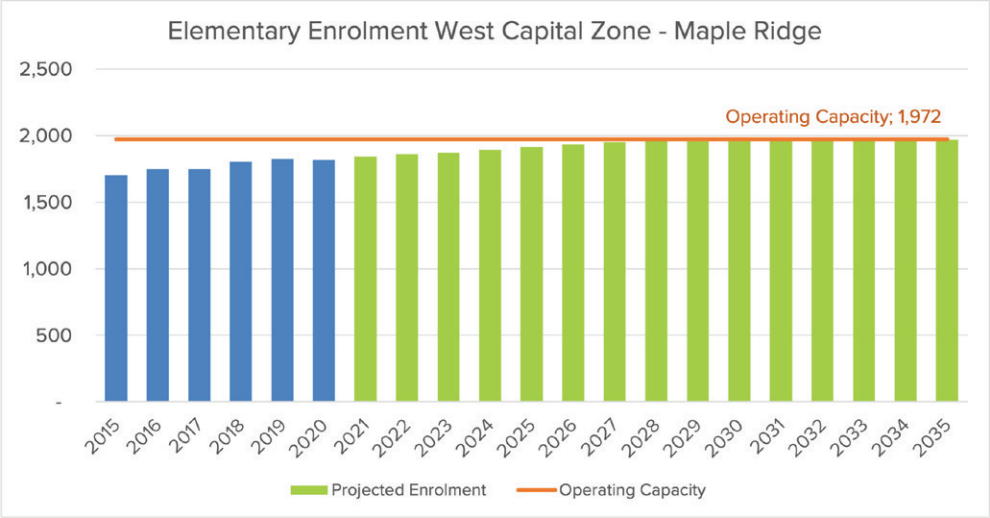
In recent years, the additional enrolment has been accommodated by six portable classrooms – one at Edith McDermott, two at Highland Park and three at Pitt Meadows Elementary.

Overall, total enrolment is expected to stay the same over the short term and increase as development occurs in either the North Lougheed or Harris Road Corridor.

The school district owns a property at Airport and Bonson Road but is unclear whether this property will help ease the enrolment pressures seen in Highland Park which is located two school catchments zones North of the property.

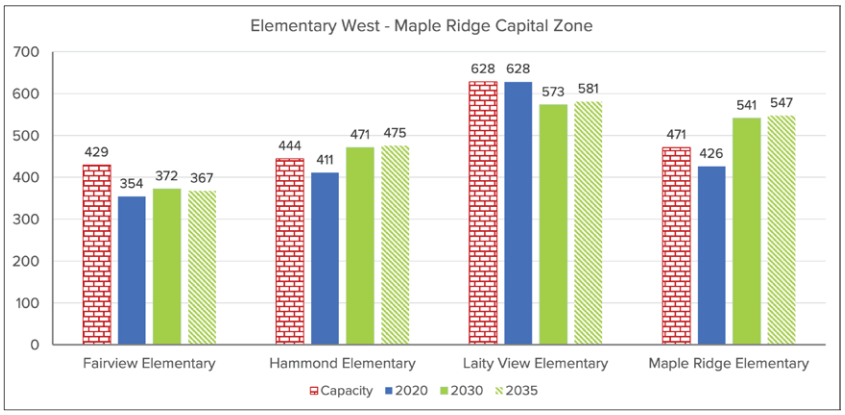
5.1.2.2 MAPLE RIDGE

In the Maple Ridge West Zone, the historical and forecasted enrolment is shown relative to the available operating capacity.



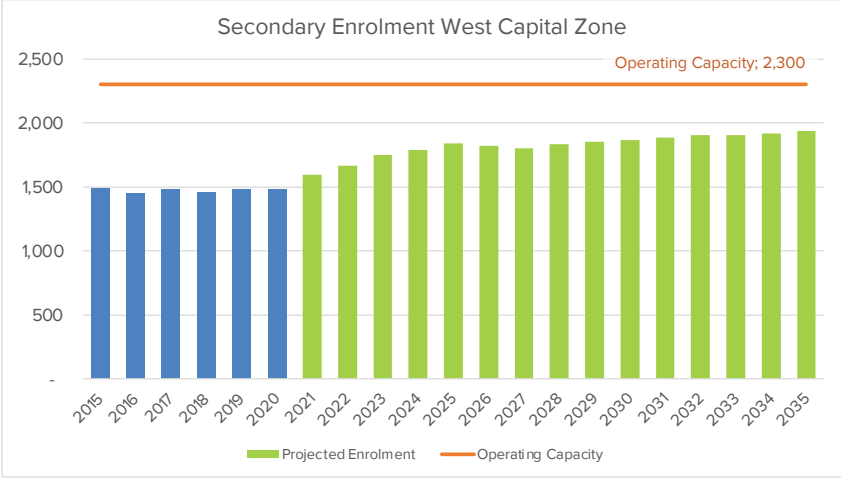
There is projected to be sufficient elementary capacity in the Maple Ridge West Capital Zone for the foreseeable future. Currently, there are no portable classrooms at these four schools. With schools collectively operating at a utilization rate of 92% (153 spaces open). By 2030, the elementary schools in this area will be fully utilized.

This forecast does not account for the potential cross boundary and cross city migration once North Lougheed development begins. Although residing in the Highland Park catchment zone, this development is likely to also increase enrolment in Fairview Elementary because of relative proximity to North Lougheed.



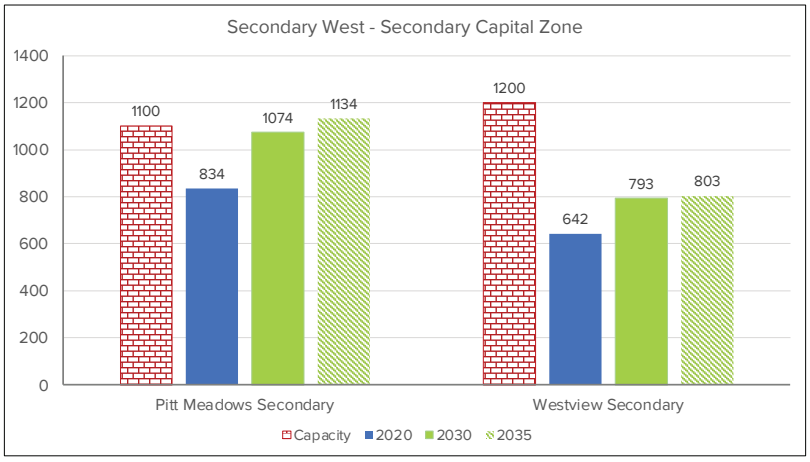
5.1.3 SECONDARY SCHOOLS WEST CAPITAL ZONE

The historical and forecasted enrolment for secondary schools in the West Capital Zone is shown relative to the available operating capacity.



The current capacity of the existing secondary schools greatly exceeds student enrolment. There is an overall utilization of 64% for secondary schools in the West Capital Zone with an estimated 824 available spaces.

In the West Capital Zone, there are two secondary schools, one in each sub-zone – Pitt Meadows Secondary in the Pitt Meadows Zone and Westview Secondary in the Maple Ridge West Zone. In this graph, the historical and forecasted enrolment is shown relative to the available operating capacity.



Although there is currently excess capacity in these facilities, in the long-term this will be needed to accommodate the forecasted increase in secondary enrolment.

5.1.4 PLANNING AHEAD - EXISTING FACILITIES

5.1.4.1 WEST CAPITAL ZONE - EXISTING FACILITIES ANALYSIS

There are many criteria used to evaluate a school and determine what investments should be made to improve the facility. Typical criteria are location, educational suitability, size, and condition. Some of these criteria are subjective, but the key technical criteria are the overall facility condition, the seismic risk, and building envelope condition. Explanations of these terms are included in the glossary of terms section of this report.

The facility condition index (FCI) is a tool used to identify the work that would normally be required to bring the facility up to current standards. Typically, a school condition is expressed using a facility condition index (FCI), which is a practical tool to compare the overall condition of different facilities.

Both elementary and secondary schools in the West Capital Zone and their FCI are as shown in the table below. Schools with an FCI greater than 0.30 have a condition rating of "Poor." Immediate attention to some significant building systems will be required.

The Energy Management Rank (EM Rank) is a district metric that compares each facility's energy consumption, energy costs, facility condition index, and annual emissions to rank each facility from one to 35. A school with a ranking of one demonstrates the best overall performance while a school with an EM Rank of 35 would be the worst performing facility in the district. The purpose of this ranking system is to target schools with highest EM Rank and implement energy conservation projects to address their shortfalls. Appendix C contains a summary of baseline energy management key performance indicators and environmental sustainability measures that can be implemented to improve these indicators.

The seismic risk is a consolidated risk classification for the entire facility. The school district has a complete list of the seismic status by individual school block. A classification of High (H) means that seismic mitigation is required, Medium (M) means that no significant structural mitigation is required, and a classification of Low (L) means there are no structural life safety risks.

SCHOOL NAME	2021 FCI	SEISMIC RISK	BEP RATING	EM Rank
Davie Jones Elementary	0.62	H2		28
Edith McDermott Elementary	0.44			3
Fairview Elementary	0.61	H2	43.07	19.5
Hammond Elementary	0.48			5
Highland Park Elementary	0.71	H2		15
Laity View Elementary	0.52			12
Maple Ridge Elementary	0.67	H1 - P2		22
Pitt Meadows Elementary	0.68	H1 - P2	37.34	31
Pitt Meadows Secondary	0.70	H1 - P2	33.08	34
Westview Secondary	0.56			23
Average	**0.60**			**19.3**

The general facility condition of the schools in the West Capital Zone have the highest average FCI of the zones within the district at 0.60. Highland Park, Pitt Meadows Elementary, and Pitt Meadows Secondary have three of the five worst FCIs in the district – all of which also need to be seismically upgraded.

Three schools in the West Capital Zone have been assessed for building envelope failures. If a building envelope project is considered to be a significant capital project on its own, then the project will be included in the district's Capital Plan.

Davie Jones Elementary, Pitt Meadows Elementary, and Pitt Meadows Secondary have the three worst EM rankings in this zone. All three schools require significant capital investments to improve their overall building energy consumption and reduce operating emissions in the next five years.

In summary, this zone is home to facilities that require significant facility upgrading over the next several years:

- six schools require seismic mitigation;
- three schools require building envelope remediation;
- six schools have an FCI of over 0.60 and require significant upgrades;
- six schools with an EM Rank higher than 17 need upgrades that will improve their overall building energy consumption and reduce operating emissions.

5.1.4.2 WEST CAPITAL ZONE - CAPITAL PLAN PRIORITIES FOR EXISTING FACILITIES

A summary of proposed capital plan priorities for facilities in the West Capital Zone is included in the table below. The year noted in the table is the school year when the proposed project is expected to be completed (i.e. 2028 means September 2028).

		MAJOR CAPITAL				MINOR CAPITAL		
		Seismic	Major Renovation	Addition	Building Envelope	School Enhancement	Playground	Carbon Neutral
ELEMENTARY	Davie Jones	2029						
	Edith McDermott							
	Fairview				2022	2022		
	Hammond							
	Highland Park	2027					2022	2022
	Laity View							
	Maple Ridge	2027						
	Pitt Meadows	2028						
SECONDARY	Pitt Meadows *	2028	2028					
	Westview							

* Projects that are currently supported by The Ministry of Education.

The table shows completion dates based on planned submissions to the Ministry of Education, and project execution times. If projects are not approved as expected by the Ministry of Education the completion of the proposed projects will be delayed accordingly.

PITT MEADOWS SECONDARY

Pitt Meadows Secondary School opened in 1961 and has had 9 additions to reach the total current floor area of 13,276sqm. The current FCI of this facility is 0.73 as compared to a provincial average of 0.49. The Seismic Project Identification Report (SPIR) identified 7 blocks classified as High 1 and the 2002 block not classified (constructed in 2002).

With the high safety classification determined in the seismic assessment and the high Facility Condition Index (FCI) of 0.73, undertaking the seismic mitigation on its own is not desirable.

In March 2020, the Ministry of Education authorized a Seismic Project Definition Report (SPDR) to proceed for a full seismic upgrade with functional upgrades. The SPDR was submitted on April 02, 2020.

On July 15, 2020, the Ministry requested a SPDR to consider:

- Option 1 - Full seismic upgrade, and
- Option 2 - Full seismic upgrade with functional upgrades

On December 08, 2020, the Ministry requested this SPDR to add:

- Option 3 – Full Replacement – LEED Gold Equivalent
- Option 4 – Full Replacement – Energy and Emissions (GHG Reduction Strategy)

In May 2021, the school district submitted to the Ministry of Education the requested SPDR and recommended the funding of option 3 – Full Replacement – LEED Gold Equivalent. This option has the potential to improve the functionality of the school, reduce district emissions by 6%, and better support the Pitt-Meadows community. The estimated cost of this project is $89.71 M.

If a funding decision is made by September of 2023 the new school will open September 2028.

PITT MEADOWS ELEMENTARY

Pitt Meadows Elementary requires significant seismic upgrades, and renovations worth over $19M. This facility should be prioritized in future capital plans with the option to replace the school being given consideration.

5.1.4.3 WEST CAPITAL ZONE - ANNUAL FACILITIES GRANT PRIORITIES

The proposed West Capital Zone AFG funded upgrades for 2022 to 2027 are summarized in the table below.

	Interior Upgrades	Exterior Upgrades	Site Upgrades
Fairview Elementary	2022, 2024, 2025		
Hammond Elementary	2023	2022	
Laity View Elementary		2022	2022
Maple Ridge Elementary			
Davie Jones Elementary	2022, 2025	2023	
Edith McDermott Elementary			
Highland Park Elementary	2027		
Pitt Meadows Elementary	2023		
Pitt Meadows Secondary			
Westview Secondary			

5.1.5 PLANNING AHEAD - NEW FACILITIES

5.1.5.1 WEST CAPITAL ZONE - NEW FACILITIES ANALYSIS

In the West Capital Zone, enrolment growth is forecasted to be accelerated by the development of the North Lougheed area. It is forecasted that new residential units will be built between 2030 and 2035 at an average rate of 125 new units per year.

This increased residential development is estimated to result in increased enrolment at Highland Park Elementary and Pitt Meadows Secondary.

By 2030, elementary schools in this zone will not require any additional spaces above operating capacity, but will require an additional 99 spaces by 2035. There are currently portables to support 138 additional spaces and should suffice to 2031.

SCHOOL NAME	2020 OPERATING CAPACITY	2020 PORTABLE CLASSROOMS	2020 ADJUSTED CAPACITY	POTENTIAL PORTABLE CLASSROOMS	FUTURE POTENTIAL CAPACITY *
Davie Jones Elementary	406	0	406	3	475
Edith McDermott Elementary	383	1	406	0	406
Fairview Elementary	429	0	429	2	475
Hammond Elementary	444	0	444	0	444
Highland Park Elementary	291	2	337	3	406
Laity View Elementary	628	0	628	0	628
Maple Ridge Elementary	471	0	471	2	517
Pitt Meadows Elementary	444	3	513	1	536
	3,496	**6**	**3,634**	**11**	**3,887**

* Capacity calculated based on an estimated portable classroom capacity of 23 spaces.

By 2030, secondary schools in this zone will have excess capacity to support existing enrolment. Pitt Meadows Secondary will require an additional 18 spaces by 2030 and will continue to grow as the North Lougheed population matures. Currently there are no portables on-site at secondary schools, and there are no viable options to install portable classrooms in the future

SCHOOL NAME	2020 OPERATING CAPACITY	2020 PORTABLE CLASSROOMS	2020 ADJUSTED CAPACITY	POTENTIAL PORTABLE CLASSROOMS	FUTURE POTENTIAL CAPACITY *
Pitt Meadows Secondary	1,100	0	1,100	0	1,100
Westview Secondary	1,200	0	1,200	0	1,200
	2,300	**0**	**2,300**	**0**	**2,300**

.* Capacity calculated based on an estimated portable classroom capacity of 25 spaces

PORTABLES

For elementary schools, there is currently sufficient capacity when including existing portables to accommodate growth until 2035. Beyond 2035, as schools reach capacity there is sufficient space available for 11 portable classrooms to accommodate short term enrolment pressures, allowing an additional 253 spaces to open up.

ADDITIONS

An expansion of Highland Park Elementary would create 318 additional spaces to the region. This would effectively eliminate the need for the six portables in the zone, and in the long term allow the district to accommodate the North Lougheed development beyond 2035.

NEW SCHOOLS

In the long term the district could consider building a new elementary school at the Bonson Road property.

There is no requirement for additional secondary school space in this zone for the foreseeable future.

ELEMENTARY

The table below summarizes the space needs for elementary schools in the West Capital Zone based on existing and planned capacity for facilities in the zone compared with the projected student enrolment for the zone.

YEAR	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Projected Enrolment	3,385	3,387	3,398	3,403	3,433	3,453	3,455	3,439	3,459	3,487	3,518	3,544	3,570	3,595
Existing Operating Capacity	3,496	3,496	3,496	3,496	3,496	3,496	3,496	3,496	3,496	3,496	3,496	3,496	3,496	3,496
Proposed Additions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Planned Operating Capacity	3,496	3,496	3,496	3,496	3,496	3,496	3,496	3,496	3,496	3,496	3,496	3,496	3,496	3,496
Operating Space Available (Required)	**111**	**109**	**98**	**93**	**63**	**43**	**41**	**57**	**37**	**9**	**(22)**	**(48)**	**(74)**	**(99)**
Portable Classrooms	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Total Temporary Spaces	138	138	138	138	138	138	138	138	138	138	138	138	138	138
Total Space Available (Required)	**249**	**247**	**236**	**231**	**201**	**181**	**179**	**195**	**175**	**147**	**116**	**90**	**64**	**39**

Based on the data available, there is no projected need for additional elementary space in the West Capital Zone for the foreseeable future.

Enrolment in the area should be closely monitored and if the projected enrolment growth is accelerated an addition of 318 spaces to Highland Park Elementary should be prioritized for funding.

SECONDARY

YEAR	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Projected Enrolment	1,666	1,750	1,786	1,838	1,817	1,800	1,831	1,851	1,867	1,885	1,901	1,905	1,918	1,937
Existing Operating Capacity	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
Proposed Additions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Planned Operating Capacity	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
Operating Space Available (Required)	**634**	**550**	**514**	**462**	**483**	**500**	**469**	**449**	**433**	**415**	**399**	**395**	**382**	**363**
Portable Classrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Temporary Spaces	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Space Available (Required)	**634**	**550**	**514**	**462**	**483**	**500**	**469**	**449**	**433**	**415**	**399**	**395**	**382**	**363**

Based on the data available there is no projected need for additional secondary space in the West Capital Zone for the foreseeable future.

5.1.5.2 WEST CAPITAL ZONE - CAPITAL PLAN PRIORITIES FOR NEW FACILITIES

Public feedback on Capital Plan priorities in the West Capital Zone focused almost entirely on various perceived upgrade needs at existing facilities, including the need to replace the Pitt Meadows Secondary facility. Respondents also encouraged the school district to consider the condition of any portables in this zone.

RECOMMENDATION(S)

SCHOOL SITES

Based on the data available there is no projected need for additional elementary or secondary space in the West Capital Zone for the foreseeable future.

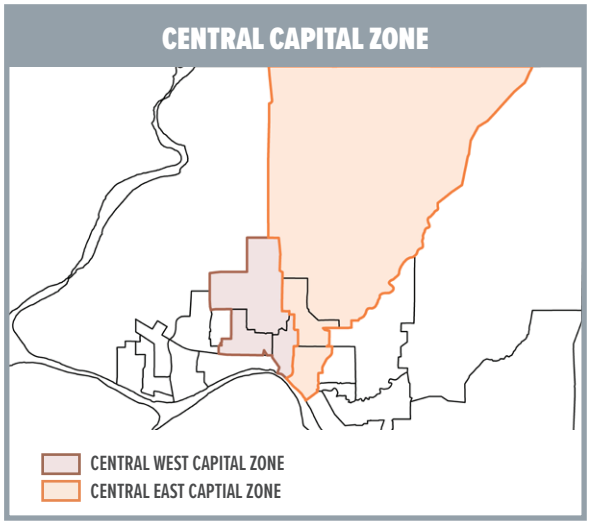
SCHOOL SITES

The school district owns the Bonson Road school site. Based on current data, development of this property is not recommended before 2035. Given the limited developable land available in Pitt Meadows it is not recommended that this property be declared surplus.

No additional school site acquisitions are recommended in this capital zone.

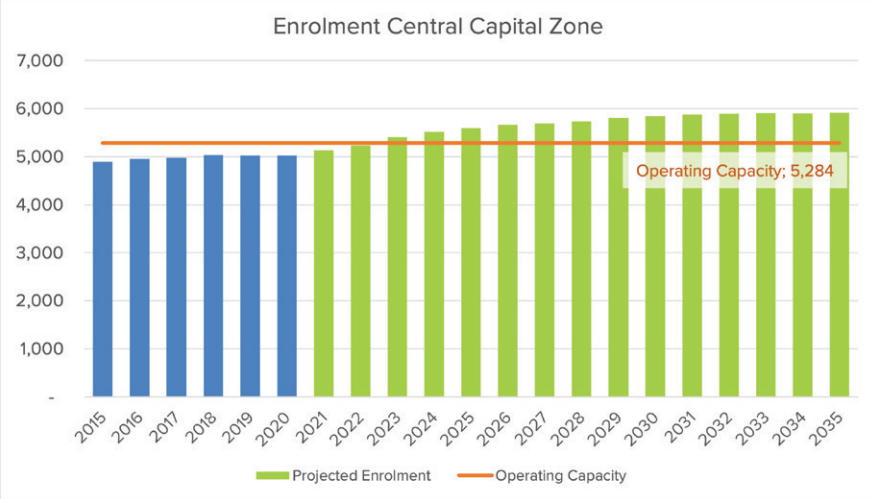
5.2 CENTRAL CAPITAL ZONE

The Central Capital Zone consists of six elementary schools and two secondary schools. Elementary schools will be reviewed in two individual zones – the Central West Zone and the Central East Zone. Secondary schools will be reviewed for the overall Central Zone.



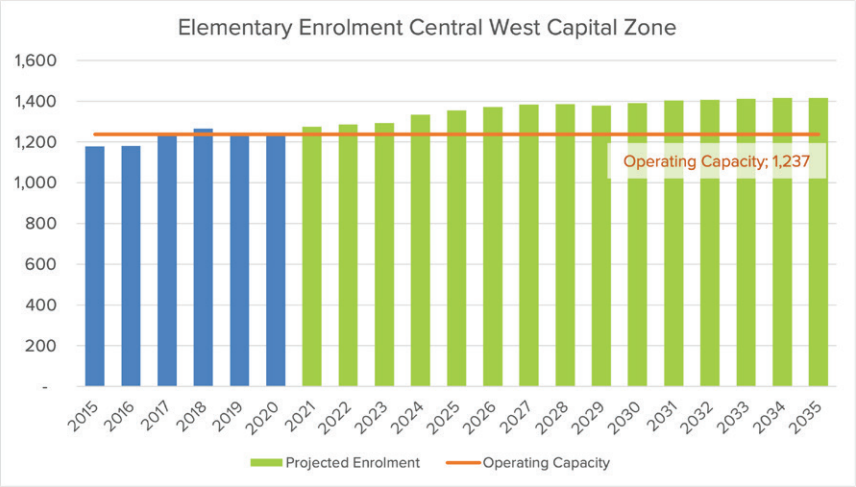
5.2.1 OVERALL ENROLMENT

In the Central Zone, the historical and forecasted enrolment is shown relative to the available operating capacity of the schools in this zone. It is anticipated that the current operating capacity will be exhausted by 2023, reaching utilization rate of 111% by 2030 (563 spaces over capacity) with relatively flat enrolment to 2035. By 2035, the schools in this zone are expected to be over capacity by 631 spaces.



5.2.2 ELEMENTARY CENTRAL WEST

In the Central-West Capital Zone, the historical and forecasted elementary enrolment is shown relative to the available operating capacity.

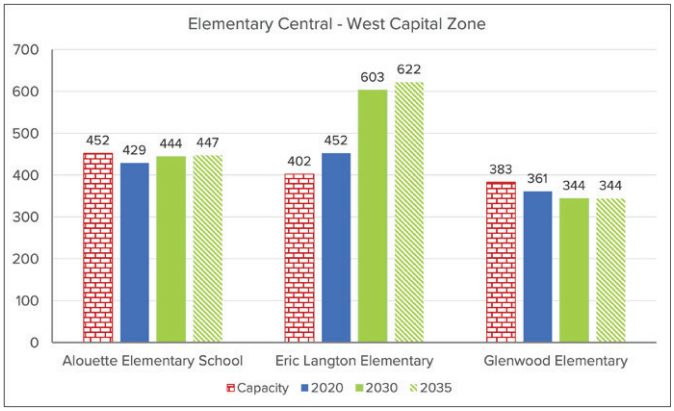


Since 2015, enrolment in the Central West capital zone has been growing and the combined utilization rate of elementary schools in this zone for 2020 is 100%. Enrolment is expected to continue to increase until at least 2035.

In recent years, this over utilization has been addressed by using five portable classrooms – one at Alouette, three at Eric Langton and one at Glenwood.
By 2035 utilization rate of the Central West Zone is expected to be 114%, with 179 additional spaces required.

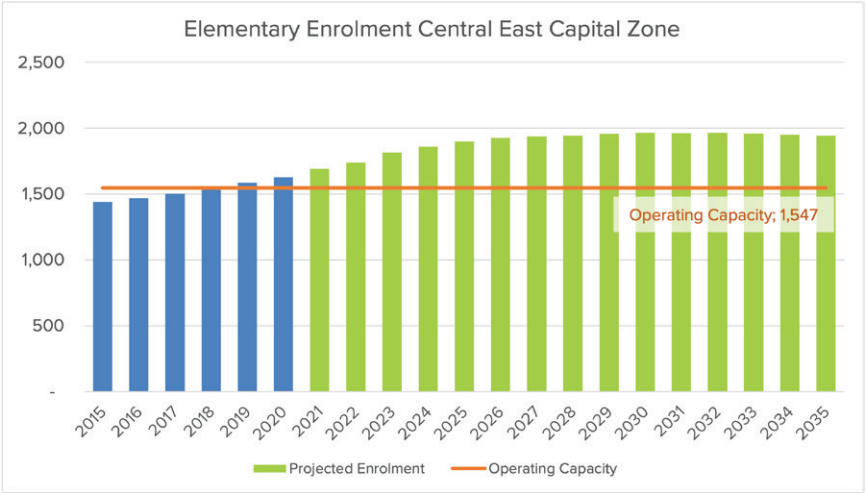
Eric Langton Elementary is a ministry supported project and the district is preparing a Project Definition Report for seismic mitigation and expanded capacity by 199 spaces.

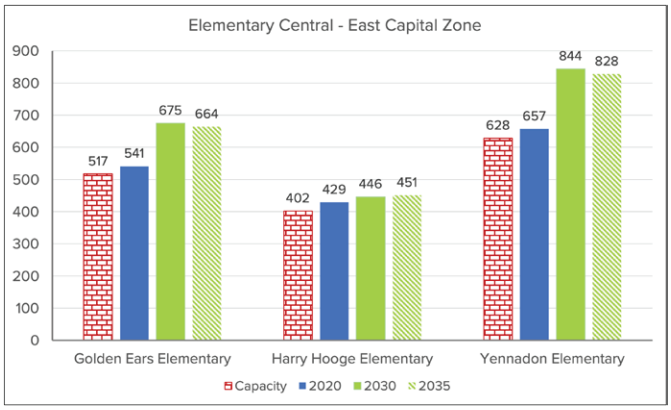
When taking into consideration the expansion of Eric Langton, there will be sufficient space in this sub-zone until 2030.



5.2.3 ELEMENTARY CENTRAL EAST

In the Central East Capital Zone, the historical and forecasted elementary enrolment is shown relative to the available operating capacity.

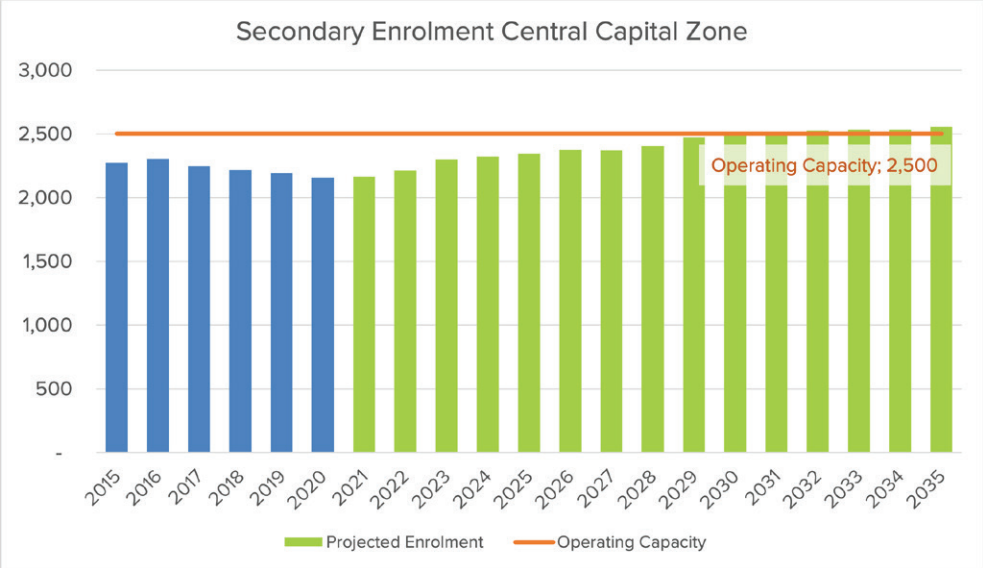




Since 2015, enrolment in the Central East capital zone has been growing and the combined utilization rate of elementary schools in this zone for 2020 is 105%. Enrolment is expected to continue to increase until at least 2030 and remain stable thereafter. By 2030, utilization rate will be at 127% with 418 additional spaces needed.
In recent years, this over utilization has been addressed by using five portable classrooms – three at Golden Ears and two at Harry Hooge Elementary. A further two portable classrooms were installed on-site at Yennadon Elementary in September 2021.

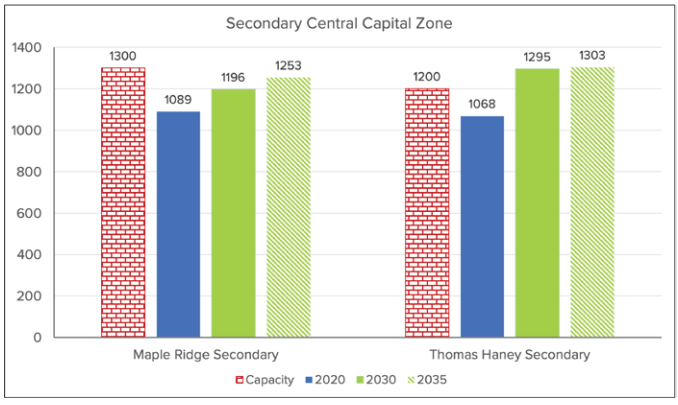
5.2.4 SECONDARY CENTRAL OVERALL

In the Central Capital Zone, the historical and forecasted secondary enrolment is shown relative to the available operating capacity.



Since 2015, enrolment in secondary schools in the central capital zone has been declining and the combined utilization rate of secondary schools in this zone for 2020 is 86% (343 available spaces). Enrolment in secondary schools in the Central Capital Zone is estimated to result in 100% utilization of existing facilities by 2030 and an estimated additional 56 spaces will be required to accommodate the forecasted enrolment for 2035.

Although there is significant development and densification happening in the city centre, the yield of secondary aged students is lower than elementary yield per unit. Growth in the secondary system is expected to happen once new families mature and graduate into the secondary schools.



5.2.5 PLANNING AHEAD - EXISTING FACILITIES

5.2.5.1 CENTRAL CAPITAL ZONE - EXISTING FACILITIES ANALYSIS

There are many criteria used to evaluate a school and determine what investments should be made to improve the facility. Typical criteria are location, educational suitability, size, and condition. Some of these criteria are subjective, but the key technical criteria are the overall facility condition, the seismic risk, and building envelope condition. Explanations of these terms are included in the glossary of terms section of this report.

The facility condition index (FCI) is a tool used to identify the work that would normally be required to bring the facility up to current standards. Typically, a school condition is expressed using a facility condition index (FCI), which is a practical tool to compare the overall condition of different facilities.

Both elementary and secondary schools in the Central Capital Zone and their FCI are as shown in the table below. Schools with an FCI greater than 0.30 have a condition rating of "Poor." Immediate attention to some significant building systems will be required.

The Energy Management Rank (EM Rank) is a district metric that compares each facility's energy consumption, energy costs, facility condition index, and annual emissions to rank each facility from one to 35. A school with a ranking of one demonstrates the best overall performance while a school with an EM Rank of 35 would be the worst performing facility in the district.

The purpose of this ranking system is to target schools with highest EM Rank and implement energy conservation projects to address their shortfalls. Appendix C contains a summary of baseline energy management key performance indicators and environmental sustainability measures that can be implemented to improve these indicators.

The seismic risk is a consolidated risk classification for the entire facility. The school district has a complete list of the seismic status by individual school block. A classification of High (H) means that seismic mitigation is required, Medium (M) means that no significant structural mitigation is required, and a classification of Low (L) means there are no structural life safety risks.

SCHOOL NAME	2021 FCI	SEISMIC RISK	BEP RATING	EM Rank
Alouette Elementary School	0.54	H1 -P3	33.21	6
Eric Langton Elementary	0.61	H1 - P2		33
Glenwood Elementary	0.72	H1 - P2		9
Golden Ears Elementary	0.70	H1		11
Harry Hooge Elementary	0.52	H2		7
Yennadon Elementary	0.49			16
Maple Ridge Secondary	0.40	H1 - P1		19
Maple Ridge Secondary Annex	0.77	H1 - P2		27
Thomas Haney Secondary	0.52			32
Average	**0.58**			**17.8**

The schools in the Central Capital Zone have the second highest average FCI of the zones in the district (0.58). Maple Ridge Secondary Annex, Golden Ears, and Glenwood have the three highest FCI's in the Central Capital Zone and also need to be seismically upgraded.

Maple Ridge Secondary Annex is currently being used for storage and non-classroom based activities for Maple Ridge Secondary. This property also has the highest FCI in the district and requires significant seismic upgrades. Depending on future plans to use the facility, these requirements would need to be remediated before changes to use could occur.

The only school remaining in the Central Capital Zone with building envelope remediation requirements is Alouette Elementary. If a building envelope project is a significant capital project on its own, then the project will be included in the district's Capital Plan.

Eric Langton Elementary and Thomas Haney Secondary have the two worst EM rankings in the Central Capital Zone. Improvements at Eric Langton Elementary will be considered as part of the seismic and addition projects. Thomas Haney Secondary will be prioritized for capital investments to improve overall building energy consumption and reduce operating emissions in the next five years.

In summary, this zone is home to facilities that will require certain facility upgrading over the next several years:

- seven schools require seismic mitigation;
- one school require building envelope remediation;
- four schools have an FCI of over 0.60 and require significant upgrades;
- four schools with an EM Rank higher than 17 need upgrades that will improve their overall building energy consumption and reduce operating emissions.

5.2.5.2 CENTRAL CAPITAL ZONE - CAPITAL PLAN PRIORITIES FOR EXISTING FACILITIES

A summary of proposed capital plan priorities for facilities in the Central Capital Zone is included in the table below. The year noted in the table is the school year when the proposed project is expected to be completed (i.e. 2028 means September 2028).

		MAJOR CAPITAL				MINOR CAPITAL		
		Seismic	Major Renovation	Addition	Building Envelope	School Enhancement	Playground	Carbon Neutral
ELEMENTARY	Alouette Elementary	2028			2024	2022		
	Eric Langton Elementary*	2025	2025	2025				
	Glenwood Elementary	2028						
	Golden Ears Elementary					2022		
	Harry Hooge Elementary			2026				
	Maple Ridge Secondary Annex							
	Yennadon Elementary							
SECONDARY	Maple Ridge Secondary	2026						
	Thomas Haney Secondary							2022

* Projects currently supported by the Ministry of Education.

The table shows completion dates based on planned submissions to the Ministry of Education, and project execution times. If projects are not approved as expected by the Ministry of Education the completion of the proposed projects will be delayed accordingly.

ERIC LANGTON ELEMENTARY

Eric Langton Elementary was identified by the school district as a facility that needs to be seismically upgraded and expanded to accommodate the existing and projected student enrolment in the area.

The Ministry of Education authorized the Eric Langton Seismic Project Definition Report to proceed in October 2019.

The Seismic Project Identification Report identified five (5) seismic blocks at Eric Langton Elementary. One block is rated High (H1), two blocks are rated High (H2) and two blocks are rated High (H3), making the overall seismic risk classification of Eric Langton Elementary to be H1 (High 1). To seismically upgrade Eric Langton and provide for an increase in capacity (40K+175), several options were reviewed.

In October 2019, the Ministry approved a SPDR to include the following options:

- Option 1 – Seismic Upgrade + Addition
- Option 2 – Seismic Upgrade + Partial Demolition/Replacement + Addition
- Option 3 – Full Replacement + Addition
- Option 4 – Full Replacement + Net Zero Energy Ready

The SPDR was submitted in March 2020. In May 2020, the Ministry requested this be converted to a Concept Plan. The following options were submitted in the Concept Plan in August 2020.

- Option 1 – Relocate Students to Surrounding Schools
- Option 2 – Seismic Upgrade + Addition
- Option 3 – Seismic Upgrade + Partial Demolition/Replacement + Addition
- Option 4 – Full Replacement + Addition

On 08 December 2020, the Ministry requested a SPDR to proceed with the following options:

- Option 1 – Seismic Upgrade + Addition + NLC
- Option 2 – Full Seismic Replacement + Addition – LEED Gold Equivalent + NLC
- Option 3 – Full Seismic Replacement + Addition – GHG Reduction Strategy + NLC

The Board requested that Option 3 – Replacement of the existing Eric Langton Elementary school and an addition of 40K + 175 with NLC space and a GHG Reduction Strategy (cost of $42,076,034) be brought forward for Treasury Board approval.

MAPLE RIDGE SECONDARY ANNEX

Maple Ridge Secondary Annex has been prioritized in past capital plan submissions for seismic upgrading and major renovation for conversion to an elementary school. This will create an additional 16 classrooms (40K + 350).

The necessary additional capacity in the central capital zone can be achieved either by expanding Eric Langton Elementary and Harry Hooge Elementary or by seismically upgrading and renovating Maple Ridge Secondary Annex.

Enrolment growth in this zone should be closely monitored and the conversion of Maple Ridge Secondary Annex to usable elementary space should be prioritized if additional space is needed before 2030.

5.2.5.3 CENTRAL CAPITAL ZONE - ANNUAL FACILITIES GRANT PRIORITIES

The proposed Central Capital Zone AFG funded upgrades for 2022 to 2027 are summarized in the table below.

	Interior Upgrades	Exterior Upgrades	Site Upgrades
Golden Ears Elementary		2025	
Harry Hooge Elementary			
Yennadon Elementary			
Alouette Elementary	2022	2022	
Eric Langton Elementary			
Glenwood Elementary	2022		
Maple Ridge Annex			
Maple Ridge Secondary	2022, 2025	2023, 2024	2025
Thomas Haney Secondary	2023		2023

5.2.6 PLANNING AHEAD - NEW FACILITIES

5.2.6.1 CENTRAL CAPITAL ZONE - NEW FACILITIES ANALYSIS

In the Central Capital Zone, enrolment is expected to continue on an upwards trend as the city goes through densification and development in Silver Valley continues for the next 10 years.

By 2030, elementary schools in this zone will require an additional 572 spaces to accommodate this growth. Schools most affected by this increased enrolment pressure are Yennadon, Golden Ears, and Eric Langton Elementary accounting for 480 of those 572 required spaces.

By 2035, the Central Capital zone elementary schools will require an additional 575 spaces compared to current operating capacities.

SCHOOL NAME	2020 OPERATING CAPACITY	2020 PORTABLE CLASSROOMS	2020 ADJUSTED CAPACITY	POTENTIAL PORTABLE CLASSROOMS	FUTURE POTENTIAL CAPACITY *
Alouette Elementary School	452	1	475	2	521
Eric Langton Elementary	402	3	471	1	494
Glenwood Elementary	383	1	406	1	429
Golden Ears Elementary	517	3	586	2	632
Harry Hooge Elementary	402	2	448	1	471
Yennadon Elementary	628	2	674	2	720
	2,784	**12**	**3,060**	**9**	**3,267**

* Capacity calculated based on an estimated portable classroom capacity of 23 spaces

In 2021, up to 276 students will be accommodated in 12 portable classrooms. An additional nine portable classrooms can be installed on existing sites providing temporary accommodation for an additional 207 students.

SCHOOL NAME	2020 OPERATING CAPACITY	2020 PORTABLE CLASSROOMS	2020 ADJUSTED CAPACITY	POTENTIAL PORTABLE CLASSROOMS	FUTURE POTENTIAL CAPACITY *
Maple Ridge Secondary	1,300	4	1,400	4	1,500
Thomas Haney Secondary	1,200	0	1,200	0	1,200
	2,500	**4**	**2,600**	**4**	**2,700**

* Capacity calculated based on an estimated portable classroom capacity of 25 spaces

By 2030, secondary schools in this zone will reach 100% utilization, and when including existing portables there will be 102 temporary spaces available. As families continue to mature in the Silver Valley and Town Centre, enrolment is expected to continue to increase in the long term leaving these secondary schools well utilized for the foreseeable future.

PORTABLES

With an expected 572 additional spaces required in the elementary schools by 2030, a key part of the short-term plan will be to deploy additional portable classrooms as needed to support enrolment pressures. There are nine potential portable classroom locations on existing school sites, which would support 207 additional students in the zone. This will provide temporary accommodation for most of the estimated growth out to 2026 but additional building capacity will be required to accommodate the estimated growth on a permanent basis.

ADDITIONS

The seismic upgrade and addition project at Eric Langton Elementary is in the Project Definition stage and is ministry supported. Approval from the ministry is expected in the fall of 2021, which would see the expanded and upgraded school operational by September 2025, adding 199 spaces to the Central Capital Zone.

The district also requested an addition to Harry Hooge. If approved in 2022, this addition would yield an additional 226 spaces by 2026.

Finally, Maple Ridge Secondary Annex has been prioritized in previous capital plans for conversion back to elementary, seismic upgrade, addition and major renovation. If approved in 2022, this project would yield an additional 600 elementary spaces by 2027.

NEW SCHOOLS

The school district has identified a new school location in the Silver Valley area. This new property could support a new school with an operating capacity of 635. If site acquisition and development is approved for 2022, a new school operational in the Silver Valley area could open by 2028.

There is no requirement for a new secondary school location in this zone for the foreseeable future.

ELEMENTARY

The table below summarizes the space needs for elementary schools in the West Capital Zone based on existing and planned capacity for facilities in the zone compared with the projected student enrolment for the zone.

The following increases to operating capacity of existing schools are proposed:

- Eric Langton Elementary
  - Operating capacity increase of **199 spaces**
  - Occupancy in **September 2025**
- Harry Hooge Elementary
  - Operating capacity increase of **226 spaces**
  - Occupancy in **September 2026**

YEAR	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Projected Enrolment	3,023	3,107	3,193	3,255	3,296	3,322	3,330	3,336	3,356	3,365	3,373	3,372	3,368	3,359
Existing Operating Capacity	2,784	2,784	2,784	2,784	2,983	3,209	3,209	3,209	3,209	3,209	3,209	3,209	3,209	3,209
Proposed Additions														
Eric Langton				199										
Harry Hooge					226									
Total Planned Operating Capacity	2,784	2,784	2,784	2,983	3,209	3,209	3,209	3,209	3,209	3,209	3,209	3,209	3,209	3,209
Operating Space Available (Required)	**(239)**	**(323)**	**(409)**	**(272)**	**(87)**	**(113)**	**(121)**	**(127)**	**(147)**	**(156)**	**(164)**	**(163)**	**(159)**	**(150)**
Portable Classrooms														
Existing	12	12	14	18	15	9	8	8	8	8	8	8	8	8
Removed				(3)	(6)	(1)								
Added		2	4											
Total Temporary Spaces	276	322	414	345	207	184	184	184	184	184	184	184	184	184
Total Space Available (Required)	**37**	**(1)**	**5**	**73**	**120**	**71**	**63**	**57**	**37**	**28**	**20**	**21**	**25**	**34**

The above space analysis shows that in the Central Capital Zone there is a need to increase the capacity of existing schools, build a new school or add more portable classrooms. It is estimated that over the next 3 years an additional 6 portables will have to be placed on school grounds to provide temporary accommodation for students residing in this area.

To accommodate this higher enrolment level past capital plan submissions included requests for expanded capacity at Eric Langton (9 additional classrooms) and Harry Hooge (10 additional classrooms). The Eric Langton project is supported by the Ministry of Education and once funding is approved the project will take an estimated 3 years to complete.

The expansion of Harry Hooge Elementary would allow the school district to start removing some of the portable classrooms from this capital zone.

Additional classroom space in this capital zone can be created by converting Maple Ridge Secondary Annex back to an elementary school (40K + 350). This will require a seismic upgrade and a major renovation.

Enrolment growth in this zone should be closely monitored and the conversion of Maple Ridge Secondary Annex to elementary should be prioritized if additional space is needed before 2030.

SECONDARY

Based on projected enrolment, a space analysis is performed for the secondary school in the Central Capital Zone and is show in the table below.

YEAR	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Projected Enrolment	2,212	2,301	2,324	2,345	2,372	2,370	2,404	2,473	2,491	2,510	2,524	2,534	2,534	2,556
Existing Operating Capacity	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Proposed Additions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Planned Operating Capacity	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Operating Space Available (Required)	**288**	**199**	**176**	**155**	**128**	**130**	**96**	**27**	**9**	**(10)**	**(24)**	**(34)**	**(34)**	**(56)**
Portable Classrooms	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Total Temporary Spaces	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Total Space Available (Required)	**388**	**299**	**276**	**255**	**228**	**230**	**196**	**127**	**109**	**90**	**76**	**66**	**66**	**44**

Based on the data available there is no projected need for additional secondary space in the Central Capital Zone for the foreseeable future. The continued use of portable classrooms would allow for international students to continue to attend secondary schools in this capital zone.

5.2.6.2 CENTRAL CAPITAL ZONE - CAPITAL PLAN PRIORITIES FOR NEW FACILITIES

Public feedback on Capital Plan priorities in the Central Capital Zone showed strong support for a new school in the Silver Valley neighbourhood. A number of respondents raised questions about how school expansions may impact the culture of those elementary schools, while others encouraged the school district to ensure that the new addition does not impact access to the facility. In a similar vein, the impact of the addition at Harry Hooge Elementary on pick-up/drop-off was flagged as a potential concern.

RECOMMENDATION(S)

SCHOOL SITES

Based on the projected continued enrolment growth in from the Silver Valley area, it is recommended to pursue the acquisition of a school site in the Silver Valley area jointly with the City of Maple Ridge. This will allow for joint development of the site in the future.

SCHOOL SPACE

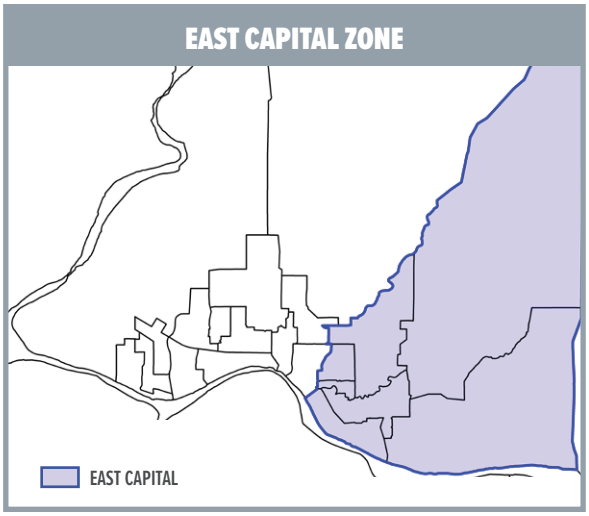
It is recommended that the following schools be expanded:

- **Eric Langton Elementary – new addition of 9 classrooms (40K + 175)**
- **Harry Hooge Elementary – new addition of 10 classrooms (40K + 200)**

It is further recommended that, if needed, Maple Ridge Secondary Annex be seismically upgraded, renovated and reopened as an elementary school with a nominal capacity of 40K + 350.

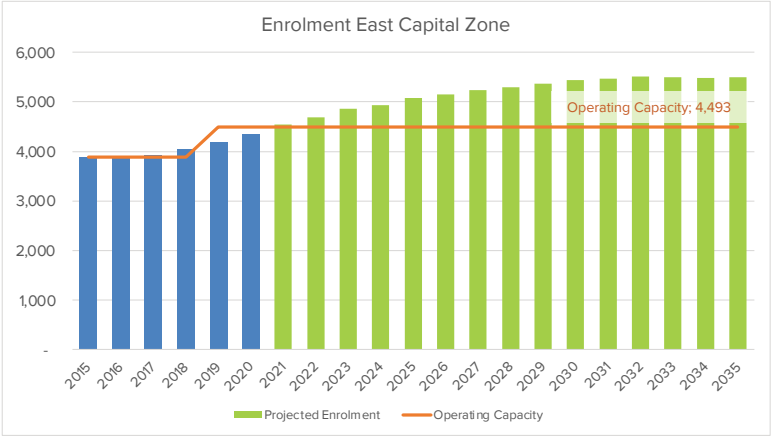
5.3 EAST CAPITAL ZONE

The East Capital Zone consists of seven elementary schools and two secondary schools.



5.3.1 OVERALL ENROLMENT

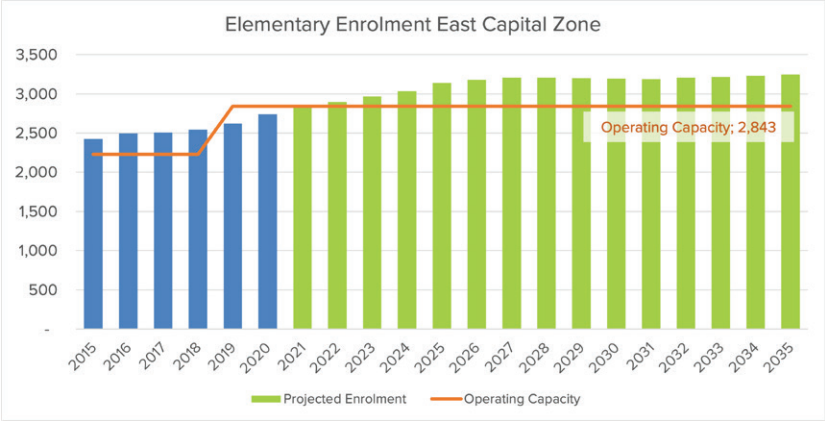
In the East Capital Zone, the historical and forecasted enrolment is shown relative to the available operating capacity of the schools in this zone. Within the East Capital Zone, additional capacity will be required in the immediate future.



It's anticipated that the current operating capacity will be fully utilized in 2021, reaching a utilization rate of 121% by 2030 (949 spaces over capacity). By 2035, the East Capital Zone is projected to be over capacity by 998 spaces.

5.3.2 ELEMENTARY EAST

In the East Capital Zone, the historical and forecasted elementary enrolment is shown relative to the available operating capacity.

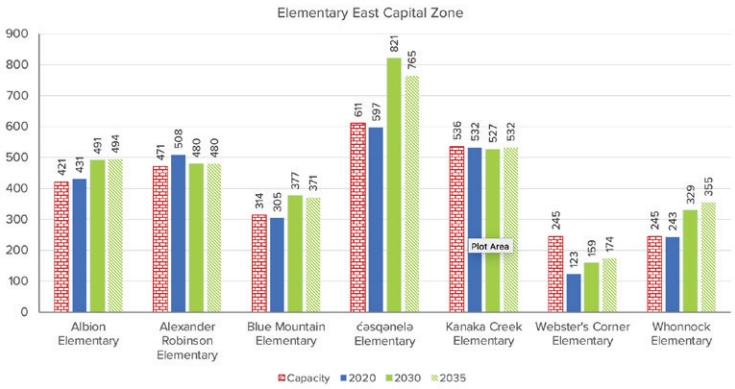


This zone is under the greatest enrolment pressure in the district. In 2019, a new school, c̓əsqənelə, opened and temporarily alleviated the enrolment pressure in this zone. In 2020, the utilization rate of the elementary schools was 97%.

By 2030, the utilization rate is expected to be 112%, requiring an additional 341 spaces. By 2035, the utilization rate is 112%, and 328 additional spaces are required.

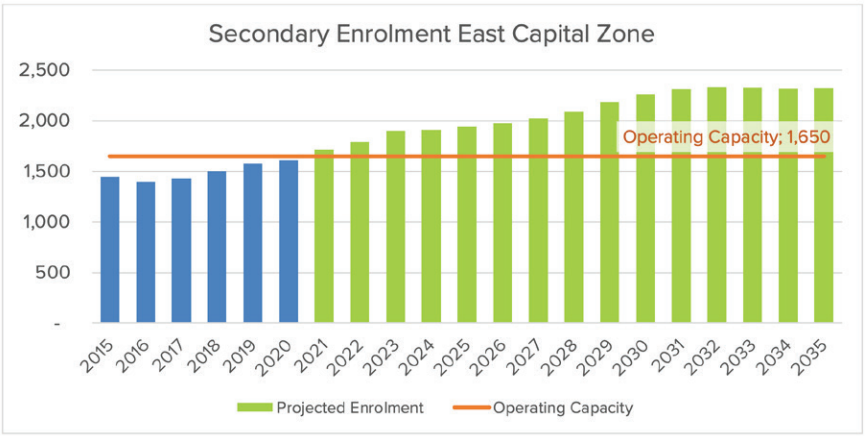
After 2030, the Thornhill development is expected to yield additional students in the catchment area of Whonnock Elementary creating the need for an additional 84 spaces by 2030 and 110 spaces by 2035.

In recent years, this over utilization has been addressed by using 13 portable classrooms – five at Albion, three at Alexander Robinson, one at Blue Mountain, two at Kanaka Creek, and two at Whonnock Elementary.



5.3.3 SECONDARY EAST

In the East Capital Zone, the historical and forecasted secondary enrolment is shown relative to the available operating capacity.

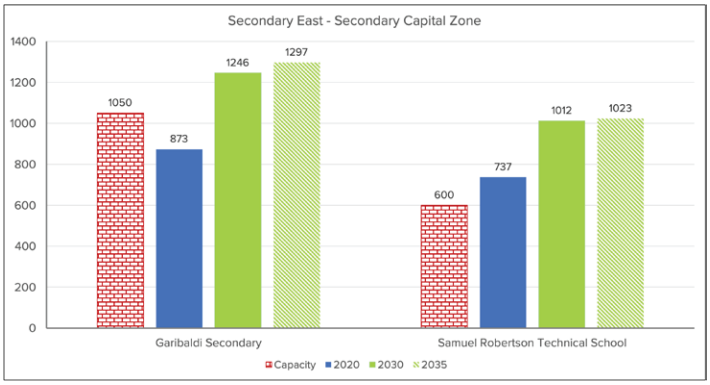


In 2020, the utilization rate of the East Capital Zone secondary schools is 98%. By 2030, the utilization rate of the zone is expected to be 137% (608 spaces over operating capacity). By 2035, the utilization rate is expected to be 141%, requiring an additional 670 spaces in the zone.

This over utilization is being addressed with 12 portable classrooms at Samuel Robertson Technical Secondary.

The catchment area of Garibaldi Secondary includes the Silver Valley and Thornhill development areas. Enrolment growth at Garibaldi Secondary is expected as Silver Valley residents graduate into the secondary system and new residents begin to move into the Thornhill area. By 2030, Garibaldi will require an additional 196 spaces, and 247 spaces by 2035.

Samuel Robertson Technical Secondary will experience high growth due to the maturing of residents in the Albion area but enrolment is expected to level off after 2030. By 2030, the school is expected to require an additional 412 spaces, and 423 spaces by 2035.



5.3.4 PLANNING AHEAD - EXISTING FACILITIES

5.3.4.1 EAST CAPITAL ZONE - EXISTING FACILITIES ANALYSIS

There are many criteria used to evaluate a school and determine what investments should be made to improve the facility. Typical criteria are location, educational suitability, size, and condition. Some of these criteria are subjective, but the key technical criteria are the overall facility condition, the seismic risk, and building envelope condition. Explanations of these terms are included in the glossary of terms section of this report.

The facility condition index (FCI) is a tool used to identify the work that would normally be required to bring the facility up to current standards. Typically, a school condition is expressed using a facility condition index (FCI), which is a practical tool to compare the overall condition of different facilities.

Both elementary and secondary schools in the East Capital Zone and their FCI are as shown in the table below. Schools with an FCI greater than 0.30 have a condition rating of "Poor." Immediate attention to some significant building systems will be required.

The Energy Management Rank (EM Rank) is a district metric that compares each facility's energy consumption, energy costs, facility condition index, and annual emissions to rank each facility from one to 35. A school with a ranking of one demonstrates the best overall performance while a school with an EM Rank of 35 would be the worst performing facility in the district. The purpose of this ranking system is to target schools with highest EM Rank and implement energy conservation projects to address their shortfalls. Appendix C contains a summary of baseline energy management key performance indicators and environmental sustainability measures that can be implemented to improve these indicators.

The seismic risk is a consolidated risk classification for the entire facility. The school district has a complete list of the seismic status by individual school block. A classification of High (H) means that seismic mitigation is required, Medium (M) means that no significant structural mitigation is required, and a classification of Low (L) means there are no structural life safety risks.

SCHOOL NAME	2021 FCI	SEISMIC RISK	BEP RATING	EM Rank
Albion Elementary	0.57	H2		24
Alexander Robinson Elementary	0.47			4
Blue Mountain Elementary	0.44			13
ćəsqənelə Elementary	0.00			1
Kanaka Creek Elementary	0.50			8
Webster's Corners Elementary	0.58			26
Whonnock Elementary	0.37			2
Garibaldi Secondary	0.54			29
Samuel Robertson Technical School	0.22			21
Average	**0.41**			**14.1**

The schools in the East Capital Zone have the lowest FCI of the zones in the district (0.41). Webster's Corners Elementary, and Albion Elementary have the two highest FCI scores in this zone but are still below the average FCI of the rest of the zones in the district. There is only one school, Albion Elementary, with seismic requirements, and no schools require Building Envelope remediation.

Webster's Corners Elementary, Albion Elementary, Garibaldi Secondary, and Samuel Robertson Technical Secondary are the four schools with the worst EM ranking in the East Capital Zone. All four schools will be prioritized for capital investments to improve their overall building energy consumption and reduce operating emissions in the next five years.

In summary, this zone is home to facilities that are in better overall condition than other zones in the district, but will require certain facility upgrading over the next several years:

- one school requires seismic mitigation;
- four schools with an EM Rank higher than 17, needing upgrades that will improve their overall building energy consumption and reduce operating emissions.

5.3.4.2 EAST CAPITAL ZONE - CAPITAL PLAN PRIORITIES FOR EXISTING FACILITIES

A summary of proposed capital plan priorities for facilities in the East Capital Zone is included in the table below. The year noted in the table is the school year when the proposed project is expected to be completed (i.e. 2028 means September 2028).

		MAJOR CAPITAL				MINOR CAPITAL		
		Seismic	Replacement/ Renovation	Addition	Building Envelope	School Enhancement	Playground	Carbon Neutral
ELEMENTARY	Albion Elementary	2029						
	Alexander Robinson Elementary							
	Blue Mountain Elementary			2026			2022	
	ć̓əsqənelə Elementary						2022	
	Kanaka Creek Elementary							
	Webster's Corner Elementary							2022
	Whonnock Elementary							
SECONDARY	Garibaldi Secondary					2022		2022
	Samuel Robertson Technical School			2028				

The table shows completion dates based on planned submissions to the Ministry of Education, and project execution times. If projects are not approved as expected by the Ministry of Education, the completion of the proposed projects will be delayed accordingly.

There are currently no major projects supported by the Ministry of Education in the East Capital Zone.

5.3.4.3 EAST CAPITAL ZONE - ANNUAL FACILITIES GRANT PRIORITIES

The proposed East Capital Zone AFG funded upgrades for 2022 to 2027 are summarized in the table below.

	Interior Upgrades	Exterior Upgrades	Site Upgrades
Albion Elementary	2022	2022	
Alexander Robinson Elementary		2022	
Blue Mountain Elementary	2022	2024	
ć̓əsqənelə Elementary			
Kanaka Creek Elementary			
Webster's Corner Elementary		2022	
Whonnock Elementary	2022		
Garibaldi Secondary	2024	2022, 2023	2024
Samuel Robertson Technical School	2023, 2024	2023	

5.3.5 PLANNING AHEAD - NEW FACILITIES

5.3.5.1 EAST CAPITAL ZONE - NEW FACILITIES ANALYSIS

In the East Capital Zone, enrolment is expected to continue to grow. In the Albion area, the enrolment growth first experienced in elementary schools will start transitioning into secondary schools. The anticipated 2030 startup of development in the Thornhill area will result in continued enrolment growth at the elementary level.

By 2030, an additional 341 elementary spaces will be required. c̓əsqənelə Elementary and Whonnock Elementary are the most affected by the current development plans, accounting for 294 of the 341 spaces. Webster's Corners Elementary is the only school left with available capacity by 2030.

By 2035, an additional 328 elementary spaces will be required in the East Capital Zone.

SCHOOL NAME	2020 OPERATING CAPACITY	2020 PORTABLE CLASSROOMS	2020 ADJUSTED CAPACITY *	POTENTIAL PORTABLE CLASSROOMS	FUTURE POTENTIAL CAPACITY *
Albion Elementary	421	5	536	0	536
Alexander Robinson Elementary	471	3	540	0	540
Blue Mountain Elementary	314	1	337	1	360
ćəsqənelə Elementary	611	0	611	2	657
Kanaka Creek Elementary	536	2	582	0	582
Webster's Corners Elementary	245	0	245	2	291
Whonnock Elementary	245	2	291	0	291
	2,843	**13**	**3,142**	**5**	**3,257**

* Capacity calculated based on an estimated portable classroom capacity of 23 spaces

In 2021, up to 299 students will be accommodated in 13 portable classrooms. An additional 5 portable classrooms can be installed on existing sites providing temporary accommodation for an additional 115 students. The assumption is that existing portables can be utilized as portable classrooms.

By 2030, secondary schools will reach a utilization rate of 137% (608 spaces). By 2035, an additional 670 secondary spaces will be required in the east.

SCHOOL NAME	2020 OPERATING CAPACITY	2020 PORTABLE CLASSROOMS	2020 ADJUSTED CAPACITY *	POTENTIAL PORTABLE CLASSROOMS	FUTURE POTENTIAL CAPACITY **
Garibaldi Secondary	1050	0	1,050	4	1,150
Samuel Robertson Technical Secondary	600	12	900	0	900
	1,650	**12**	**1,950**	**4**	**2,050**

* Capacity calculated based on an estimated portable classroom capacity of 25 spaces

PORTABLES

Existing portables can support district growth to 2025 when enrolment matches existing adjusted capacity, assuming all spaces in each facility can be used for classroom space.

Portable classrooms cannot be placed at Whonnock Elementary to support increased enrolment from the Thornhill area and this enrolment growth would have to be absorbed by other schools in the East Capital Zone.

By 2035, the anticipated enrolment in elementary schools for the East Capital Zone will be within the existing and potential portable capacity.

For the secondary schools, excess enrolment is already being accommodated in 12 portable classrooms at Samuel Robertson Technical Secondary. Four portables can be accommodated at Garibaldi Secondary, but these would not support enrolment growth out to 2035.

ADDITIONS

The expansion of Blue Mountain Elementary would add 333 spaces to the East Capital Zone. If this addition was approved in 2024, the additional spaces will be available for September 2026.

For secondary schools, an expansion of Samuel Robertson Technical School would add 700 secondary spaces in the East Capital Zone, and would reduce the need for portables in this capital zone.

NEW SCHOOLS

The district owns property in the north east of Albion, designated for a new school with a nominal capacity of 660 (60K + 600). If this project was approved in 2024, the new school will open September 2029.

There are currently no plans for a new secondary school in the East Capital Zone.

ELEMENTARY

The table below summarizes the space needs for elementary schools in the East Capital Zone based on existing and planned capacity for facilities in the zone compared with the projected student enrolment for the zone.

The recommended expansion of Blue Mountain Elementary would result in an increase of operating capacity increase by **333 spaces** with an expected completion of **September 2026**.

YEAR	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Projected Enrolment	2,899	2,968	3,033	3,140	3,179	3,209	3,211	3,192	3,184	3,166	3,177	3,169	3,170	3,171
Existing Operating Capacity	2,843	2,843	2,843	2,843	2,843	3,176	3,176	3,176	3,176	3,176	3,176	3,176	3,176	3,176
Proposed Additions														
Blue Mountain					333									
Total Planned Operating Capacity	2,843	2,843	2,843	2,843	3,176	3,176	3,176	3,176	3,176	3,176	3,176	3,176	3,176	3,176
Operating Space Available (Required)	**(56)**	**(125)**	**(190)**	**(297)**	**(3)**	**(33)**	**(35)**	**(16)**	**(8)**	**10**	**(1)**	**7**	**6**	**5**
Portable Classrooms														
Existing	13	13	13	13	13	13	10	7	4	1	1	1	1	1
Removed						(3)	(3)	(3)	(3)					
Added														
Total Temporary Spaces	299	299	299	299	299	230	161	92	23	23	23	23	23	23
Total Space Available (Required)	**243**	**174**	**109**	**2**	**296**	**197**	**126**	**76**	**15**	**33**	**22**	**30**	**29**	**28**

Based on current enrolment projections, the expansion of Blue Mountain Elementary would provide sufficient classroom space for the planning period and most schools will no longer require portable classrooms on site.

SECONDARY

The table below summarizes the space needs for secondary schools in the East Capital Zone based on existing and planned capacity for facilities compared with the projected student enrolment.

The recommended expansion of Samuel Robertson Technical Secondary would result in an increase of operating capacity increase by **700 spaces** with an expected completion of **September 2028**.

YEAR	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Projected Enrolment	1,793	1,901	1,908	1,942	1,973	2,025	2,089	2,181	2,258	2,309	2,331	2,329	2,317	2,320
Existing Operating Capacity	1,650	1,650	1,650	1,650	1,650	1,650	1,650	2,350	2,350	2,350	2,350	2,350	2,350	2,350
Proposed Additions														
Samuel Robertson Technical							700							
Total Planned Operating Capacity	1,650	1,650	1,650	1,650	1,650	1,650	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350
Operating Space Available (Required)	**(143)**	**(251)**	**(258)**	**(292)**	**(323)**	**(375)**	**261**	**169**	**92**	**41**	**19**	**21**	**33**	**30**

YEAR	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Portable Classrooms														
Existing	12	12	12	12	13	14	16	13	9	5	4	4	4	4
Removed							(3)	(4)	(4)	(1)				
Added				1	1	2								
Total Temporary Spaces	300	300	300	325	350	400	325	225	125	100	100	100	100	100
Total Space Available (Required)	**157**	**49**	**42**	**33**	**27**	**25**	**586**	**394**	**217**	**141**	**119**	**121**	**133**	**130**

Based on the projected secondary student enrolment for this capital zone an additional 670 secondary spaces are required by 2035. These spaces can be created through the expansion of Samuel Robertson Technical Secondary. The continued use of portable classrooms would allow for international students to continue to attend secondary schools in this capital zone.

5.3.5.2 EAST CAPITAL ZONE - CAPITAL PLAN PRIORITIES FOR NEW FACILITIES

Public feedback on Capital Plan priorities in the East Capital Zone showed strong support for the elimination of portables on the Samuel Robertson Technical Secondary site and the re-absorption of those spaces into the main school facility. Some respondents encouraged the school district to consider the impact that the expansion of the Blue Mountain Elementary facility will have on pick-up and drop-off, while others wondered about the potential future need to expand the neighbouring Garibaldi Secondary School facility. The desire for a greater alignment between elementary and secondary catchments was also expressed.

RECOMMENDATION(S)

SCHOOL SITES

The school district owns a school site in the Albion area. Based on current data, development of this property is not recommended before 2035. With development continuing in this region, the school district will continue to closely monitor enrolment and prioritize the development of this property when needed to accommodate new students.

No additional school site acquisitions are recommended in this capital zone.

SCHOOL SPACE

It is recommended that the following schools be expanded:

- Blue Mountain Elementary – new addition of 15 classrooms (60K + 300)
- Samuel Robertson Technical Secondary – new addition of 28 classrooms (700)

5.4 OTHER FACILITIES

The school district owns other properties: the District Education Office, the District Maintenance, Riverside Centre, Alouette River Campus, Arthur Peake Centre, and James Best Centre.

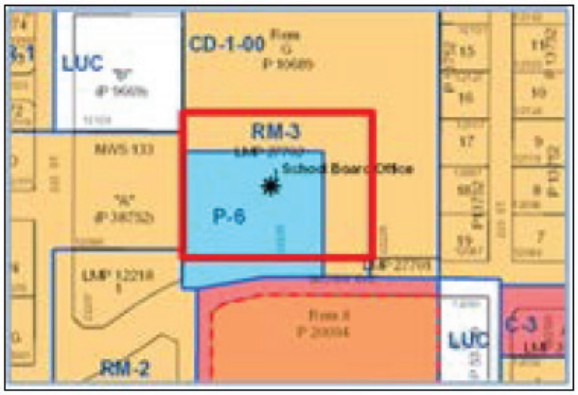
5.4.1 DISTRICT EDUCATION OFFICE (DEO)

The District Education Office is located at 22225 Brown Avenue, Maple Ridge, and houses the Board offices and administrative staff for the school district.

A building envelope remediation project was completed at the DEO in 2013. Because the facility cannot house all district services, alternate accommodation was found for the International Education Department and Learning Services.

The actual property is larger than the portion currently used by the school district, with the unused property on the east side as shown on the aerial.

The DEO property has two separate zones as shown below. The unused portion to the east, shown by dashed RED lines, is approximately 1,800 m2 and is zoned RM-3, Multi-Family Residential.



While this property is surplus to the school district's current needs, it may be required in the longer term, even if just for parking. Over the following decade, the student enrolment in the Maple Ridge – Pitt Meadows School District is expected to continue to grow and with that will come increased demand for administrative services and administrative building space.

5.4.2 DISTRICT MAINTENANCE

The District Maintenance facility is located at 23889 Dewdney Trunk Road, Maple Ridge, and houses all of the maintenance, support staff and repair equipment and storage for the school district.

The District Maintenance Facility is considered good accommodation and is suitable for the foreseeable future.

The property currently has an unused portion on the southeast side adjacent to the City of Maple Ridge Operations Yard and fronting on Dewdney Trunk Road, as shown on the following page.

This property is approximately 3,000 m2 and generally flat. It is currently not serviced but all services are available from Dewdney Trunk Road.

A subdivision would be required to create a lot for disposal followed by a rezoning and OCP amendment in order to re-develop the site.

The property is potentially beneficial for future expansion of District Maintenance. It is very difficult to find suitable properties for maintenance facilities and the current location is considered very good.

5.4.3 RIVERSIDE CENTRE

In 2009, the district closed Riverside Elementary at 20575 Thorne Avenue, Maple Ridge.

The school has been re-purposed as Riverside Centre. This site is home to a number of district programs: Online Learning, Continuing Education, International Education and Ridge Meadows College.

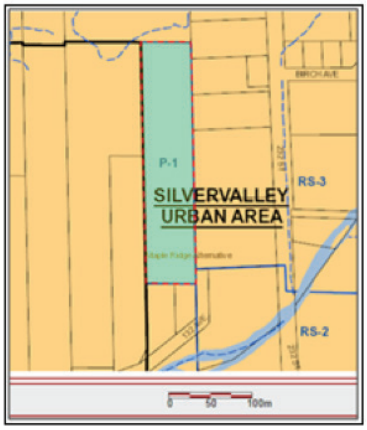
While the building is being utilized, the playfield, shown shaded in YELLOW on the aerial, is not necessary for the delivery of the programs currently housed at Riverside Centre.

To dispose of this property, a subdivision followed by a rezoning and OCP amendment would be required.

5.4.4 ALOUETTE RIVER CAMPUS

The Alouette River Campus property is only 1.755 ha, is long and thin and is not large enough for an elementary school. Access to this property is currently circuitous. This property has been approved for disposal by the Minister of Education.

Property disposal would need to include the entire site. The property has a "Conservation" designation under the OCP.



5.4.5 ARTHUR PEAKE CENTRE

The Arthur Peake Centre is located on the south side of the Golden Ears Elementary property, fronting on 116 Avenue. The centre houses the District Alternate program. The property is shown bounded by the dashed RED lines.

This is a large parcel of almost 13,000 m2 and with almost 100 m of frontage along 116th Avenue.

5.4.6 JAMES BEST CENTRE

The James Best Centre is located on the east side of the Eric Langton Elementary property. The portion of the site currently used by the James Best Centre is approx. 2,500 m2. The facility is currently used by the Environmental School.

5.4.7 PLANNING AHEAD - EXISTING FACILITIES

5.4.7.1 OTHER FACILITIES - EXISTING FACILITIES ANALYSIS

There are many criteria used to evaluate a non educational facility and determine what investments should be made. Typical criteria could be accessibility, functionality of the space for users, size, and condition. Some of these criteria are subjective, but the key technical criteria are the overall facility condition, and seismic risk for these facilities. Explanations of these terms are included in the glossary of terms section of this report.

The facility condition index (FCI) is a tool used to identify the work that would normally be required to bring the facility up to current standards. Typically, a school condition is expressed using a facility condition index (FCI), which is a practical tool to compare the overall condition of different facilities.

Other district facilities and their FCI are shown in the table below. Facilities with an FCI greater than 0.30 have a condition rating of "Poor." Immediate attention to some significant building systems will be required.

The seismic risk is a consolidated risk classification for the entire facility. The school district has a complete list of the seismic status by individual school block. A classification of High (H) means that seismic mitigation is required, Medium (M) means that no significant structural mitigation is required, and a classification of Low (L) means there are no structural life safety risks.

FACILITY NAME	2021 FCI	SEISMIC RISK
Alouette River Campus	0.81	
Arthur Peake Centre	0.75	
District Education Office	0.80	
District Maintenance Office	0.33	
James Best Centre	0.77	
Riverside Centre	0.52	M
Average	**0.66**	

This group of facilities has the worst average FCI in the district, though the James Best Centre, and Alouette River Campus facilities are not currently occupied and are expected to be demolished or disposed of, and therefore warrant no maintenance investment.

The District Education Office is the second worst FCI in this category. At a rating of 0.80, the District Education Office deferred maintenance is almost equal to the value of the building.

In general, the buildings that fall into this category have high FCI created by the lack of capital funding programs for administrative buildings.

5.4.7.2 OTHER FACILITIES – CAPITAL PLAN PRIORITIES

The Ministry of Education does not fund the construction or upgrades made to administrative and maintenance facilities. Over the next twenty years all school district administrative buildings will require major renovations, expansion, and upgrades. In order to support this future capital need, it is recommended that the school district allocate funds, on an annual basis, within local capital reserve for this purpose. The current estimated deferred maintenance for these facilities is summarized in the following table.

	VFA FCI COST
District Education Office	$3,116,449
District Maintenance Office	$944,697
Riverside Centre	$4,353,113
TOTAL	**$8,414,259**

In 2017, the school district declared the Alouette River Campus surplus property and received approval from the Minister of Education to dispose of the property. It is recommended, that the school district proceed with the sale of the property and use the proceeds to support required capital investments in the school district.

5.4.7.3 OTHER FACILITIES - ANNUAL FACILITIES GRANT PRIORITIES

The proposed AFG funded upgrades for 2022 to 2027 are summarized in the table below.

	INTERIOR UPGRADES	EXTERIOR UPGRADES	SITE UPGRADES
District Education Office		2024, 2025	
Maintenance Office	2022, 2023		
Alouette River Campus			
Arthur Peake Centre			
Riverside Centre			
James Best Centre			

Public feedback on Capital Plan priorities for other facilities raised the question of whether the Alouette River Campus property could not be repurposed for an elementary school despite the fact that it is not large enough to accommodate a facility of that size. In a similar vein, some respondents wondered if the land could not be used to host specific programs. The question was also raised if remote work opportunities may not mitigate some of the space challenges in administrative buildings.

RECOMMENDATION(S)

It is recommended that the school district allocate funds, on an annual basis, within local capital reserve to fund major renovations, expansion, and upgrades for school district administrative buildings not funded by the Ministry of Education.

In 2017, the school district declared the Alouette River Campus surplus property and received approval from the Minister of Education to dispose of the property. It is recommended, that the school district proceed with the sale of the property and use the proceeds to support required capital investments in the school district.

5.5 LAND MANAGEMENT

5.5.1 SCHOOL SITE ACQUISITION

As a part of the Ministry of Education capital planning process, all school districts are required to develop a capital plan based on a ten-year projection horizon to allow identification of future site acquisition needs.

All districts requesting the acquisition of new school sites or the expansion of existing school sites in response to potential enrolment growth generated by new residential development must have School Site Acquisition Charges (SSAC) in place before the Ministry will support a site request.

Once SSAC have been established in a school district, updated ten-year enrolment projections will inform the district's annual consultations with its local government regarding the need for new school sites and the calculated values of the per-unit SSAC.

Additional information about School Site Acquisition Charges is provided in the Implementation Guide: School Site Acquisition Charge at https://www2.gov.bc.ca/assets/gov/education/administration/resource-management/capital-planning/ssacguide.pdf.

The capital planning process is the means by which boards obtain capital funding approval (based on board priorities), including support for site acquisitions. The primary driver for site acquisition support and funding from the Ministry of Education is forecasted enrolment pressure.

There are a number of requirements that must be met before acquiring a school site. The process is outlined in the School Site Selection Guide. When the school district considers the purchase of a site using SSAC funds, it must follow the School Site Selection Guide. A copy of the guidelines is available at: https://www2.gov.bc.ca/assets/gov/education/administration/resource-management/capital-planning/siteselectionguide.pdf.

MINISTRY OF EDUCATION GUIDELINES

The Ministry of Education Area Standards prescribes areas and other standards established by the Ministry of Education for space in elementary, middle and secondary schools and areas and other standards for sites and grounds and district service facilities. These standards apply to all facilities that are to be either newly constructed or enlarged. The standards are also to be used to establish the nominal capacity of existing schools.

In the Ministry of Education - Area Standards (05/2012) it is noted that the required site area for a new school should be based on a reasonable estimate of the eventual maximum nominal capacity of the school. For an elementary school the maximum nominal capacity under Ministry of Education standards is 800 students.

New site areas described above for elementary schools are subject to the following exceptions:

NOMINAL CAPACITY	ELEMENTARY SITE AREA IN HECTARES	PLAYFIELD AREA (INCLUDED IN SITE AREA)
350	1.9	1.0
400	2.3	1.0
450	2.5	1.0
500	2.7	1.0
550	2.8	1.0
600	3.0	1.0
650	3.1	1.2
700	3.3	1.2
750	3.5	1.2
800	3.7	1.2

- Additional area requirements for sewage lagoons and septic fields will be considered on an individual basis;
- Topographical and/or other environmental conditions will be considered in acquiring additional land for the school building and playfields;
- Bus drop-off areas will be considered only where busing is required.

SITE SELECTION CRITERIA

In selecting a school site the School Site Selection Criteria as outlined in the School Site Selection Guidelines from the Ministry of Education must also be applied.

In addition, the following criteria should be applied when considering the acquisition of a new school site:

- 10 year enrolment projections confirm the need for a new school to be built;
- The shape and size of the parcel can accommodate the building of a school facility with a nominal capacity of at least 500 students and the site size permits future expansion of the school;
- The parcel has adequate road frontage that would permit adequate pick-up and drop-off.

5.5.2 DISPOSAL OF LAND OR IMPROVEMENTS

The board may only dispose of board owned land or improvements subject to the orders of the Minister of Education. The Disposal of Land or Improvements Order ("M193/08"), effective September 3, 2008, is currently the most recent order regarding disposals. The related School Opening and Closure Order ("M194/08") has also been in effect since that date.

Under the School Act the Board of Education may acquire or dispose of property owned or administered by the board only by bylaw.

M193/08 requires ministerial approval of any disposal of land or improvements by sale and transfer in fee simple, or by way of a lease of 10 years or more, unless the disposal is to another school board or to an independent school for educational purposes. Approval is in the minister's absolute discretion and may be made on any terms or conditions.

The minister has issued a checklist of Mandatory Documents for Ministerial Approval, dated December 2, 2008, and a list of Questions and Answers regarding M193/08, dated February 2009. Those documents state Ministry policies, which may change from time to time. Those documents identify at least three factors that should be considered by school boards, although they are not express requirements of M193/08.

1. **Broad Consultation:**
   The Ministry considers broad public consultation regarding a potential disposal to be important for procedural fairness and transparency. M194/08 specifies what consultation should occur before a school closure. The Ministry has stated that a school closure consultation should be followed by a separate consultation process regarding a proposed disposal.
2. **Alternative Community Use:**
   The consultation process should include local government, community organizations and the public, and any potential alternative community uses should be considered. The Ministry appears willing to permit school boards to determine the form of consultation that is appropriate in each case.
3. **Appraisals:**
   The Ministry's checklist requires two appraisals from licensed property appraisers, but provides that a property assessment may be acceptable in situations where it is impractical to obtain two appraisals.

5.5.3 ALLOCATION OF PROCEEDS FROM THE DISPOSITION OF LAND OR IMPROVEMENTS

The allocation of proceeds from the disposal of board owned capital assets including land is made in accordance with the Ministry of Education Policy Allocation of Proceeds from the Disposition of Capital Assets issued February 18, 2004.

In accordance with the School Act, when a Board of Education receives money from the disposition of a capital asset, the proceeds must be allocated between the Minister as minister-restricted capital funds and the board as local capital funds, according to the original contributions made by the province and the Board of Education, respectively.

The Board of Education must determine how any proceeds should be allocated, based on its historical records of the capital fund sharing arrangement between the province and the board for site acquisition and any improvements.

In situations where the original contributions by the province and a board cannot be determined, the minister has the authority, under section 100 (3) of the School Act, to allocate the proceeds.

By this authority, the minister has determined that the proceeds of a disposition may be apportioned at 25% as local capital funds and 75% as minister-restricted capital funds. This applies to those cases where the board cannot determine the original provincial or local contributions, or the board's original contribution is known to be equal to or less than 25%.

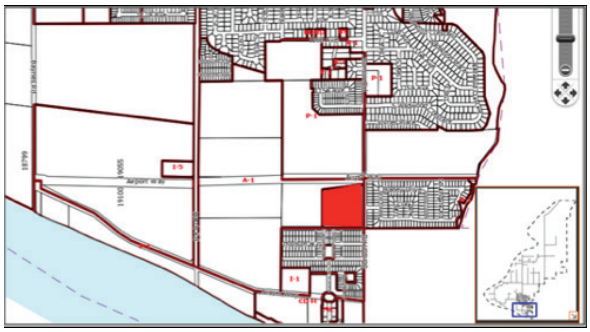
5.5.4 CROWN LAND GRANT

School sites that are the subject of a Crown Land grant are not affected by the Disposal of Land and Improvements Order. Crown Land grants no longer required for educational purposes revert to the Crown as per Section 99 of the School Act.

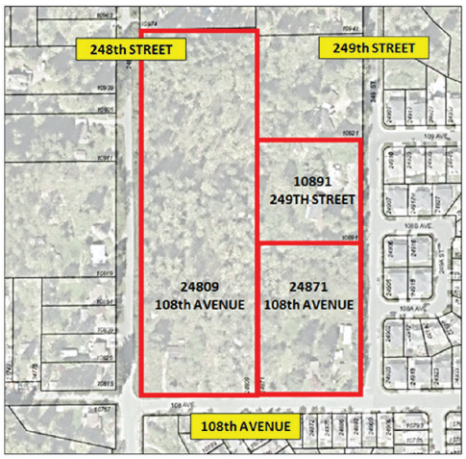
5.5.5 SCHOOL DISTRICT OWNED SCHOOL SITES

The school district owns two properties suitable for construction of a new school:

- Bonson Road – this is a vacant parcel at 11225 Bonson Road in Pitt Meadows south. This property is located in the West Capital Zone where the projected enrolment can be accommodated within existing facilities for the foreseeable future. See West Capital Zone section for additional information.



- North East Albion - this is a vacant parcel in the Albion area of Maple Ridge. The school district currently owns the east properties 10891 249th Avenue and 24871 108th Avenue, with the City of Maple Ridge owning the West property at 24809 108th Avenue. All properties will be jointly developed by the school district and the City of Maple Ridge.



6. SUMMARY OF RECOMMENDATIONS

FUTURE EDUCATION CONSIDERATIONS

RECOMMENDATION(S)
The development of thriving new programs of choice requires the commitment of school staff and the school community. It is recommended that an in-depth review of the viability of new programs of choice in the areas of computer science, environmental studies, entrepreneurship and business be completed by February 2024 (or earlier) with recommendations for next steps presented to the Board by March 2024 (or earlier). It is further recommended that a review of the viability of expanding existing trades programming at other secondary schools, including a review of enhanced partnerships with post-secondary institutions, be completed by February 2024 (or earlier) with recommendations for next steps presented to the Board by March 2024 (or earlier). With ample space for enrolment growth, it is further recommended that staff explore the addition of a program of choice at Westview Secondary that would draw the interest of Grade 7 students as they transition to high school. It is also recommended that an in-depth review of the viability of Indigenous language (First Nations, Métis, and Inuit) programming be explored along with all other educational programming recommendations forthcoming in the report – *Deepening Indigenous Education and Equity to Support the Wholistic Success of Indigenous Learners, Families and Communities in School District 42*. In addition, it is recommended that staff explore the feasibility of expanding programs of choice at new schools or schools that have available space to host programs of choice.

CATCHMENT AREAS

RECOMMENDATION(S)
It is recommended that the feedback collected through the Strategic Facilities Plan consultation process be used to update *Policy 9200: School Catchment Areas and Student Placement* and its procedures.

NAMING OF SCHOOL FACILITIES

RECOMMENDATION(S)
It is recommended that the feedback collected through the Strategic Facilities Plan consultation process be used to update *Policy 6600: Naming of School District Facilities*.

CAPITAL PLAN PRIORITIES FOR EXISTING FACILITIES

RECOMMENDATION(S)
It is recommended that capital plan priorities for existing facilities be determined in accordance with the methodology outlined below. The following facility specific data will be used to identify facilities that will be prioritized in the capital plan: • Seismic risk • Facility condition • Energy management rank • Future utilization Capital project scope definition for identified high priority existing facilities will be guided by the following principles: a. Improved health and safety b. Improved accessibility c. Enhanced sustainability d. Improved building condition e. Increased building capacity to accommodate increased enrolment f. Improved functionality

A summary of proposed capital plan priorities for facilities is included in the table below. The year noted in the table is the school year when the proposed project is expected to be completed (i.e. 2028 means September 2028).

		MAJOR CAPITAL				MINOR CAPITAL		
		Seismic	Replacement/ Renovation	Addition	Building Envelope	School Enhancement	Playground	Carbon Neutral
ELEMENTARY WEST	Davie Jones Elementary	2029						
	Edith McDermott Elementary							
	Fairview Elementary				2022	2022		
	Hammond Elementary							
	Highland Park Elementary	2027					2022	2022
	Laity View Elementary							
	Maple Ridge Elementary	2027						
	Pitt Meadows Elementary	2028						
SECONDARY WEST	Pitt Meadows Secondary*	2028	2028					
	Westview Secondary							
ELEMENTARY CENTRAL	Alouette Elementary	2028			2024	2022		
	Eric Langton Elementary	2025*	2025*	2025*				
	Glenwood Elementary	2028						
	Golden Ears Elementary					2022		
	Harry Hooge Elementary	2026		2026				
	Maple Ridge Secondary Annex	2030	2030	2035				
	Yennadon Elementary							
SECONDARY CENTRAL	Maple Ridge Secondary	2026						
	Thomas Haney Secondary							2022
ELEMENTARY EAST	Albion Elementary	2029						
	Alexander Robinson Elementary							
	Blue Mountain Elementary			2026			2022	
	ć̓əsqənelə Elementary						2022	
	Kanaka Creek Elementary							
	Webster's Corner Elementary							2022
	Whonnock Elementary							
SECONDARY EAST	Garibaldi Secondary					2022		2022
	Samuel Robertson Technical School			2028				

The table shows completion dates based on planned submissions to the Ministry of Education, and project execution times. If projects are not approved as expected by the Ministry of Education, the completion of the proposed projects will be delayed accordingly.

ANNUAL FACILITIES GRANT PRIORITIES

The proposed East Capital Zone AFG funded upgrades for 2022 to 2027 are summarized in the table below.

		INTERIOR UPGRADES	EXTERIOR UPGRADES	SITE UPGRADES
WEST CAPITAL ZONE	Fairview Elementary	2022, 2024, 2025		
	Hammond Elementary	2023	2022	
	Laity View Elementary		2022	2022
	Maple Ridge Elementary			
	Davie Jones Elementary	2022, 2025	2023	
	Edith McDermott Elementary			
	Highland Park Elementary	2027		
	Pitt Meadows Elementary	2023		
	Pitt Meadows Secondary			
	Westview Secondary			
CENTRAL CAPITAL ZONE	Golden Ears Elementary		2025	
	Harry Hooge Elementary			
	Yennadon Elementary			
	Alouette Elementary	2022	2022	
	Eric Langton Elementary			
	Glenwood Elementary	2022		
	Maple Ridge Annex			
	Maple Ridge Secondary	2022, 2025	2023, 2024	2025
	Thomas Haney Secondary	2023		2023
EAST CAPITAL ZONE	Albion Elementary	2022	2022	
	Alexander Robinson Elementary		2022	
	Blue Mountain Elementary	2022	2024	
	ćəsqənelə Elementary			
	Kanaka Creek Elementary			
	Webster's Corner Elementary		2022	
	Whonnock Elementary	2022		
	Garibaldi Secondary	2024	2022, 2023	2024
	Samuel Robertson Technical School	2023, 2024	2023	
OTHER FACILITIES	District Education Office		2024, 2025	
	Maintenance Office	2022, 2023		
	Alouette River Campus			
	Arthur Peake Centre			
	Riverside Centre			
	James Best Centre			

CAPITAL PLAN PRIORITIES FOR NEW FACILITIES

RECOMMENDATION(S)

It is recommended that new facilities design be informed by education research and trends, facilities development best practice, and community input.

It is further recommended that the development of new schools aims to create facilities that are accessible for all users, sustainable (impact on the environment is minimized), connected to the environment, and that maximize use of outdoor spaces.

It is recommended that new school site acquisitions and new space requests be defined and prioritized in the capital plan based on the following data:

- long-term enrolment projections by capital zone
- development areas and the associated projected student enrolment in each development area
- available space in existing facilities
- potential for expansion of existing facilities
- potential for joint development with the City of Maple Ridge or City of Pitt Meadows

WEST CAPITAL ZONE

RECOMMENDATION(S)

SCHOOL SITES

Based on the data available there is no projected need for additional elementary or secondary space in the West Capital Zone for the foreseeable future.

SCHOOL SITES

The school district owns the Bonson Road school site. Based on current data, development of this property is not recommended before 2035. Given the limited developable land available in Pitt Meadows it is not recommended that this property be declared surplus.

No additional school site acquisitions are recommended in this capital zone.

CENTRAL CAPITAL ZONE

RECOMMENDATION(S)

SCHOOL SITES

Based on the projected continued enrolment growth in from the Silver Valley area, it is recommended to pursue the acquisition of a school site in the Silver Valley area jointly with the City of Maple Ridge. This will allow for joint development of the site in the future.

SCHOOL SPACE

It is recommended that the following schools be expanded:

- Eric Langton Elementary – new addition of 9 classrooms (40K + 175)
- Harry Hooge Elementary – new addition of 10 classrooms (40K + 200)

It is further recommended that, if needed, Maple Ridge Secondary Annex be seismically upgraded, renovated and reopened as an elementary school with a nominal capacity of 40K + 350.

EAST CAPITAL ZONE

RECOMMENDATION(S)

SCHOOL SITES

The school district owns a school site in the Albion area. Based on current data, development of this property is not recommended before 2035. With development continuing in this region, the school district will continue to closely monitor enrolment and prioritize the development of this property when needed to accommodate new students.

No additional school site acquisitions are recommended in this capital zone.

SCHOOL SPACE

It is recommended that the following schools be expanded:

- Blue Mountain Elementary – new addition of 15 classrooms (60K + 300)
- Samuel Robertson Technical Secondary – new addition of 28 classrooms (700)

OTHER FACILITIES

RECOMMENDATION(S)

It is recommended that the school district allocate funds, on an annual basis, within local capital reserve to fund major renovations, expansion, and upgrades for school district administrative buildings not funded by the Ministry of Education.

In 2017, the school district declared the Alouette River Campus surplus property and received approval from the Minister of Education to dispose of the property. It is recommended, that the school district proceed with the sale of the property and use the proceeds to support required capital investments in the school district.

APPENDIX A: SAMPLE SCHOOL BUDGETS

SAMPLE BUDGET - ELEMENTARY SCHOOL

Number of students (FTE) enroled	600

	FTE	$/FTE [1]	Total Cost
Facility Based Costs			
Principal	1.00	174,478	174,478
Vice Principal - Admin Time	0.40	152,059	60,824
Clerical Support Staff	1.71	54,612	93,605
Building Utilities [2]			74,832
Building Operations [3]			198,408
Total Facility Based Costs			**602,147**
Student Based Costs			
Vice Principal - Teaching Time	0.60	152,059	91,235
Enroling Teachers [4]	26.48	109,164	2,891,613
Non-Enroling Teachers [5]	4.57	109,164	498,770
Lunch Hours Supervisors	5.00	4,363	21,816
District Instructional Support [6]			1,354,200
School Supplies [7]			62,825
Digital Recovery Fee [8]			24,000
Transportation [9]			12,600
Total Student Based Costs			**4,957,059**
Allocated District Costs			
Building Maintenance [10]			166,992
District Support [11]			253,200
Information Technology [12]			128,400
Total Allocated District Costs			**548,592**
TOTAL SAMPLE ELEMENTARY SCHOOL BUDGET			**6,107,798**

[1] Includes average annual salary and the cost of employee benefits and replacements
[2] Based on an average of $15.59 per square meter
[3] Custodial salary, benefit and replacement costs
[4] Includes teacher in charge allowance - $1,059 per school
[5] Non-enroling teachers include non-classroom teachers such as teacher librarians, resources teachers (English language learners, special education, etc.)
[6] Includes district teachers, education assistants and district education departments and Aboriginal Education - $2,257 per student
[7] Includes $65.40 per student plus additional allocations for full service neighbourhood schools, gifted supplies and other expenses as well as $1,500 per P/VP for Pro-D
[8] $40 per student FTE
[9] Based on an average of $21 per student (actual costs $1,448/student)
[10] Based on an average of $34.79 per square meter
[11] Includes trustees, secretary treasurer's office, HR, payroll, purchasing, communications and finance $422 per student
[12] Based on an average of $214 per student

SAMPLE BUDGET - SECONDARY SCHOOL

Number of students (FTE) enroled	1,000

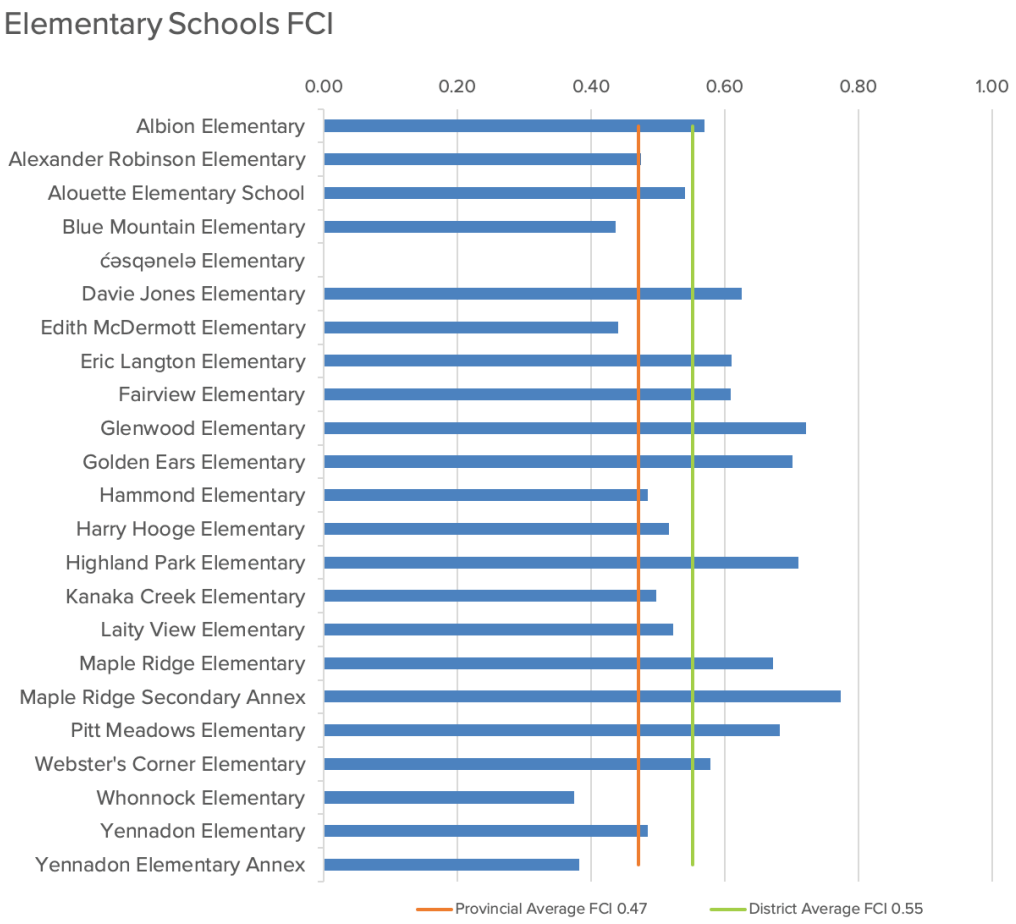
	FTE	$/FTE [1]	Total Cost
Facility Based Costs			
Principal	1.00	182,283	182,283
Vice Principal - Admin Time	1.50	161,182	241,773
Clerical Support Staff	3.57	63,925	228,275
Building Utilities [2]			206,973
Building Operations [3]			317,472
Total Facility Based Costs			**1,176,776**
Student Based Costs			
Vice Principal - Teaching Time	0.50	161,182	80,591
Enroling Teachers [4]	33.77	109,164	3,720,218
Non-Enroling Teachers [5]	9.58	109,164	1,046,009
Career Planning Assistant	0.50	45,228	22,614
Cafeteria Support Staff	1.49	52,104	77,427
Lunch Hour Supervisors	3.00	4,264	12,792
District Instructional Support [6]			2,257,000
School Supplies [7]			130,975
Digital Recovery Fee [8]			40,000
Transportation [9]			21,000
Total Student Based Costs			**7,408,626**
Allocated District Costs			
Building Maintenance [10]			461,872
District Support [11]			422,000
Information Technology [12]			214,000
Total Allocated District Costs			**1,097,872**
TOTAL SAMPLE SECONDARY SCHOOL BUDGET			**9,683,274**

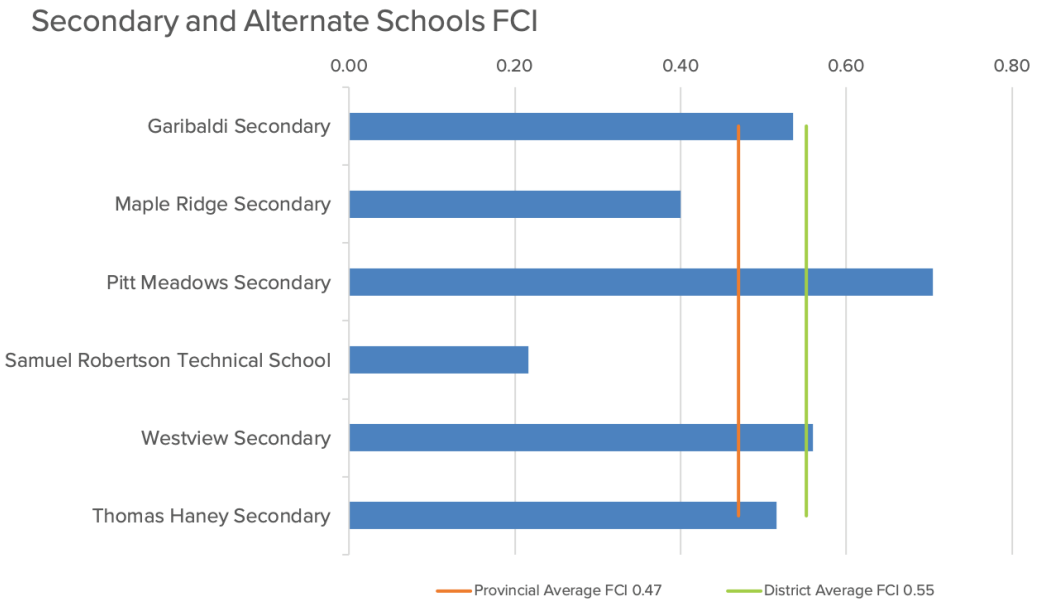
[1] Includes average annual salary and the cost of employee benefits
[2] Based on an average of $15.59 per square meter
[3] Custodial salary and benefit costs
[4] Includes department head allowances $34,077 per school
[5] Non-enroling teachers include non-classroom teachers such as teacher librarians, resources teachers (English language learners, special education and counselling, etc.)
[6] Includes district teachers, teachers teaching on call, education assistants and district education departments and Aboriginal Education - $2,257 per student
[7] Includes $107.80 per student plus additional allocations for Full Service Neighbourhood Schools, summer clerical hours, gifted supplies, PAC supply, school fees, career prep and learning resources, $1,500 - P/VP Pro-D
[8] $40 per funded student FTE
[9] Based on an average of $21 per student (actual cost $1,448/student using regular student transportation)
[10] Based on an average of $34.79 per square meter
[11] Includes trustees, secretary-treasurer's office, HR, payroll, purchasing, communications - $422 per student
[12] Based on an average of $214 per student

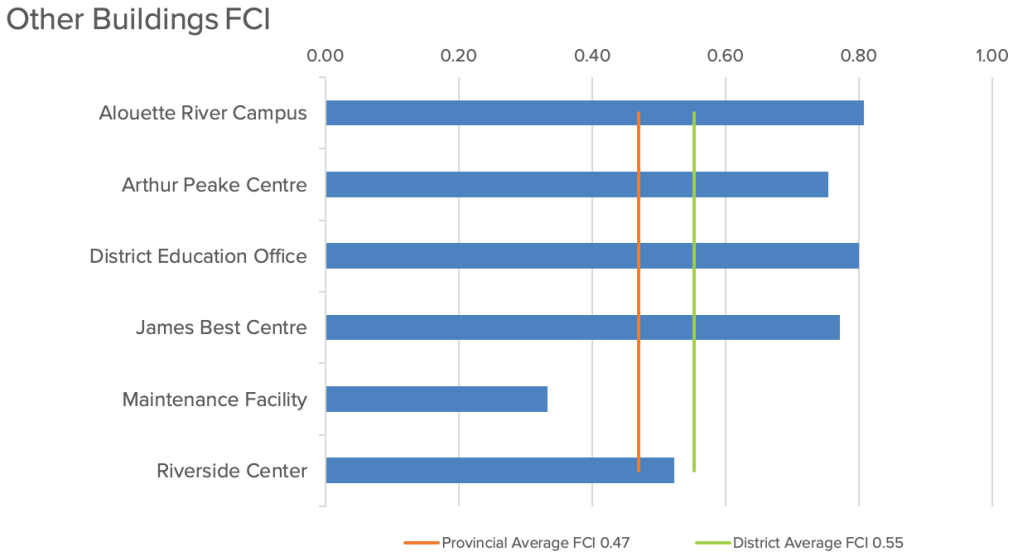
APPENDIX B: FACILITIES CONDITION INDEX

FACILITY CONDITION INDEX (FCI)

The following figures show the FCI of each building in the school district as at June 2021, compared to the school district average FCI of 0.55 and the provincial average FCI of 0.47.




Secondary and Alternate Schools FCI
0.00
0.20
0.40
0.60
0.80
Garibaldi Secondary
Maple Ridge Secondary
Pitt Meadows Secondary
Samuel Robertson Technical School
Westview Secondary
Thomas Haney Secondary
Provincial Average FCI 0.47
District Average FCI 0.55


Other Buildings FCI
0.00
0.20
0.40
0.60
0.80
1.00
Alouette River Campus
Arthur Peake Centre
District Education Office
James Best Centre
Maintenance Facility
Riverside Center
Provincial Average FCI 0.47
District Average FCI 0.55

APPENDIX C: ENVIRONMENTAL SUSTAINABILITY MEASURES

INTRODUCTION

The Maple Ridge Pitt Meadows School District will continue to pursue capital investments that will result in reducing greenhouse gas emissions and support environmental sustainability education initiatives.

In order to reduce our carbon footprint, over the next decade the school district will need to add energy efficiency measures to all major capital projects. By introducing an energy management rank system, buildings that would most likely benefit from the implementation of energy efficiency measures are identified and prioritized as part of the annual capital planning process.

In implementing environmental sustainability measures, our goals are to reduce greenhouse gas emissions by 22% by 2026 and to improve building efficiency by 20% by 2026.

1. ENERGY PERFORMANCE - BASELINE

The following three Key Performance Indicators (KPIs) are used to measure the energy performance of the district: total Energy Use Intensity (EUI), Natural Gas Energy Use Intensity, and Energy Cost. A summary of the current benchmark metrics is provided in table one below. The period July 1, 2018, to June 30, 2019, is chosen as the baseline for benchmarking the district's energy performance and for measuring progress towards the energy use reduction targets established through this plan. The energy cost baseline is based on the period July 1, 2019 to June 30, 2020.

Table 1: Summary of average baseline energy performance and energy costs by facility type

BUILDING TYPE	TOTAL EUI (EGJ/M^2)	NATURAL GAS EUI (EGJ/M^2)	ENERGY COST ($)
Elementary School	0.50	0.36	$585,520
Secondary School	0.64	0.40	$706,970
Other Building	0.74	0.47	$101,920

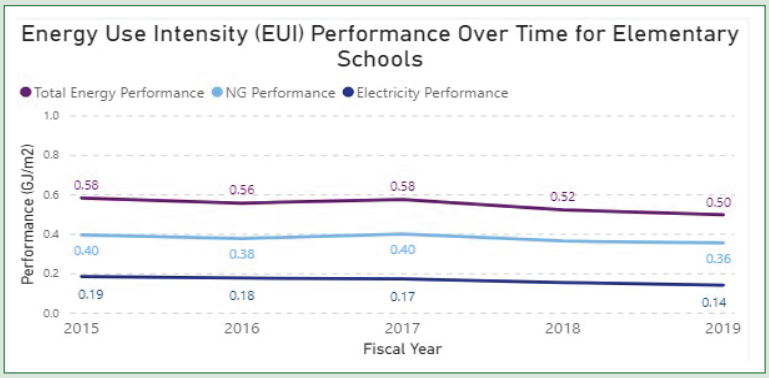
1.1 TOTAL ENERGY USE INTENSITY

Total Energy Use Intensity (EUI) is used to understand the health and overall efficiency of a building archetype (elementary, secondary, and other) in terms of total energy use, which includes electricity, natural gas, and propane. Total EUI normalizes total energy consumption of the building over the floor area, allowing for a simplified comparison of building energy performance for all school district facilities.

The graphs included in the next page show the total Energy Use Intensity (EUI) trends by building type from 2015 to 2019. Improved performance is driven by electricity savings, with natural gas performance remaining largely the same.

KEY TAKEAWAYS:

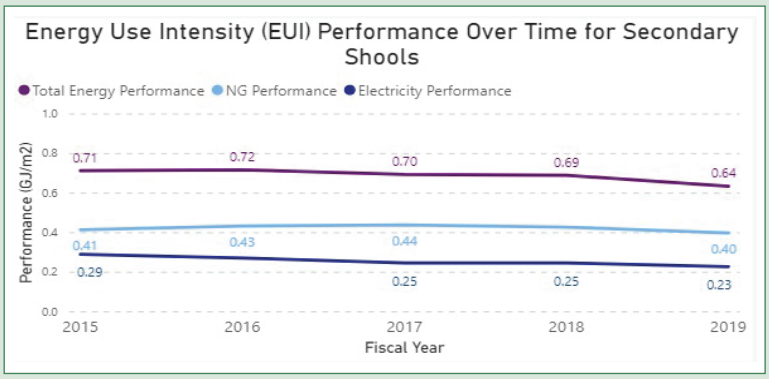
ELEMENTARY SCHOOLS	
Total EUI trends	Improved by **14%** since 2015
Breakdown	Electricity accounted for **56%** of the improvement
SECONDARY SCHOOLS	
Total EUI trends	Improved by **10%** since 2015
Breakdown	Electricity accounted for **86%** of the improvement
OTHER BUILDINGS	
Total EUI trends	Improved by **18%** since 2015
Breakdown	Electricity accounted for **31%** of the improvement



ELEMENTARY SCHOOLS

Total EUI Trend

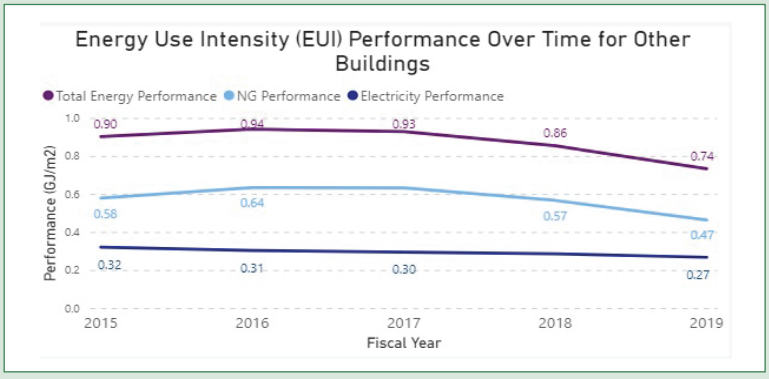
- Electricity performance has **improved by 26%**.
- Natural gas EUI has **improved by 10%**.
- Total EUI has improved by **14% since 2015**.



SECONDARY SCHOOLS

Total EUI Trend

- Electricity EUI has **improved by 21%**.
- Natural gas EUI has **improved by 2%**.
- Total EUI has **improved by 10% since 2015**.



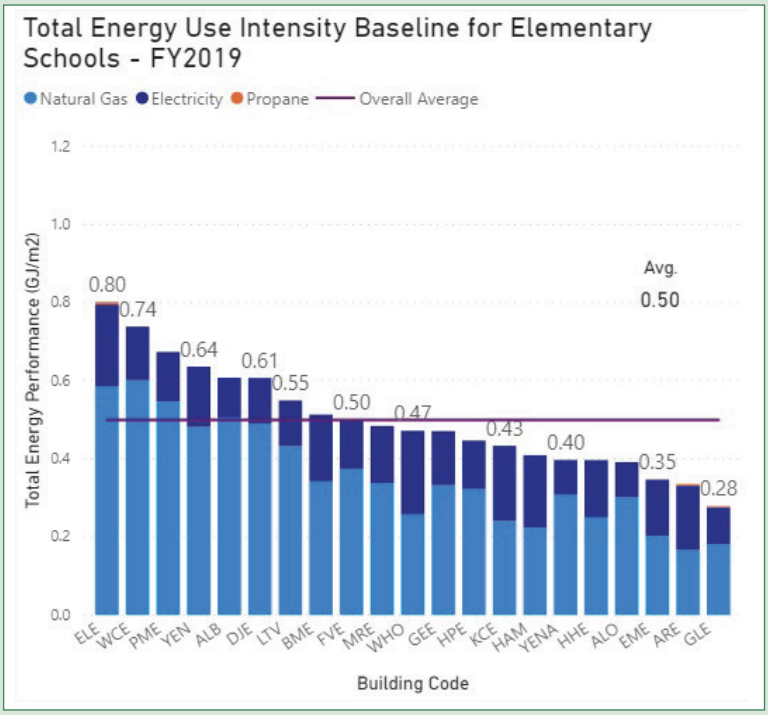
OTHER BUILDINGS

Total EUI Trend

- Electricity EUI has **improved 16% since 2015**.
- Natural gas EUI has **improved 19% since 2015**.
- Total EUI has **improved by 18% since 2015**.

1.1.1 TOTAL EUI – BASELINE BY FACILITY TYPE

Total EUI metrics show the combined natural gas, electricity, and propane EUI of individual buildings for each building type. Results are summarized as key takeaways with detailed graphs further below.



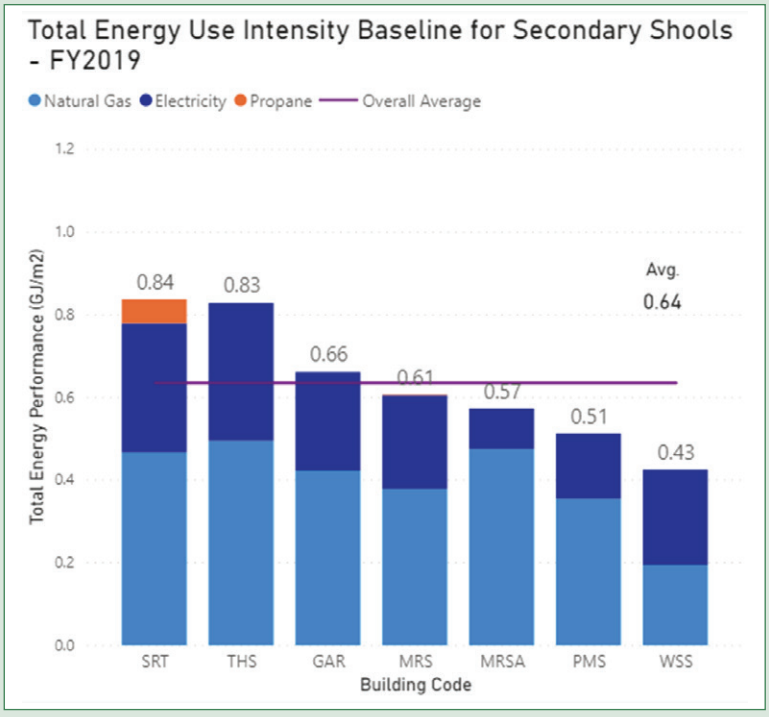
ELEMENTARY SCHOOLS

Total EUI Trend

Total EUI Avg: **0.50 eGJ/m²**

There are just seven schools above the average with 12 below, indicating that there are a few poorly performing schools driving the overall average up.

The poorest performers are Eric Langton, Webster's Corners, and Pitt Meadows Elementary. The natural gas EUI alone is enough to surpass the group average of 0.5 eGJ/m2 for these buildings.



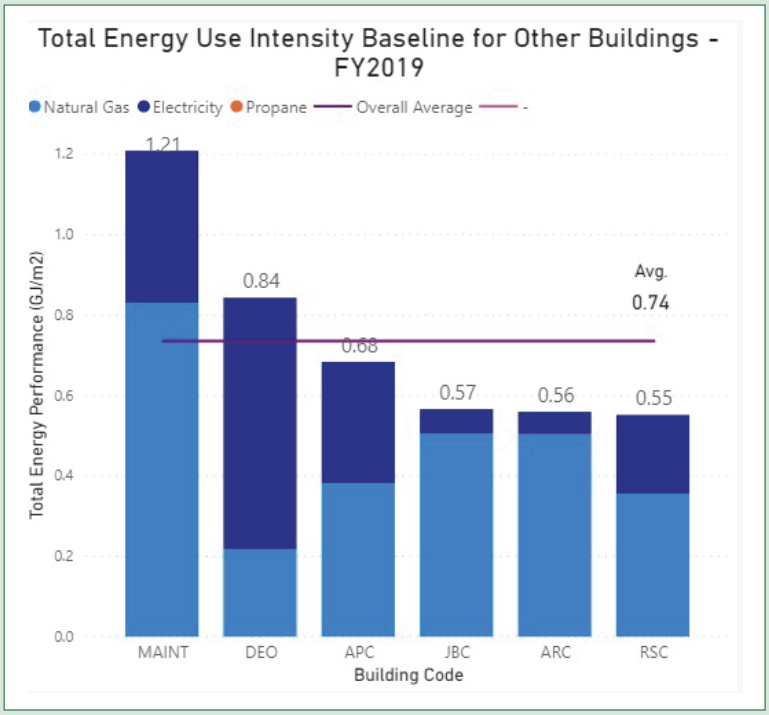
SECONDARY SCHOOLS

Total EUI Trend

Total EUI Avg: **0.64eGJ/m²**

Samuel Robertson Technical Secondary and Thomas Haney Secondary are the worst performing secondary schools. The 12 portables on site at SRT use propane and this is an area of potential improvement.

Maple Ridge Secondary Annex uses a disproportionate amount of natural gas compared to electricity to run the building.



OTHER BUILDINGS
Total EUI Trend

Total EUI Avg: **0.74eGJ/m²**

Maintenance and the District Education Office (DEO) are the worst performing buildings in this category.

The maintenance building's EUI is double the average for secondary schools, and is a prime area for improvement.

The DEO uses a disproportionate amount of electricity due to the office environment, with central heating and cooling being supplemented by individual heaters or fans.

Most of the energy use at James Best Centre and Alouette River Campus is natural gas.

1.2 NATURAL GAS ENERGY USE INTENSITY

Natural Gas Energy Use Intensity (EUI) sums the total natural gas consumed by a building and normalizes it over the floor area in units of eGJ/m². By normalizing consumption over floor area, the performance of a building can be easily compared relative to one another. This KPI is used as a proxy for each school's emissions performance, as 88% of emissions released by our district are created from the use of natural gas.

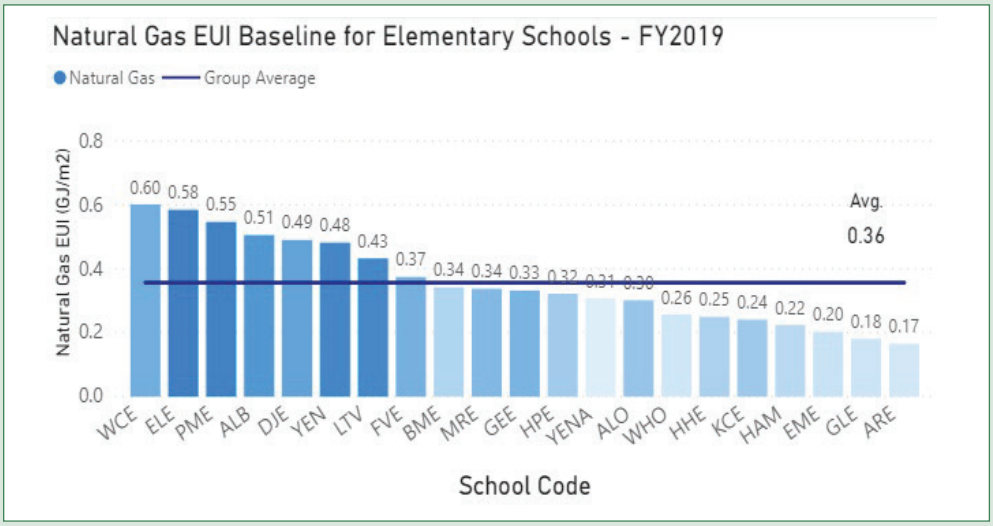
In the analysis there are two metrics shown on the figures:

1. Natural Gas EUI shown with simple bar graphs and actual values.
2. Natural Gas Consumption shown with shades of blue;
   a. Dark blue = highest consumers of natural gas within their grouping
   b. Light blue = lowest consumers of natural gas within their grouping

Natural gas total consumption is important in identifying schools that have a high opportunity for improvement and therefore also for emission reductions (saving 5% of a large number is more impactful than 5% of a small number).

KEY TAKEAWAYS:

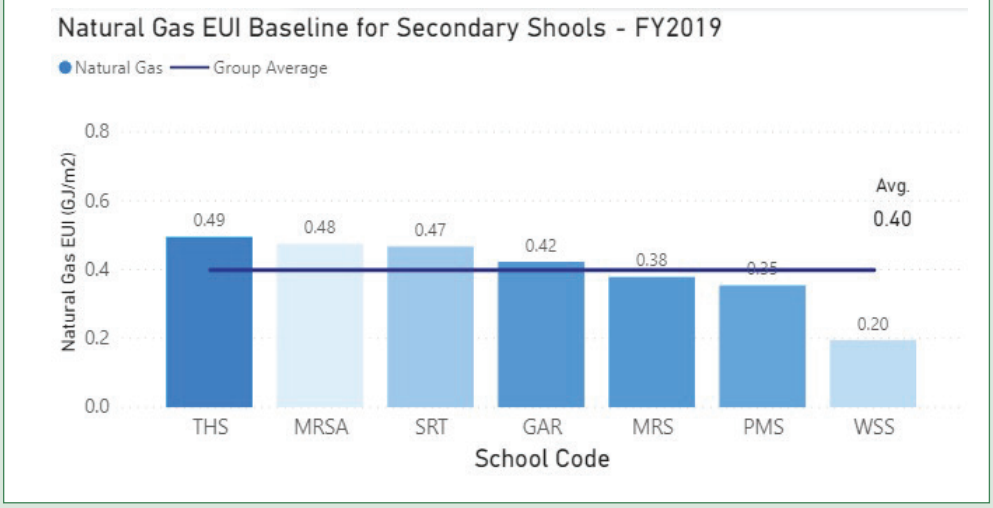
ELEMENTARY SCHOOLS	
Average natural gas EUI	0.36 eGJ/m² (72% of Total EUI)
Worst performers	Webster's Corners and Eric Langton elementary schools
Highest consumers	Eric Langton and Pitt Meadows elementary schools
SECONDARY SCHOOLS	
Average natural gas EUI	0.40 eGJ/m² (64% of Total EUI)
Worst performers	Thomas Haney and Maple Ridge secondary schools
Highest consumers	Thomas Haney and Garibaldi secondary schools
OTHER BUILDINGS	
Average natural gas EUI	0.47 eGJ/m² (63% of Total EUI)
Worst performers	Maintenance building and James Best Centre
Highest consumers	Riverside Centre and maintenance building



ELEMENTARY SCHOOLS
Natural Gas EUI Analysis

Average: **0.36 eGJ/m²**

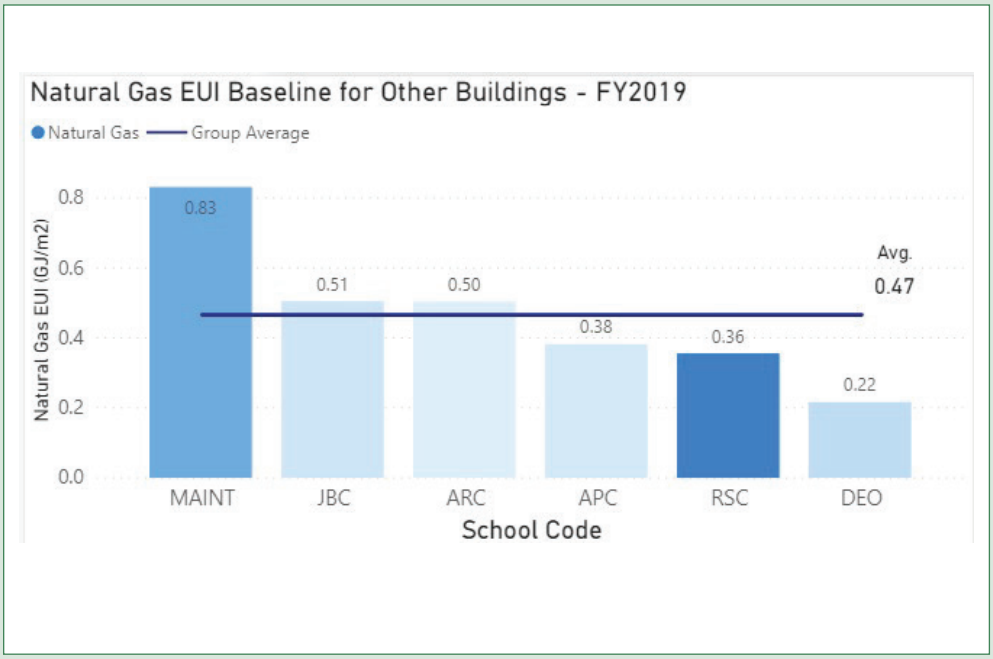
It's noted that the top four schools with the highest natural gas consumption (darkest blue) are also above the average in Natural Gas EUI performance. These are likely high value targets for energy saving opportunities and emission reductions.



SECONDARY SCHOOLS
Natural Gas EUI Analysis

Average: **0.40 eGJ/m²**

Natural gas EUI is relatively consistent throughout the buildings with three schools above the average and three schools below the average. Although Maple Ridge Secondary Annex is a poor performing school, it consumes relatively little natural gas compared to other secondary schools.



OTHER BUILDINGS
Natural Gas EUI Analysis

Average: **0.47eGJ/m²**

Maintenance is by far the worst performing building with the natural gas use intensity of 0.83 eGJ/m², which is nearly double the group average. It's also worth noting that maintenance and Riverside Centre are the largest consumers of natural gas and are likely key areas to focus in this category to reduce emissions and improve operational efficiency.

1.3 ENERGY COST

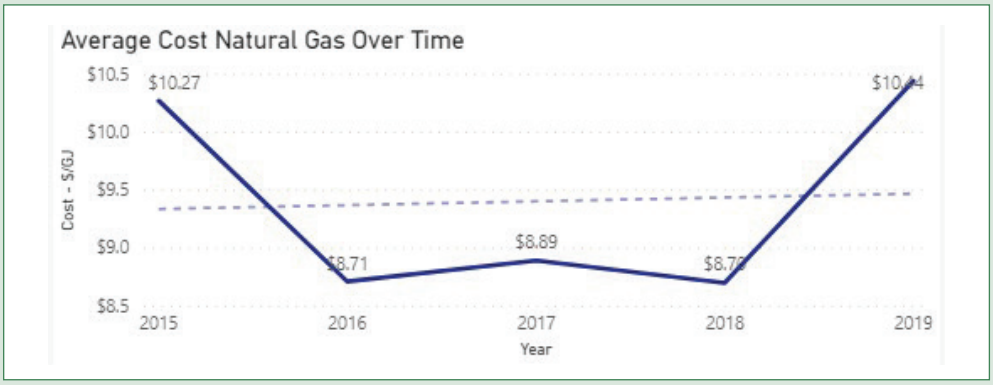
Total energy cost provides a snapshot of how well our energy efficiency measures are affecting our operational performance over time, and also provides a single data point to compare operational costs moving forward. This section will provide a quick view of utility price trends over time, and the total cost of energy for each building and grouping.

Average costs for the period 2014 to 2019 were analyzed to understand how the cost of both electricity and natural gas have changed in the past five years. These numbers do not capture the month-to-month variability that was particularly observed for the cost of natural gas in 2019, cause by a ruptured pipeline. Since these events, the district has moved to a rate structure with FortisBC that should reduce these large supply based market fluctuations.

KEY TAKEAWAYS:

NATURAL GAS COST
Increased by 2% since 2015 but with noticeable ups and downs in the market

ELECTRICITY COST
Increased by 14.5% since 2015



UTILITY COST
Trends

Natural gas has seen an overall increase of 2% since 2015. There was a sharp drop-off in 2016 of 15%, which has been taken back by high natural gas prices in 2019. This reflects the volatility inherent in the natural gas market.

It's noted that electricity has seen 14.5% increase in cost/GJ of consumption since 2015. This increase has been relatively measured and predictable year over year.

1.3.1 ENERGY COST BASELINE

The energy cost baseline is based on the period July 1, 2019, to June 30, 2020.

KEY TAKEAWAYS

ELEMENTARY SCHOOLS

Four schools account for 27% of costs: Yennadon, Eric Langton, Pitt Meadows, and Kanaka Creek

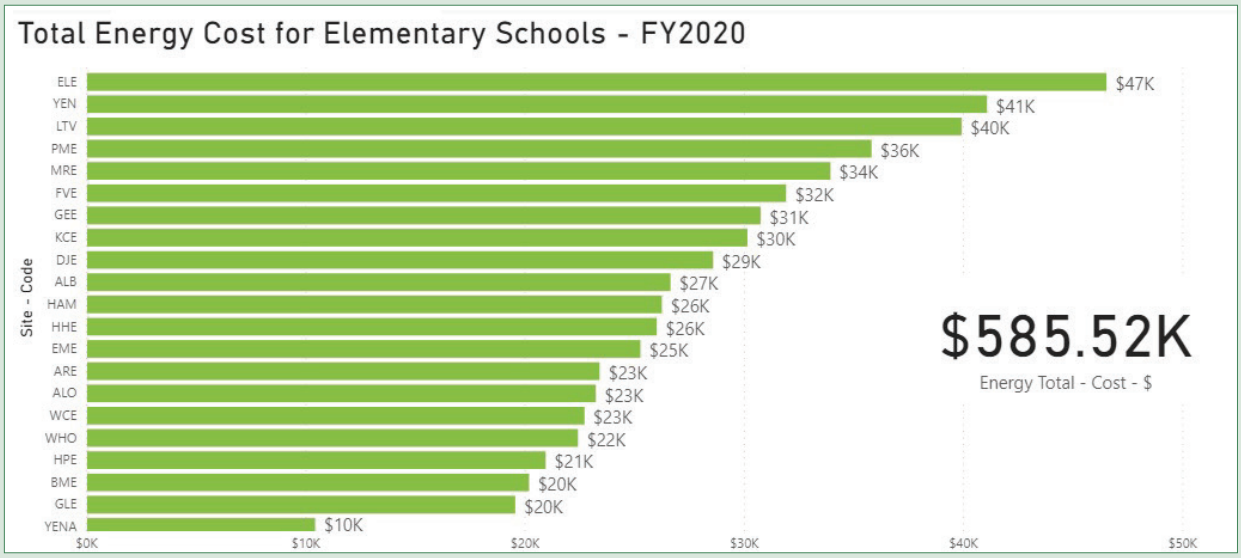
SECONDARY SCHOOLS

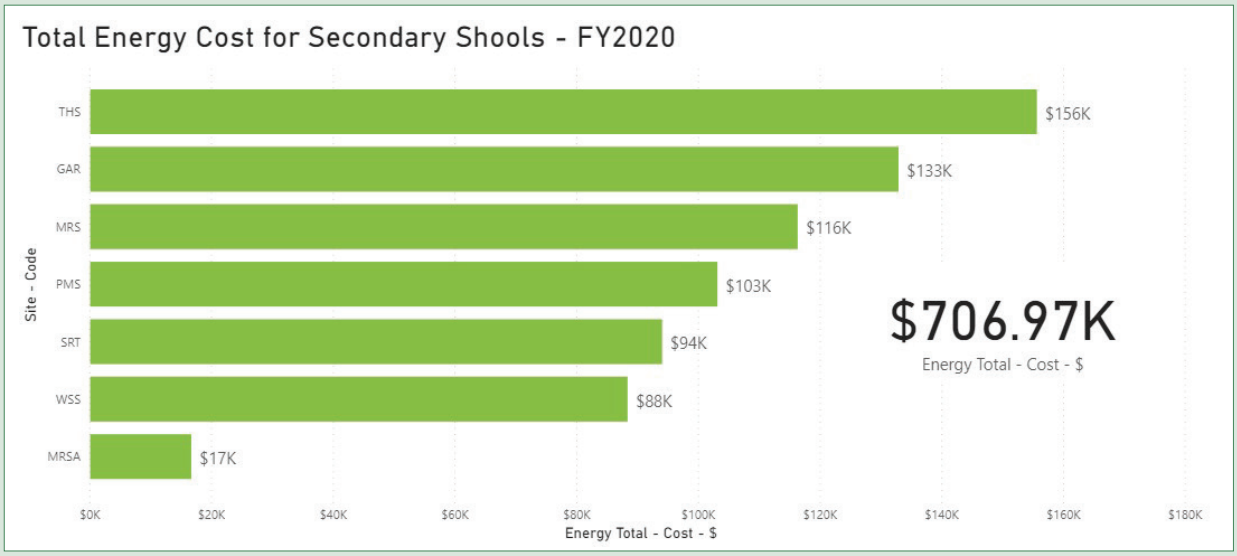
Three schools account for 56% of costs: Thomas Haney, Maple Ridge, and Garibaldi

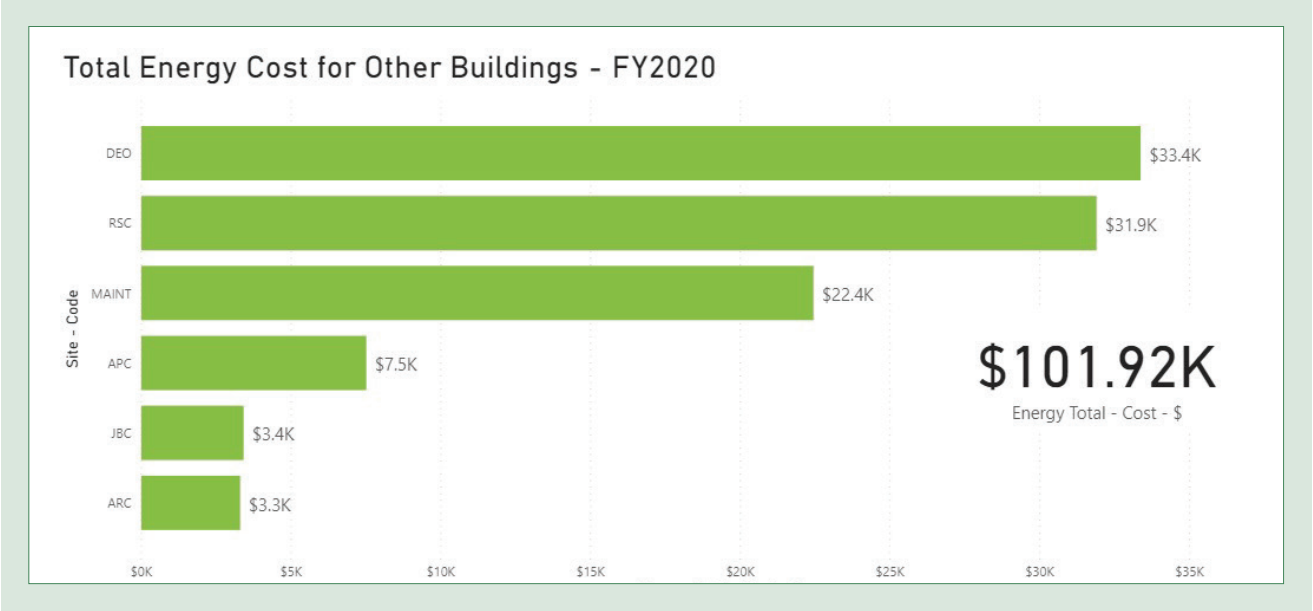
OTHER BUILDINGS

Two buildings account for 66% of costs: Riverside Centre and the District Education Office

ANALYSIS



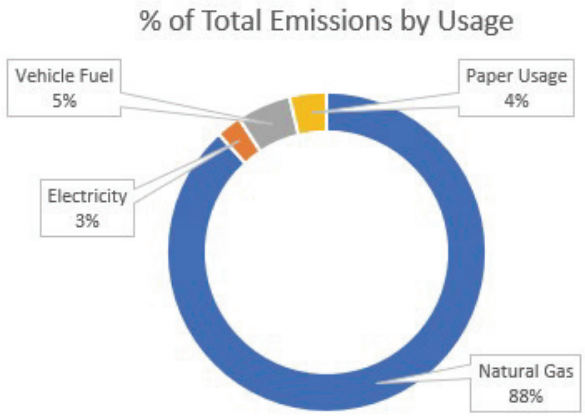




1.4 EMISSIONS PROFILE

When emissions are broken down into subsets, the largest contributor is natural gas, accounting for 88% of all emissions; vehicle fuel in second, accounting for 5.7%; paper use in third at 3.9%; and, finally, electricity at just 2.6% of overall emissions, as shown in figure 3.

Figure 3: The general emissions profile for 2019



In 2019, 88% of greenhouse gas emissions stem from the use of natural gas for heating school district facilities. In order to reach the 2030 Greenhouse Gas (GHG) reduction targets, the 2021-2026 plan prioritizes the implementation of natural gas conservation measures.

Vehicle-related emissions are the second largest contributor of emissions (5%). Looking at fuel usage, gasoline accounts for 74% of emissions, while diesel accounts for 26%. To reduce our vehicle-related emissions, the 2021-2026 plan will focus on replacing end of life vehicles with lower emission vehicles. Incorporating electric vehicles in the school district fleet will be prioritized where feasible.

2. ENERGY EFFICIENCY MEASURES

In this section, energy efficiency measures (EEMs) are analyzed and presented in a five-year plan that requires an estimated one-time capital investment of $2.3M and will result in estimated annual utilities cost savings of $0.24M.

2.1 HVAC ENERGY EFFICIENCY MEASURES

80% of the energy used in our elementary and secondary schools is for heating and ventilation (HVAC). The proposed energy efficiency measures focus on a wholistic upgrade opportunity where project scope is added on to other, larger, provincially funded projects such as boiler upgrades.

The projects to be included in capital plans for 2021-2026 focus on:

- Control setpoint optimizations – optimizing each area of the building to use the correct amount of heating, and fresh air to supply end users.
- Variable Frequency Drive installations – installation of motors that can adjust airflow with occupancy levels.
- Upgraded pipe routing – improves system efficiency by maximizing the heat transferred to the building.
- Sensor installations – installation of occupancy, CO^2 sensors, and other automated feedback systems to ensure minimal operation when rooms are not occupied.
- Fuel switching propane to electricity – replacing propane furnaces with heat pumps in portables.
- Boiler Additive – Adding a boiler water additive that improves efficiency of the buildings.

The projects included in the 2021-2026 plan were prioritized based in the following criteria:

- Existing capital projects related to the HVAC system.
- An energy management score higher than the median of 17 - See *Glossary of Terms* for score details
- Return on investment of proposed projects in the form of payback.

The proposed list of projects is shown in table 3. Additional projects may be added to the plan based on detailed analysis of school district facilities and funding received from the province for other capital projects in the same facility.

Table 3: HVAC energy efficiency measures to be included in capital plans 2021-2026

YEAR PLANNED	SCHOOL	PROJECT NAME	COST	SAVINGS PER YEAR	PAYBACK
2026	Davie Jones Elementary	HVAC Upgrade	$112,500.00	$7,607.35	15.42
	Maple Ridge Secondary	HVAC Upgrade	$381,000.00	$21,174.75	
	Thomas Haney Secondary	HVAC Upgrade	$211,500.00	$16,941.20	
2025	Maple Ridge Elementary	HVAC Upgrade	$115,000.00	$7,218.96	14.24
	Samuel Robertson Technical	HVAC Upgrade w/o Boiler	$90,000.00	$7,179.43	
2024	Yennadon Elementary	HVAC Upgrade	$140,000.00	$8,955.69	7.7
	Albion Elementary	HVAC Upgrade	$147,500.00	$8,525.84	
	Thomas Haney Secondary	HVAC Optimization	$60,000.00	$7,789.66	
2023	Westview Secondary	HVAC Upgrade	$112,500.00	$5,416.75	10.23
	Pitt Meadows Secondary	HVAC Upgrade	$140,000.00	$23,646.90	
	Highland Park Elementary	HVAC Upgrade	$87,500.00	$6,067.90	
	Webster's Corners Elementary	HVAC Upgrade	$117,500.00	$9,568.14	
2022	Samuel Robertson Technical	Continuous Optimization	$18,454.00	$3,274.00	13.1
	Thomas Haney Secondar	Continuous Optimization	$34,259.00	$6,498.00	
	Garibaldi Secondary	Continuous Optimization	$33,434.00	$4,541.00	
	Garibaldi Secondary	HVAC Upgrade	$179,500.00	$28,817.37	
	Samuel Robertson Technical	Propane Furnace Replacement + Incentive 60$/t	$526,074.90	$17,381.54	

YEAR PLANNED	SCHOOL	PROJECT NAME	COST	SAVINGS PER YEAR	PAYBACK
2021	Albion Elementary	Boiler Additive	$3,400.00	$2,743.95	2.4
	Laity View Elementary	Boiler Additive	$3,400.00	$3,042.96	
	Yennadon Elementary	Boiler Additive	$2,710.00	$3,172.28	
	Pitt Meadows Elementary	HVAC Upgrade	$35,000.00	$9,799.60	
		Totals	**$2,551,231.90**	**$209,363.26**	**12.2**

In this planning period, 19 projects that involve performing upgrades to existing end of life equipment. All HVAC upgrade projects listed have an end of life boiler upgrade required in the planned year, which is the main reason for the timing of each.

The costs associated with this plan and the estimated payback periods do not include potential incentives from BC Hydro or Fortis BC that would otherwise improve the business case. Savings and costs are calculated using level one energy audit assessments done by RockyPoint Engineering and have a likely accuracy of +/- 25% depending on the project.

2.2 LIGHTING ENERGY EFFICIENCY MEASURES

The energy management plan implemented between 2015 to 2019 performed lighting upgrades on nearly every building in the Maple Ridge - Pitt Meadows School District. The completed upgrades had an estimated ongoing electricity savings of nearly 4.4M kWh - a 39% reduction in electricity consumption compared to 2015. When analyzing the actual district consumption, the savings are just 2.5M kWh - a 23% reduction. Over the next five years, we are planning to implement lighting audits, analyze patterns, and recognize behavioral and operational changes that are required in order to realize the originally estimated energy savings.

Additionally, when lighting projects are up for bulb replacement – typically about 10 years after implementation – these lights will be replaced with high efficiency LEDs that will further reduce our energy consumption. The schools up for LED bulb replacements are shown in table 4 below.

Table 4: Schools available for TLED upgrades when current T8 light bulbs are at end of life.

SCHOOL	COST ($)*	ELECTRICITY SAVINGS (KWH/YR)	SAVINGS ($)	PAYBACK
Thomas Haney Secondary	$39,469	81,660	$9,000	4.4
Webster's Corners Elementary	$8,081	16,720	$1,800	4.5
Samuel Robertson Technical Secondary	$26,844	55,540	$6,100	4.4
Harry Hooge Elementary	$13,253	27,420	$3,000	4.4
Yennadon Elementary	$9,589	19,840	$2,200	4.4
Maple Ridge Secondary Annex	$9,502	19,660	$2,200	4.3
Glenwood Elementary	$8,748	18,100	$2,000	4.4
District Education Office	$3,383	7,000	$800	4.2
Riverside Centre	$140,000	130,217	$12,000	11.7
Total	**$258,871**	**376,157**	**$39,100**	**6.6**

*Cost is based on 6 $/bulb replaced, and 40 $/hr labor cost

3. EVALUATING THE IMPACT

3.1 GREENHOUSE GAS EMISSIONS REDUCTIONS

A comparison of emissions from the district between status quo and if the HVAC efficiency measures identified are implemented. Both results are plotted in figure 4, with the 2030 goal of 2,000 tCO2e shown in green.

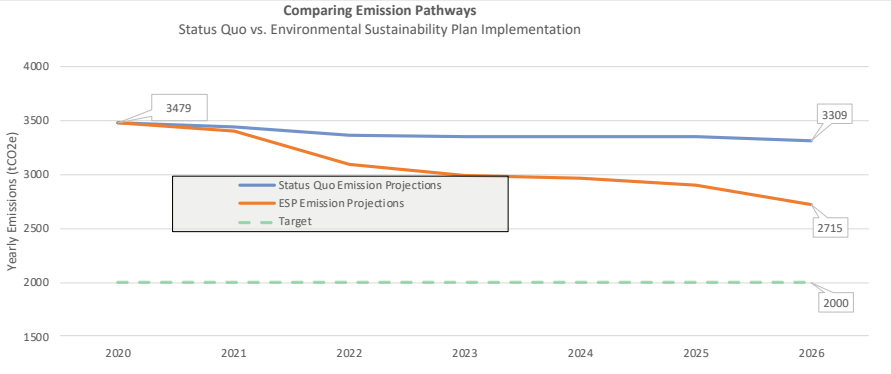


Figure 4: Compares a status quo emission pathway to the potential emission pathway if HVAC projects are implemented through to 2026.

Figure 4 shows that without any comprehensive plan, and looking at boiler improvements only, a reduction of 170 tCO2e (37 cars off the road) can be expected. If the environmental sustainability measures (ESP) are implemented as intended, then this investment would lead to a reduction of 764 tCO2e (160 cars off the road) by 2026. This still leaves some improvement required for 2030, but is a significant improvement over the status quo and with added effort in reducing vehicle emissions, and continued incorporation of the energy management score in facility planning processes, we would expect to surpass this estimation in 2026. To ensure alignment with 2030 targets, continual monitoring and updates to these projections are required, with an update to this plan needed in 2026.

3. RISK ASSESSMENT

As with any plan, there are inherent risks involved in implementation due to unforeseen costs, timeline adjustments, and various other constraints. The risks most relevant to the implementation of the planned environmental sustainability measures are outlined below.

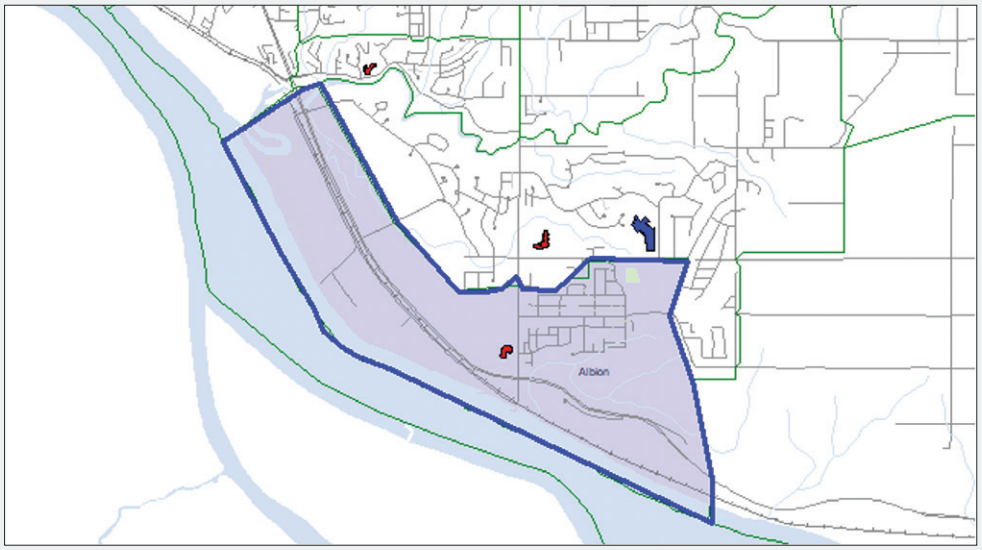
- The possibility that funds will not be available for the existing capital plans, forcing the timing of the energy efficiency measures to change.
- Major events (such as COVID-19) could force drastic changes to the workings of our buildings, rendering some of these preliminary estimations incorrect.
- This plan does not account for new schools to be built, and the added burden of any new buildings must be factored into these estimations as they are built.
- There are constant fluctuations in electricity and natural gas pricing, and the potential savings outlined in these estimations may become inaccurate if major changes occur.
- Capital funding for buildings in the "Other" category is limited, therefore there may not be enough planned capital projects to support emission and energy reduction targets.

APPENDIX D: SCHOOL FACT SHEETS

ALBION ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program

BUILDING SUMMARY

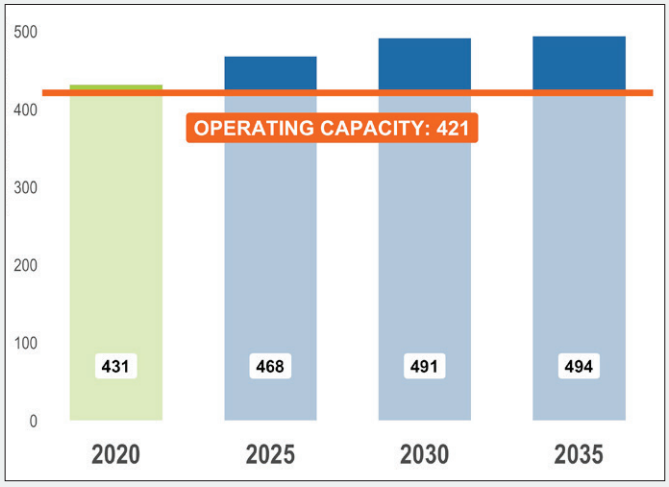
SIZE: 3,630 sq. m
CLASSROOMS: 19
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Albion Elementary is 421.

Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).

SIZE: 2.4 ha

CHARACTERISTICS: Environmentally sensitive area to the West (shown shaded green).

PORTABLES: P 5 *It is possible but not desirable to add portables on the playfield.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

The seismic upgrade of the 4 blocks rated high risk plus other functional upgrades are not likely substantive enough to require the replacement of the school. A replacement school would need to be constructed on the playfield. The playfield is small and would not support a two-storey school larger than Alexander Robinson, which is only 50 students larger than Albion.

ADDITIONS

There is no space on site for an addition without encroaching on the playfield or losing the playgrounds along 240 Street. Neither is desirable.

0.57	24	$3,923,014	$5,800,000
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

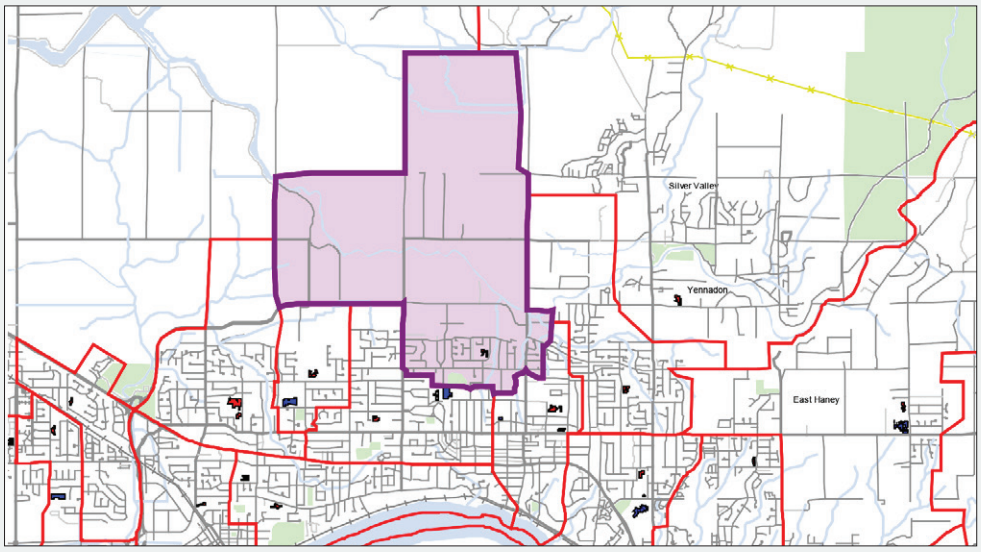
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

ALOUETTE ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program
- CyberSchool Program
- Wheelhouse Program

BUILDING SUMMARY

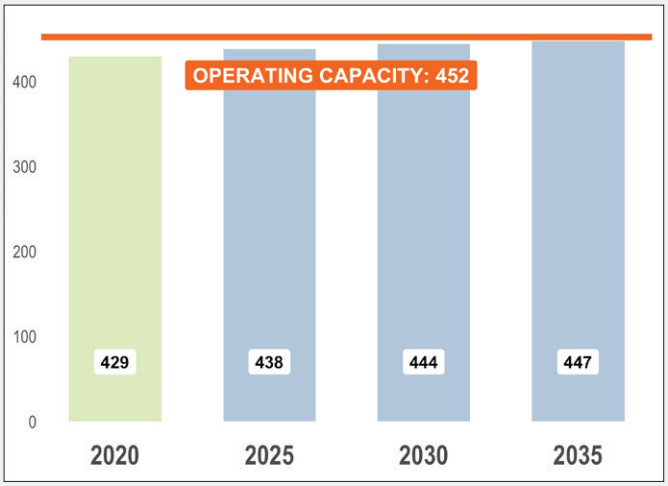
SIZE: 3,703 sq. m
CLASSROOMS: 21
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Alouette Elementary is 452.

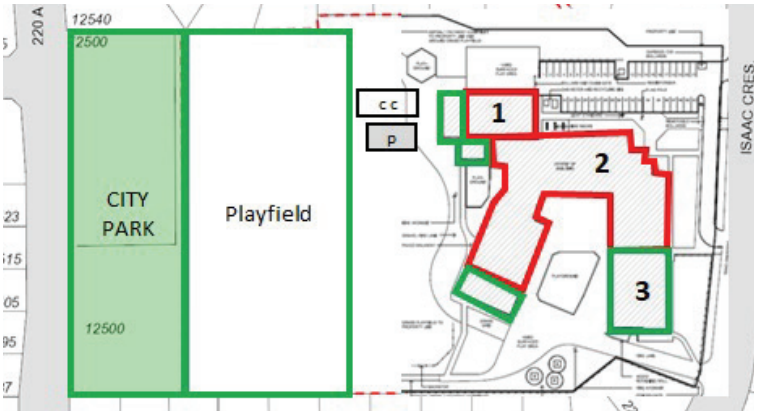
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 2.128 ha

CHARACTERISTICS: City park to the west (shown shaded green). Irrigated playfield is a joint use field with the City of Maple Ridge. Requires a building envelope upgrade.

PORTABLES: P 1 *Possible to add 1 - 2 portables south of existing portable, but this blocks visibility to the playfield and is not desirable.*
CC Child care portable

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Taking into consideration the total estimated cost of required seismic upgrades for blocks 1 and 2 together with the cost of deferred maintenance requirements, it is unlikely that this facility would qualify for a replacement.

Additionally, due to limited temporary accommodation space, demolition and replacement of block 2 is likely not practical.

ADDITIONS

There is an emergency fire access on the south side of the school so no further additions are likely.

0.54	4	$3,959,093	$6,500,000
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

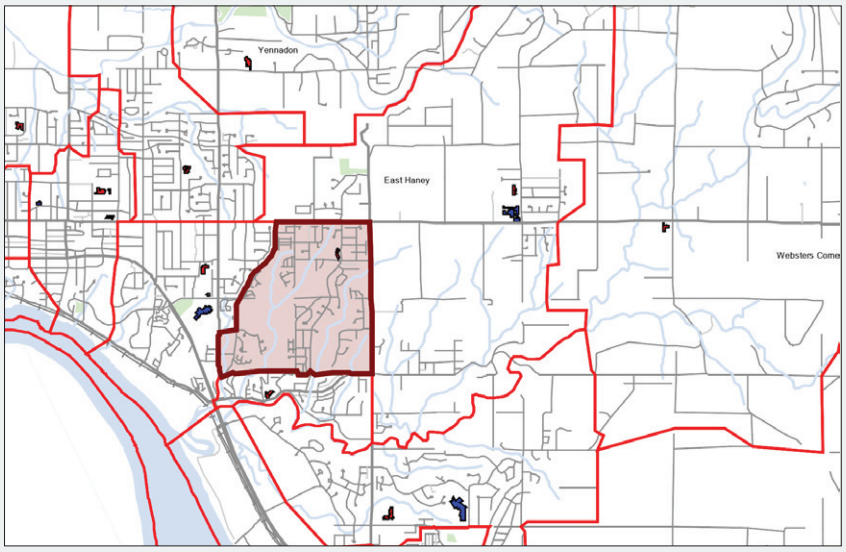
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

ALEXANDER ROBINSON ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program

BUILDING SUMMARY

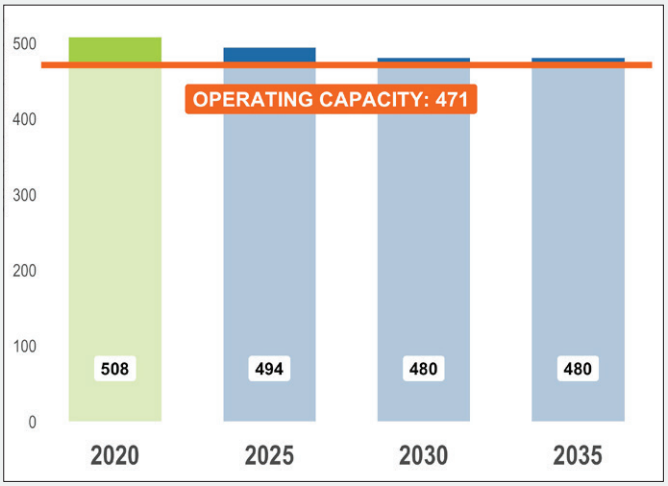
SIZE: 3,535 sq. m
CLASSROOMS: 22
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Alexander Robinson Elementary is 471.

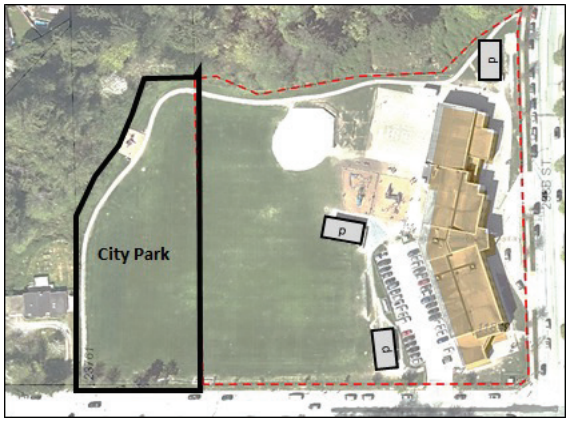
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 2.523 ha

CHARACTERISTICS: City park to the west. Playfield area is very wet in winter.

PORTABLES: P **3** *No space on the site for portables without encroaching on playfield, which is not desirable. The playfield is very wet in the winter months and site preparation is expensive.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrading is not required. This two-storey school was opened in 2000, so would not be a candidate for replacement.

ADDITIONS

There is no good space on-site for an addition that would easily connect to the main school. There is also no room to expand the parking area.

0.47	6	$3,357,925	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

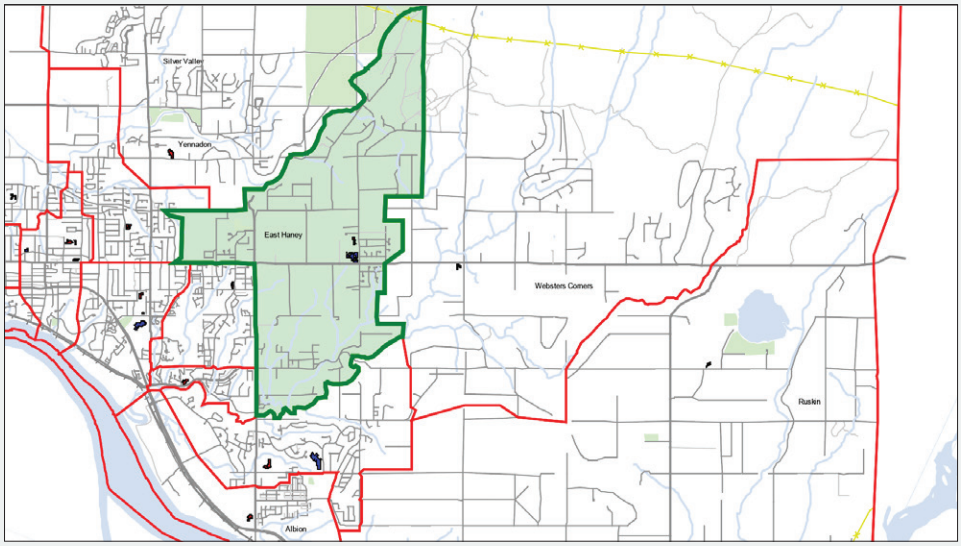
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

BLUE MOUNTAIN ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program
- After-School Programs

BUILDING SUMMARY

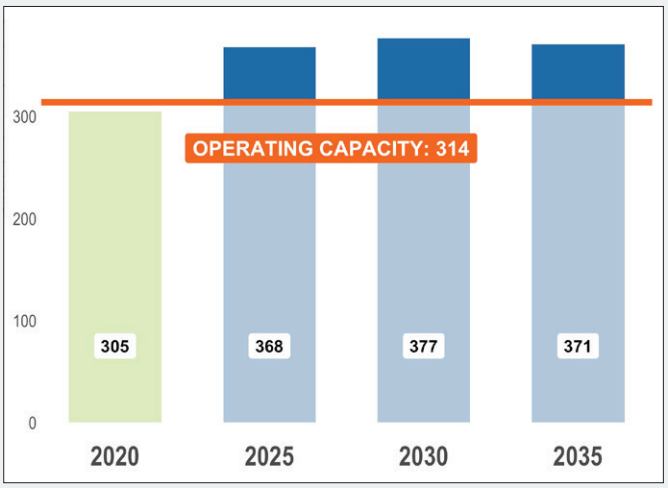
SIZE: 2,540 sq. m
CLASSROOMS: 14
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Blue Mountain Elementary is 314.

Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).

SIZE: 7.726 ha

CHARACTERISTICS: Site is shared with Garibaldi Secondary. The sports track is part of Garibaldi Secondary.

PORTABLES: P 1 *Possible to add 1 portable west of the existing portable. There is a large water main to the south of existing portable.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrading is not required.

This school was opened in 2000 so would not be a candidate for replacement.

ADDITIONS

A 6 to 8 classroom addition could be constructed along the north property line of the school (outlined in dashed black).

0.44	13	$2,175,339	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

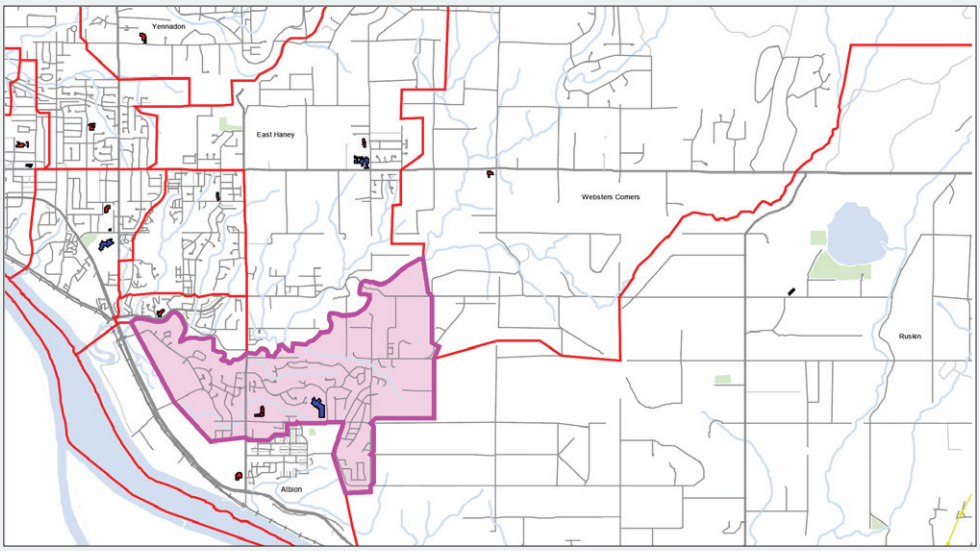
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

c̓əsqənelə ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- StrongStart
- Childcare

BUILDING SUMMARY

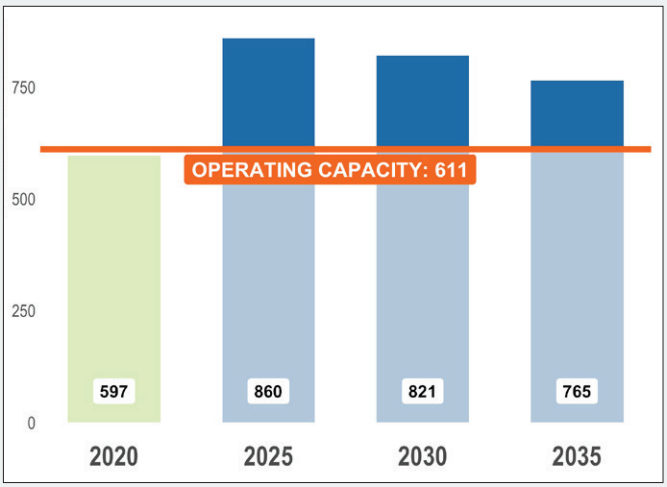
SIZE: 4,800 sq. m
CLASSROOMS: 28
OTHER: 2

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of c̓əsqənelə Elementary is 611.

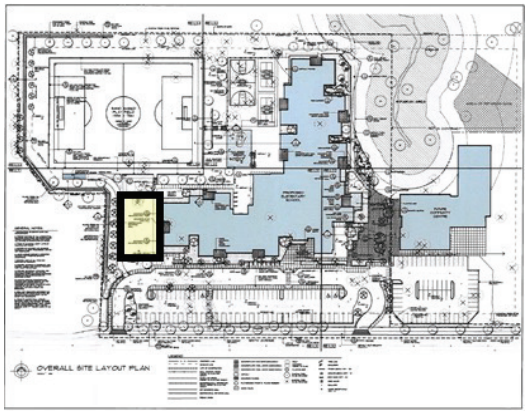
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 2.726 ha

CHARACTERISTICS: Environmentally sensitive creek areas to the north and northeast. Building to the east of the school is the community centre.

PORTABLES:

P **0** *Possible to add 2 portables west of the school.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrading is not required. This school was opened in 2019, so would not be a candidate for replacement.

ADDITIONS

There is the potential to extend the school to the west to add another 3 classroom pod.

FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE
N/A	1	N/A	N/A

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

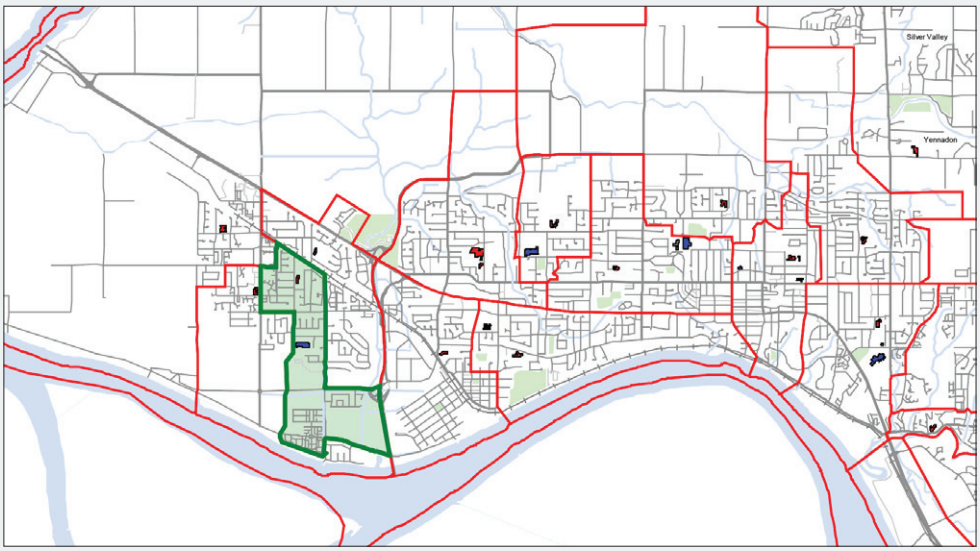
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

DAVIE JONES ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- 1-to-1 Inquiry
- StrongStart

BUILDING SUMMARY

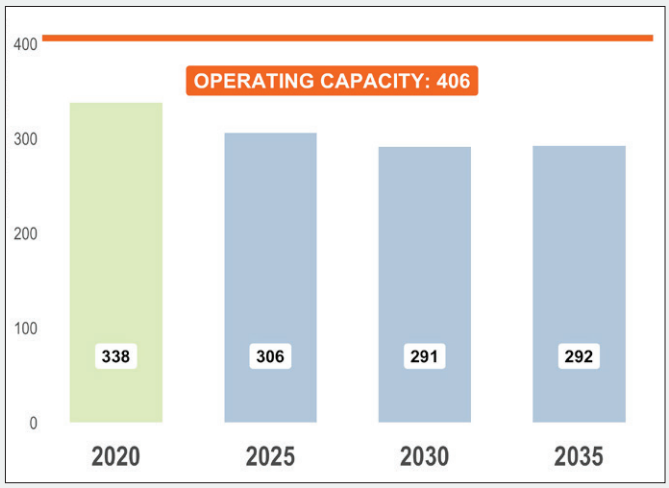
SIZE: 3,397 sq. m
CLASSROOMS: 17
OTHER: 1

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Davie Jones Elementary is 406.

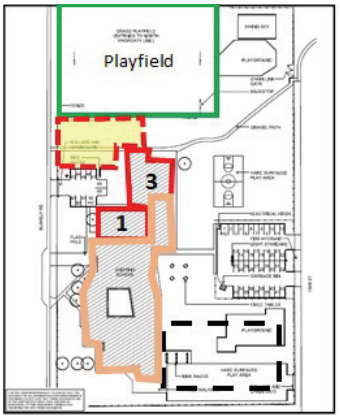
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 2.833 ha

CHARACTERISTICS: There is a city park to the north beyond the school playfield. A child care facility is being constructed to open in January, 2022 (Shaded yellow with red outline).

PORTABLES: P **0** Possible to add *4 portables to the east side of the school.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrade of all blocks plus other required upgrades are likely not sufficient to warrant the replacement of the school.

ADDITIONS

A 6 to 8 classroom addition could be accommodated to the southeast corner.

0.62	28	$4,735,590	$1,500,000
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

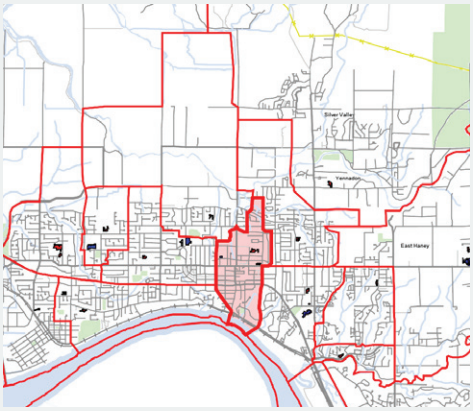
SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

ERIC LANGTON ELEMENTARY

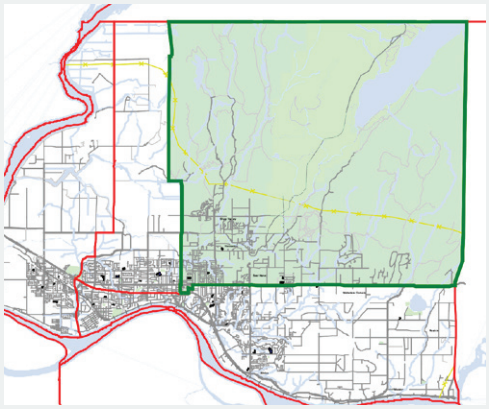
This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA

ENGLISH



FRENCH IMMERSION



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program
- French Immersion
- StrongStart

BUILDING SUMMARY

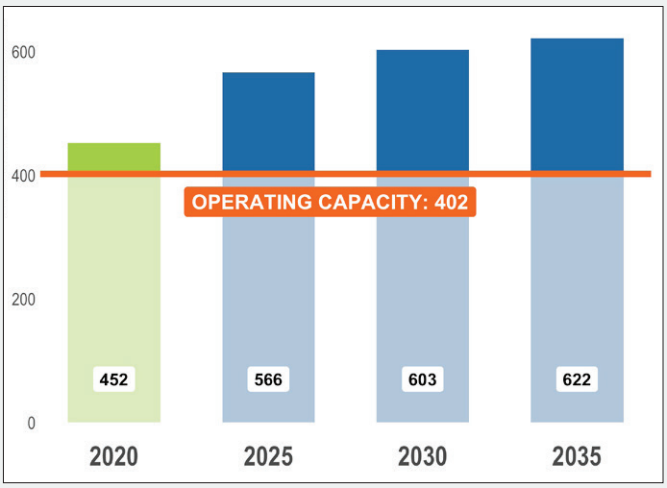
SIZE: 3,830 sq. m
CLASSROOMS: 19
OTHER: 1

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Eric Langton Elementary is 402.

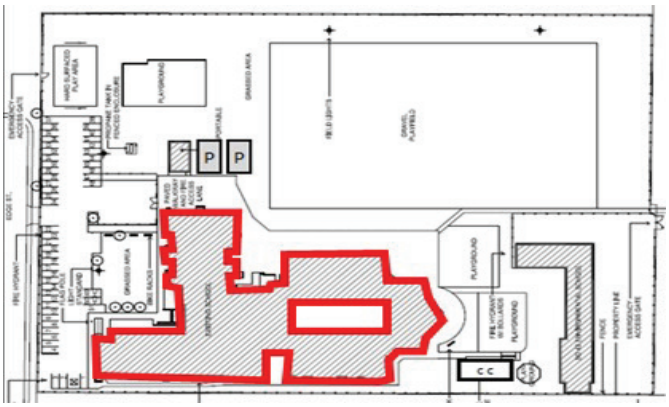
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 3.135 ha

CHARACTERISTICS: James Best Centre, child care, and Environmental School is on the east side of the site.

PORTABLES: P 3 *Possible to add 1 portable east of the existing 3 portables.*

CC Child care portable

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

All 5 blocks at Eric Langton have a high seismic risk.

A Seismic Project Definition Report has been approved for either a seismic upgrade with an addition or a full replacement school. Decision is expected late 2021.

Tentative earliest opening would be September, 2024 or 2025 depending on the option approved. Either option would increase the operating capacity by 201.

ADDITIONS

A 40k + 175 addition is already included in the upgrade.

0.61	33	$4,526,030	$28,700,035
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

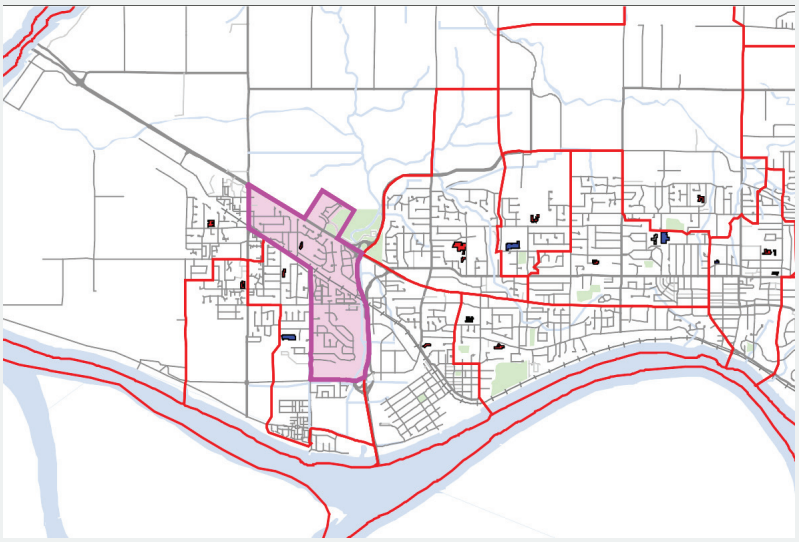
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

EDITH MCDERMOTT ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program

BUILDING SUMMARY

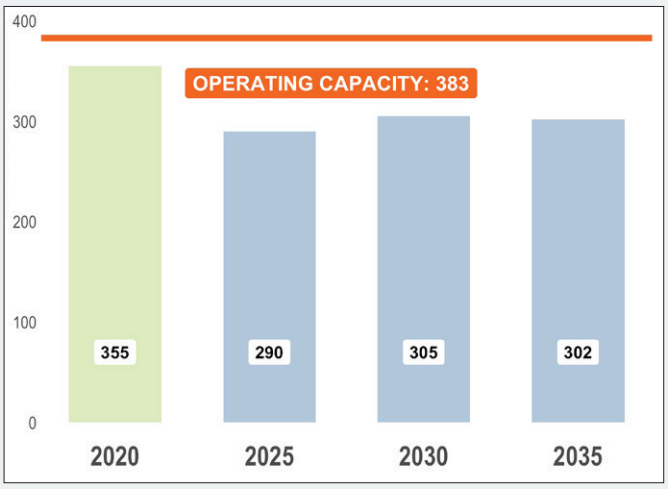
SIZE: 3,269 sq. m
CLASSROOMS: 17
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Edith McDermott Elementary is 383.

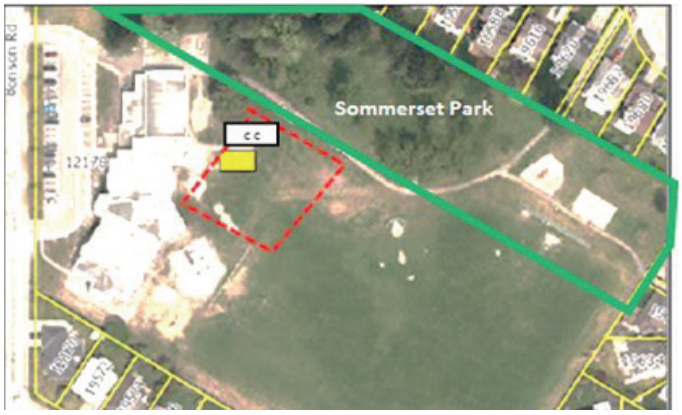
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 2.43 ha

CHARACTERISTICS: Sommerset Park to the north, outlined in green. Child care just to the north of the modular (in yellow).

PORTABLES: P **1 modular** *Possible to add 1 portable to the south of the modular or on the playfield, which is not desirable.*

CC Child care portable

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrading is not required.

This two-storey school was opened in 1998, so would not be a candidate for replacement.

ADDITIONS

The shape of the two-storey school and location of playgrounds, modular, and child care to the west makes an addition difficult.

The only practical location is shown in dashed red, but would require relocating the modular and child care. This would not be an easy option to implement.

0.44	3	$3,385,845	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

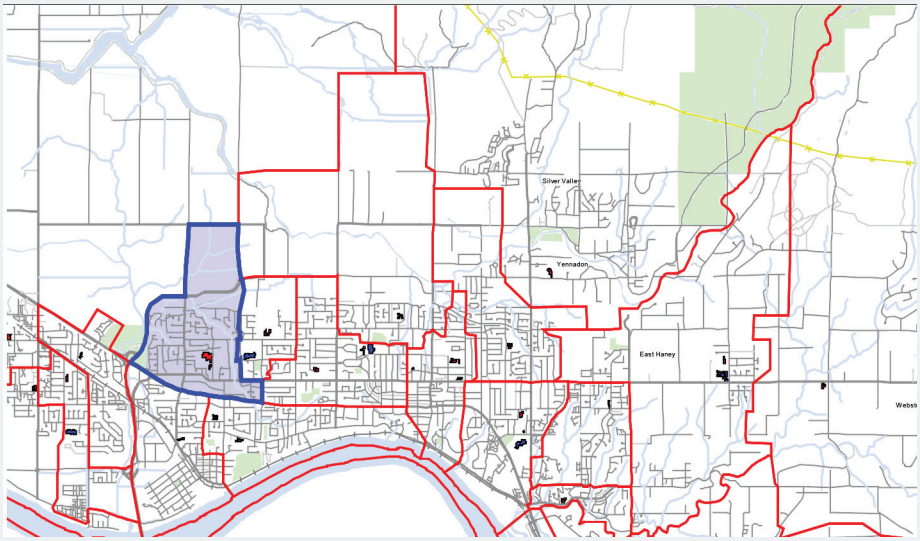
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

FAIRVIEW ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program
- Odyssey
- CyberSchool
- StrongStart

BUILDING SUMMARY

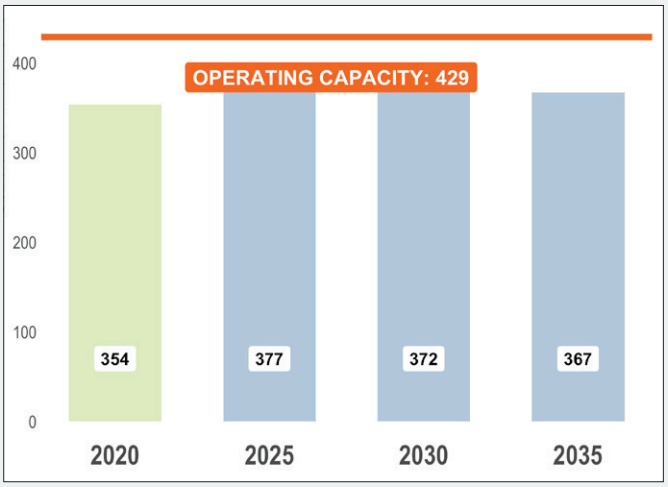
SIZE: 3,862 sq. m
CLASSROOMS: 22
OTHER: 1

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Fairview Elementary is 429.

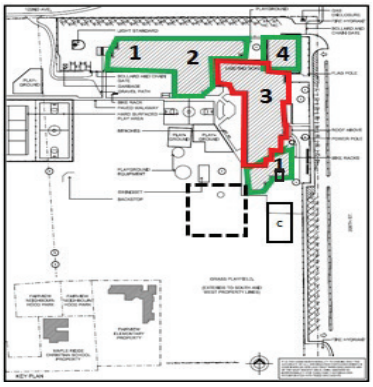
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 2.825ha

CHARACTERISTICS: The northwest corner of the school contains the Odyssey program. The southwest corner of the property contains the Fairview Neighbourhood Park and the Maple Ridge Christian School.

PORTABLES: P **0** *Possible to add 3 portables south of the child care or adjacent to the hard surfaced play area on the west side. These locations are far from the school and are not desirable.*

C Child care portable

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrade of block 3 plus other required upgrades are likely not sufficient to warrant the replacement of the school.

ADDITIONS

A 4 - 6 classroom addition can be accommodated to the southwest corner of the school, shown in dashed black in the site summary graphic above.

0.61	19.5	$6,229,181	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

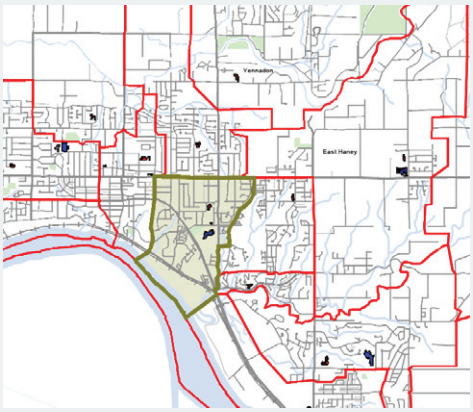
SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

GOLDEN EARS ELEMENTARY

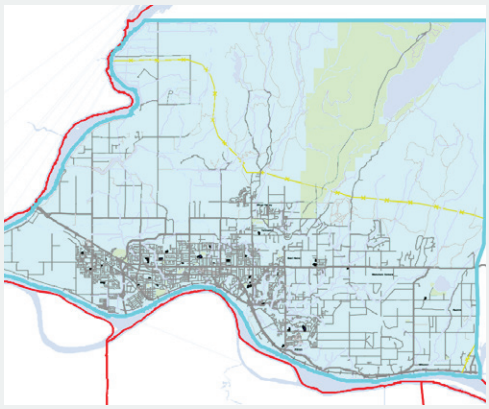
This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA

ENGLISH



LATE FRENCH IMMERSION



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program
- French Immersion (Late)

BUILDING SUMMARY

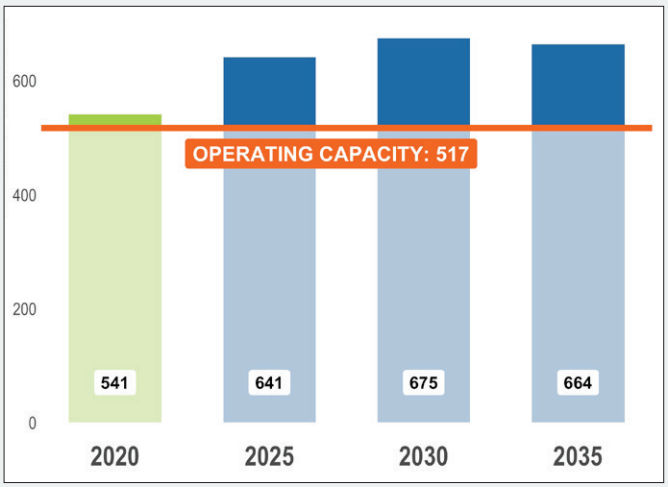
SIZE: 4,186 sq. m
CLASSROOMS: 23
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Golden Ears Elementary is 517.

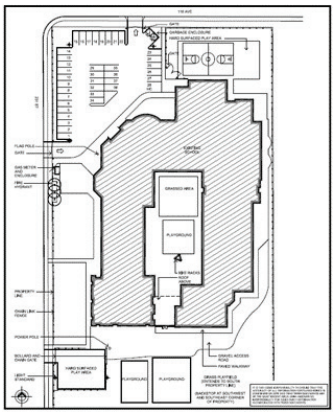
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 3.45 ha

CHARACTERISTICS: There is an artificial playfield immediately south of the school.

PORTABLES: P 3 *Possible to add 2 more portables adjacent to the existing portables.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

The school has not recently been seismically assessed but previous assessments rated the 6 blocks as low or medium.

There is no location on the site to construct a replacement school. It is likely any future upgrading would be through a seismic upgrade or a major renovation of the main school. At that time, it might be feasible to construct a two-storey facility to increase capacity.

ADDITIONS

There is no space on-site for an addition.

0.70	11	$5,099,638	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

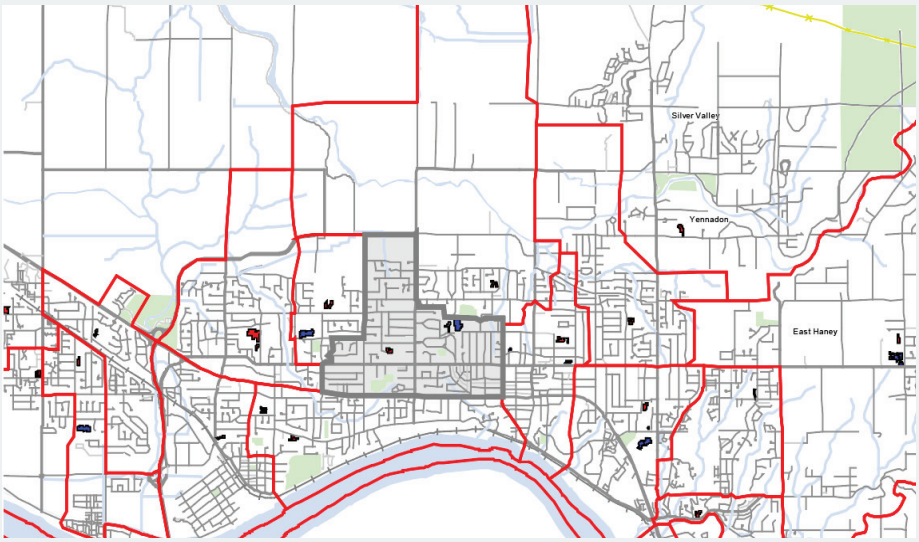
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

GLENWOOD ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program

BUILDING SUMMARY

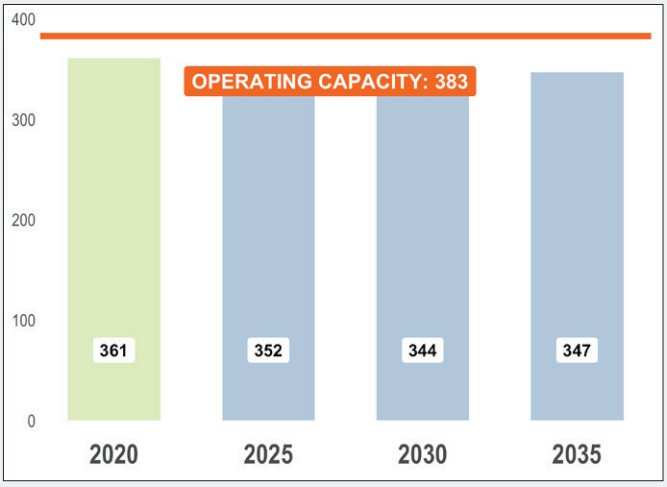
SIZE: 3,473 sq. m
CLASSROOMS: 19
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Glenwood Elementary is 383.

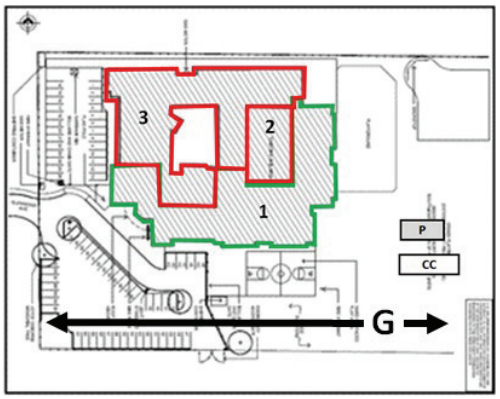
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 2.409 ha

CHARACTERISTICS: Access to the school for pick-up and drop-of is very circuitous. A major gas transmission line and right-of-way runs along the south 20 m of the property

PORTABLES: P **1** *Possible to add 1 portable north of the existing portable.*

CC Child care portable

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrade of all blocks plus other required upgrades are likely not sufficient to warrant the replacement of the school.

ADDITIONS

There is no space on-site for an addition without encroaching on the playfield. All of the playgrounds and at least the portable classroom would need to be relocated.

0.72	9	$6,061,384	$4,000,000
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

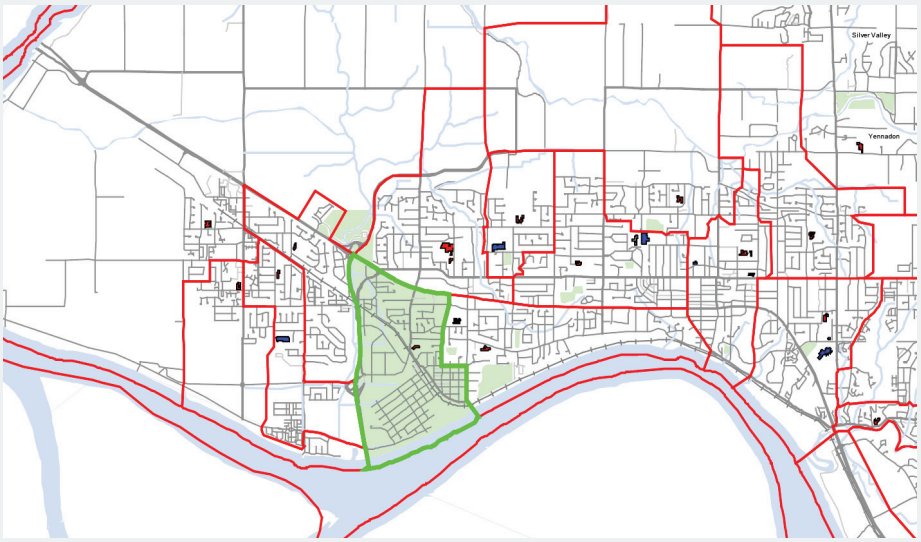
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

HAMMOND ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program
- Montessori
- StrongStart

BUILDING SUMMARY

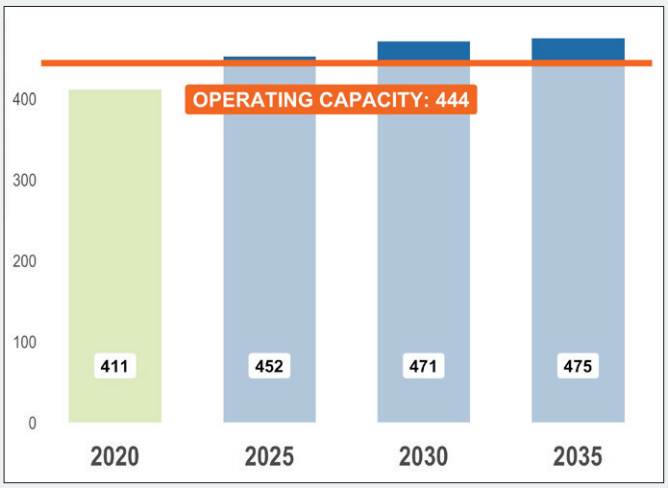
SIZE: 3,535 sq. m
CLASSROOMS: 20
OTHER: 1

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Hammond Elementary is 444.

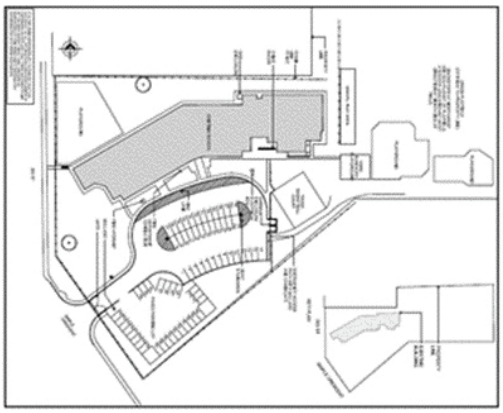
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 2.272 ha

CHARACTERISTICS: There is an artificial playfield immediately south of the school.

PORTABLES: P **0** *There is no available space to add portable classrooms.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrading is not required.

This two-storey school was opened in 2000, so would not be a candidate for replacement.

ADDITIONS

There is no space on-site for an addition. The gymnasium is at the east end of the school, which makes the extension of the school on to the playfield impractical.

0.48	5	$3,544,109	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

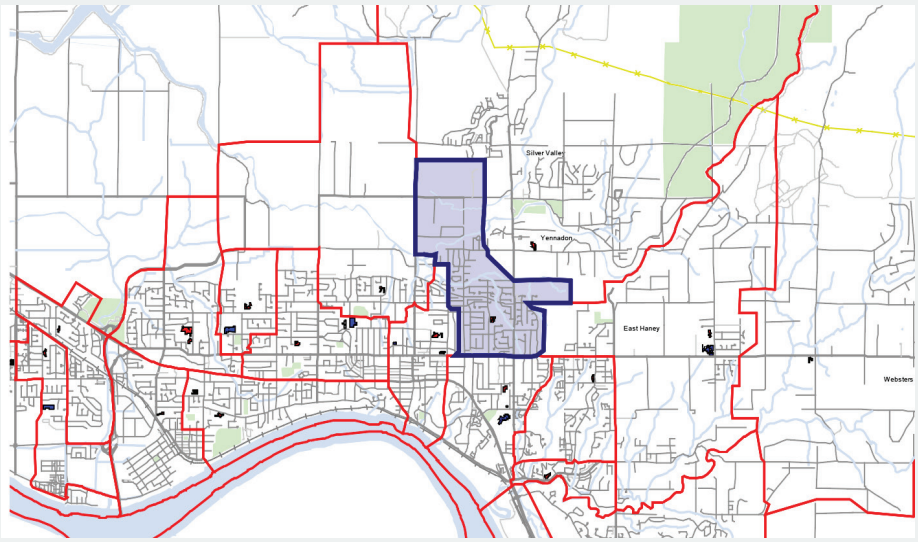
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

HARRY HOOGE ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program
- After-School Programs
- StrongStart

BUILDING SUMMARY

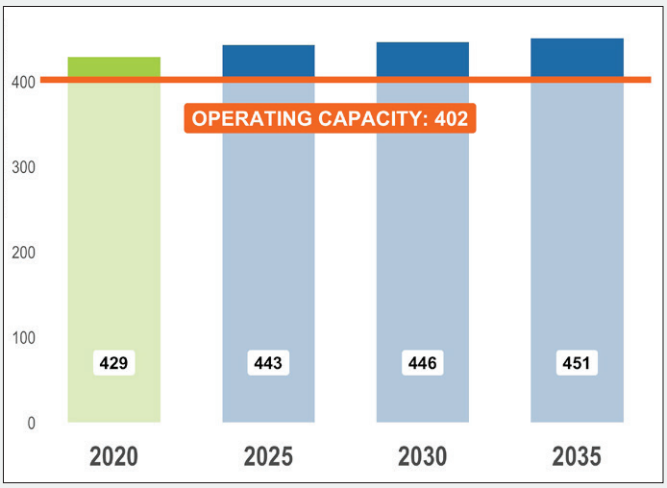
SIZE: 3,691 sq. m
CLASSROOMS: 19
OTHER: 1

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Harry Hooge Elementary is 402.

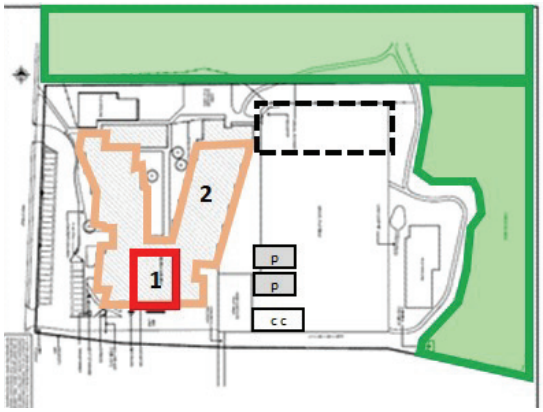
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 2.419 ha

CHARACTERISTICS: Environmentally sensitive areas to the north of the property and to the east on the school district property (shown shaded green).

PORTABLES: P **2** *Possible to add 1 portable on playfield north of the existing portables, but is not desirable.*

CC Child care portable

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrade of all blocks plus other required upgrades are likely not sufficient to warrant the replacement of the school.

A replacement school could be constructed on the playfield but given the low cost of seismic upgrading, this is not probable.

ADDITIONS

A 10-classroom addition can be accommodated along the north side of the playfield.

0.52	7	$3,645,446	$600,000
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

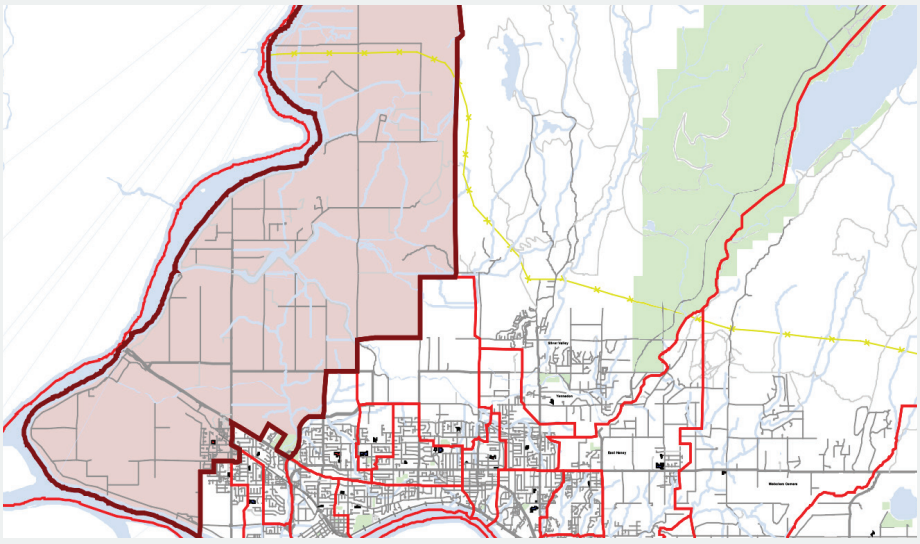
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

HIGHLAND PARK ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program
- StrongStart

BUILDING SUMMARY

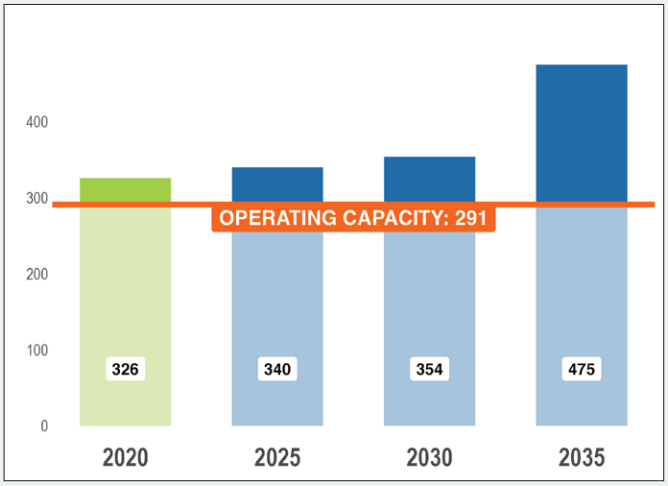
SIZE: 3,172 sq. m
CLASSROOMS: 14
OTHER: 1

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Highland Park Elementary is 291.

Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).

SIZE: 2.435 ha

CHARACTERISTICS: There is an area to the north of the playfield that is as large as the playfield. The playfield itself is 2 m lower than the school site. The school is partially located in a floodplain.

PORTABLES: P **2** *Possible to add up to 3 portables on playfield but is not desirable.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrade of all blocks plus other required upgrades are likely not sufficient to warrant the replacement of the school.

A replacement school could be constructed on the playfield, but given the low cost of seismic upgrading, a replacement is not probable.

ADDITIONS

The most likely location for an addition is shown in dashed black in the site summary graphic above. Highland Park Elementary is partially located in a floodplain. The City of Pitt Meadows may require any permanent construction be raised approximately 1.6 m above the school, which would be 3.6 m above the playfield.

0.71	15	$4,634,277	$3,500,000
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

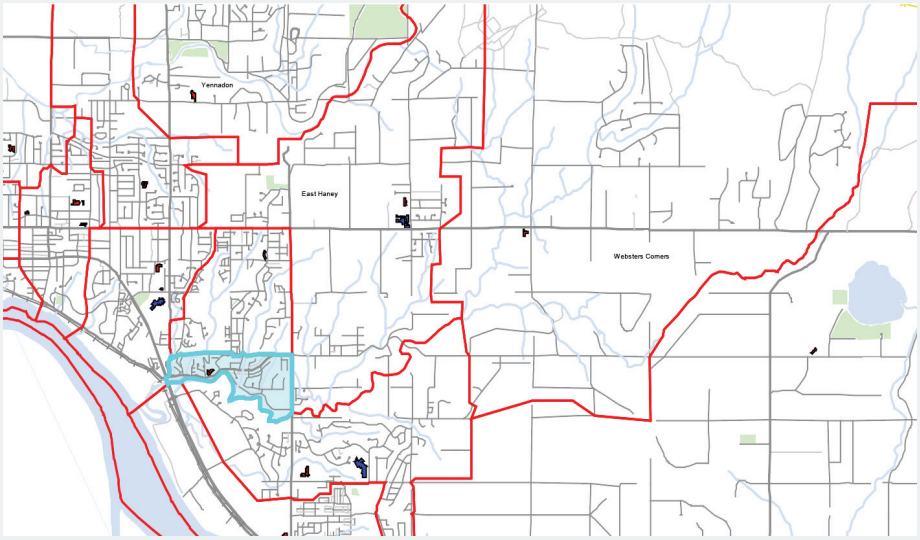
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

KANAKA CREEK ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program
- Year-Round Schooling

BUILDING SUMMARY

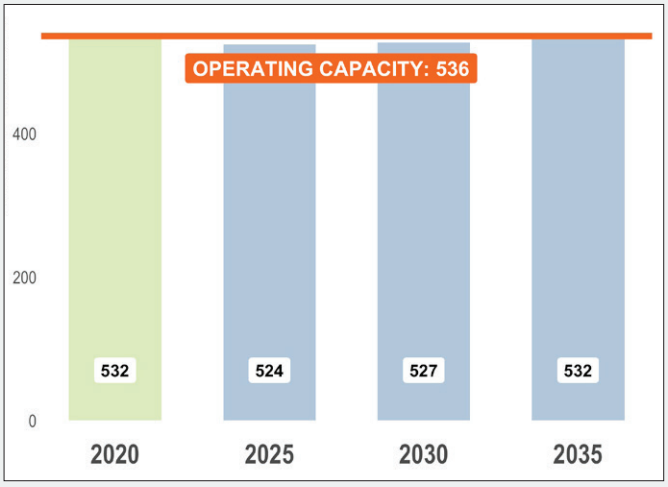
SIZE: 4,346 sq. m
CLASSROOMS: 24
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Kanaka Creek Elementary is 536.

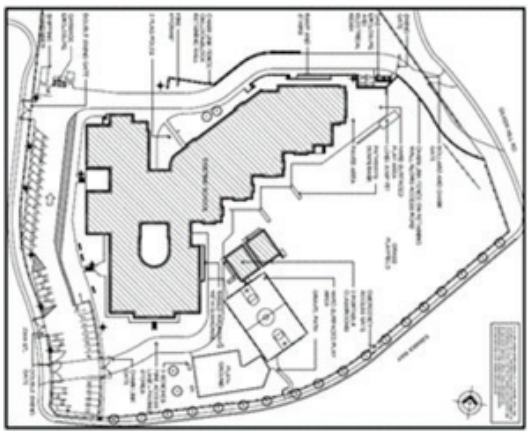
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 2.46 ha

CHARACTERISTICS: The school is situated on the Fraser River floodplain.

PORTABLES: P **2** *Possible to add portables on the playfield, but is not desirable.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrading is not required. This two-storey school was opened in 1994, so would not be a candidate for replacement.

ADDITIONS

No space on-site for an addition without encroaching on the playfield.

0.50	8	$4,774,783	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

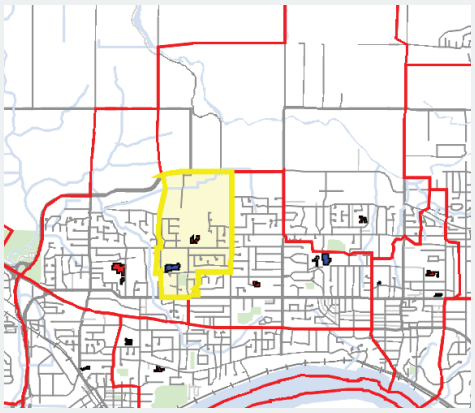
SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

LAITY VIEW ELEMENTARY

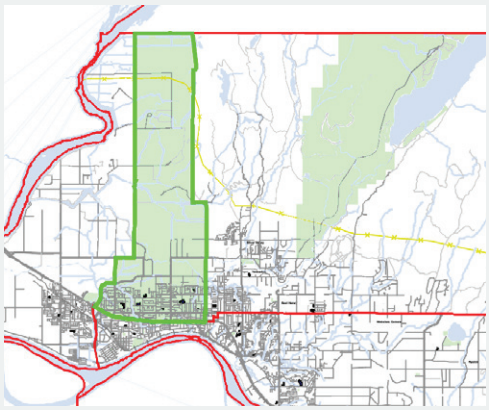
This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA

ENGLISH



FRENCH IMMERSION



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program
- French Immersion

BUILDING SUMMARY

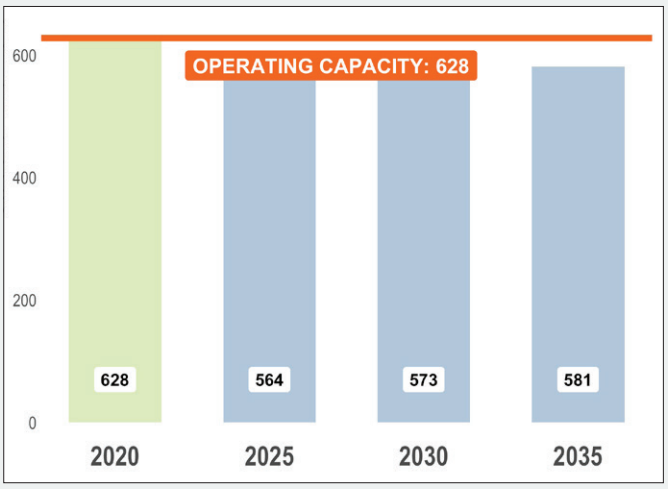
SIZE: 4,794 sq. m
CLASSROOMS: 29
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Laity View Elementary is 628.

Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).

SIZE: 2.65 ha

CHARACTERISTICS: Volker Park is immediately east.

PORTABLES: P **0** There are no locations where access to the school are feasible.

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

The school has not recently been seismically assessed but previous assessments rated the 4 blocks as low or medium.

A replacement school could be constructed on the playfield, however, it is likely any future upgrading would be through a seismic upgrade or a major renovation of the main school. At that time it might be feasible to construct a two storey facility to increase capacity.

ADDITIONS

No space on-site for an addition without encroaching on the playfield, but any connection to the school would be poor.

0.52	12	$4,938,198	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

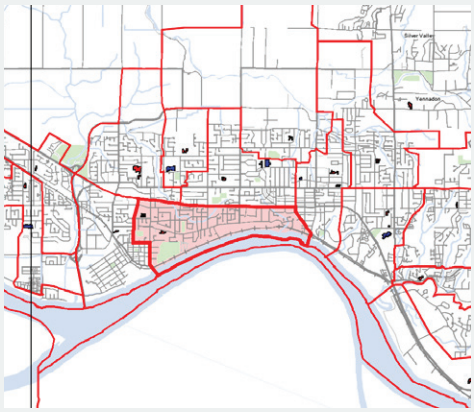
SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

MAPLE RIDGE ELEMENTARY

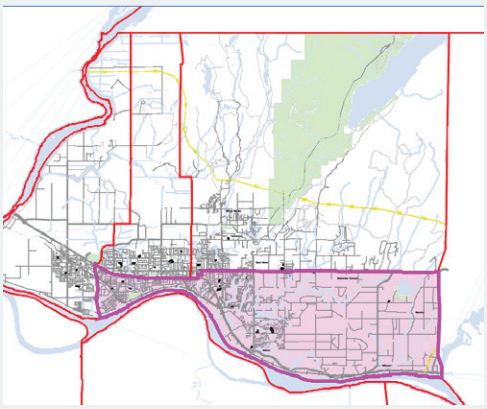
This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA

ENGLISH



FRENCH IMMERSION



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program
- French Immersion

BUILDING SUMMARY

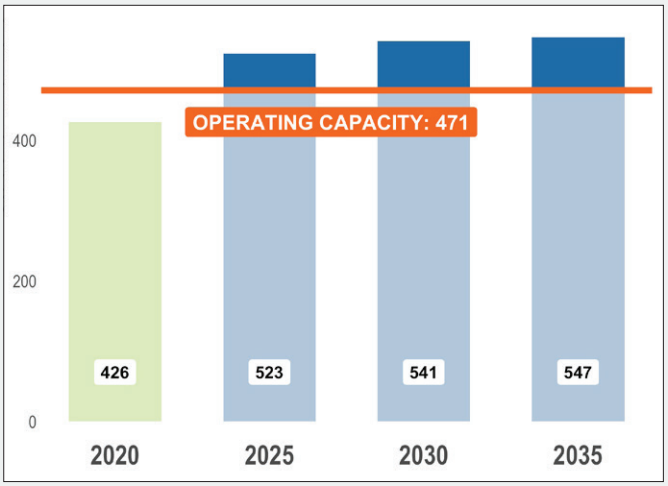
SIZE: 3,905 sq. m
CLASSROOMS: 21
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Maple Ridge Elementary is 471.

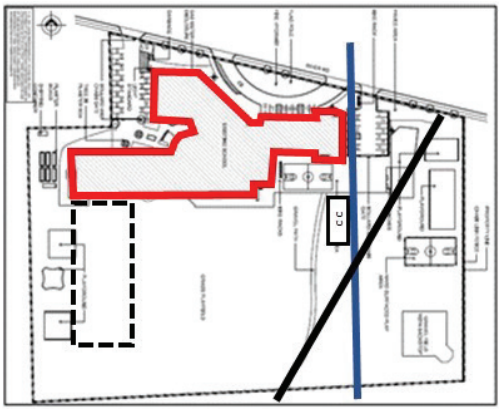
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 2.841 ha.

CHARACTERISTICS: There is a Metro Vancouver sanitary sewer (shown in black) that crosses the property and a private waterline (shown in blue) immediately to the east of the child care facility.

PORTABLES: P **0** There are no practical locations to add portable classrooms.

CC Child care portable

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrade of all blocks plus other required upgrades are likely sufficient to warrant the replacement of the school.

A replacement school would need to be constructed on the playfield. At that time, consideration of a two storey facility to increase capacity would be possible.

ADDITIONS

The only practical space for an addition is shown in dashed black. This location encroaches onto the playfield and would require relocation of the playgrounds. This location does not provide good connections to the school.

0.67	22	$5,948,813	$6,100,000
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

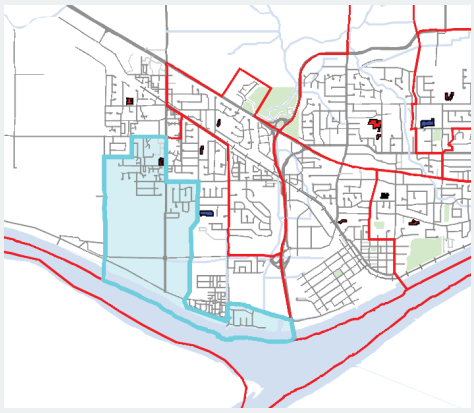
SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

PITT MEADOWS ELEMENTARY

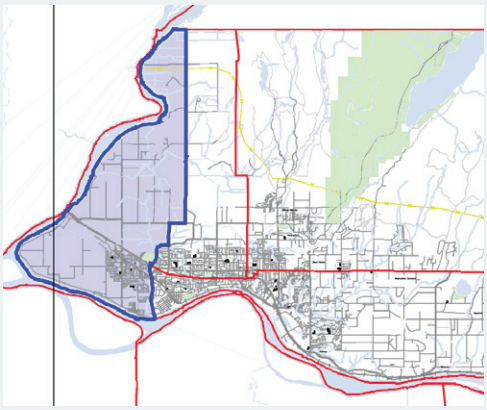
This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA

ENGLISH



FRENCH IMMERSION



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program
- French Immersion

BUILDING SUMMARY

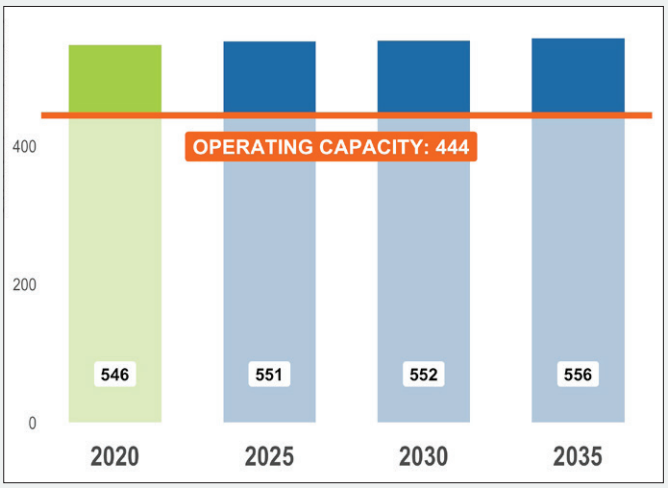
SIZE: 3,998 sq. m
CLASSROOMS: 22
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Pitt Meadows Elementary is 444.

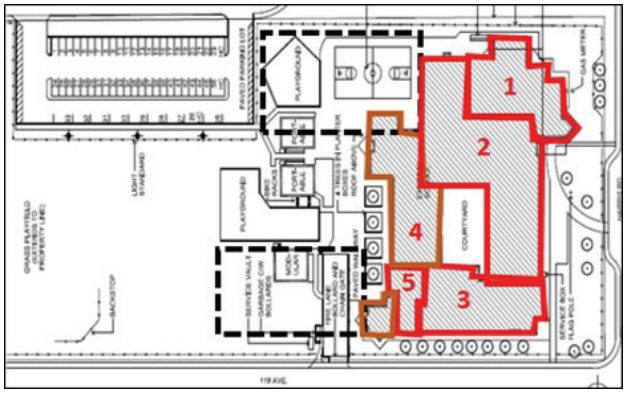
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 2.7 ha

CHARACTERISTICS: Pitt Meadows Elementary requires a building envelope upgrade.

PORTABLES: P **1 modular, 2 portables** — There are no practical locations to add portable classrooms.

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrade of all blocks plus other required upgrades are likely not sufficient to warrant the replacement of the school.

The largest desirable school would be 80K + 600. This provides 4K classrooms and 24 Grades 1-7 classrooms and allows 4 complete cohorts. The operating capacity would be 635. To reach this capacity, approximately 200 spaces are needed or roughly 8 classrooms.

ADDITIONS

An 8 classroom addition could be accommodated in either of the two locations outlined in dashed black without having to relocate the modular classroom.

0.68	31	$5,350,425	$7,100,000
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

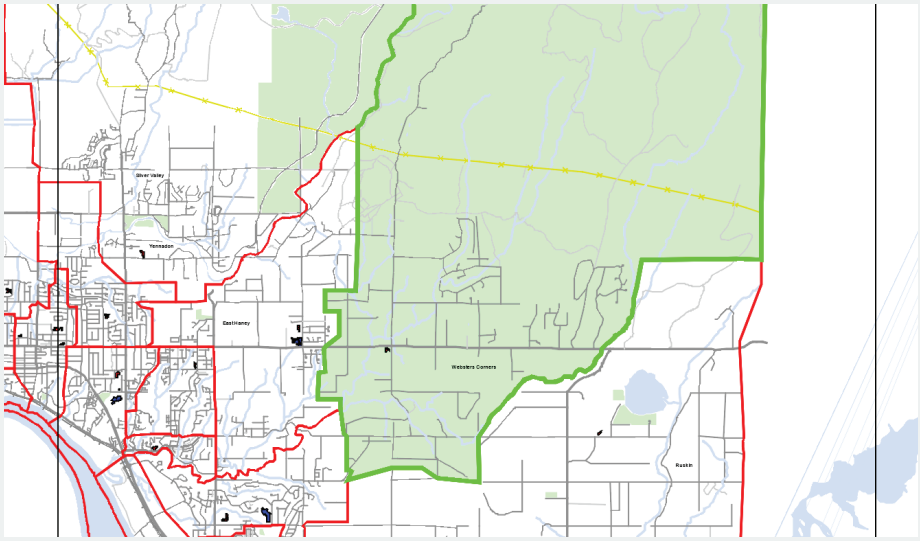
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

WEBSTER'S CORNERS ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program
- After School Programs
- StrongStart

BUILDING SUMMARY

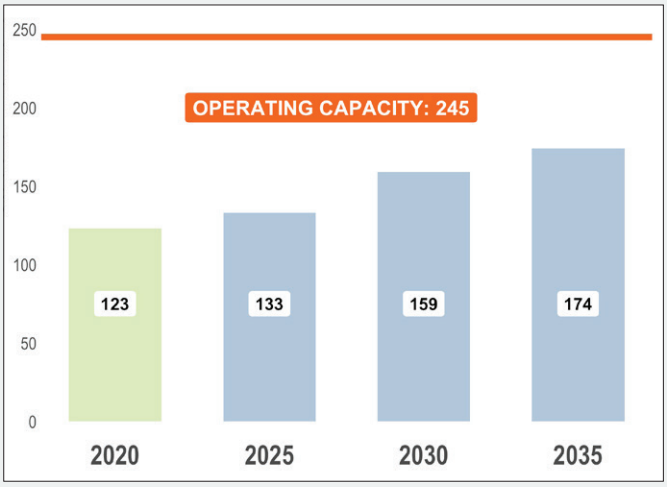
SIZE: 2,471 sq. m
CLASSROOMS: 10
OTHER: 1

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Webster's Corners is 245.

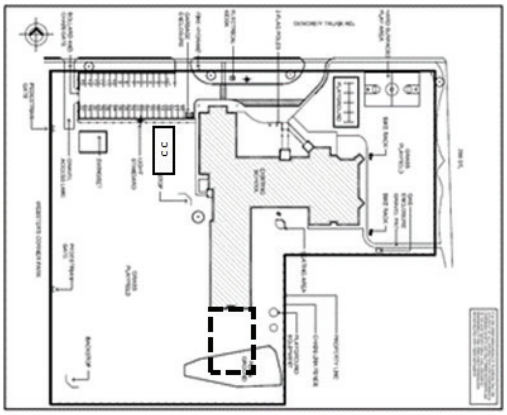
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 1.731 ha

CHARACTERISTICS: Typical school site.

PORTABLES: P **0** *Possible to add 1 to 2 portable classrooms to the west of the child care facility.*

CC Child care portable

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

The school has not recently been seismically assessed, but previous assessments rated the 4 blocks as low or medium.

A replacement school could be constructed on the playfield.

ADDITIONS

The only space on-site for an addition is shown in dashed black. If the addition includes more than two classrooms, the playfield will need to be relocated.

0.58	26	$2,804,520	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

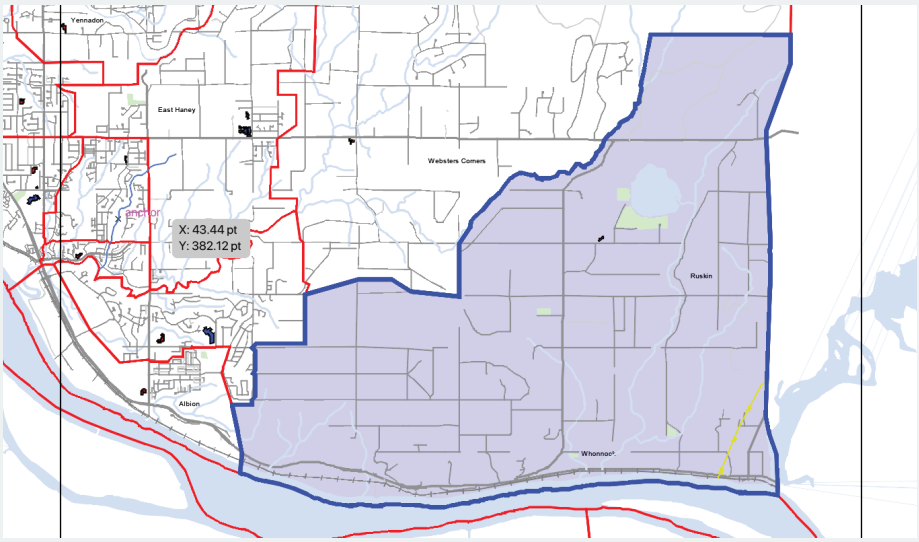
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

WHONNOCK ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- 1-to-1 Inquiry Program
- After School Programs

BUILDING SUMMARY

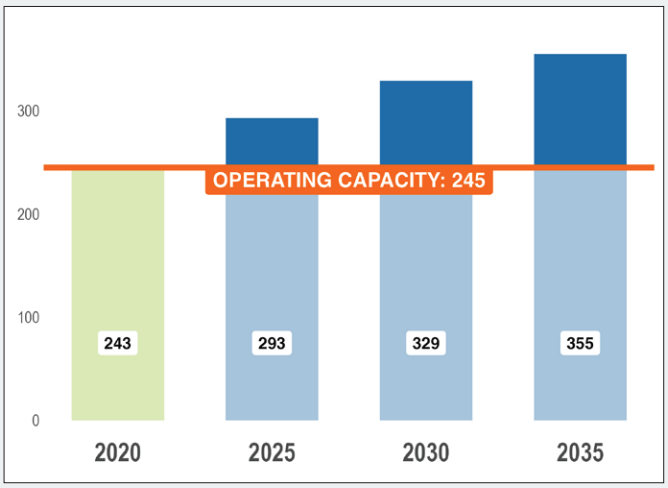
SIZE: 2,330 sq. m
CLASSROOMS: 11
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Whonnock Elementary is 245.

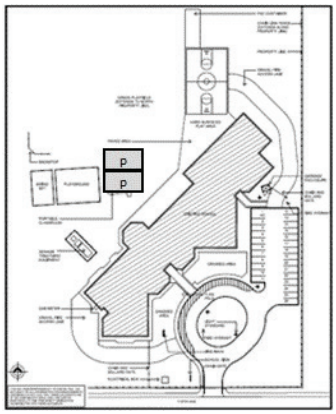
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 2.58 ha

CHARACTERISTICS: The northeast corner slopes steeply upward. The southwest corner slopes steeply downward. The playfield is the septic field for the school.

PORTABLES: P **2** *Not possible to add more portables.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrading is not required. This school was opened in 1999, so would not be a candidate for replacement.

ADDITIONS

There is no practical location on this site for an addition.

0.37	2	$1,408,525	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

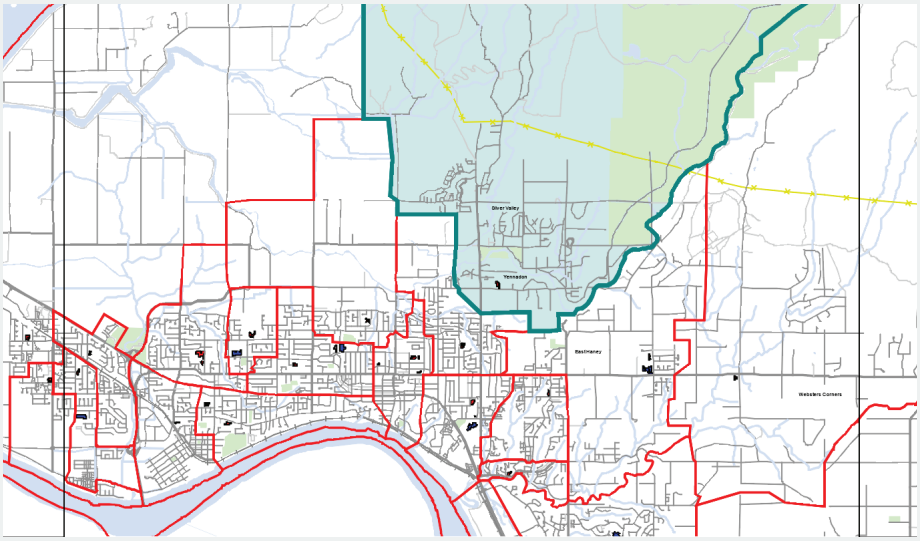
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

YENNADON ELEMENTARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- 1-to-1 Inquiry
- CyberSchool

BUILDING SUMMARY

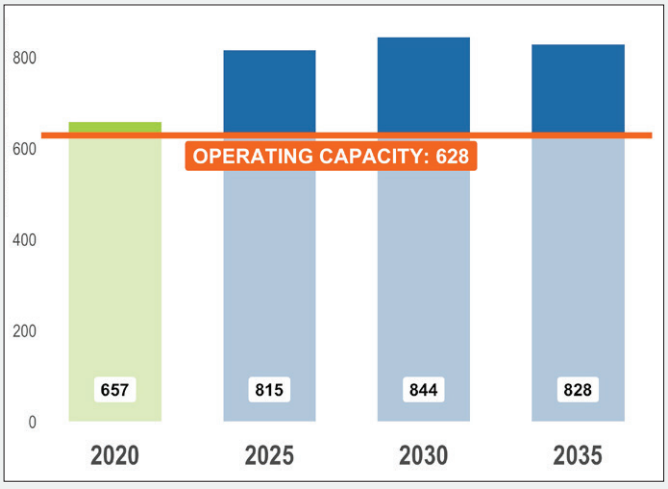
SIZE: 4,380 sq. m
CLASSROOMS: 29
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The combined operating capacity of Yennadon Elementary and Yennadon Annex is 628.

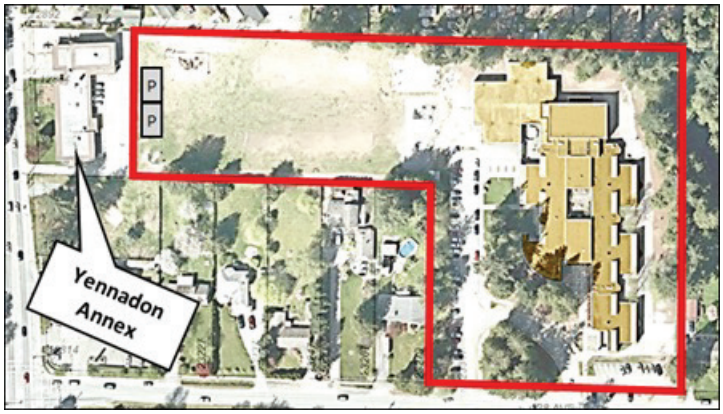
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 2.974 ha

CHARACTERISTICS: There is a 5 kindergarten classroom annex to the west.

PORTABLES: P **0** *2 portable classrooms are being added to the east of the Annex in summer 2021. It is possible to add 2 more portables adjacent to these.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrading is not required. This school was opened in 1994 so would not be a candidate for replacement.

ADDITIONS

The design of the main school and the current operational capacity of the site makes it impractical to construct an addition.

0.49	16	$4,605,768	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

YENNADON ANNEX

SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).

SIZE: 2.974 ha

CHARACTERISTICS: The property is part of the Yennadon Elementary school site.

PORTABLES: P **0** *There is no space on-site to add a portable.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seismic upgrading is not required.

ADDITIONS

The facility has a major renovation in 2017 to create 4K classrooms. An internal renovation created a 5th K classroom in 2019. There is no space on-site for an addition.

0.38	1	$1,291,353	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

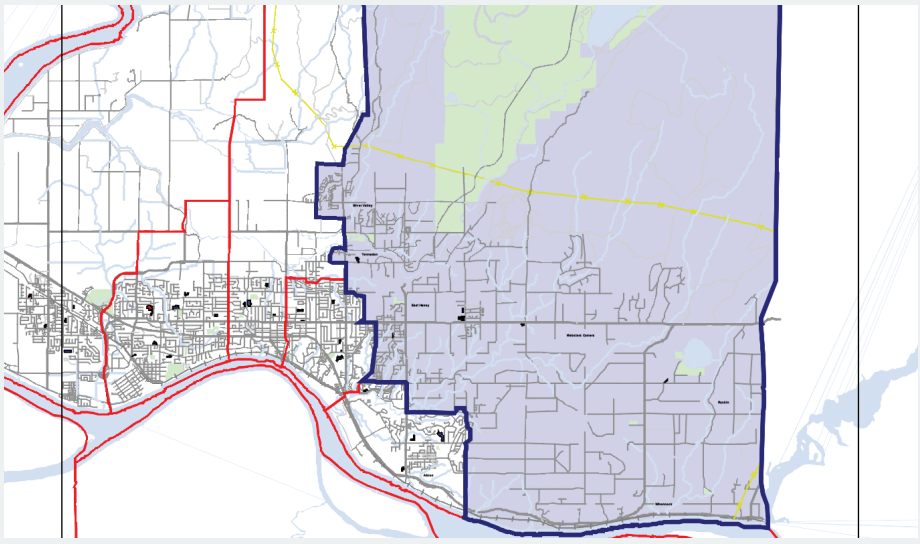
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

GARIBALDI SECONDARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- For a list of available programs, visit the Garibaldi Secondary website at secondary.sd42.ca/gss

BUILDING SUMMARY

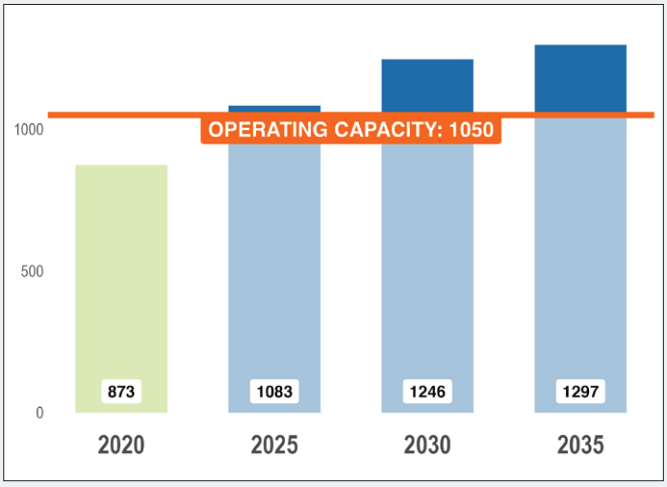
SIZE: 12,429 sq. m
CLASSROOMS: 42
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Garibaldi Secondary is 1,050.

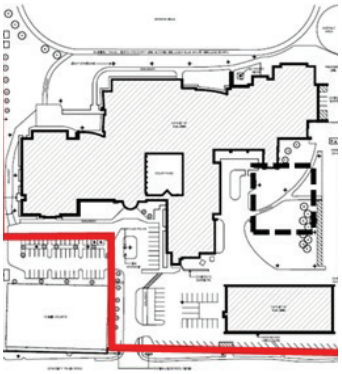
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 7.76 ha

CHARACTERISTICS: Agreement with City of Maple Ridge for joint use of tennis courts and parking in SW corner

PORTABLES: P 4

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

The school underwent a seismic upgrade in 2007, so no further seismic upgrading is expected.

ADDITIONS

The only practical space on-site for an addition without encroaching on the playfield is on the southeast corner of the school. Up to 8 classrooms could be constructed as a two-storey addition.

0.54	29	$13,640,109	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

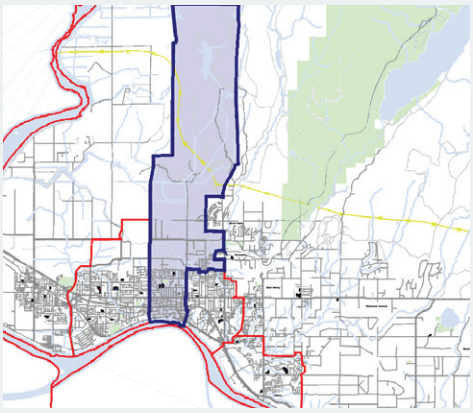
SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

MAPLE RIDGE SECONDARY

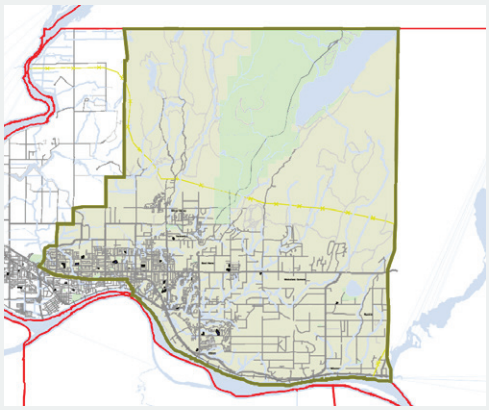
This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA

ENGLISH



FRENCH IMMERSION



DISTRICT PROGRAMS

- For a list of available programs, visit the Maple Ridge Secondary website at secondary.sd42.ca/mrss

BUILDING SUMMARY

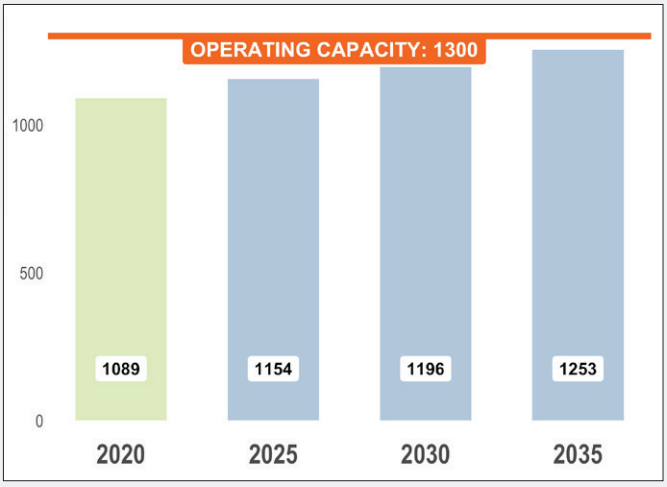
SIZE: 13,793 sq. m
CLASSROOMS: 52
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Maple Ridge Secondary is 1,300.

Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).

SIZE: 11.94 ha

CHARACTERISTICS: Agreement with City of Maple Ridge for joint use of parkland and facilities on the east side. MRSS Annex is located on the west side of the school. There is a child care centre on the southeast corner of the property.

PORTABLES: P **4** *There is a 4 complex on the north side of the school. Possible to add 4 more portables just east of those.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

The school underwent a major renovation in 2002. No seismic risk assessment has been carried out recently, but any seismic upgrading is expected to be minimal.

ADDITIONS

There is no space on-site for an addition.

0.40	19.5	$11,162,617	$2,800,000
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

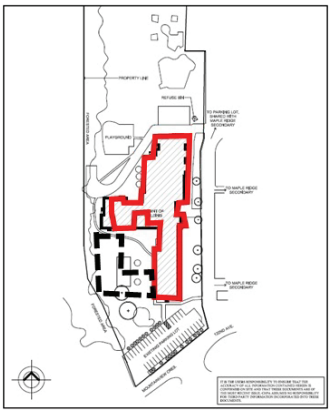
SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

MAPLE RIDGE SECONDARY ANNEX

SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 11.94 ha (includes all of Maple Ridge Secondary)

CHARACTERISTICS: MRSS Annex is located on the west side of the school.

PORTABLES: P 0 *Up to 4 portables could be placed on the west side of the annex.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Five of the 6 seismic blocks are rated high as shown outlined in red. The annex requires a major renovation before it could resume full use. The value of the seismic upgrade and the renovation makes this a good candidate for a replacement school. In that case an addition could be included to increase capacity.

ADDITIONS

A 9-classroom addition, including washrooms, could be located on the southwest side of the school as shown in dashed black.

0.77	27	$6,102,945	$4,859,000
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

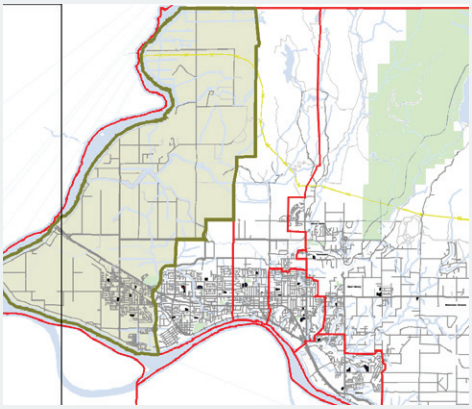
SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

PITT MEADOWS SECONDARY

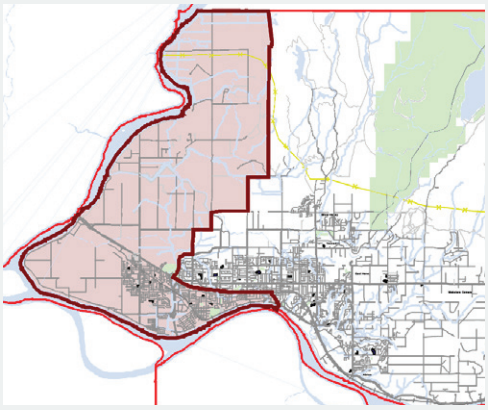
This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA

ENGLISH



FRENCH IMMERSION



DISTRICT PROGRAMS

- For a list of available programs, visit the Pitt Meadows Secondary website at secondary.sd42.ca/pmss

BUILDING SUMMARY

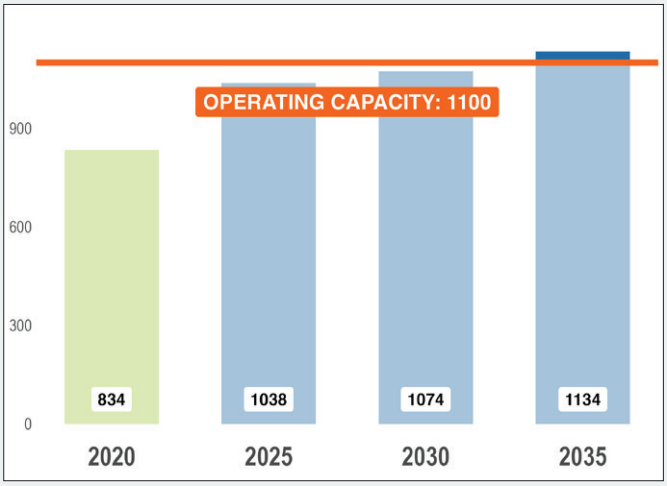
SIZE: 13,276 sq. m
CLASSROOMS: 44
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Pitt Meadows Secondary is 1,100.

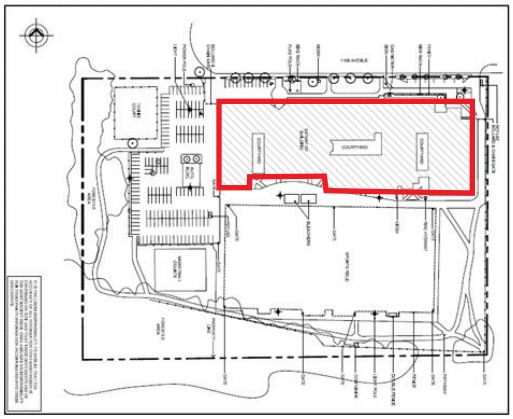
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 5.4 ha

CHARACTERISTICS: Agreement for joint use of artificial field, washrooms, bleachers, and parking with the City of Pitt Meadows. PMSS requires a building envelope upgrade.

PORTABLES: P **0** *New portables would have to be located on the tennis or basketball courts, but is not desirable.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

Seven of the 8 Blocks at PMSS are rated high seismic risk. A Seismic Project Definition Report is currently before the ministry for approval. The result will be a significant seismic upgrading to the current school or a replacement school. A decision is expected in 2021.

ADDITIONS

There is no space on-site for an addition without encroaching on the playfield.

0.70	34	$23,539,985	$30,863,085
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

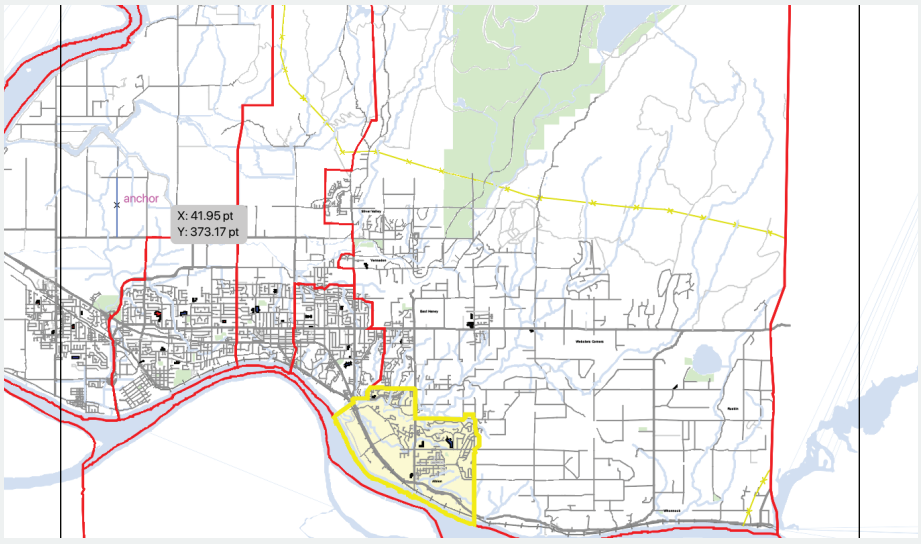
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

SAMUEL ROBERTSON TECHNICAL

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- For a list of available programs, visit the Samuel Robertson Technical website at secondary.sd42.ca/srts

BUILDING SUMMARY

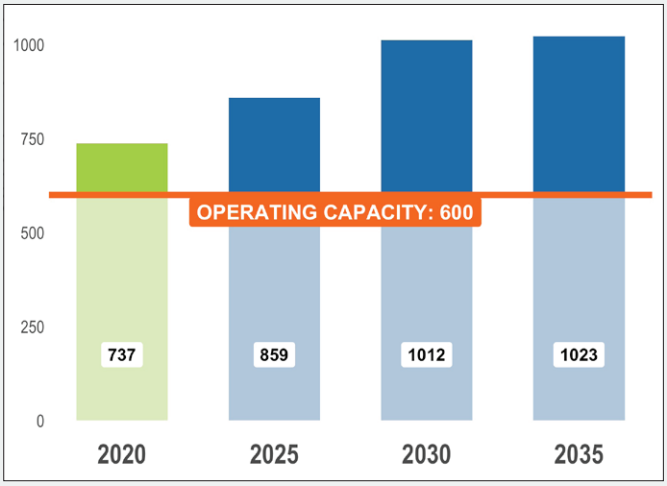
SIZE: 6,860 sq. m
CLASSROOMS: 24
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Samuel Robertson Technical is 600.

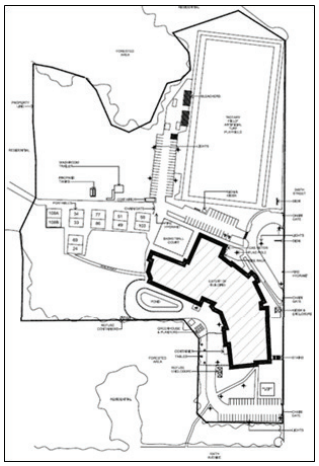
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 5.457 ha

CHARACTERISTICS: Agreement with the City of Maple Ridge for joint use of the artificial field, washrooms and parking.

PORTABLES: P **12** *It is possible to add more portables on the playfield south of the existing portables.*

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

The school was constructed in 2005 so seismic upgrading is not required.

ADDITIONS

The original school was designed so it could be extended to the west with a possible capacity of 1,000.

0.22	21	$3,695,049	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

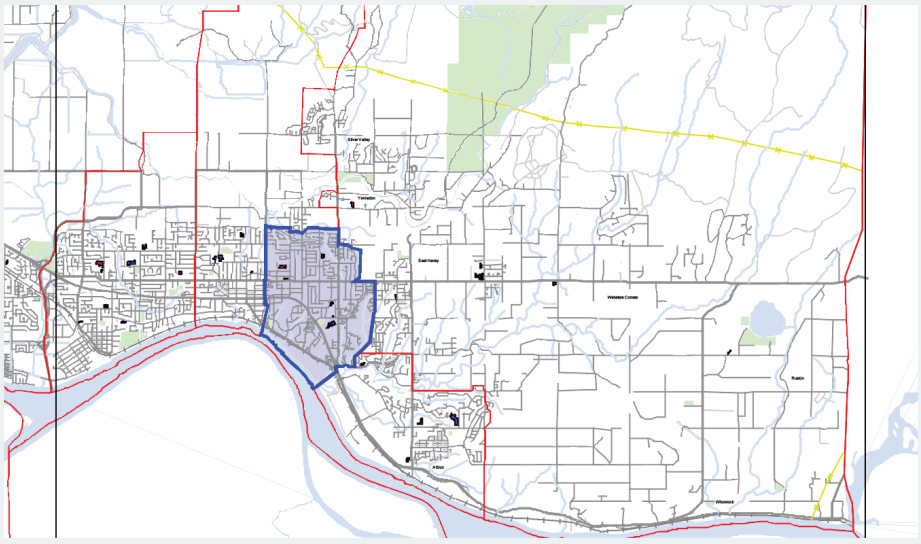
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

THOMAS HANEY SECONDARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- For a list of available programs, visit the Thomas Haney Secondary website at secondary.sd42.ca/thss

BUILDING SUMMARY

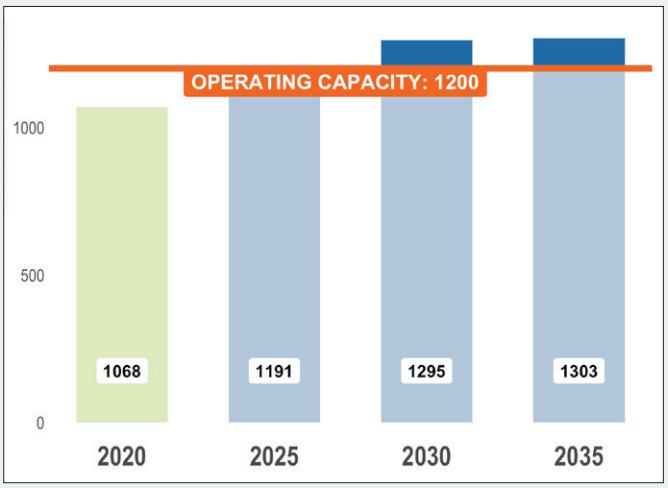
SIZE: 12,736 sq. m
CLASSROOMS: 48
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Thomas Haney Secondary is 1,200.

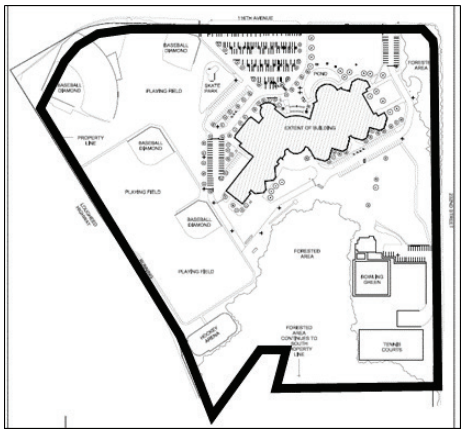
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 15.32 ha

CHARACTERISTICS: Agreement with the City of Maple Ridge for joint use of parkland and facilities.

PORTABLES: P **0** Possible to add portables on playfield, but is not desirable.

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

No seismic risk assessment has been carried out recently, but any seismic upgrading is expected to be minimal.

ADDITIONS

The school was constructed in 1992 with an addition in 1997. There is no practical space to construct an addition to the existing school.

0.52	32	$17,233,303	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

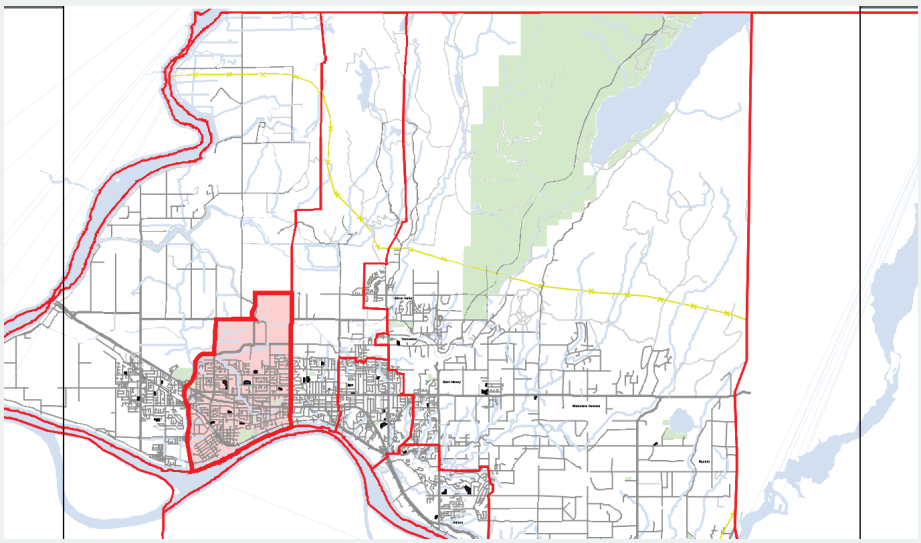
DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

WESTVIEW SECONDARY

This fact sheet provides an overview of the school's catchment boundaries, current and projected student enrolment, available district programs, facility operating conditions, and overall building condition as assessed through Ministry of Education and School District No. 42 metrics.

CATCHMENT AREA



DISTRICT PROGRAMS

- For a list of available programs, visit Westview Secondary's website at secondary.sd42.ca/wss

BUILDING SUMMARY

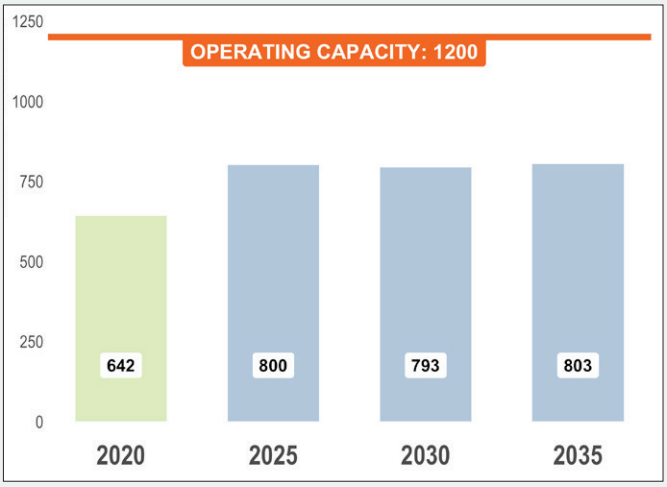
SIZE: 12,369 sq. m
CLASSROOMS: 48
OTHER: 0

STUDENT ENROLMENT 2020, 2025, 2030, 2035

The 2020 actual enrolment and 2025, 2030, and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's international education program is not included.

The operating capacity of Westview Secondary is 1,200.

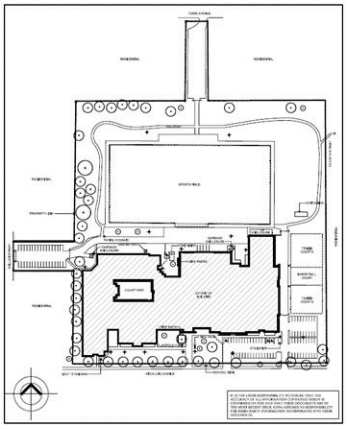
Ministry of Education nominal and operating capacities are used as a standard across the province and are not mandated capacities.



SITE SUMMARY

The information below speaks to how the site is currently used and where additional capacity may be possible. Locations where seismic upgrading is required are marked by one of the following three risk levels:

- High (**H1** to **H3**)
- Medium (**M**)
- Low (**L**).



SIZE: 5.581 ha

CHARACTERISTICS: Agreement with the City of Maple Ridge for joint use of the artificial playfield and recreation facilities.

PORTABLES: P **0** There is no practical location to install portables.

SITE EXPANSION OPTIONS

Considering the current layout of the facility, opportunities for school additions or future replacement(s) are summarized below:

REPLACEMENT

A seismic upgrade of this school was completed in 2018.

ADDITIONS

There is no space on this site to accommodate an expansion to the school without removal of the Sports Field to the north.

0.56	23	$14,087,263	N/A
FACILITIES CONDITION INDEX (FCI)	ENERGY MANAGEMENT RANK (EM)	DEFERRED MAINTENANCE ESTIMATE	SEISMIC ESTIMATE

FACILITIES CONDITION INDEX (FCI) - A comparative index used by the Ministry of Education to rank schools in the province. Expressed as a decimal percentage of estimated deferred maintenance cost divided by the current replacement value. The ratings scale ranges from 0 (excellent) to 1.0 (very poor).

ENERGY MANAGEMENT RANK (EM) - A district ranking metric that serves to compare energy consumption, energy costs, facility condition index (FCI), and greenhouse gas emissions. The rating scale ranges from 1 (top performer) to 35 (bottom performer).

DEFERRED MAINTENANCE ESTIMATE - The Ministry of Education's estimation of cost required to keep the facility operating in the long term.

SEISMIC ESTIMATE - The estimated cost to bring the facility up to current seismic building standards.

GLOSSARY OF TERMS

This section explains common terms utilized in this report.

ENROLMENT

In this report, "enrolment" refers to the number of registered students in each school as at September 30, as confirmed by the Ministry of Education's 1701 Verification Report.

The actual enrolment and 2035 forecasted enrolment includes only Ministry of Education funded students. Enrolment in the school district's International Education program is not included in this report.

The forecasted enrolment distribution by school is based on 2021 catchment areas. Changes to catchment areas will affect the distribution of enrolment by school. Current catchment areas can be viewed on the school district website (www.sd42.ca).

NOMINAL CAPACITY

In order to determine the number of student instructional spaces in a school, the Ministry of Education uses a nominal capacity based on the following criteria:

This nominal capacity forms a standard baseline across the province and the Ministry allocates all other non-instructional school space – gymnasium size, office space, hallways, etc. based on this.

Kindergarten:	20 pupils per classroom
Elementary:	25 pupils per classroom
Middle & Secondary:	25 pupils per classroom and vocational module

A typical nominal capacity would be 20K + 450, such as Albion Elementary. This means there are 20 spaces allocated to kindergarten and 450 spaces allocated to grades 1-7. The total school nominal capacity is then 470.

Modular classrooms were added to many school districts to accommodate Full Day Kindergarten. The Ministry of Education treats modular classrooms as permanent space, even though they may ultimately be relocated. When they are added to a school, such as Edith McDermott Elementary, an additional 20K will be added to the nominal capacity.

The nominal capacity may also be reduced if a classroom is used for an alternate approved educational program. A typical example is for a Strong Start Centre. If a classroom is not used and is removed from the educational space, such as the use of a portable classroom or multi-purpose room, then no change would occur in the school nominal capacity.

FUNCTIONAL CAPACITY OR OPERATING CAPACITY

As a more practical alternative and to accommodate adjustments in student capacity for the various grade structures i.e. Grades K-3, K-5 or K-7 for elementary, the nominal capacity is adjusted to an operating capacity. The Ministry has a standard formula for these, for example:

Grade Structure	K-7	
Classroom Student Capacity	Kindergarten	19
	Grades 1-3	21
	Grades 4-7	25
Average Classroom 1-7 Capacity		**23**

The operating capacity and nominal capacity may be the same value for most middle and secondary schools. For example, Garibaldi Secondary has both a nominal and operating capacity of 1050.

CONVERSION OF NOMINAL CAPACITY TO OPERATING CAPACITY

For an elementary school, to determine the number of educational spaces, nominal capacity is converted to operating. For example, Albion Elementary, at 80K + 375 would have an operating capacity of 421 students, calculated as follows:

Kindergarten classrooms	4	= 76 capacity
Grade 1 - 7 classrooms (at 450/25 spaces per classroom)	15 x 23	= 345
Total		= 421

The Ministry's designated nominal and operating capacities are used as a standard across the province, and are not mandated capacities. For new facilities, school boards determine their own operating capacities, based on local decisions, subject to the limits established by the School Act.

In 2017/18 we implemented of the restored collective agreement language with teachers and the Memorandum of Agreement pursuant to Letter of Understanding (LoU) No. 17, to the 2013-2019 BCPSEA–BCTF Provincial Collective Agreement. At the elementary level the implementation of these provisions resulted in 9% (32) more classrooms being required district wide.

UTILIZATION

Utilization is usually expressed as a percentage. It usually refers to the entire school rather than a percent of kindergarten or of grades 1-7. Therefore, Albion Elementary, with an operating capacity of 421 and an enrolment of 431 would have a school utilization of 431/421 or 102.4%. This is consistent with Albion Elementary being full and having an additional 5 portable classrooms on-site.

As another example, Edith McDermott Elementary has a nominal capacity of 40K + 375 equals an operating capacity of 383 students. With 355 students registered for 2020, this is a school utilization of 92.7%.

Utilization is an easy method for understanding the current capacity situation in a school and for comparing it with other schools.

FACILITY CONDITION INDEX (FCI)

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

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

The audit determines what resources will be required over the coming years to maintain or replace aging facilities. Each school is given a rating called the Facility Condition Index (FCI). This is a comparative index allowing the Ministry to rank each school against all others in the province and is expressed as a decimal percentage of the cost to remediate maintenance deficiencies divided by the current replacement value i.e. 0.26. For practical purposes, the ratings have the following meaning:

FCI RATING	CATEGORY	GENERAL ASSESSMENT
0.00 to 0.05	Excellent	Near new condition. Meets present and foreseeable future requirements.
0.05 to 0.15	Good	Good condition. Meets all present requirements.
0.15 to 0.30	Average	Has significant deficiencies, but meets minimum requirements. Some significant building system components nearing the end of their normal life cycle.
0.30 to 0.60	Poor	Does not meet requirements. Immediate attention required to some significant building systems. Some significant building systems at the end of their life cycle. Parts may no longer be in stock or very difficult to obtain. High risk of failure of some systems.
0.60 and above	Very Poor	Does not meet requirements. Immediate attention required to most of the significant building systems. Most building systems at the end of their life cycle. Parts may no longer be in stock or very difficult to obtain. High risk of failure of some systems.

The FCI is a significant factor the Ministry of Education uses to determine funding priorities for rejuvenation or replacement projects. Generally, a school will not be considered for replacement unless the FCI is close to 0.60 or above.

SEISMIC MITIGATION

In 2004, the Ministry of Education launched the School Seismic Mitigation Program in an effort to identify schools that may have structural risks associated with a seismic event.

In 2004, a partnership was developed with the Association of Professional Engineers and Geoscientists of BC as well as leading post educational research facilities to evaluate schools for seismic safety based on the latest research from major earthquakes around the globe.

Since 2004, these experts have developed new guidelines and new assessment tools to conduct a comprehensive reassessment leading to a more accurate picture of seismic safety risks in BC schools. Risk categories have been established to determine the various levels of seismic risks in schools. All schools in BC have now been assessed against this criterion.

In general, the seismic risk increases in BC as one travels from the Alberta border to the ocean. The entire lower mainland of BC, including the Maple Ridge - Pitt Meadows School District, is located in a seismic zone with a higher risk than many other parts of BC.

The latest Seismic Structural Risk Rating report was issued in September 2013 and shows updated risk ratings by block for all schools within the Province's 37 high risk seismic zones, including the Maple Ridge - Pitt Meadows School District schools.

RATING	DEFINITION
High 1 (H1)	Most vulnerable structure, at highest risk of widespread damage or structural failure, not repairable after a large seismic event. Structural and non-structural seismic upgrades required. To further identify high risk facilities, a priority rating has been given to H1 locations from P1 to P4. P1 being highest priority and P4 the lowest priority of H1 requirements.
High 2 (H2)	Vulnerable structure, at high risk of widespread damage or structural failure, likely not repairable after a large seismic event. Structural and non-structural seismic upgrades required.
High 3 (H3)	Isolated failure of building elements such as walls are expected, building not likely repairable after a large seismic event. Structural and non-structural seismic upgrades required.
Medium (M)	Isolated damage to building elements is expected, non-structural elements (such as bookshelves, lighting) are at risk of failure. Non-structural upgrades required. Building to be upgraded or replaced within the Capital Plan when it has reached the end of its useful life.
Low (L)	Least vulnerable structure. Would experience isolated damage and would probably be repairable after a seismic event. Non-structural upgrades may be required.

Blocks are essentially areas within a school that are of different construction types, therefore having different structural characteristics. For example, gymnasiums are typically a different type of structure than classroom blocks. The list shows the overall risk rating for the school, as well as the status by block.

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

BUILDING ENVELOPE

In the early 1980s, the provincial Building Code underwent a significant change. The revised Building Code made many changes to the way the exterior of buildings were to be constructed to better accommodate weather effects and to promote sustainable and energy efficient construction principles.

Some of the buildings constructed under this revised code had problems with deteriorating conditions within the exterior walls, windows and other penetrations through what is called the "building envelope".

In an effort to mitigate long term deterioration and damage to the building, the province created a public sector program

to repair identified problems in the building envelope. This Building Envelope Program (BEP) is administered by the Risk Management Branch of the BC Ministry of Finance.

It should be noted that not all schools qualify for this program. First, it only applies to schools constructed after 1984 and second; schools must first undergo an assessment before funds or project numbers are assigned. The assessment will determine if there is a building envelope condition and there is a complicated rating system to assign the building a score. The rating score will determine the priority for repairs if they are needed.

School districts can apply for funding under this program. School districts work with their Ministry of Education Planning Officer to confirm or amend the priority order, based on the planned utilization of the individual school facilities and other rejuvenation work that may be completed in conjunction with the building envelope remediation work. Individual BEP projects may then be submitted as part of the Capital Plan submission.

The Maple Ridge - Pitt Meadows School District has a list of the currently identified projects that qualify under this program. They are identified in this report and where numbers are shown in the report, they are the current rating score.

There are two important things to note about building envelope:

1. Although a school (or part of a school) has been identified and a rating score determined, there is no guarantee that the building envelope repair or remediation will promptly proceed. The program is large and the funding is not unlimited.
2. It is not just these buildings that may have building envelope concerns. Many of the older schools (or even new schools) may develop building envelope concerns just due to age, or as part of a newer addition or other work in the school. These defects are often identified through school district maintenance and routine inspection programs.

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) is a long range (20 year) guide for the municipality that helps Council in making decisions on matters such as land use and growth, transportation, agricultural preservation, economic development and housing.

The City of Maple Ridge Official Community Plan (OCP) was last updated with minor housekeeping amendments and adopted on January 20, 2014 through OCP Adoption Bylaw No. 7060-2014. A copy of the OCP is available online at: http://www.mapleridge.ca/316/Official-Community-Plan

The City of Pitt Meadows Official Community Plan (OCP) was adopted through Official Community Plan Bylaw No. 2352-2007. A copy of the OCP is available online at: http://www.pittmeadows.bc.ca/assets/Planning/pdfs/OCP%2007jan2009.pdf

ENERGY EFFICIENCY MEASURE (EMM)

In order to prioritize buildings for potential upgrades and improvements to their energy consumption, a high-level understanding of how they compare to other schools must be done. In order to simplify this comparison a ranking system is devised. The system ranks each school from 1 to 34, with 1 being the best performing school overall, and 34 being the poorest performer overall, and therefore the most likely to benefit from an Energy Efficiency Measure (EEM). Factors and their respective weightings are shown in the table below.

Energy Management Rank factors and their respective weighted values:

FACTORS CONSIDERED	MEANING	WEIGHTING
FCI - Facility Condition Index	The likelihood projects will be funded through the ministry	40%
EUI - Energy Use Intensity	Total energy use intensity is a proxy for building energy performance	25%
Natural Gas Consumption	Overall natural gas consumption per year	25%
Electricity Consumption	Overall Electricity consumption per year	10%

Energy management score for schools in School District 42 are shown in the table below. If a building has an EM score of 34 to 17 (50th percentile), then it qualifies to add additional energy analysis and modeling to any capital projects that would potentially affect the energy consumption of the building. The energy efficiency measures identified through analysis will be implemented based on their economic merit once the tendering process is completed.

Energy Management Score Table:

FACILITY NAME	FACILITY CODE/ SCHOOL ID	FCI RANK	TOTAL EUI RANK	ELECTRICITY CONSUMPTION RANK	NATURAL GAS CONSUMPTION RANK	EM SCORE
Pitt Meadows Secondary	PMSS	29	16	29	31	34
Eric Langton Elementary	ELE	21	30	25	28	33
Thomas Haney Centre	THSS	14	31	34	34	32
Pitt Meadows Elementary	PME	25	27	17	27	31
District Education Office	DEO	32	33	28	4	30
Garibaldi Secondary	GAR	17	26	32	33	29
Davie Jones Elementary	DJE	28	23	11	23	28
Maple Ridge Secondary Annex	MRSA	31	20	8	22	27
Webster's Corners Elementary	WCE	20	29	7	21	26
Arthur Peak Centre	APC	33	28	4	2	25
Albion Elementary	ALB	19	24	9	24	24
Westview Secondary	WSS	18	8	31	29	23
Maple Ridge Elementary	MRE	24	13	20	17	22
Samuel Robertson Technical Secondary	SRT	1	32	30	30	21
Fairview Elementary	FVE	22	14	15	20	19.5
Maple Ridge Secondary	MRSS	5	22	33	32	19.5
Alouette River Campus	ARC	34	18	1	1	18
James Best Centre	JBC	30	21	2	3	17
Yennadon Elementary	YEN	6	25	24	26	16
Highland Park Elementary	HPE	26	10	10	14	15
Riverside Elementary	RSC	13	19	26	19	14
Blue Mountain Elementary	BME	23	15	13	11	13
Laity View Elementary	LVE	9	17	19	25	12
Golden Ears Elementary	GEE	12	11	21	18	11
Maintenance Facility	MAINT	3	34	12	12	10
Glenwood Elementary	GLE	27	1	5	8	9
Kanaka Creek Elementary	KCE	10	9	27	15	8
Harry Hooge Elementary	HHE	15	6	18	13	7
Alouette Elementary School	ALO	16	5	6	16	6
Hammond Elementary	HAM	11	7	23	10	5
Alexander Robinson Elementary	ARE	8	2	22	6	4
Edith McDermott Elementary	EME	7	3	14	9	3
Whonnock Elementary	WHO	2	12	16	7	2
Yennadon Elementary Annex	YENA	4	4	3	5	1
c̓əsqənelə Elementary	CES					1

FACILITIES DATA

The following data will be used to identify the facilities that will be prioritized in the capital plan:

FACTOR	DESCRIPTION
Seismic Risk	Seismic risk is a consolidated risk classification for the entire facility. The school district has a complete list of the seismic status by individual school blocks. A classification of High (H) means that seismic mitigation is required, Medium (M) means that no significant structural mitigation is required, and a classification of Low (L) means there are no identified structural life safety risks.
Facility Condition	The Facility Condition Index (FCI) is a standard facility management benchmark that is used to objectively assess the current and projected condition of a building asset and reflects the overall condition for each facility. The FCI helps to identify schools with aging equipment, infrastructure, and structures that might require additional maintenance or full replacement. This will be supplemented by assessment of building and building component condition completed by subject matter experts.
Energy Management Rank	The Energy Management Rank (EM Rank) is a weighted ranking system that uses energy consumption, energy cost, building emissions, and FCI to rank all facilities against one another. This rank allows the school district to better allocate capital funding to energy upgrades and ensure that the worst performing buildings are being addressed year over year.
Future Utilization	Projected enrolment for each facility is used to assess the need for the facility long term and the need for future additions or major renovations.

ACCESSIBILITY

The British Columbia Building Code governs how new construction, building alterations, repairs and demolitions are completed and establishes minimum requirements for accessibility. The school district is guided by the Building Accessibility Handbook for accessibility upgrades and the design of accessible facilities.

HEALTH AND SAFETY

The following are examples of health and safety facility upgrades: seismic mitigation, improved ventilation systems, gender neutral bathrooms and change rooms, security systems, parking lot markings and signage.

ACRONYMS

ACRONYM	DEFINITION
DDC	Direct Digital Control is the system that controls heating and ventilation in buildings.
EUI	Energy Use Intensity – Taking an energy consumption of a building and normalizing it by dividing it by the floor area. Has units of GJ/m2.
EEM	Energy Efficiency Measure is any type of modification, update, or improvement to energy using systems in a building that results in a more efficient use of energy.
GHG	Green House Gases – These are emissions that contribute to global warming by trapping energy inside the earth's atmosphere.
GJ	GigaJoule – a measure of energy. This is the standard way to measure natural gas and is the energy metric chosen to represent the district in this report.
HVAC	Heating Ventilation and Air Conditioning
LED	Light Emitting Diode
NG	Natural Gas
School ID	An abbreviate school identification code.
tCO2e	Tons of CO2 equivalent – this is the most common metric to quantify greenhouse gasses. All emissions are converted into tCO2e terms when assessing targets and savings.
TLED	Tubular Light-Emitting Diode; light fixtures designed to directly replace other ceiling tubular lighting fixtures without the need to replace other components.

APPENDIX E: RESIDENTIAL DEVELOPMENT REPORT OCTOBER 2025

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

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Victoria, British Columbia, Canada V8V 0G1
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CONTENTS

APPENDICES

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
	Whonnock	15	5	5	5	15	0	0
	Yennadon	696	282	164	250	216	287	193
Pitt Meadows	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:

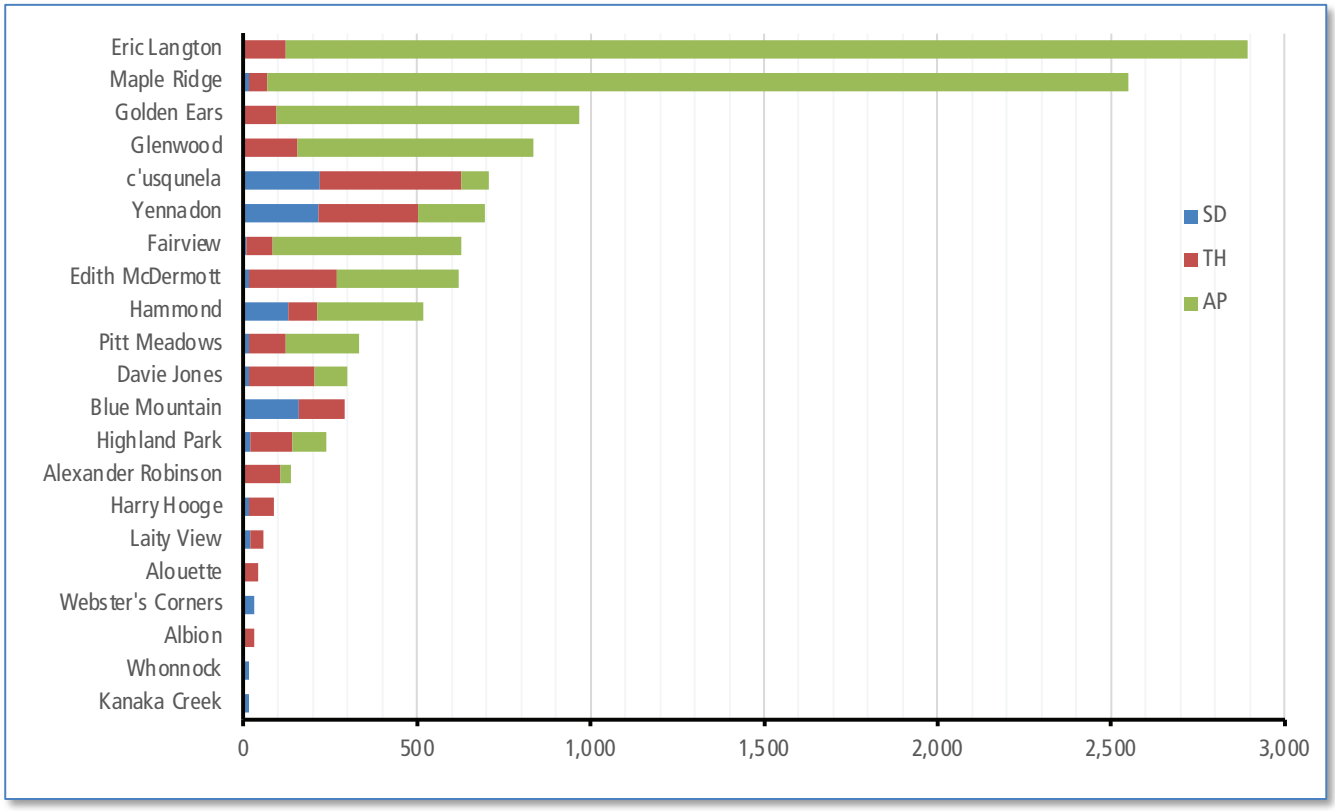
- There will be a total of approximately 12,000 new residential units built in SD42 over the next fifteen years — an average of about 800 units per year.

- 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 ćəsqənelə 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, ćəsqənelə 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 ćəsqənelə 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

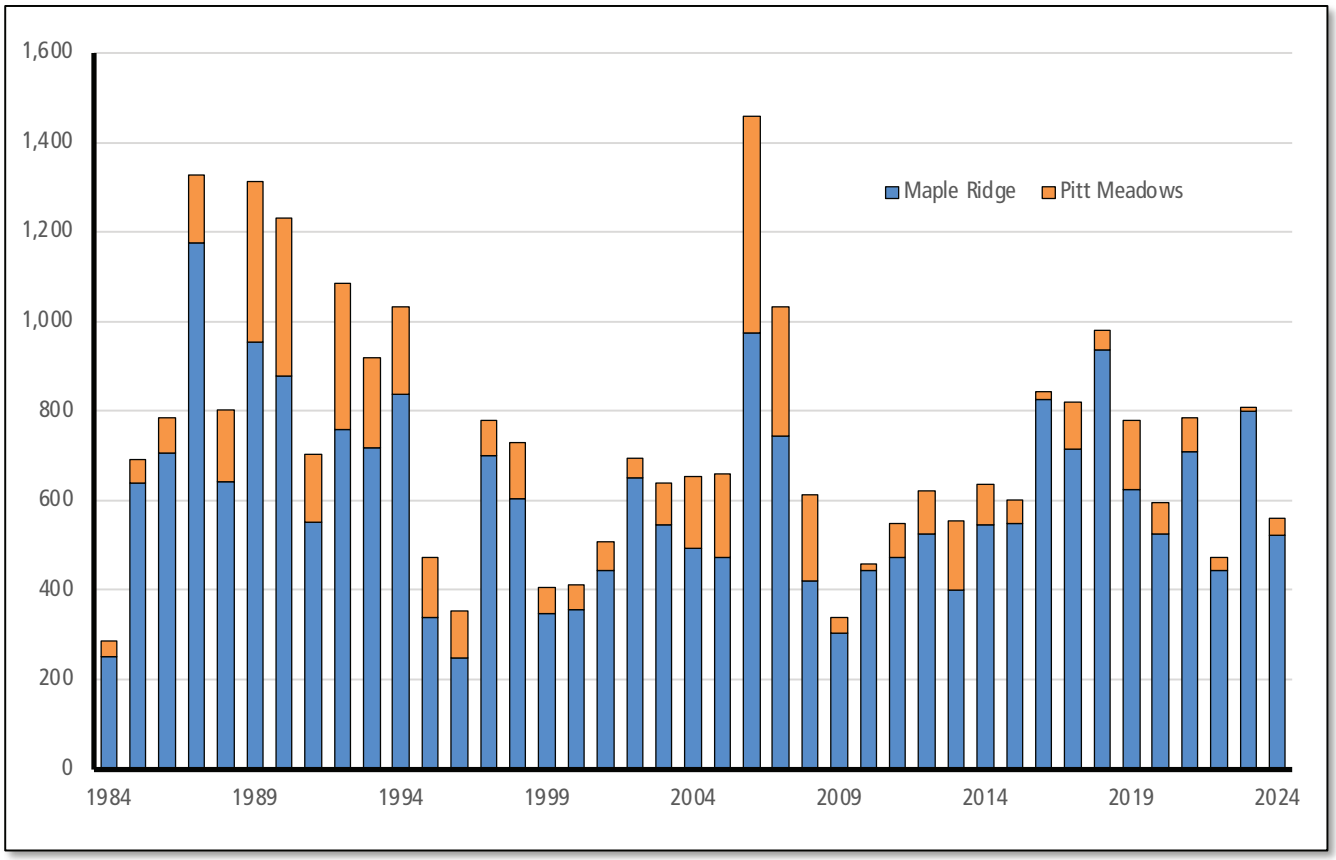


Figure 22 shows the ups and downs of housing construction in Pitt Meadows over the past forty years. Again, the data is from BC Statistics. The average for Pitt Meadows has been 129 residential units per year for the forty-year period, and 68 units for the past 15 years.

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

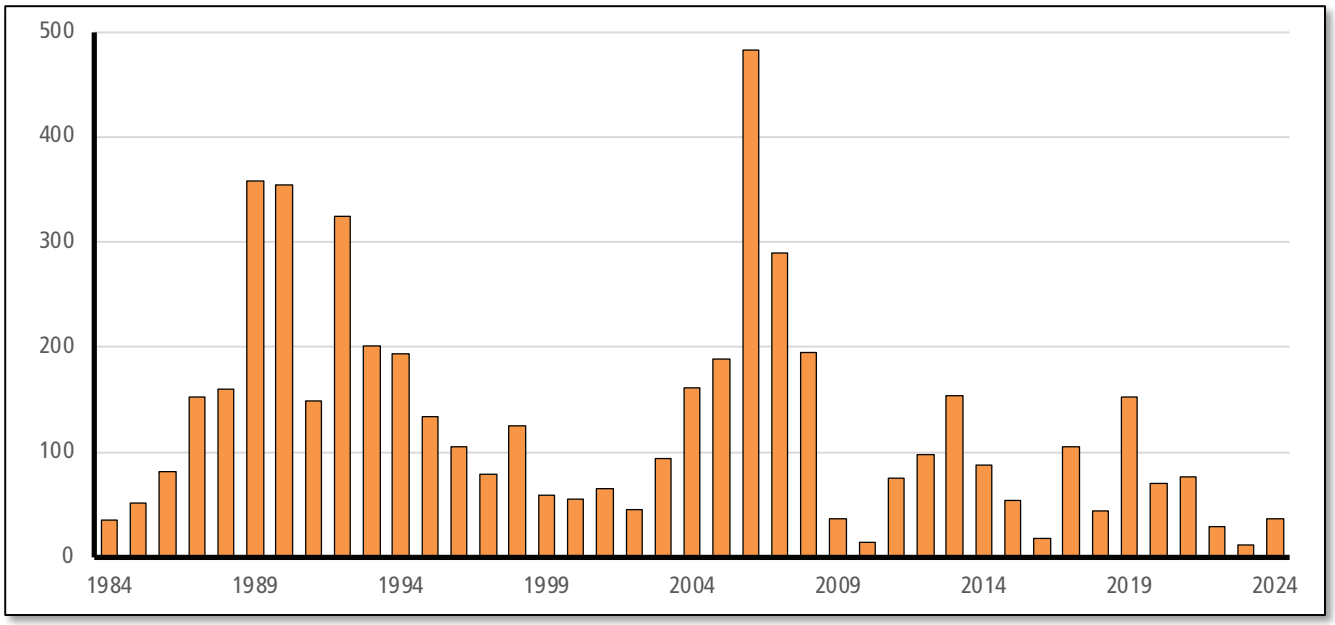
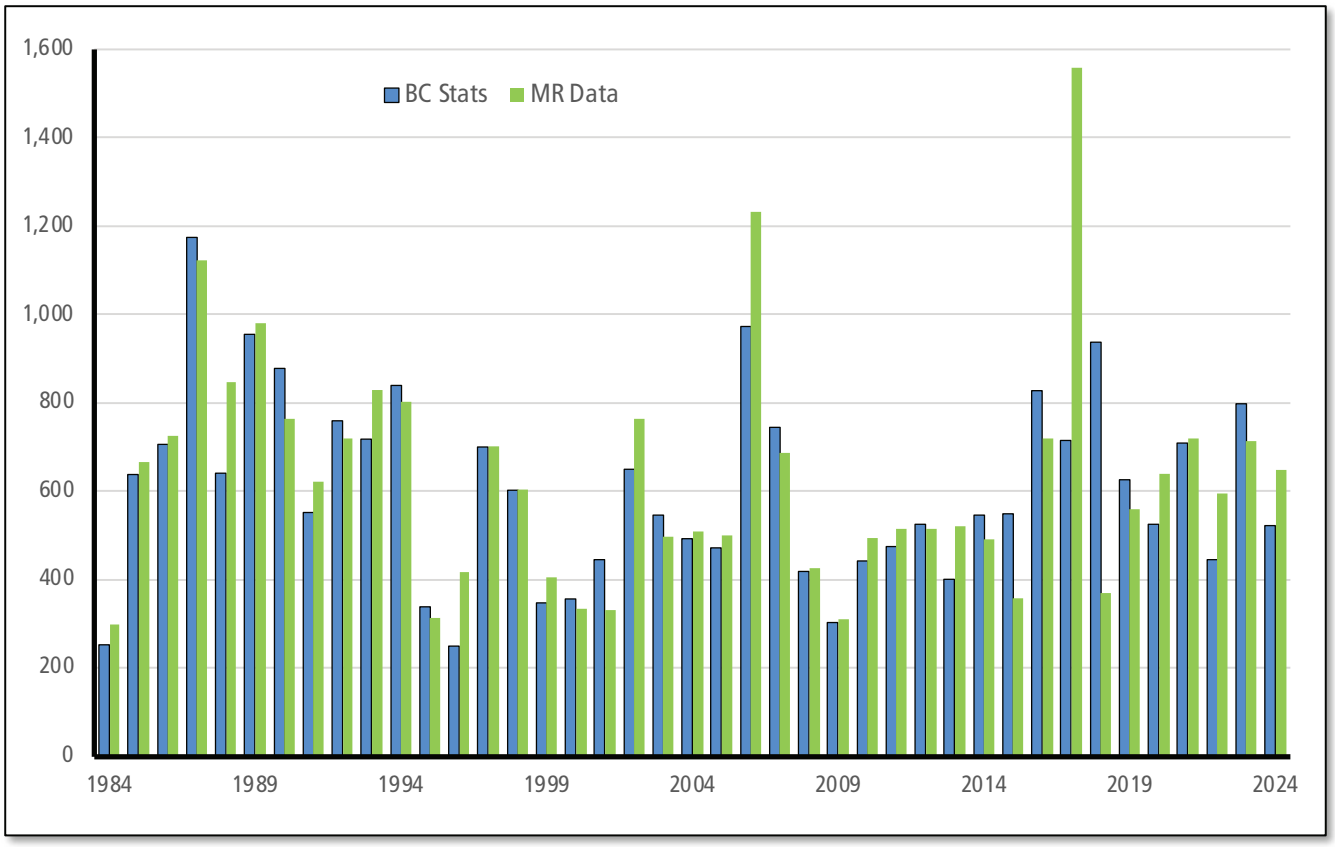


Figure 23 shows both BC Statistic (BC Stats) housing starts (the same data as presented in Figure 20) as well as data from the City of Maple Ridge (MR Data). The annual averages for the City of Maple Ridge are similar for both municipal and BC Statistics:

- 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

	Residential Units				Yield	Students			
Housing type	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

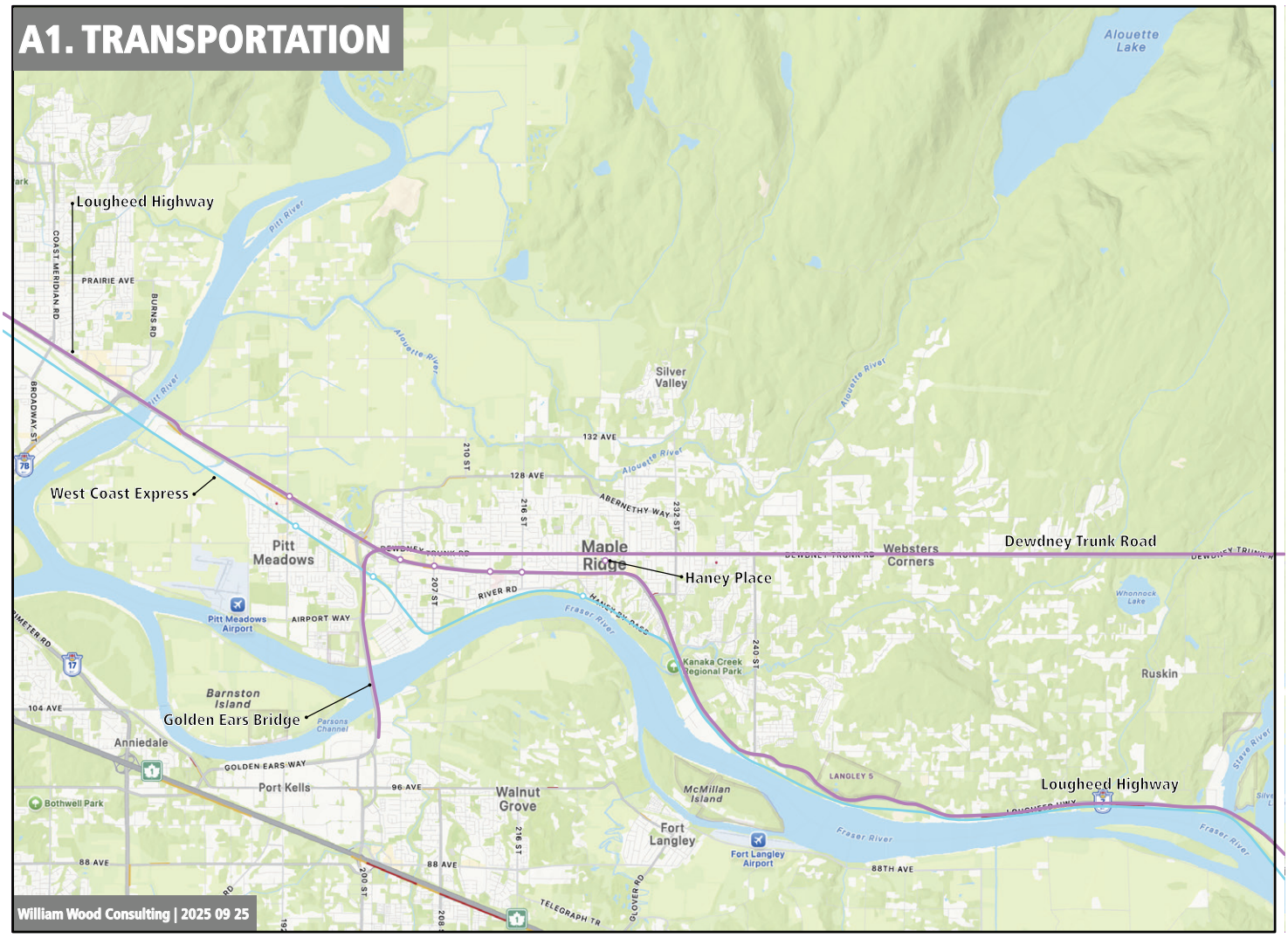
A1. TRANSPORTATION

A2. SD42 SCHOOLS

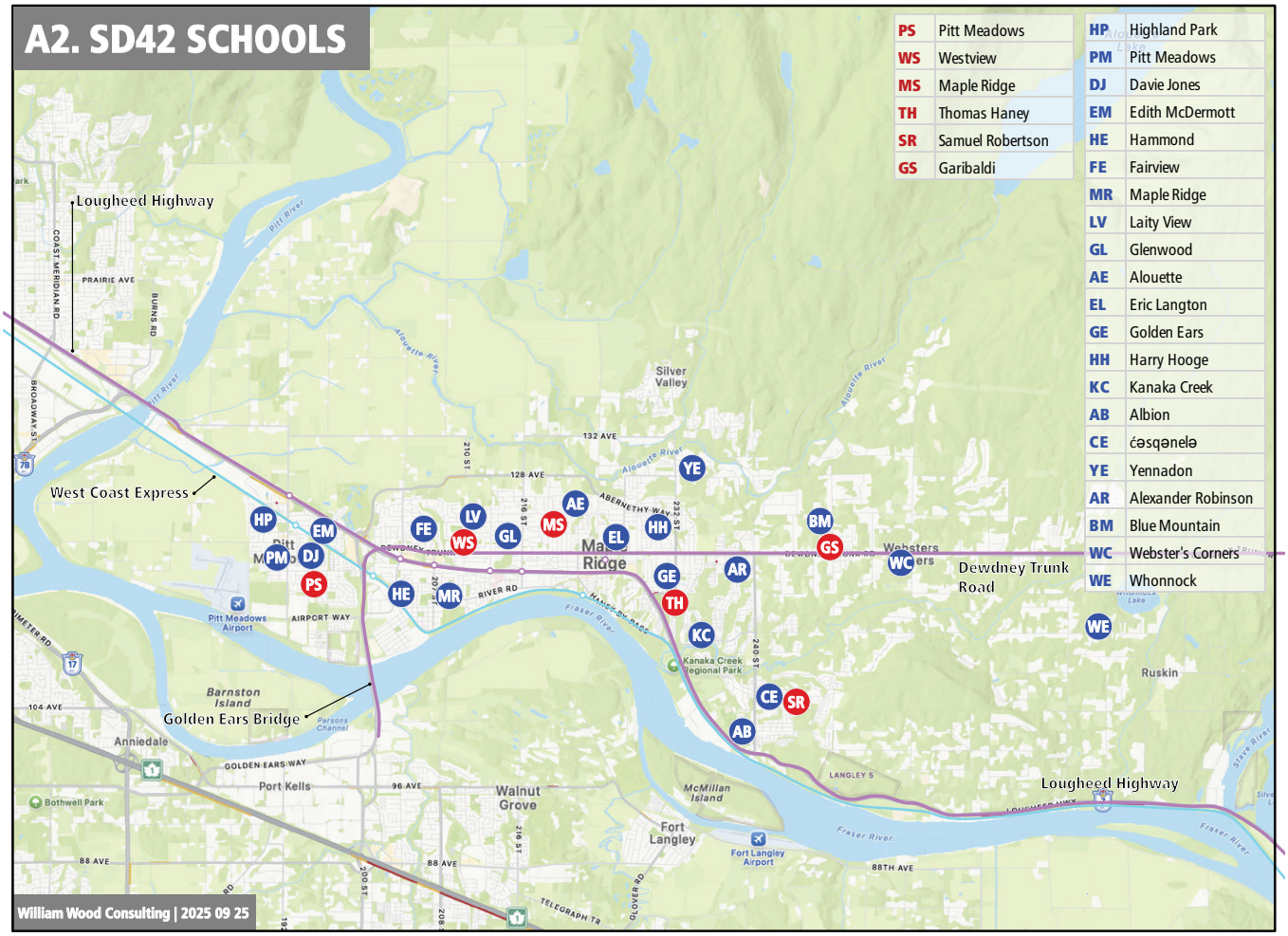
A3. PLANNING AREAS

A4. PLANNING AREAS WITH SCHOOLS

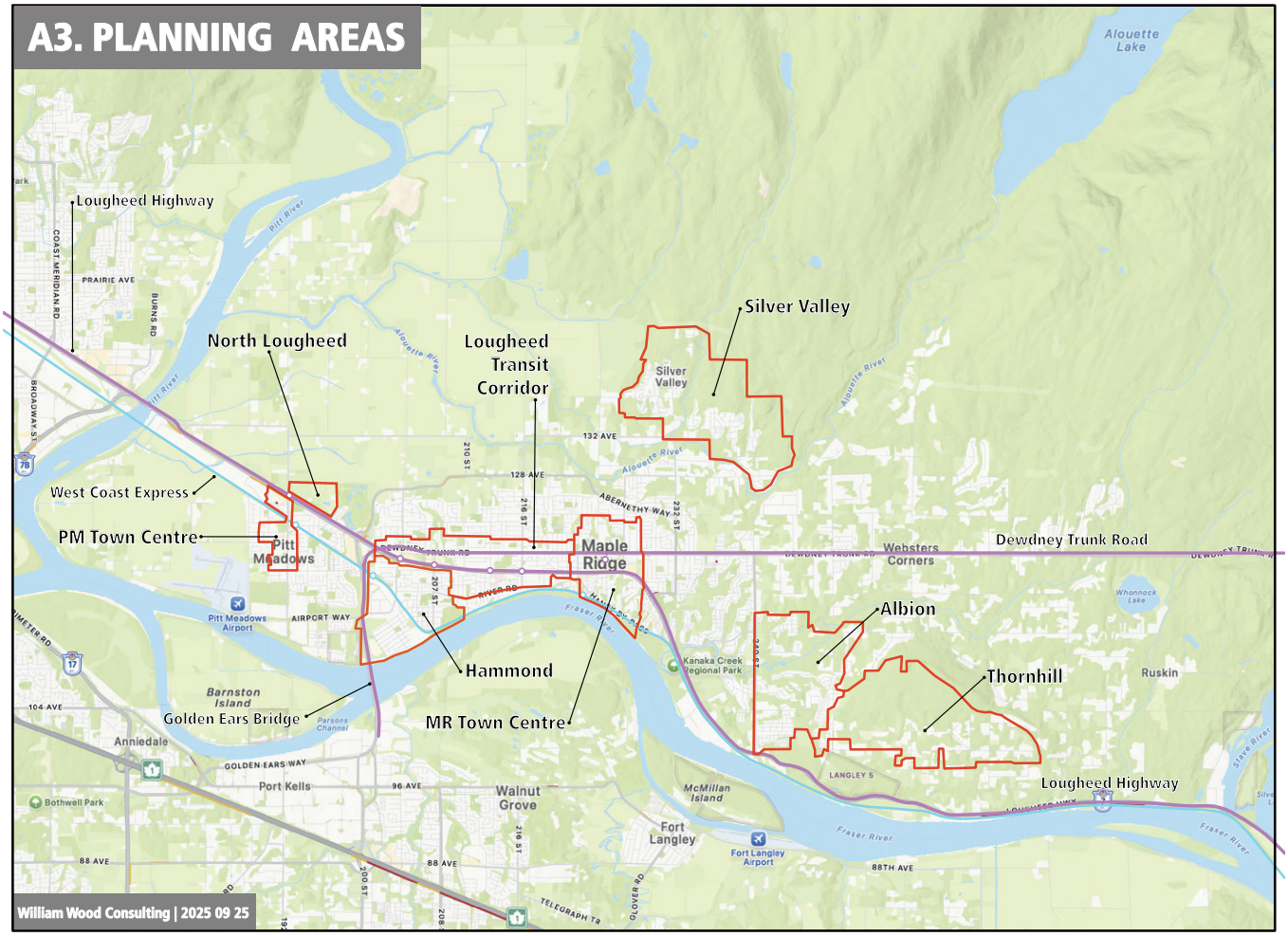
A1. TRANSPORTATION



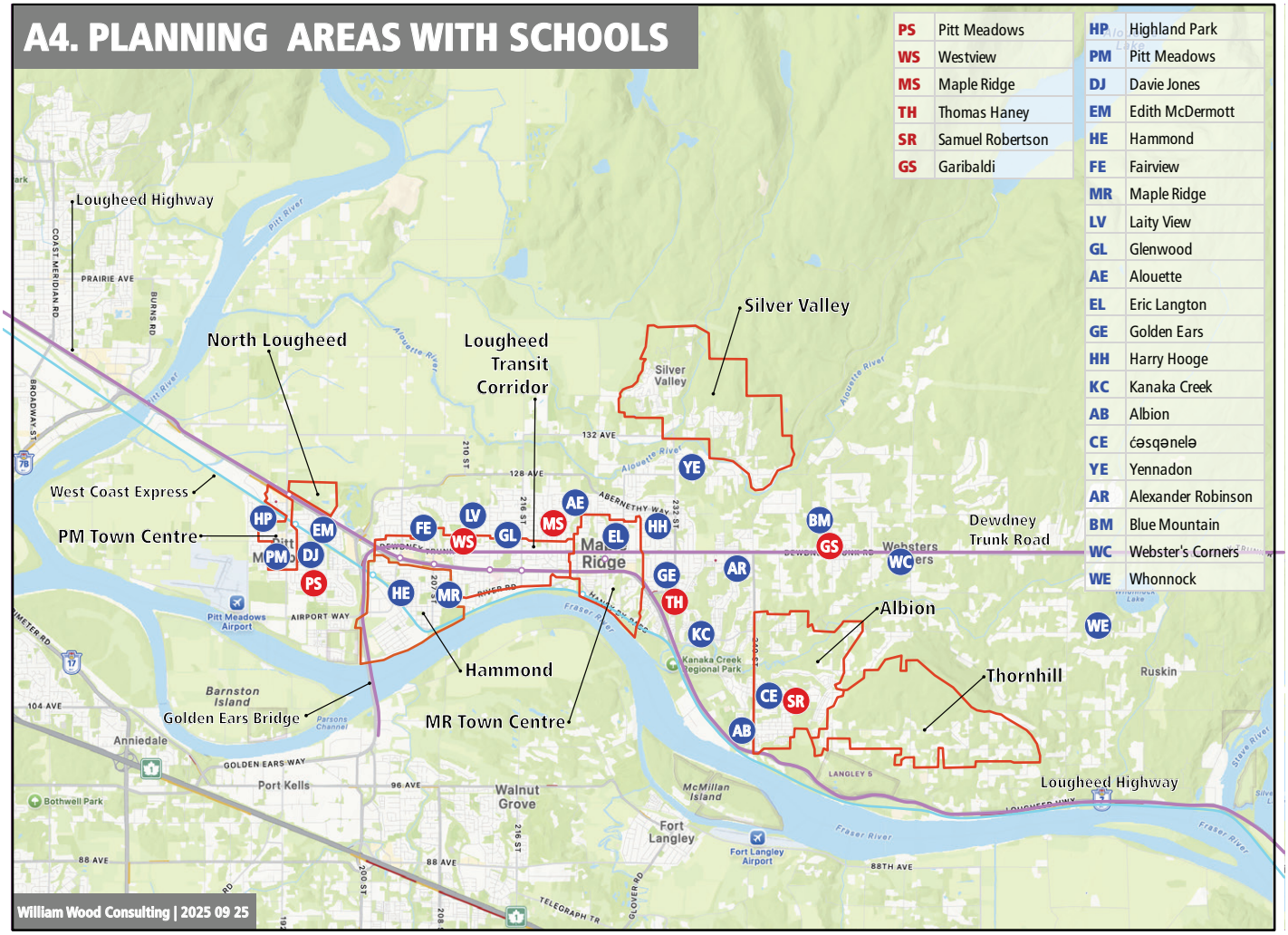
A2. SD42 SCHOOLS



A3. PLANNING AREAS



A4. PLANNING AREAS WITH SCHOOLS



PS	Pitt Meadows
WS	Westview
MS	Maple Ridge
TH	Thomas Haney
SR	Samuel Robertson
GS	Garibaldi

HP	Highland Park
PM	Pitt Meadows
DJ	Davie Jones
EM	Edith McDermott
HE	Hammond
FE	Fairview
MR	Maple Ridge
LV	Laity View
GL	Glenwood
AE	Alouette
EL	Eric Langton
GE	Golden Ears
HH	Harry Hooge
KC	Kanaka Creek
AB	Albion
CE	c̓əsqənelə
YE	Yennadon
AR	Alexander Robinson
BM	Blue Mountain
WC	Webster's Corners
WE	Whonnock

B

APPENDIX

B1. PITT 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		
	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	
	ćəsqənelə	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	15	0
			Alexander Robinson	88	0	72	16	0	88	0
			Alouette	26	0	26	0	0	26	0
			Blue Mountain	190	76	71	43	119	71	0
			c'usqunela	447	179	207	61	188	259	0
			Eric Langton	1,960	538	1,302	120	0	11	1,949
			Fairview	411	35	304	72	10	35	366
			Glenwood	556	445	111	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	ćəsqənelə	Albion	10640 248 Street	61		61							
2022-229-SD	ćəsqənelə	Thornhill	11070 Lockwood Street	40				40					
2018-289-RZ	ćəsqənelə	Albion	10320 Slatford Place	60					60				
2020-413-RZ	ćəsqənelə	Albion	10366 240 Street	30					30				
2020-296-RZ	ćəsqənelə	Thornhill	10420 240 Street	66		66							
2018-478-SD	ćəsqənelə	Albion	10501 Jackson Road	13				13					
2022-121-RZ	ćəsqənelə	Albion	10606 Jackson Road	22				22					
2021-393-RZ	ćəsqənelə	Albion	10869 248 Street	34							34		

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

Application ID	Catchment	Area	Address	Units	2030			2035	
					SD	TH	AP	SD	TH
2019-013-RZ	ćəsqənelə	Albion	24156 104 Avenue	21					21
2019-216-RZ	ćəsqənelə	Albion	24392 104 Avenue	21					21
2024-094-RZ	ćəsqənelə	Thornhill	24930 110 Avenue	52	52				
RZ/055/09	ćəsqənelə	Albion	25130/76 112 Avenue	27					
	ćəsqənelə	Albion	Infill and future larger projects	260	10	30		10	20
	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
	Edith McDermott	North Lougheed	North of Lougheed, east of golf club	400					
	Edith McDermott	Pitt Meadows	Infill and future larger projects	220	7	37	36	8	46
2017-247-RZ	Eric Langton	Town Centre	11697 224 Street	45					
2023-290-DP	Eric Langton	Town Centre	11768 223 Street	225					
2025-061-DP	Eric Langton	Town Centre	11952 224 Street	39			39		
2024-228-SD	Eric Langton	Town Centre	12011 223 Street	120					
2023-183-RZ	Eric Langton	Town Centre	12129 Edge Street	165					
2019-138-RZ	Eric Langton	Town Centre	22238 Selkirk Avenue	253			253		
2020-065-RZ	Eric Langton	Town Centre	22323 Callaghan Avenue	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					
2023-011-RZ	Eric Langton	Town Centre	22490 121 Avenue	128			128		
2023-125-RZ	Eric Langton	Town Centre	22527 Royal Crescent	94					
2022-250-RZ	Eric Langton	Town Centre	22534 Royal Crescent	98			98		
2023-018-RZ	Eric Langton	Town Centre	22557 Brown Avenue	53					
2017-462-RZ	Eric Langton	Town Centre	22576/88/96 Brown Avenue	244					
2019-250-RZ	Eric Langton	Town Centre	22577 Dewdney Trunk Road	278					
2021-471-RZ	Eric Langton	Town Centre	22582 121 Avenue	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

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							
2016-207-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			
2020-005-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	135
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	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	

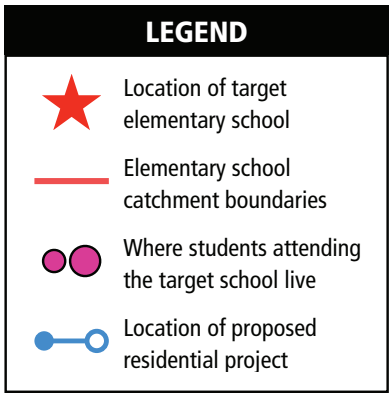
Total for single detached dwellings	909
Total for townhouses	2,365
Total for apartments	8,719

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

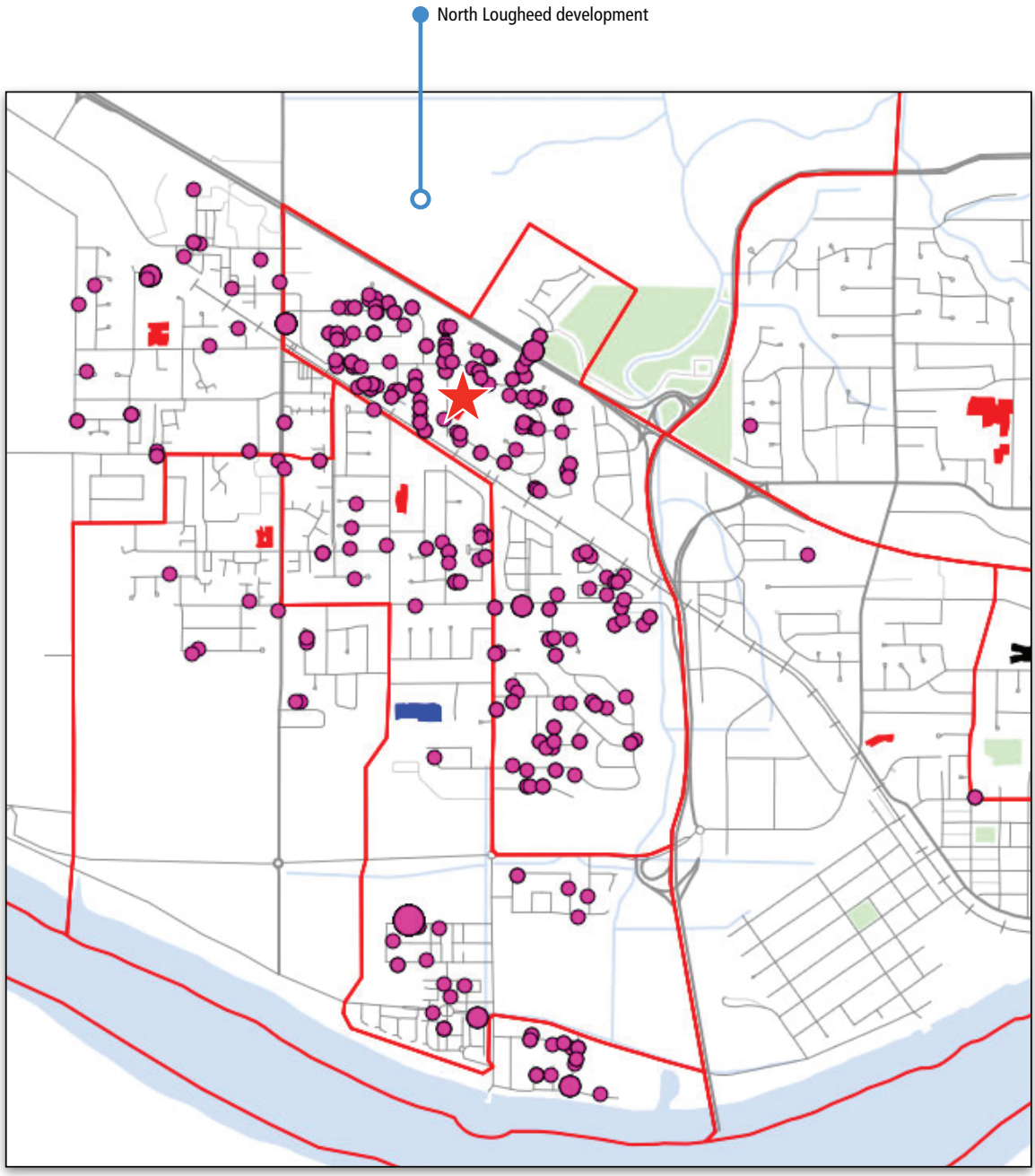
C6. Eric Langton

C7. Golden Ears

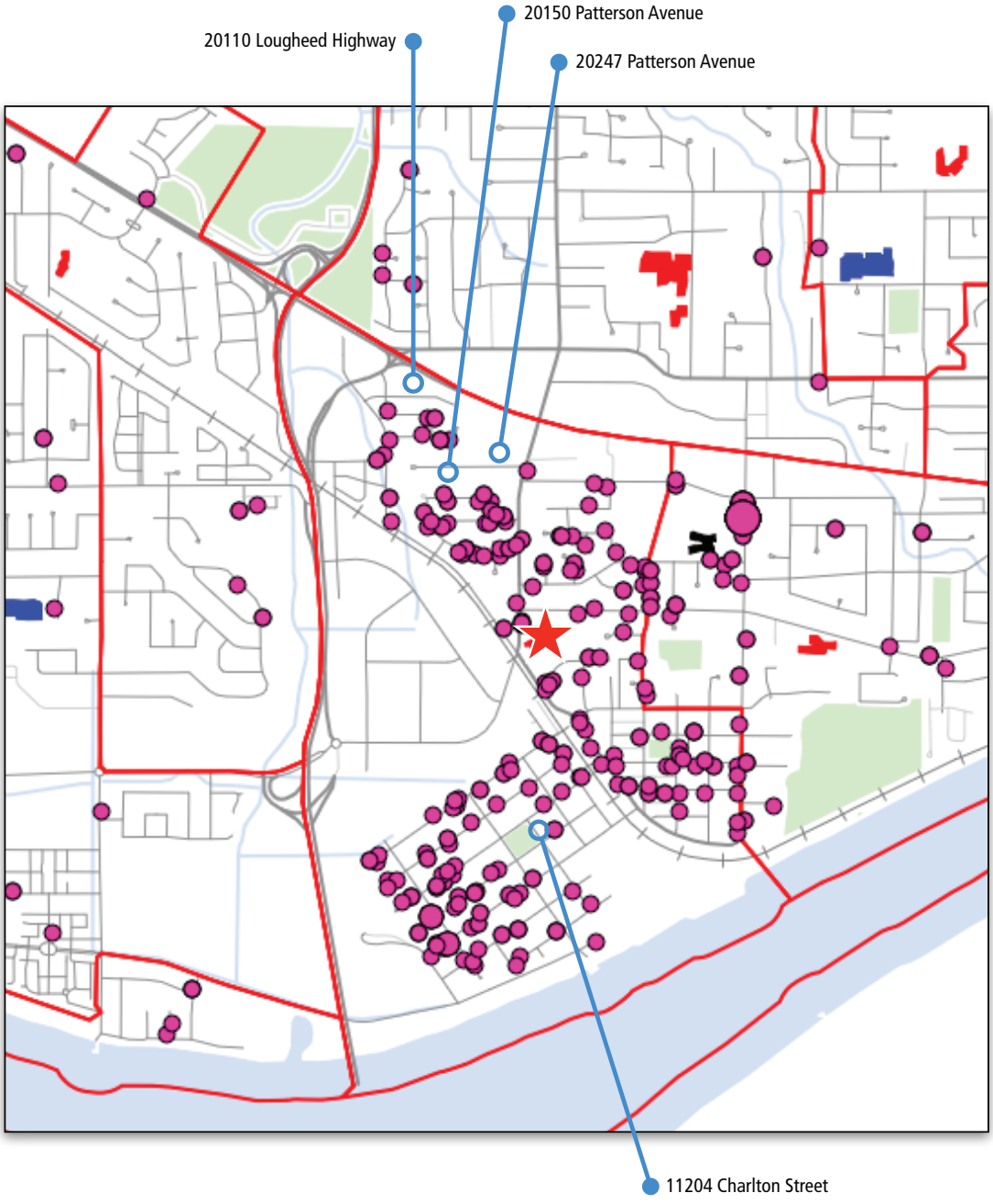
C8. ć̓əsqənelə

C9. Yennadon

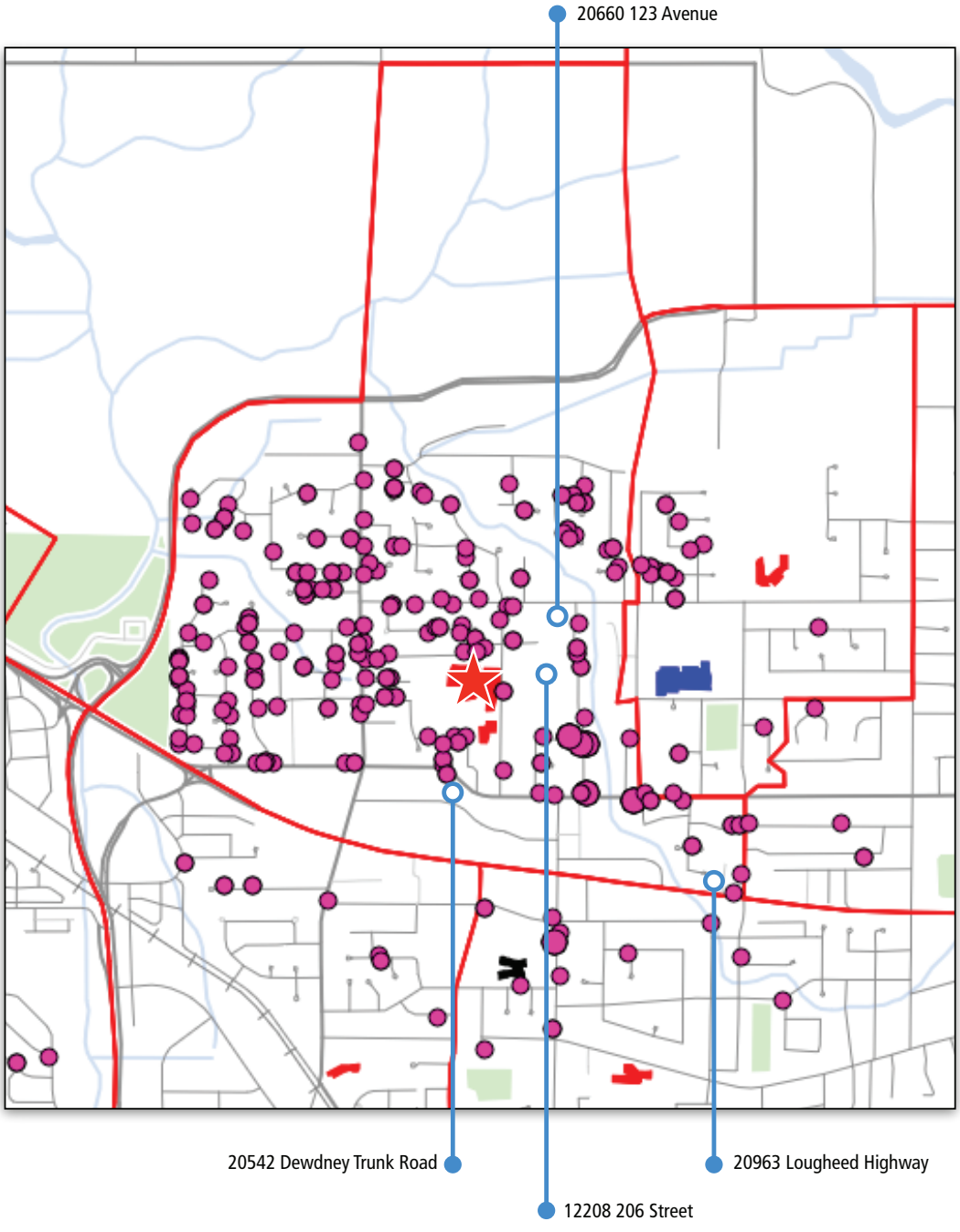
C1. Current Proposed Housing Projects for Edith McDermott Catchment



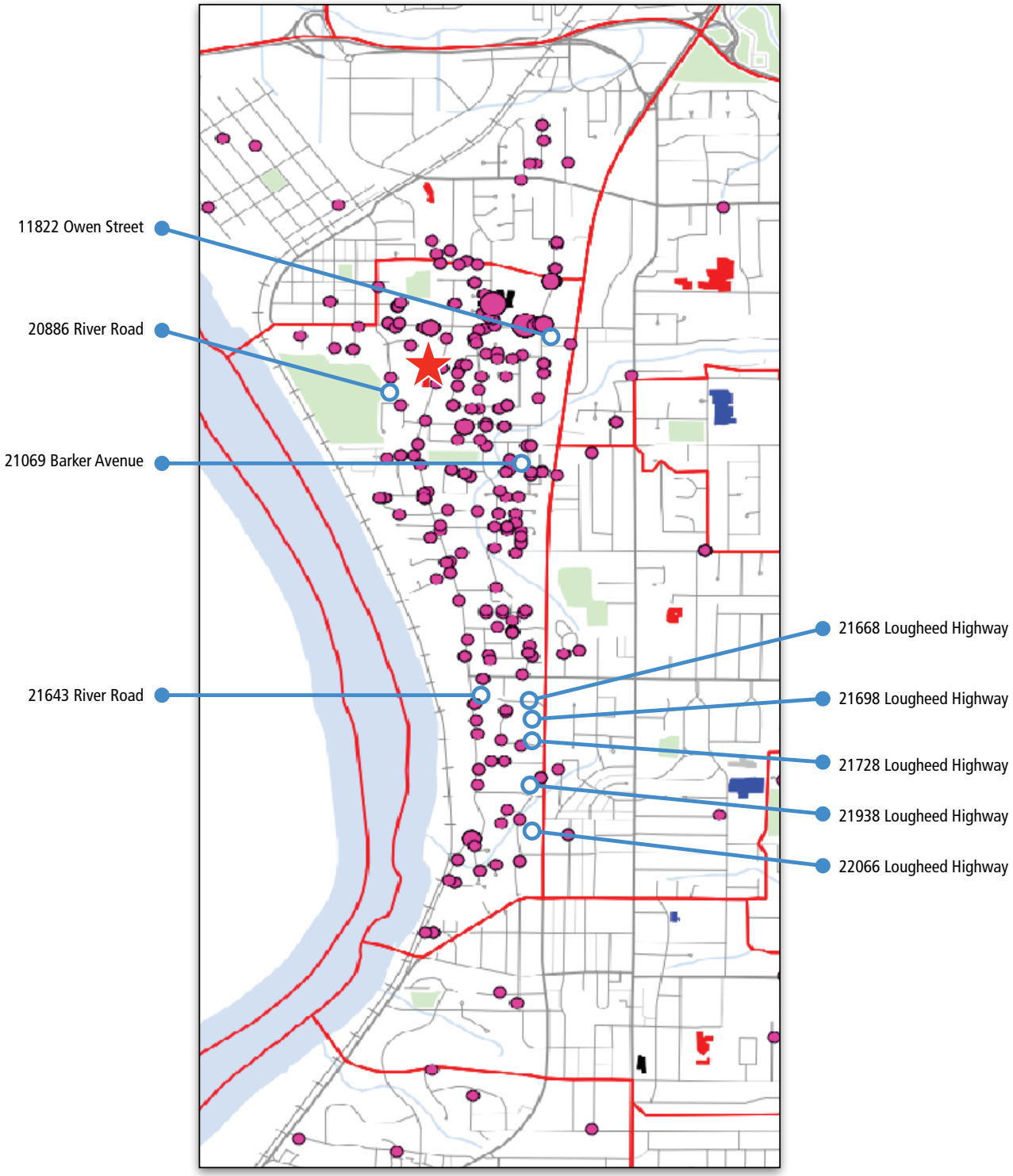
C2. Current Proposed Housing Projects for Hammond Catchment



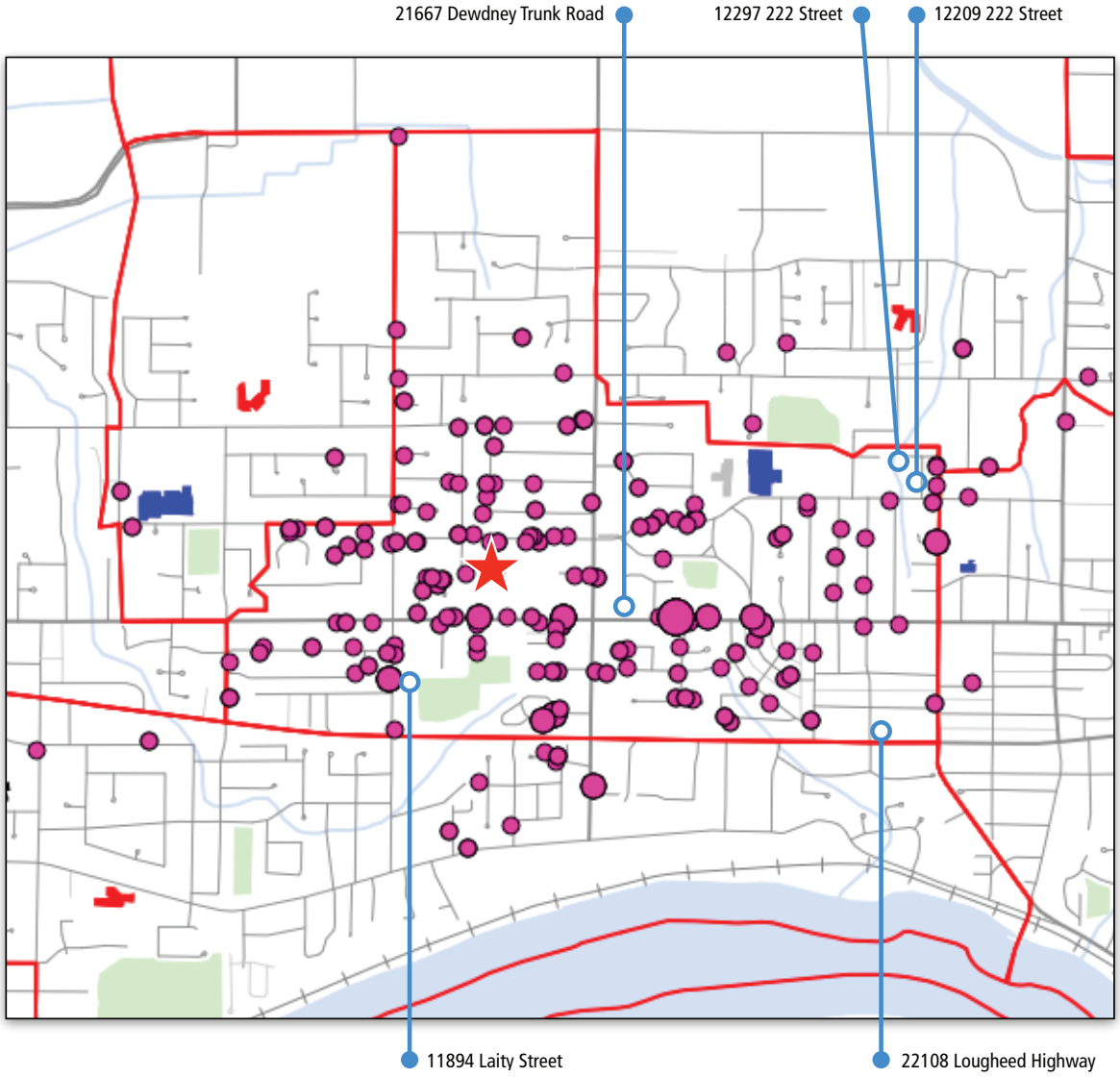
C3. Current Proposed Housing Projects for Fairview Catchment



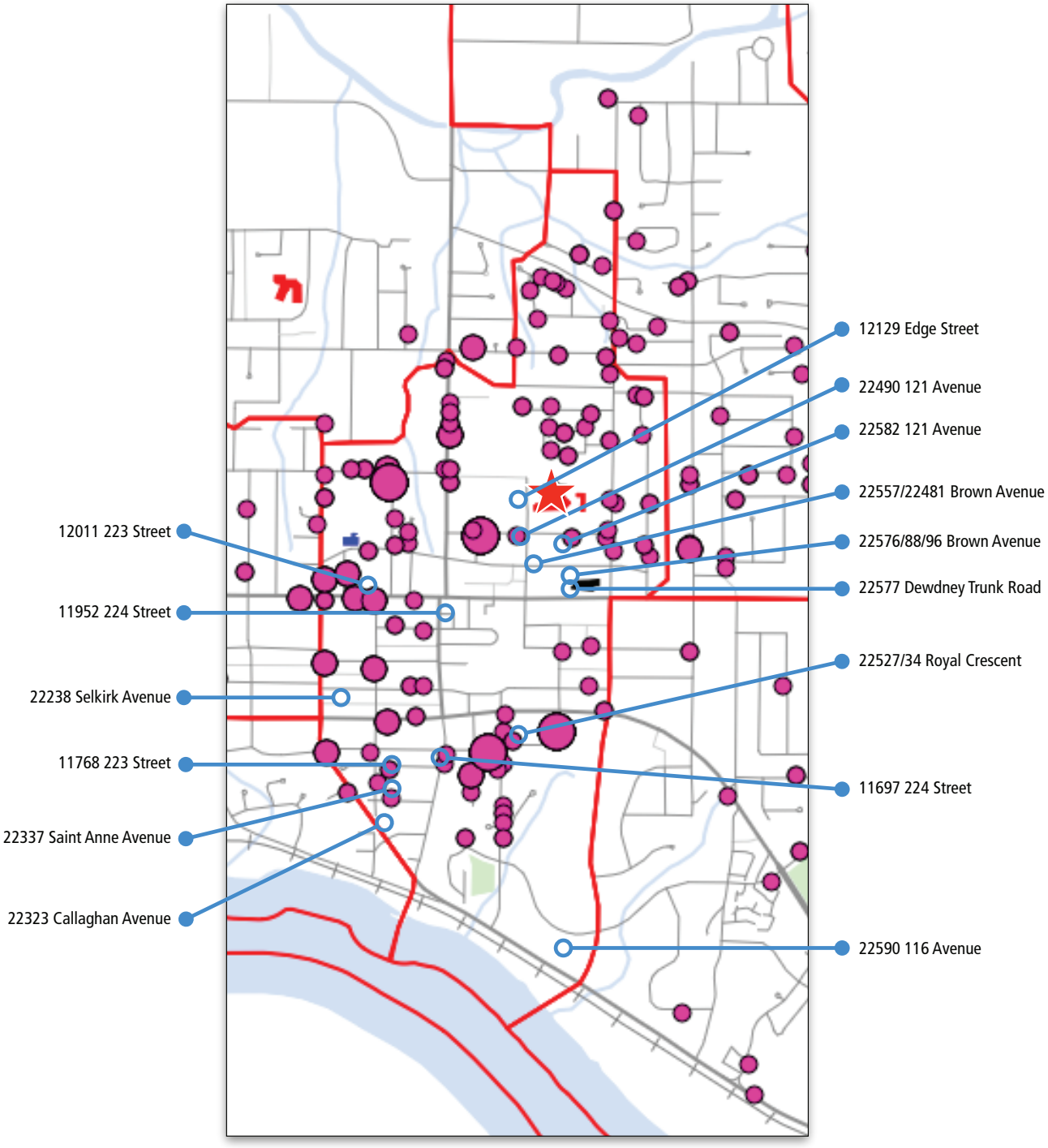
C4. Current Proposed Housing Projects for Maple Ridge Catchment



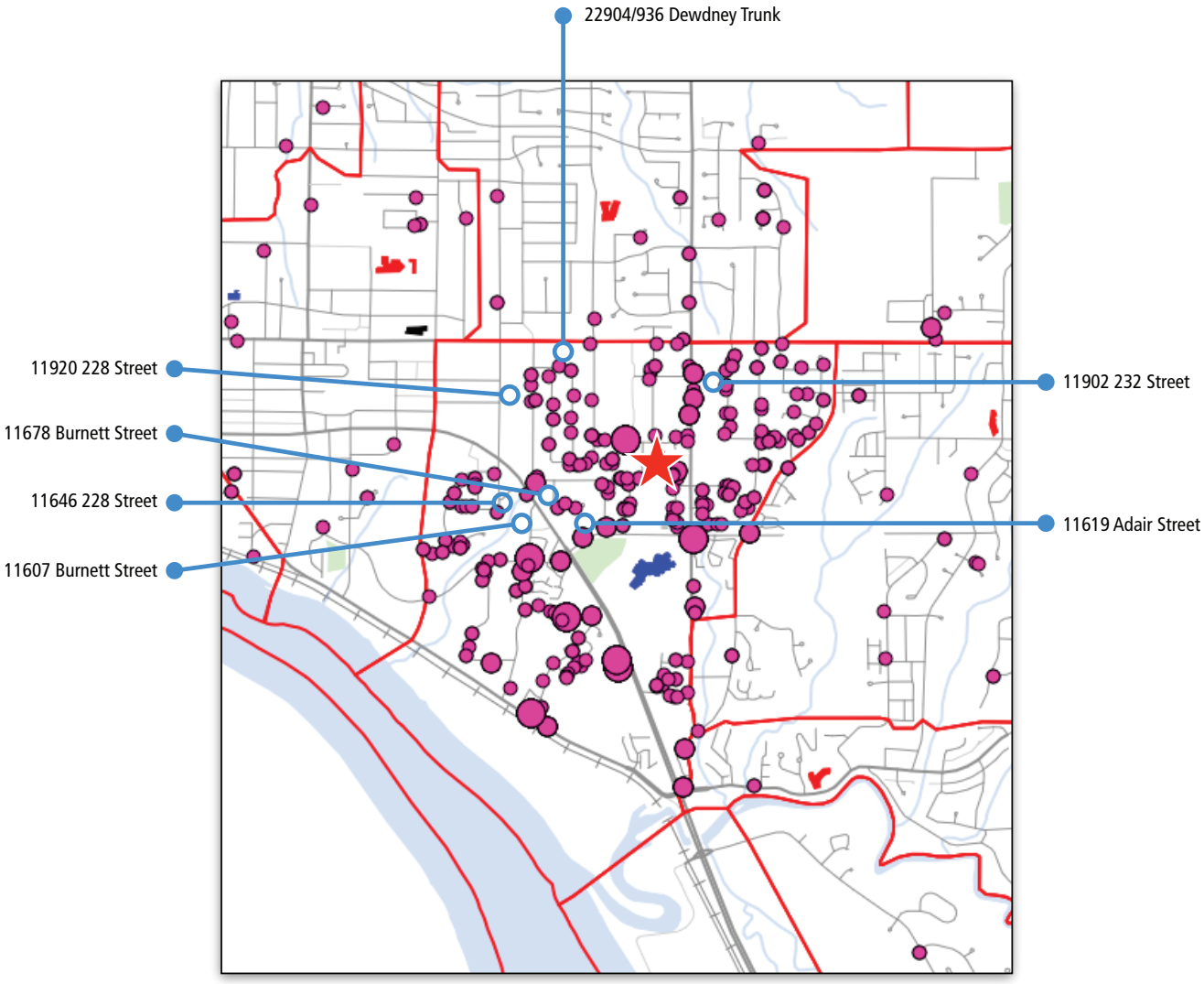
C5. Current Proposed Housing Projects for Glenwood Catchment



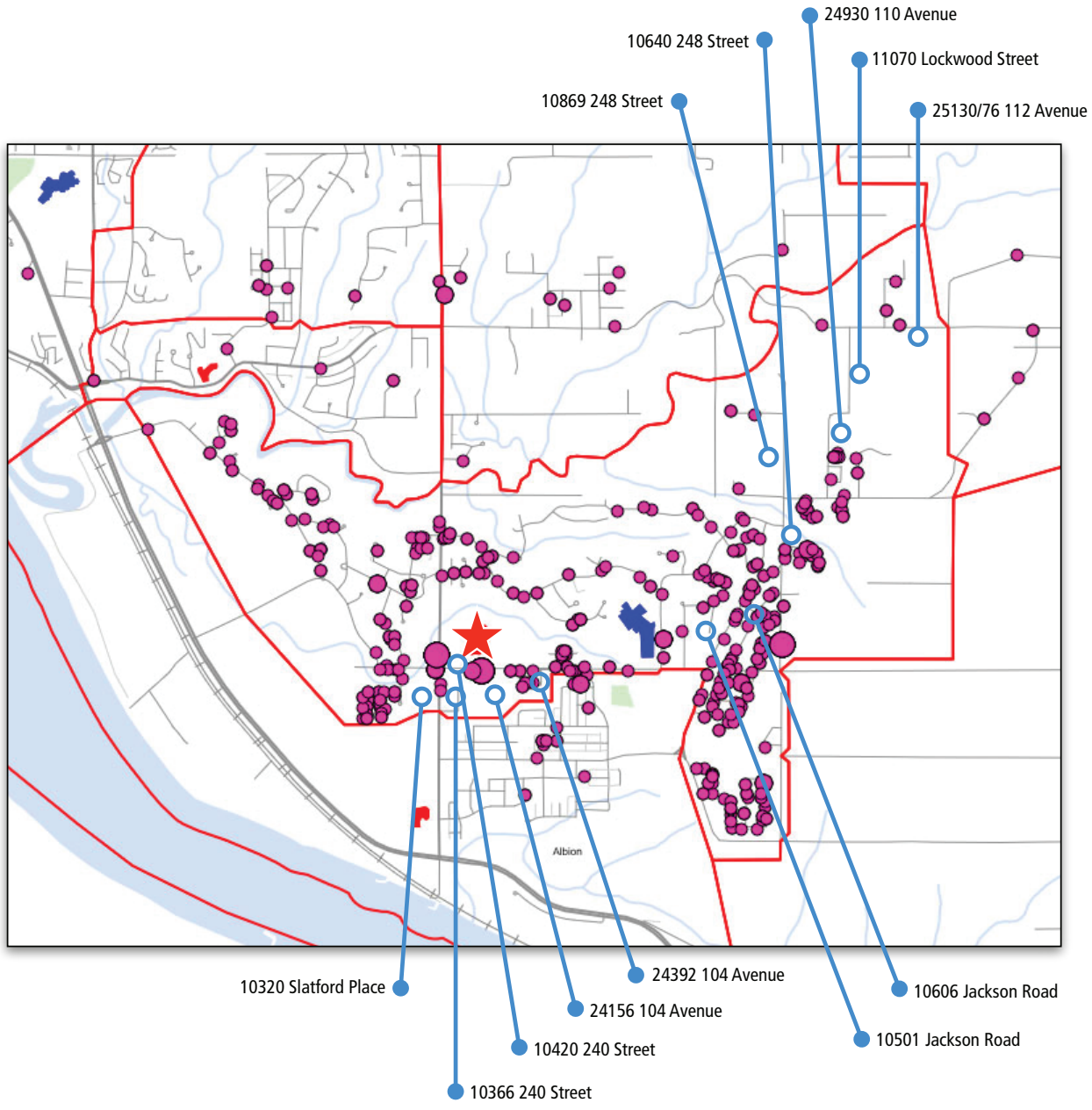
C6. Current Proposed Housing Projects for Eric Langton Catchment



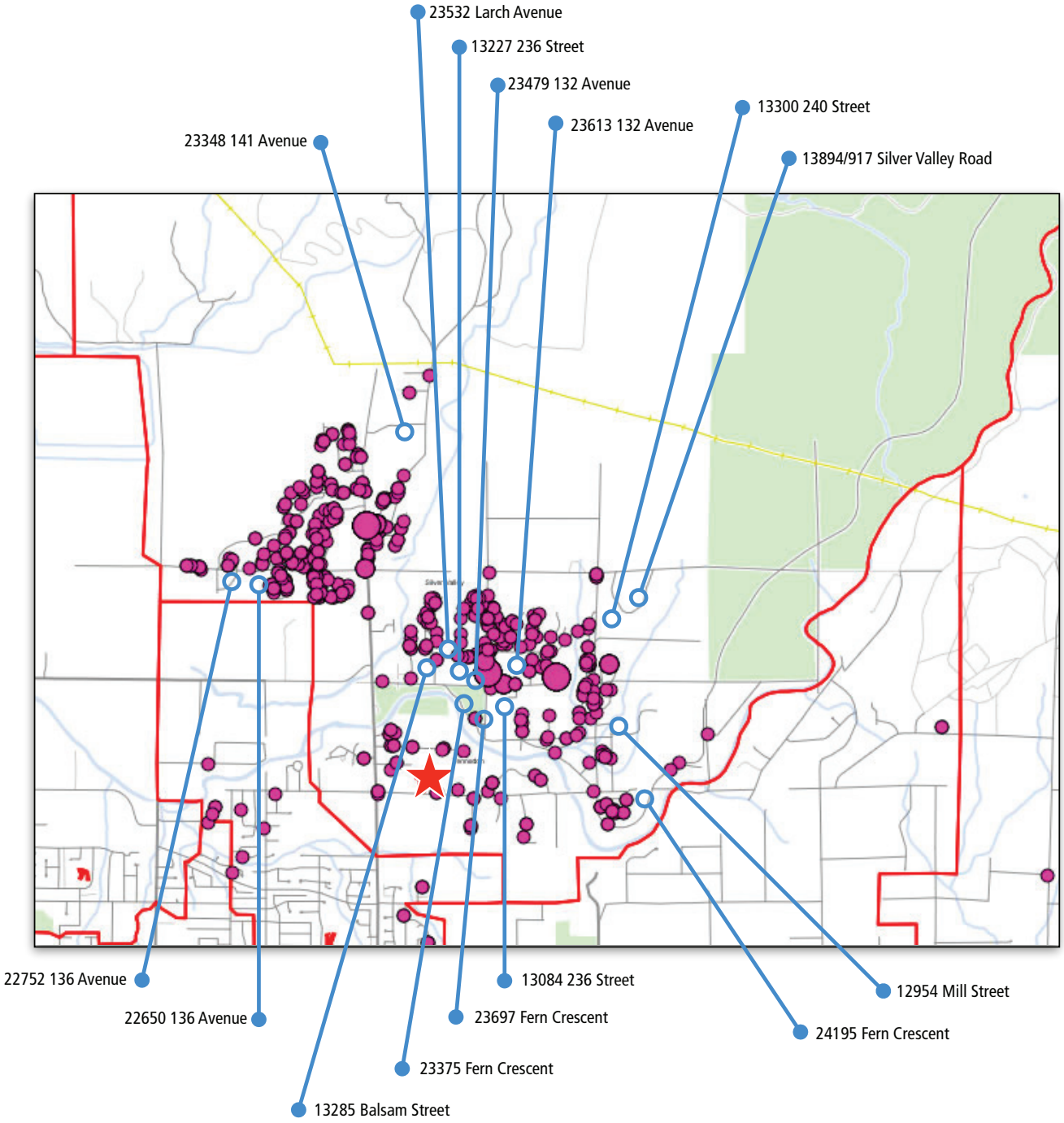
C7. Current Proposed Housing Projects for Golden Ears Catchment



C8. Current Proposed Housing Projects for ćəsqənelə Catchment



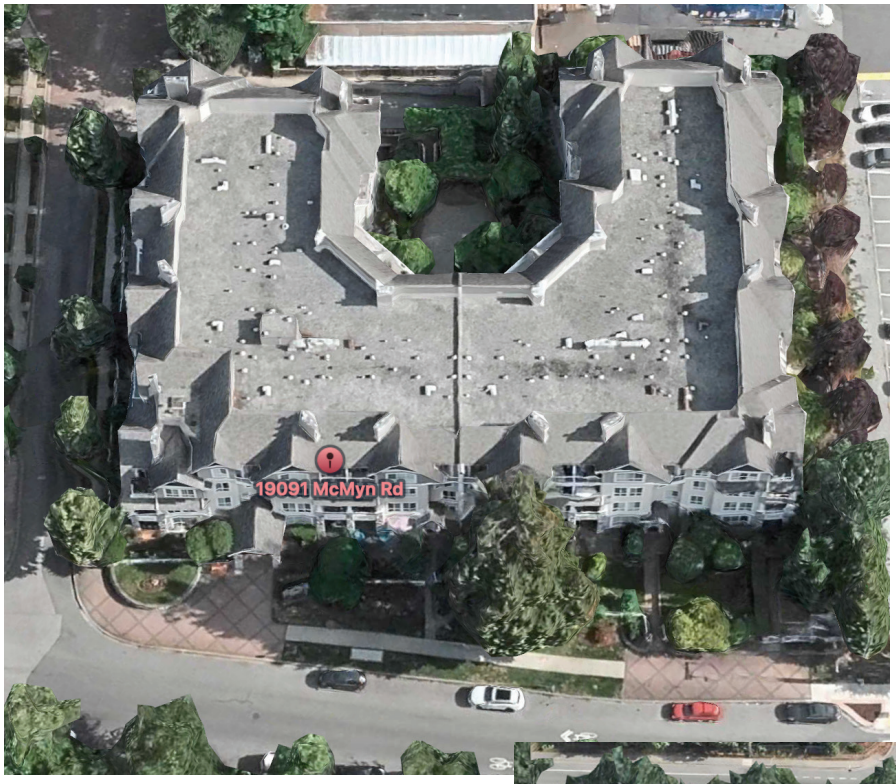
C9. Current Proposed Housing Projects for Yennadon Catchment



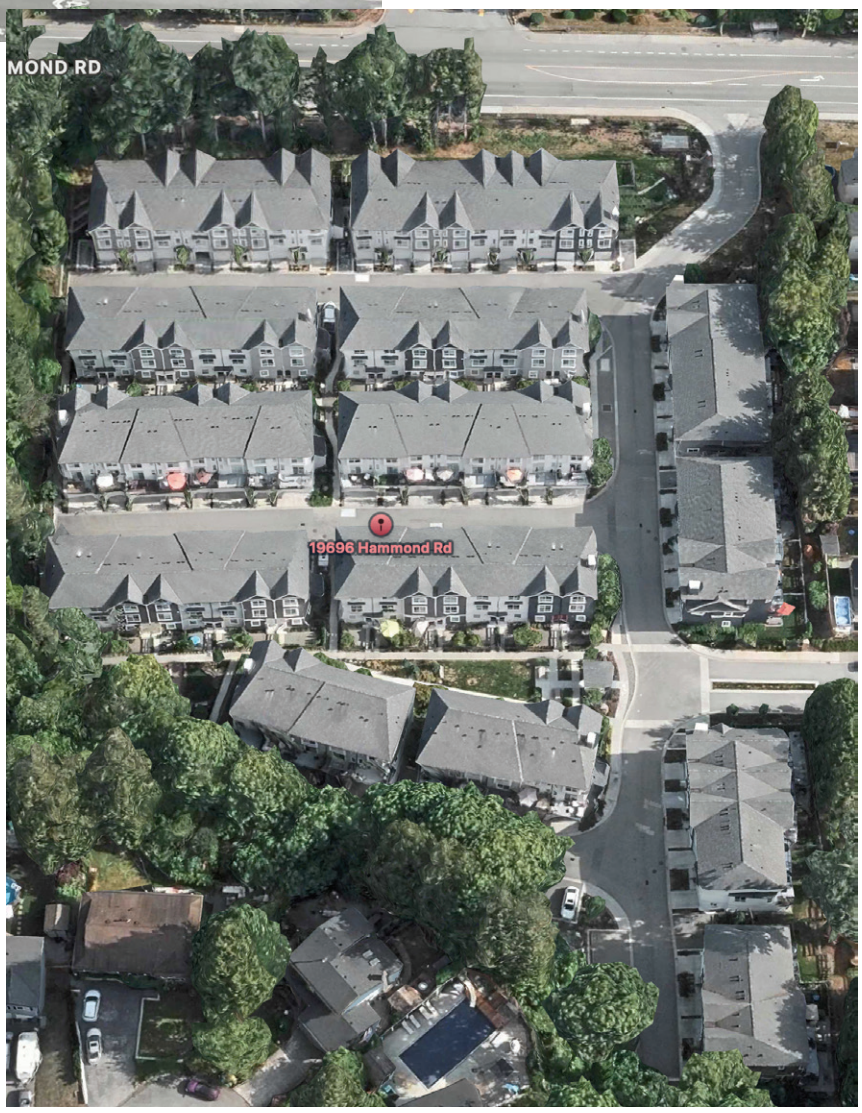
D

APPENDIX

YIELD TEST AREAS

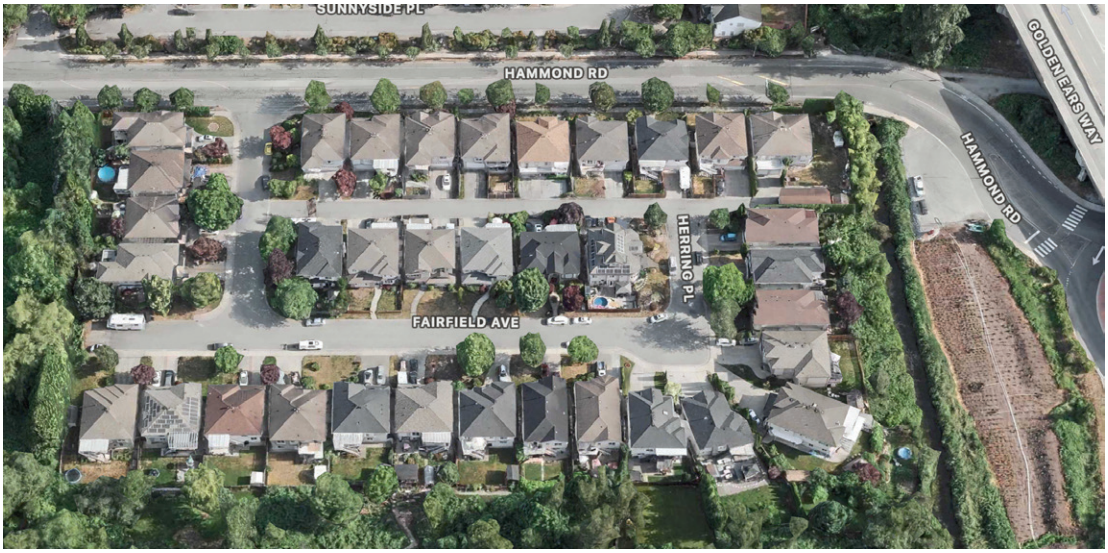


Yield Test 01: Apartment building, Pitt Meadows, 19091 McMyn Road

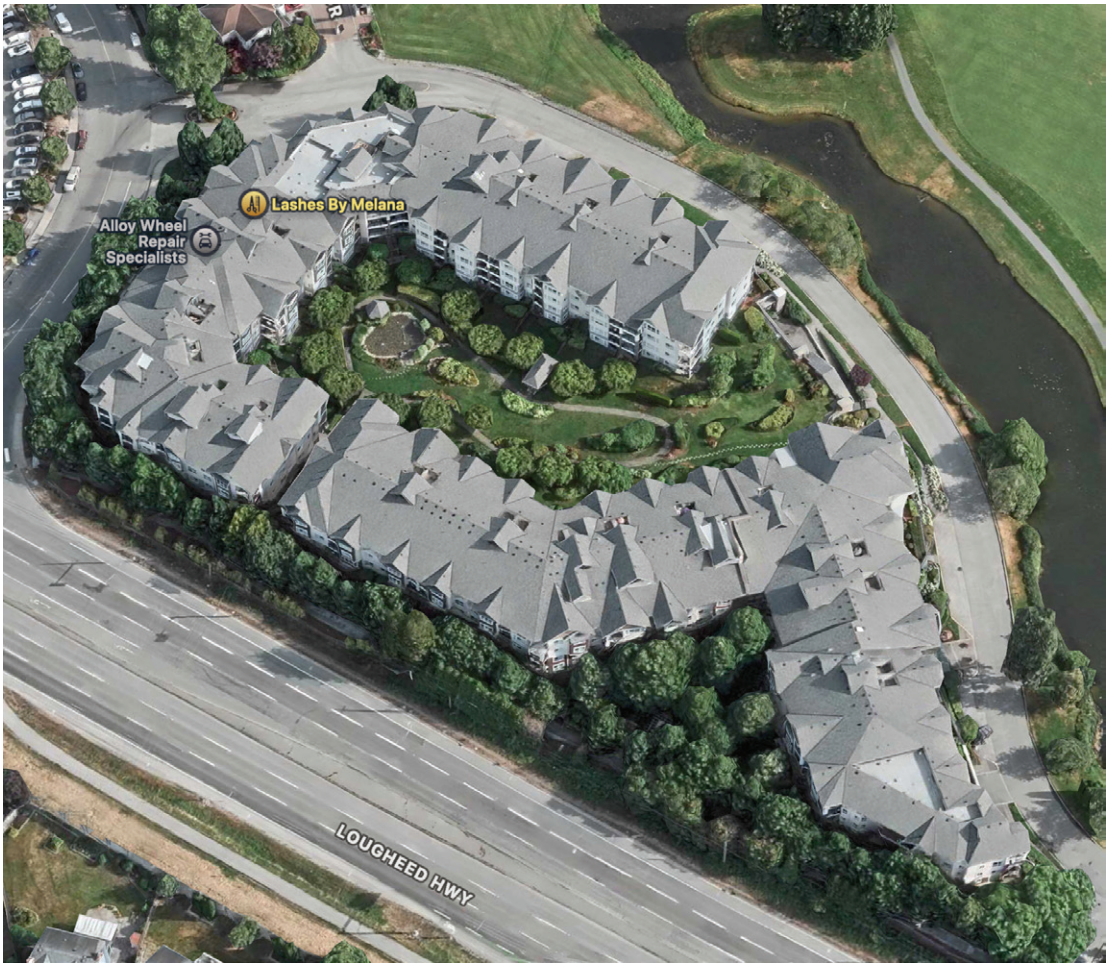


Yield Test 02: Townhouses, Pitt Meadows, 19696 Hammond Road, 14 buildings

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



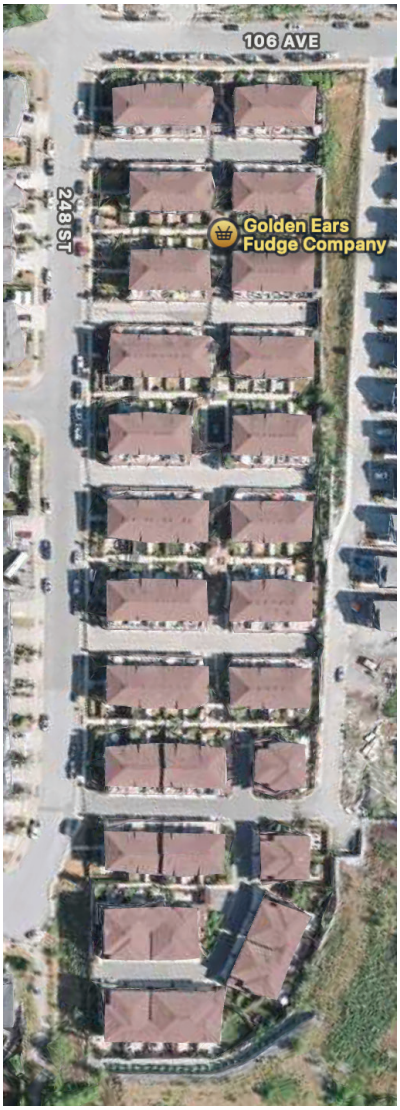
Yield Test 04: Apartments, Pitt Meadows,
Meadow Gardens off Lougheed near golf course



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

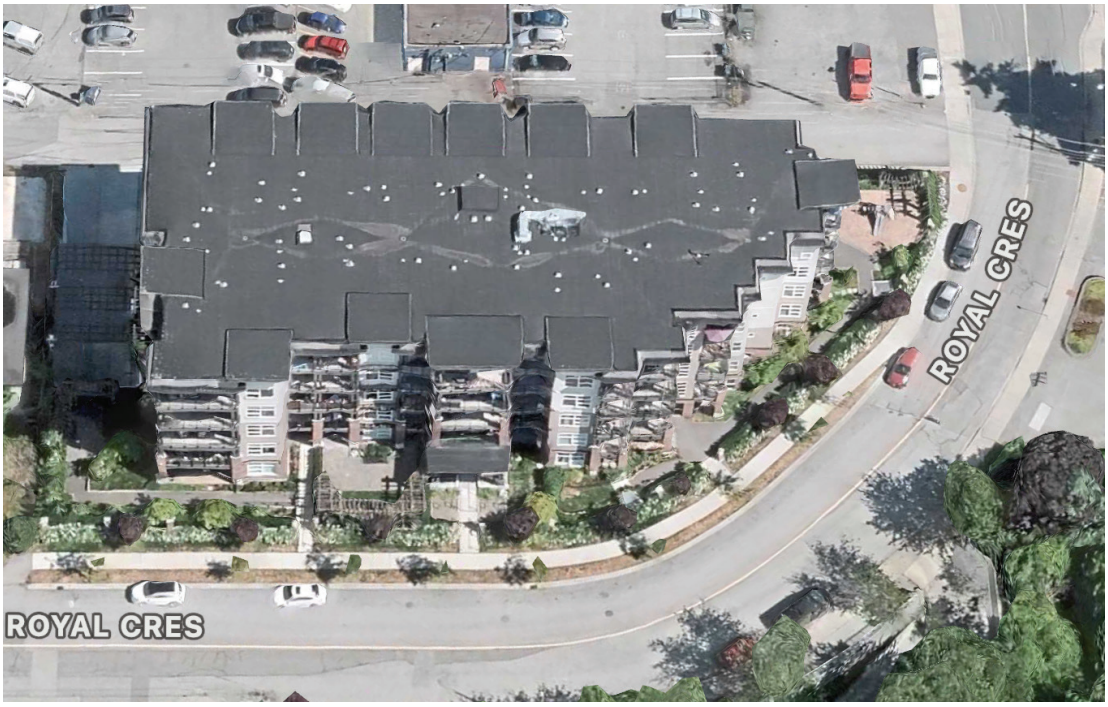
Yield Test 07: Townhouses, Silver Valley, Maple Ridge, along 232 Street, between of 136 and 137 Avenue



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

School District 42
Maple Ridge & Pitt Meadows
Learning Today, Leading Tomorrow

Maple Ridge - Pitt Meadows School District No. 42

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