

# Lethbridge School District No. 51



## Three Year Capital Plan 2019-2020 to 2021-2022



Senator Joyce Fairbairn Middle School  
Learning Commons

# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b>	4	Executive Summary
--------------------------	---	-------------------

This document is only the  
**Executive Summary to the Three-Year Capital Plan,**  
2019-2020 to 2021-2022.

*For more information see the full Three-Year Capital Plan on the District's website:  
[www.lethsd.ab.ca](http://www.lethsd.ab.ca)*



# EXECUTIVE SUMMARY

## Introduction

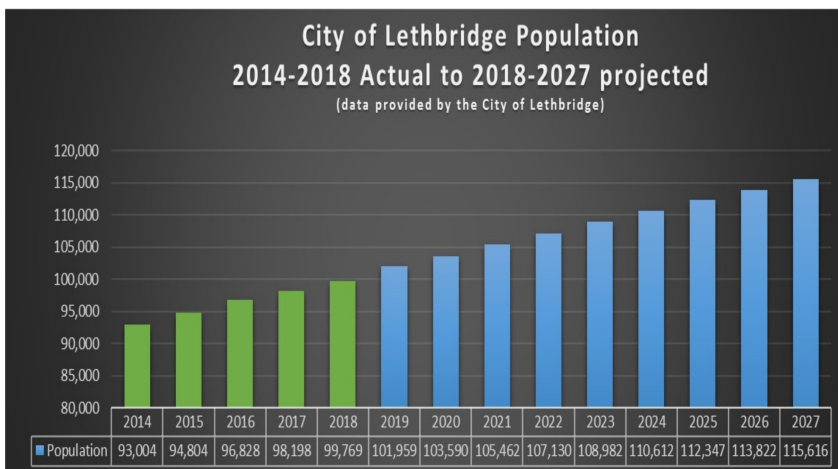
Lethbridge School District No. 51 (“LSD51”) provides public education services to the citizens of the City of Lethbridge, Alberta, Canada. The District was established in 1886 and has proudly served our community for over 130 years.

LSD51 serves approximately **11,520 students** from early education (pre-school) to grade twelve in 2018-2019. The District provides high quality learning experiences for students through a broad range of educational programs in twenty three (23) schools and four (4) institutional programs. Lethbridge School District No. 51 has 629 full time equivalent (FTE) certificated staff and 520 FTE support staff that provide quality teaching and learning for our students.

The Three-Year Capital Plan for 2019-2020 to 2021-2022 is an analysis of future school capital needs for Lethbridge School District No. 51 to address future enrolment growth and modernizing learning spaces to provide the best spaces for teaching and learning.

## City of Lethbridge and Population Growth

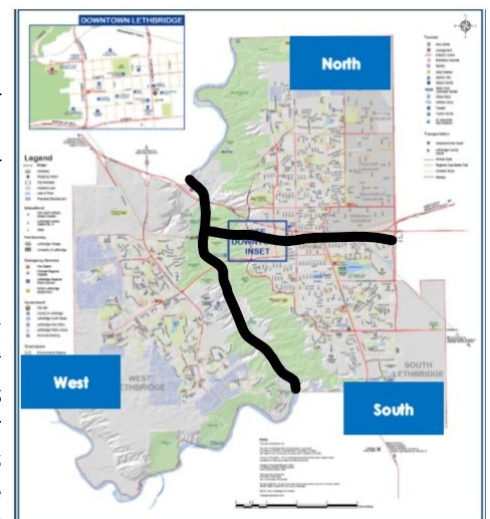
Lethbridge School District No. 51 is the public school system for the residents of the City of Lethbridge. Lethbridge is a growing, vibrant city with over **99,769** residents. It is home to The University of Lethbridge, Lethbridge College, and the Lethbridge Research Centre, one of the largest agricultural research facilities in Canada. The city also houses two large manufacturing plants involved in raw product development. Well situated in the southwestern part of Alberta, Lethbridge residents enjoy access to state-of-the-art cultural and recreational facilities. Comprehensive retail services attract consumers from southern Alberta, southeastern British Columbia and northern Montana. Lethbridge continues to attract new investment, it's anticipated to boost the population by **20%** from 2017 to 2027 from approximately **98,000 to 115,000**.



## City of Lethbridge Development

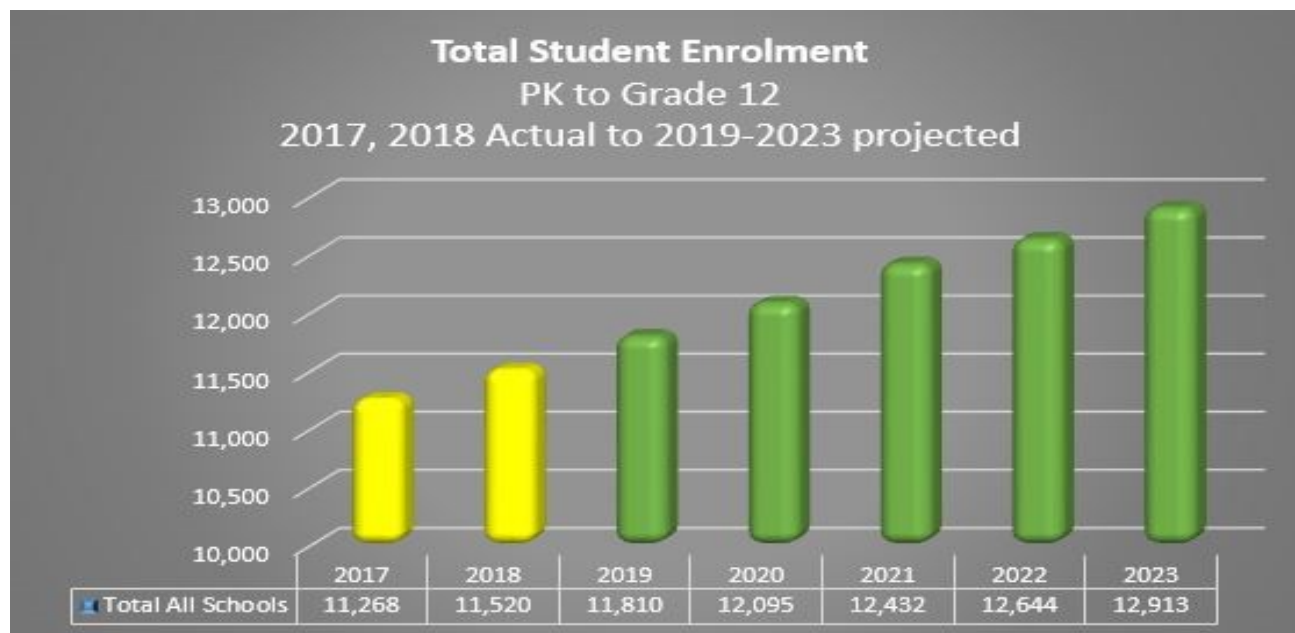
Lethbridge is divided between North and South by a major highway (Highway 3). West Lethbridge is separated from both South and North Lethbridge by coulees and the Oldman River valley.

The City of Lethbridge, has identified areas for future growth and new neighborhoods to support future growth. There are five main areas of growth identified. The very north of Lethbridge, south east Lethbridge and North, South and Mid west Lethbridge. West Lethbridge is the fastest growing community in Lethbridge and as such there is more area planned for future development in the west sector of the city. The City of Lethbridge planning department has also confirmed the need for two new public and one separate (Catholic) school in west Lethbridge siting anticipated elementary aged growth of **807** students in West Lethbridge-south and **1079** students in west Lethbridge-north by 2027.





## Student Enrolment Growth



The school district has experienced sustained growth over the last five years. As the chart above illustrates, [Lethbridge School District No. 51](#) will continue to see growth each year over the Three-Year Capital Plan period, reaching **12,432** students by 2021-2022. This is a growth of **912 students or 7.9%** from 2018. The District will see further sustained growth reaching **12,913 students** in five years which is an increase of **1393 students or 12.1%** from 2018.

Over the three-year capital plan period, growth will be greatest in the west side of Lethbridge with an increase of **11.26%**. North Lethbridge will see an increase in student population of **6.9%** and the south **4.64%**. This projected enrolment growth correlates with historical growth in population in these city sectors. Interesting to note is that these enrolment growth factors do not take into account additional enrolment due to city economic development and new community development, such as the Southbrook subdivision that will provide approximately 400 elementary aged students in south east Lethbridge in the next 10 years. With the economic development that has been occurring in Lethbridge it is anticipated that the potential enrolment growth could be greater in every sector of the city.

## Three-Year Education Plan

[Lethbridge School District No. 51](#) prepares a three-year education plan as required by Alberta Education which is updated annually. The Board of Trustees of [Lethbridge School District No. 51](#) approved the 2018-2021 Three Year Plan and Annual Education Results Report for 2017-2018 on November 27th, 2018. This document is a highly collaborative effort and reflects the plans and Annual Education Results Reports of each of the district's schools, with input from partners, as the District continues on the journey of innovating and improving practice. You will find District priorities, trends, issues, opportunities, accomplishments and strategies that will provide [Lethbridge School District No. 51](#) students with continued success.

The District is proud of the tireless efforts of our staff and students. This being said, [Lethbridge School District No. 51](#) is continually committed to being better tomorrow than we were today. The 2018-2021 Three Year Plan and Annual Education Results Report may be found on the district's website.

## Facility Utilization

The school district begins to get concerned over space utilization when the utilization rate is over 85%. When looking at utilization the District considers not only base utilization but also core utilization. Core utilization takes into account the facility core learning spaces and does not include modular classroom facilities. Modular Classrooms may have been added to address immediate enrolment pressures, however through the facilitation of added enrolment may have exceeded rated core capacity.

### Area Utilization by City Sector (Actual and Projected)

City Sector	Full Area		Projected Growth in three year period	Core Area Only	
	2018-2019 Actual	2021-2022 Projected		2018-2019 Actual	2021-2022
North	75%	80%	6.96%	80%	86%
South	75%	78%	4.64%	95%	99%
West	80%	89%	11.26%	135%	150%
<b>Total District</b>	<b>73%</b>	<b>79%</b>	<b>7.92%</b>	<b>85%</b>	<b>92%</b>

When this capacity gets very high programming space is impacted such as gymnasiums and learning commons.

This chart illustrates that the West Sector will have utilization rates over 85% in next three years. Core utilization is especially high in the South and West Sectors of the city.

## Current Capital Projects

**Senator Joyce Fairbairn Middle School (Fairbairn)** is the school district's newest middle school (grades 6-8) which opened in September 2018, with capacity for 900 students (when all modular classrooms in place, current capacity is 775). Fairbairn was built to alleviate enrolment pressures in west Lethbridge, mainly at G.S. Lakie Middle School (Lakie). Seven modular classrooms were moved from Lakie Middle to Fairbairn. Currently the school is in its warranty review period.

The **South Lethbridge Elementary School** is a K-5, 600 student elementary school in the **Southbrook subdivision in south east Lethbridge**. The school is identical to Coalbanks Elementary School in west Lethbridge, completed in 2017. The difference between the two schools is that the South Elementary School will have Photovoltaic Solar Panels that will provide energy efficiency and environmental educational opportunities for our students. The school is scheduled to begin construction spring 2019 for completion September 2020.

Current Capital Projects								
Projected Opening/Completion	School/Community	City Sector	ProjectType	Grade	Approved Capacity	Approval Date	% Complete as of December 2017	Estimated Cost
2018-2019	Senator Joyce Fairbairn Middle School	West	New Construction	Grades 6 to 8	900	January 2015	100% (in post construction review)	\$23.9 million
2020-2021	Southbrook Subdivision	South	New Construction	Kindergarten to Grade 5	600	Apr-17	Tender complete in pre construction	\$20.4 million

## New School Construction Requests

Lethbridge School District No. 51 is requesting a number of new construction projects to alleviate current enrolment pressures and for anticipated growth in the City of Lethbridge due to economic growth, and future development plans to address an anticipated growth in population of over **20%** in the next 10 years.

The chart below provides information on the two new school construction projects requested in the Three-Year Capital Plan.

New School Construction								
Year	Priority	Community/School	City Sector	Site Readiness	Type	Grade	Capacity	2018 Cost (\$)
2019-2020	1	Gary Station Elementary School (West Lethbridge- North)	West	Site Available	New Construction	K-5	900	\$18.1 million
2020-2021	2	West Lethbridge Elementary School ( West Lethbridge - South)	West	Site Not Yet Determined	New Construction	K-5	900	\$18.1 million

The two new construction priorities are the **Gary Station** (West Lethbridge—North) and **West Lethbridge Elementary** (West Lethbridge-South) Schools. West Lethbridge is the fastest growing community in the city of Lethbridge. Currently there are six communities in development or proposed development that include Country Meadows, Gary Station, Riverstone, Copperwood, Watermark, and The Piers. Two new elementary schools are required in west Lethbridge as all four elementary schools have core utilization that are very high ranging from **174% to 191%**. Core utilization is high due to the number of modular facilities added for enrolment growth. This impacts instructional programming and puts a strain on core school areas such as gymnasiums and library commons.

Enrolment growth in west Lethbridge elementary schools is expected to increase from **2310** students to **2525** in three years (2021), **2584** in five years (2023), and **2662** in ten years (2028). Over the 10 year period that is an increase of 352 students in schools that are already exceeding core utilization.



Senator Joyce Fairbairn Middle School  
in construction 2016  
The school opened September 2018



## Modernization of School Facilities Request

Some of the oldest school facilities in Lethbridge are elementary schools. These schools require significant dollars of investment to upgrade for health and safety, environmental sustainability and to provide learning spaces to meet today's learner. [Lethbridge School District No. 51](#) is requesting that seven (7) elementary schools receive approval for modernization.



There are four schools in north Lethbridge that require modernization. These elementary schools have core utilization between **56%** to **108%**. Student enrolment growth in the north sector of Lethbridge will be **6.96%** over the three-year capital planning period.

In west Lethbridge there are three elementary schools that require modernization. These three elementary schools have core utilization ranging from **174%** to **191%**, with anticipated enrolment growth in west Lethbridge of **11.26%** over

the three-year capital planning period. As these schools are necessary for sustained enrolment in west Lethbridge they require modernization to ensure facility standards for optimal educational opportunities of our students.

### Modernization Projects

Year	Priority	Community/School	Facility Age	City Sector	Type	Grade	2018 Cost (\$)
2019-2020	1	Galbraith Elementary School	106 years	North	Modernization-Preservation	K-5	\$15 million
	2	Ecole Nicolas Sheran Elementary School	38 years	West	Modernization-Preservation	K-5	\$13.4 million
	3	Park Meadows Elementary School	38 years	North	Modernization-Preservation	K-5	\$11.5 million
2020-2021	4	Mike Mountain Horse Elementary School	32 years	West	Modernization-Preservation	K-5	\$15 million
	5	Dr. Gerald B. Probe Elementary School	27 years	West	Modernization-Preservation	K-5	\$15 million
2021-2022	6	Senator Buchanan Elementary School	64 years	North	Partial Modernization-Preservation	K-5	\$5 million
	7	Westminster Elementary School	65 years	North	Partial Modernization-Preservation	K-5	\$5 million



# Lethbridge School District No. 51 Three-Year Capital Plan

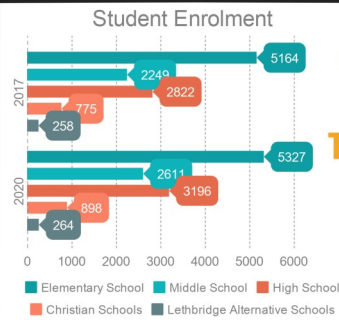


Year  
**2019-2020 to 2021-2022**

## Growth and Facility Utilization

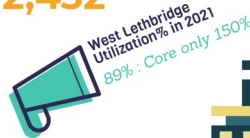


High school will see largest increase of **347 students**



**7.9%** Increase in number of students

**12,432** Projected enrolment by 2021



## New School Construction

Estimated cost of **two** new schools  
**\$36 million**



Did you Know?  
West Lethbridge sector largest growth 11.26% by 2021 with current Core utilization at 150%

## Major Modernizations



Galbraith is **106** years old!

Did you Know?

75% of school facilities are 30+ years old. 60% are over 50+ years old

- Galbraith Elementary
- Ecole Nicholas Sheran Elementary
- Park Meadows Elementary
- Mike Mountain Horse Elementary
- Dr. Gerald B. Probe Elementary
- Senator Buchanan Elementary
- Westminster Elementary

Estimated cost

**\$80 million**

Lethbridge School District No. 51 facilities are the best places for teaching and learning