



**THREE  
YEAR  
CAPITAL  
PLAN**

**2024-2025 TO 2026-2027**

# ON THE COVER:

Architectural Rendering of the main gathering space at the  
*New Elementary School in Garry Station*



Architectural rendering of the Learning Commons of the new K-5 Elementary School under construction in the community of Garry Station.  
Scheduled to open September 2025



Lethbridge  
SCHOOL DIVISION

# EXECUTIVE SUMMARY

## Introduction

Lethbridge School Division ("LSD") provides public education services to the citizens of the City of Lethbridge, Alberta, Canada. The Division was established in 1886 and has proudly served our community for over 135 years.

LSD serves approximately **12,237** students from early education (pre-school) to grade twelve in 2023-2024. The Division provides high quality learning experiences for students through a broad range of educational programs in twenty-four (24) schools and four (4) institutional programs. Lethbridge School Division has 664 full time equivalent (FTE) certificated staff and 464 FTE support staff that provide quality teaching and learning for our students.

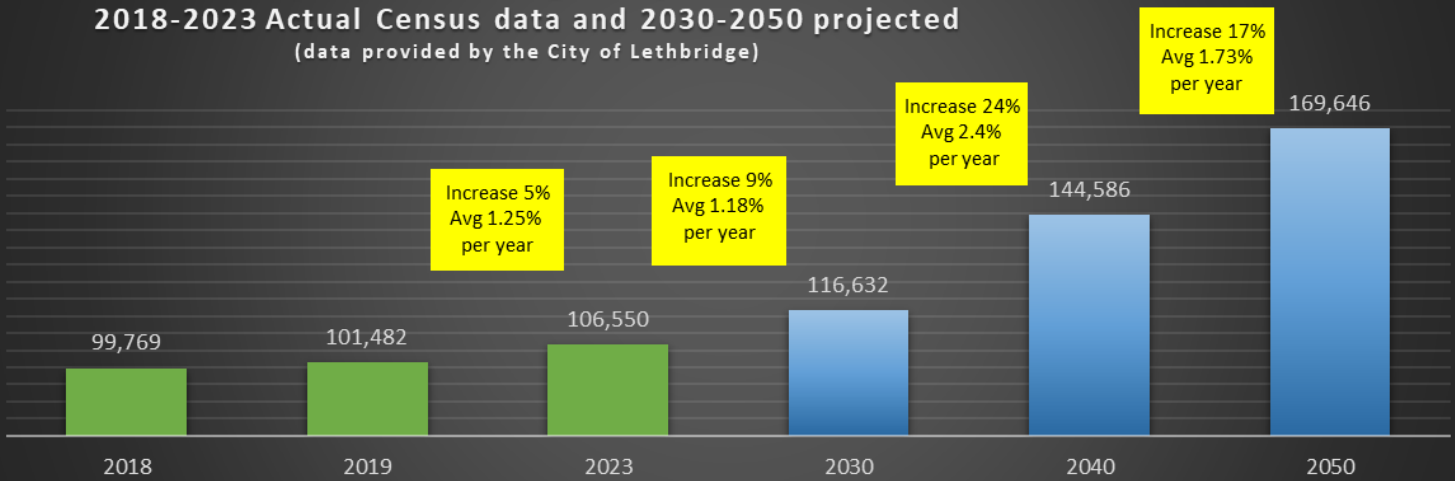
The Three-Year Capital Plan for 2024-2025 to 2026-2027 is an analysis of future school capital needs for Lethbridge School Division to address future enrolment growth and modernizing learning spaces to provide the best spaces for teaching and learning.

## City of Lethbridge and Population Growth

Lethbridge School Division is the public school system for the residents of the City of Lethbridge. Lethbridge is a growing, vibrant city with over 106,550 residents (2023 census). 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, and green spaces. 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 **9%** from 2023 to 2030 from approximately **106,550** to **116,700** and continues to project steady growth to reach **169,600** residents by 2050.

### City of Lethbridge Population

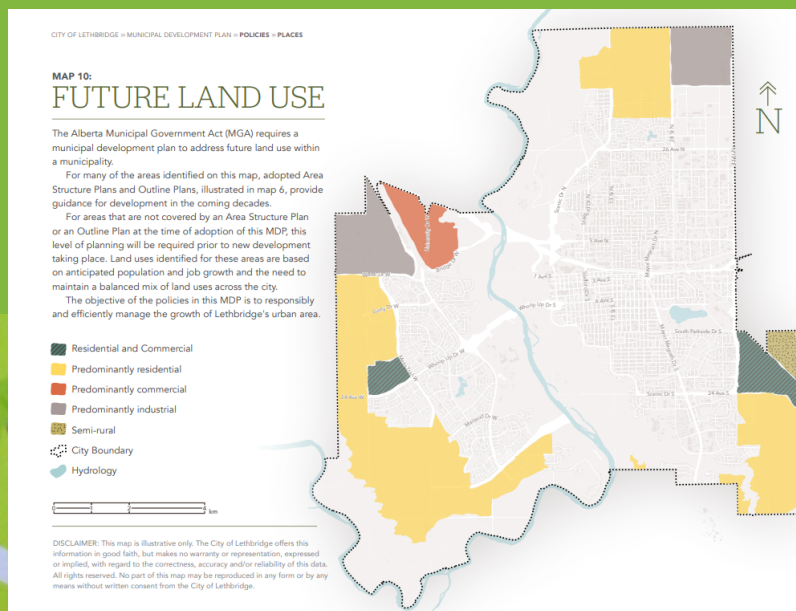
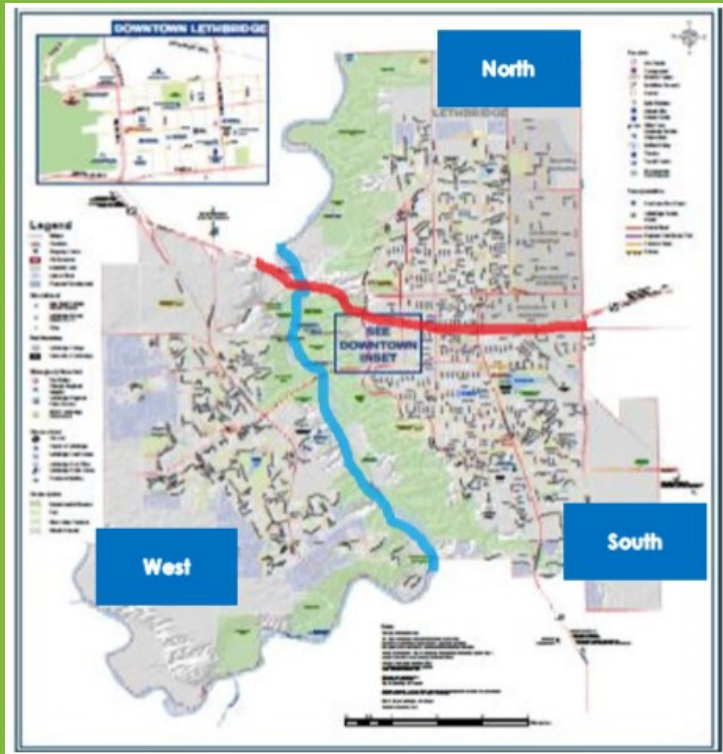
2018-2023 Actual Census data and 2030-2050 projected  
(data provided by the City of Lethbridge)



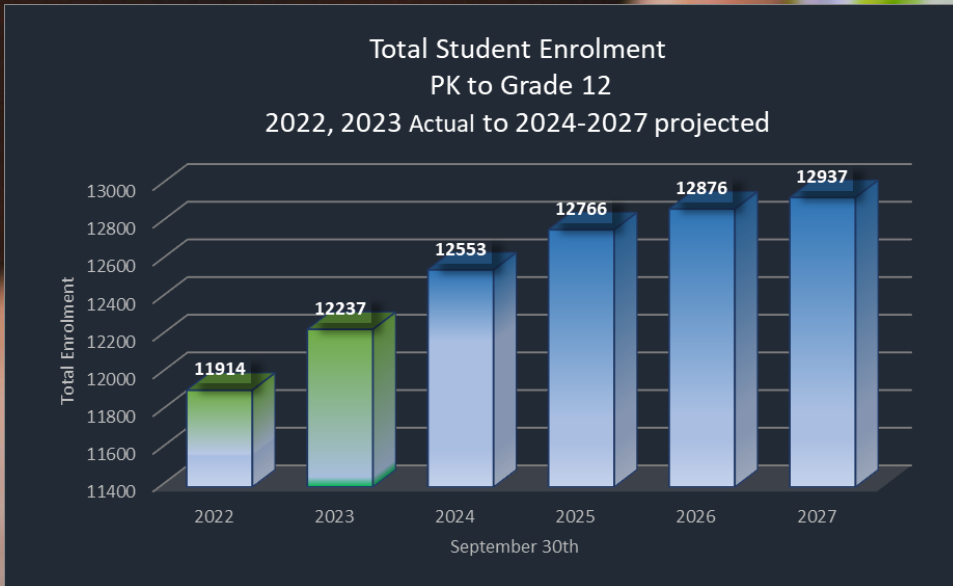
# CITY OF LETHBRIDGE DEVELOPMENT

## 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, southeast 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. As posted in the *Western Investor*, November 2, 2023, *Top 5 Towns for Real Estate Investors*, Lethbridge ranks number 5. *Western Investor* states "Lethbridge does not have a deep oil and gas industry and that has proven a strength in recent years as it had the space and the low land prices to attract mega Agri-players such as McCain Foods Ltd., Cavendish Farms Inc. and PIP International Inc. which are all building or expanding processing plants in the community. One can buy home in Lethbridge for less than \$340,000 and a one-bedroom apartment rents for an average of \$1,200. The combination of high job growth, low housing costs and projected population growth of 5 per cent will lead to a retail boom in 2024". Lethbridge's diversified economy and major projects will continue to positively impact development and population growth in the city.



# STUDENT ENROLMENT GROWTH



Region	2023	2019	Change in numbers	Change in percentage
North Lethbridge	29,448	28,172	+1,276	+4.53%
South Lethbridge	33,309	32,412	+897	+2.77%
West Lethbridge	43,793	40,898	+2,895	+7.08%
<b>Totals</b>	<b>106,550</b>	<b>101,482</b>	<b>+5,068</b>	<b>+4.99%</b>

2023  
Census Results

## ENROLMENT GROWTH

As the chart above illustrates, Lethbridge School Division will continue to see growth each year over the Three-Year Capital Plan period, reaching **12,876** students by 2026-2027. This is a growth of **639** students or **5.2%** from 2023. The Division will see further sustained growth reaching **12,937** students in five years which is an increase of **1023** students or **8.6%** from 2022.

Over the three-year capital plan period, growth will be greatest in the south side of Lethbridge with an increase of **6.5%**. West Lethbridge will have an increase of **5.2%**. North Lethbridge will see an increase in student population of **2.4%**. Enrolment projections are provided through demographic software, *Baragar Demographics*, which looks at birth and migration trends to predict future enrolment. The enrolment projections are on the conservative side due to unknown impacts of migration and housing developments given the current economic climate. In the chart above, *City of Lethbridge 2023 Census* data shows that the population of Lethbridge grew by **4.99%** from the 2019 census. This was an average growth per year of **1.25%**. From this census data, West Lethbridge grew by **7.08%**. With the economic development that has been occurring in Lethbridge and the latest census data, it is anticipated that the potential enrolment growth could be greater than what is projected in this capital plan.

## ASSURANCE PLAN

Lethbridge School Division prepares an assurance plan as required by Alberta Education. The Board of Trustees of Lethbridge School Division approved the 2023-2024 plan on May 23rd, 2023, and Assurance Results Report for 2022-2023 on November 28th, 2023. These documents are a highly collaborative effort and reflects the plans and annual Assurance Results Reports of each of the Division's schools, with input from partners, as the Division continues on the journey of innovating and improving practice. You will find Division priorities, trends, issues, opportunities, accomplishments and strategies that will provide Lethbridge School Division students with continued success. The Division is proud of the tireless efforts of our staff and students. This being said, Lethbridge School Division is continually committed to being better tomorrow than we were today. The 2023-2024 Assurance Plan and 2022-2023 Assurance Results Report may be found on the Division's website.

## FACILITY UTILIZATION

The school division begins to get concerned over space utilization when the utilization rate is over 85%. When looking at utilization the Division 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. When this capacity gets very high programming space is impacted such as gymnasiums and learning commons.

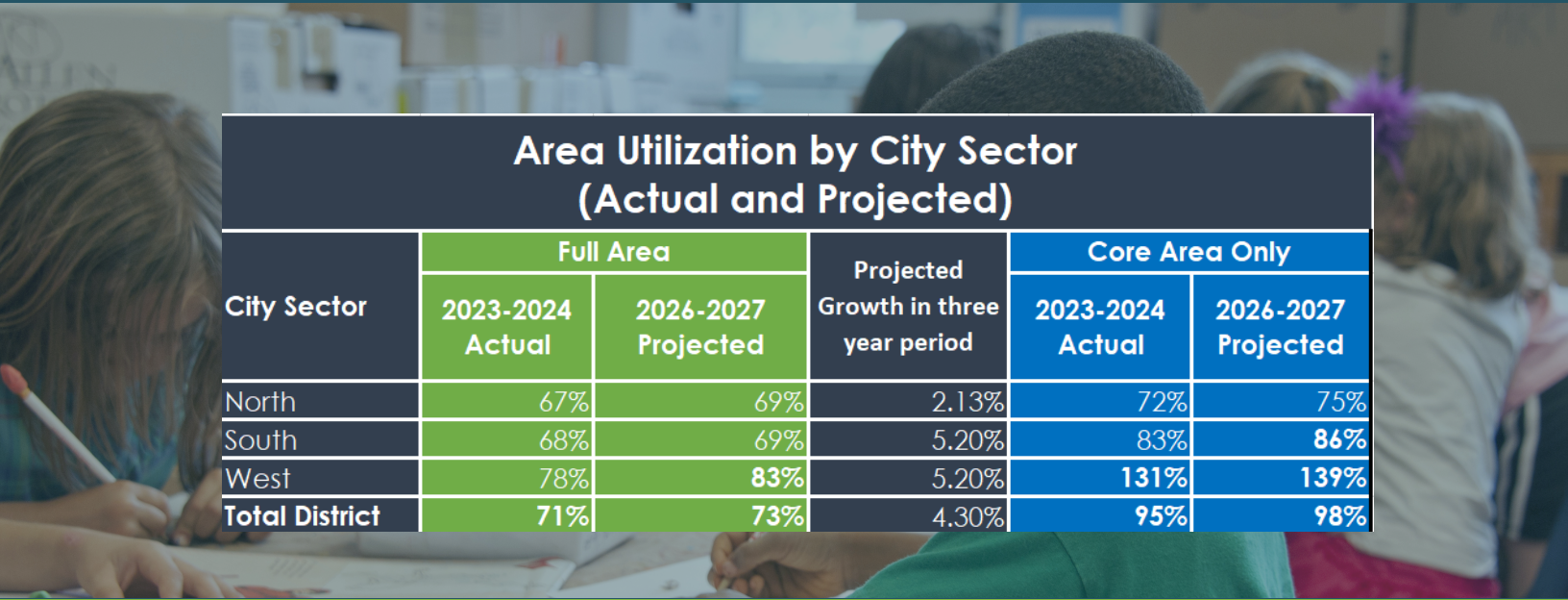
This chart illustrates that the west sector will have utilization rates approaching 83% in next three years. Core utilization is especially high in the west sector of the city approaching 139% by 2026.

Note: Due to current global, national, and provincial inflationary pressures, enrolment projections provided in this capital plan are considered to be conservative as there are no consistent trends to assist with enrolment projections into the future.

**73%**  
*projected utilization rates by 2026/2027*

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**71%**  
*current utilization*



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

City Sector	Full Area		Projected Growth in three year period	Core Area Only	
	2023-2024 Actual	2026-2027 Projected		2023-2024 Actual	2026-2027 Projected
North	67%	69%	2.13%	72%	75%
South	68%	69%	5.20%	83%	86%
West	78%	83%	5.20%	131%	139%
<b>Total District</b>	<b>71%</b>	<b>73%</b>	<b>4.30%</b>	<b>95%</b>	<b>98%</b>

## CURRENT CAPITAL PROJECTS

An urgently needed new elementary school for west Lethbridge was approved by Alberta Education in February 2021. This kindergarten to grade 5 elementary school will be located in the north end of west Lethbridge in the community of Garry Station. Currently there is only one elementary school in this area that currently has the most significant growth in the city's westside. The school is anticipated to open in 2025 at a capacity of 610 students with approval to add 12 modular classrooms in the future to build to full capacity of 900 students. The new school is being constructed under the management of Alberta Infrastructure as a Design Build form of delivery. The school board has been working closely with Alberta Education, Alberta Infrastructure, design architects and the construction contractor to construct the new school. The school is currently under construction.

### Current Capital Projects

Projected Opening/Completion	School/Community	City Sector	Project Type	Grade	Approved Capacity	Approval Date	% Complete as of February 2024	Estimated Cost
2025-2026	New West Lethbridge Elementary School/Community of Garry Station	West	Design Build: New Construction	Kindergarten to Grade 5	610 opening with full build out to 910	Feb-21	In construction	\$30 million

New School Construction								
Year	Priority	Community/School	City Sector	Site Readiness	Type	Grade	Capacity	2024 Cost (\$)
2024-2025	1	West Lethbridge Elementary School ( West Lethbridge - South)	West	Site Not Yet Determined	New Construction	K-5	910 (open 610 with growth)	\$31 million
2025-2026	2	West Lethbridge High School	West	Site Not Yet Determined	New Construction	9-12	1500	\$40 million
Beyond 2027	3	North Lethbridge Elementary School (Blackwolf)	North	Site Not Yet Determined	New Construction	K-5	600	\$31 million

## NEW SCHOOL CONSTRUCTION REQUESTS

Lethbridge School Division is requesting two new construction projects in the capital plan period and one new project beyond 2027 to alleviate current enrolment pressures and for anticipated growth in the City of Lethbridge due to economic growth, future development plans, and to address anticipated growth in population of over **22%** from the 2023 census to 2030. The chart above provides information on the new school construction project (s) requested in the Three-Year Capital Plan and beyond 2027.

The new construction priorities in the capital plan period are in west Lethbridge. An elementary (West Lethbridge-South) school and an additional west Lethbridge high school. West Lethbridge is the fastest growing community in the city of Lethbridge. Currently there are eight communities in development or proposed development in west Lethbridge. A new elementary school is in development in the north end of west Lethbridge and once open will address enrolment pressures in that area. Two new elementary schools are required in west Lethbridge as all four elementary schools have core utilization that are very high ranging from **131% to 221%**. Core utilization is high due to the number of modular classrooms added for enrolment growth. This impacts instructional programming and puts a strain on core school areas such as gymnasiums and library commons.

The current high school in west Lethbridge has had boundaries redrawn for 2021 to relocate over 400 students to the high school in south Lethbridge, three modular classrooms added in 2023, and is still at capacity. With the pace of future development, a new high school in west Lethbridge is required.

Given that there are currently eight communities in development and another six for future development in west Lethbridge, growth is anticipated to continue at a higher rate in west Lethbridge in other areas of the city putting greater pressure on existing school facilities and increasing the need for additional classrooms spaces in west Lethbridge.

Beyond 2027, due to planned development in north Lethbridge, a new Elementary School will be required.

## West Side Story: Planning Funds

The Lethbridge School Division has received funding for a study of the west side of the city of Lethbridge. West Lethbridge school planning has become a complicated puzzle that requires in-depth study to determine appropriate long-term solutions that may be more suitable rather than simply adding more modular classrooms or a new school(s). The study will also determine if a collaboration with other partners would be suitable as part of a long-term solution. Joining the Division and the Study Team are our community partners including the Holy Spirit Catholic Separate Schools and the City of Lethbridge. The study will highlight the current challenges and explore future opportunities to create amazing learning spaces for our future students. The study's main purpose is to address continued capacity concerns due to current and anticipated growth in West Lethbridge as a whole. Activities and methods of the study will begin with reviewing the current and maximum capacity of West Lethbridge schools in relation to the forecasted enrolment growth, municipal data such as Area Structure and Outline Plans, proposed development timelines, and municipal/school reserve land requirements.

The goal is to build the business case for the accommodation of additional student spaces at all elementary, middle, and high schools in West Lethbridge. Of significant concern is the large number of modular classroom facilities that are presently on the existing schools and the inability to accommodate the area for additional modular classrooms and that the aging relocatable classrooms are book ended by newer modular classrooms. The School Division continues to struggle with the need for additional classroom space pressures in West Lethbridge at elementary and high school immediately and in the next five years. Growth at middle school is being carefully monitored. These population challenges in West Lethbridge have resulted in the need to study potential solutions.

The Division's Three-Year Capital Plan has modernization requests for some of our westside elementary schools due to aging infrastructure, as well as additional modulars at these schools each year since opening and the continuing shortage of student space overall in this section of the city. There is a new K-5 elementary school in the north end of West Lethbridge in the Garry Station neighborhood which is in the construction stage. Mike Mountain Horse School which is experiencing growth pressures which will be alleviated from the opening of that school. A new K-5 school in the south end of west Lethbridge has been envisioned, requested in previous capital plans, and is showing the signs that it must be designed or maybe even built in five years. The main concern with this need is that the land developer's neighborhood construction schedule may not provide the school site for it's construction within that time frame. West Lethbridge continues to grow, bussing to students to LCI is a stop gap measure, as Chinook High School will begin to experience capacity concerns again. A building addition or other solution may need to be considered to address future growth for high school in West Lethbridge.

The West Lethbridge School Planning study, when complete, will bring to light the challenges and opportunities and ultimately give the Division and our community partners direction along with Alberta Education and Alberta Infrastructure confidence that our requests are sound and supportable. The study is anticipated to be complete in spring 2024.

## MODERNIZATION/ADDITON/REPLACEMENT OF SCHOOL FACILITIES REQUEST

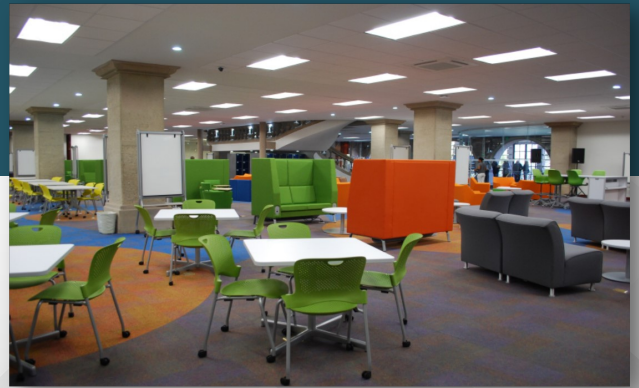
Some of the oldest school facilities in Lethbridge are elementary schools. These schools require significant dollars of investment to upgrade for health and safety, environmental sustainability and to provide learning spaces to meet today's learner. Lethbridge School Division is requesting that seven (7) elementary schools and two (2) High Schools receive approval for modernization in the capital plan period and an additional three (3) elementary and two (2) middle schools beyond 2027.

There are four schools in north Lethbridge that require modernization. These elementary schools have core utilization between **58% to 104%**. Student enrolment growth in the north sector of Lethbridge will be **2.4%** 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 **131% to 169%**, with anticipated enrolment growth in west Lethbridge of **5.2%** 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.

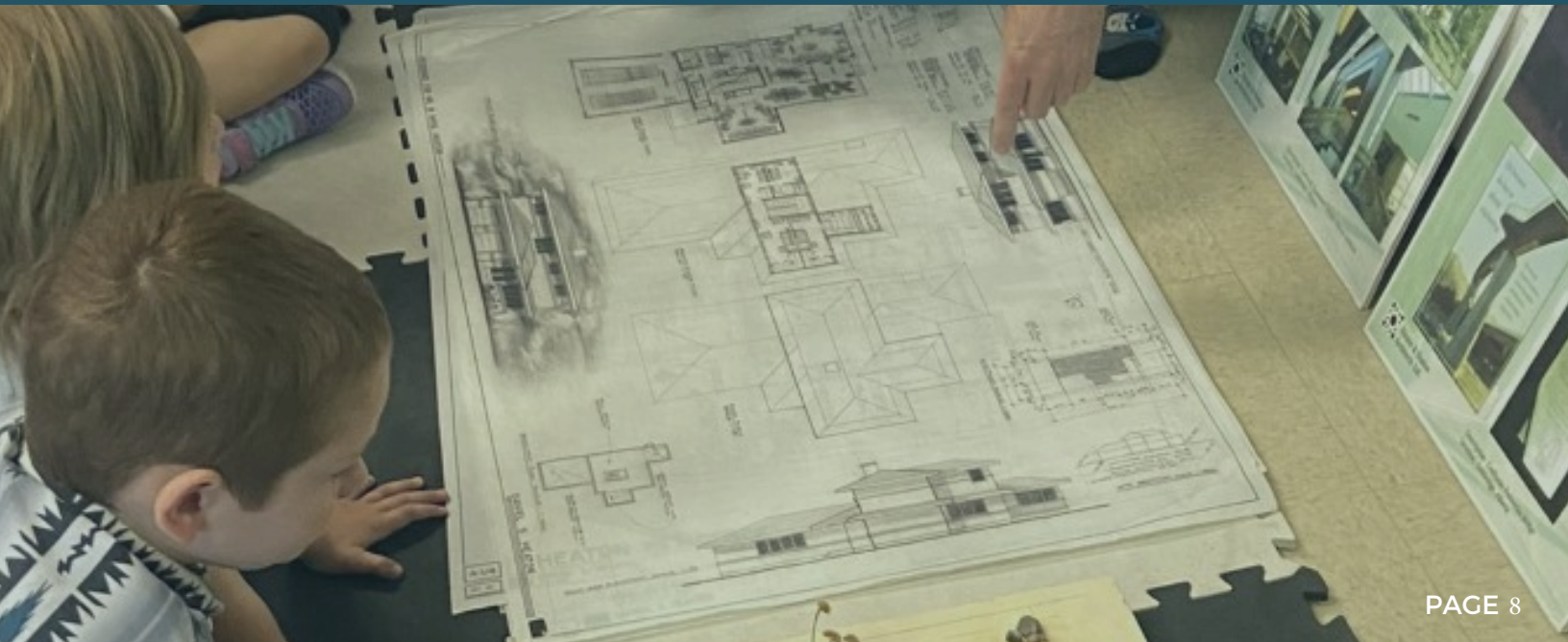
A modernization is requested for two high schools in south Lethbridge, the alternative high school and outreach programs, Victoria Park High School and the Lethbridge Collegiate Institute (LCI). LCI is a grade 9-12 school that also offers French Immersion. LCI also has enrolment designated from west Lethbridge to ease capacity concerns of Chinook High School. As enrolment continues to grow at LCI there is a need to modernize the school for not only end of life building components, but also to enhance functionality to support the additional instructional spaces required due to increased enrolment. A replacement school rather than a modernization could prove to be a more cost effective solution.

The next page lists all schools requested for modernization.



## MODERNIZATION/ADDITIONS BEYOND 2027

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 Division is requesting that seven (7) elementary schools and two (2) High Schools receive approval for modernization in the capital plan period from 2024-2026. However, beyond 2027, Ecole Agnes Davidson, Fleetwood Bawden and Lakeview Elementary Schools will require modernization. Gilbert Paterson and G.S. Lakie Middle Schools will require minor modernizations and additions due to capacity and future enrolment growth.





Modernization Projects							
Year	Priority	Community/School	Facility Age	City Sector	Type	Grade	2024 Cost (\$)
2024-2025	1	Galbraith Elementary School	112 years	North	Modernization - Preservation	K-5	\$23 million
	Received Pre-planning funds 2021, Planning funds in 2023, Design funds in 2024						
	2	Mike Mountain Horse Elementary School	38 years	West	Modernization - Preservation	K-5	\$14 million
	3	Park Meadows Elementary School	44 years	North	Modernization - Preservation	K-5	\$15 million
2025-2026	4	Nicolas Sheran Elementary School	44 years	West	Modernization - Preservation	K-5	\$15 million
	5	Lethbridge Collegiate Institute	75 years	South	Modernization - Preservation/ Replacement School	9-12	\$60 million
	6	Dr. Gerald B. Probe Elementary School	33 years	West	Modernization - Preservation	K-5	\$15 million
2026-2027	7	Victoria Park High School	66 Years	South	Modernization - Preservation	9-12	\$10 million
	8	Senator Buchanan Elementary School	70 years	North	Partial Modernization - Preservation	K-5	\$12 million
Beyond 2027	9	Westminster Elementary School	71 years	North	Partial Modernization - Preservation	K-5	\$10 million
	10	Gilbert Paterson Middle School	69 years	South	Partial Modernization - Addition	6-8	\$20 million
	11	Reefwood Bawden Elementary School	73 years	South	Partial Modernization - Preservation	K-5	\$15 million
	12	Ecole Agnes Davidson	62 years	South	Partial Modernization - Preservation	K-5	\$15 million
	13	La keview Elementary School	64 Years	South	Partial Modernization - Preservation	K-5	\$15 million
	14	G.S. Lakle Middle School	21 years	West	Partial Modernization - Addition	6-8	\$20 million

# Lethbridge School Division Three-Year Capital Plan



51

Year **2024-2025 to 2026-2027**

## Growth and Facility Utilization

High School will experience largest growth

8.4%



Enrolment by City Sector  
2022, 2023 Actual  
2024 to 2026 Projected

8%  
Enrolment  
Growth to  
2026



12.92%

South Lethbridge fastest growing sector of city

Enrolment projections show conservative growth

7 schools have core utilization over 100%

# New School Construction

Estimated cost of requested new schools **\$121 million**

**NEW**

- 1 **Requested**  
West Lethbridge Elementary School - South  
900 student
- 2 **Requested**  
West Lethbridge High School  
1500 student
- 3 **Beyond 2027**  
North Lethbridge Elementary School - Blackwolf  
600 student

**Did you Know?**  
West Lethbridge sector is expected to grow by 6.48% by 2026. Current elementary core utilization is between 131% and 221%. Over 400 high school students in west Lethbridge have to attend south high school due to capacity concerns. Considering future growth there is a need for a new elementary and new high school in west Lethbridge.



Estimated cost **\$259 million**

# Modernizations

Modernizations, include major and minor modernizations, additions, or replacement school solutions

Galbraith Elementary School was built in 1912. Galbraith is the Division's oldest school at 111 years old!

- 1 Galbraith Elementary
- 2 Mike Mountain Horse Elementary
- 3 Park Meadows Elementary
- 4 Ecole Nicholas Sheran Elementary
- 5 Lethbridge Collegiate Institute (modernization or replacement school)

**Did you Know?**  
76% of school facilities are 30+ years old. 57% are over 50+ years old

- 6 Dr. Gerald B. Probe Elementary
- 7 Victoria Park High School
- 8 Senator Buchanan Elementary
- 9 Westminster Elementary

**Beyond 2027**



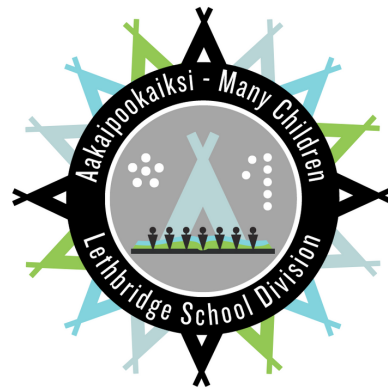
- 10 Gilbert Paterson Middle School
- 11 Fleetwood Bowden Elementary
- 12 Ecole Agnes Davidson
- 13 Lakeview Elementary
- 14 GS Lakie Middle School

Lethbridge School Division facilities are the best places for teaching and learning

# THREE YEAR CAPITAL PLAN

2024-2025 to 2026-2027

Prepared by Lethbridge School Division  
Division of Business and Operations



March, 2024