



# **WEST LETHBRIDGE SCHOOL CAPACITY REQUIREMENTS STUDY**



October  
2024







# CONTENTS

**INTRODUCTION ..... 4**

- Statement of purpose
- Government of Alberta population projections
- Building stronger communities
- Proposed & prioritized projects
- School construction priorities
- Modernization priorities

**CONTEXT ..... 21**

- Lethbridge—city snapshot
- The West Lethbridge story
- Guiding documents

**POPULATION, ENROLMENT & UTILIZATION ..... 35**

- Population growth projections 2020–2050
- Enrolment & utilization projections
- School boundaries

**APPENDIX ..... 51**

- Architect’s notes







# INTRODUCTION



# STATEMENT OF PURPOSE

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**This study explores solutions to continued capacity concerns arising from current and anticipated population growth, particularly in West 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 than simply adding more modular classrooms or new schools.

In early 2024, the Lethbridge School Division received funding for this study of the west side of Lethbridge. It highlights the current challenges and explores 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. Its recommendations are based on careful review and analysis of the current and maximum capacity of West Lethbridge schools in relation to 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 at existing schools, the inability to accommodate additional modular classrooms, and the fact that the aging relocatable classrooms are book-ended by newer modular classrooms.

The School Division continues to struggle with the need for additional elementary and high school classroom space in West Lethbridge immediately and over 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 and the continuing shortage of student space overall in this section of the city.

There is a new K-5 elementary school under construction in the north end of West Lethbridge (Garry Station neighborhood). Mike Mountain Horse School's current growth pressures will be alleviated with the opening of that school.

A new K-5 school in the south end of West Lethbridge, requested in previous capital plans, will likely need to be designed and possibly built in five years. An obstacle to meeting this need is that land developers' neighborhood construction schedules may not provide the site for the school's construction within that timeframe.

West Lethbridge continues to grow, and bussing to students to Lethbridge Collegiate Institute 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 at the high school level in West Lethbridge.

This study brings to light the challenges and opportunities and ultimately gives the Division and our community partners along with Alberta Education and Alberta Infrastructure confidence that our requests are sound and supportable.



# RECOMMENDATIONS

based on expected city growth

## In West Lethbridge...

Deliver one new elementary school in the next 10 years, suitable for 900 students, at an estimated capital cost of \$34.8 million

Deliver one new high school in the next 10 years, suitable for 2,100 students, at an estimated capital cost of \$85.5 million

Work with the City of Lethbridge on site selection and planning

Work with developers on site planning and development coordination

Work with the Province of Alberta on funding programs to support two new schools







## ALBERTA POPULATION PROJECTIONS

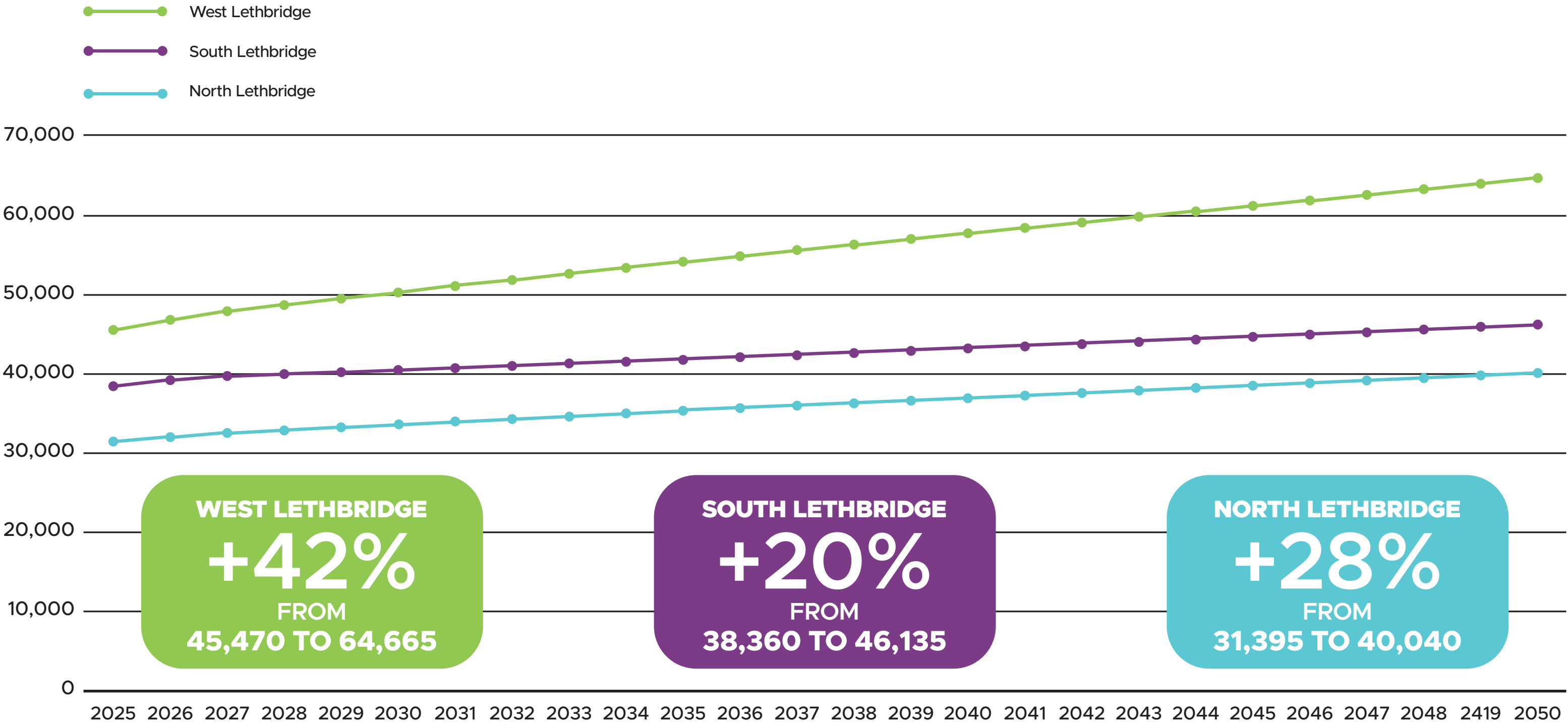
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The Government of Alberta's population projections—released on September 26, 2024—anticipate that West Lethbridge will show continued steady growth from now through 2050 and that it will significantly outpace growth in the city's north and south sectors.

These projections align with and support the findings and recommendations in this report.



Figure 1  
PROJECTED TOTAL POPULATION BY SECTOR



# BUILDING STRONGER COMMUNITIES

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**While the challenges of overcrowding in schools are evident within the classroom, their repercussions extend far beyond the walls of educational institutions. In fact, these challenges have serious implications for the community of Lethbridge as a whole.**

**The infrastructure investments recommended in this report have benefits that extend far beyond the realm of education; they have direct and significant impacts on community well-being.**

**This section focuses on the profound impact that new and improved schools can have on the local community’s social development and quality of life.**

## COMMUNITY WELL-BEING

A strong educational system is at the heart of community well-being. Overcrowded schools can lead to diminished educational outcomes and increased stress for both students and educators. This, in turn, affects the overall health and happiness of the community.

Additionally, overcrowded schools can hinder community involvement. Schools often serve as hubs for various community activities, from parent-teacher meetings to extracurricular events. When schools are stretched beyond their capacity, it becomes challenging to engage parents and community members in these activities. The resulting lack of engagement can lead to a fragmented community.

## SOCIAL AND CULTURAL IMPACTS

The quality of education is not only about academic achievement; it’s about fostering a culture of creativity, innovation and community involvement. Overcrowded schools can limit the scope for extracurricular activities, arts programs and sports programs. This diminishes the opportunities for students to explore their talents and passions, impacting the cultural vibrancy of the community.

## URBAN EXPANSION AND DEVELOPMENT

As the city’s population continues to swell, development endeavours to keep pace. These developments, both residential and commercial, have played a pivotal role in reshaping the community and enhancing its vibrancy.

As one explores Lethbridge, the fruits of urban expansion are evident. New residential communities have sprung up, with modern homes tailored to meet the needs of diverse families. Residential developments such as The Crossings and Paradise Canyon have witnessed burgeoning interest and investment, offering a picturesque blend of contemporary living and proximity to the untouched beauty of nature.

West Lethbridge is not merely about homes and families; it is evolving into a thriving economic hub. The construction of shopping centers, offices and recreational facilities has laid the foundation for a self-sustaining urban ecosystem.

The University of Lethbridge, situated in the heart of West Lethbridge, has played a pivotal role in the neighbourhood’s growth. It is an institution of learning, innovation and culture, consistently attracting students and professionals alike. This has led to a surge in demand for both commercial and residential spaces, further driving the need for educational institutions.



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### ECONOMIC IMPACTS

The impact of overcrowded schools extends to the local economy. When schools are overcrowded, businesses and industries may be deterred from setting up shop in Lethbridge, as access to quality education is a significant factor for skilled workers when choosing a place to live and work. The resulting workforce shortage can affect local businesses and impede economic development.

### EDUCATION AS A COMMUNITY HUB

A school is not merely an institution; it is a nucleus of community life. In West Lethbridge, where rapid population growth has transformed the social fabric, the significance of such a community hub cannot be overstated. A new school would serve as a center of gravity, fostering social interactions and community cohesion. Here's how:

- **Meeting Place**

Schools often double as spaces for community meetings, events and extracurricular activities. A new school can become a central venue for local gatherings, strengthening community ties.

- **Cultural Enrichment**

Schools are incubators of culture. They host art exhibitions, musical performances and cultural events. A new school can contribute to the cultural enrichment of West Lethbridge, providing opportunities for both students and the wider community to engage with the arts.

- **Sports and Recreation**

Modern schools usually include sports facilities that can be shared with the community. This promotes physical fitness and community engagement through sports events, making the school a hub for recreation.

- **Childcare Services**

Many schools offer before- and after-school care services. A new school in West Lethbridge could help parents balance work and family responsibilities, supporting the community's economic stability.

In summary, the challenges posed by overcrowded schools in West Lethbridge are not confined to the classroom. They have far-reaching implications for the broader community, affecting home values, community well-being, the local economy, and the social and cultural life of West Lethbridge. The need for a new school is not solely about accommodating more students; it's about creating a thriving and holistic educational environment for the community.

The challenges brought on by overcrowded schools in West Lethbridge are multifaceted. From overcrowded classrooms to strained resources and the subsequent impact on the quality of education, the issues are numerous. These challenges are not isolated; they permeate the community, affecting property values, community well-being, the local economy, and the rich social and cultural tapestry of West Lethbridge.

The importance of addressing these challenges is not merely an educational concern but a matter of community well-being and prosperity. It's a recognition that the well-being of a community is intrinsically tied to the quality of education it provides to its students. In the subsequent sections of this report, we will explore potential solutions and recommendations to address these challenges and provide West Lethbridge with the new school it urgently needs.

# PROPOSED & PRIORITIZED PROJECTS

Lethbridge School Division’s top priorities, after the Galbraith Elementary School modernization receiving approval for construction, are as follows:

## NEW SCHOOL REQUESTS

- **New K–5 School in West Lethbridge (south end)**
- **New grade 9–12 High School in West Lethbridge**

## MODERNIZATION REQUESTS

- **Mike Mountain Horse Elementary School Modernization (West Lethbridge)**
- **Park Meadows Elementary School (North Lethbridge)**

## 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 population growth in Lethbridge (22% from 2023 to 2030).

The following table provides information on the new school construction project requested in the current Three-year Capital Plan and beyond 2027.

The capital plan’s construction priorities are in West Lethbridge—the city’s fastest growing sector. They include and elementary school (West Lethbridge – South) and an additional high school. West Lethbridge is of Lethbridge.

A new elementary school under construction in the north end of West Lethbridge will alleviate enrolment pressures in that area. As all four West Lethbridge elementary schools have high core utilization (ranging from 131% to 221%), two new elementary schools are required in West Lethbridge

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 had boundaries redrawn for 2021 to relocate over 400 students to the high school in South Lethbridge. Although three modular classrooms were added in 2023, it remains at full capacity. Given its pace of development, West Lethbridge needs a new high school.

As West Lethbridge currently has eight communities in development and an additional six slated for future development, the sector’s population is expected to growth much faster than in other areas of the city, putting greater pressure on existing school facilities and increasing the need for additional classroom spaces in west Lethbridge.

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

Figure 2 • SCHOOL CONSTRUCTION PRIORITIES

Priority	School *	Sector	Site size (acres)	Grade	Capacity	2024 cost
1	West Lethbridge elementary school (south end)	West	12	K–5	900	\$34.8M
2	West Lethbridge high school	West	25	9–12	2,100	\$85.9M

\* All school sites TBD



# SCHOOL CONSTRUCTION PRIORITIES

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## NEW K-5 SCHOOL IN WEST LETHBRIDGE (SOUTH END)

*Why does West Lethbridge need another elementary school when another K-5 elementary school in West Lethbridge is under construction and scheduled to open in September 2025?*

1.

The new school currently under construction is at the north end of West Lethbridge; the new school requested in the Capital Plan is for the south end of West Lethbridge. The school under construction—West Coulee Station Elementary—will take enrolment pressure off Mike Mountain Horse Elementary School. Mike Mountain Horse currently has 21 modular classrooms, 10 of which are relocatable and have reached the end of their lifespan. The new school, when opened, will ease enrolment pressure and support the request for a modernization of Mike Mountain Horse—one of the top modernization requests. West Coulee Station will also support future growth in the north end of West Lethbridge, where three communities are in development (Country Meadows, Garry Station, and The Crossings).
2.

The new K-5 elementary school requested in the Capital Plan is for the south end of West Lethbridge. This school will take pressure off Coalbanks Elementary School, which currently has 14 modular classrooms, with approval for two more. Coalbanks is at 105% utilization; however, core learning spaces such as the learning commons, gymnasium, hallways, and gathering space currently cannot accommodate the school’s 664 students. The south end of West Lethbridge currently has five neighbourhoods in active development and five future growth areas.
3.

In the north end of West Lethbridge, there are 45 modular classrooms between the three elementary schools—the equivalent of 1,125 student spaces or two 600-student elementary schools. Core facilities such as learning commons, hallways, gymnasiums are all affected by the addition of students to these schools.
4.

The Area Structure Plan for West Lethbridge Phase II shows future growth of both the south and north ends of West Lethbridge. The Plan anticipated the addition of 1,793 elementary aged students—equivalent to three 600-student schools. Currently, Coalbanks Elementary and the new school under construction (West Coulee Station Elementary) are the only schools in this Outline Plan. The data points to the need for another elementary school in the north end of West Lethbridge.

**SEE PAGE 45 OF THREE-YEAR CAPITAL PLAN (2024-2025 TO 2026-2027)**

# SCHOOL CONSTRUCTION PRIORITIES

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## NEW GRADE 9 TO 12 HIGH SCHOOL IN WEST LETHBRIDGE

*Why is there a need for a new high school in West Lethbridge when utilization of the existing high school is at 93%?*

1. Most recently, three modular classrooms have been added to Chinook High School—the only high school in West Lethbridge—to support enrolment pressure.
2. For the 2021–2022 school year, some West Lethbridge high school students were designated to attend the high school in South Lethbridge—Lethbridge Collegiate Institute (LCI). Currently, over 400 students are transported across the river valley from West Lethbridge to LCI due to enrolment growth in West Lethbridge.
3. Due to expected growth, West Lethbridge needs an additional high school. As per the Area Structure Plan for West Lethbridge Phase II, this developing and future growth area will see 1,192 new high school students. With the added 400 students from West Lethbridge, LCI is seeing added strains on functionality, programming and maintenance. LCI does not have the functional ability to accept more students from West Lethbridge and will experience pressures from expected growth in South Lethbridge. With a new high school in West Lethbridge, these 400 students would not need to be transported to the other side of the city.

4. In the Capital Plan, the modernization or replacement of LCI is priority number 5. To facilitate a safe modernization non-disruptive to student learning, construction of a new high school in West Lethbridge to accommodate the 400+ students currently bussed to LCI is essential.

**SEE PAGE 46 OF THREE-YEAR CAPITAL PLAN (2024-2025 TO 2026-2027)**









# MODERNIZATION OF EXISTING SCHOOLS

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Lethbridge School Division's school facilities are aging. More than two-thirds (71 percent) are 30+ years old, while more than half (57 percent) are 50+ years old. At 111 years old, Galbraith Elementary is the division's oldest school.

The current state of Lethbridge's school facilities reflects the city's growth and evolution. Over the decades, numerous schools have been established, expanded and renovated to accommodate the growing population. While this growth is a testament to the community's vitality and the city's attractiveness, it has left its mark on the physical condition of the schools.

Many Lethbridge schools have surpassed their intended lifespan. These aging facilities exhibit a variety of issues that compromise both functionality and safety. While acknowledging that these schools have served generations of students, it's essential to recognize that the wear and tear of time has given rise to pressing infrastructure issues and outdated systems and standards.

These facility deficiencies include:

- **HVAC (heating, ventilation and air conditioning) systems**  
Outdated HVAC systems can be inefficient, leading to temperature control issues, poor air quality, and increased risk of system failures. Proper ventilation and temperature control are crucial to create environments conducive to learning.

- **Plumbing and water systems**

Aging plumbing systems may be prone to leaks, low water pressure and water quality issues—problems that can disrupt daily operations and, in some cases, pose health hazards.

- **Electrical systems**

Outdated electrical systems are a concern, as they may not meet current safety standards and may struggle to meet the growing energy needs of modern educational technology. This can lead to fire hazards and electrical failures.

- **Accessibility and building code compliance**

Older buildings may not comply with current accessibility standards and building codes. This can pose significant safety concerns for students and staff with disabilities.

- **Roofing issues**

Leaking roofs and outdated roofing materials are common in aging schools. These issues can result in water damage, compromised structural integrity, and mold growth. Leaking roofs can create unsafe environments and exacerbate the deterioration of other building components.

# MODERNIZATION PRIORITIES

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## MIKE MOUNTAIN HORSE ELEMENTARY SCHOOL (WEST LETHBRIDGE-NORTH END)

Mike Mountain Horse currently has 21 modular classrooms, of which 10 are relocatable classrooms that have reached the end of their lifespans. These units are sandwiched between the core school and newer modular classrooms added as the school experienced growth.

The school needs a modernization to address the relocatable units, replace major building components such as mechanical, electrical and ventilation, improve building functionality and meet programming needs.

The opening of a second elementary school (West Coulee Station Elementary School) in the north end of West Lethbridge in September 2025 will alleviate enrolment pressures at Mike Mountain Horse. With enrolment pressures eased, it will be the perfect time to address the aging relocatable classrooms and modernize the school.

**SEE PAGE 51 OF THREE-YEAR CAPITAL PLAN  
(2024-2025 TO 2026-2027)**

## PARK MEADOWS ELEMENTARY SCHOOL (NORTH LETHBRIDGE)

Park Meadows Elementary School is 44 years old and has eight modular classrooms that were original to the building. Park Meadows is the boundary school for a developing area in North Lethbridge—the community of Blackwolf—and will see increased enrolment into the future.

Modernization will ensure that this school has modernized learning environments, and building condition addressed through the replacement of major mechanical heating, ventilation, and electrical components. Modernization will extend the useful life of this building as it prepares to accommodate future growth.

**SEE PAGE 52 OF THREE-YEAR CAPITAL PLAN  
(2024-2025 TO 2026-2027)**

**Figure 3**  
**PRIORITIZED SCHOOL MODERNIZATIONS**

Within the three-year span of the Capital Plan, the Lethbridge School Division has identified nine schools requiring modernization measures at an estimated total cost (in 2024 dollars) of \$174 million.

An additional five modernizations beyond 2027 bring the total projected cost to \$259 million.

The general requirements of each modernization project are outlined in the Capital Plan. Page number references are provided in the table.

*In our review of the modernizations in the current Capital Plan, the most significant impact in 15 years will be the investment to upsize Gilbert Paterson Middle School to add capacity to the growing population in south Lethbridge. The current school site has sufficient room to accommodate an expansion.*

# MODERNIZATION PRIORITIES

Priority	School	Age (years)	City sector	2024 cost	Capital Plan page #
1	Galbraith Elementary	112	North	\$23M	50
2	Mike Mountain Horse Elementary	38	West	\$14M	51
3	Park Meadows Elementary	44	North	\$15M	52
4	Nicholas Sheran Elementary	44	West	\$15M	53
5	Lethbridge Collegiate Institute	75	South	\$60M	54
6	Dr. Gerald B. Probe Elementary	33	West	\$15M	55
7	Victoria Park High School	66	South	\$10M	56
8	Senator Buchanan Elementary	70	North	\$12M	57
9	Westminster Elementary	71	North	\$10M	58
Subtotal				\$174M	
BEYOND 2027					
10	Gilbert Paterson Middle School	69	South	\$20M	
11	Fleetwood-Bawden Elementary	73	South	\$15M	
12	École Agnes Davidson	62	South	\$15M	
13	Lakeview Elementary	64	South	\$15M	
14	G.S. Lakie Middle School	21	West	\$20M	
TOTAL				\$259M	











# CONTEXT



# LETHBRIDGE • CITY SNAPSHOT

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**With a population of 106,550 citizens as of the 2023 municipal census, Lethbridge is the third largest city in Alberta by both population and land area (at about 120 km<sup>2</sup>). From 2016 to 2021, its population grew by 6.1 percent—a higher growth rate than both Alberta’s (4.8 percent) and Canada’s (5.2 percent).**

**Within the next 30 to 50 years, the city’s population is projected to grow to more than 150,000.**

Lethbridge is divided into three geographical areas: north, south and west Lethbridge. The city works with developers to grow sustainable neighbourhoods with convenient and family-friendly design that includes schools, parks, shops and services. West Lethbridge is home to much of the city’s recent growth and features new communities such as Sunridge, RiverStone and Crossings.

With 330 days of sunshine per year, the region enjoys warm summers and mild winters. The Rocky Mountains 150 kilometres to the west contribute to our unique weather patterns, including the warm Chinook winds that provide frequent reprieves from the chill of the prairie winter.

Although the area’s character is largely agricultural, Lethbridge has grown into a vibrant, multicultural urban centre and an important economic and tourism hub. With the full array of modern conveniences and amenities close to home, residents enjoy the best of city living in a place that’s retained its friendly small-town attitude. The area offers an increasingly diverse and compelling selection of shops, restaurants, bars and cafes.

The region boasts a thriving arts and cultural scene with a robust calendar of annual festival and events). With distinctive coulees along the inviting Oldman River, one of the largest urban park systems in North America and such facilities as ATB Centre, Nicholas Sheran Leisure Centre and Spitz Stadium, Lethbridge is rich in sport and recreational opportunities.

Lethbridge is among only a few regions of its size with three post-secondary institutions—University of Lethbridge, Lethbridge College and Red Crow Community College. Collectively, these institutions offer a broad range of certificate, diploma and degree programs as well as options in the trades and continuing education.

By virtue of its evolving economy, relative affordability, welcoming climate and exceptional quality of life, Lethbridge is expected to surpass provincial and national growth rate averages over the decades to come.

## CITY OF LETHBRIDGE CENSUS

According to City of Lethbridge census figures, the city’s population grew from 86,659 in 2010 to 106,550 in 2023—a 22.3% increase.

The City predicts that the population of Lethbridge will reach 150,000 residents by 2050.

In 2023, North Lethbridge was home to 29,448 residents (27.6 percent of the total population), South Lethbridge was home to 33,309 (31.3 percent) and West Lethbridge was home to 43,793 (41.1 percent). As the distribution percentages have remained more or less consistent since 2010, we can reasonably extrapolate that when the city’s population reaches 150,000, 41,400 will live in North Lethbridge, 46,950 in South Lethbridge and 61,650 in West Lethbridge.





## KEY TAKEAWAY

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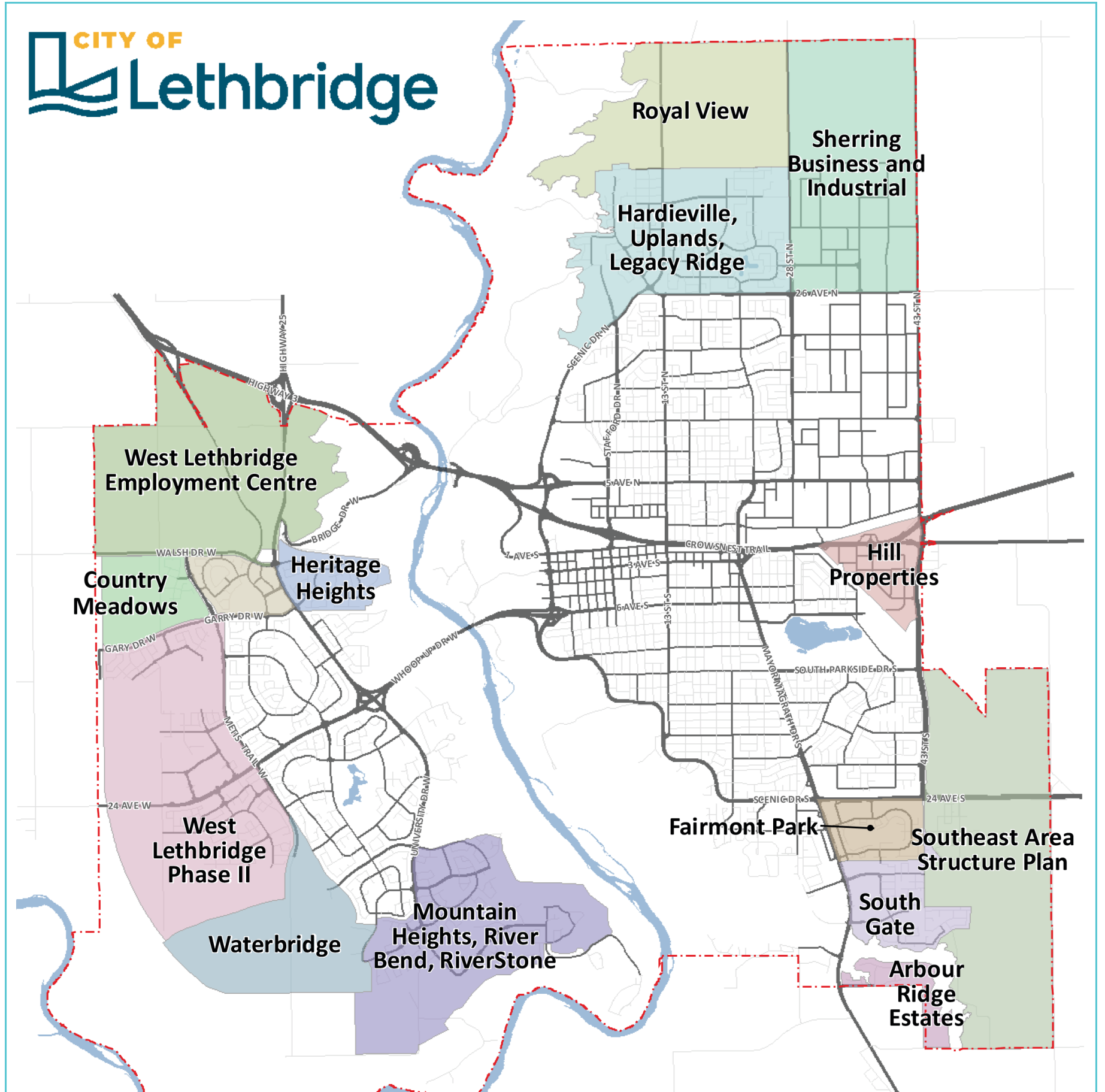
With its relative affordability, exceptional quality of life, welcoming climate and warm sense of community, Lethbridge is certain to continue experiencing significant growth.

To sustain our position as a place of opportunity, our schools need to comfortably accommodate the students of today and tomorrow.





Figure 4  
NEW COMMUNITY DEVELOPMENTS  
(2022)



		%	2023	2019	2018	2017
TOTAL POPULATION			106,550	101,482	99,769	98,198
	Females	50.4	53,720	49,552	50,697	50,002
	Males	48.5	51,726	51,419	48,883	48,173
	Prefer not to identify	0.9	993	511	189	23
TOTAL DWELLINGS			44,095	42,022	41,358	40,803
AVERAGE RESIDENTS/DWELLING			2.42	2.41	2.41	2.41
AVERAGE AGE			39.0	38.4	38.1	38.1
	Male		38.1	37.5	37.2	37.1
	Female		39.9	39.3	39.1	39.1
	Prefer not to identify		28.9	44.9	40.0	44.8

Figure 5  
LETHBRIDGE POPULATION SUMMARY—  
APRIL 2023

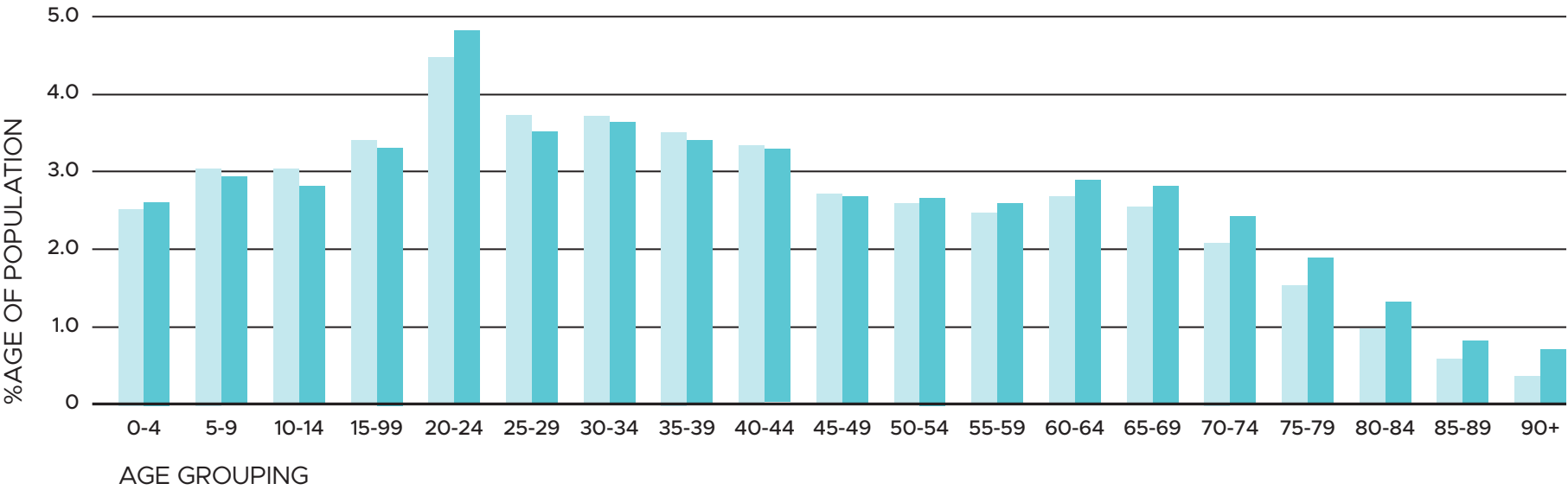


Figure 6  
LETHBRIDGE POPULATION DISTRIBUTION—  
APRIL 2023



# THE WEST LETHBRIDGE STORY

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**Lethbridge comprises three regions. On the east side of the Oldman River Valley, bisected by Crowsnest Trail (Highway 3), are North and South Lethbridge. The portion of the city west of the Oldman River Valley is West Lethbridge.**

**Of these three regions, West Lethbridge has the greatest number of residents and has been the fastest growing area of the city for several years.**

The 1969 West Lethbridge urbanization plan envisioned the growth of the westside to house approximately 80,000 to 90,000 people at full build-out.

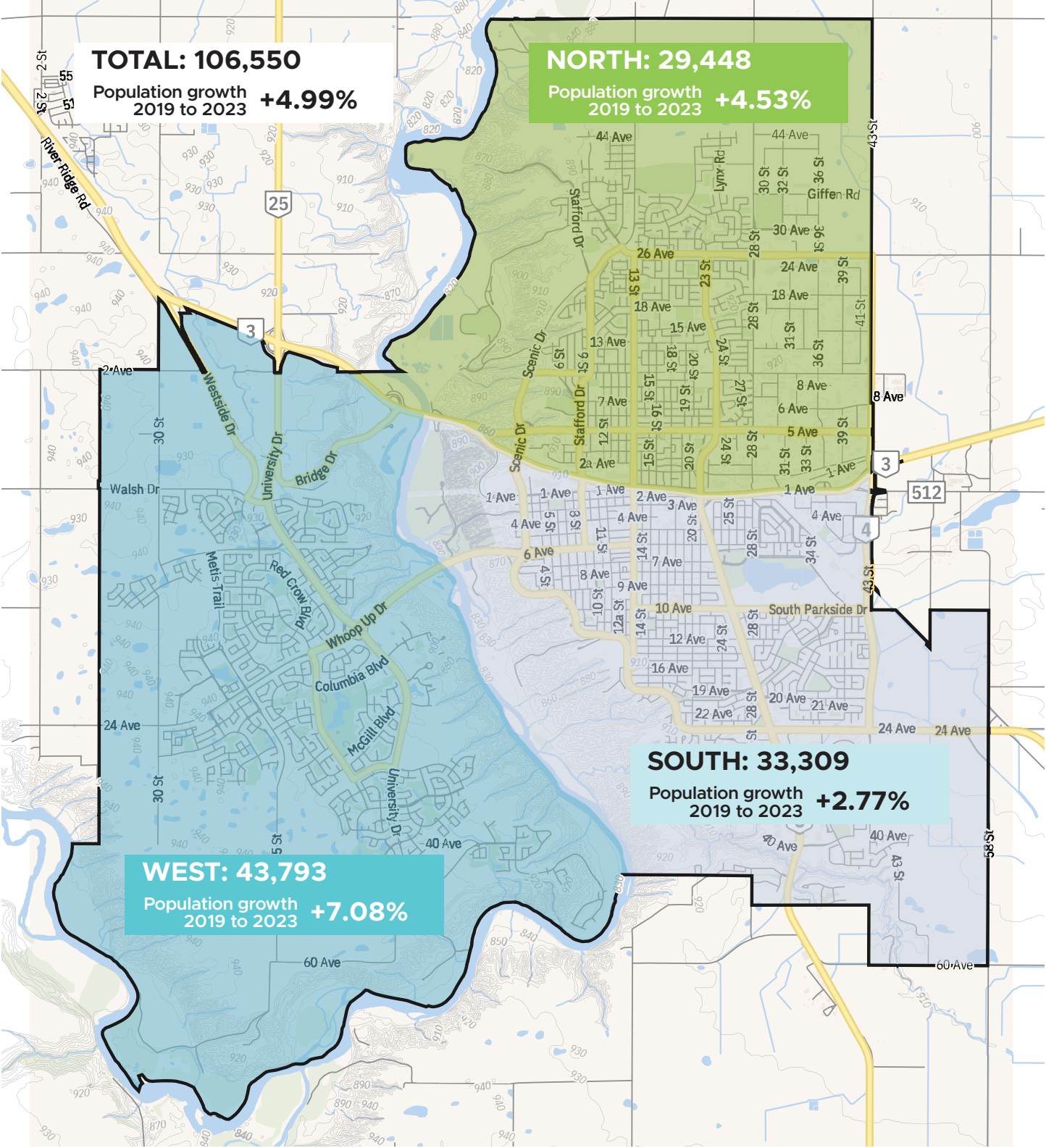
Section 4.2 of the City of Lethbridge's Municipal Development Plan (pages 38–39) offers the following description of the growth in West Lethbridge:

*Through the 1970s, further growth and development were spurred by the decision to build the university campus in West Lethbridge. Urban development began with plans for the establishment of three 260-hectare (640 acre) suburban neighbourhoods: Varsity Village, Indian Battle Heights, and Mountain Heights. Varsity Village, nearest to the University, was the first to be constructed....*

*Designed to accommodate 30,000 people, the initial demand for West Lethbridge lots was slow. However, by the early 1980s, fuelled by the abundance of cheap land and consumer preference for space and privacy, the lower-density, automobile-oriented suburban neighbourhood design would attract over 10,000 new residents to Varsity Village, Indian Battle Heights, and the newly-developed Ridgewood Heights along the western edge of the coulees....*

*Development in Lethbridge has more or less followed the pattern of primarily low-density development taking place on the edge of the city. With a development model that has emphasized consumer choice, urban construction has been active in all three sectors of the city: West, North, and South. Although growth is occurring in all sectors of the city, West Lethbridge has been the primary growth node, where a number of long-planned neighbourhoods are being built out.*

*More recently, since 2010 and the adoption of the ICSP/MDP<sup>1</sup>, the design of new neighbourhoods has taken on a slightly different look with a move away from curvilinear street networks and a return to grid-like streets—what has become known as the modified grid. Neighbourhood developments are also working toward becoming ‘complete neighbourhoods’, incorporating ‘live, work, shop, and play’ opportunities in proximity to one another with a focus on promoting diverse housing options. The Crossings is an example of a long-planned complete neighbourhood currently being developed in West Lethbridge. In 1969, the Urbanization of West Lethbridge report envisioned this area as a cultural and community centre, or as a hub for all of West Lethbridge. It is now the site of schools, a library, a recreation centre, and commercial development, all surrounded by a mix of housing types.*



**Figure 7**  
**LETHBRIDGE POPULATION BY SECTOR (2023)**

Of the three sectors that comprise the city, West Lethbridge has the highest population and, from 2019 to 2023, had the most robust growth rate, surpassing the city average by 42 percent.

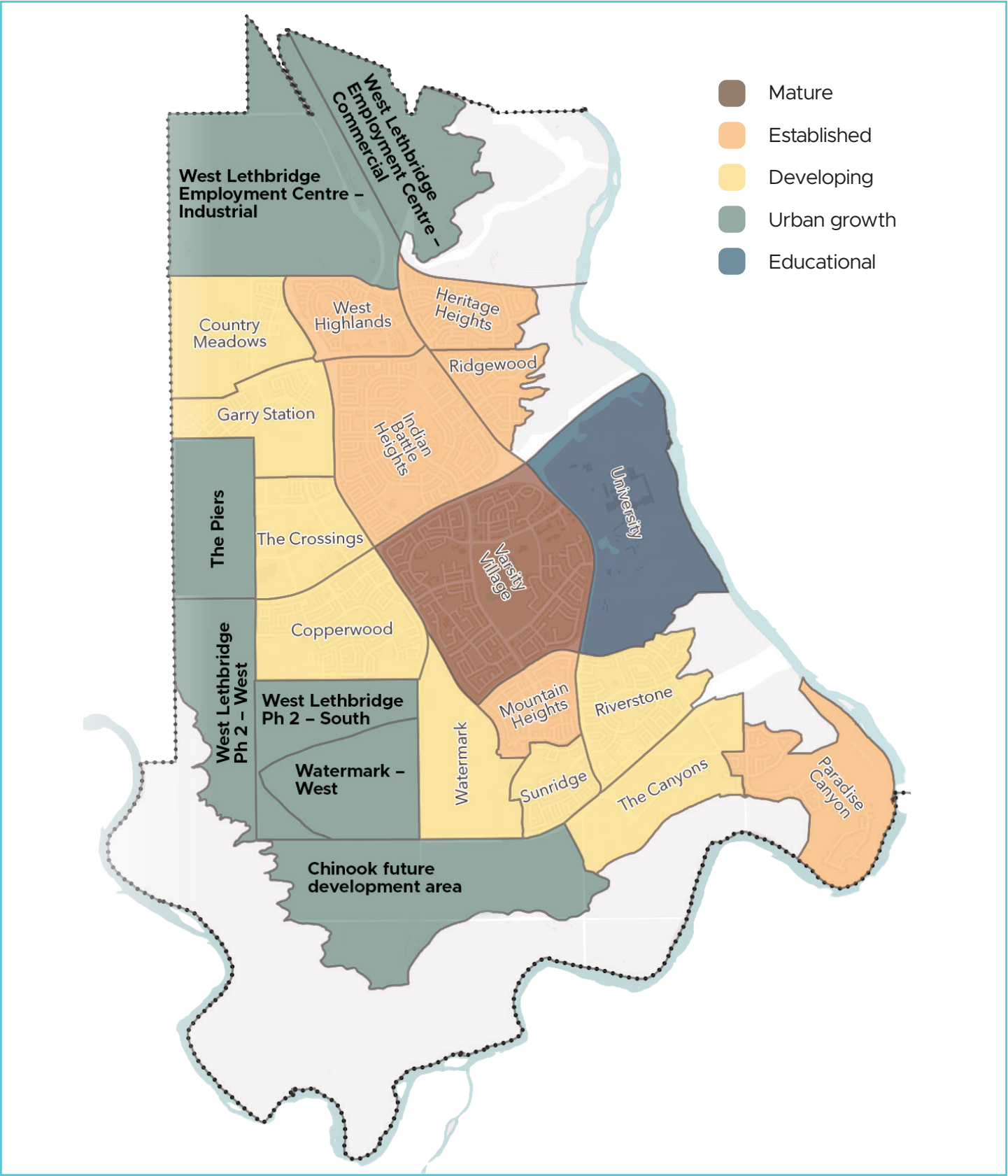
SECTOR	2023	2019	△ #	△ %
NORTH LETHBRIDGE	29,448	28,172	+1,276	+4.53
SOUTH LETHBRIDGE	33,309	32,412	+897	+2.77
WEST LETHBRIDGE	43,793	40,898	+2,895	+7.08
TOTAL	106,550	101,482	+5,068	+4.99



**Figure 8**  
**WEST LETHBRIDGE NEIGHBOURHOODS**

Of West Lethbridge’s 23 neighbourhoods, seven are considered “developing” (yellow) and seven are designated as “growth” neighbourhoods (green).

The most significant concentration of growth neighbourhoods is on the south end of West Lethbridge.



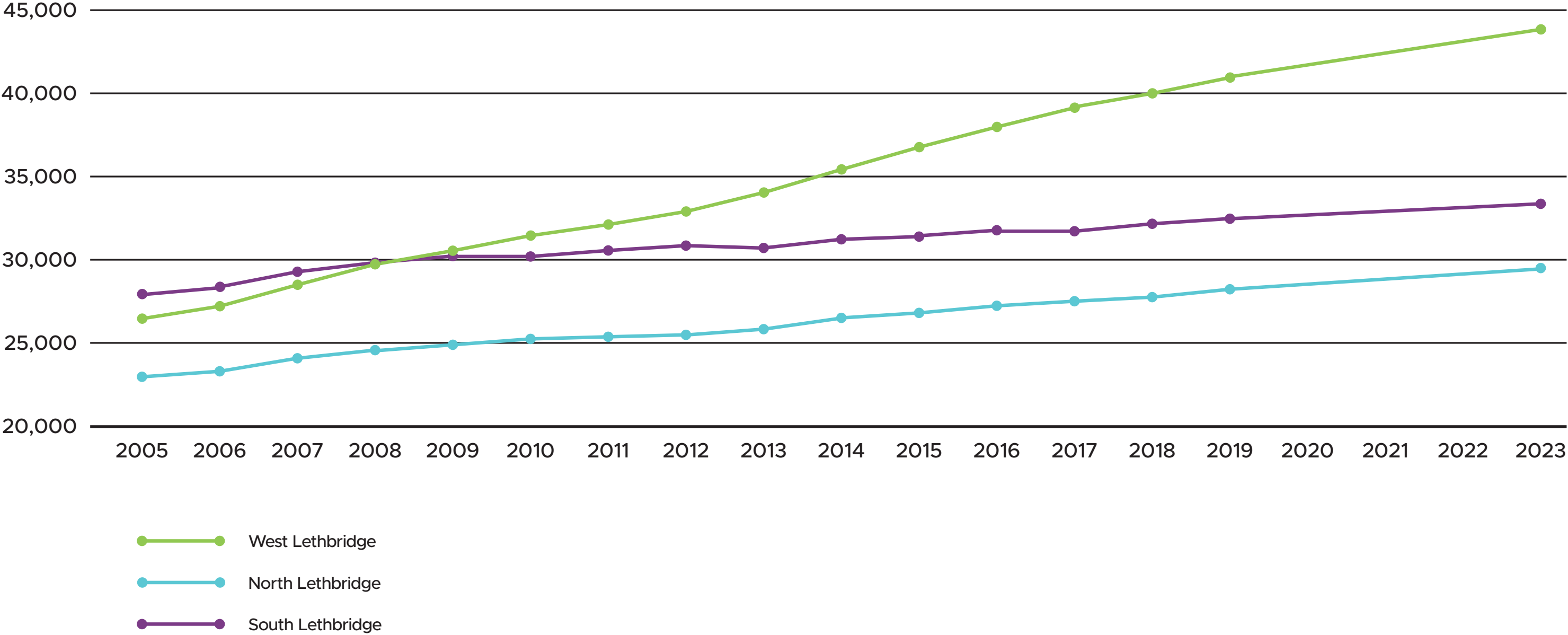
	WEST LETHBRIDGE	± %	NORTH LETHBRIDGE	± %	SOUTH LETHBRIDGE	± %	TOTAL	± #	± %
2023	43,793	7.08	29,448	4.53	33,309	2.77	106,550	5,068	4.99
2019	40,898	2.35	28,172	1.70	32,412	0.94	101,482	1,713	1.72
2018	39,960	2.24	27,700	0.90	32,109	1.42	99,769	1,571	1.60
2017	39,085	3.05	27,453	1.01	31,660	0.19	98,198	1,370	1.41
2016	37,929	3.30	27,179	1.60	31,720	1.22	96,828	2,024	2.13
2015	36,716	3.78	26,751	1.13	31,337	0.52	94,804	1,800	1.94
2014	35,377	4.09	26,451	2.63	31,176	1.70	93,004	2,587	2.86
2013	33,988	3.47	25,774	1.34	30,655	0.45	90,417	1,343	1.51
2012	32,847	2.45	25,432	0.46	30,795	0.95	89,074	1,192	1.36
2011	32,063	2.11	25,315	0.78	30,504	1.20	87,882	1,223	1.41
2010	31,399	2.98	25,118	1.14	30,142	-0.09	86,659	1,167	1.37
2009	30,489	2.75	24,835	1.31	30,168	1.33	85,492	1,532	1.82
2008	29,673	4.32	24,514	2.04	29,773	1.88	83,960	2,268	2.78
2007	28,443	4.75	24,024	3.37	29,225	3.20	81,692	2,979	3.78
2006	27,154	2.83	23,241	1.44	28,318	1.56	78,713	1,511	1.96
2005	26,407	17.74	22,911	2.52	27,884	-0.20	77,202	4,485	6.17
2004	No census								
2003	No census								
2002	22,429	13.48	22,347	2.41	27,941	3.00	72,717	4,005	5.83
2001	No census								
2000	No census								
1999	19,764	6.57	21,821	2.44	27,127	3.59	68,712	2,677	4.05
1998	No census								
1997	18,546	9.12	21,301	-2.04	26,188	-0.03	66,035	1,097	1.69
1996	No census								
1995	No census								
1994	16,996	10.33	21,745	-0.54	26,197	0.28	64,938	1,548	2.44
1993	No census								
1992	15,404	14.80	21,863	1.80	26,123	1.57	63,390	2,776	4.58
1991	No census								
1990	No census								

**Figure 9**  
**LETHBRIDGE POPULATION GROWTH**  
**BY SECTOR • 1990–2023**

For the past 24 years, West Lethbridge has consistently outpaced North and South Lethbridge in population growth.



Figure 10  
LETHBRIDGE POPULATION GROWTH BY SECTOR—2005–2023



REGION		△ # 2023	△ % 2023	△ # 2019	△ % 2019	2023	2019	2018	2017
NORTH LETHBRIDGE	West	510	5.08	98	0.98	10,559	10,049	9,951	9,789
	East	766	4.23	374	2.11	18,889	18,123	17,749	17,664
SOUTH LETHBRIDGE	West	106	1.14	12	0.13	9,436	9,330	9,318	9,341
	East	791	3.43	291	1.28	23,873	23,082	22,791	22,319
WEST LETHBRIDGE	North	1,510	8.69	388	2.28	18,893	17,383	16,995	16,541
	South	1,385	5.89	550	2.39	24,900	23,515	22,965	22,544
TOTAL		5,068	4.99	1,713	1.72	106,550	101,482	99,769	98,198

Figure 11  
LETHBRIDGE POPULATION BY REGION—  
DETAIL

Within West Lethbridge, growth in the northern half of the region is outpacing growth in the southern half.



# GUIDING DOCUMENTS

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Summary of enabling legislation that supports school operations and planning.

**LETHBRIDGE SCHOOL DIVISION THREE-YEAR CAPITAL PLAN (2024-2025 TO 2026-2027)**

This is Lethbridge School Division’s government submission for immediate and future capital projects (construction of new schools and modernization of existing buildings).

**PROVINCE OF ALBERTA’S EDUCATION ACT**

This document provides the basic structure that all Alberta school divisions must follow.

Part 6, Division 8 (“Property”) of Alberta’s Education Act specifies, right at the start, that “A board shall provide and maintain adequate real and personal property for its administrative and educational purposes” (section 187). As our educational purpose—to be inclusive, forward-thinking and accountable for engaging students in quality learning experiences that develop strong foundations, innovative minds and responsible citizens—is achievable only if our school division’s buildings support continued delivery of quality, relevant and accessible learning experiences, we are legislatively compelled to intelligently address current and anticipated capacity issues within Lethbridge School Division.

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**ALBERTA INFRASTRUCTURE  
SCHOOL CAPITAL MANUAL**

The School Capital Manual serves as a resource for school jurisdictions (not including private and federal schools) to develop their understanding of their roles and responsibilities regarding the prioritization, implementation and funding of approved school infrastructure projects. The manual also provides details to develop their three-year capital plans, which school jurisdictions develop to build or improve facilities.

**CITY OF LETHBRIDGE  
MUNICIPAL DEVELOPMENT PLAN**

The City’s MDP sets a vision and policy guidance for the City to:

- Improve our residents’ quality of life
- Meet the community’s changing needs
- Foster a prosperous local economy
- Grow in a responsible and sustainable manner for years to come.

The MDP sets six desired outcomes for Lethbridge, which include creating a city that is:

- Culturally vibrant
- Economically prosperous
- Environmentally responsible
- Healthy and diverse
- Supportive of the region
- Well-designed.





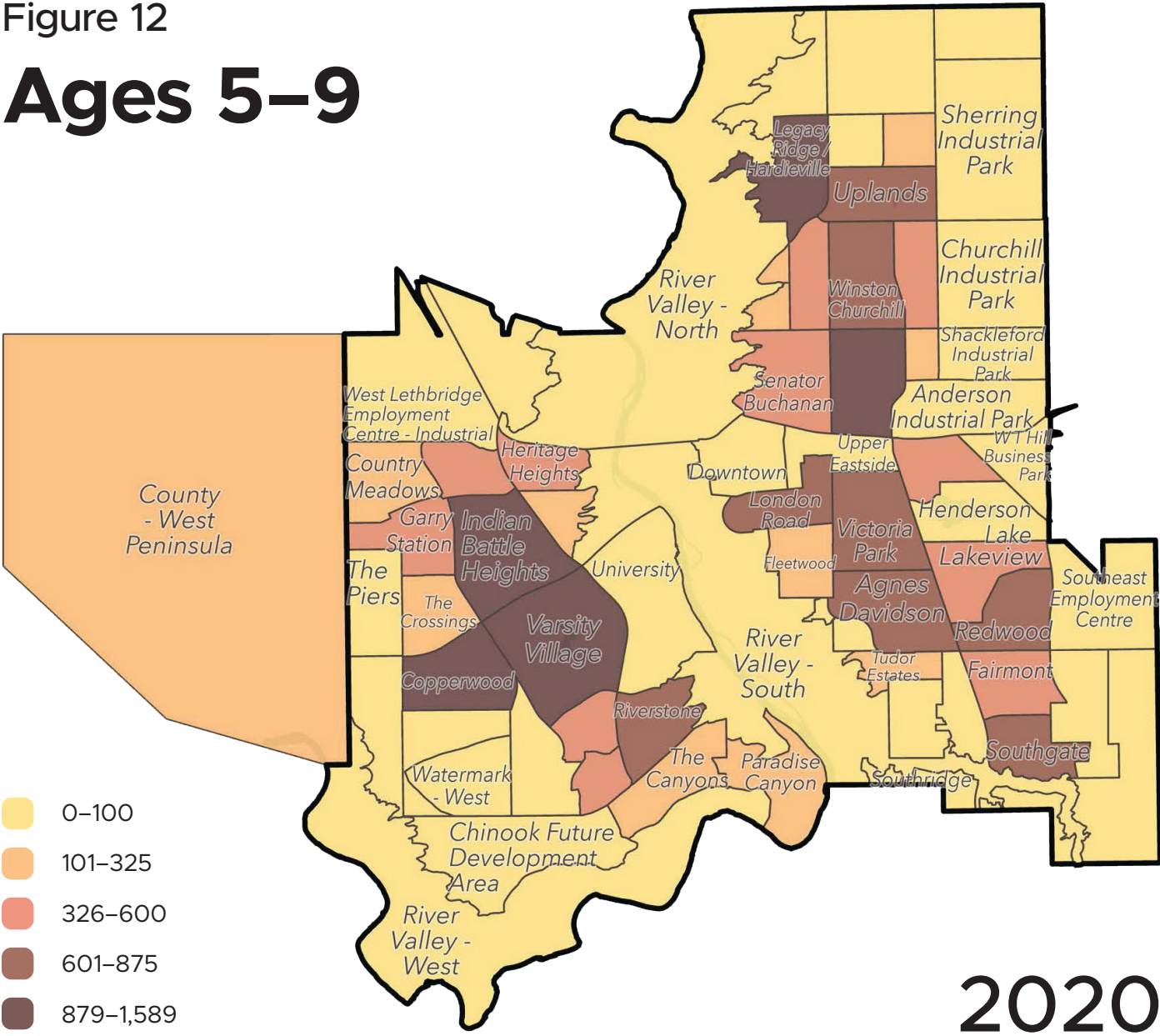


# **POPULATION, ENROLMENT & UTILIZATION**



Figure 12

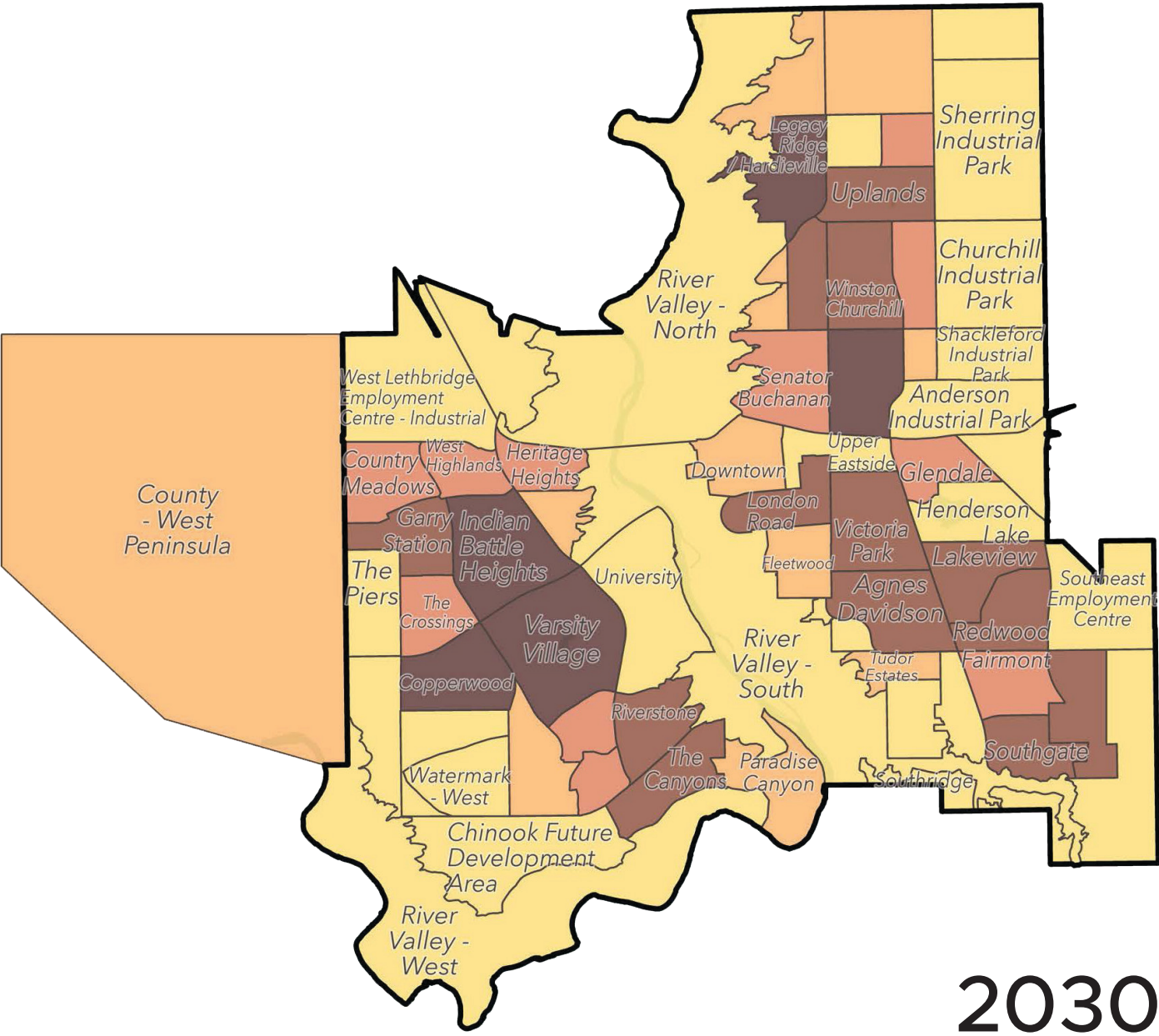
# Ages 5–9



West Lethbridge had the largest share of the city’s age 5-9 population—44 percent—compared to 30 percent for North Lethbridge and 26 percent for South Lethbridge.

Significant nodes of this cohort were seen in the West Lethbridge neighbourhoods of Indian Battle Heights, Varsity Village and Copperwood. Combined, these three neighbourhoods had more than half of West Lethbridge’s age 5-9 cohort (1,337 of 2,579). North and South Lethbridge had comparatively even geographical distribution of students in this cohort.

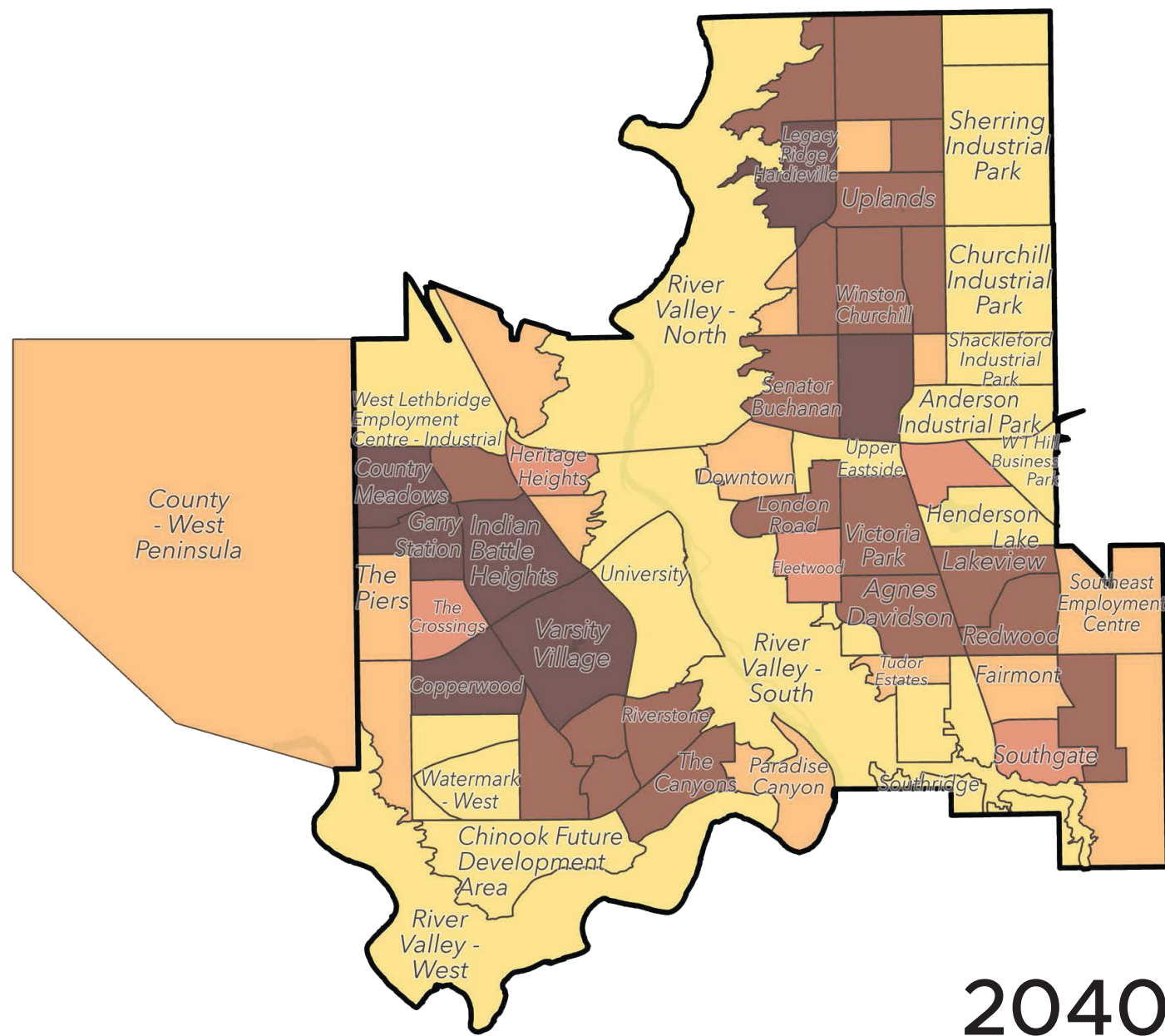
## POPULATION PROJECTIONS 2020–2050



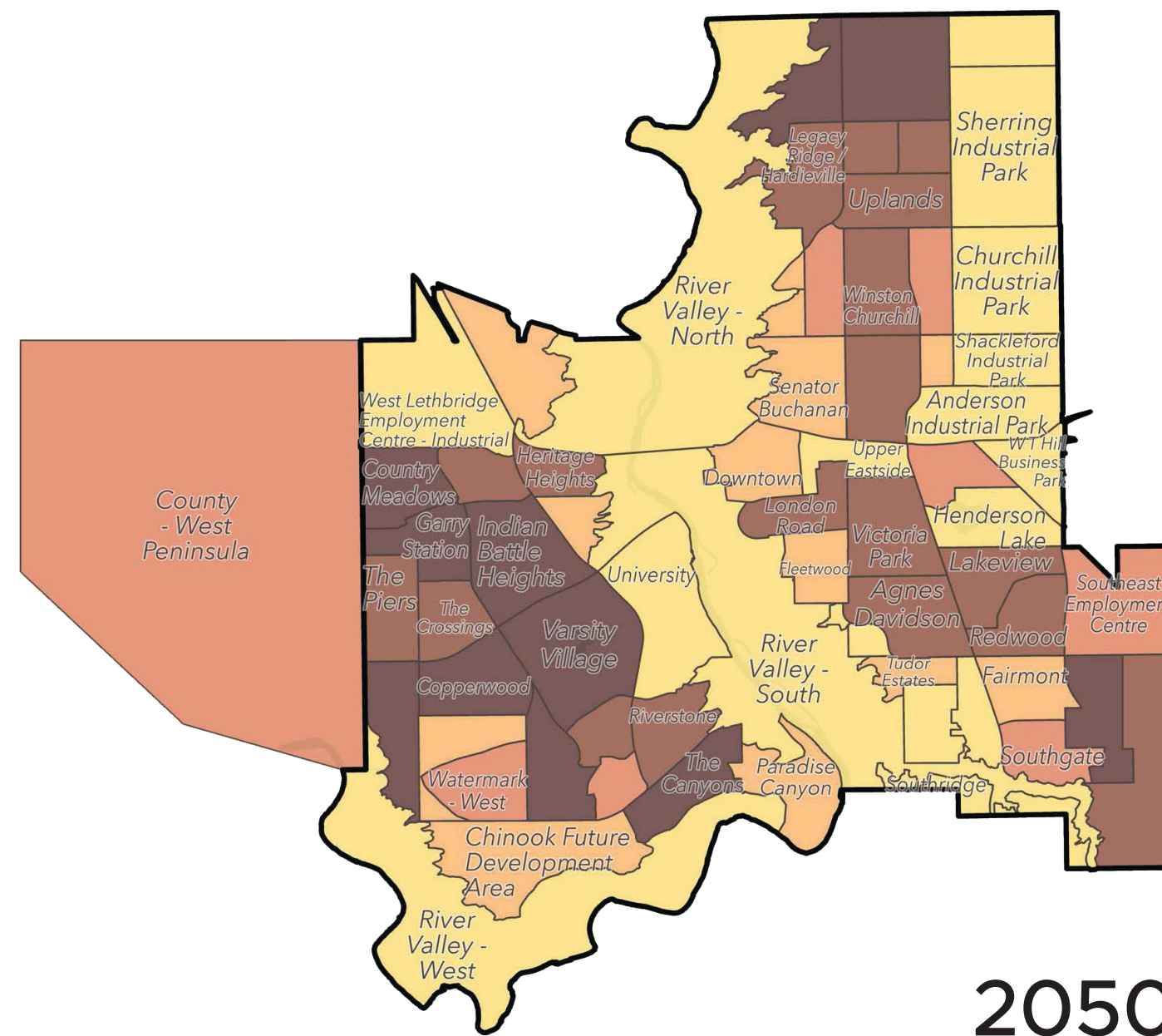
Between 2020 and 2030, significant development continues in Country Meadows, Garry Station, The Crossings and The Canyons in West Lethbridge, Blackwolf 1 In North Lethbridge and Discovery in South Lethbridge. Development is also expected to begin in Watermark in West Lethbridge and, in North Lethbridge, in Blackwolf 2, the Royalview future development area and Burbridge Farms future development area.

This will lead to a large increase in the age 5-9 cohort for these neighbourhoods. The development of Copperwood and RiverStone in West Lethbridge is anticipated to effectively conclude over this same period, leading to a stabilization of the population of the age 5-9 cohort in these neighbourhoods.





The Piers and the West Lethbridge Phase II–West area in West Lethbridge are anticipated to see growth beginning between 2030 and 2040, as are Blackwolf 2 in North Lethbridge and the Southeast future development area and Southeast Employment Centre in South Lethbridge. Population growth for all age cohorts is expected over this same timeframe in Country Meadows, Garry Station, Watermark and The Canyons in West Lethbridge; the Royalview future development area and Burbridge Farms future development area in North Lethbridge; and Discovery in South Lethbridge. A decrease in the age 5-9 cohort from 2030 to 2040 is expected in the Fairmont and Tudor Estates neighbourhoods in South Lethbridge, while centrally located, established neighbourhoods will likely experience slight fluctuations in total population and the age 5-9 cohort.



In 2040–2050, growth in the age 5-9 cohort is expected in West Lethbridge Phase II–South area, Watermark–West and the Chinook future development area, all located in the southern portion of West Lethbridge. Growth of this age cohort will continue in The Piers, the West Lethbridge Phase II–West and Watermark in West Lethbridge; Blackwolf 2, Royalview future development area and Burbridge Farms future development area in North Lethbridge; and the Southeast future development area in South Lethbridge.

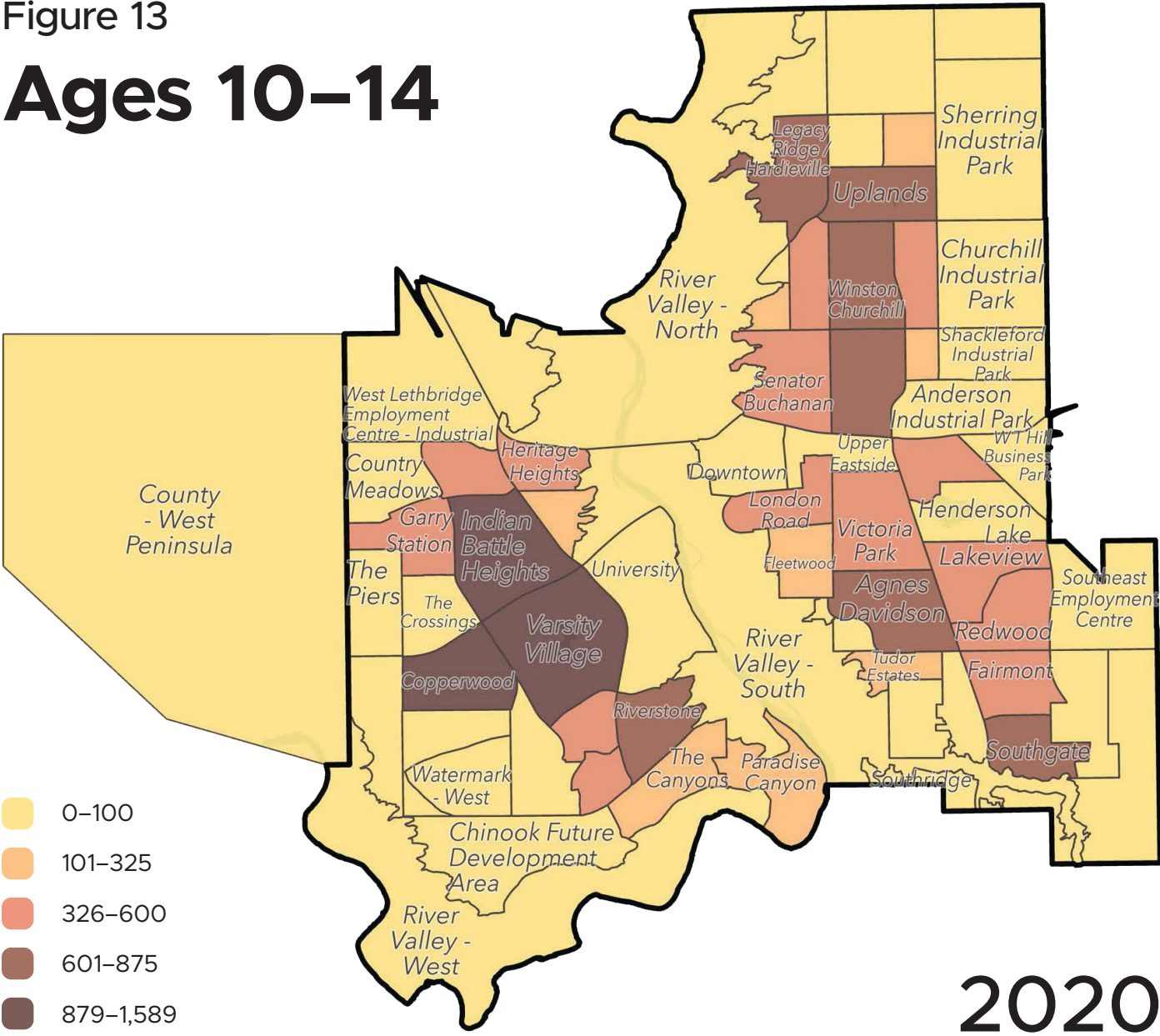
The area known as County–West Peninsula—the remainder of the west peninsula currently within Lethbridge County—is anticipated to be annexed into the city at some point in the future. Utility servicing and urban development are anticipated to begin in this area between 2040 and 2050, with growth in the age 5-9 cohort also beginning during this timeframe.

Growth for the age 5-9 cohort will begin to stabilize over this timeframe in Copperwood, Garry Station and RiverStone in West Lethbridge and in Blackwolf 1 and Legacy Ridge/Hardieville in North Lethbridge.

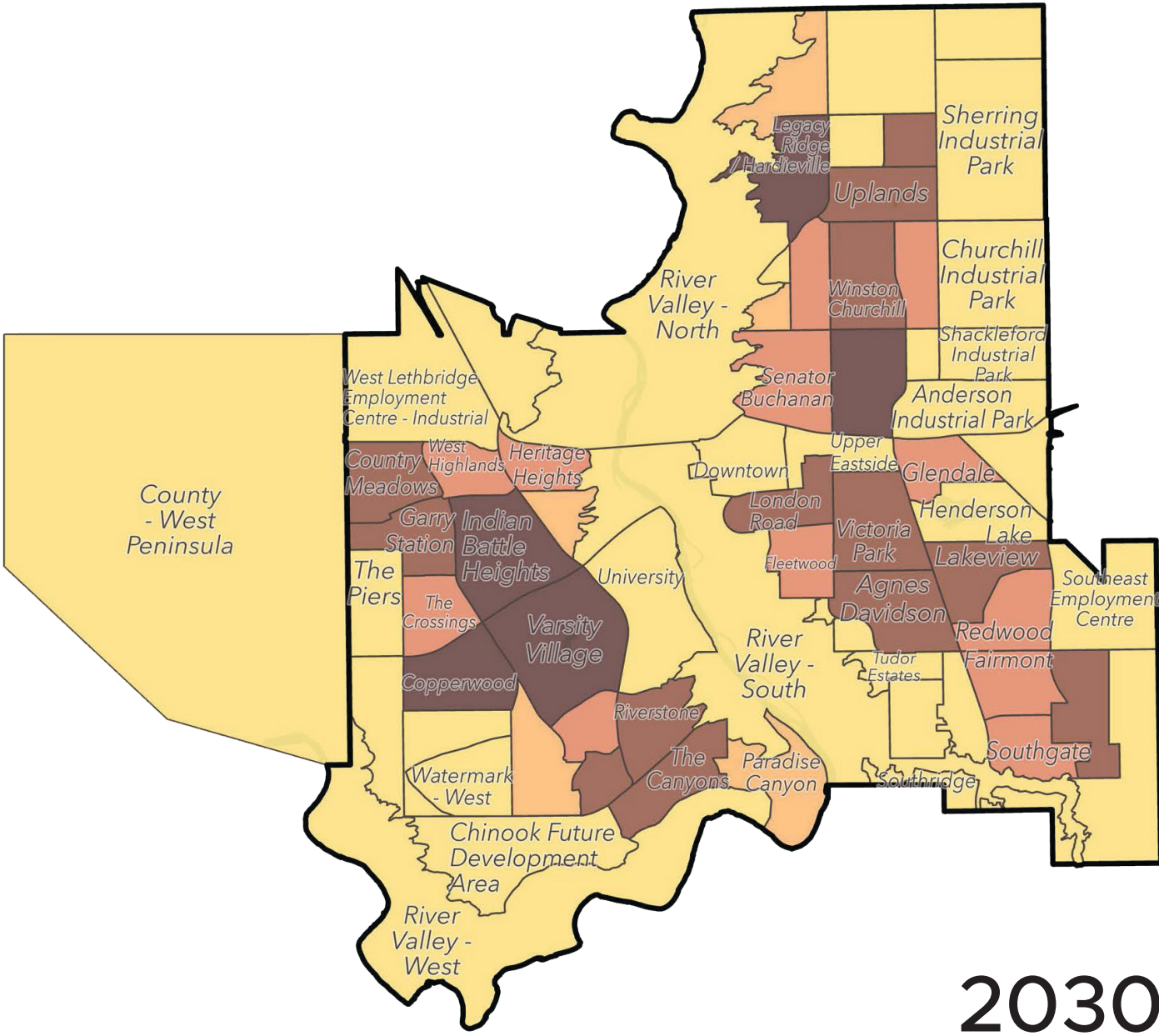


Figure 13

# Ages 10–14

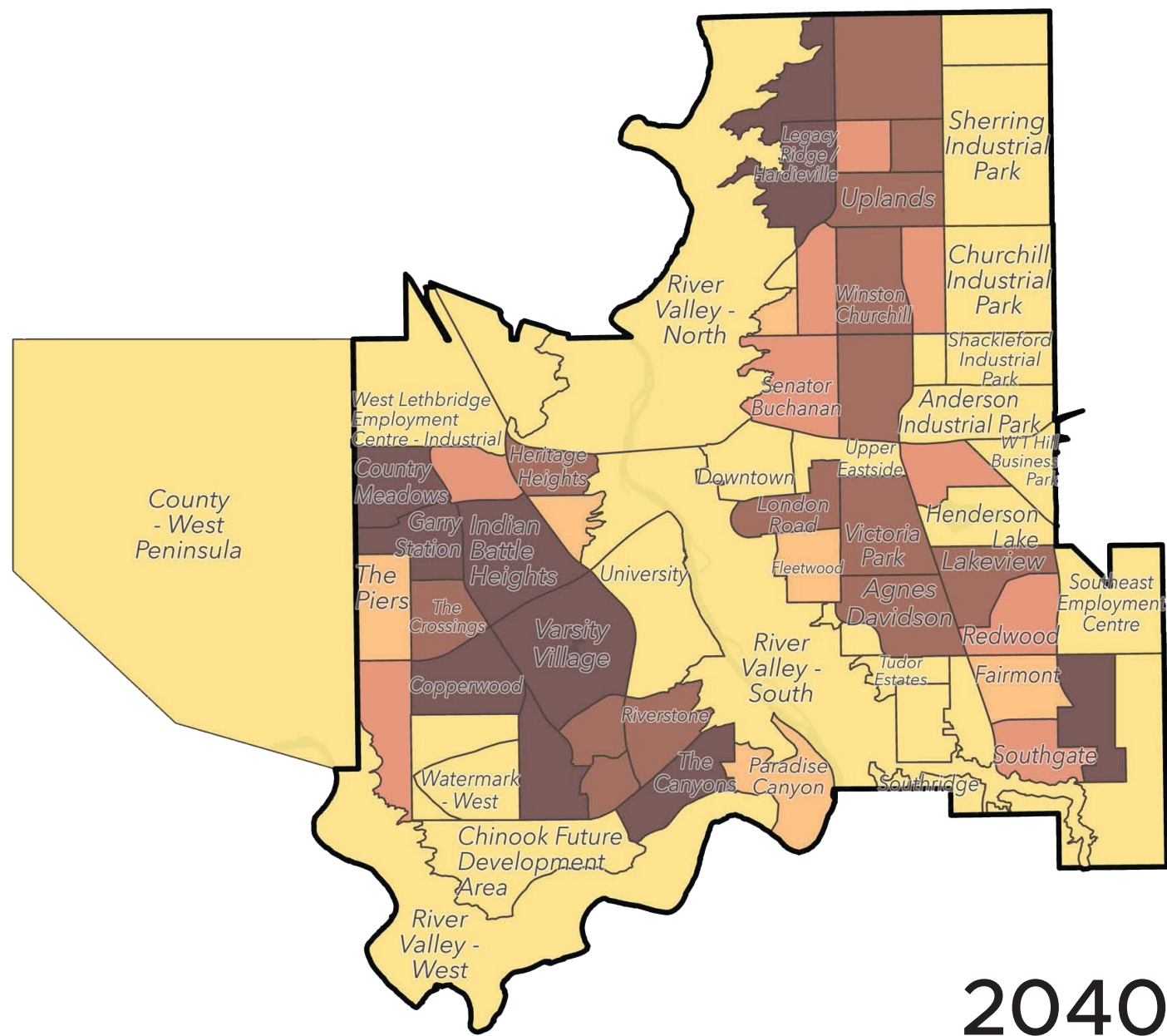


As for the age 5-9 cohort, West Lethbridge had the largest share of the city’s age 10-14 population with 46%, compared to 29% for North Lethbridge and 25% for South Lethbridge. Significant nodes of the age 10-14 cohort were seen in the West Lethbridge neighbourhoods of Indian Battle Heights, Varsity Village and Copperwood, which—combined—had just over half (1,341 of 2,654) of the 10-14 age cohort population in West Lethbridge. North Lethbridge had a similar geographical distribution of the share of its population in the age 10-14 cohort, with the neighbourhoods of Uplands, Legacy Ridge/Hardieville and Westminster having the highest numbers of the 10-14 age cohort, but accounting for nearly half of the 10-14 year old population (49%) on the north side. The population of 10-14 year olds in South Lethbridge was more evenly spaced with only 38% residing in the neighbourhoods with the largest 10-14 age cohorts.

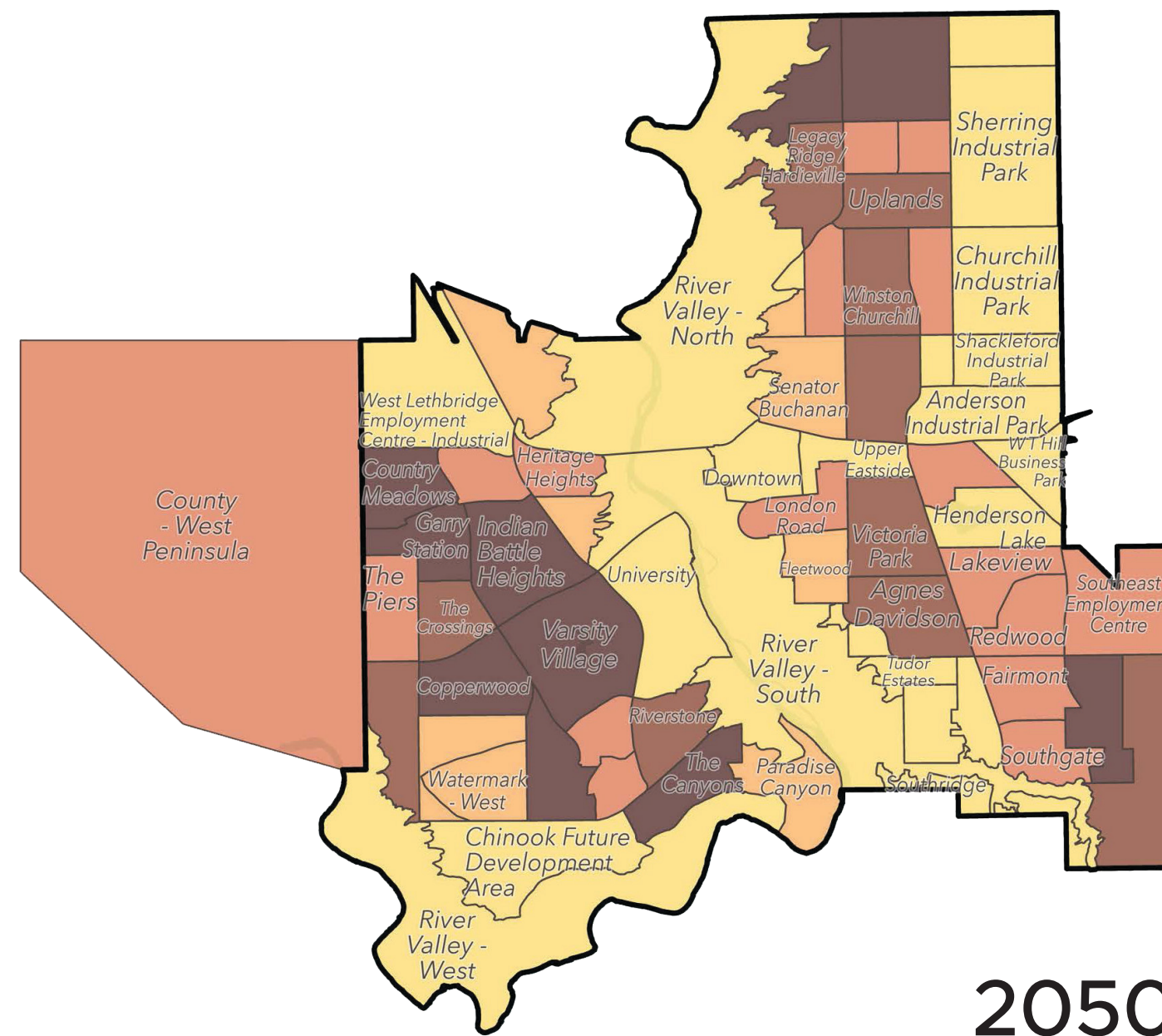


Between 2020 and 2030, significant development will continue in Country Meadows, Garry Station, The Crossings and The Canyons in West Lethbridge; Blackwolf 1 In North Lethbridge; and Discovery in South Lethbridge. Development is also expected to begin in Watermark in West Lethbridge and Blackwolf 2, the Royalview future development area and Burbridge Farms future development area in North Lethbridge. This will lead to a large increase in the age 10-14 cohort for these neighbourhoods. The development of Copperwood and RiverStone in West Lethbridge is anticipated to effectively conclude over this same time period, leading to a stabilization of the population of these neighbourhoods along with the age 10-14 cohort.





The Piers and the West Lethbridge Phase II–West area in West Lethbridge are anticipated to see growth beginning between 2030 and 2040, as is Blackwolf 2 in North Lethbridge and the Southeast future development area and Southeast Employment Centre in South Lethbridge. Population growth for all age cohorts is expected over this same timeframe in Country Meadows, Garry Station, Watermark, Sunridge and The Canyons in West Lethbridge; Blackwolf 1, Blackwolf 2, the Royalview future development area and Burbridge Farms future development area in North Lethbridge; and Discovery in South Lethbridge. A decrease in the age 10-14 cohort from 2030 to 2040 is expected in the Fairmont neighbourhood in South Lethbridge, while centrally located established neighbourhoods will experience slight fluctuations in total population and the age 10-14 cohort.



Growth in the age 10-14 cohort from 2040 to 2050 is expected to begin in West Lethbridge Phase II–South area and Watermark–West. Growth of this age cohort will continue in The Piers, West Lethbridge Phase II–West, Country Meadows, Garry Station, The Crossings and Watermark in West Lethbridge; Blackwolf 2, Royalview future development area and Burbridge Farms future development area in North Lethbridge; and the Southeast Employment Centre and Southeast future development area in South Lethbridge.

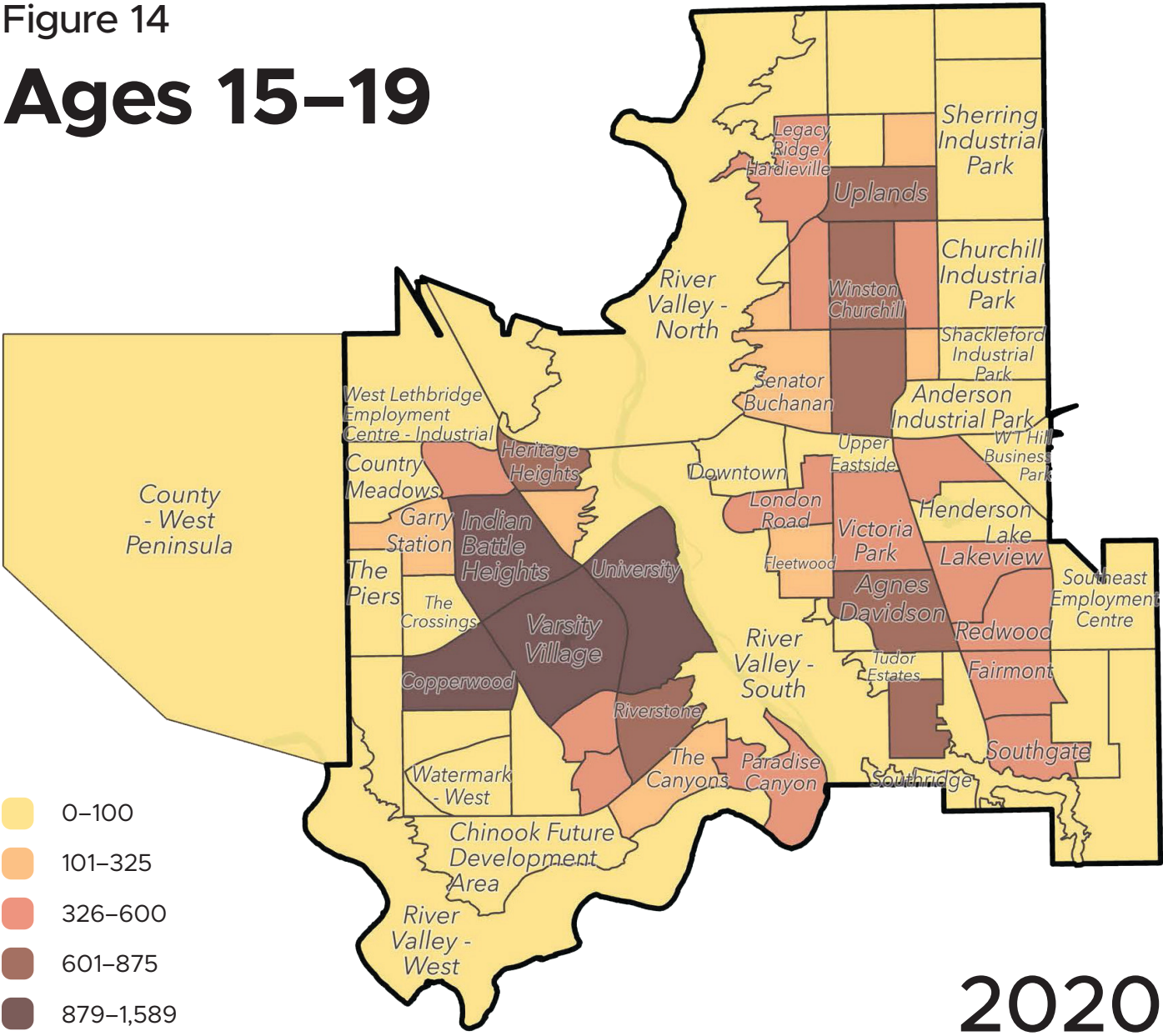
The area known as County–West Peninsula is anticipated to be annexed into the city at some point in the future. Utility servicing and urban development are anticipated to begin in this area between 2040 and 2050, with growth in the age 10-14 cohort also beginning during this timeframe.

Growth for the age 10-14 cohort will begin to stabilize over this timeframe in Copperwood, Garry Station and RiverStone in West Lethbridge; Blackwolf 1 and Legacy Ridge/Hardieville in North Lethbridge; and Discovery in South Lethbridge.

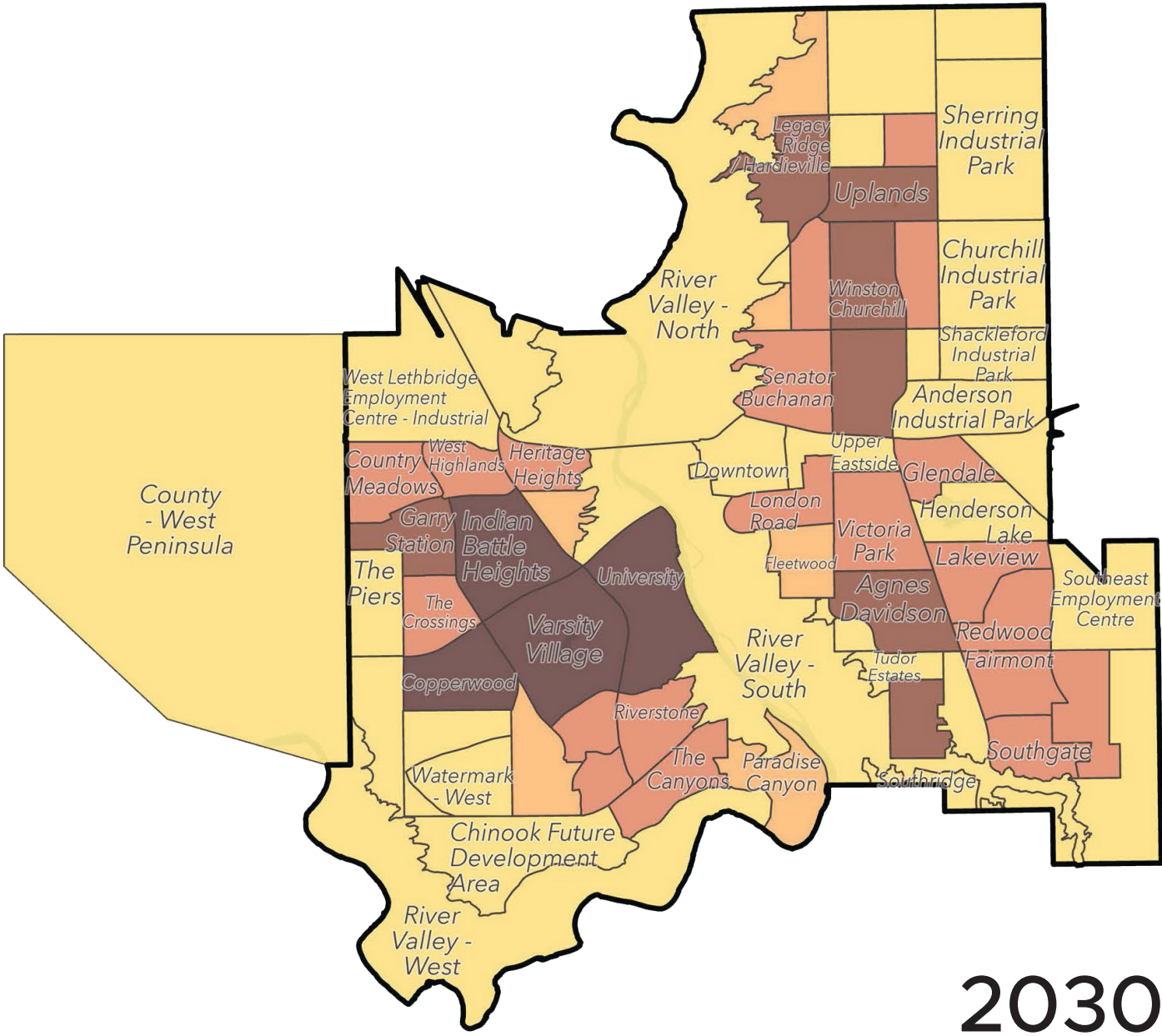


Figure 14

# Ages 15–19

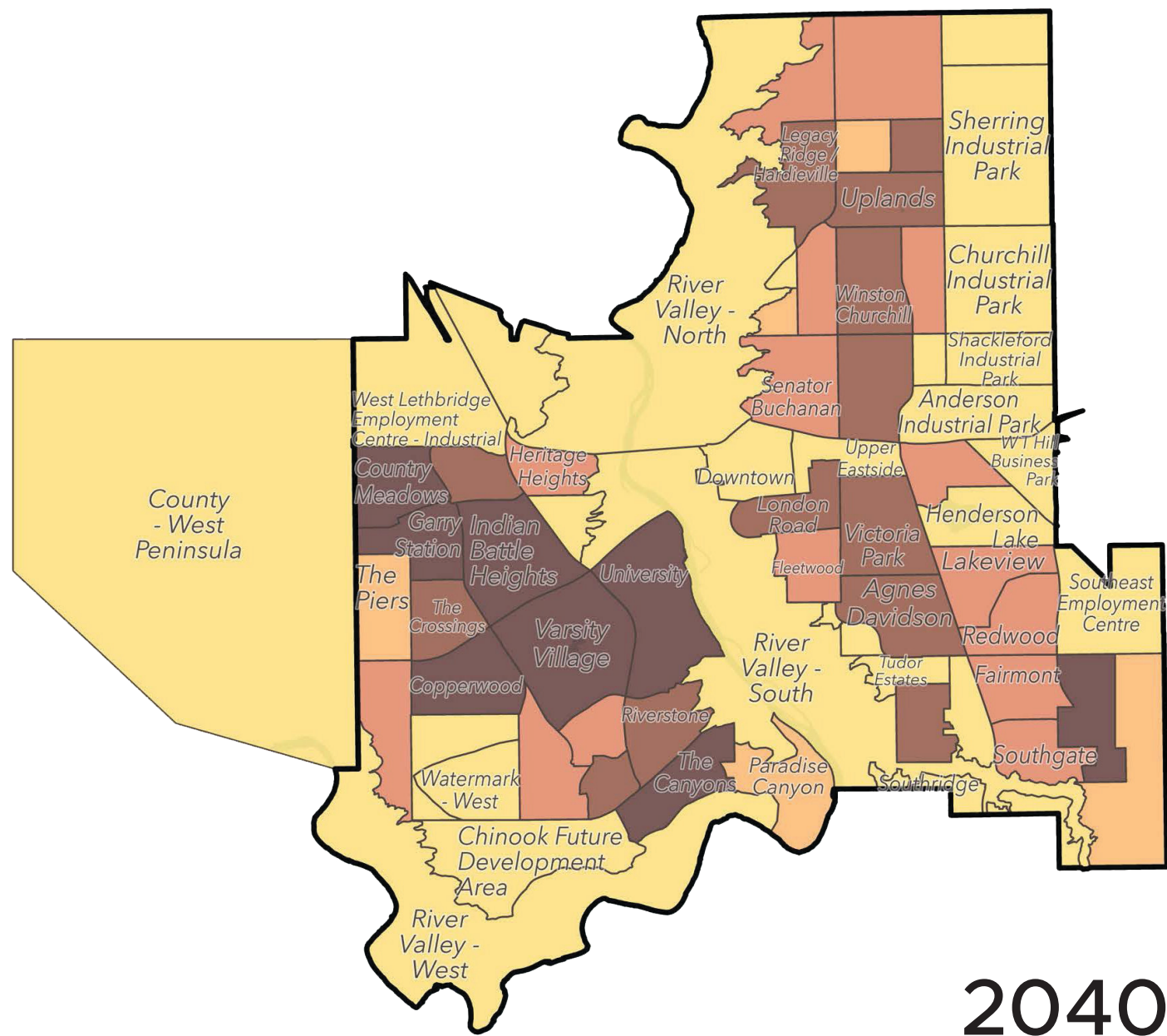


As with the age 5-9 and 10-14 cohorts, West Lethbridge had the largest share of the city’s age 15-19 population—51% compared to 23% in North Lethbridge and 26% in South Lethbridge. As with the other age cohorts, significant nodes of the age 15-19 cohort were seen in the West Lethbridge neighbourhoods of Indian Battle Heights, Varsity Village and Copperwood. What was unique is that there was a substantial population of this cohort residing at the University—not surprising as nearly all students residing in on-campus dormitories are 17 to 19 years old. If the University is not considered, these three neighbourhoods combined had just over half (1,537 of 2,911) of the age 15-19 population in West Lethbridge. North Lethbridge had a similar geographical distribution of the share of its population in the age 15-19 cohort, with the neighbourhoods of Uplands, Winston Churchill and Westminster having the highest numbers of the age 15-19 cohort, but accounting for close to half (826 of 1,571) of the 15-19 year old population on the north side. The population of 15-19 year olds in South Lethbridge was more evenly spaced with only 37% (572 of 1,539) residing in the neighbourhoods with the largest age 15-19 cohorts, even with the student population of Lethbridge Polytechnic on-campus housing removed from consideration.

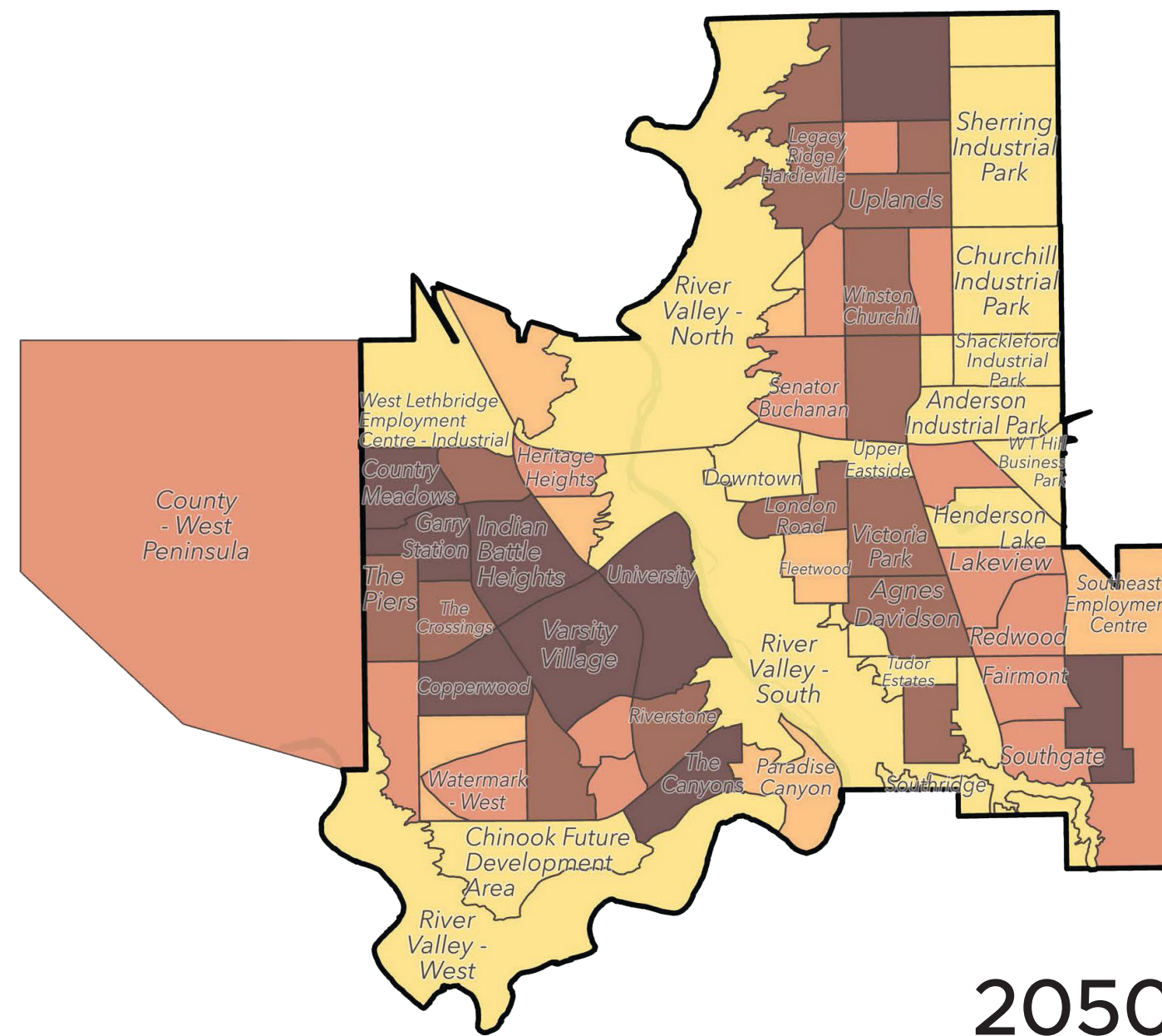


Between 2020 and 2030, significant development will continue in Country Meadows, Garry Station, The Crossings and The Canyons in West Lethbridge; Blackwolf 1 In North Lethbridge; and Discovery in South Lethbridge. Copperwood is expected to complete almost all development over this time period, but the age 15-19 cohort will continue to grow as the population ages. Development is also expected to begin in Watermark in West Lethbridge and Blackwolf 2, the Royalview future development area and Burbridge Farms future development area in North Lethbridge. This will lead to a large increase in the age 15-19 cohort for these neighbourhoods. The development of RiverStone in West Lethbridge is anticipated to effectively conclude over this time period, leading to a stabilization of the population of these neighbourhoods along with the age 15-19 cohort.





The Piers and the West Lethbridge Phase II–West area in West Lethbridge are anticipated to see growth beginning between 2030 and 2040, as is Blackwolf 2 in North Lethbridge and the Southeast future development area and Southeast Employment Centre in South Lethbridge. Population growth for all age cohorts is expected over this same timeframe in Country Meadows, Garry Station, Watermark, Sunridge, The Crossings and The Canyons in West Lethbridge; Blackwolf 1, Blackwolf 2, the Royalview future development area and Burbridge Farms future development area in North Lethbridge; and Discovery in South Lethbridge. A decrease in the age 15-19 cohort from 2030 to 2040 is expected in the Fairmont neighbourhood in South Lethbridge, while centrally located established neighbourhoods will experience slight fluctuations in total population and the age 15-19 cohort.



Growth in the age 15-19 cohort from 2040 to 2050 is expected to begin in West Lethbridge Phase II–South area and Watermark–West. Growth of this age cohort also continued in The Piers, West Lethbridge Phase II–West, Country Meadows and Watermark in West Lethbridge; Blackwolf 2, Royalview future development area and Burbridge Farms future development area in North Lethbridge; and the Southeast Employment Centre and Southeast future development area in South Lethbridge.

The area known as County–West Peninsula is anticipated to be annexed into the city at some point in the future. Utility servicing and urban development are anticipated to begin in this area between 2040 and 2050, with growth in the age 15-19 cohort also beginning during this timeframe.

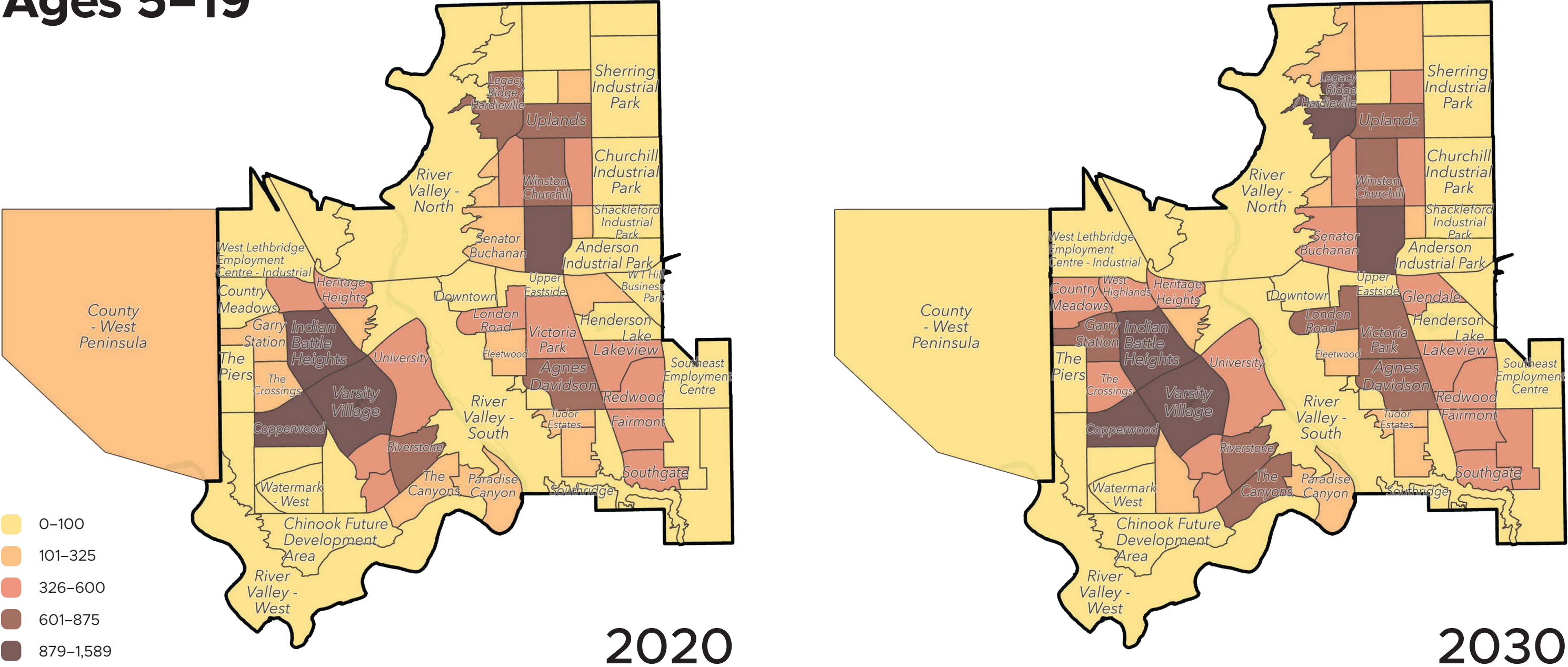
Growth for the age 15-19 cohort will begin to stabilize over this timeframe in Copperwood, Garry Station, The Crossings and RiverStone in West Lethbridge and Discovery in South Lethbridge. The age 15-19 cohort had is expected to decline in Sunridge and Copperwood in West Lethbridge and in Blackwolf 1 and Legacy Ridge/Hardieville in North Lethbridge.



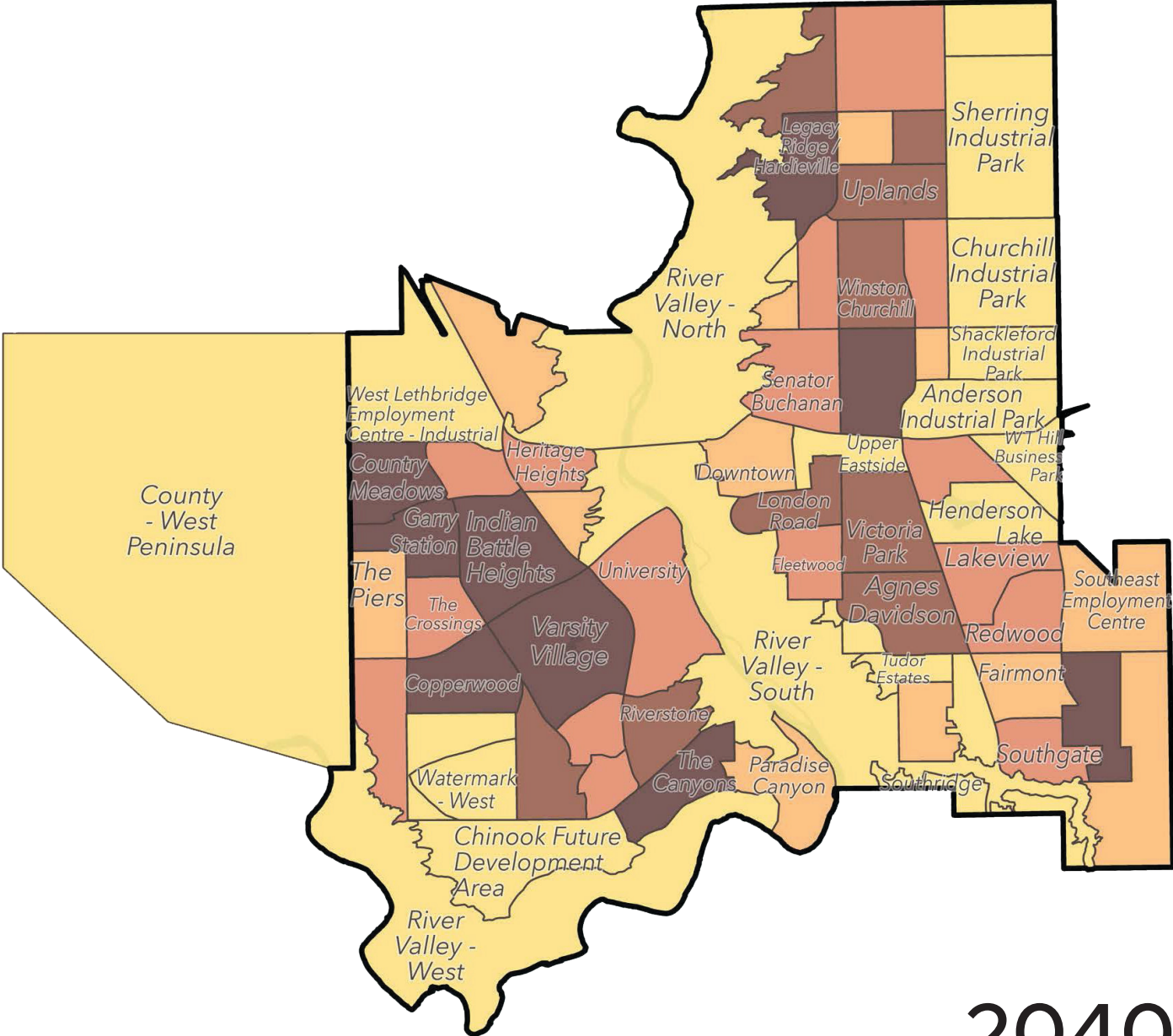
# POPULATION PROJECTIONS 2020–2050

Figure 15

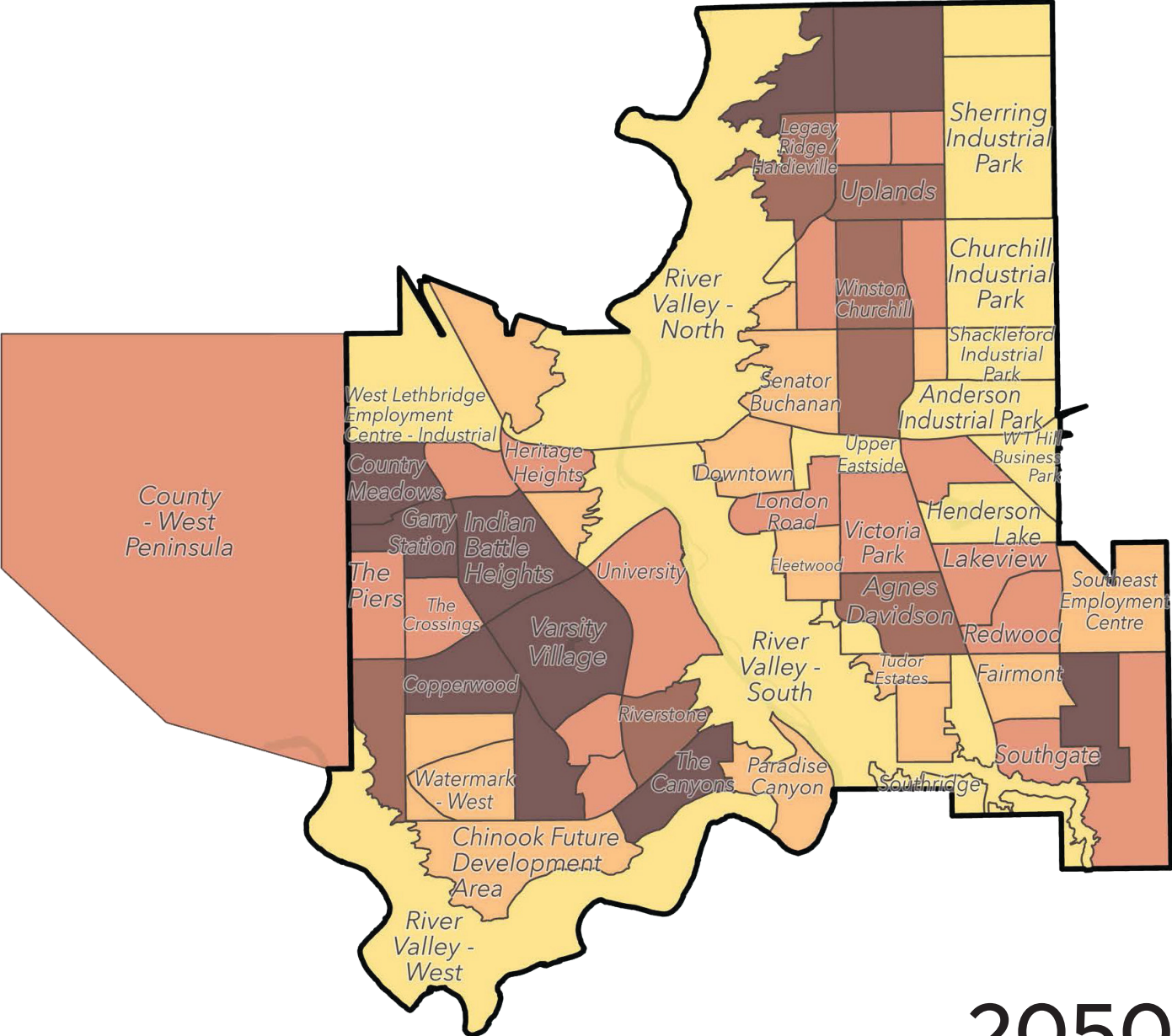
## Ages 5–19







2040

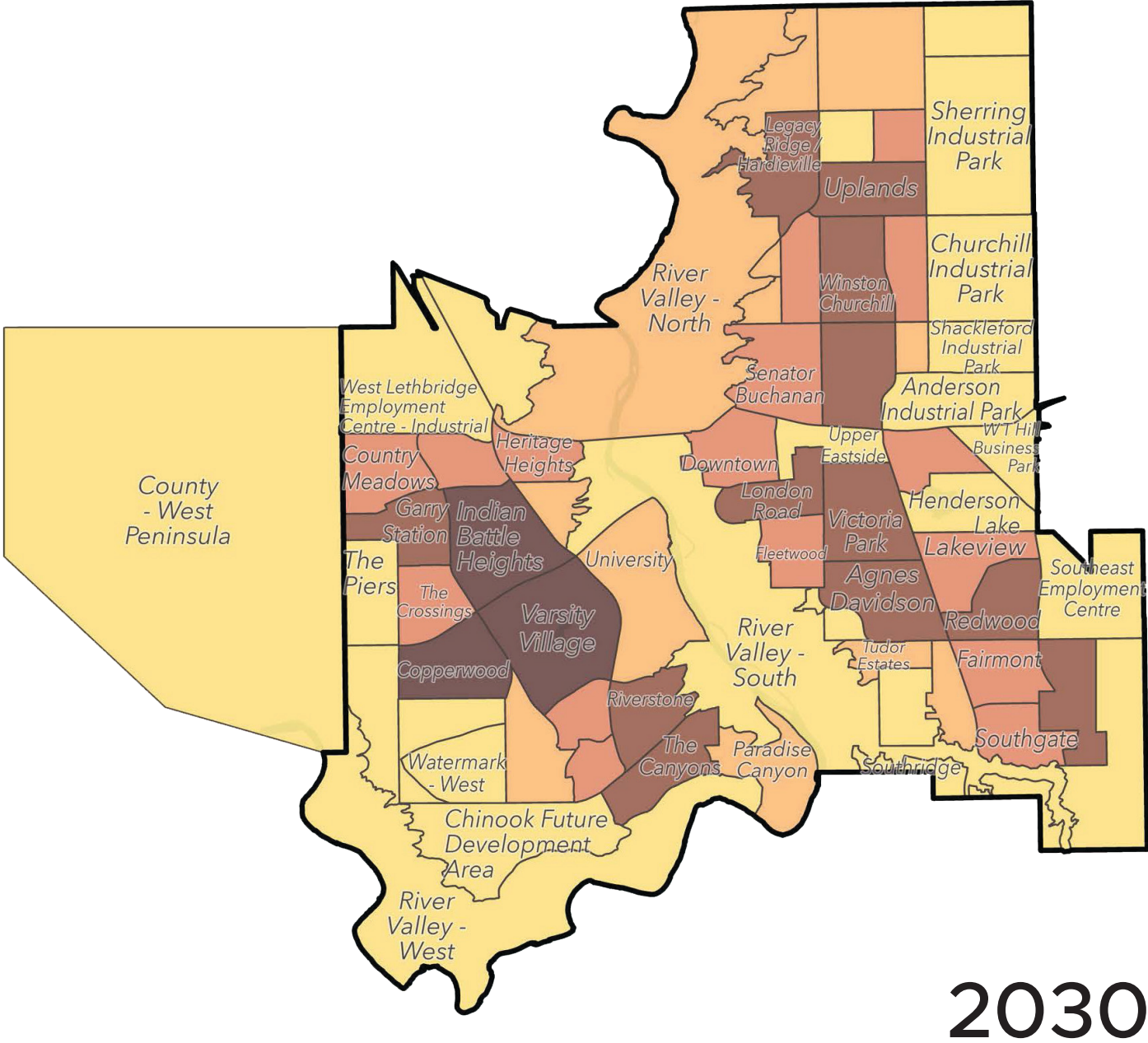
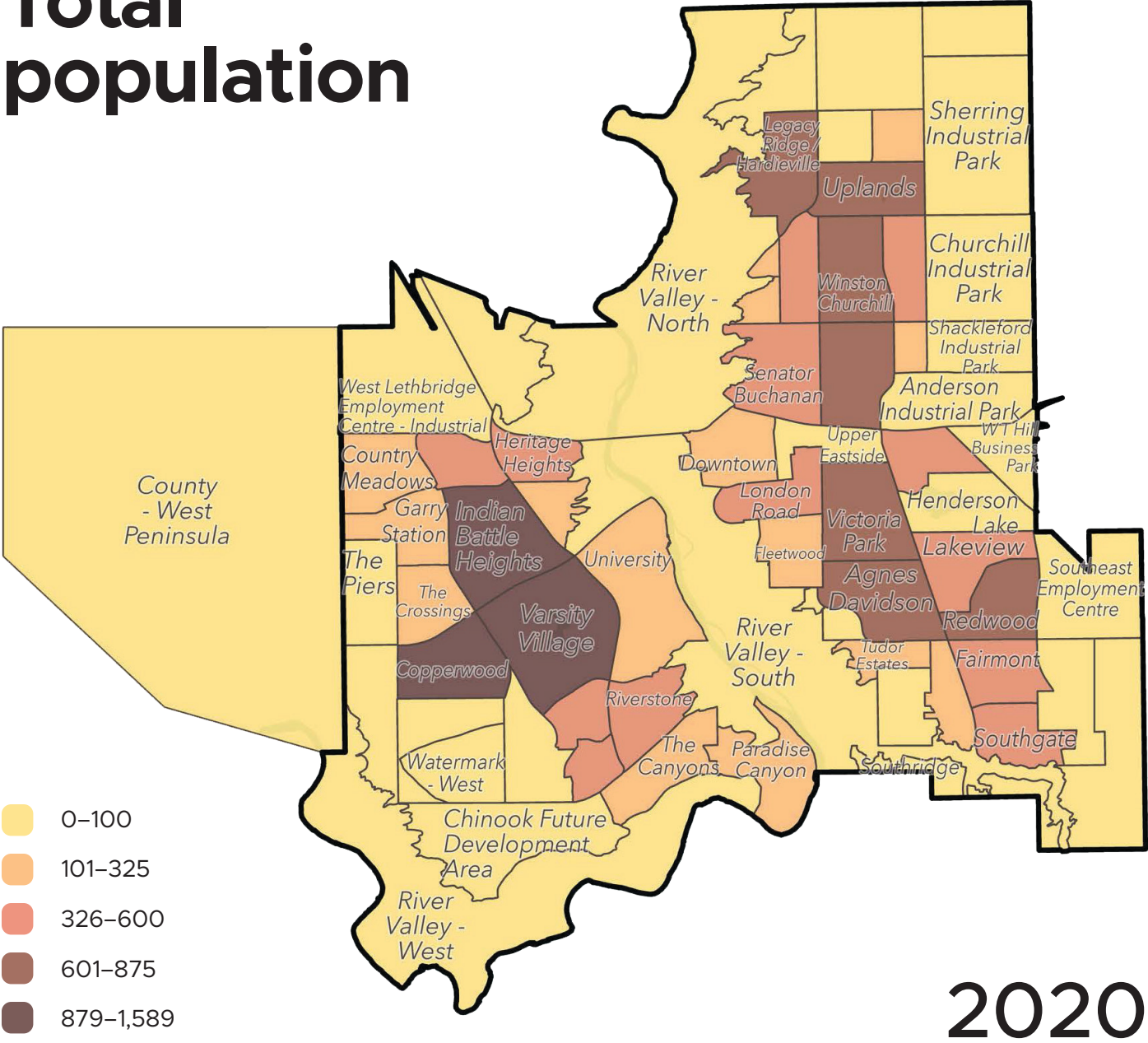


2050

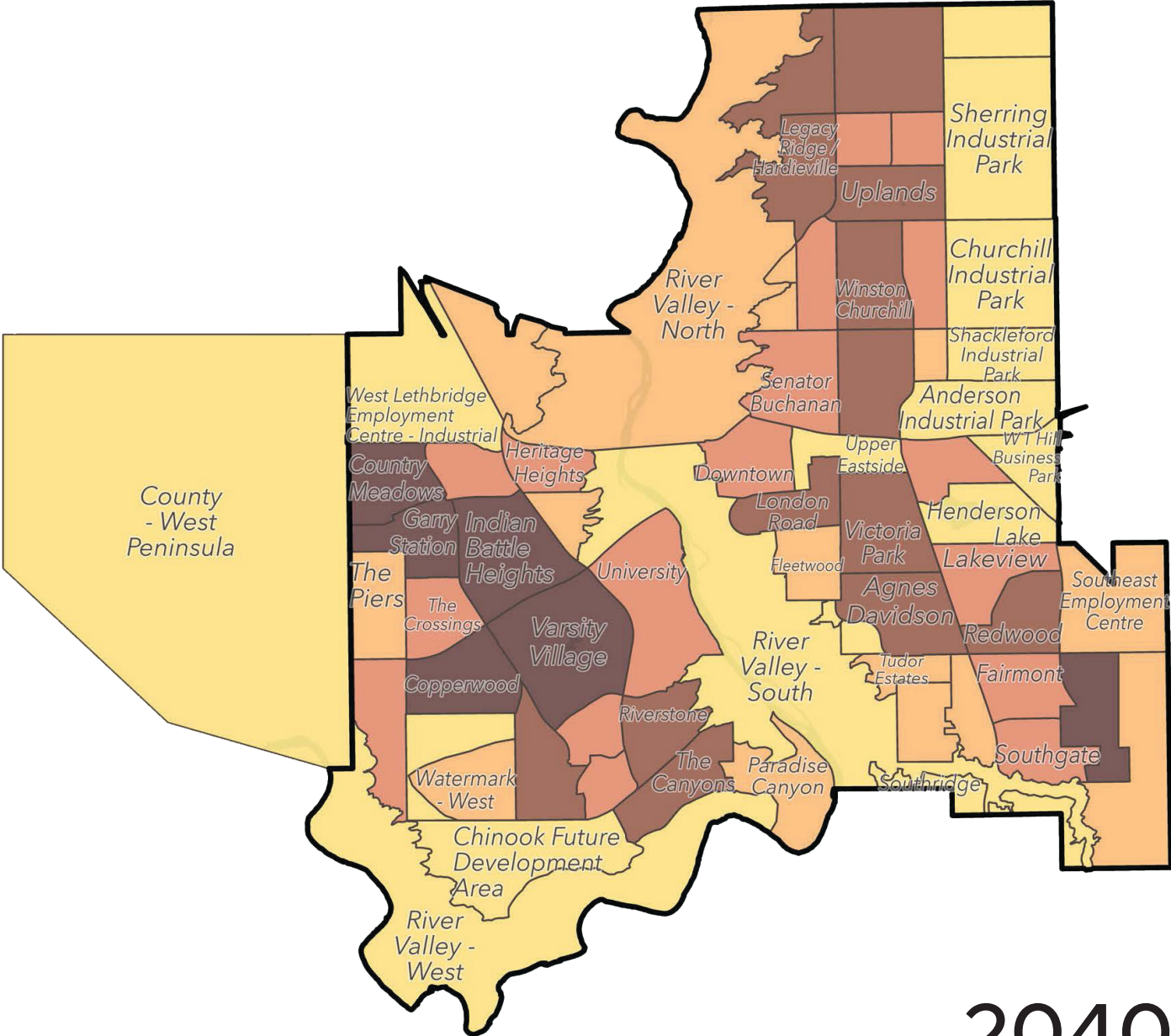


Figure 16

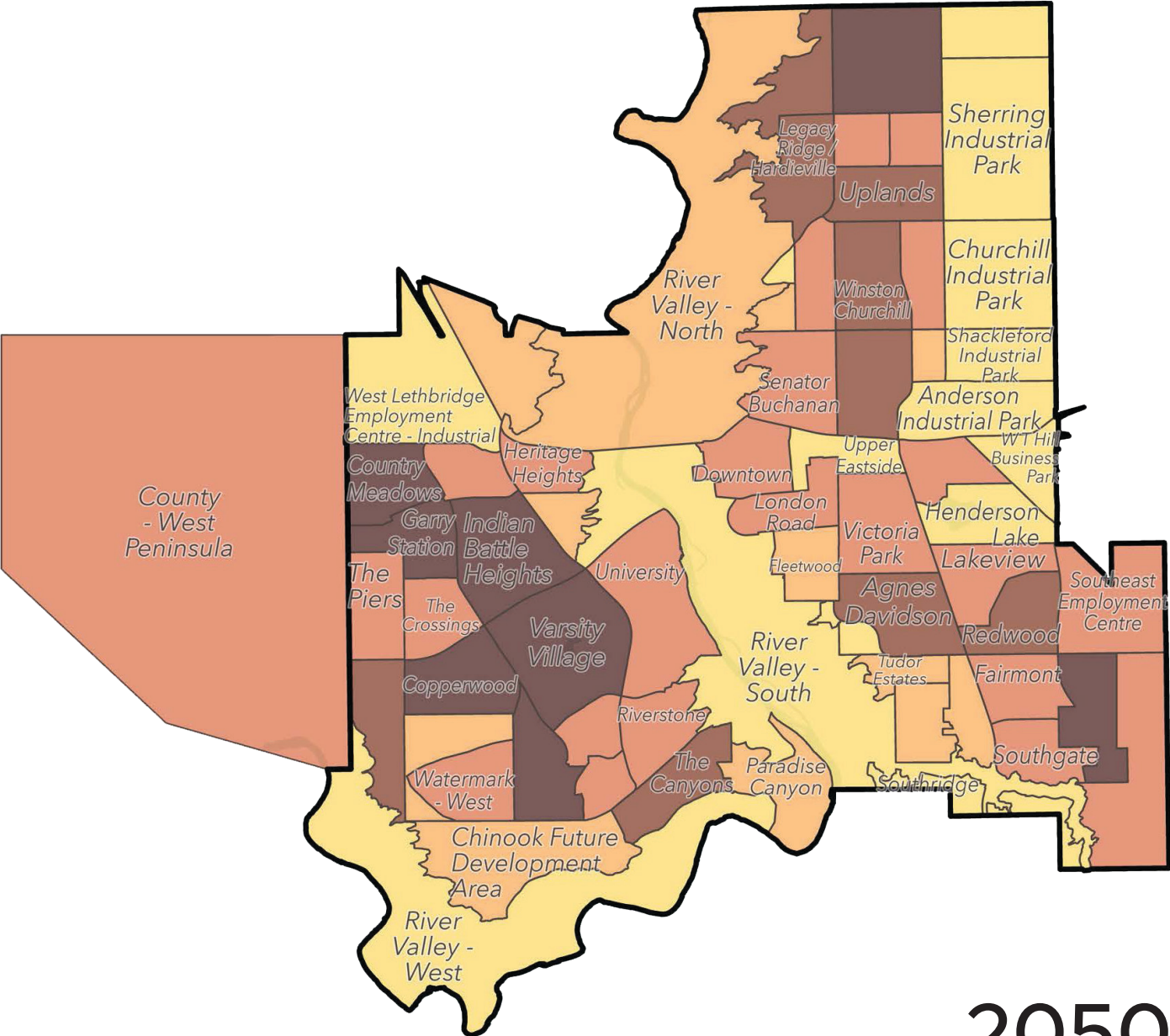
# Total population







2040



2050



# ENROLMENT & UTILIZATION PROJECTIONS

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**Over the next 10 years, student enrolment in West Lethbridge is projected to increase by more than 700, including 150+ students in Early Learning to grade 6 and about 235 in junior high school. Senior high is projected to increase by 315 students by 2034, and it will continue to increase annually.**

These enrolment projections assume that the positive birth trend and positive net migration will continue.

Holy Spirit Catholic School Division does not currently have the capacity to accommodate the increased enrolment at the elementary grade level, and additional space will be required urgently.

### LETHBRIDGE SCHOOL DIVISION ENROLMENT

According to its 2023/2024 enrolment figures, Lethbridge School Division has a student population of 12,237—approximately 11.5 percent of the city’s total population. By grade level, 42.9 percent are in elementary (kindergarten to grade 5), 22.5 percent are in middle school (grades 6 to 8) and 34.6 percent are in high school (grades 9 to 12).

By geographic region, the distribution of these students is as follows:

- North Lethbridge: 3,521 (28.8 percent)
- South Lethbridge: 4,232 (34.6 percent)
- West Lethbridge: 4,484 (36.7 percent).

This discrepancy between the geographic distribution of students versus that of the general population has two principal explanations:

- Students seeking specialized programs may attend schools outside of their boundary area—for example, the French immersion opportunities for elementary, middle and high school students at South Lethbridge schools
- Due to limited capacity at Chinook High School in West Lethbridge, approximately 400 high school students are bussed from West Lethbridge to Lethbridge Collegiate Institute in South Lethbridge.

### LETHBRIDGE SCHOOL DIVISION ENROLMENT GROWTH

Assuming that the city’s student population grows at the same rate as the general population (40 percent from 2023 to 2050), the Lethbridge School Division will need to accommodate 17,131 students by 2050—approximately 4,900 additional students.

Figure 17

PRESENT AND PROJECTED ENROLMENT VERSUS CURRENT CAPACITY

School	Type	Sector	Core Area Only	Total Area	Utilization % Core Area Only	Utilization % Total Area	2023 - 2024 (Actuals)	Forecast increase per year	2030 forecast student population	2030 utilization - core area only	2030 utilization - total area	Capital investment type	2024 cost	Year	Notes
Dr. Robert Plaxton Elementary School	Elementary (K to grade 5)	South	585	585	58%	58%	341	1.30%	373	64%	64%				Ability to add modular classrooms as south community grows
Ecole Agnes Davidson Elementary School	French Immersion Elementary (K to grade 5)	South	450	709	113%	72%	508	1.30%	556	124%	78%	Modernization / Preservation	\$15.0M	Beyond 2027	11 modular classrooms (325 students spaces). Two are 30–40 years old; two are 15–20 years. Age of modulars a concern
Fleetwood Bawden Elementary School	Elementary (K to grade 5) Montessori	South	275	503	133%	73%	367	1.25%	400	146%	80%	Modernization / Preservation	\$15.0M	Beyond 2027	Four modular classrooms (100 student spaces). Two are 15–20 years old
Lakeview Elementary School	Elementary (K to grade 5)	South	442	604	80%	58%	353	1.30%	386	87%	64%	Modernization / Preservation	\$15.0M	Beyond 2027	Six modular classrooms (150 student spaces). Two are 15–20 years old
General Stewart Elementary School	Elementary (K to grade 5)	South	186	186	56%	56%	104	1.30%	114	61%	61%				
Gilbert Paterson Middle School	Middle (grades 6–8) / French Immersion	South	941	941	88%	88%	825	1.30%	903	96%	96%	Modernization / Preservation	\$20.0M	Beyond 2027	Modernization will request additional student spaces to address capacity
Lethbridge Collegiate Institute	High (grades 9–12 / French Immersion	South	1250	2191	118%	67%	1478	1.85%	1,680	77%	77%	Modernization / Preservation	\$60.0M	2024/25	This modernization may be a replacement school on same site
Victoria High School/Outreach Programs	Alternative (grades 7–12)	South	359	359	71%	71%	256	1.25%	279	78%	78%	Modernization / Preservation	\$10.0M	2024/25	
Galbraith Elementary School	Elementary (PK to grade 5)	North	515	515	62%	62%	321	2.11%	372	72%	72%	Modernization / Preservation	\$23.0M	2023/24	Modernization in design phase. Construction expected to begin in 2026 with completion 2028/2029. No change to capacity
Park Meadows Elementary School	Elementary (PK to grade 5)	North	300	509	104%	61%	311	2.11%	360	120%	71%	Modernization / Preservation	\$15.0M	2023/24	10 modular classrooms (250 student spaces). Eight are 40–50 years old (school opening) and two are 30–40 years old. Age of modulars a concern. Modernization would remove old built-in-place modular classrooms
Senator Buchanan Elementary School	Elementary (K to grade 5)	North	369	369	77%	77%	284	2.11%	329	89%	89%	Modernization / Preservation	\$15.0M	2025/26	New school to address enrolment pressure. Modernization required for accessibility
Westminster Elementary School	Elementary (PK to grade 5)	North	367	367	59%	59%	217	2.11%	251	68%	68%	Modernization / Preservation	\$10.0M	2025/26	Modernization required for accessibility
Immanuel Christian Elementary School	Alternative Christian (PK to grade 5)	North	310	310	76%	76%	237	0.98%	254	82%	82%				Society owns this building and develops plans based on projected growth
Lethbridge Christian School	Alternative Christian (K to grade 8)	North	346	346	64%	64%	221	0.98%	237	68%	68%				Society owns this school
Wilson Middle School	Middle (grades 6–8)	North	923	923	66%	66%	612	2.11%	708	77%	77%				
Winston Churchill High School	High (grades 9–12)	North	1094	1094	93%	93%	1015	2.11%	1,175	107%	107%				
Immanuel Christian Secondary School	Alternative Christian (grades 6–12)	North	657	657	46%	46%	303	0.98%	324	49%	49%				
Coalbanks Elementary School	Elementary (K to grade 5) / Spanish Bilingual	West	300	632	221%	105%	664	2.39%	783	261%	124%				14 modular classrooms (350 student spaces).
Dr. Gerald B. Probe Elementary School	Elementary (K to grade 5)	West	400	668	118%	71%	471	2.39%	556	139%	83%	Modernization / Preservation	\$15.0M	2024/25	17 modular classrooms (425 student spaces). Four are 30–40 years old; four are 15–20 years old
Nicholas Sheran Elementary School	Elementary (PK to grade 5)	West	500	727	78%	54%	392	2.39%	462	92%	64%	Modernization / Preservation	\$15.0M	2023/24	14 modular classrooms (350 student spaces). Eight are 40–50 years old, original to building. These would be removed and replaced upon modernization
Mike Mountain Horse Elementary School	Elementary (PK to grade 5)	West	400	771	148%	77%	593	2.26%	693	173%	90%	Modernization / Preservation	\$14.0M	2023/24	21 modular classrooms (525 student spaces). 10 relocatable are vintage to building and almost 40 years old. Age of these relocatables a concern. Once West Coulee Station is complete, a request to remove these modulars will be sent to AB Education
G.S. Lakie Middle School	Middle (grades 6–8)	West	674	770	76%	67%	515	2.26%	602	89%	78%	Modernization / Preservation	\$20.0M	Beyond 2027	Six modular classrooms (150 student spaces). Modernization will be an addition to the building for enrolment growth
Senator Joyce Fairbairn Middle School	Middle (grades 6–8)	West	775	799	80%	78%	623	2.39%	735	95%	92%				10 modular classrooms (part of original capacity calculations)
Chinook High School	High (grades 9–12)	West	1263	1322	97%	93%	1226	2.26%	1,434	114%	108%				

Source: Capital Plan + info provided by architectural consultant / Red denotes overload / capacity

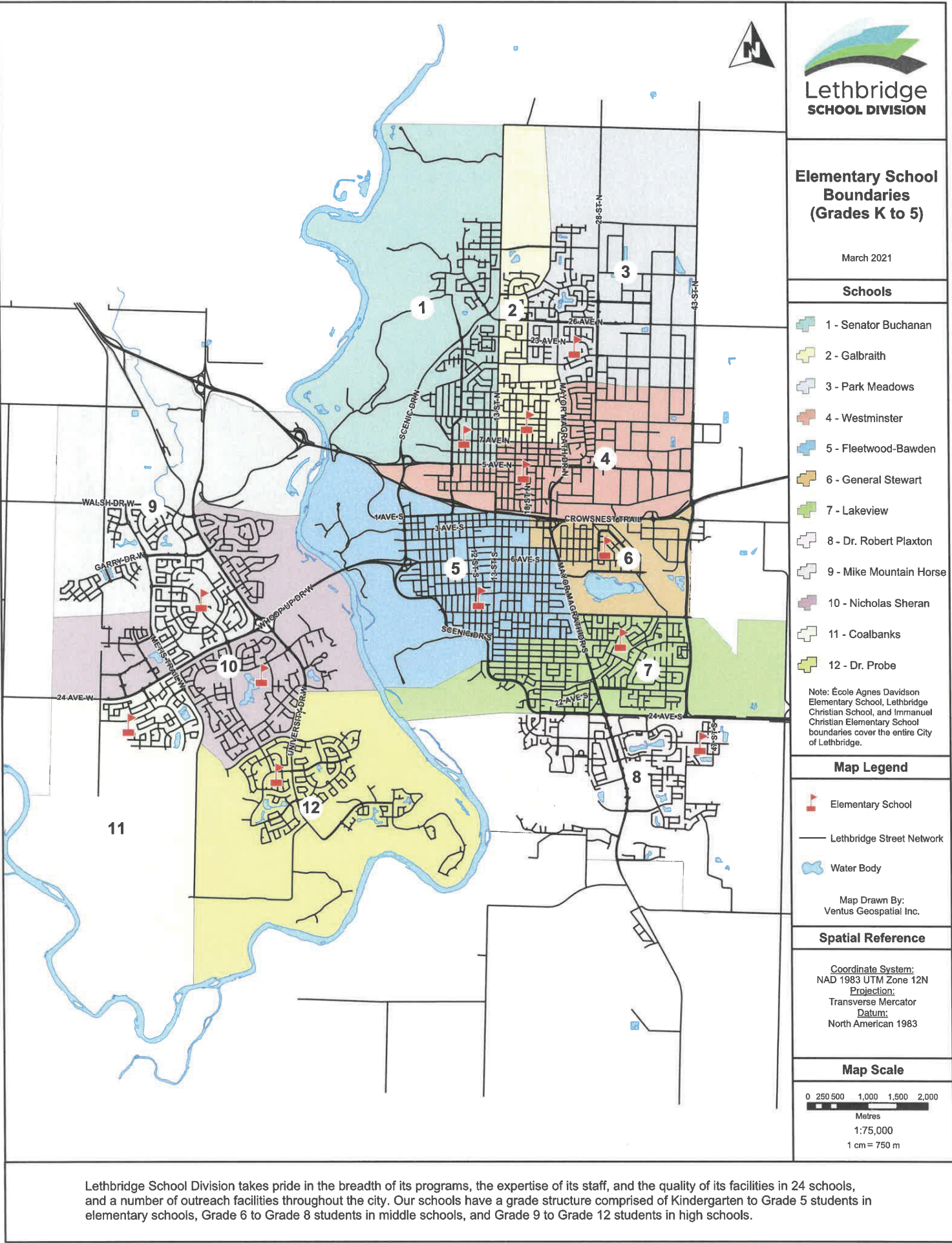
Note: This chart does not take into account the impact on future utilization of adding new schools, such as West Coulee Station Elementary School opening in 2025-2026, a future elementary school and high school requested for West Lethbridge, and an elementary school in north Lethbridge requested in the Division's Capital Plan.



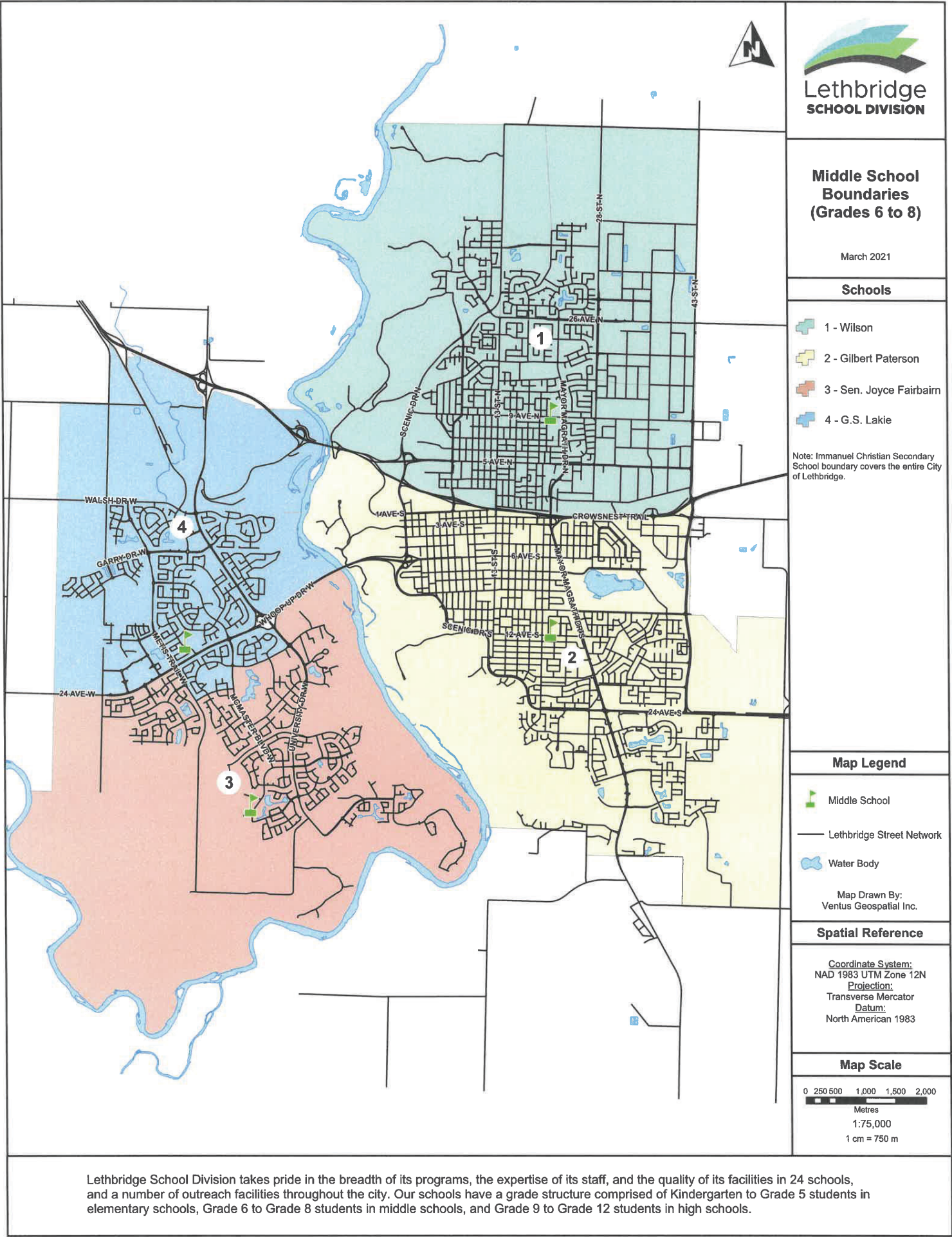
# SCHOOL BOUNDARIES

School boundary alterations play a role in formulating investment into new facilities and/or modernization of existing buildings. However, changing school boundaries is challenging and causes consternation among the parents involved. Adjusting school boundaries typically serves as a temporary fix and adds operational costs in busing students.

Figure 18  
ELEMENTARY, MIDDLE AND HIGH SCHOOL BOUNDARIES













# APPENDIX



# ARCHITECT’S NOTES

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## Nicholas Sheran Elementary School

380 Laval Boulevard W • T1K 3Y2

Nicholas Sheran Elementary School opened in 1980 and has a current official capacity of 727 students based on Alberta Education’s Instructional Area Form (IAF) calculations. This overall student capacity is supported by the addition of eight framed-in-place classrooms at the time of original construction. Since then, two additional relocatable classrooms were installed in 1985. Two modular classrooms were added to the school in 2015 and another two in 2017, bringing the total relocatable/modular classroom count to 14. It must be noted here that this number exceeds the total core school instructional spaces of just 13.

In removing portable and modular classrooms from the IAF calculations, we arrive at an original core school capacity of 300 students.

The original eight portable classrooms along with the two 1985 classrooms are framed-in-place wood construction and do not meet today’s standards.

The Nicholas Sheran core school gymnasium, with a net area of 617 m², aligns best with a core school capacity of 650–890 students. Nicholas Sheran was designed as a Community School, an initiative at the time to augment school facilities with features such as community rooms and larger gymnasiums to facilitate community use.

The Library Learning Commons has a net area 222 m², reducing that calculation to an approximate core school capacity of 540 students.

With a total net area for Administration of 190 m², the Administration space is undersized for a school of this size, falling just above the smallest allowance made for Administration space in the current Capital Manual. Based on this analysis and the number of both permanent and framed-relocatable classrooms built as a part of the original construction (20), we can assume a core school capacity of 500 students.

The school’s current instructional capacity is 145% of design capacity.

## Nicholas Sheran Elementary School Statistics

- Year opened: 1980
- Current enrolment: 392
- Core capacity: 500 (78.4% core utilization)
  - Instructional Capacity: 727 (53.9% instructional utilization)
  - Instructional capacity versus core capacity: 145%
- Core building area: 3,495 m²
- Current building area: 5,000 m²
- Number of modular classrooms: 14 (Built-in-place/portables: 10 + Modulares: 4)



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## Mike Mountain Horse Elementary School

155 Jerry Potts Boulevard W • T1K 6G8

Mike Mountain Horse School opened in 1986 and has a current official capacity of 771 students based on IAF calculations. This overall student capacity is supported by the addition of eight framed-in-place classrooms at the time of original construction. Since then, two additional portable classrooms were installed in 1990. In 2007, two modular classrooms were added, along with an additional four in 2010, one in 2013, two in 2015, and finally two in 2016, bringing the total relocatable/modular classroom count to 21. It should be noted that this number exceeds the total core school classroom count of just 13.

The original eight relocatable classrooms and the two 1990 classrooms are framed-in-place wood construction with brick-slice veneer cladding and do not meet today’s standards.

The core school gymnasium, with a net area of 490 m<sup>2</sup>, aligns best with a core school capacity of 210–590 students. The Library Learning Commons has a net area 167 m<sup>2</sup>, which narrows that calculation to an approximate 400 students. Based on current Education Area Guidelines, the combination of administration, staff, wrap-around and collaboration spaces programed for would exceed those spaces available within the school by 33m<sup>2</sup>, or 15%.

The school’s current instructional capacity is 193% of design capacity.

### Mike Mountain Horse Elementary School Statistics

Year opened: 1986

Current enrolment: 593

Core capacity: 400 (148.3% core utilization)

Instructional Capacity: 771 (76.9% instructional utilization)

Instructional capacity versus core capacity: 193%

Core building area: 3,123 m<sup>2</sup>

Current building area: 5,436 m<sup>2</sup>

Number of modular classrooms: 21 (Built-in-place/portables: 8 + Modulares: 13)

# ARCHITECT’S NOTES

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## Dr. Gerald B. Probe Elementary School

120 Rocky Mountain Boulevard W

Dr. Gerald B. Probe Elementary School opened in 1991 and has a current official capacity of 668 students based on IAF calculations. This overall student capacity is supported by the addition of four framed-in-place classrooms at the time of original construction. Since then, two modular classrooms were added in 2007, two in 2008, two in 2014, two in 2015, two in 2016, two in 2017, and finally one in 2019, bringing the total for relocatable and/or modular classrooms on the original core building to 17. It should be noted that this number exceeds the total core school classrooms of just 13.

The original relocatable classrooms are framed-in-place wood construction with brick-slice veneer cladding and do not meet today’s standards.

Dr. Gerald B. Probe Elementary School’s core school gymnasium, with a net area of 490 m², aligns best with a core school capacity of 210–590 students. The Library Learning Commons has a net area of 167 m², which narrows that calculation to approximately 400 students.

The school’s instructional capacity is currently 167% of design capacity.

## Dr. Gerald B. Probe Elementary School Statistics

Year opened: 1991

Current enrolment: 471

Core capacity: 400 (85% core utilization)

Instructional Capacity: 668 (70.5% instructional utilization)

Instructional capacity versus core capacity: 167%

Core building area: 3,121 m²

Current building area: 5,035 m²

Number of modular classrooms: 17 (Built-in-place/portables: 4 + Modulares: 13)



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# Coalbanks Elementary School

230 Coalbanks Boulevard W • T1J 4V4

Coalbanks Elementary School opened in 2017 and has a current instructional capacity of 633 students based on IAF calculations. This overall student capacity is supported by the addition of nine modular classrooms added at the time of the core school construction and the later addition of three modulars in 2018, two in 2019, and another modular classroom and modular washroom unit in 2022. This brings the total modular classroom count to 14.

The core school was constructed to support 600 students with 12 permanent instructional classroom spaces and 12 modular classrooms spaces in its fully built-out configuration.

The current instructional capacity at Coalbanks Elementary School is 106% of design capacity, and the school’s enrolment is currently at 111% of design capacity.

## Coalbanks Elementary School Statistics

- Year opened: 2017
- Current enrolment: 664
- Core capacity: 600 (111% core utilization)
  - Instructional Capacity: 633 (105% instructional utilization)
  - Instructional capacity versus core capacity: 106%
- Core building area: 4,032 m²
- Current building area: 5,679 m²
- Number of modular classrooms: 14

# ARCHITECT’S NOTES

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## G.S. Lakie Middle School

50 Blackfoot Boulevard W • T1K 7N7

G.S. Lakie Middle School opened in 2002 and has a current official capacity of 770 students based on IAF calculations. This overall student capacity is supported by a permanent addition of three instructional areas in 2004 and the addition of six modular classrooms in 2007, 2008 and 2010.

G.S. Lakie Middle School was designed to accommodate 600 students. Though areas for potential permanent classroom additions were shown on the original drawings, the core capacity of the school was designed to 600-students.

The school's gymnasium, with a net area of 588 m<sup>2</sup>, aligns best with a core school capacity of between 370 and 625 students. The Library Learning Commons has a net area of 206 m<sup>2</sup>, which narrows that calculation to 525–570-students. At 170 m<sup>2</sup>, the total net area for administration within the school falls well below the current allocation in the Capital Manual and is not useful for comparison. Based on this analysis, the maximum core school capacity is 600 students.

The school's current instructional capacity is 128% of design capacity.

## G.S. Lakie Middle School Statistics

Year opened: 2002

Current enrolment: 515

Core capacity: 600 (86% core utilization)

Instructional capacity: 770 (67% instructional utilization)

Instructional capacity versus core capacity: 128%

Core building area: 5,299 m<sup>2</sup>

Current building area: 6,257 m<sup>2</sup>

Number of modular classrooms: 6



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# Senator Joyce Fairbairn Middle School

301 Rocky Mountain Boulevard W • T1K 6S4

Senator Joyce Fairbairn Middle School opened in 2018 and has a current instructional capacity of 799 students based on IAF calculations. This overall student capacity is supported by 10 modular classrooms added at the time of the core school construction.

The core school was constructed to support 900 students with 21 permanent instructional classrooms and 15 modular classroom spaces in its fully built-out configuration.

The core capacity at Senator Joyce Fairbairn Middle School is currently at 69%.

## Senator Joyce Fairbairn Middle School Statistics

Year opened: 2018

Current enrolment: 623

Core capacity: 900 (69% core utilization)

Instructional capacity: 799 (78% instructional utilization)

Instructional capacity versus core capacity: 88%

Core building area: 6,509 m<sup>2</sup>

Current building area: 7,550 m<sup>2</sup>

Number of modular classrooms: 10

# ARCHITECT’S NOTES

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## Chinook High School

259 Britannia Boulevard W • T1J 4A3

Chinook High School opened in 2010 and has a current official capacity of 1,322 students based on IAF calculations. This capacity is supported by a permanent addition to the school in 2011 and three modular classrooms added in 2022.

Chinook High School was designed for a core capacity of 900 students, with an initial phase that included instructional area for 700 students. Though the second phase for the school was originally intended to accommodate an additional 200 students, when it was constructed in 2011, enrolment pressure was increasing rapidly, and the expansion was completed with an additional capacity of approximately 550 students.

The school's instructional capacity is currently at 147% of its design capacity.

## Chinook High School Statistics

- Year opened: 2010
- Current enrolment: 1,226
- Core capacity: 900 (136% core utilization)
  - Instructional capacity: 1,322 (93% instructional utilization)
  - Instructional capacity versus core capacity: 147%
- Core building area: 5,735 m<sup>2</sup>
- Current building area: 9,138 m<sup>2</sup>
- Number of modular classrooms: 3



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## Lethbridge Collegiate Institute High School (LCI)

1701 5 Avenue S • T1J 0W4

LCI opened in 1949 and has a current official capacity of 2,191 students based on AIF calculations. LCI comprises the original 1949 building with additions and renovations completed in 1955 and 1957, a significant facility expansion in 1970, and further additions in 1986. All of the additions were completed as permanent construction.

LCI has two gymnasiums with a combined net area of 1,242 m<sup>2</sup>, as well as a smaller physical activity room with a net area of 218 m<sup>2</sup>. A total physical education area of 1,460 m<sup>2</sup> aligns best with a core school capacity of between 1,055 and 1,610 students. The Library Learning Commons has a net area of 523 m<sup>2</sup>, which narrows that calculation to an approximate core school capacity of 1,250 students. With a total net area of approximately 500 m<sup>2</sup> for administration, we can assume a total core school capacity of 1,250 students.

LCI’s instructional capacity is at 175% of the school core’s designed capacity.

### Lethbridge Collegiate Institute High School Statistics

Year opened: 1949

Current enrolment: 1,478

Core capacity: 1,250 (118% core utilization)

Instructional capacity: 2,191 (67.5% instructional utilization)

Instructional capacity versus core capacity: 175%

Core building area: n/a

Current building area: 20,650 m<sup>2</sup>

Number of modular classrooms: n/a

