

# Highway 1 Corridor

Long-Term Elementary Grades Enrolment Analysis

June 2013



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## Overview

The purpose of this document is to illustrate the long-term facility utilization in the Highway 1 Corridor area. This information will support Prairie Valley School Division's long term plan for catchment area review and/or development if necessary.

The Highway 1 Corridor area has experienced growth in the past few years and similar growth is projected to continue. A new elementary school (Emerald Ridge Elementary School) is currently being built in White City and a new high school is being proposed. If populations continue to increase, Prairie Valley School Division will consider a number of options to meet the demands of increased enrolments.

This document focuses on two main aspects:

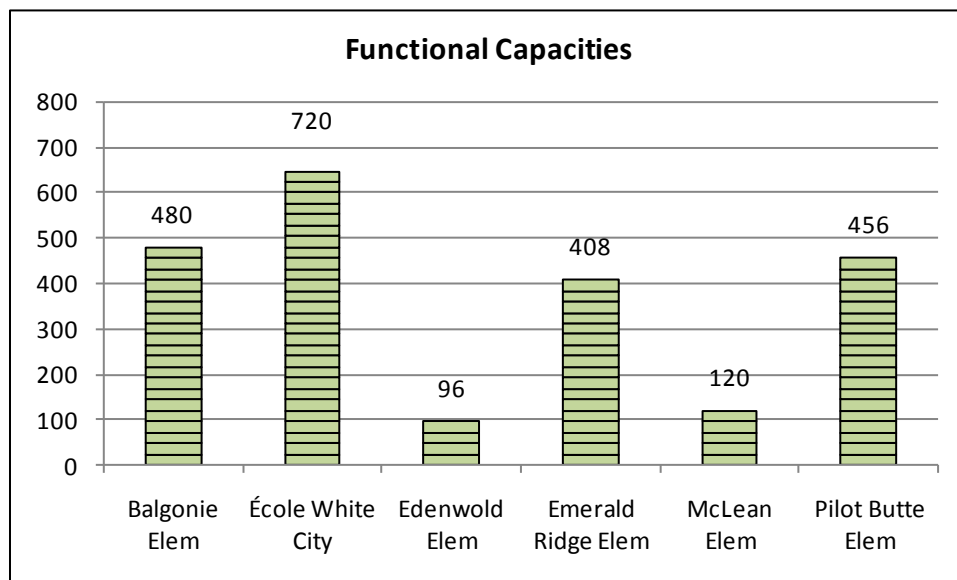
- Current facility utilization
- Projected enrolment

## Current Utilization

The estimated “functional” capacity of a school is calculated at by multiplying the number of classrooms by an average of 24 students. The following estimated school capacities are based on current instructional spaces within each school. Capacities are important to consider when planning for enrolment increases.

Available classrooms	x	average of 24 students per classroom	=	Functional Capacity
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Balgonie Elementary School	20	x	24	=	480
École White City	30	x	24	=	720
Edenwold Elementary School	4	x	24	=	96
Emerald Ridge Elementary School	17	x	24	=	408
McLean Elementary School	5	x	24	=	120
Pilot Butte Elementary School	19	x	24	=	456



While actual school capacities will vary from these estimates, they provide a consistent baseline for preliminary planning purposes.

## Projected Growth vs. Capacity

By examining projected growth based on past trends (ie. using Baragar’s Demographic Dynamics software), there appears to be overall growth within the Highway 1 Corridor area. However, Balgonie Elementary School is the only school to exceed capacity.

Based on past trends - March 2013 Enrollment Projections						
	Balgonie	Edenwold	McLean	Pilot Butte	Ecole White City	Emerald Ridge
<b>Functional Capacity --&gt;</b>	<b>480</b>	<b>96</b>	<b>120</b>	<b>456</b>	<b>720</b>	<b>408</b>
2012 (actual)	453	28	81	350	707	-
2013	445	25	82	375	772	-
2014	454	27	77	356	822	
2015	470	29	80	359	836	
2016	477	29	84	361	873	
2017	492	26	84	361	881	
2018	506	27	89	372	895	
2019	512	27	96	372	915	
2020	513	29	99	369	892	
2021	520	28	102	377	876	
2022	521	29	107	378	857	

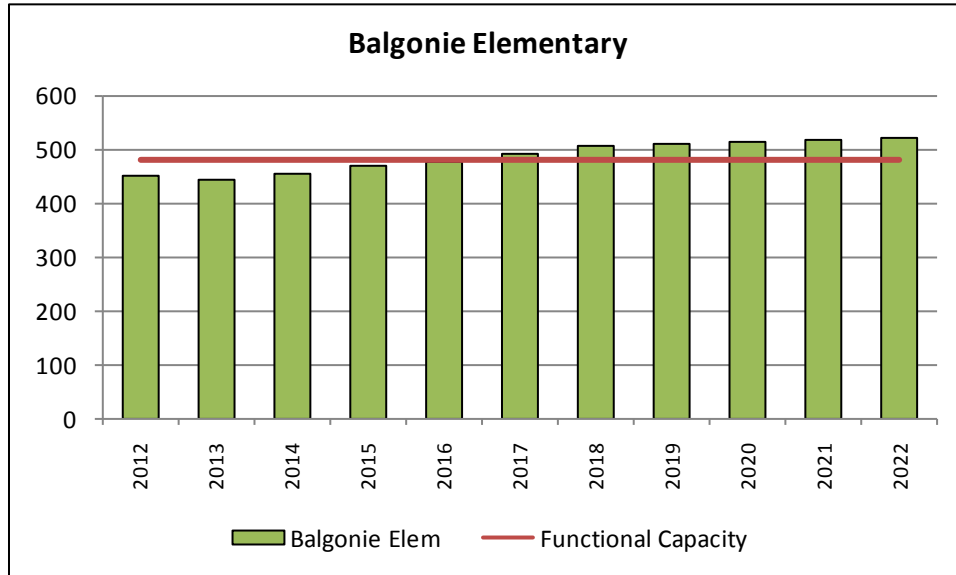
There has been a great deal of housing development in White City and Pilot Butte lately. By integrating increased housing developments into White City (120 homes per year) and Pilot Butte (50 homes per year), the following projections result. From these figures, it appears that Pilot Butte has the potential to exceed capacity in 2020 and White City is approaching the combined capacities of École White City and Emerald Ridge (720+408=1128). These numbers will fluctuate based on the number of homes built.

Incorporating the Housing Module - in-depth analysis of new housing development in Pilot Butte and White City						
	Balgonie	Edenwold	McLean	Pilot Butte	Ecole White City	Emerald Ridge
Adjusting assumptions-->	same as above	same as above	same as above	+50 homes/year	+120 homes/year	
<b>Functional Capacity --&gt;</b>	<b>480</b>	<b>96</b>	<b>120</b>	<b>456</b>	<b>720</b>	<b>408</b>
2012 (actual)	453	28	81	350	707	-
2013	445	25	82	375	772	-
2014	454	27	77	372	828	
2015	470	29	80	387	851	
2016	477	29	84	402	901	
2017	492	26	84	418	926	
2018	506	27	89	442	965	
2019	512	27	96	456	1007	
2020	513	29	99	470	1017	
2021	520	28	102	492	1044	
2022	521	29	107	512	1076	

In the early years, these numbers closely resemble the original projection (top of page), however as time goes on, the gap increases. For the remainder of this document and moving forward, we will use the numbers in this bottom table. (Note that the red font indicates an enrolment in excess of the estimated functional capacity of the building.)

## Balgonie Elementary

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Balgonie	453	445	454	470	477	492	506	512	513	520	521
Capacity	480	480	480	480	480	480	480	480	480	480	480
Difference	-27	-35	-26	-10	-3	+12	+26	+32	+33	+40	+41



### Notes:

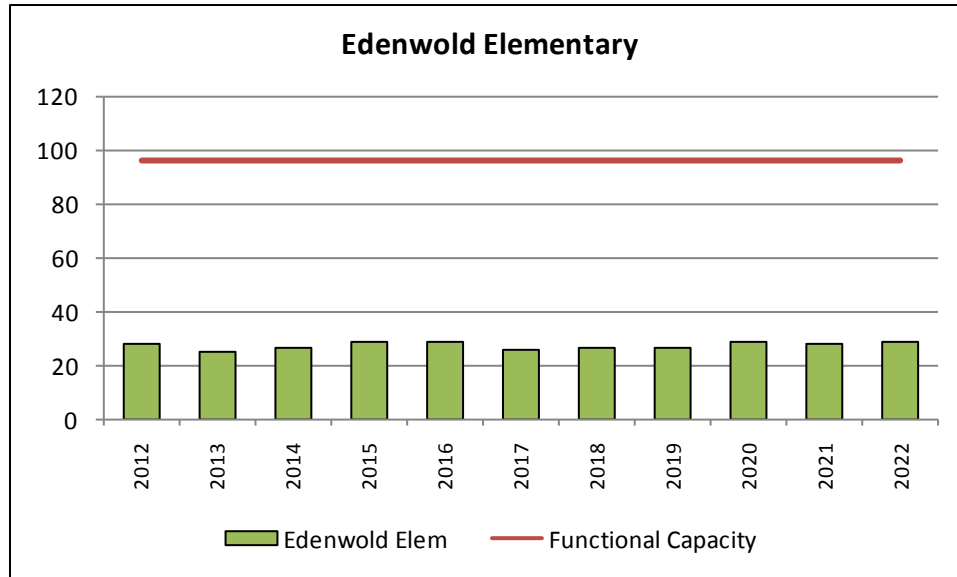
The above enrolment projections are based on the Prairie Valley’s assumptions of migration within Baragar’s Demographics Dynamics application. **The projected growth is based on historical averages.** Unprecedented fluctuations in housing developments are not accounted for, as any future building in the area appears to be either minimal or similar to past development trends.

### Observations:

Balgonie Elementary School is projected to exceed functional capacity in 2017, but by a marginal amount with growth at a modest pace.

## Edenwold Elementary

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Edenwold	28	25	27	29	29	26	27	27	29	28	29
Capacity	96	96	96	96	96	96	96	96	96	96	96
Difference	-68	-71	-69	-67	-67	-70	-69	-69	-67	-68	-67



### Notes:

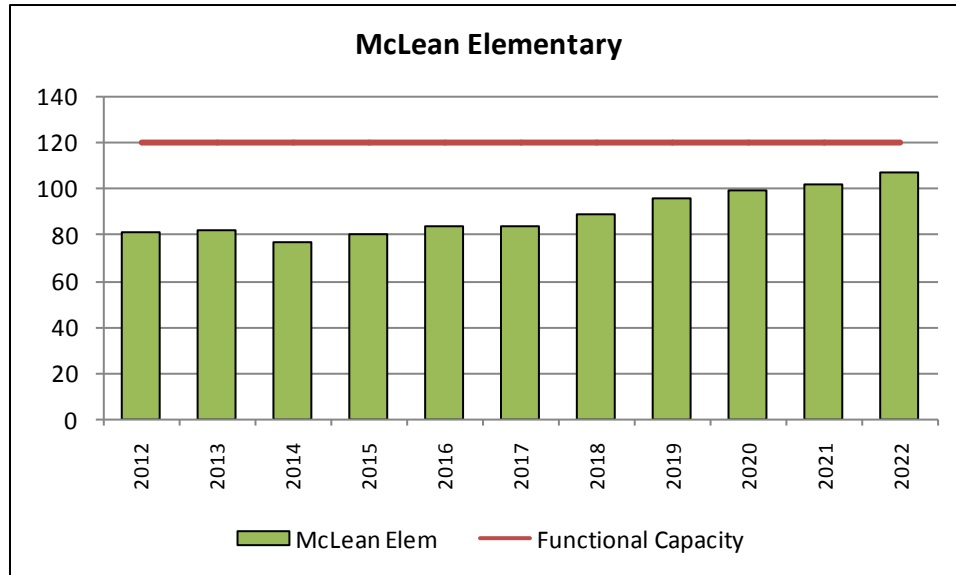
The above enrolment projections are based on Prairie Valley’s assumptions of migration within Baragar’s Demographics Dynamics application. **The projected growth is based on historical averages.** Unprecedented fluctuations in housing developments are not accounted for, as any future building in the area appears to be either insignificant or similar to past development trends.

### Observations:

Edenwold’s enrolment is projected to remain relatively constant.

## McLean Elementary

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
McLean	81	82	77	80	84	84	89	96	99	102	107
Capacity	120	120	120	120	120	120	120	120	120	120	120
Difference	-39	-38	-43	-40	-36	-36	-31	-24	-21	-18	-13



### Notes:

The above enrolment projections are based on Prairie Valley's assumptions of migration within Baragar's Demographics Dynamics application. **The projected growth is based on historical averages.** Unprecedented fluctuations in housing developments are not accounted for, as any future building in the area appears to be either insignificant or similar to past development trends.

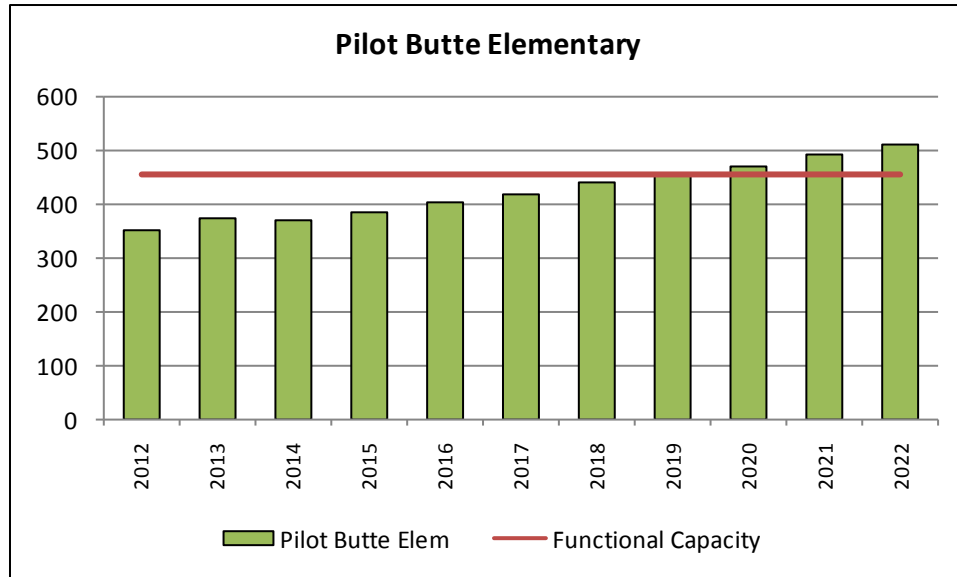
### Observations:

McLean's enrolment is projected to increase slightly and approach functional capacity by 2022.



## Pilot Butte Elementary

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Pilot Butte	350	375	372	387	402	418	442	456	470	492	512
Capacity	456	456	456	456	456	456	456	456	456	456	456
Difference	-106	-81	-84	-69	-54	-38	-14	0	+14	+36	+56



### Notes:

The above enrolment projections are based on Prairie Valley’s assumptions of migration within Baragar’s Demographics Dynamics application **in addition to potentially new housing** (projected 50 new homes built per year).

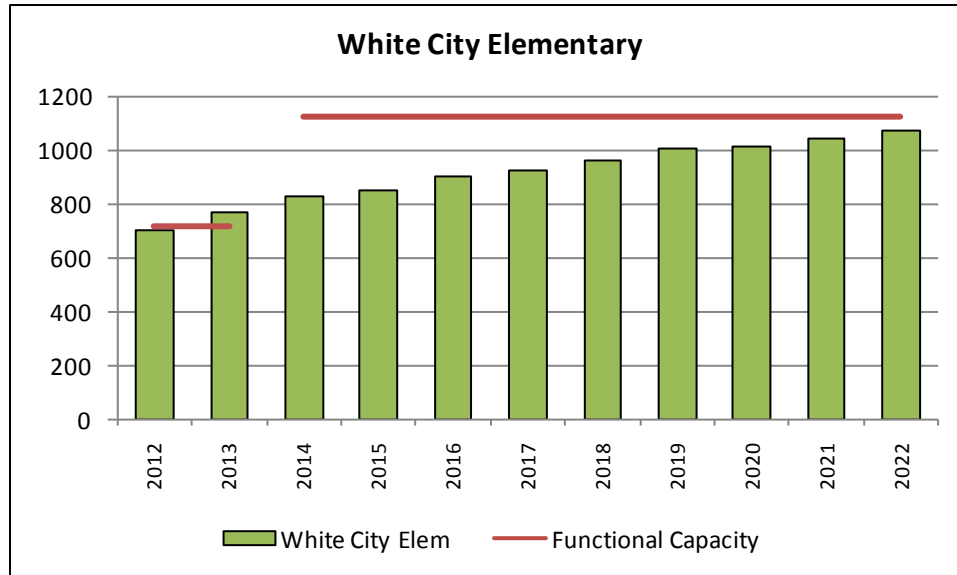
### Observations:

Pilot Butte Elementary is projected to exceed functional capacity in 2020.

## White City Elementary

(École White City and Emerald Ridge Elementary combined enrolment)

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
White City	707	772	828	851	901	926	965	1007	1017	1044	1076
Capacity	720	720	1128	1128	1128	1128	1128	1128	1128	1128	1128
Difference	-13	+52	-300	-277	-227	-202	-163	-121	-111	-84	-52



### Notes:

The above enrolment projections are based on Prairie Valley’s assumptions of migration within Baragar’s Demographics Dynamics application **in addition to potentially new housing** (120 new homes built per year). This initial analysis assumes that the current footprint of Ecole White City School remains unchanged, with a capacity of approximately 720 students. Administration is currently examining options to rightsize the building for an enrolment of about 500 students.

### Observations:

The combined capacity of the two schools in White City is projected to approach functional capacity by 2022. Balanced catchment areas for École White City and Emerald Ridge Elementary will need to be established.

## Summary

- Balgonie will marginally exceed capacity in 2017.
- Edenwold will remain under-capacity.
- McLean will approach capacity in 2022.
- Pilot Butte will marginally exceed capacity in 2020.
- White City will approach capacity before 2022.

Caution should be exercised when observing these numbers however. Unprecedented fluctuations in housing developments are not accounted for. Potential growth may increase (more building in the area) or become tempered (downturn in economic activity).

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Balgonie</b>	<b>453</b>	<b>445</b>	<b>454</b>	<b>470</b>	<b>477</b>	<b>492</b>	<b>506</b>	<b>512</b>	<b>513</b>	<b>520</b>	<b>521</b>
Capacity	480	480	480	480	480	480	480	480	480	480	480
Difference	-27	-35	-26	-10	-3	+12	+26	+32	+33	+40	+41

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Edenwold</b>	<b>28</b>	<b>25</b>	<b>27</b>	<b>29</b>	<b>29</b>	<b>26</b>	<b>27</b>	<b>27</b>	<b>29</b>	<b>28</b>	<b>29</b>
Capacity	96	96	96	96	96	96	96	96	96	96	96
Difference	-68	-71	-69	-67	-67	-70	-69	-69	-67	-68	-67

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>McLean</b>	<b>81</b>	<b>82</b>	<b>77</b>	<b>80</b>	<b>84</b>	<b>84</b>	<b>89</b>	<b>96</b>	<b>99</b>	<b>102</b>	<b>107</b>
Capacity	120	120	120	120	120	120	120	120	120	120	120
Difference	-39	-38	-43	-40	-36	-36	-31	-24	-21	-18	-13

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Pilot Butte</b>	<b>350</b>	<b>375</b>	<b>372</b>	<b>387</b>	<b>402</b>	<b>418</b>	<b>442</b>	<b>456</b>	<b>470</b>	<b>492</b>	<b>512</b>
Capacity	456	456	456	456	456	456	456	456	456	456	456
Difference	-106	-81	-84	-69	-54	-38	-14	0	+14	+36	+56

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>White City</b>	<b>707</b>	<b>772</b>	<b>828</b>	<b>851</b>	<b>901</b>	<b>926</b>	<b>965</b>	<b>1007</b>	<b>1017</b>	<b>1044</b>	<b>1076</b>
Capacity	720	720	1128	1128	1128	1128	1128	1128	1128	1128	1128
Difference	-13	+52	-300	-277	-227	-202	-163	-121	-111	-84	-52

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Total</b>	<b>1619</b>	<b>1699</b>	<b>1758</b>	<b>1817</b>	<b>1893</b>	<b>1946</b>	<b>2029</b>	<b>2098</b>	<b>2128</b>	<b>2186</b>	<b>2245</b>
Capacity	1872	1872	2280	2280	2280	2280	2280	2280	2280	2280	2280
Difference	-253	-173	-522	-463	-387	-334	-251	-182	-152	-94	-35

## Strategies

### Highway 1 Corridor Area

**Growth in these communities and projected enrolments should be monitored on an annual basis.** In the future, Prairie Valley School Division will need to consider planning for an additional elementary school in the area. The School Division should form information sharing relationships with communities so that long-term school planning is incorporated into community planning in a proactive way.

### Balgonie

Balgonie Elementary School's growth has been modest, steady, and predictable. **As enrolment approaches capacity, Prairie Valley School Division can access the Ministry of Education's application process of acquiring up to two portable classrooms.** Alternatively, the Board of Education can examine the adjustment of attendance boundaries in order to divert students to other schools. There are some risks with diverting Balgonie Elementary students to other schools: distance and available space; the Division's past practice of "grandfathering" families into current schools; sending buses from two different schools into the same community; the number of students available to divert to another school may be minimal and require time (i.e., after the "grandfathering" of current families has expired).

### Pilot Butte

Pilot Butte is projected to grow in population; however Pilot Butte School has the capacity to accommodate approximately 100 more students. Pilot Butte School will eventually reach capacity, however at a slower rate than other areas. **Should housing development increase at a pace that exceeds these projections, enrolment numbers will need to be monitored more closely.**

### White City

École White City will be over-capacity in 2013, however Emerald Ridge Elementary School is currently under construction and scheduled to be open in the Fall of 2014. **Existing portable classrooms attached to École White City provide additional instructional spaces to accommodate the post-2015 growth that is projected to occur on the west side of White City.** Planning work is underway to right-size the building for an enrolment of about 500 students, either by finding alternate uses for existing spaces (such as a before and after school child care program) and/or by moving classrooms to other areas of enrolment pressure within the Division. Emerald Ridge Elementary School has been designed to accommodate the addition of portable classrooms if necessary in the future. **Balanced catchment areas for École White City and Emerald Ridge Elementary will need to be established and maintained. Enrolments will need to be monitored closely and planning for a third elementary school should begin as soon as Emerald Ridge Elementary is open in 2014.**

## Appendix: External Consultations

### Balgonie

- **Dick Wiest**
- Referred via Karen at Balgonie Town Office
- Represents Westview Holdings – developing 77 lots in Balgonie
- Dick Wiest has provided timelines for housing development in Balgonie.
- Date of last contact: May 30, 2013

### Pilot Butte

- **Laurie Rudolph**
- Administrator, Town of Pilot Butte
- Laurie Rudolph has been updating Prairie Valley School Division regarding development in the area and permits issued.
- Date of last contact: May 30, 2013
- Previously, Ron Kerr (Planning Consultant) has provided information.
  
- **Bob Linner**
- Consultant, representing builders and developers in Pilot Butte
- Bob Linner has provided Prairie Valley School Division with information regarding development in the area.
- Date of last contact: May 21, 2013

### RM of Edenwold

- **Larrah Olynyk**
- Planner, RM of Edenwold
- Larrah Olynyk has been updating Prairie Valley School Division regarding development in the area and permits issued.
- Date of last contact: April 26, 2013
  
- **Dennis Slater**
- Represents DS Homes – developing approximately 365 lots with the RM of Edenwold
- Dennis Slater has provided Prairie Valley School Division with information regarding housing development in the RM of Edenwold between White City and Pilot Butte and north of Pilot Butte.
- Date of last contact: May 30, 2013

## **White City**

- **Debi Breuer**
- Assistant Administrator, Town of White City
- Debi Breuer has been updating Prairie Valley School Division regarding development and permits issued in White City.
- Date of last contact: May 30, 2013
  
- **Ben Kuzmicz**
- Represents Great Plains Leaseholds – developing over 1000 lots in White City
- Ben Kuzmicz has provided Prairie Valley School Division with information regarding housing development in White City.
- Date of last contact: April 17, 2013