



# **Long-Range Facilities Plan Update 2024 - 2033**

**JUNE 18, 2024**

## EXECUTIVE SUMMARY

The intent of a Long-Range Facilities Plan is to provide a strategic framework and direction for the School District's annual review of its Five-Year Capital Plan and the District's proposed capital projects.

Updating a LRFP requires several steps: data gathering; updating the long-range enrolment forecast, review of options; drafting a multi-year implementation program; consulting with staff, students and parents on the impacts; and, finally, adoption of the LRFP by the Board of Education.

This work is now complete. In developing the Long-Range Facilities Plan, the following District objectives were always in the forefront of consideration:

- Provide viable educational facilities capable of accommodating all catchment students.
- Provide school facilities capable of providing a successful educational environment for the assigned grade structure.
- Provide healthy and safe physical facilities at schools.
- Provide accessible community spaces in support of the local population's educational and cultural needs, recognizing the importance of the school building as a resource to the community.

Consultation on the draft Long-Range Facilities Plan occurred throughout April and May 2024. There were many questions, particularly related to the school impacts of growth, but there were no adjustments required to the LRFP recommendations. A list of the consultation meetings is included in Reference Document 11.

As a result of this year-long work, the following are recommended:

- No substantive changes to be made to the following:
  - ✓ Educational program locations
  - ✓ Early French Immersion, Montessori, Fine Arts, and other specialty programs
  - ✓ Aldergrove, Brookwood, D.W. Poppy and Walnut Grove catchments
  - ✓ Schools of Choice
- The School District to continue to register as many students as is practical at their catchment school.
- The District should consider a more aggressive program to track the condition of portable classrooms. By September 2024, the District will have 146 portable classrooms on school sites. As new schools are added, many of the existing portables could be relocated to other needed school sites but is only practical if their condition will withstand relocation.
- The District to continue to partner with the Township of Langley on identifying future school sites suitable for joint school and community/neighbourhood park use.

- The School District to continue to pursue the creation of grade 6, 7 and 8 middle schools where feasible.

Notwithstanding, there are demands for facilities in all catchments - the critical catchment is Willoughby. Enrolment in this catchment is expected to grow by 6,100 (30%) over the next 10 years. This is 76% of the forecasted enrolment increase for the entire School District. New schools are critical to providing student capacity.

The District support the following major capital project requests over the next 10 years.

Addition	RE Mountain Secondary	12 classrooms
	Nicomekl Elementary	Prefabricated Classroom Addition
	Lynn Fripps Elementary	Prefabricated Classroom Addition
	Donna Gabriel Robins Elementary	Prefabricated Classroom Addition
	Willoughby Elementary	Prefabricated Classroom Addition
Site	New Willoughby Elementary 1	Location identified - SW Latimer
	New Willoughby Elementary 3	Location to be determined
	New Willoughby Elementary 4	Location to be determined
	New Brookwood Middle	Location to be determined
	New Willoughby Middle	Location to be determined
	New Walnut Grove Middle	Location to be determined
New School	Smith Secondary	No site acquisition required
	Smith Middle	Same site as Smith Secondary
	Willoughby Elementary 1	site acquisition required
	Willoughby Elementary 2	site already acquired
	Willoughby Elementary 3	site acquisition required
	Brookwood Middle	site acquisition required
	Willoughby Elementary 4	site acquisition required
	Willoughby Slope Middle	site acquisition required
Seismic	Walnut Grove Middle	site acquisition required
	Brookwood Secondary	
	D.W. Poppy Secondary	

## **UPDATE TO THE LONG-RANGE FACILITIES PLAN 2024**

### **INTRODUCTION**

The intent of a Long-Range Facilities Plan is to provide a strategic framework and direction for the School District's annual review of its Five-Year Capital Plan and the District's proposed capital projects.

School District No. 35 (Langley) created a Long-Range Facilities Plan in 2012 which was updated in 2017. The LRFP is undergoing an update at present to accommodate the rapid rate of growth and direction of the Township of Langley to promote additional development. In addition, the reinstatement of the teacher's language which now determines the class size and composition also affects the number of students in each classroom and has accelerated the need for additional school capacity.

This document serves as an update to the 2017 LRFP.

Today the School District serves approximately 25,000 students in kindergarten to grade 12 and operates 45 schools and four District facilities. The schools are listed by Family of Schools in Reference Document 2A.

For 2023, School District No. 35 (Langley) also has 126 portable classrooms at its schools that are used for general instruction plus 20 more scheduled for installation for September 2024.

Long range facilities plans are intended to provide a strategic framework for facilities planning as well as to support capital projects being submitted to the Ministry for capital investment considerations. These facility plans must identify capital requirements for school expansion and consolidation, school replacement or upgrades on building condition, seismic vulnerability and ongoing maintenance / life cycle costs, as well as any new government initiatives.

The Long-Range Facilities Plan uses 10-year enrolment projections.

The facilities plan vision and planning principles will allow the School District to plan for future facilities and/or improvements strategically.

The Long-Range Facilities Plan was presented for consultation in April and May 2024. No significant issues were raised during the consultations and details of the consultations completed are included in Reference Document 11 – Consultation Record.

## **OBSERVATIONS & CONCLUSIONS**

### **Registration Management**

SD35 has an excellent record of keeping registration within school catchments. This approach should be continued unless reasonable exceptions occur:

- a. In Willoughby catchment, elementary schools in the Peter Ewart Middle and Yorkson Creek Middle school families cannot accommodate all catchment students in their catchment schools. This requires additional school capacity and preferably new elementary schools.
- b. Schools of choice have District-wide catchments. Preference should be given to District students before out-of-boundary students are considered.
- c. Careful consideration should be given if out-of-catchment students are considered for the lower grades. It is difficult to expel these students as they move up through the grades.
- d. SD35 has over 4% of students from out-of-District, although many of those attend schools of choice or schools where enrolment capacity is available. Given the enrolment pressure on District schools, every effort should be made to reduce out-of-District students.

### **Portable Asset Management Program**

The District is completing the Ministry's basic Portable Inventory. However, the District should consider adding fields to capture the condition of the portable over time. Some things to consider including are:

- Inspections – date, reason for the inspection, condition, follow-up required
- Year constructed
- Year installed this location
- Heating system and whether A/C is possible
- Plumbing

### **Partnering on School/Community Sites with the Township of Langley**

SD35 has historically partnered with the Township of Langley on to develop common community parks adjacent to new elementary schools. This allows the school to use the parkland as a playfield. SD35 should continue to partner with TOL on all sites where possible.

### **Grade 6, 7 & 8 Middle Schools**

SD35 has a long-standing goal to re-configure catchments to provide for middle schools. Notwithstanding the conclusions below, this goal should continue to be pursued where possible.

## **DISTRICT CATCHMENT SUMMARIES**

A summary of the major District catchments is included below. Details for all these catchments, and Schools of Choice are included in Reference Documents 2A to 2G.

### **Aldergrove Catchment**

Aldergrove catchment is expected to grow by 292 students (14%) by 2033. Four additional portable classrooms are being added for September 2024

This catchment can be managed by exercising control with registration and potentially the allocation of a few portable classrooms.

The School District is investigating how a Prefabricated Classroom Addition at Betty Gilbert Middle might be able to be located on the school site and adjacent Township properties.

### **Brookwood Catchment**

There has been a lot of discussion about the Township promoting more development within the Brookwood-Fernridge Community. The enrolment forecast identifies an increase of 482 students (21%) by 2033. It is anticipated that the development will proceed slowly between the present and 2033 since the infrastructure does not exist to support a high level of development in the early years of the LRFP.

However, no matter the rate of growth, there is no surplus capacity within the Brookwood family of schools to accommodate growth or to add substantial numbers of portable classrooms on many of the school sites.

After evaluation, a new middle school was a better capacity choice than adding another elementary school. It also achieves a Board objective of implementing middle schools in the School District.

As part of the current review of the Township's Official Community Plan, SD35 is working with the Township to establish an appropriate location for a grade 6, 7 & 8 middle school of capacity 900. This will also provide future elementary capacity following the re-configuration of elementary schools from K-7 to K-5 and preserve some secondary capacity at Brookwood Secondary by relocating grade 8 to the middle school.

### **D.W. Poppy Catchment**

This catchment enrolment is forecasted to be 91 more students by 2033 (5%). This additional growth can be managed by exercising control with registration and potentially the allocation of a few portable classrooms.

It is possible to create a middle/sec school at DW Poppy. During previous consultation, this option was not supported and is not recommended in the LRFP update.

The potential to convert one of the four elementary schools to a middle school was evaluated. This turned out to be impractical for the following reasons:

- The overall catchment is large, the only possible schools suitable for conversion was Peterson Road Elementary or North Otter Elementary near the centre of the catchment. Neither of these schools has sufficient capacity to accommodate all the grade 6, 7 & 8 students without adding multiple classrooms.
- The remaining three schools would not have sufficient capacity for all the kindergarten to grade 5 students without installing multiple portable classrooms.
- Having a middle school in the centre of a large geographical catchment would require additional bussing of students.

### **Langley Secondary School Catchment**

For September 2024, enrolment in the LSS family of schools is expected to increase by 127 students. By 2033, enrolment is forecasted to increase by 978 students (27%).

Much of this enrolment increase is expected in the City of Langley, north of the Nicomekl River. For September 2024, SD35 has already approved catchment area changes for Douglas Park Community Elementary, Blacklock Fine Arts Elementary, Nicomekl Elementary and Simonds Elementary to accommodate the increased growth. In addition, three portable classrooms are being installed at Nicomekl Elementary for September 2024 and a request for a prefabricated classroom addition is being included in the Five-Year Capital Plan to provide additional capacity.

Two portable classrooms are being installed at H. D. Stafford Middle school for September 2024.

The addition of 12 classrooms to Langley Secondary, soon to be under construction, should provide sufficient secondary capacity until 2033.

### **Willoughby Catchment**

This catchment retains the priority capacity needs between now and 2033. The catchment is forecasted to increase by 6,103 new students by 2033. This is 81% growth over the next 10 years.

There are already 54 portable classrooms in this catchment and 11 more portables are being added for September 2024. It is not reasonable to assume the forecasted enrolment increase could be accommodated by adding more portable classrooms to the existing schools.

#### **Elementary**

A new NE Latimer Elementary that provides 23 classrooms is under construction and scheduled to open in September 2025. Adding 23 classrooms still requires 42 portables to continue to be in use in the Willoughby catchment.

To provide capacity for the 2033 enrolment forecast would require four additional elementary schools. Unless two new elementary schools are approved immediately, more portable classrooms will be required to accommodate growth until new schools open.

### Middle

The capacity of the two middle schools combined will be 1650 once the renovations are complete at Peter Ewart Middle in December 2024. The 2023 enrolment at both schools is 1,744.

The 2033 enrolment forecast is 3,554 students, for an increase of 1,754. A new Smith Middle school with a capacity of 900 students, has been supported by the Province but approval to proceed is still pending.

Adding Smith Middle would still leave a capacity shortfall of 854 by 2033. This requires an additional middle school on the Willoughby Slope by 2033.

### Secondary

RE Mountain Secondary is the only secondary school in the Willoughby catchment. It has a capacity of 1,700 and a 2023 enrolment of 2,181.

The Province has supported a new 1900 capacity Smith Secondary and a 12-classroom addition at RE Mountain Secondary but approval to proceed is still pending. When they are approved, these two projects should satisfy the need for secondary capacity until 2033.

## **Walnut Grove Catchment**

This catchment is forecasted to remain constant until 2033 with no significant increase or decrease in enrolment.

There is no middle school in this catchment. The option of converting a current elementary school to a middle school was evaluated. If one elementary school was converted, multiple portable classrooms would need to be added to provide sufficient capacity for all grade 6, 7 & 8 students. This was not considered practical. If two elementary schools were converted to middle schools, then the remaining elementary schools do not have sufficient capacity for all the kindergarten to grade 5 students.

Planning is being included in the Five-Year Capital Plan to convert one elementary school and construct a new middle school on a new site.

## **Schools of Choice**

### Langley Fine Arts

This specialized K-12 school has continued to function for many years with almost a complete student enrolment. It should continue as in the past if enrolment in the fine arts continues to support it.

### Fundamental Schools

Enrolment at these schools can be managed by registration and they do draw most of their enrolment from catchments with current capacity challenges – LSS Family and Willoughby.

Both Langley Fundamental Elementary and Langley Fundamental Middle/Secondary have capacity to accommodate additional enrolment. Starting in September 2024, enrolment will be increased for both schools.

Langley Education Centre (LEC)

In 2023, LEC was granted a *Provincial On-Line School (POLS)* certification. The 12-classroom addition to Langley Secondary will also benefit LEC.

U-Connect

U-Connect is a flexible, innovative program at Simonds Elementary that allows students to learn at their own speed. It has averaged 155 students per year over the past eight years and is expected to continue.

### **SUMMARY OF MAJOR CAPITAL FUNDING RECOMMENDATIONS**

A key part of the Long-Range Facilities Plan is to identify major capital projects that are required to ensure the District can accommodate all students in a positive educational environment.

Over the 10-year duration of this LRFP, the following major capital projects are forecasted to be needed to meet the educational commitment. While this is a general order of anticipated need, the priorities should be determined each year as pressures are better defined and adjusted as required in the annual Five-Year Capital Plan submission.

Addition	RE Mountain Secondary	12 classrooms
	Nicomekl Elementary	Prefabricated Classroom Addition
	Lynn Fripps Elementary	Prefabricated Classroom Addition
	Donna Gabriel Robins Elementary	Prefabricated Classroom Addition
Site	Willoughby Elementary	Prefabricated Classroom Addition
	New Willoughby Elementary 1	Location identified - SW Latimer
	New Willoughby Elementary 3	Location to be determined
	New Willoughby Elementary 4	Location to be determined
	New Brookwood Middle	Location to be determined
	New Willoughby Middle	Location to be determined
New School	New Walnut Grove Middle	Location to be determined
	Smith Secondary	No site acquisition required
	Smith Middle	Same site as Smith Secondary
	Willoughby Elementary 1	site acquisition required
	Willoughby Elementary 2	site already acquired
	Willoughby Elementary 3	site acquisition required
	Brookwood Middle	site acquisition required
	Willoughby Elementary 4	site acquisition required
Seismic	Willoughby Slope Middle	site acquisition required
	Walnut Grove Middle	site acquisition required
	Brookwood Secondary	
	D.W. Poppy Secondary	

## REFERENCE DOCUMENTS

There are several reference documents that provide information in support of the observations, conclusions and recommendations in the LRFP. These form part of the Long-Range Facilities Plan 2024 and are as follows:

- Reference Document 1 – District Facilities
- Reference Document 2 – About SD35
- Reference Document 2A – Aldergrove Catchment
- Reference Document 2B – Brookwood Catchment
- Reference Document 2C – D.W. Poppy Catchment
- Reference Document 2D – Langley Catchment
- Reference Document 2E – Willoughby Catchment
- Reference Document 2F – Walnut Grove Catchment
- Reference Document 2G – Schools of Choice and Alternate Programs
- Reference Document 3 – Determining School Capacity
- Reference Document 4 – Educational Changes in Schools
- Reference Document 5 – Transportation
- Reference Document 6 – New Site Acquisition Considerations
- Reference Document 7 – Role of Portable Classrooms
- Reference Document 8 – Ministry Capital Programs
- Reference Document 9 – Seismic Mitigation Status
- Reference Document 10 – Ministry LRFP Terms of Reference
- Reference Document 11 – Consultation Record
- Reference Document 12 – Other K-12 Educational Facilities

**LRFP REFERENCE DOCUMENT 1**

# DISTRICT FACILITIES

**DISTRICT SCHOOLS BY FAMILY****Aldergrove Community Secondary - 03535020****Betty Gilbert Middle - 03535058**

Parkside Centennial Elementary - 03535032

Shortreed Community Elementary - 03535042

**Brookswood Secondary - 03535036**

Alice Brown Elementary - 03535038

Belmont Elementary - 03535009

Glenwood Elementary - 03535017

Noel Booth Elementary - 03535044

**D W Poppy Secondary - 03535034**

Fort Langley Elementary - 03535002

North Otter Elementary - 03535015

Peterson Road Elementary - 03535026

Wix-Brown Elementary - 03535024

**Langley Secondary – 03535019****HD Stafford Middle - 03535057**

Blacklock Fine Arts Elementary - 03535033

Douglas Park Community Elementary - 03535045

James Hill Elementary - 03535051

Nicomekl Elementary - 03535037

Simonds Elementary - 03535022

Uplands Elementary - 03535039

**RE Mountain Secondary - 03535041****Peter Ewart Middle School - 03535065**

Donna Gabriel Robins Elementary - 03535066

Langley Meadows Elementary - 03535046

RC Garnett Demonstration Elementary - 03535055

**Yorkson Creek Middle School - 03535063**

Lynn Fripps Elementary - 03535061

Richard Bulpitt Elementary - 03535062

Willoughby Elementary – 03535016

NE Latimer Elementary is currently under construction, opening in September 2025

**Walnut Grove Secondary - 03535050**

Alex Hope Elementary - 03535047  
Dorothy Peacock Elementary - 03535053  
Gordon Greenwood Elementary - 03535048  
James Kennedy Elementary - 03535040  
Topham Elementary - 03535054  
West Langley Elementary - 03535043

**CONTINUING EDUCATION**

**Langley Education Centre – 03599050 (Grades 10 – 12)**  
21405A 56<sup>th</sup> Avenue, Langley, BC, V2Y 2N1

**CHOICE SCHOOLS**

**Coghlan Fundamental Elementary – 03535023**  
4452 256<sup>th</sup> Street, Langley, BC, V4W 1J3

**Langley Fundamental Elementary – 03535052**  
21789 50<sup>th</sup> Avenue, Langley, BC, V3A 3T2

**Langley Fundamental Middle/Secondary – 03535056**  
21250 42<sup>ND</sup> Avenue, Langley, BC, V3A 8K6

**Langley Fine Arts School – 03535029**  
9096 Trattle Street, Langley, BC, V1M 2S6

**Langley Equestrian Academy - 03535064**  
Grades 8-12 at Brookwood Secondary  
20902 37A Ave, Langley, BC, V3A 5N2

**Home Schooling Program****ALTERNATE PROGRAMS**

**Advance Alternate - 03599201 Grades 10-12**  
26850 29 Ave, Aldergrove, BC, V4W 3C1 (at Aldergrove Sec)

**Vanguard - 03599092 Grades 8-12**  
3825 244 St, Langley, BC, V2Z 2L1

**Connections - 03599313 Grades 11-12**  
23752 52 Ave, Langley, BC, V2Z 2P3 (at DW Poppy Sec)

**Focus Alternate - 03599202 Grades 10-12**  
21405 56 Ave, Langley, BC, V2Y 2N1 (at Langley Sec)

**Choices Program - 03599173 Grades 10-12**  
21405A 56 Ave, Langley, BC, V2Y 2N1 (at Langley Education Centre)

## DISTRIBUTED LEARNING

### U-Connect - 03535010 Grades K-12

20190 48 Ave, Langley, BC, V3A 3L4 (at Simonds Elem)

### Langley Online and Distributed Learning - 03599168

*Now a Provincial Online Learning School (POLS)*

Grades 10-12 at Langley Education Centre

21405A 56 Ave, Langley, BC, V2Y 2N1

## NON-SCHOOL FACILITIES

### BOARD OFFICE - 3535503

The current 453 m<sup>2</sup> Board offices were constructed in 1994 on a 0.65 ha site at 4875 – 222<sup>nd</sup> Street, Langley Township.

When these offices were constructed, the School District enrolment was approximately 25% less than in 2022. By 2032, enrolment is forecasted to increase by 34%.



However, the standard Ministry calculation for allowable area for a Board office would still be below the current facility at 3,863 m<sup>2</sup>.

### MAINTENANCE & BUS GARAGE – 3535507

This facility at 20260 64<sup>th</sup> Ave, Langley is located on 1.9 ha. and was constructed in 1989.

It houses both District maintenance as well as the bus centre.



### JAMES ANDERSON LEARNING CENTRE

The James Anderson Learning Centre is a 1.9 ha site currently the home of IT for SD35.

The site also includes a lease for the Peregrin House School and Mockingbird House Childcare.



### LOCHIEL BUILDING - 3535010

This facility is located at 216 St and 14 Ave in the middle of the ALR lands in south Langley Township.

It is 903 m<sup>2</sup> constructed in 1922 on a 1.2 ha site. It is currently used for District storage.



### SITE FOR SMITH SECONDARY AND SMITH MIDDLE SCHOOLS

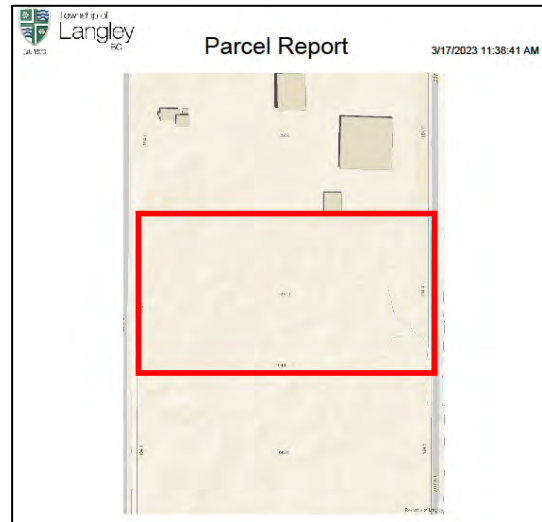
The District owns the site identified as Lot 1, Sec 24, TWP 8, NWD, Plan EPP103256. It is in the Willoughby catchment but does not yet have a civic address.

It was acquired for construction of the new Smith Secondary school and a new Smith Middle school on the same site.



**SITE FOR FUTURE ELEMENTARY SCHOOL**

The District owns a site in N.E. Gordon for future provision of an elementary school in Willoughby catchment.



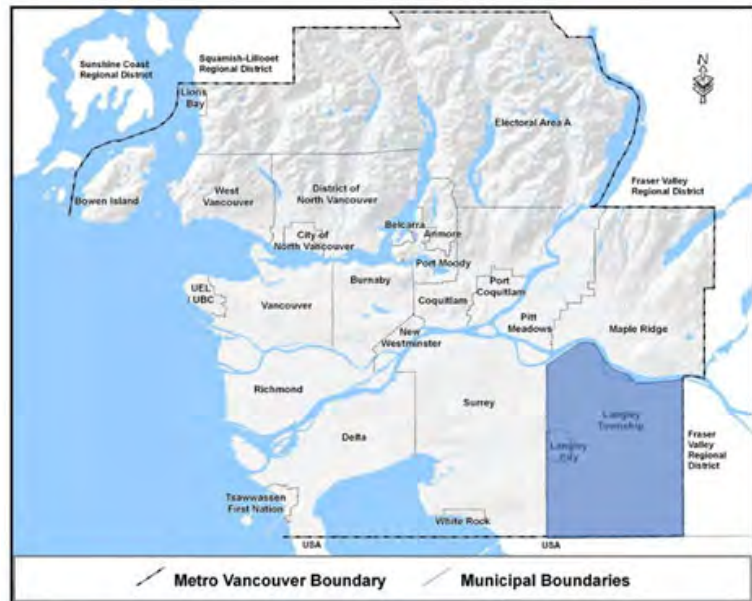
## LRFP REFERENCE DOCUMENT 2

# ABOUT SCHOOL DISTRICT NO. 35

SD35 is located south of the Fraser River in the eastern portion of Metro Vancouver shown on the map at right.

The boundaries of this SD35 encompass the City of Langley and the larger area of the Township of Langley (TOL).

SD35 acknowledges as we gather to continue our work to inspire all our learners to reach their full potential, that we do so on the traditional, ancestral, and unceded territories of the Matsqui, Kwantlen, Katzie, and Semiahmoo First Nations.



## HISTORY OF THE SCHOOL DISTRICT

The Langley School District is one of the earliest school districts in British Columbia. It was established on April 30, 1871, prior to British Columbia becoming part of Canada. The first teacher appointed to the Langley School Board by the Province of British Columbia was Mr. William W. Gibbs on June 21, 1872. There were 30 students in the district that year.

In 1906-7, the School District formed a single Board of Trustees to cover all schools, rather than Boards of Trustees for each individual school. That year, schools in the District included Belmont, Aldergrove, Glen Valley, South Aldergrove (Patricia), Langley Prairie, Port Kells, Lochiel, Beaver, Langley, Otter, Springbrook, Glencoe, Douglas, East Langley, and Glenwood.

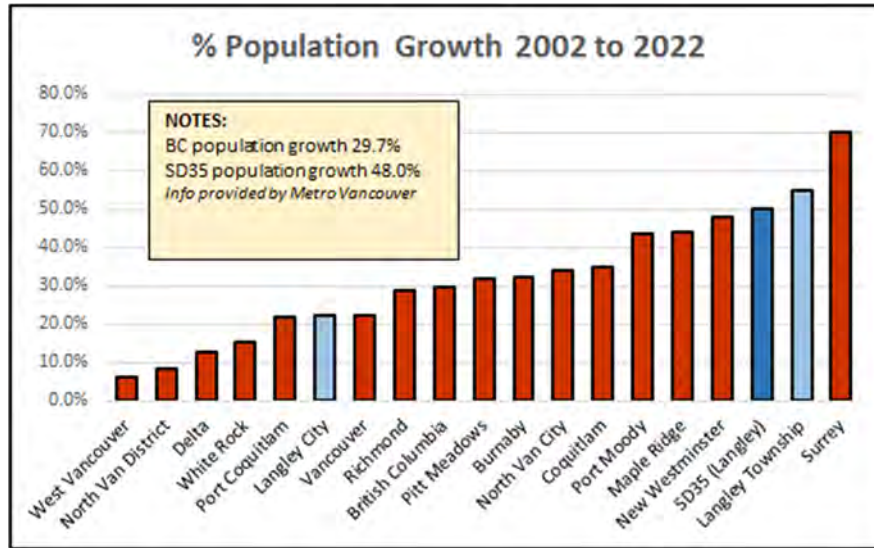
Grades 9 and 10 were taught in the District for the first time when a room was rented at the Billy Murray Hotel for 23 students. In 1909, the high school students were moved to the old cheese factory, and then to Belmont Superior School in 1911.

The District's first permanent secondary school, Langley High School, was opened September 1924. After 1948, the school was converted into Langley Central Elementary School, which continued to operate until it burned down in 1993.

## HISTORICAL GROWTH

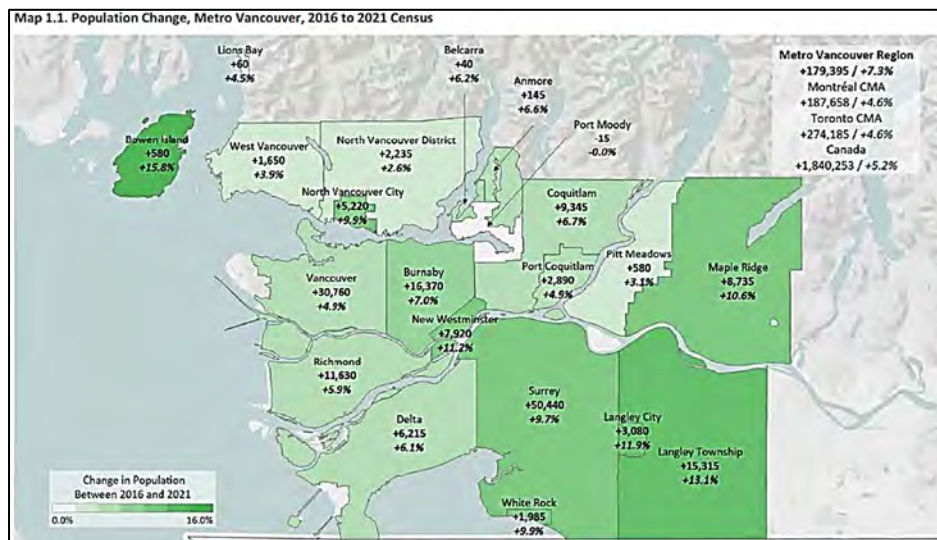
Growth in both the City and Township of Langley changed with the completion of the first Port Mann Bridge and Freeway 401 as it was then called in 1964. The rate of growth began to climb in the period of 1966 to 1971. This rapid growth began to slow in the 1980's for the City of Langley, mainly because of its small land size. Growth in the Township of Langley continued upward at a relatively constant rate.

Metro Vancouver tracks data through their regional planning group. The table below indicates the overall growth rates for the past 20 years.



The light blue bars show the growth of the City of Langley and Township of Langley. Langley Township ranks second only to the City of Surrey. When the City and Township of Langley are combined, the SD35 School District still ranks second.

The map below shows this geographically from 2016 to 2021, the darker the colour the greater the change in population.

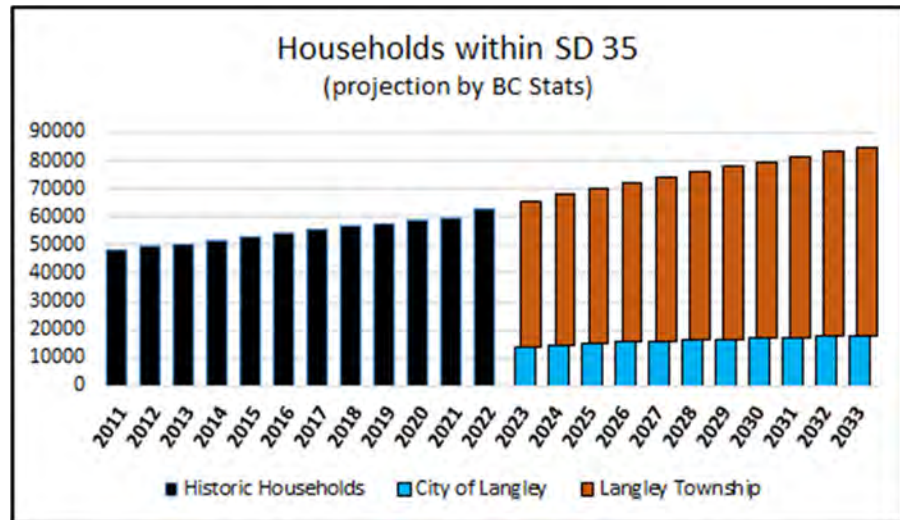


Within Metro Vancouver, there has been and continues to be significant development, particularly south of the Fraser River. This growth is expected to continue.

BC Stats has forecasted the rate of growth of households in the School District over the next decade.

In the past decade, households grew by 12,225. In the next decade, households are expected to grow by 20,354 or 40% more than the last decade.

It is these households that will produce the students for the District's schools.



School District No. 35 (Langley) serves students in the City of Langley as well as the seven communities of the Township of Langley. These communities are shown on the graphic at right.

SD35's six school catchments generally mirror the various communities. This makes accurate enrolment forecasting for catchments and individual schools considerably easier.

75% of the land area in the Township of Langley is within the Agricultural Land Reserve (ALR), shown dark green on the graphic.

The Township of Langley Official Community Plan restricts residential development in the ALR to that of larger acreages and low-rise construction. For the Township of Langley, the significant ALR lands means more directed development into the western communities.

Growth is rarely a straight line. Several factors influence growth, among these are: fertility rates, birth rates, migration – in and out, immigration, market forces and the economy.



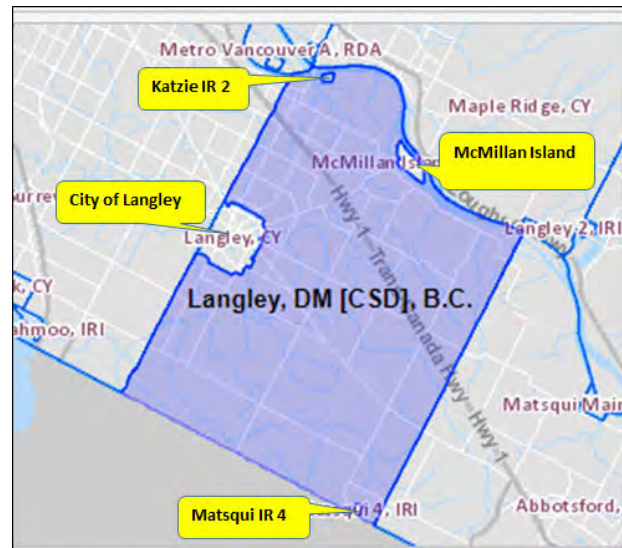
## DEMOGRAPHICS

The most reliable data on demographics comes from the Census. There is one every 5 years and the ones that help us most are the 2016 and 2021.

The Census info for SD35 comes from the 5 census areas shown on the map.

Making comparisons between the census years lets us see what is happening to the population, particularly the age groups from 5 years to 17 years, the predominant years for K-12, and even for ages 0 – 4 to forecast future kindergarten impacts.

For calculation purposes, the diagram shows the general ages used for grades K-12.



**GRADES & AGES (Typical)**

<b>K</b>	1	2	3	4	5	6	7	8	9	10	11	12
<b>5</b>	6	7	8	9	10	11	12	13	14	15	16	17
<b>G 1-5</b>	6 - 10											
<b>G 1-7</b>	6 - 12											
<b>Middle 6-8</b>							11 - 13					
<b>Sec 8-12</b>								13 - 17				
<b>Sec 9-12</b>									14 - 17			

The table below shows the change from 2016 to 2021.

2021 Census data						
Township of Langley	Langley, City	Matsqui 4, Indian Reserve	McMillan Island 6, Indian Reserve	Katzie 2, Indian Reserve	TOTAL FOR SD35	% of pop.
Population, 2021	132,603	28,963	456	96	26	162,144
Population, 2016	117,285	25,888	471	94	40	143,778
Population, 2011						
% Change	13.1%	11.9%	-3.2%	2.1%	-35.0%	12.8%

Total school aged							
0 to 4 years	7,450	1,620	0	10	x	9,080	5.6%
Age 5	1,631	303	1	0		1,935	1.2%
6 to 12 years	11,615	1,983	7	3		13,608	8.4%
13 - 17 years	8,630	1,661	8	5		10,304	6.4%
					Total	25,847	15.9%

Occupied Dwellings	46,930	12,600	280	40	x	59,850	10.5%
--------------------	--------	--------	-----	----	---	--------	-------

2016 Census data						
Township of Langley	Langley, City	Matsqui 4, Indian Reserve	McMillan Island 6, Indian Reserve	Katzie 2, Indian Reserve	TOTAL FOR SD35	% of pop.
117,285	25,888	471	94	40	143,778	
104,177	25,081	498	68	0	129,824	
12.6%	3.2%	-5.4%	38.2%		10.7%	

6,645	1,400	0	5	0	8,050	5.6%
1,481	263	1	1		1,746	1.2%
10,442	1,772	4	10		12,228	8.5%
7,735	1,521	4	8		9,268	6.4%
				Total	23,242	16.2%

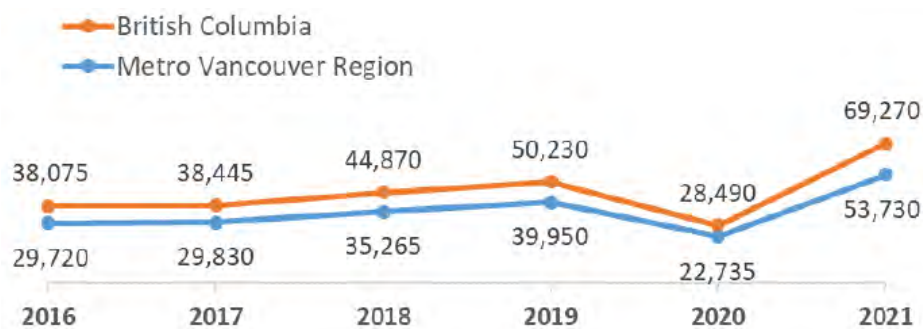
41,985	11,840	285	35	15	54,160	10.5%
--------	--------	-----	----	----	--------	-------

Key observations are:

- The % of each age grouping has not significantly changed over the 5 years. These forecast continued growth for all grades in SD35, as demonstrated by the consistent 5.6% in the 0-4 age group.
- In ages 0 to 17 years, there was an increase of 2,605 persons.
- Langley Township increased the growth rate slightly from 12.8% between 2011 and 2016, to 13.1% from 2016 to 2021.
- The City of Langley had a modest growth rate of 3.2% from 2011 to 2016, but that rate increased to 11.9% from 2016 to 2021.

International in-migration is an important potential source of population growth for Canada and BC attracts about 15%. However, this is highly influenced by employment opportunities and Federal policy; therefore, immigration levels can fluctuate.

BC Stats identified the population increase in the Township was 2,103 from 2020 to 2021. The table below shows the immigration for Metro Vancouver as 53,730 in 2021.

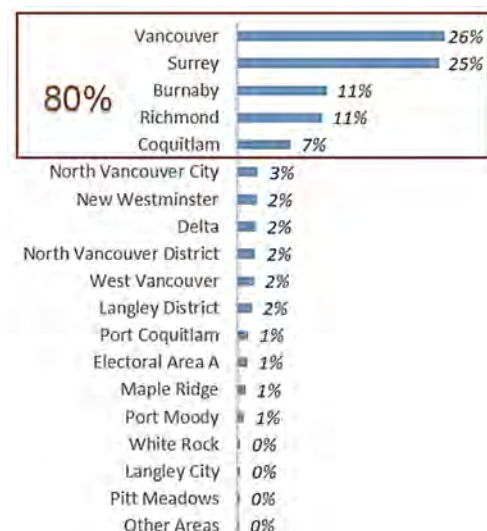


Source: IRCC, Admissions of Permanent Residents (PRs) of Intended Destination

The Township of Langley receives approximately 2% of the immigrant population of Metro Vancouver. That would equate to 1,075 persons or approximately 50% of the new arrivals in the Township.

This had resulted in:

- More English language learners in schools than in the past.
- Families who need more school support until job opportunities are realized.



## THE SCHOOL DISTRICT ENROLMENT

Today, the School District serves approximately 25,000 students in kindergarten to grade 12 and operates 45 schools and four District facilities. The 45 schools are listed by family of schools in Reference Document 1. In addition, NE Latimer Elementary is currently under construction and scheduled to open in September 2025.

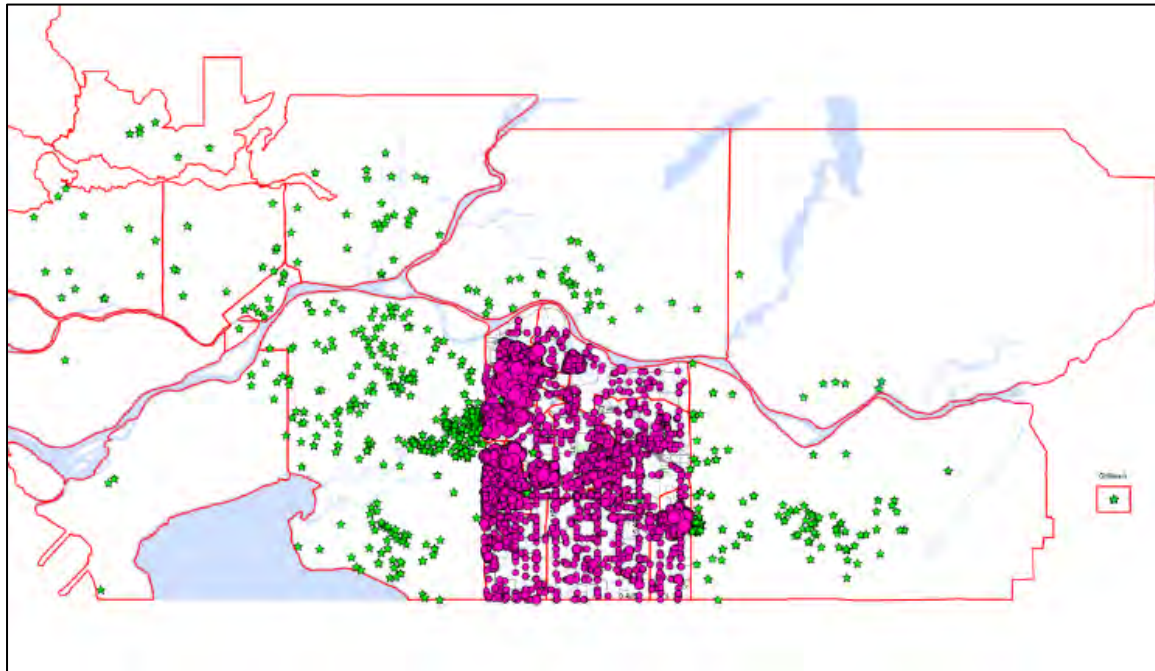
For 2023, the School District has 1,944 students who have identified as having “aboriginal ancestry”. There were 1,912 students enrolled in an approved aboriginal program. There were only 13 people aged 0 – 17 living on all reserves at the time of the 2021 census.

SD35 also serves almost 1,000 international students.

Enrolment growth over the past five years has been 19% bringing over 4,000 students or 800+ new students every year.

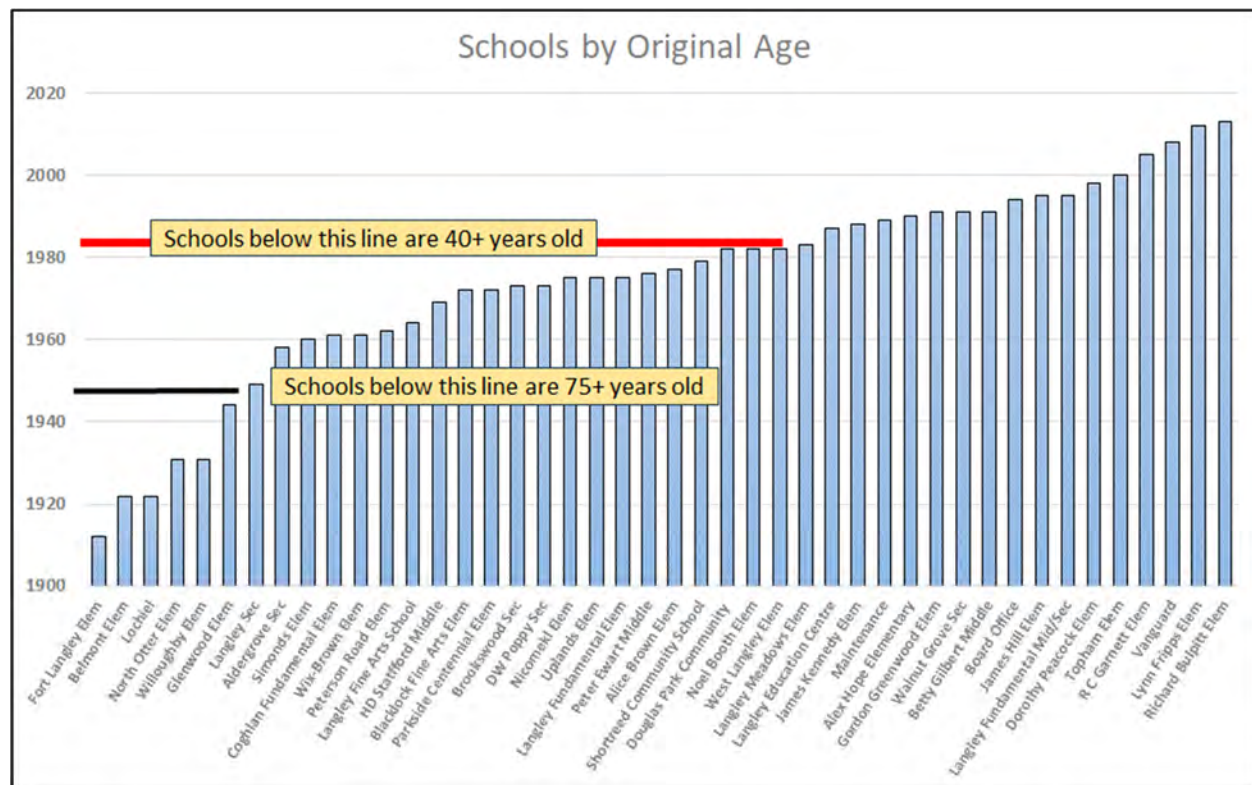
For 2023, School District No. 35 (Langley) also has 126 portable classrooms at its schools that are used for general instruction plus 20 more portable classrooms are being installed for September 2024.

The scatterplot below shows that, for 2022, 856 (roughly 4%) of SD35 students come from outside of the District. Many of these out-of-district students attend specialty schools of choice or schools where there are low enrolment pressures and sufficient capacity.



## THE SCHOOLS

The chart below shows the original ages of the various schools. It is interesting that new schools were added to the inventory on a regular basis, almost a new school every two years. This is not a normal curve in Metro Vancouver where most districts reflect the major school building booms in the 1920's, 1950's and the 1970's.



However, the age of a school is not necessarily a good indicator of condition. It is possible to extend the life of a school by good maintenance practices and upgrades to critical equipment as things wear out.

Almost all the older schools have had additions over the years, so the school today does not look at all like the original construction. Glenwood Elementary is a good example:

The original school was constructed in 1918 and most of that school is still retained and used today. A new Glenwood Elementary was constructed in 1944 on the same site. It has had five additions – 1957, 1963, 1969, 1971 and 1974. In the intervening years it would have had upgrades to all the major building services – mechanical, building envelope, roofing, etc. These upgrades help to keep the school operating properly.

The Ministry of Education and Child Care contracts with VFA Canada Inc. to collect facility condition data for all public schools in the Province. All schools have had initial assessments and are reassessed on a rolling five-year schedule.

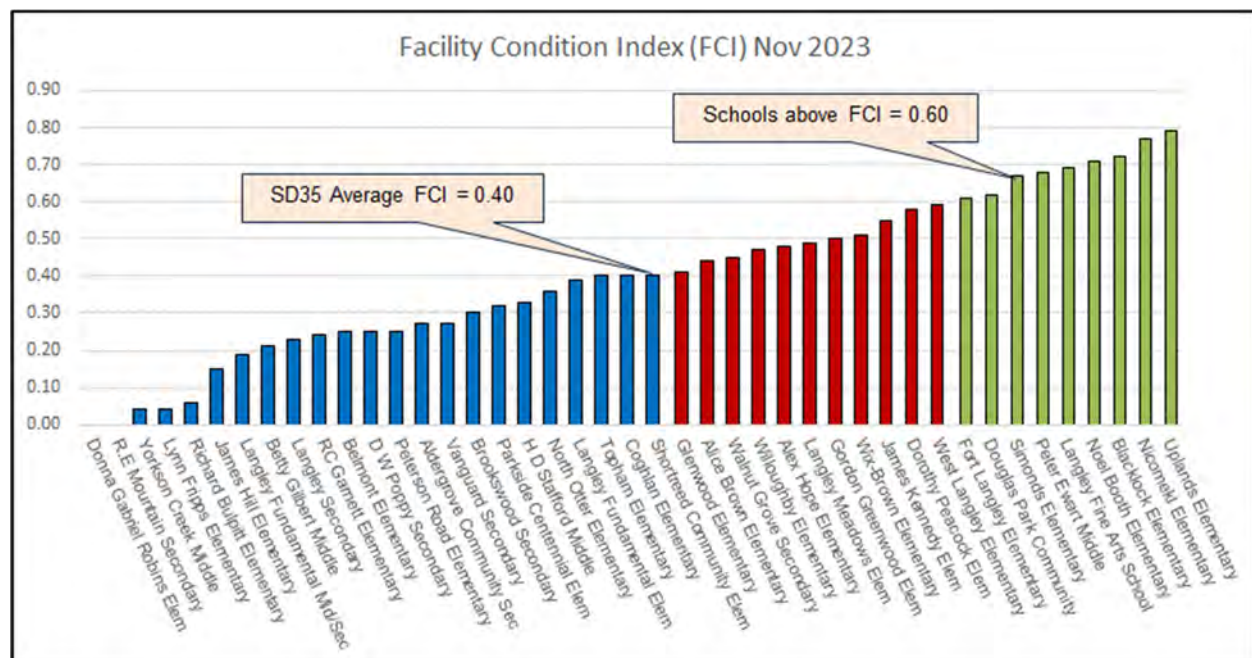
The assessments evaluate all major building systems to determine when they will be due for replacement. The cost of remedying these “deficiencies” is used together with the current replacement value to determine an overall Facility Condition Index (FCI) score for each school.

The table below shows how VFA Canada Inc. defines the school condition for the various rankings.

Rating Range	Rating Title	Definition
0.00 to 0.05	Excellent	Near new condition. Meets present and foreseeable future requirements.
0.05 to 0.15	Good	Good condition. Meets all present requirements.
0.15 to 0.30	Average	Has significant deficiencies, but meets minimum requirements. Some significant building system components nearing the end of their normal life-cycle.
0.30 to 0.60	Poor	Does not meet requirements. Immediate attention required to some significant building systems. Some significant building systems at end of their life-cycle. Parts no longer in stock, or very difficult to obtain. High risk of failure of some systems.
0.60 and higher	Very Poor	Does not meet requirements. Immediate attention required to most significant building systems. Most significant building systems at end of their life-cycle. Parts no longer in stock, or very difficult to obtain. High risk of failure of most systems.

The chart below shows the FCI of SD35 schools. The average FCI, at 0.40, is below the provincial average of 0.49. This is due to the number of new schools constructed over the past decade.

The highest FCI is 0.79 at Uplands Elementary. Many school districts will have schools above this level in the .80's or .90's so this speaks well to good facility management in SD35.



The FCI is a guide to school condition and is determined based on value of the work required to make it equivalent to a new school. A high FCI does not mean the school is in poor condition, but rather whether the replacement of major components in the school is a wise economic choice relative to replacing the school. The Ministry uses the minor capital programs to assist school districts to replace components, so schools are reasonably maintained.

Given the available capital funds and the demand for additional school capacity in the Province, a school would need to be in serious structural, mechanical, or unsafe condition to warrant replacement and there are no SD35 schools in this condition.

## FORECASTING FUTURE GROWTH

Creating a 10-year enrolment forecast is a challenging endeavour. There are many people and organizations involved, including ongoing meetings with both The City and Township of Langley.

In looking ahead, there are substantial changes over the past year that affect development and hence, growth. Although the changes are substantial, it is currently anticipated that the first five years of the enrolment forecast is reasonably accurate. Many of the new changes take time to unfold and may affect the latter two years of the forecast. In this case, the forecast enrolment numbers would increase the forecast, not decrease, and hence put more pressure on the need for new school capacity.

The following localized changes have been reflected in the 2024 - 2033 enrolment forecast.

- Based on what we know to date, enrolment for September 2024 could be as high as 938 new students, of which 88% (828) are forecasted in Willoughby and Langley Secondary catchments. Distributing this enrolment throughout the two catchments, even allowing for the opening of a new elementary school in NE Latimer, adjusting for this increase will be challenging.
- The School District currently has 25,000 students and total school enrolment is forecast to increase by about 8,000 students by 2033. This is an increase of almost 1/3<sup>rd</sup>.
- The School District has made recent catchment changes for Blacklock, Douglas Park, Nicomekl and Simonds Elementary schools for September 2024 to allow for growth in the City of Langley north of the Nicomekl River.
- The Federal government has indicated restrictions on the number of international students may be forthcoming.
- The provincial government has introduced Bill 44 – Housing Statutes (Residential Development) and Bill 47 – Transit Oriented Areas, with Royal Assent given at the end of 2023 and Regulations just adopted by Order-in-Council in Jan 2024. No one knows what real impact they may have, however, here is a summary of what they say:
  - **Bill 44** – Bill 44 applies to small lot single family residential, requiring the local government to approve a minimum of 3 units (and up to 6 units) on a single-family lot. It can include secondary suites or laneway houses. It eliminates the requirement for off-street parking and relaxes public hearings and rezoning requirements.

This is so new and so much change, it is not expected there will be any significant impacts for a few years until everyone understands how this will play out, including builders and local government. There may be impacts after 2026 or 2027, but there is no way to forecast this at present.

As an example, you could acquire 3 single family lots in a row and put 3 or more units on each lot depending on the lot size (9+ units in total). It is not clear what you could build if you consolidated the 3 lots.

- **Bill 47** - This affects Transit Oriented areas and provides mandatory minimum heights and floor area ratios. These sites are individually identified in the Regulations. The only two areas that affect SD35 are:

- Langley Centre Transit Exchange
- Carvolth Transit Exchange

The transit exchanges require minimum 12 storey residential within 200 m and minimum 8 storeys within 400 m.

At both the above locations there is already new development and existing development that would not likely be replaced i.e. Cascades Casino in Langley City. In addition, any new major construction would likely contain commercial and office as well as residential in these areas.

All existing Skytrain stations are identified in Bill 47, but the future of Willowbrook and Langley City stations have NOT yet been included even though they are scheduled to open in 2029. At Skytrain stations, residential development is required to be 20 storeys within 200 m, 12 storeys within 400 m and 8 storeys within 800 m. This could bring significant student enrolment if required at Willowbrook and Langley City Centre Skytrain locations.

Like Bill 44, Bill 47 will take time to play out so significant development impact is more likely in the longer term.

- **Future 200 Street BRT Route.** The TransLink Plan shows a Bus Rapid Transit corridor running along 200 Street from Langley City to the Golden Ears Bridge, crossing into Maple Ridge. The BRT design criteria is a dedicated bus lane with infrequent stops.

This is scheduled to be complete before 2030 but no specific details are yet available. The Township has advised their understanding is that the Transit Oriented Areas requirements in Bill 47 will apply along the total length of the BRT.

This means high density development along 200 Street and very high development where the bus stops are located. Bus stop locations are not yet identified, but reasonable sites might be at 64<sup>th</sup>, 72<sup>nd</sup> and 80<sup>th</sup> Avenues.

High densities along this route provides both challenges and opportunities. The challenge is that new elementary schools may be required to support development along this corridor earlier than

planned. The opportunity is to investigate the possibility of introducing new elementary schools within the higher density building developments within this corridor.

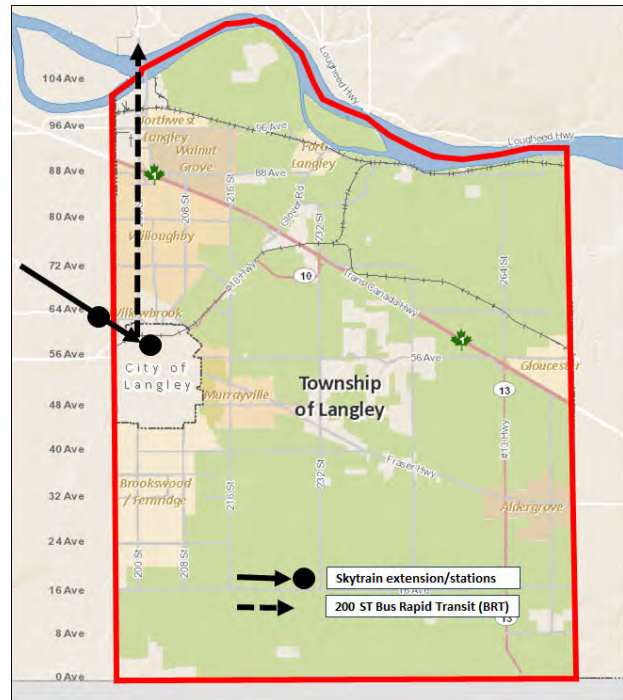
- In addition to Bills 44 and 47, the Province has required all municipalities to update their Official Community Plans (OCP) by 30 June 2024 to include these new requirements. Until the City and Township complete the updating of their OCPs, it is not practical to pre-judge the impacts on student yield.

The locations of these provincial changes are shown on the map.

They can certainly be expected to affect the long-range enrolment forecast toward the end of the decade.

Provision for all these changes have been included in the 10-year enrolment forecast based on what is known at this time.

Although the enrolment forecast is updated each year, it would be appropriate to plan on a major overhaul of the Long-Range Facilities Plan after the first 5 years (2029).



## LRFP REFERENCE DOCUMENT 2A

# ALDERGROVE CATCHMENT

## DEFINITIONS

In this reference document, the following definitions are used:

### Design Capacity

This is a term used by the Ministry of Education and Child Care (The Ministry) to represents the student capacity of a school based on the following capacities per instructional space:

- Kindergarten 20 pupils per classroom
- Elementary 25 pupils per classroom
- Middle & Secondary 25 pupils per classroom and vocational module.

A school might be 40K + 300E. That means there are  $40/20 = 2$  kindergarten classrooms and  $300/25 = 12$  elementary classrooms.

### Operating Capacity

The *operating capacity* of an elementary school is determined by adjusting the *design capacity* to reflect grade structure and classroom size and composition.

The Ministry recognizes that it is not possible in every instance to put 20 kindergarten or 25 elementary students in a classroom and have set lower guidelines as follows:

- Kindergarten 19 pupils per classroom
- Elementary grades 1 - 3 21 pupils per classroom
- Elementary grades 4 – 7 25 pupils per classroom
- Middle & Secondary 25 pupils per classroom and vocational module

School districts can establish their own classroom capacities based on provisions in the collective agreement and unique situations in each school or school program. District capacities may be lower or higher than the Ministry guidelines.

However, since the Long-Range Facility Plan (LRFP) is utilized by the Ministry in support of capital project approvals, the Ministry guidelines will be used for consistency throughout the LRFP.

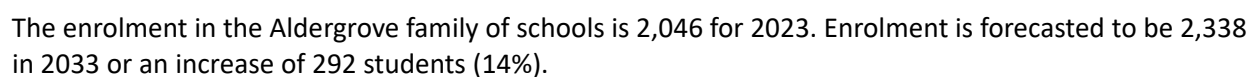
### Utilization

This is a ratio of the enrolment over the capacity and is just a convenient way of showing how full a school is. Portable classrooms are not counted as school space, so utilizations greater than 100% usually mean that portable classrooms are on site to supplement the school capacity.

See Reference Document 3 for a more detailed description of these terms.

The Aldergrove community is located on the Township's eastern border with Abbotsford and is a mix of rural, residential, and business use. The area surrounding Abbotsford is generally agricultural in nature. The town of Aldergrove spans the border of Langley and Abbotsford with approximately 12,500 people living on the Langley side and 3,300 people on the Abbotsford side.

There are no schools of School District No. 34 (Abbotsford) in the Aldergrove area, so students living on the Abbotsford side often register to attend SD35 schools.



## ELEMENTARY

There are two elementary schools in the Aldergrove catchment providing grades kindergarten to grade 5.

School	Parkside Centennial	Shortreed Community	Total
Grade	K-5	K-5	
Special Programs			
Design Capacity	40K+475	40K+400	
Classrooms	2 + 23	2 + 16	
Strong Start	1 Classroom both am + pm		
Childcare in school	Before/after school in gym/library	Before/after school in gym/library	
Childcare on-site	Aboriginal Headstart in a private facility	Wonder Years Childcare	
Portables 2023	1 - #59	3 = #70,73,75	
Portables 2024	1 added	1 added	
Operational Capacity	445	400	845
2023 Enrolment	511	425	936
2023 School Utilization	115%	106%	111%
2023 Utilization with portables included	109%	89%	99%
Expected 2033 registration	529	454	983
2033 Utilization with portables included	111%	91%	99%

The table demonstrates that with the 6 portable classrooms on-site in 2033, there should be sufficient capacity.

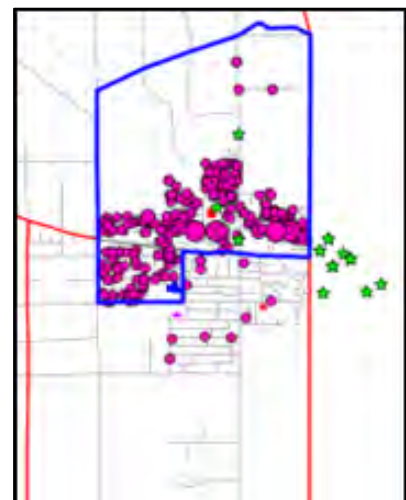
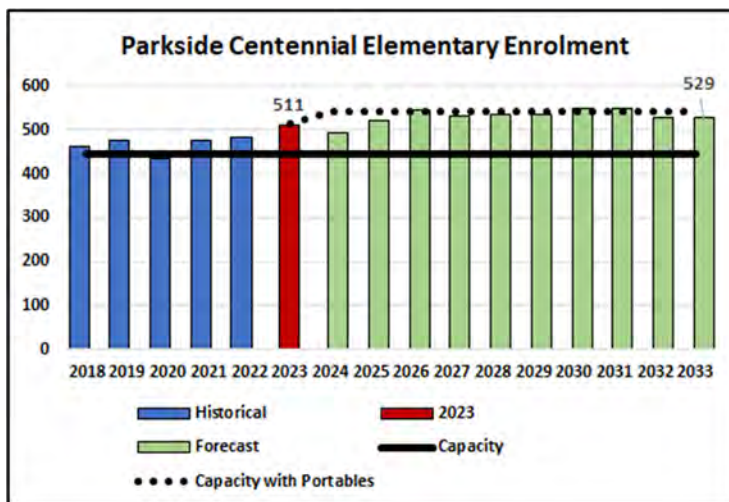
## Parkside Centennial Elementary

Parkside Centennial Elementary was opened in 1972 on a 2.1 ha. site. It has had 2 additions and is now a two-storey school. There is a Strong Start Centre used both in the a.m. and p.m. and one portable classroom on-site.



Registration at Parkside Centennial Elementary largely comes from within its own catchment as shown on the scatterplot below.

There is some out-of-district from School District No. 34 (Abbotsford) and careful management of registration could reduce the need for any additional portable classrooms through to 2033.



## Shortreed Community Elementary

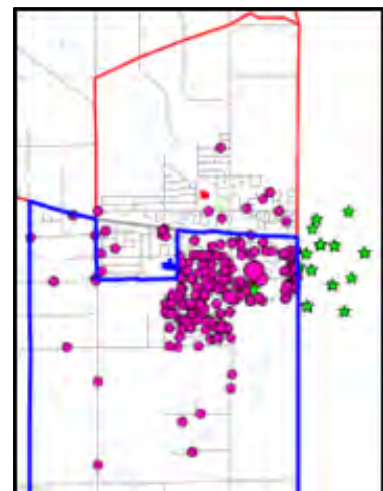
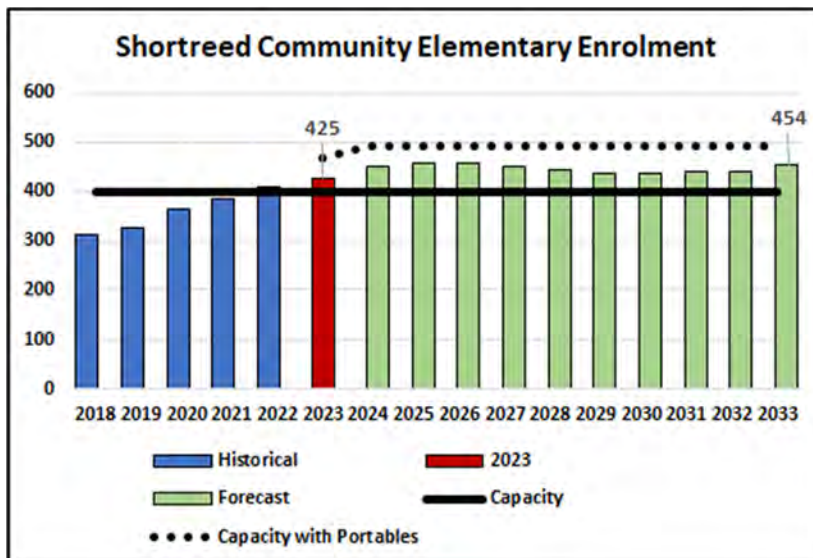
Shortreed Community School is a single storey school opened in 1972 on a 2.8 ha site adjacent to Creekside Park. It has had three additions and seismic upgrading was completed in 2023. There are currently three portable classrooms on-site.

Land has been provided for a private childcare portable on the site and another portable is used for Family Service Programming (Encompass).



Registration at Shortreed Community Elementary largely comes from within its own catchment as shown on the scatterplot below.

There is some out-of-district from School District No. 34 (Abbotsford) and careful management of registration could reduce the need for additional portable classrooms through to 2032.



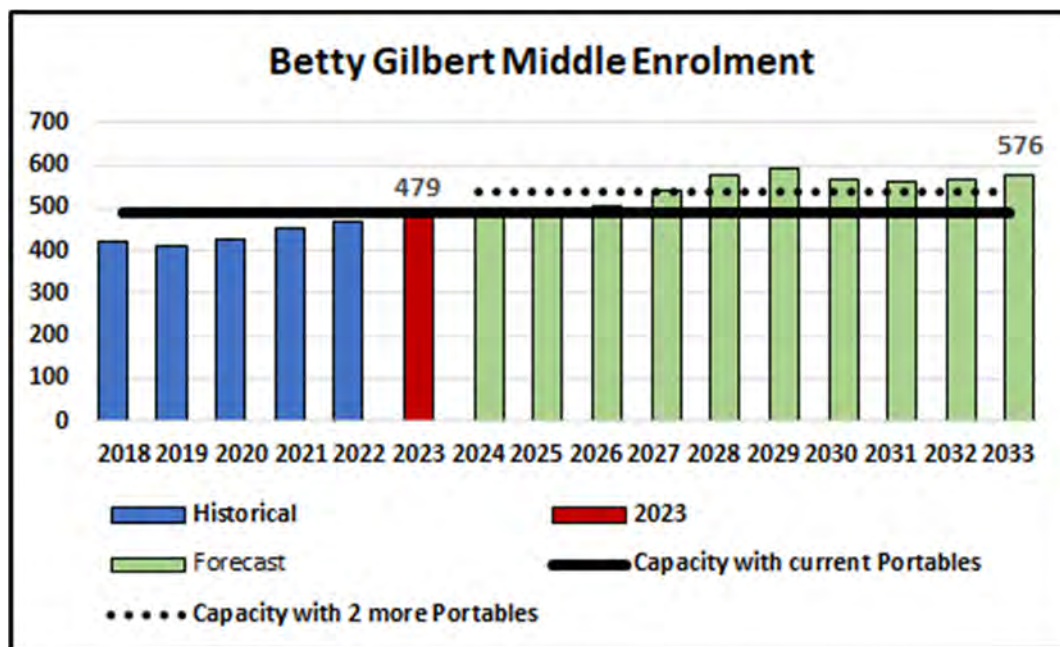
## BETTY GILBERT MIDDLE

The middle school was converted prior to 2016 from an elementary school with a design capacity of 40K + 350E or 16 classrooms for a design capacity of 400 students. The site is 1.7 ha.

There are two portable classrooms on the site used for Grade 8 students and a triple-wide modular building used for grades 6 and 7. There is no childcare at Betty Gilbert Middle.



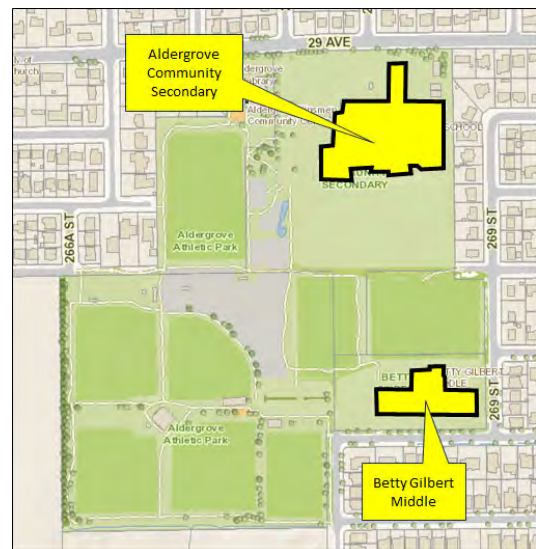
Two additional portable classrooms are being installed on-site for September 2024. With the addition of the portables, there is minimum remaining surplus space on the school site. SD35 is investigating whether a prefabricated classroom addition can be installed on the joint school and Township lands.



As the elementary progresses through the grades, there is a bump in enrolment at Betty Gilbert Middle toward the end of the 10-year period.

If a prefabricated classroom addition is not able to be located here in the future, then use of the surplus capacity at the secondary school for grade 8 students should be considered.

If either solution occurs, then there should be sufficient capacity until 2033.



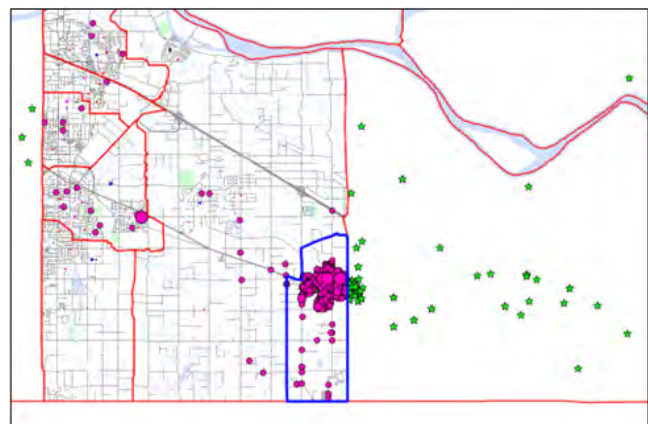
## ALDERGROVE SECONDARY

Aldergrove Community Secondary was opened in 1958 on a 6.8 ha. site at 1,087 m<sup>2</sup>. Since then, it has had six smaller additions and a substantial addition in 1993, tripling the original size to 3,032 m<sup>2</sup>.

There are two portable classrooms on-site for general instruction and one portable used by Aldergrove Community Services. There is no childcare at Aldergrove Community Secondary.

Advance Alternate is located at Aldergrove Community Secondary with an average five-year enrolment of 12 students.

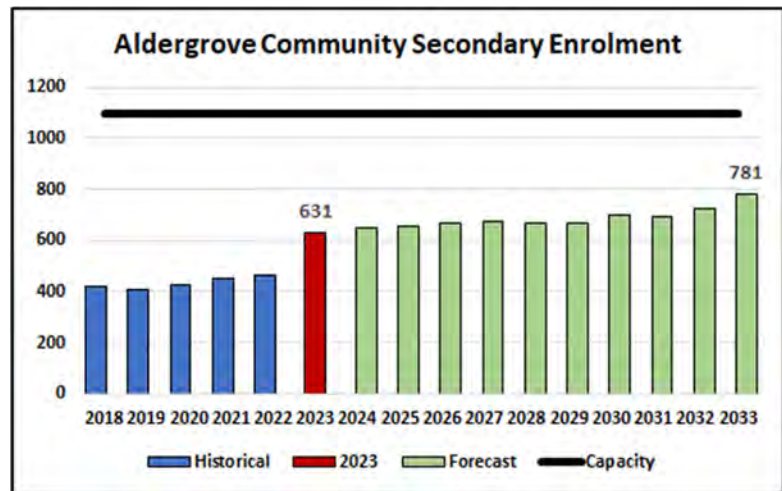
For 2023, there were 101 international students at Aldergrove Community Secondary.



Aldergrove Community Secondary draws most of its enrolment from its catchment supplemented by students from SD34 (Abbotsford) and some from west Langley. Enrolment has been growing slowly and that trend is expected to continue through to 2033.

The capacity of Aldergrove Community Secondary is 1100 students.

With an expected enrolment of only 781 students by 2033, no additional capacity should be required.



## ALDERGROVE CATCHMENT SUMMARY

With the existing schools and the current portables on-site, the Aldergrove catchment should be able to manage their enrolment through to 2032.

It should be noted that the capacities used in this analysis are likely slightly higher than class size and composition might allow in School District No. 35. This tends to affect middle and secondary schools more than the elementary schools.

**LRFP REFERENCE DOCUMENT 2B**

# BROOKSWOOD CATCHMENT

**DEFINITIONS**

In this reference document, the following definitions are used:

Design Capacity

This is a term used by the Ministry of Education and Child Care (The Ministry) to represents the student capacity of a school based on the following capacities per instructional space:

- Kindergarten 20 pupils per classroom
- Elementary 25 pupils per classroom
- Middle & Secondary 25 pupils per classroom and vocational module.

A school might be 40K + 300E. That means there are  $40/20 = 2$  kindergarten classrooms and  $300/25 = 12$  elementary classrooms.

Operating Capacity

The *operating capacity* of an elementary school is determined by adjusting the *design capacity* to reflect grade structure and classroom size and composition.

The Ministry recognizes that it is not possible in every instance to put 20 kindergarten or 25 elementary students in a classroom and have set lower guidelines as follows:

- Kindergarten 19 pupils per classroom
- Elementary grades 1 - 3 21 pupils per classroom
- Elementary grades 4 – 7 25 pupils per classroom
- Middle & Secondary 25 pupils per classroom and vocational module

School districts can establish their own classroom capacities based on provisions in the collective agreement and unique situations in each school or school program. These can be higher or lower than the Ministry guidelines.

However, since the Long-Range Facility Plan (LRFP) is utilized by the Ministry in support of capital project approvals, the Ministry guidelines will be used for consistency throughout the LRFP.

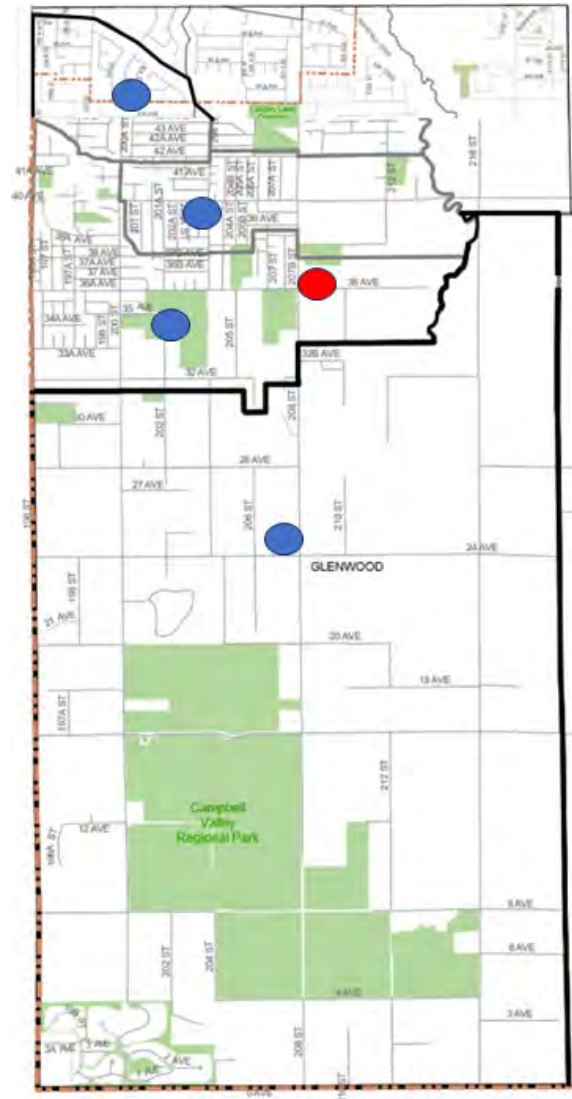
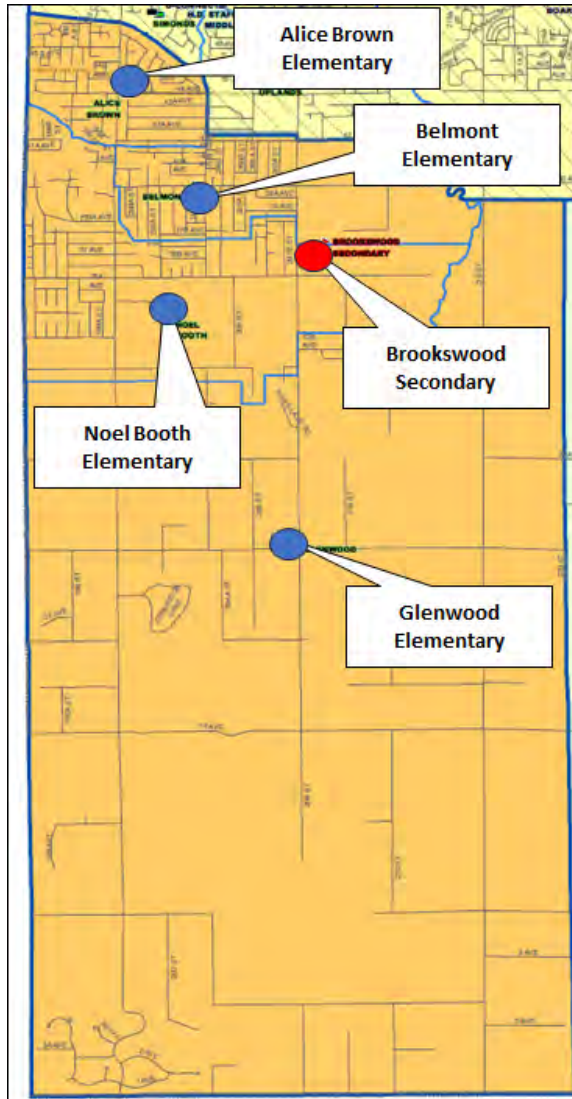
Utilization

This is a ratio of the enrolment over the capacity and is just a convenient way of showing how full a school is. Portable classrooms are not counted as school space, so utilizations greater than 100% usually mean that portable classrooms are on site to supplement the school capacity.

See Reference Document 3 for a more detailed description of these terms.

## OVERVIEW

The Brookwood catchment is located immediately south of the City of Langley. The catchment boundaries include the Alice Brown Neighbourhood of the City of Langley and all the area in the southwest area of the Township of Langley as shown on the maps below.



The Brookwood catchment contains Brookwood Secondary and four elementary schools with their catchments shown outlined in the map above right.

- Alice Brown Elementary
- Belmont Elementary
- Noel Booth Elementary
- Glenwood Elementary

For 2023, there are currently 2,318 students attending schools in this catchment. By 2033, the total enrolment is forecasted to be 2,800, an increase of 482 students (14%).

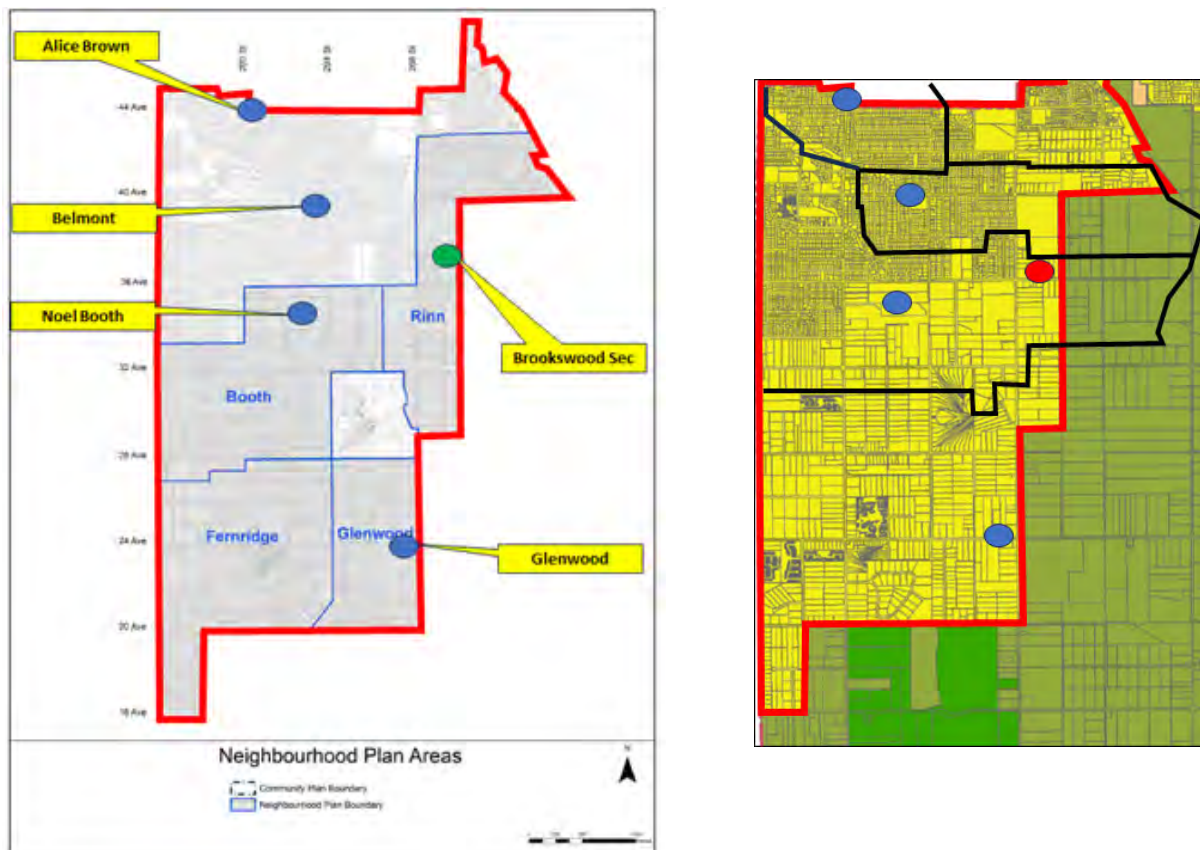
## ABOUT THE CATCHMENT

Langley Fundamental Middle/Secondary also resides in the Brookwood catchment. This is a school of choice and is addressed in Reference Document 2G – Schools of Choice and Alternate Programs.

The Brookwood-Fernridge community currently has an approximate population of 13,500.

On Monday, July 24, 2023, the Township Council adopted the Booth, Fernridge and Rinn Neighbourhood Plans for the Brookwood-Fernridge area and the three collectively could permit a build-out population of up to 90,000 in the overall Brookwood-Fernridge community. There has been no timeline established for review of the Glenwood Neighbourhood Plan.

As a result of the Provincial Government implementing Bills 44 and 47 in the spring of 2024, the Township is reviewing the Official Community Plan (OCP) as well as these plans to ensure they conform to the new provincial regulations. At this time, it is not expected that the review will generate any substantial changes to these plans.



The map above left shows the Rinn, Booth and Fernridge neighbourhood areas as well as the school locations. The area of the Township south of these areas is mainly Campbell Valley Regional Park or agricultural.

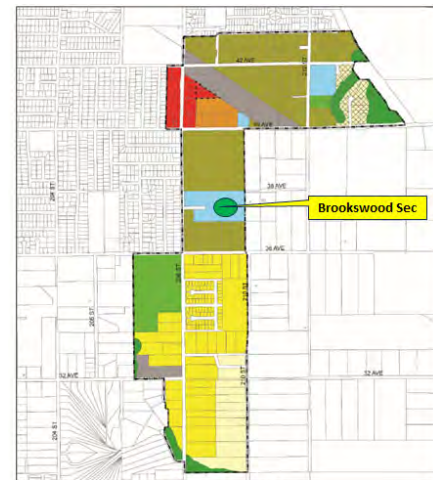
The map above right shows the school catchments. The Alice Brown and Belmont catchments are largely built-out as is the northwest portion of the Noel Booth school catchment and very little new development is expected in these areas.

In the **Rinn Neighbourhood** to the east, the proposed land uses are predominately small lot residential.

There is a future commercial village identified, shown in RED, with a small adjacent area identified for townhouse development.

This area is currently very lightly developed with some small lot agricultural or large lot suburban residential. At buildout, the Rinn Neighbourhood could produce up to 4,000 dwelling units.

There are no significant development applications in this area at this time. There are also utility shortages in this area at present, so further or rapid development is not expected in the short term.

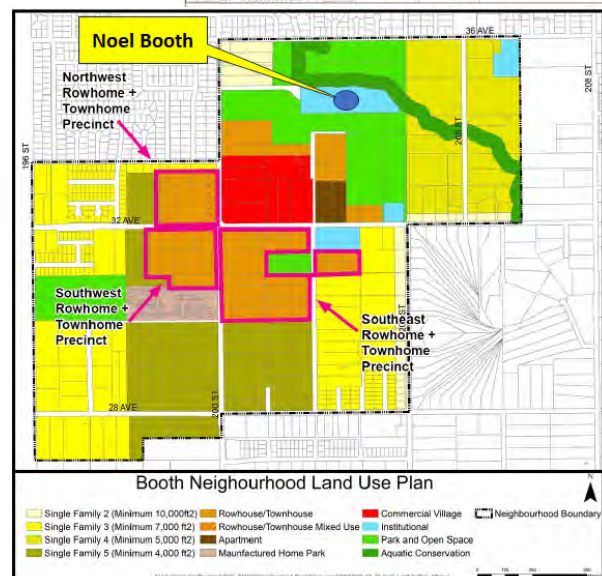


In the **Booth Neighbourhood**, the updated plans expand the current commercial village at 200<sup>th</sup> Street and 32<sup>nd</sup> Ave by permitting rowhouse/townhouse to surround the village.

The remainder of the properties are either single family lots of various sizes, parkland, or aquatic conservation areas.

As in the Rinn Neighbourhood, there are utility shortages in this area at present. The Township has prioritized the commercial village and north area of the Booth Neighbourhood as the development priority.

Rapid development is not expected in the short term.



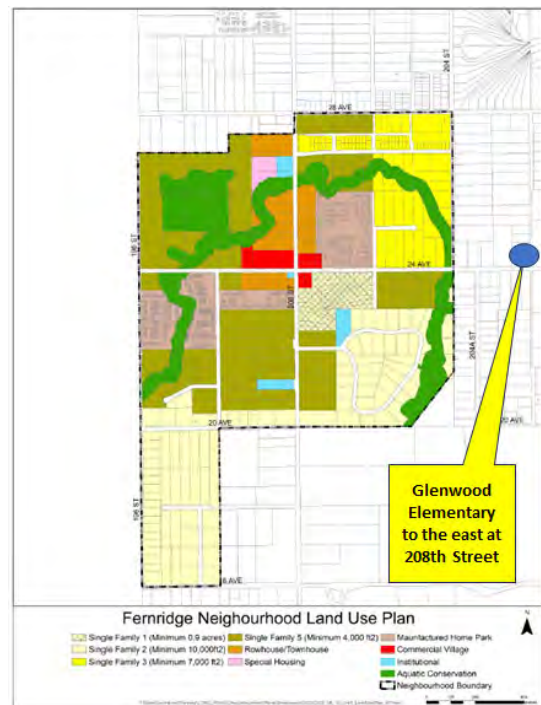
In the **Fernridge Neighbourhood**, there is a considerable amount of green space to be preserved.

However, the revised plan allows for the small expansion of the commercial village with rowhouse/townhouse to surround the village and the Manufactured Home Park which can remain.

The remainder of the properties are single family lots of various sizes. Ultimately, the Fernridge Neighbourhood could produce up to 3,065 dwelling units.

There are no significant development applications in this area at present.

Even though there are utility shortages in this area at present, the proposed lots are large so may be able to develop without city utilities.



## ELEMENTARY SCHOOLS

The Brookwood catchment contains these four elementary schools.

School	Alice Brown	Belmont	Glenwood	Noel Booth	Total
Grade	K - 7	K - 7	K - 7	K - 7	
Program		Early French Immersion		Grades 6 & 7 Late French Immersion	
Design Capacity	0K+375	40K+550	0K+250	20K+375	
Classrooms	0 + 15	2 + 22	0 + 7 + 2	1 + 15	
Strong Start					
Other	2 resource classrooms	1 Spec. Ed. Classroom		2 Spec. Ed. Classrooms	
Childcare in school	Classrooms 7 & 9	Classroom 33		Classroom 33	
Childcare on-site		Kids Place in private facility		Kids Place in private facility	
Portables 2023			P23 + P61	P25	3
Portables 2024	none added	none added	none added	none added	
Operating Capacity	303	527	210	368	1408
2023 Enrolment	322	547	205	333	1407
2023 School Utilization	106%	104%	98%	90%	100%
2023 Utilization with portables included	106%	104%	79%	75%	98%
Expected 2033 registration	233	557	332	521	1643
2033 Utilization with portables included	77%	106%	128%	132%	111%

In general, the utilization of these schools indicates Alice Brown Elementary and Belmont Elementary are full for the 2023-24 school year.

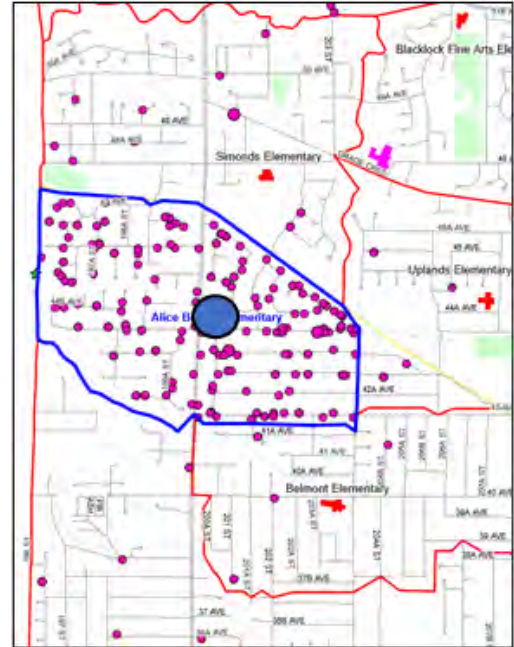
There is some capacity available at Noel Booth Elementary and Glenwood Elementary.

Individual details on these elementary schools continues below.

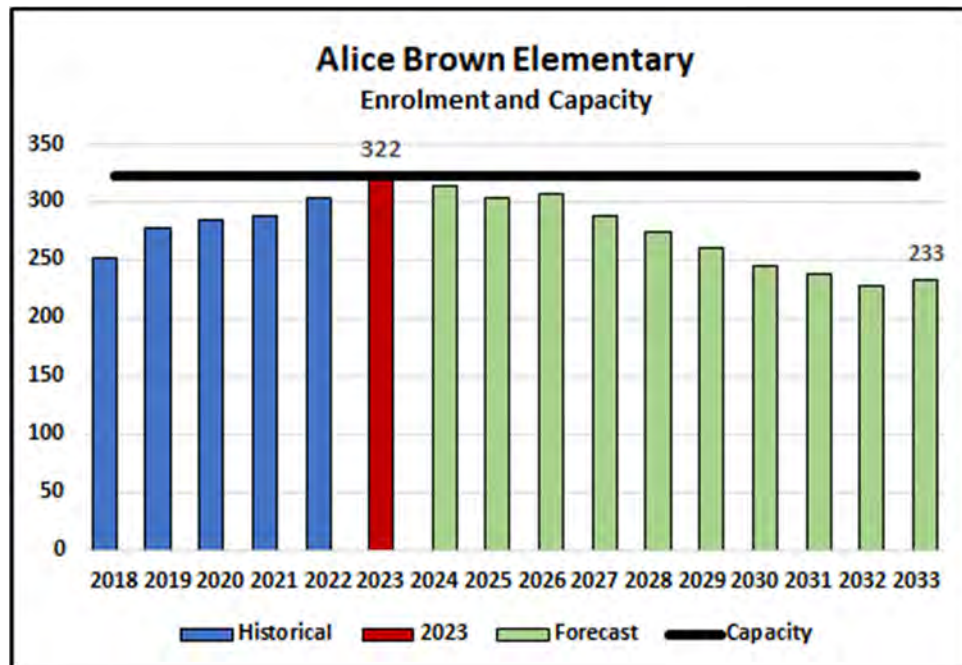
## Alice Brown Elementary

This single storey elementary school was opened in 1977 on 2 ha. at 20011 44<sup>th</sup> Avenue in the City of Langley. It has had one addition.

There is childcare in Classrooms 7 and 9 in the school. There are no portable classrooms on-site.



Alice Brown Elementary draws almost all its students from its own catchment and some decline in enrolment is expected. The school should be able to accommodate all its students until 2033 and assist Belmont Elementary with overflow enrolment.



## Belmont Elementary

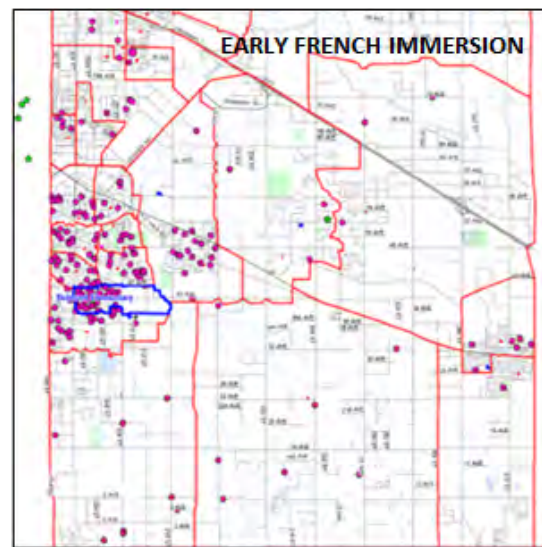
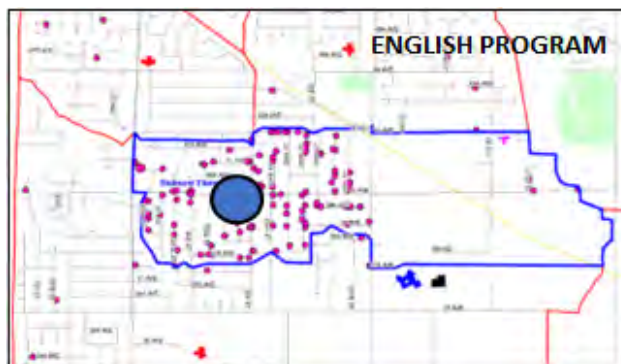
This school was originally opened in 1922 on a 2.1 ha. site at 20390 40<sup>th</sup> Avenue, Langley. The school has had three additions. There is childcare in Classroom 33 as well as in a portable classroom on-site. There are no general instruction portables on the site.

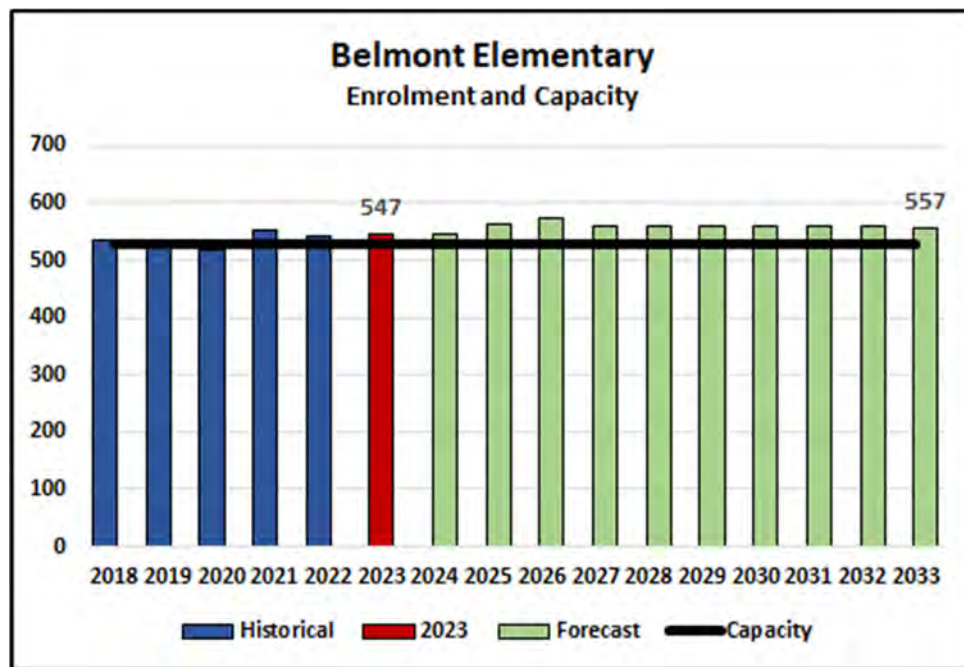


Belmont Elementary offers both a regular English program and an Early French Immersion program.

The regular program draws almost all its students from its own catchment as shown on the scatterplot below.

The Early French Immersion program draws students from its catchment, the Langley catchment and some from Willoughby and Aldergrove catchments as well.





Since the catchment is already well developed, the English enrolment forecast is considered stable, and enrolment in the Early French Immersion program is managed through registration.

Belmont Elementary should be able to accommodate its enrolment forecast through to 2033 with potential for Alice Brown Elementary to assist with surplus capacity.

## Noel Booth Elementary

This single storey school was opened in 1982 on a 4.9 ha. site at 20202 35<sup>th</sup> Avenue, Langley. The school has had three additions. There is one portable classroom on-site for general instruction.

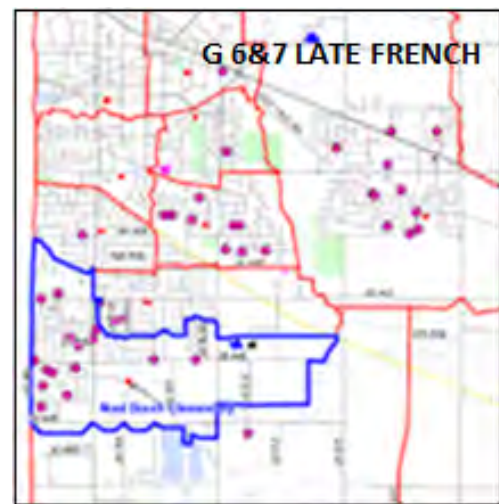
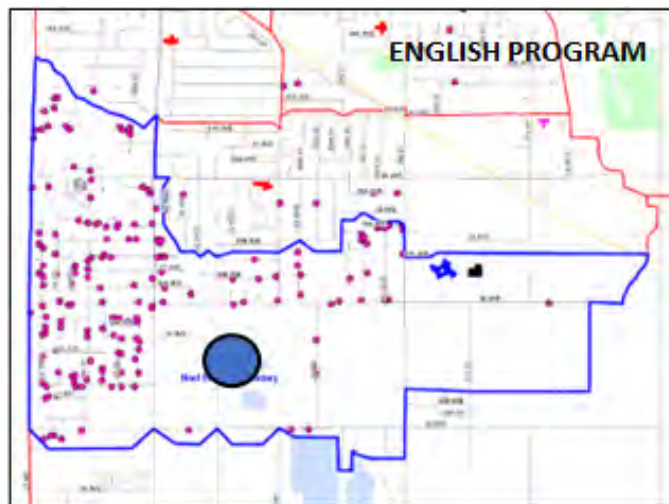
There is childcare on-site in two portables.

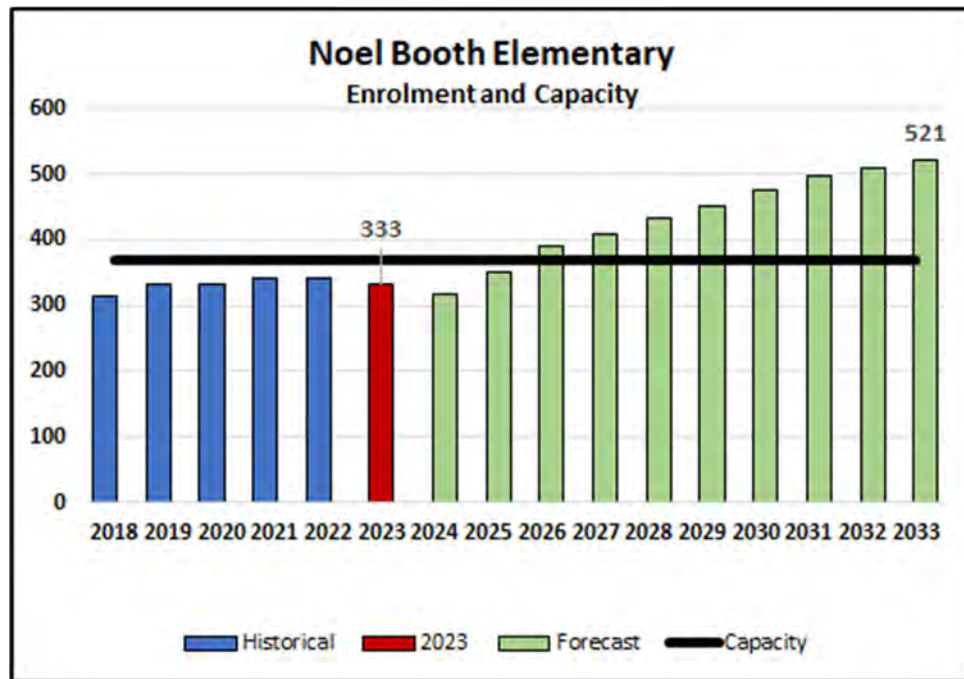


Noel Booth Elementary offers a regular English program and a Late French program for grades 6 and 7.

The English program draws most of its students from its own catchment and enrolment has been slowly increasing.

The Late French grade 6 and 7 program draws students from its catchment plus students from the Langley catchment as well. For 2024, with enrolment in slight decline for this small program, it will be conducted with split classes but remain at the school.



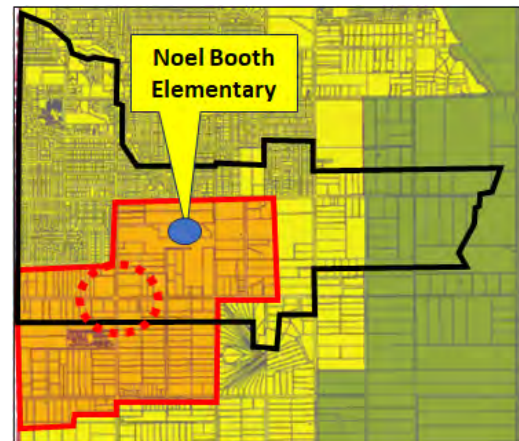


As shown below, as the development in the Brookwood-Fernridge area starts to move south into the Noel Booth Neighbourhood, the initial development areas are within the Noel Booth Catchment.

Although increased enrolment may proceed slowly, there is little surplus capacity at Noel Booth Elementary to accept this additional capacity.

Starting in 2026, the enrolment forecast indicates that at least one new portable classroom would need to be added every year until 2033.

There is sufficient site area to the east of the school to add the necessary portable classrooms or for an addition.



## Glenwood Elementary

The original two storey Glenwood Elementary was opened in 1918 at 20785 24<sup>th</sup> Avenue, Langley, and still offers two classrooms for students.

A new one storey school was opened in 1944 on the same 2.4 ha, site. There have been five additions, the last one in 1974. There are two portable classrooms on-site for general instruction.

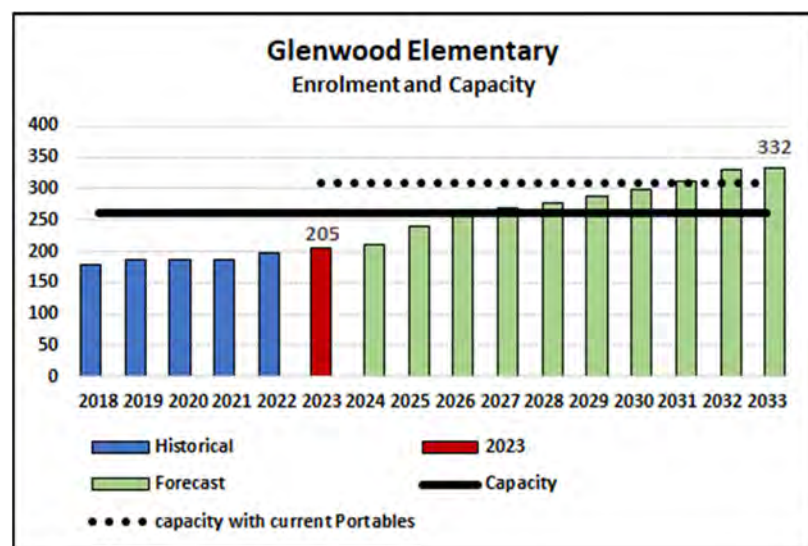


Glenwood Elementary draws its students from its own catchment.

While the catchment is large, much of the area on the east side remains in the Agricultural Land Reserve (ALR). This sector is generally restricted to larger rural lots.

As the Brookwood-Fernridge community develops out, the Glenwood area will start to see development.

Glenwood Elementary should be able to accommodate its forecasted enrolment until almost 2033.



## BROOKSWOOD SECONDARY

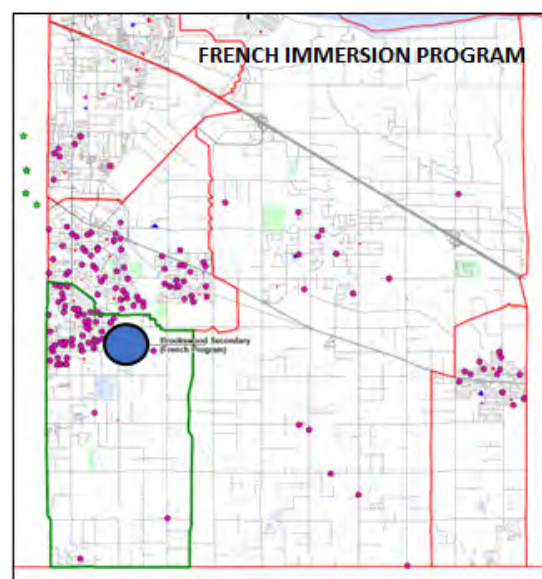
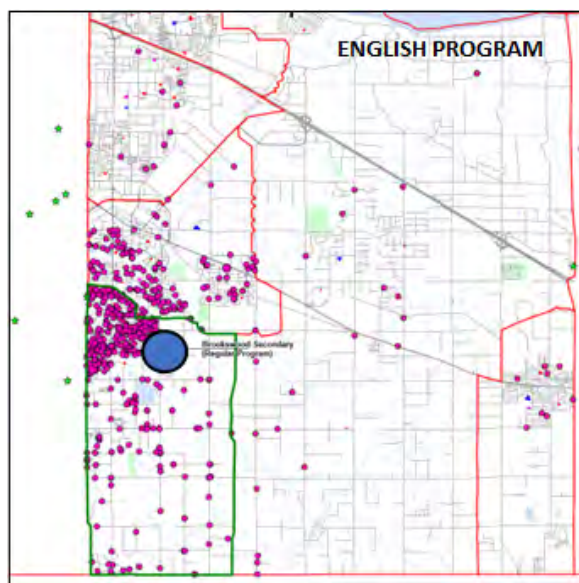
This two-storey school was opened in 1973 on a 1.9 ha. site at 20011 44<sup>th</sup> Avenue, Langley. The school has had two additions. There are no portable classrooms on this site.



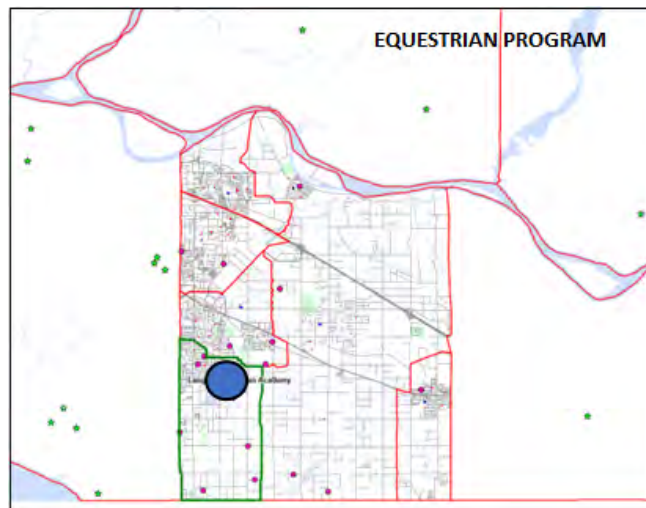
Brookwood Secondary offers regular classes for grades 8 – 12 as well as a French Immersion program and an Equestrian program.

In addition to regular students who reside in the catchment, the school draws heavily from the Langley catchment as well as some from Aldergrove catchment and Surrey.

The French Immersion program serves the south end of the School District and draws students from the Langley and Aldergrove catchments as shown in the scatterplots below.



The equestrian program typically has an average annual enrolment of 45 students that attend from all over the District, including students from out-of-district as well.

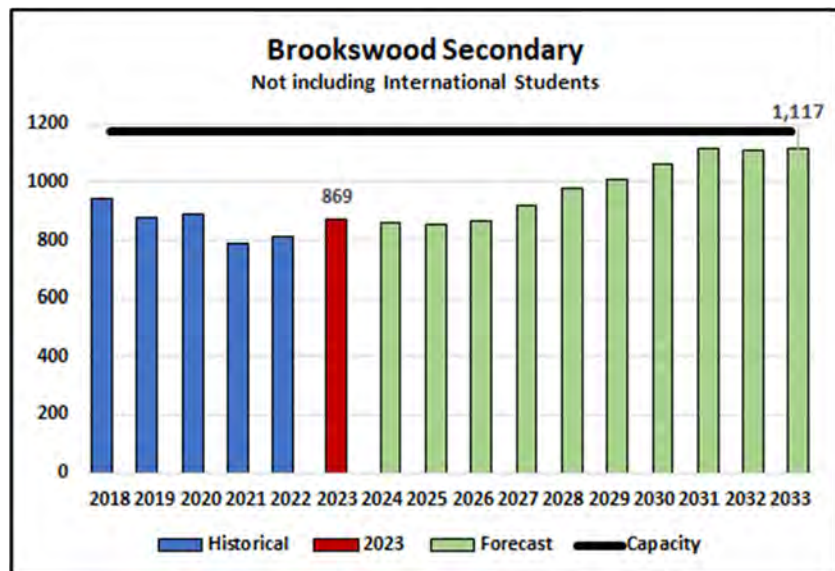


Brookswood Secondary has a capacity of 1,175 students in grades 8 – 12.

For 2023, there are 141 international students at Brookswood Secondary.

There is no designated Alternate school located in the Brookswood catchment.

Given the above, Brookswood Secondary should be able to accommodate its forecast enrolment through to 2033.



Brookswood catchment has little surplus capacity to accommodate growth. To create capacity, two options were evaluated:

- A. Add a new elementary school
- B. Add a middle school

These options are explored below.

At this time, no definite locations have been identified and no land has been acquired for either a future elementary or middle school.

## OPTION A – ADD A NEW ELEMENTARY SCHOOL

The table below reflects the condition in the elementary school by 2033 if the existing forecast remains accurate.

School	Alice Brown	Belmont	Glenwood	Noel Booth	Total
Op Cap w/ Portables	303	527	260	393	1483
K-7 Enrol	233	557	332	521	1643
Shortfall	70	-30	-72	-128	-160
Util.	77%	106%	128%	133%	111%
New portables Required		Add 1 portable	Add 3 portables	Add 5 portables	9

This identifies there would need to be nine additional portables to accommodate Brookwood catchments elementary growth.

It is not practical to add 9 portable classrooms to Glenwood Elementary since it is too far south in the catchment. However, an addition is feasible at Noel Booth Elementary to accommodate the forecasted enrolment.

As a first step, a prefabricated classroom addition could be considered at Noel Booth Elementary. The number of classrooms could be determined by the rate of growth in Brookwood-Fernridge. A prefabricated addition could be constructed in phases as growth warranted.

A 10-classroom addition would accommodate the increase of 246 elementary student expected by 2033. Increasing the enrolment at Noel Booth Elementary by 250 students would bring Noel Booth Elementary to approximately the same capacity as Donna Gabriel Robins Elementary when their 4 portable classrooms are included.

### Option A

- Could still require the addition of portable classrooms in the short term.
- It does not facilitate the School District in restructuring to middle schools.
- It does not offer any capacity relief to Brookwood Secondary.

## OPTION B – ADD A MIDDLE SCHOOL

The table below shows the number of grades 6 and 7 at the elementary schools and the number of Grade 8 at Brookwood Secondary based on the forecasted enrolment in 2033. Based on this, a middle school with a capacity of 900 would be suitable.

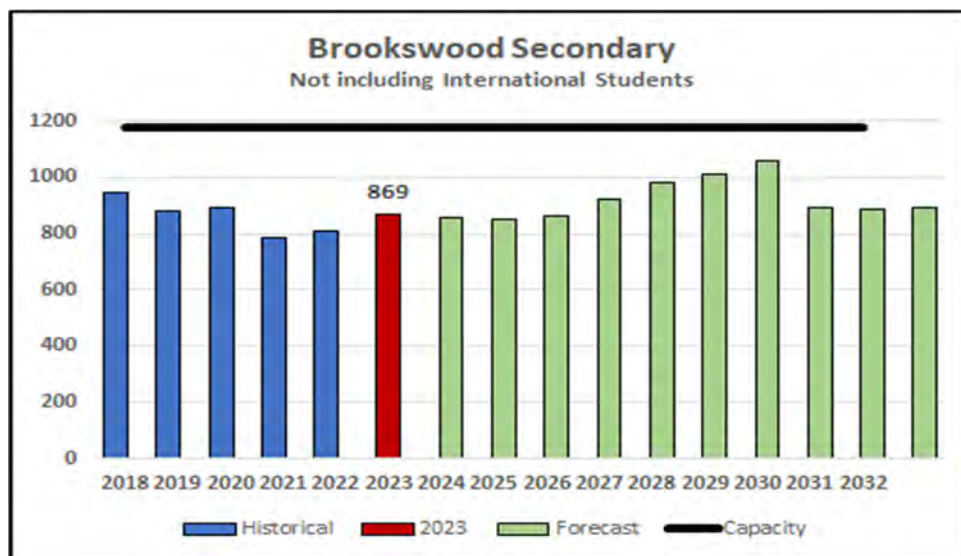
School	Alice Brown	Belmont	Glenwood	Noel Booth	Total
Grade 6 & 7	76	164	200	179	620
Grade 8					254
					873

The chart below shows the elementary utilization in 2033 if a middle school was constructed and elementary grades are reduced to K-5. Most schools have room for additional growth.

School	Alice Brown	Belmont	Glenwood	Noel Booth	Total
2023 Portables			2	1	
Operational Capacity w/Portables	303	527	260	393	1483
K-5 Enrol	157	393	132	342	1023
Utiliation	52%	75%	51%	87%	69%

Based on slower growth, a new middle school might not be required until almost 2033. Portable classrooms would be required at Noel Booth Elementary and probably Glenwood Elementary until the middle school could open.

By moving grade 8 from Brookwood Secondary to a future middle school, would provide considerable capacity for growth at Brookwood Secondary. For example, the graph below shows the capacity impact of a middle school if it opened in 2031.



### Option B

- Creating a middle school, provides longer term capacity at the elementary schools.
- Provides additional capacity reserve at Brookwood Secondary.
- It also achieves a School District goal in restructuring to middle schools.

## SUMMARY

Growth is expected to proceed slowly and move south of the currently developed area. It is likely to be highest in the elementary grades in the early years of the Brookwood- Fernridge buildout, putting pressure initially on existing elementary capacity.

Requesting a middle school is considered a better long-term strategy than adding another elementary school.

**LRFP REFERENCE DOCUMENT 2C****D.W. POPPY CATCHMENT****DEFINITIONS**

In this reference document, the following definitions are used:

Design Capacity

This is a term used by the Ministry of Education and Child Care (The Ministry) to represents the student capacity of a school based on the following capacities per instructional space:

- Kindergarten 20 pupils per classroom
- Elementary 25 pupils per classroom
- Middle & Secondary 25 pupils per classroom and vocational module.

A school might be 40K + 300E. That means there are  $40/20 = 2$  kindergarten classrooms and  $300/25 = 12$  elementary classrooms.

Operating Capacity

The *operating capacity* of an elementary school is determined by adjusting the *design capacity* to reflect grade structure and classroom size and composition.

The Ministry recognizes that it is not possible in every instance to put 20 kindergarten or 25 elementary students in a classroom and have set lower guidelines as follows:

- Kindergarten 19 pupils per classroom
- Elementary grades 1 - 3 21 pupils per classroom
- Elementary grades 4 – 7 25 pupils per classroom
- Middle & Secondary 25 pupils per classroom and vocational module

School districts can establish their own classroom capacities based on provisions in the collective agreement and unique situations in each school or school program. These can be higher or lower than the Ministry guidelines. Currently, there are no universal School District No. 35 classroom capacities.

However, since the Long-Range Facility Plan (LRFP) is utilized by the Ministry in support of capital project approvals, the Ministry guidelines will be used for consistency throughout the LRFP.

Utilization

This is a ratio of the enrolment over the capacity and is just a convenient way of showing how full a school is. Portable classrooms are not counted as school space, so utilizations greater than 100% usually mean that portable classrooms are on site to supplement the school capacity.

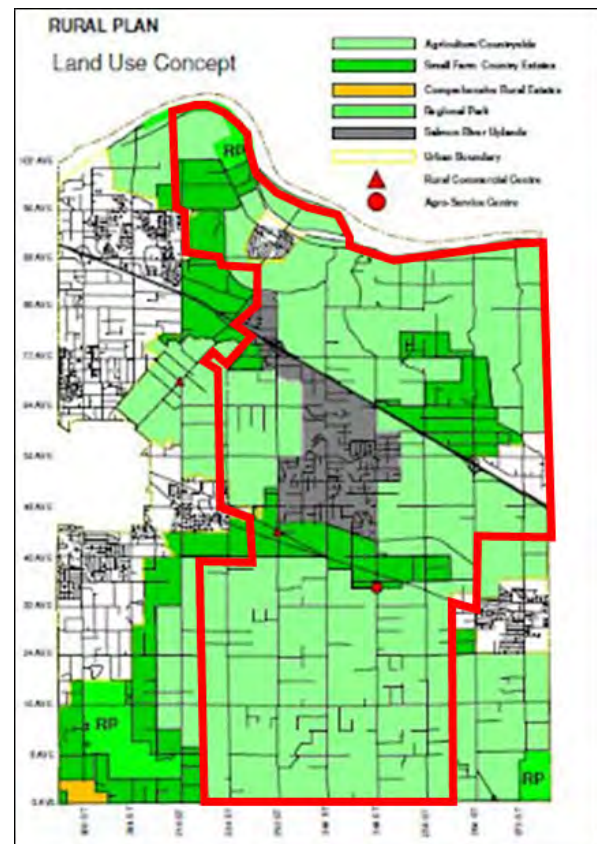
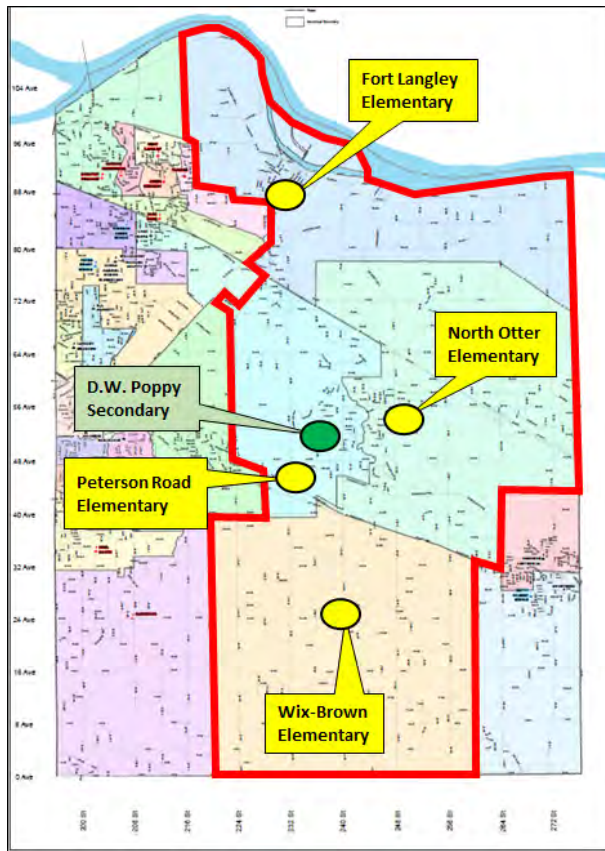
See Reference Document 3 for a more detailed description of these terms.

## OVERVIEW

The D.W. Poppy catchment covers the land on the east side of the district except for the Aldergrove catchment. Much of the catchment is within the Agricultural Land Reserve (ALR) and is identified as rural in the Township of Langley Official Community Plan.

The maps below identify the catchment and the four elementary schools and one secondary school. There is no middle school in the catchment.

The catchment also requires a substantial portion of the bussing in the District.

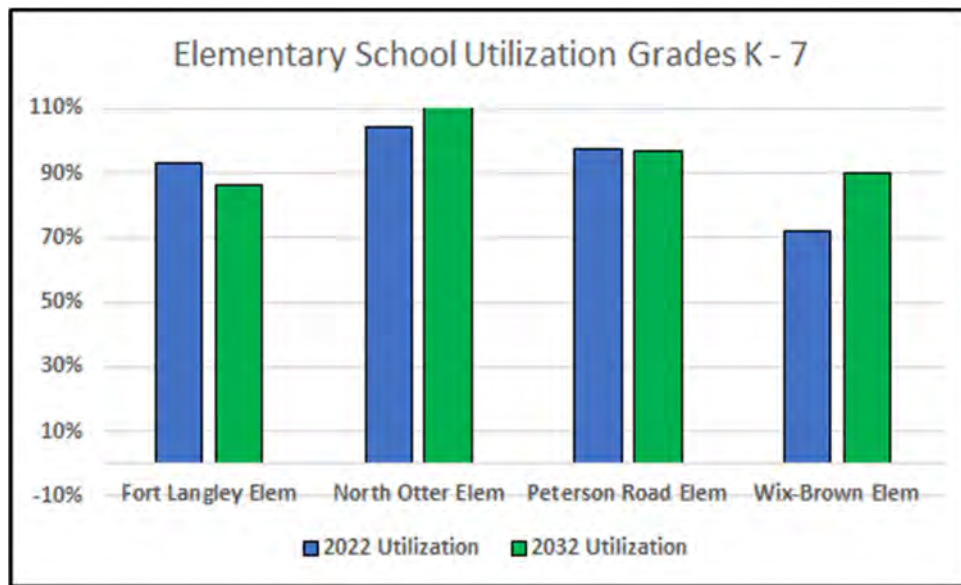


## ELEMENTARY SCHOOLS

The D.W. Poppy catchment has four elementary schools.

School	Fort Langley	North Otter	Pederson Road	Wix-Brown	Total
Grade	K - 7	K - 7	K - 7	K - 7	
Program	Langley Environment Awareness Program (LEAP)				
Design	40K+325	40K+375	20K+300	20K+275	
Classrooms	2 + 13	2 + 15	1 + 12	1 + 11	
Strong Start					
Childcare in school	Classroom 26, gym and shared music portable	Classroom 12 and 45	Classrooms 33 & 34	Classroom B4	
Childcare on-site	Childcare in private facility				
Portables 2023	P15	P85			2
Portables 2024	none added	none added	none added	none added	
Operating Capacity	317	364	252	252	1185
2023 Enrolment	298	391	241	200	1130
2023 School Utilization	94%	107%	96%	79%	95%
2023 School utilization with portables included	87%	100%	96%	79%	91%
Expected 2033 registration	291	408	217	241	1157
2033 Utilization with portables included	85%	105%	86%	96%	94%

The graph below shows the utilization in these schools in 2023 and the forecasted utilization for 2033.



### Fort Langley Elementary

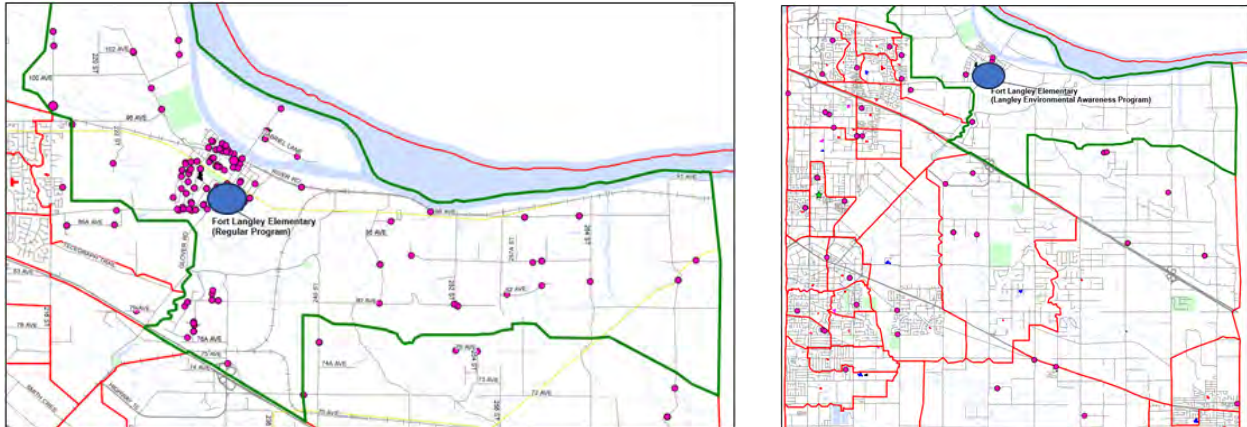
Fort Langley Elementary was originally constructed in 1912 at 8877 Bartlett Street, Langley as a small school. It has had 8 additions on the current 2.1 ha. site.

There is childcare in Classroom 26 and a separate portable classroom on-site.

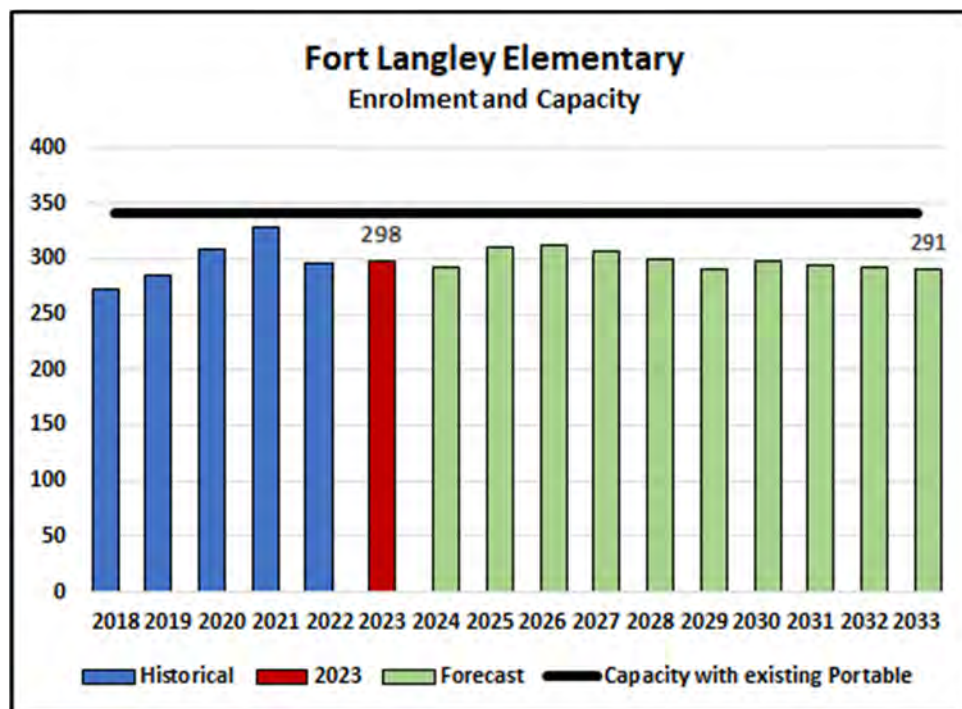


Fort Langley Elementary also offers an Outdoor Education program (LEAP) for students in kindergarten to grade 5 as well as the regular kindergarten to grade 7 education programs. The regular program draws

most of its enrolment from Fort Langley and the remainder from its own catchment as shown below on the left. The LEAP program draws students from a much wider District area as shown at right.



The enrolment at Fort Langley Elementary has consistently been below the school capacity and the forecast shows that it should be able to accommodate the forecasted enrolment until 2033.



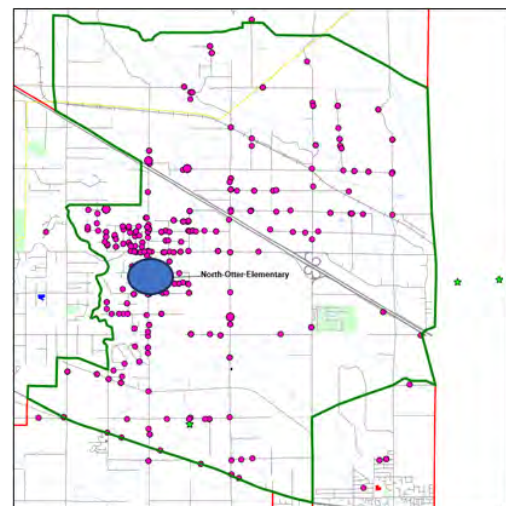
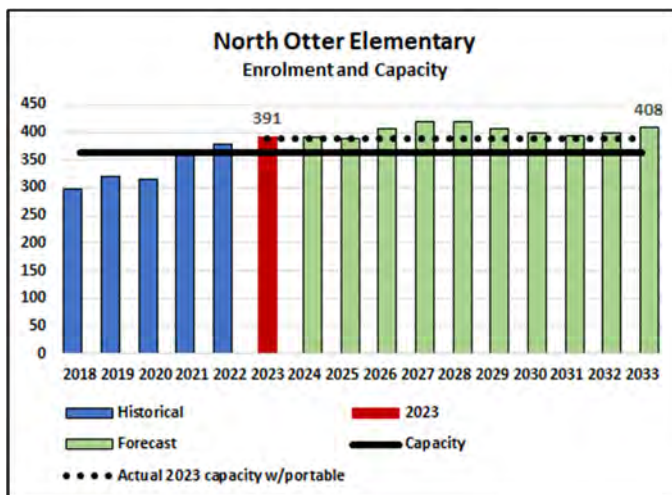
The Village of Fort Langley, approximate population 3, 600, also provides students to the Langley Fine Arts Elementary (within village boundaries) and to the adjacent Walnut Grove and Willoughby catchments.

## North Otter Elementary

This elementary school was originally opened in 1931 at 5370 248 Street, Langley on a 2.1 ha. site. and has had four additions. There is childcare in Classroom 26 and one portable classroom on-site.



North Otter Elementary draws almost all its students from its own catchment as shown on the scatterplot below.



The graph demonstrates that one more portable classroom may need to be added for years 2026, 2027 and 2028 to accommodate the K-7 students depending on the accuracy of the enrolment forecast.

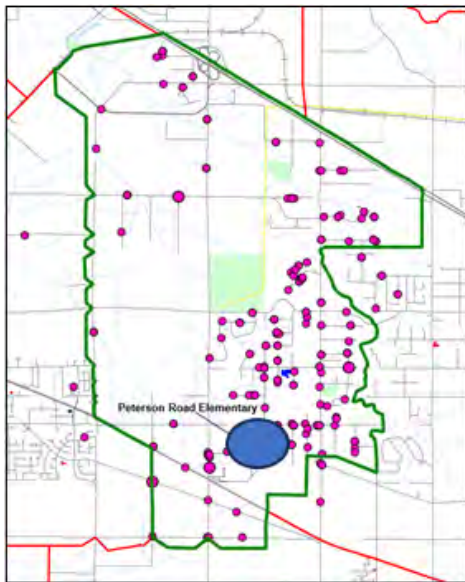
The other alternative to installing a portable is to re-locate some students to Peterson Road Elementary, since there is capacity there.

## Peterson Road Elementary

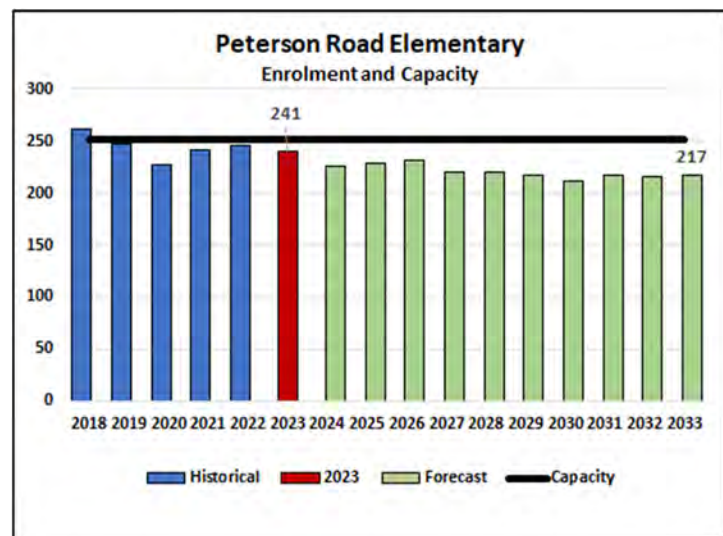
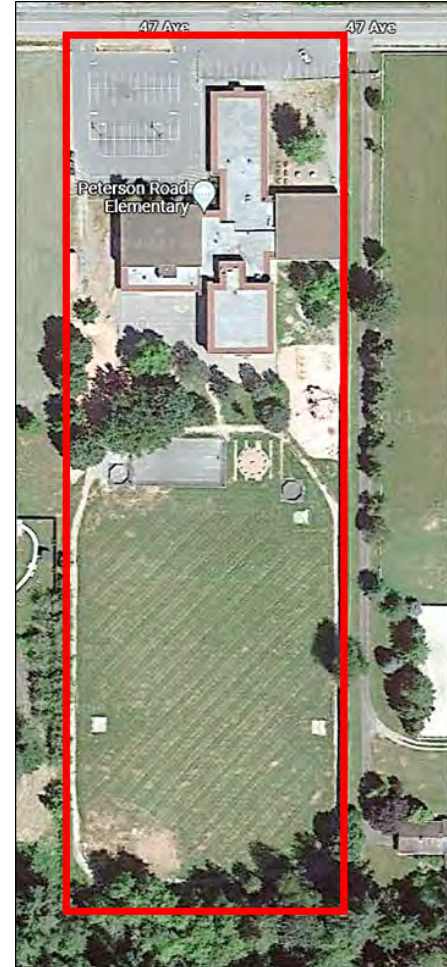
This school was originally opened in 1962 at 23422 47<sup>th</sup> Avenue, Langley on a 2.5 ha. site. The school has had seven additions. There is childcare in the school in Classrooms 33 and 34.



Peterson Road Elementary draws its students from its own catchment as shown on the scatterplot below.



The enrolment forecast shows that Peterson Road Elementary should be able to accommodate the enrolment forecast through to 2033.

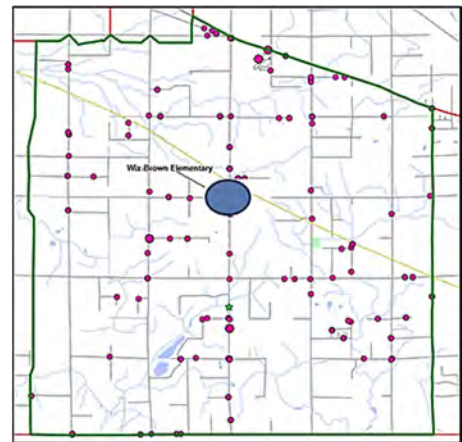
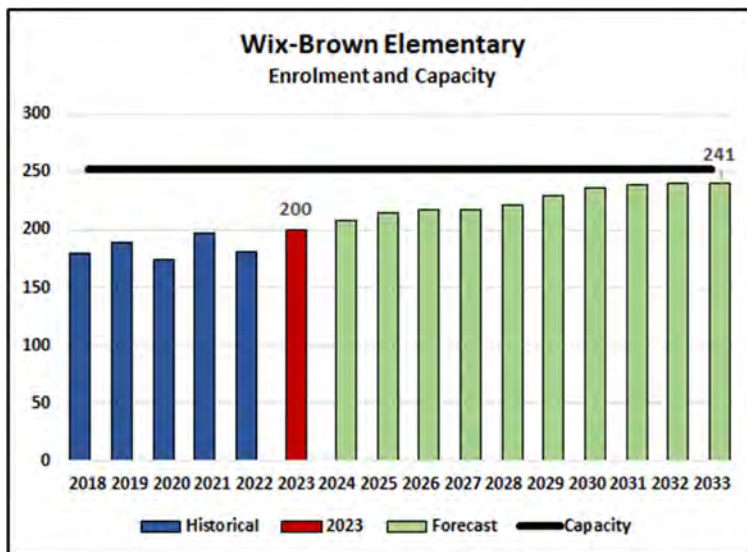


## Wix-Brown Elementary

This K-7 elementary school was originally opened in 1961 at 23851 24<sup>th</sup> Avenue, Langley on a 1.94 ha. site and has had seven small additions. There is childcare in Classroom B4. There are no portable classrooms on-site.



Wix-Brown Elementary draws almost all its students from its own catchment as shown on the scatterplot below. This school should be able to accommodate its forecasted enrolment through to 2033.



## MIDDLE SCHOOL POTENTIAL

There is currently no middle school in the D.W. Poppy catchment. Implementation of middle schools is a School District objective.

While it is possible to reconfigure D.W. Poppy Secondary into a middle/secondary school, during consultation in the catchment, this option was not supported and is not recommended in the LRFP.

With the current utilization of all schools, it does not make economic sense to request a standalone middle school.

As an alternative, it was evaluated whether reconfiguring one of the four elementary schools to a grade 6, 7 & 8 middle school and the remaining elementary schools to K-5 would be practical. It would need to be either North Otter Elementary or Peterson Road Elementary since transporting students to either Fort Langley Elementary or Wix-Brown Elementary would cause considerable transportation expenses and long travel times for students.

The evaluation determined this was not a practical solution.

- a. The number of grades 6, 7 and 8 students in 2023 was 410. This is too small for an independent middle school.
- b. Only North Otter Elementary had close to the required capacity at 364. Even then, at least two portable classrooms would need to be added to accommodate the middle school students.
- c. The remaining three elementary schools have a combined capacity of 821 but would need to accommodate 896 kindergarten to grade 5 students. At least three portables would need to be added to accommodate the K-5 enrolment.
- d. Although the D.W. Poppy catchment is only growing slowly at 5% to 2033, this growth would need to be accommodated by adding more portable classrooms.
- e. Removing the grade 8 students from D.W. Poppy Secondary would reduce the utilization to 50%.

## D.W. POPPY SECONDARY

This grade 8 – 12 secondary was originally constructed in 1973 at 23752 52nd Avenue, Langley, on a 5.55 ha. site. It has had three additions and now has a capacity of 1125.

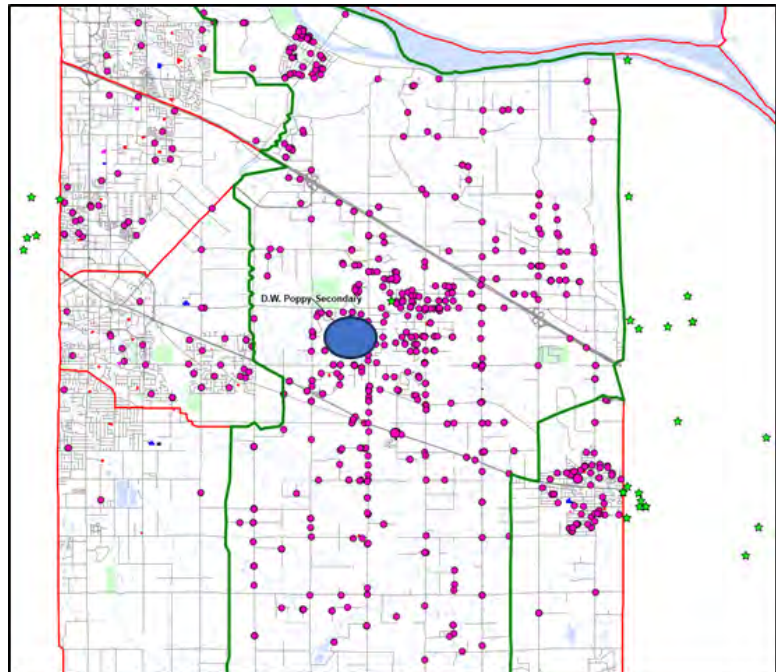
There is early learning and after school childcare in the school. There is one portable on-site used by the British Columbia Institute of Technology (BCIT). There are 70 international students for 2023.

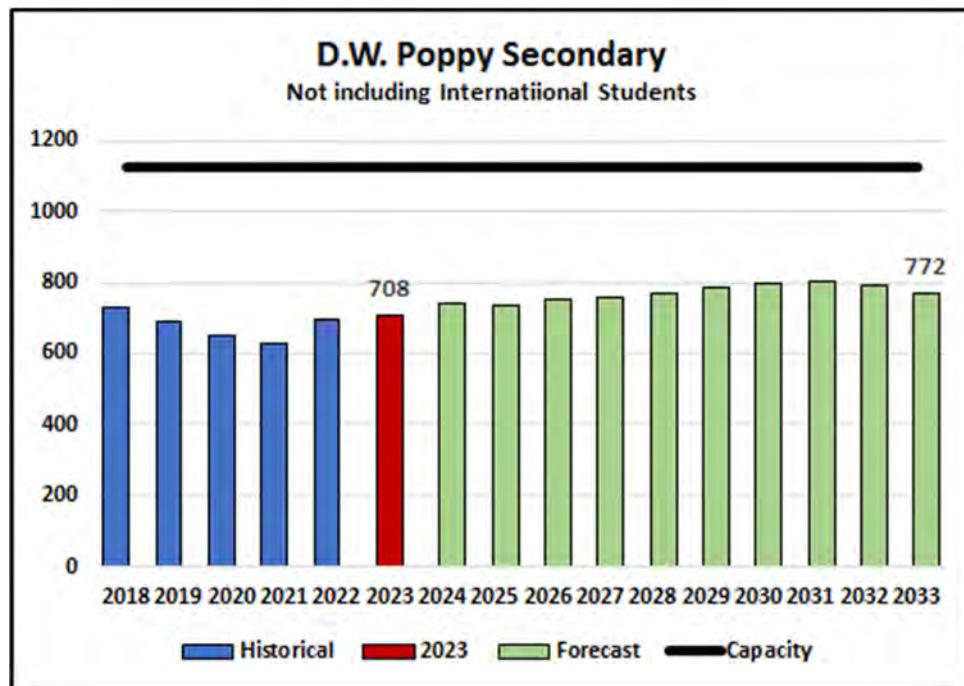


The scatterplot below shows that D.W. Poppy Secondary draws its enrolment, not only from its own catchment but also students from Aldergrove and the adjacent LSS catchment, as well as even some students from the Willoughby catchment.

The graph below shows that D.W. Poppy Secondary is below capacity, with a 2023 Utilization of 63%.

Even with some growth forecasted, the Utilization in 2033 is expected to be 69%.





## LRFP REFERENCE DOCUMENT 2D

# LSS FAMILY CATCHMENT

## DEFINITIONS

In this reference document, the following definitions are used:

### Design Capacity

This is a term used by the Ministry of Education and Child Care (The Ministry) to represents the student capacity of a school based on the following capacities per instructional space:

- Kindergarten 20 pupils per classroom
- Elementary 25 pupils per classroom
- Middle & Secondary 25 pupils per classroom and vocational module.

A school might be 40K + 300E. That means there are  $40/20 = 2$  kindergarten classrooms and  $300/25 = 12$  elementary classrooms.

### Operating Capacity

The *operating capacity* of an elementary school is determined by adjusting the *design capacity* to reflect grade structure and classroom size and composition.

The Ministry recognizes that it is not possible in every instance to put 20 kindergarten or 25 elementary students in a classroom and have set lower guidelines as follows:

- Kindergarten 19 pupils per classroom
- Elementary grades 1 - 3 21 pupils per classroom
- Elementary grades 4 – 7 25 pupils per classroom
- Middle & Secondary 25 pupils per classroom and vocational module

School districts can establish their own classroom capacities based on provisions in the collective agreement and unique situations in each school or school program. These can be higher or lower than the Ministry guidelines.

However, since the Long-Range Facility Plan (LRFP) is utilized by the Ministry in support of capital project approvals, the Ministry guidelines will be used for consistency throughout the LRFP.

### Utilization

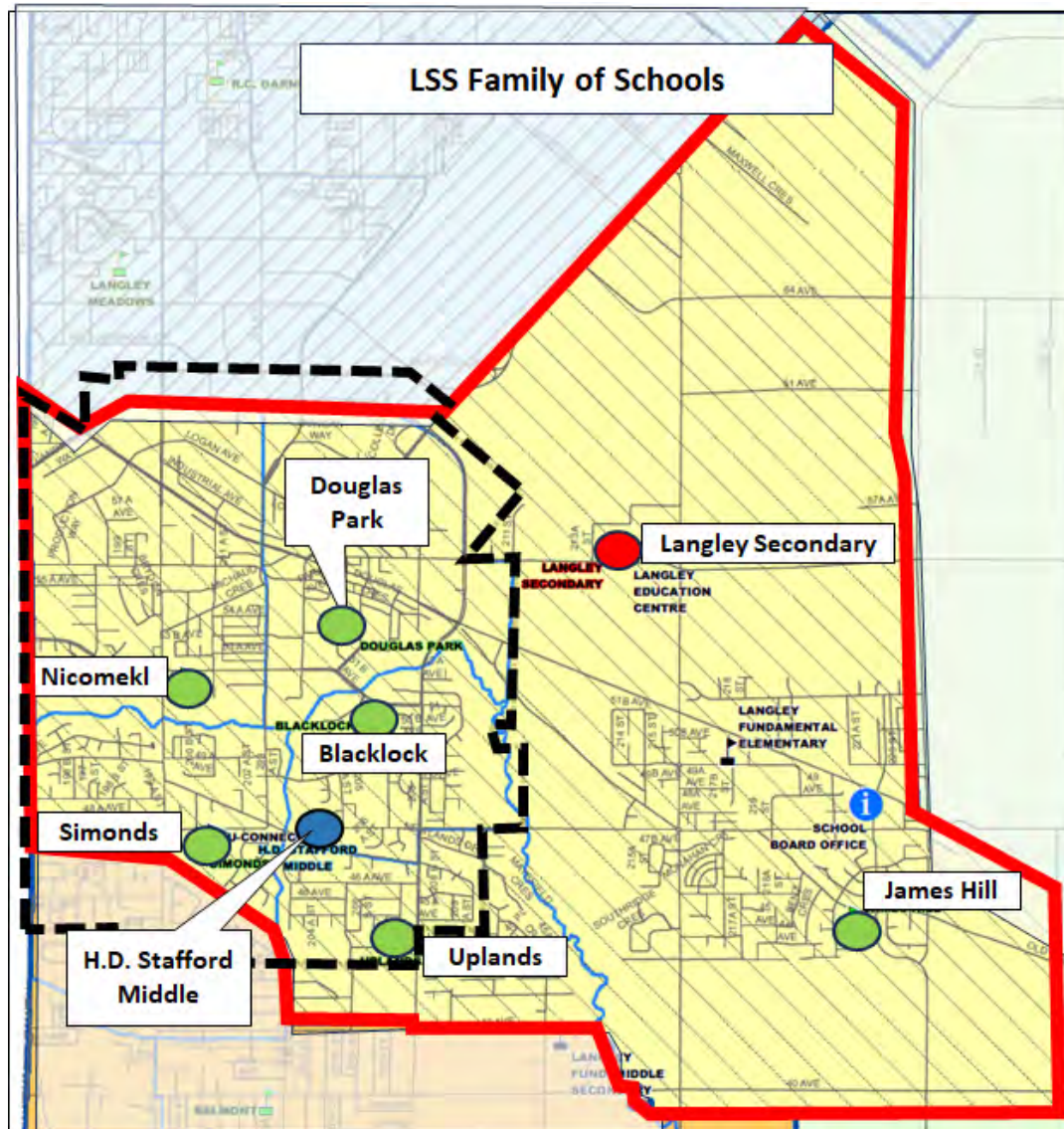
This is a ratio of the enrolment over the capacity and is just a convenient way of showing how full a school is. Portable classrooms are not counted as school space, so utilizations greater than 100% usually mean that portable classrooms are on-site to supplement the school capacity.

See Reference Document 3 for a more detailed description of these terms.

## OVERVIEW

The Langley Secondary catchment is located on the west central portion of the School District and contains most of the City of Langley, shown in dashed black lines.

The area to the west of the city is largely rural agricultural land in the north and the village of Murrayville in the area surrounding James Hill Elementary school.

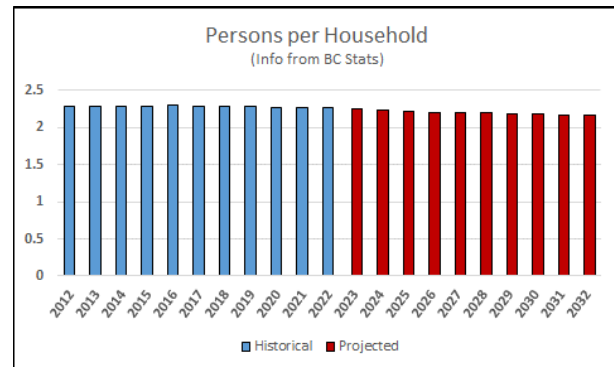
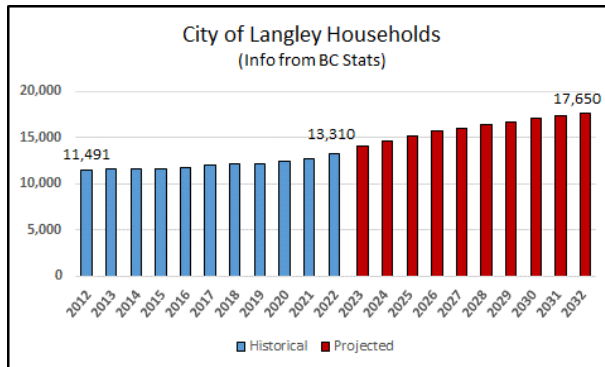


The LSS Family catchment contains an approximate population of 42,000 and provides public education for approximately 3,500 students at Langley Secondary School, H.D. Stafford Middle School and these six elementary schools.

- Blacklock Fine Arts Elementary
- Douglas Park Community Elementary
- James Hill Elementary
- Nicomekl Elementary
- Simonds Elementary
- Uplands Elementary

Langley Fundamental Elementary also resides in the LSS Family catchment. This is a school of choice and is addressed in Reference Document 2G – Schools of Choice and Alternate Programs.

The City of Langley has been growing slowly between 2012 and 2022 with a household increase of 1,819, a 16% increase. Projections see higher growth over the next decade with 4,340 new households by 2033, an increase of 33%.



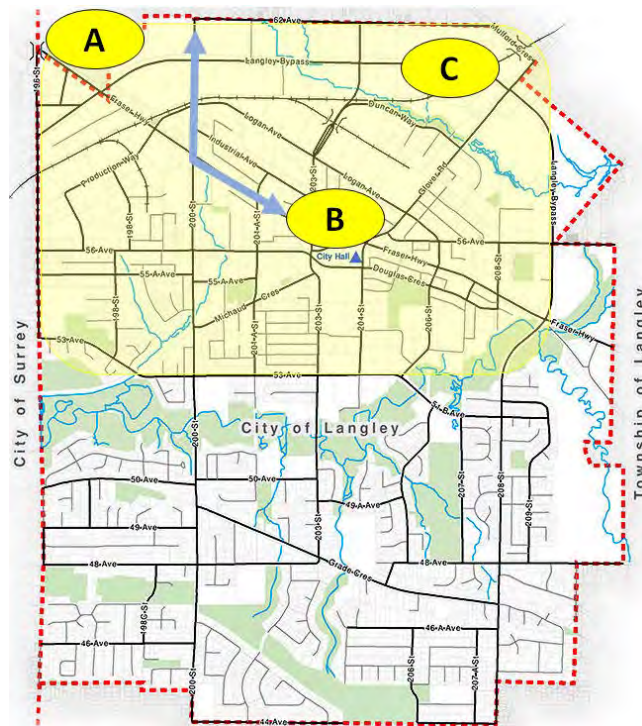
While households are increasing, the number of persons per household shows a slight decline from 2.26 in 2022 to 2.164 in 2032. This decline is likely due to higher density multi family and more one-bedroom apartments than in the past. Given the above household forecast to 2033 materializes, that could mean up to an additional 450 Grade K-5 students by 2033.

There are several changes taking place within the city that may explain the increased rate of residential development:

- The City of Langley expects 90% of future development to be north of the Nicomekl River. This area is shaded light yellow and shown as C on the map at right.

The city is updating their area plans allowing more medium density residential development in the downtown and toward the west side of the city. City staff believe these will develop slowly. High-rise buildings are not currently proposed.

- The extension of SkyTrain from Surrey into Langley is expected to be operational by 2029. There will be two station locations:
  - Station A – slightly northwest of Willowbrook Mall. This is expected to see redevelopment of this area to include



higher density residential developments like other SkyTrain stations. Station A is outside the city and not likely to significantly affect enrolment projections in the city.

- Station B – located in the downtown.

- The City of Langley is updating their downtown area plans to suit the arrival of SkyTrain at location B.

The proposed changes are mostly commercial oriented but will have a significant residential component that will affect Douglas Park Community Elementary.

The graphic demonstrates the residential properties currently in various stages of development. The dark shaded areas are existing buildings, and the outlined areas represent 299 apartments currently under construction.

The photo is typical of the type of new apartment developments in the downtown.

- TransLink has proposed a Bus Rapid Transit (BRT) route from Langley City Centre north along 200 St to the Golden Ears Bridge. This will have dedicated bus lanes and high-density development along the entire route.

BC Bill 47 requires high density and a minimum number of storeys in Transit Oriented Areas. The City of Langley is not supporting high rise residential in any of the current planning. In addition, residential growth surrounding new SkyTrain stations tends to occur after the actual arrival of the station.

Current Development - September 2023  
Douglas Neighbourhood



The graphic shows the current units under construction north of the Nicomekl River. Apartments are predominately one bedroom, and most are found near the city centre.

Townhouses are mostly three bedrooms and found outside the town centre. It is expected the townhouse developments will likely provide more future students than the apartments.



These developments are some of the reasons for the forecasted enrolment growth.

SD35 has revised the catchments for Douglas Park Community Elementary, Blacklock Fine Arts, Nicomekl Elementary and Simonds Elementary to accommodate the expected increase in enrolment in 2024. The diagram below identifies the new catchments.



## ELEMENTARY SCHOOLS

Details of the six elementary schools are shown below. While the overall catchment utilization shows less than 100%, this can be misleading.

At Simonds Elementary, the U-Connect program uses some capacity at the school. There is a District Montessori program at Uplands Elementary. Any surplus capacity is not easily distributed to accommodate increases in enrolment without changes in school catchments.

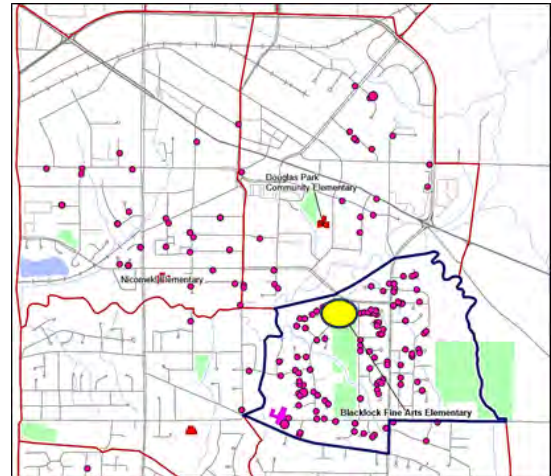
School	Blacklock Fine Arts	Douglas Park Community	Nicomekl	Simonds	Uplands	James Hill	Total
Grade	K-5	K-5	K-5	K-5	K-5	K-5	
Special Programs	Fine Arts			U-Connect	Montessori		
Design Capacity	20K+400	20K+400	40K+400	40K+450	40K+400	20K+425	
Classrooms	1 + 16	1 + 16	2 + 16	2 + 18	2 + 16	1 + 17	
Strong Start		Yes		Classroom 53			
Childcare in school		JB4 Preschool	Classroom 18	Classroom 15	Classrooms 7, 9 & 19	Classrooms E16 & E17	
Childcare on-site	Rainforest in 2 portables	Childcare in private facility					
Other	LFVAS in 1 portable	SWIS + B&G Club on-site					
Portables 2023		1 - P82	1 - P76				2
Portables 2024	none added	none added	3 added	none added	none added	none added	5
Operating Capacity	381	335	400	400	332	335	2182
2023 Enrolment	276	314	455	144	254	375	1818
2023 Utilization	73%	94%	114%	36%	77%	112%	83%
2023 Utilization with portables included	73%	87%	107%	36%	77%	112%	81%
Expected 2033 registration	221	519	619	303	242	361	2265
2033 Utilization with portables included	58%	144%	124%	76%	73%	108%	98%

More detail is provided below on each elementary school.

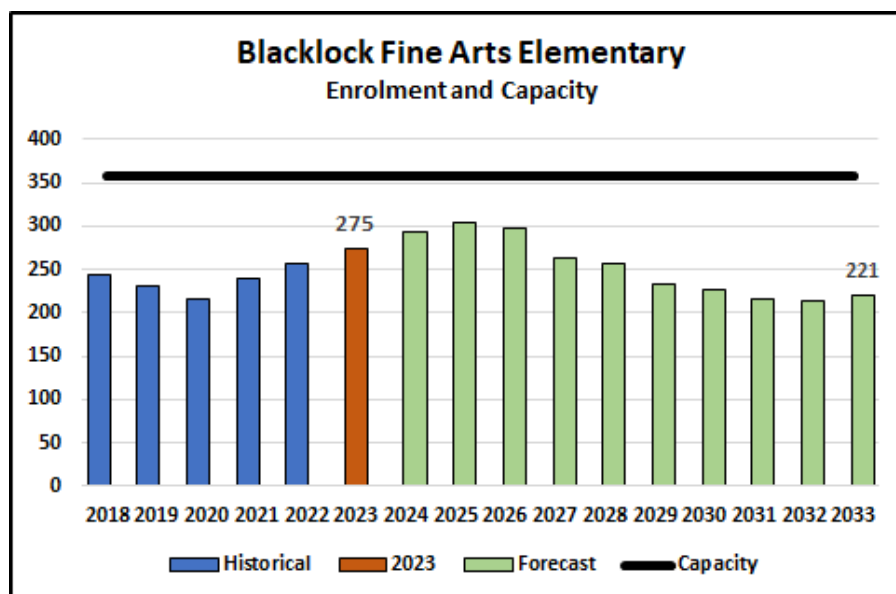
## Blacklock Fine Arts Elementary

This two-storey elementary school was opened in 1972 on a 2.1 ha. site at 5100 206 Street in the City of Langley. It had a large addition in 1974.

There is currently one portable used by the Lower Fraser Valley Aboriginal Society and there are two portables used by Rainforest Childcare.



Blacklock Fine Arts Elementary generally draws students from its own catchment, but also others from the Douglas Park and Nicomekl catchments as shown on the scatterplot above. Blacklock Fine Arts Elementary currently has excess capacity and the catchment was expanded for 2024 to assist with development north of the Nicomekl River.

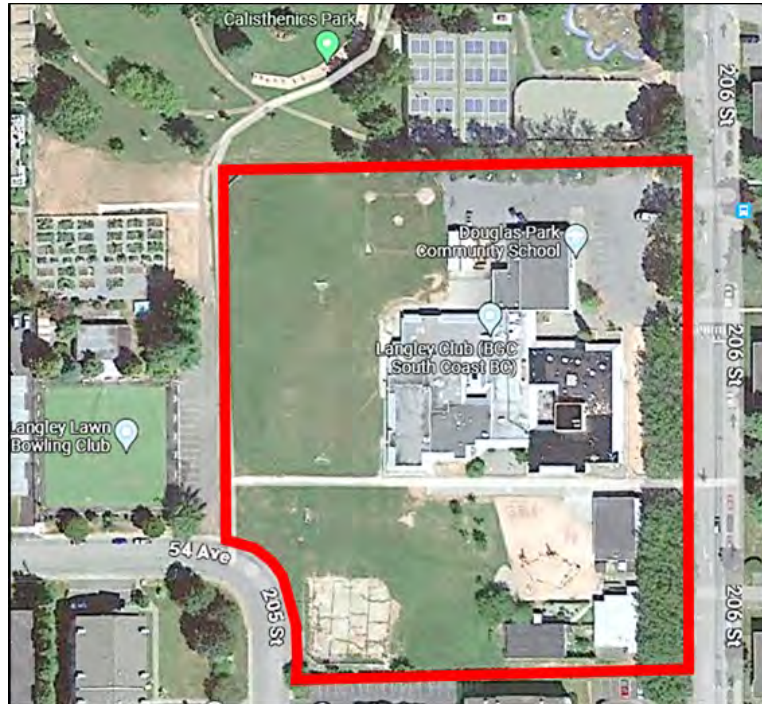


## Douglas Park Community Elementary

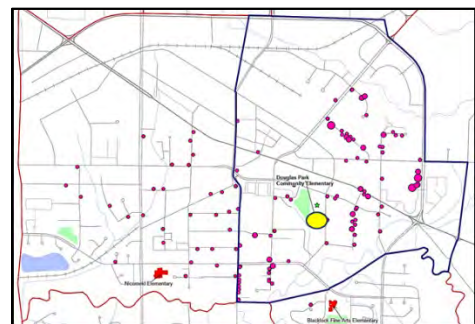
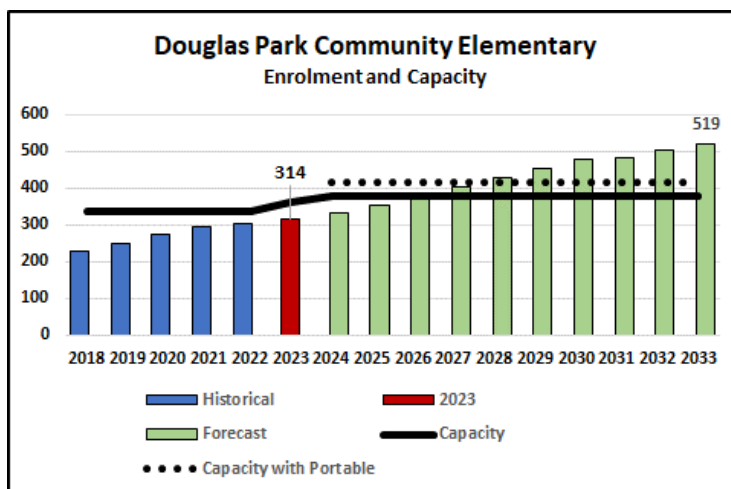
This single storey elementary was opened in 1982 on a 2.3 ha. site located in Douglas Park at 5409 206 Street in the City of Langley. The school has had 5 additions and there is a portable classroom on-site for general instruction.

The school provides a JB4 Preschool and a Strong Start Centre.

On-site there is a Boys and Girls Club, private childcare, and Settlement Workers in Schools (SWIS) located in individual modular buildings to the south of the school.



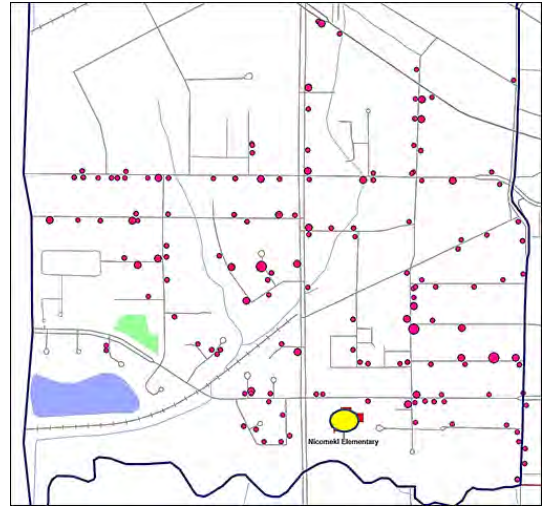
The school draws almost all its enrolment from its own catchment as shown on the scatterplot below. For 2024, the catchment was reduced to permit Nicomekl Elementary and Blacklock Fine Arts to assist with the new growth from the area north of the Nicomekl River.



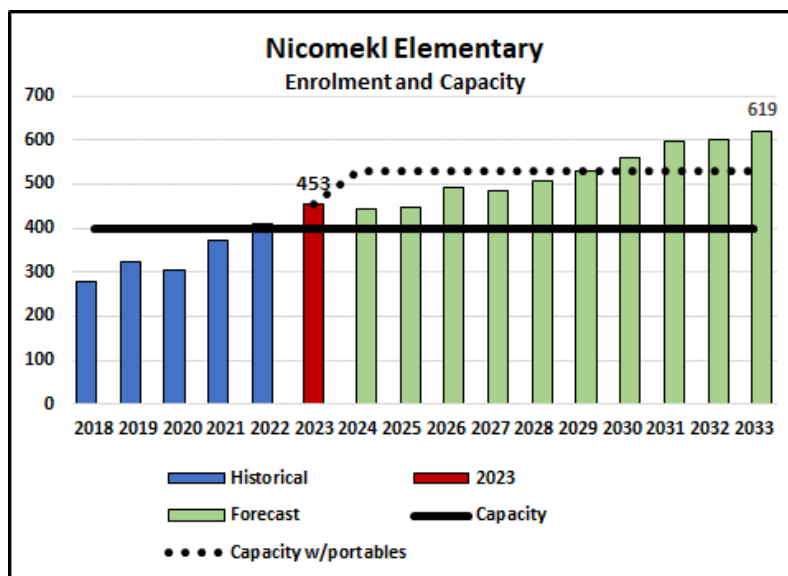
The current forecast for modest growth through to 2033 could be managed with additional portable classrooms or working in conjunction with surplus capacity at Blacklock Fine Arts Elementary.

## Nicomekl Elementary

This single storey school was opened in 1975 on a 3.06 ha. site located at 20050 53<sup>rd</sup> Avenue in the City of Langley. It has had 3 additions. The school contains childcare in Classroom 18. There is one portable classroom on site used for general instruction.



The school draws most of its students from its own catchment as shown on the scatterplot above. To assist Douglas Park Community Elementary with development north of the Nicomekl River, the Strong Start Centre was relocated, the catchment area was reduced and three portable classrooms are being installed for September 2024.



Nicomekl Elementary is the only school north of the Nicomekl River where an addition is practical. A request is being included in the 5-Year Capital Plan for a prefabricated classroom addition to increase long term capacity.

## Simonds Elementary

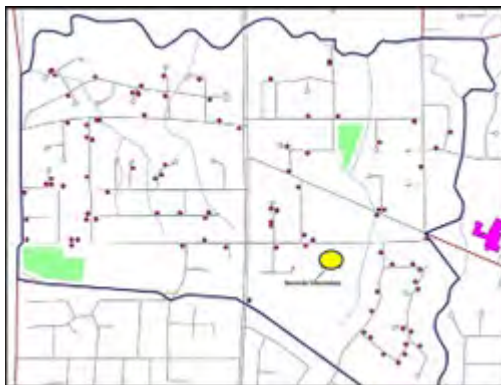
This single storey school was opened in 1960 on a 2 ha. site at 20190 48<sup>th</sup> Avenue in the City of Langley. It has had 3 additions. There is a Strong Start Centre and a childcare in Classroom 53.



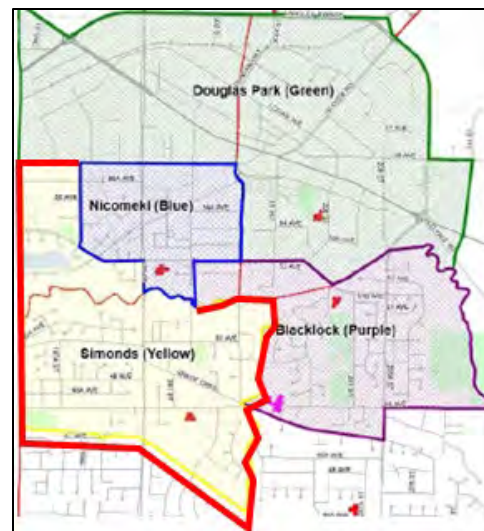
Simonds Elementary hosts both a regular program and U-Connect. The regular program drew almost all its enrolment from its own catchment and was forecast to decline slightly over the near future but return to current levels toward 2033. This would have allowed Simonds Elementary to contain its forecast enrolment through to 2033 and to provide space for U-Connect.

However, with increased development north of the Nicomekl River, the catchment was extended north of the river as shown below.

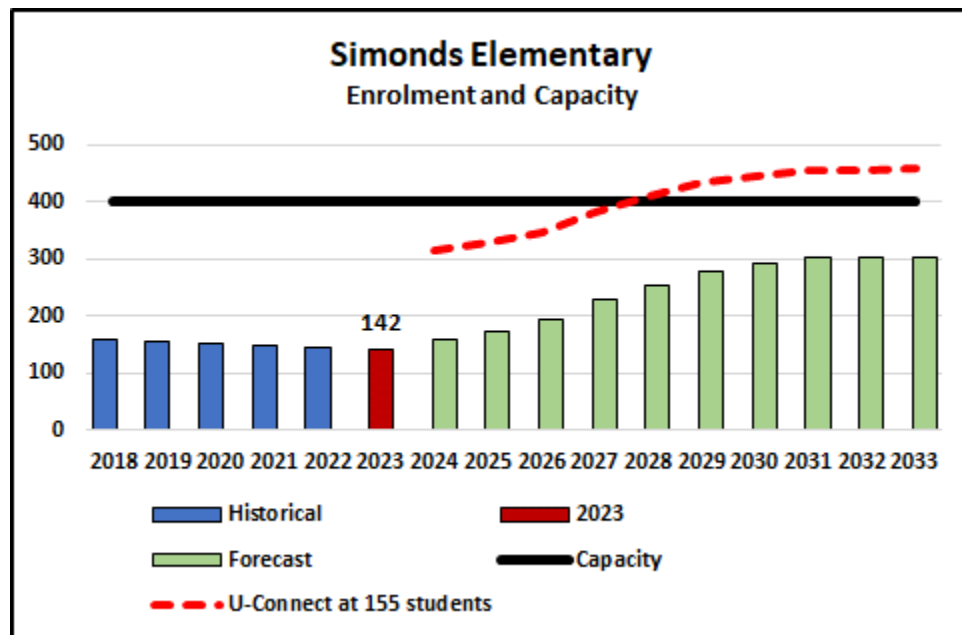
Original Catchment



Revised 2024 Catchment



The graph shows the current long-range enrolment forecast. The increase in enrolment starting in 2024 is due to the change in catchment. The **RED line** shows the impact if U-Connect continues with 155 students per year.



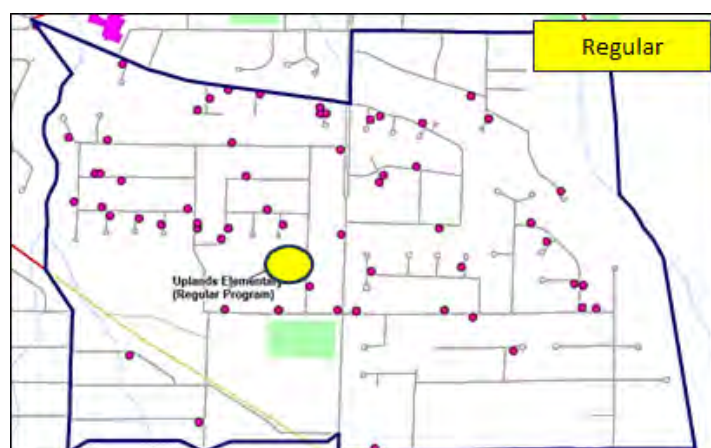
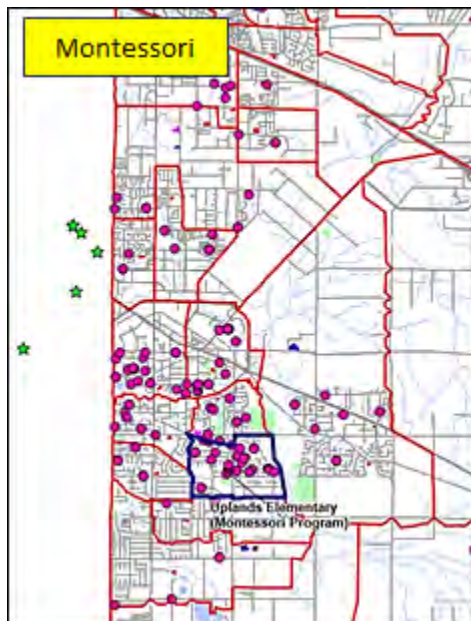
U-Connect should be able to continue to function at Simonds Elementary with an average of 155 students spanning grades K-12 through to 2028.

## Uplands Elementary

This school was opened in 1975 on a 2.1 ha. site located at 4471 207A Street in the City of Langley. The school has had 2 additions. There is childcare that occupies Classrooms 7, 9 and 19 in the school.

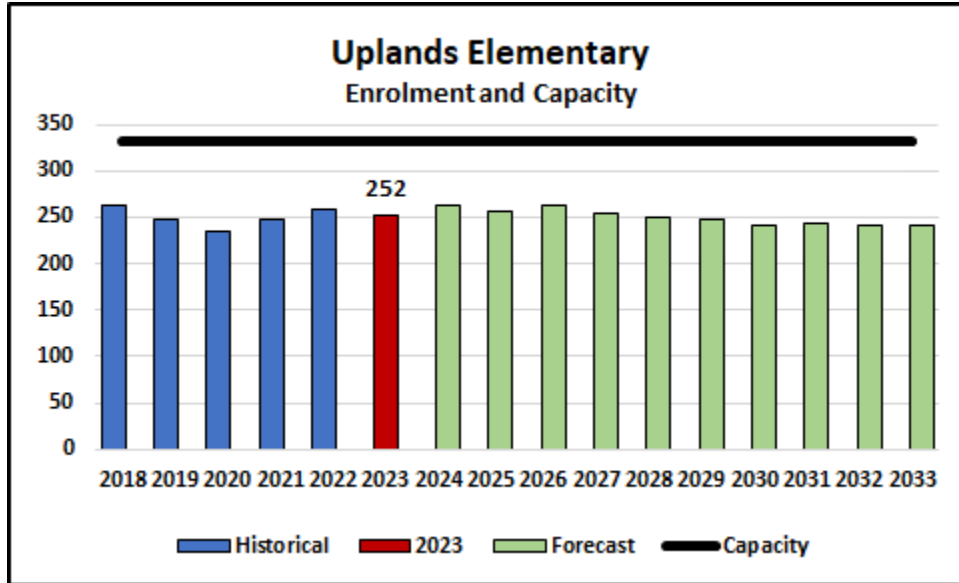


Uplands Elementary is a dual track school hosting both a regular and Montessori program at the school. The Montessori program draws its enrolment from all over the west side of the School District as shown on the scatterplot below and has been successful for many years. The regular program draws its enrolment mostly from its own catchment.



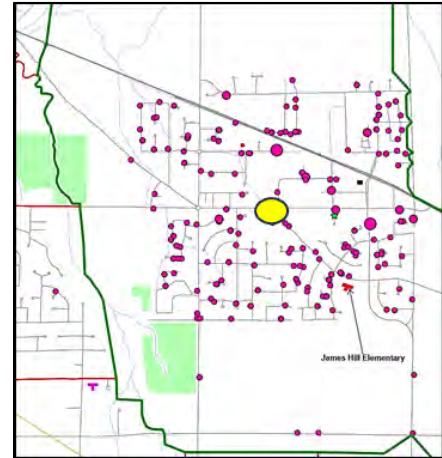
The City of Langley has advised that there are some new residential developments possible for this catchment, however, it is not substantial and will likely move slowly.

There is surplus capacity at Uplands Elementary so, even with some development in the catchment, the school should be able to accommodate its forecast enrolment through to 2032.

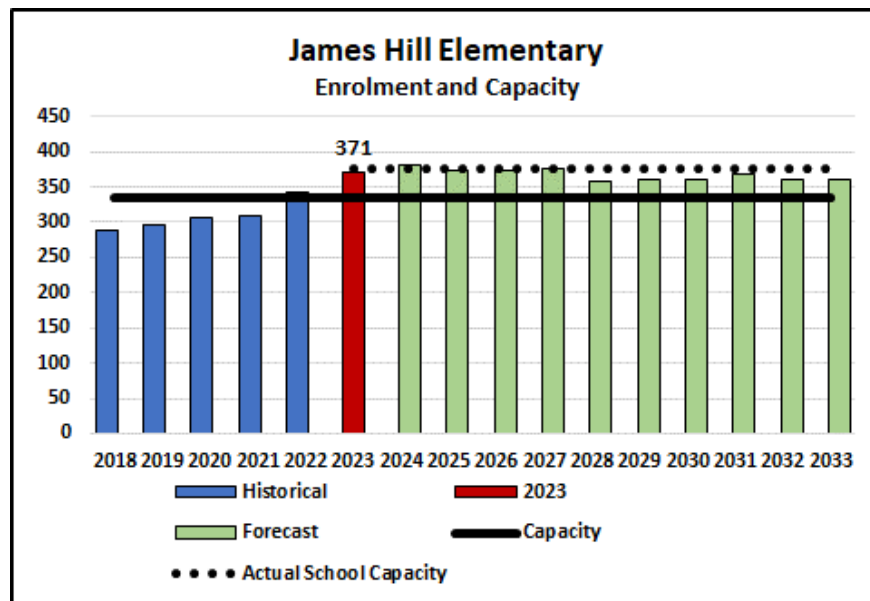


## James Hill Elementary

This single storey elementary was opened in 1995 on a 2.1 ha. site at 22144 Old Yale Road in Murrayville as part of James Hill Park. The school has had one addition. It has in-school childcare in Classrooms E16 and E17. There are no portable classrooms at this school.



The school draws all its enrolment from its catchment with the substantial majority from Murrayville. Although there was a spike in enrolment for 2023, this is expected to level off and the school should have sufficient capacity through to 2033.



There are no catchment changes currently proposed for James Hill Elementary.

## ELEMENTARY SUMMARY



Enrolment growth resulting from development North of Nicomekl River will fall to Nicomekl Elementary and Douglas Park Community Elementary to manage as they are the only schools north of the Nicomekl River. See the **dashed RED** line on the map.

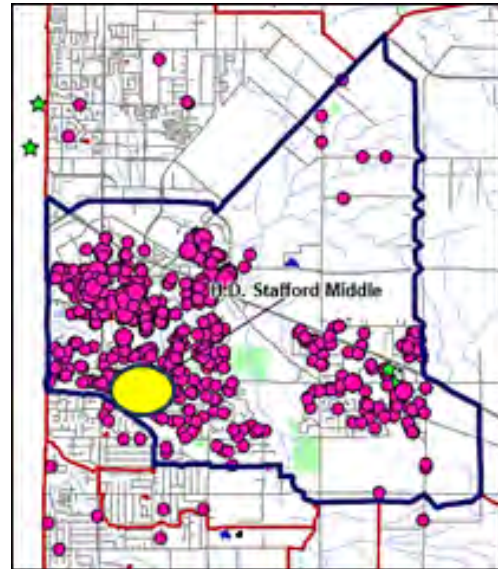
Simonds Elementary can provide some enrolment capacity in the short term but must reserve capacity for U-Connect.

There is little space for a large addition at Douglas Park Community Elementary.

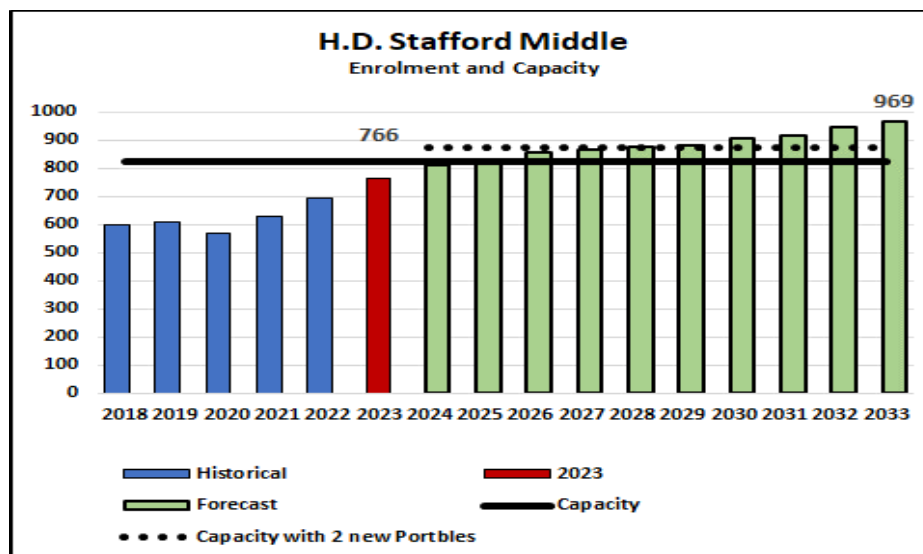
Nicomekl is the only practical location unless a new school site is to be investigated (but is neither required nor recommended at this time). The catchment should be able to manage its enrolment growth with an addition at Nicomekl Elementary.

## H.D. STAFFORD MIDDLE

HD Stafford was originally constructed as a two storey, 850 capacity, secondary school on a 5.8 ha. site located at 20441 Grade Crescent in the City of Langley. The facility has had 4 additions and was later converted to a middle school with a capacity of 800 students.



HD Stafford Middle draws almost all its enrolment from within its own catchment as shown on the scatterplot above. Enrolment has been increasing but is forecasted to level off through to 2033.

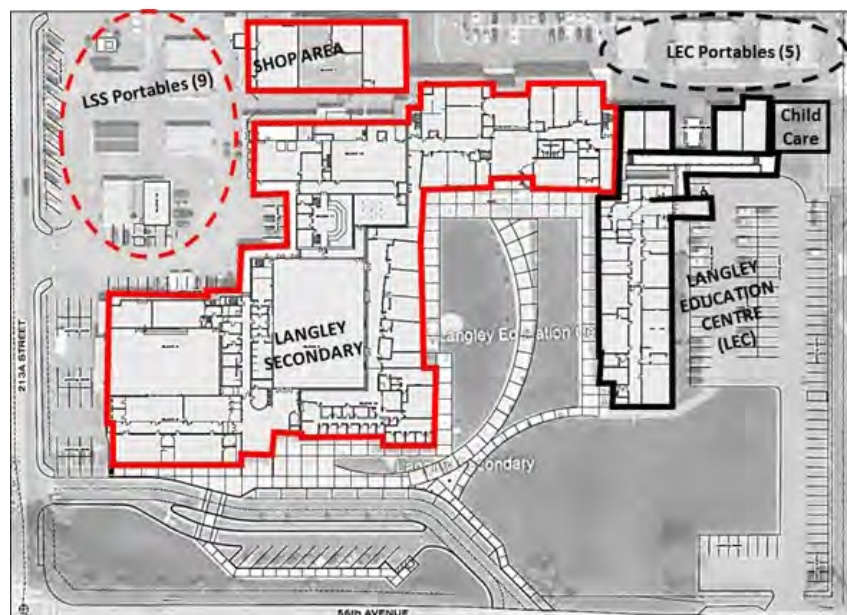


## LANGLEY SECONDARY

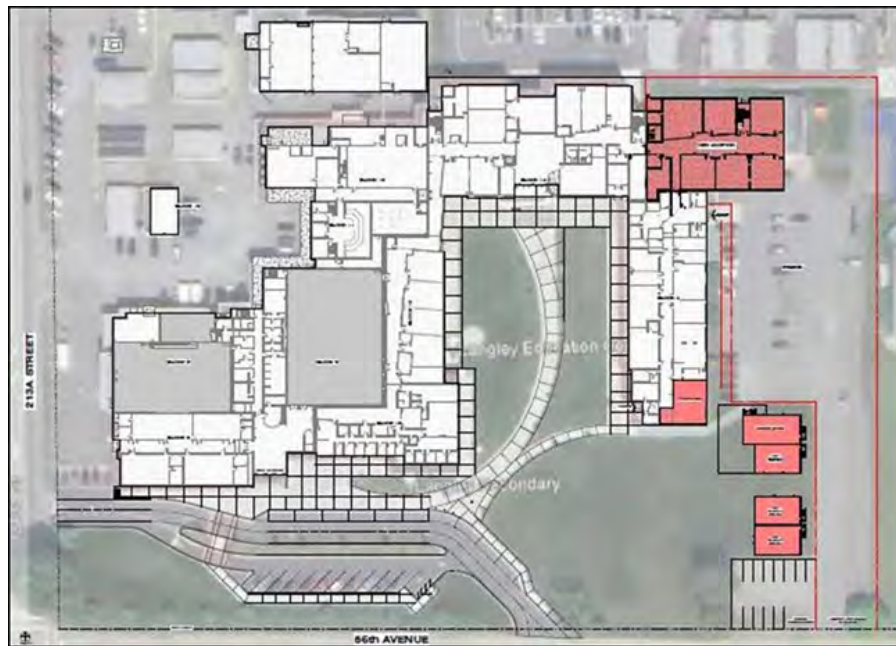
This two-storey secondary school was opened in 1949 on a 7.3 ha. site located at 21405 56<sup>th</sup> Avenue in the Township of Langley. It has had 8 additions, the last being in 1978 and a seismic upgrade completed in 2020.



Langley Secondary shares the site with the Langley Education Centre as shown below.

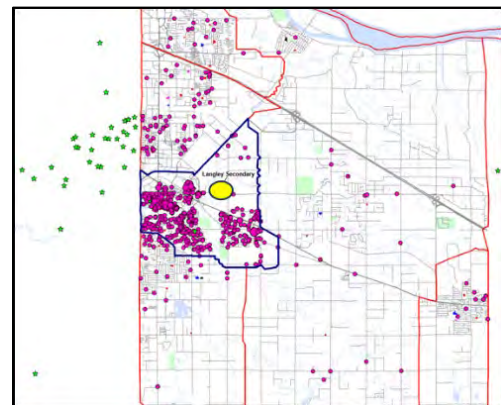
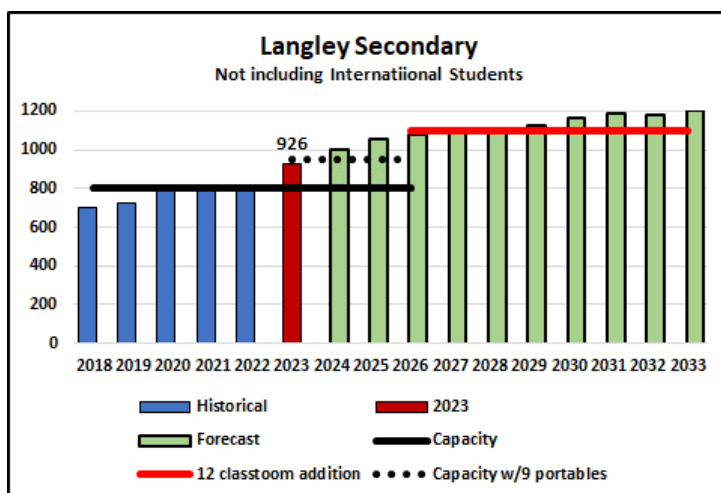


Design for an approved 12 classroom addition is completed and the addition is scheduled to open in the fall of 2026. The construction will impact the Langley Education Centre as well as shown below.



Langley Secondary draws its students mainly from its own catchment but also from Willoughby catchment and cross-boundary students from SD33 (Surrey). There are 144 international students at Langley Secondary for 2023.

There are currently 9 portable classrooms on-site for general instruction. These should be able to be removed once the addition is completed.



When the addition opens in 2025, there should be sufficient capacity for the forecasted enrolment through to 2029. After that, portable classrooms are the likely choice to accommodate enrolment through to 2033.

## LRFP REFERENCE DOCUMENT 2E

# WILLOUGHBY CATCHMENT

## DEFINITIONS

In this reference document, the following definitions are used:

### Design Capacity

This is a term used by the Ministry of Education and Child Care (The Ministry) to represents the student capacity of a school based on the following capacities per instructional space:

- Kindergarten 20 pupils per classroom
- Elementary 25 pupils per classroom
- Middle & Secondary 25 pupils per classroom and vocational module.

A school might be 40K + 300E. That means there are  $40/20 = 2$  kindergarten classrooms and  $300/25 = 12$  elementary classrooms.

### Operating Capacity

The *operating capacity* of an elementary school is determined by adjusting the *design capacity* to reflect grade structure and classroom size and composition.

The Ministry recognizes that it is not possible in every instance to put 20 kindergarten or 25 elementary students in a classroom and have set lower guidelines as follows:

- Kindergarten 19 pupils per classroom
- Elementary grades 1 - 3 21 pupils per classroom
- Elementary grades 4 – 7 25 pupils per classroom
- Middle & Secondary 25 pupils per classroom and vocational module

School districts can establish their own classroom capacities based on provisions in the collective agreement and unique situations in each school or school program. District capacities can be lower or higher than the Ministry guidelines.

However, since the Long-Range Facility Plan (LRFP) is utilized by the Ministry in support of capital project approvals, the Ministry guidelines will be used for consistency throughout the LRFP.

### Utilization

This is a ratio of the enrolment over the capacity and is just a convenient way of showing how full a school is. Portable classrooms are not counted as school space, so utilizations greater than 100% usually mean that portable classrooms are on site to supplement the school capacity.

See Reference Document 3 for a more detailed description of these terms.

## OVERVIEW

The Willoughby community is a large area south of Highway #1 and north of Willowbrook Centre. The catchment is home to the Civic Facility, Willowbrook Mall and Langley Events Centre and this vibrant and growing community features burgeoning new neighbourhoods that provide housing, parks, and ample shopping opportunities for its residents.

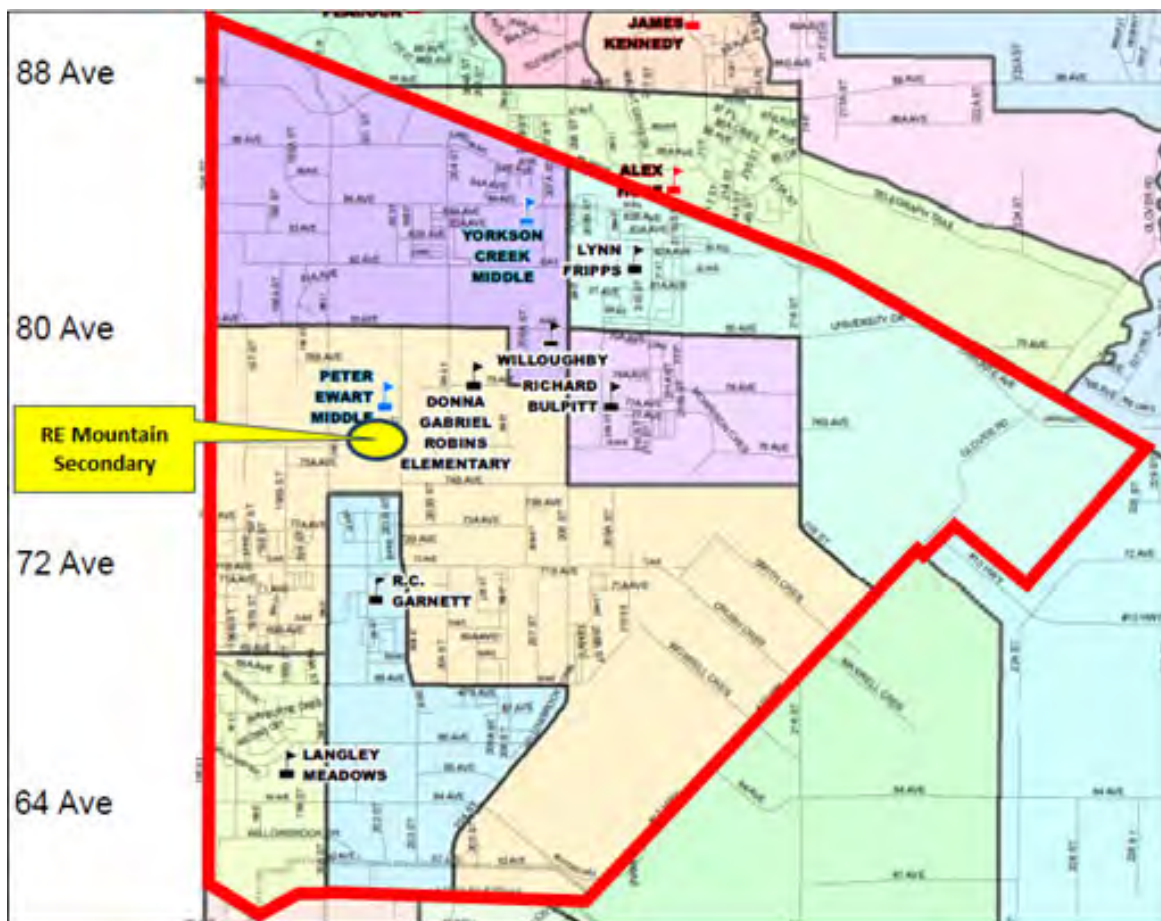
The Willoughby slope is the largest undeveloped parcel of land outside the Agricultural Land Reserve (ALR) in the lower mainland and is one of the fastest growing communities in BC.

The School District has created the Willoughby catchment boundary to largely coincide with the municipal community. This makes determining the effect of new development and the demand for school capacity easier.

The map below shows the locations of RE Mountain Secondary, Peter Ewart and Yorkson Creek Middle schools as well as the six elementary schools in the catchment.

Donna Gabriel Robins Elementary  
Langley Meadows Elementary  
R.C. Garnett Elementary

Lynn Fripps Elementary  
Richard Bulpitt Elementary  
Willoughby Elementary



In 2023, the Willoughby catchment provided public education for approximately 7,500 students. By 2033, Willoughby catchment is forecasted to have 13,600 students.

## ELEMENTARY SCHOOLS

Willoughby catchment has six elementary schools.

Donna Gabriel Robins, Langley Meadows and RC Garnett are in the Peter Ewart Middle school family; Lynn Fripps, Richard Bulpitt and Willoughby are in the Yorkson Creek Middle school family.

School	DG Robins	L. Meadows	RC Garnett	Lynn Fripps	R. Bulpitt	Willoughby	Total
Grade	K-5	K-5	K-5	K-5	K-5	K-5	
Program							
Design Capacity	80K+475	40K+450	40K+475	60K+450	60K+450	40K+500	
Classrooms	4 + 19	2 + 18	2 + 19	3 + 18	3 + 18	2 + 20	
Strong Start	Yes, in NLC space	Yes, in AM & PM					
Childcare in school	In NLC space	MP Room 22		MP Room & NLC space	classrooms 107,110 & 111 in NLC space	classroom 19 & gym/library	
Childcare on-site			Childcare in private facility			In Historic Building	
Portable 2023	4	3	4	4	6	9	30
Portables 2024		2 added	2 added	3 added			
NLC space	Yes 1,2 & 3			Yes	Yes - childcare		
Operational Capacity	505	422	467	464	464	377	2700
2023 Enrolment	608	502	578	628	636	619	3571
2023 School Utilization	120%	119%	124%	135%	137%	164%	132%
2023 Utilization with portables included	100%	101%	102%	111%	104%	103%	104%
Expected 2033 registration	1808	475	604	720	939	1426	5972

All six elementary schools are more than 100% utilization and have multiple portable classrooms on site for general instruction. Five portable classrooms were added for September 2023; seven more portables are being installed for September 2024.

NE Latimer Elementary is currently under construction and is scheduled to open in September 2025. It will provide 506 student capacity.

## ELEMENTARY SCHOOLS

Details for each elementary school are found below.

## Donna Gabriel Robbins Elementary

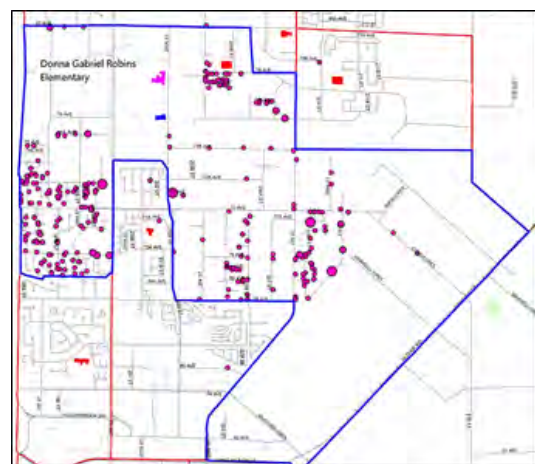
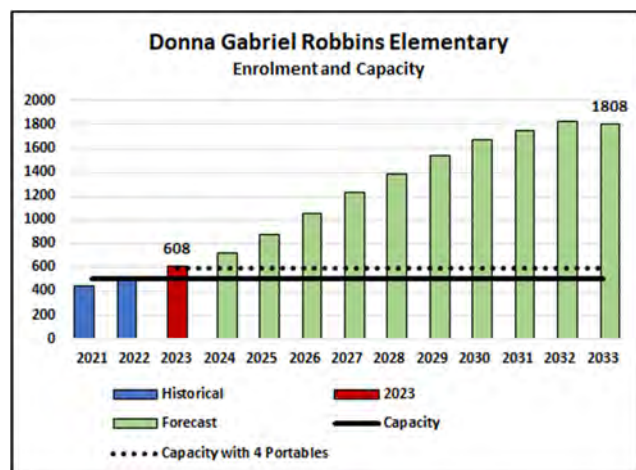
This two-storey elementary opened in 2019 at 7844 204B Street on a site of 2.2 ha. Four portable classrooms were added for September 2023. The school contains a Strong Start Centre and childcare spaces within the school, located in the NLC space.

The adjacent playfields at SW Yorkson Park serve as the school playfield.

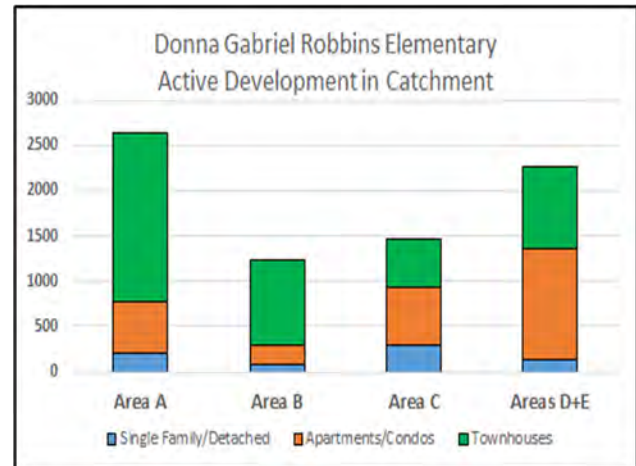
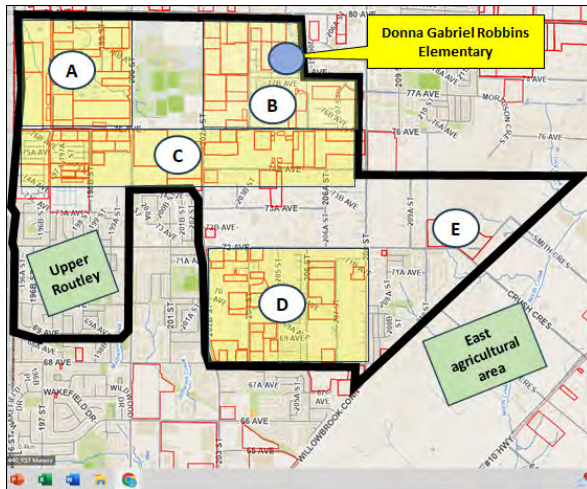


There is minimal land available on-site for additional portable classrooms and when the playfields are completed as planned, then locating portables on the adjacent Township property is likely not a probable solution.

Almost all enrolment comes from within the catchment, shown outlined in **BLUE** in the scatterplot below. There is significant development within the school catchment and as a result, significant enrolment growth is forecast.



The growth in the Donna Gabriel Robins Elementary catchment cannot be understated. The west side of the Willoughby catchment has seen exceptional growth over the past decade and this rate of growth is expected to continue.



The RED blocks on the map above show the development activity underway as of 01 November 2023. These are representative of the development occurring in this catchment. Almost all the development is residential. Upper Routley neighbourhood is considerably built-out and is where many current catchment students live. There is no active residential development in the East rural area of the catchment.

Almost all the development activity is residential; the remainder being commercial.

The chart above at right shows a summary of the types of residential developments in the areas above. Townhouses are the major type of residences being constructed followed by apartments. This type of development is already a familiar site in Langley. Collectively, this represents 7,602 new residences. It will take time for these developments to build out and that is reflected in the enrolment forecast.

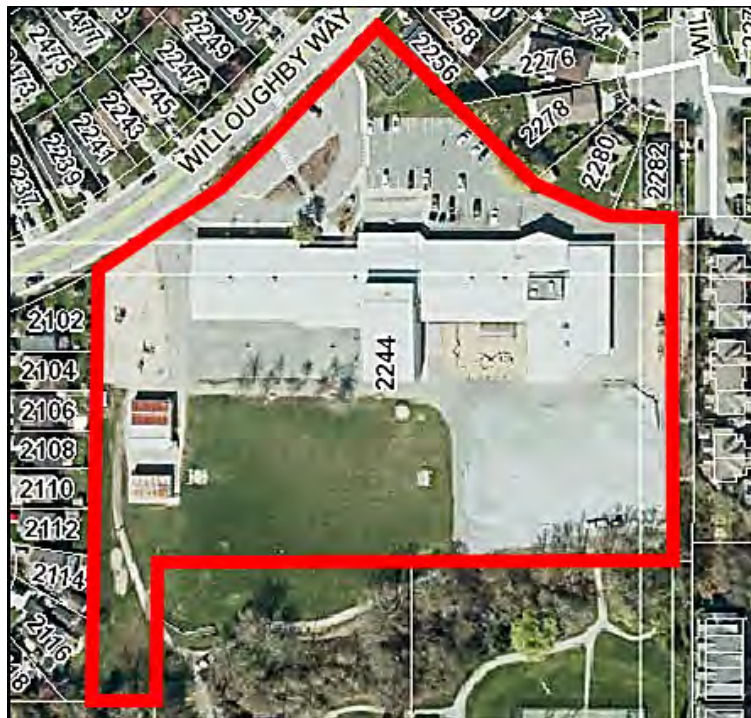
Donna Gabriel Robins has been at its capacity of 505 since it opened, and four new portables were added for September 2023 to provide for 608 students.

The enrolment forecast for 2033 shows 1,808 students will need capacity in the catchment. If even half the development proposals proceed, the enrolment forecast will likely be achieved.

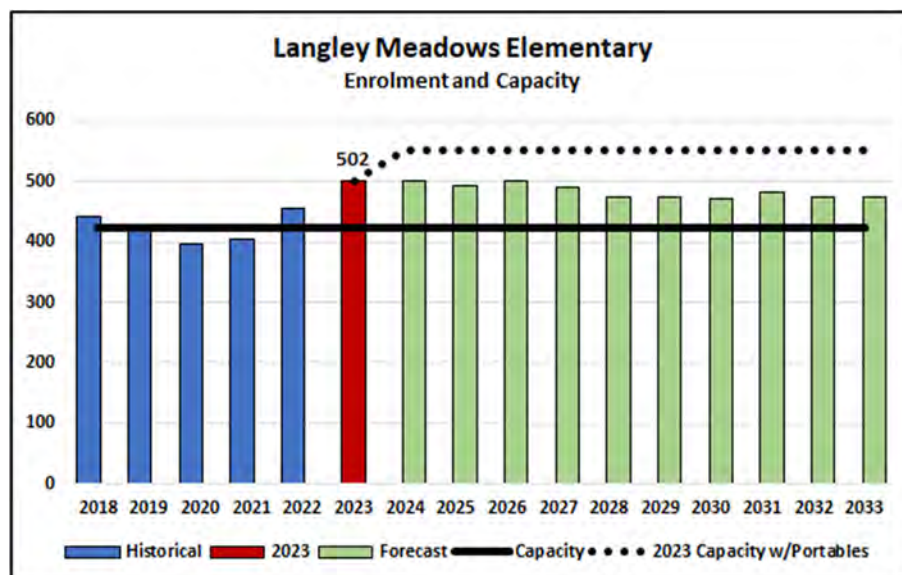
This increase of 1,200 students in this catchment will require more than two more elementary schools.

## Langley Meadows Elementary

This single storey elementary was opened in 1983 on a 3.56 ha. site and has had two additions. There are three portable classrooms on-site and early learning and after school childcare is offered in the Multi-Purpose Room.



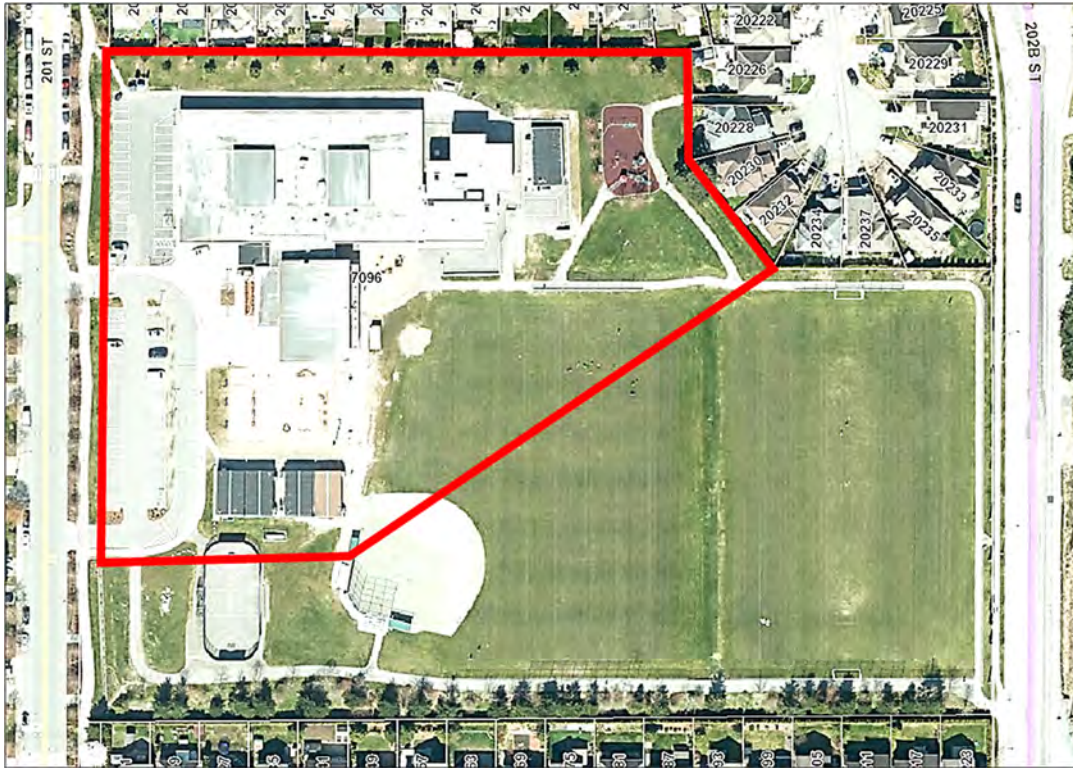
Almost all students come from the school catchment. With the existing three portable classrooms, this should be sufficient for forecasted enrolment through to 2033 since the catchment is almost fully developed.



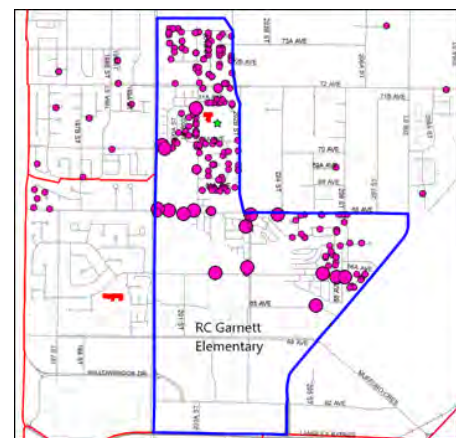
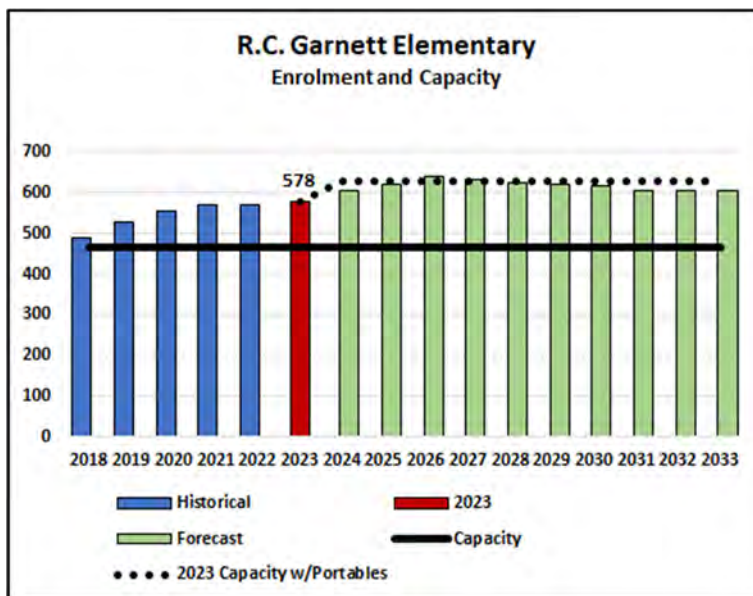
There is available space on the site and for September 2024, two additional portable classrooms are being added to provide for overflow from Donna Gabriel Robins Elementary.

## R.C. Garnett Elementary

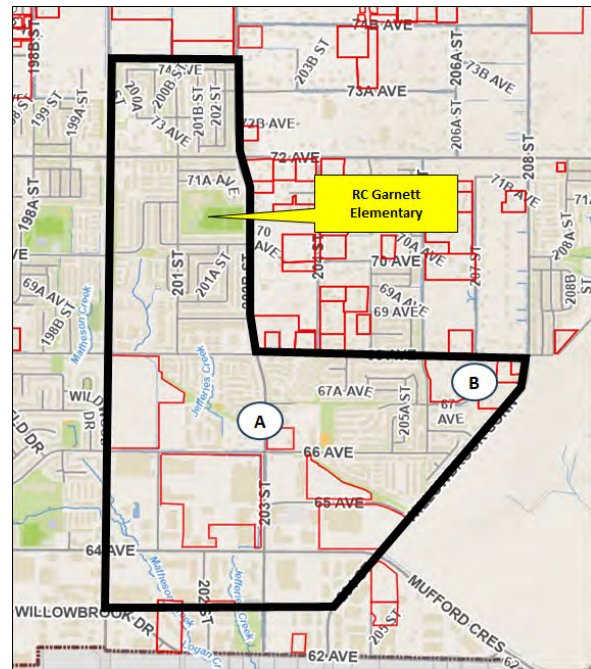
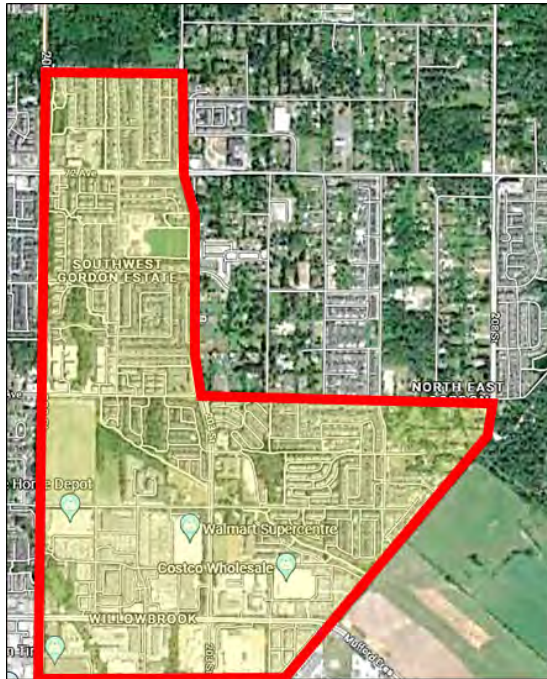
This single storey elementary opened in 2005 on a 2.0 ha. site adjacent to R.C. Garnett Park. It has had one addition in 2017. There are four portable classrooms and a separate childcare building on the site.



Almost all students come from the school catchment as shown on the scatterplot below.



The catchment is mostly built out with limited properties available for residential development. As of November 1, 2023, the active residential development applications, in areas A and B, are shown at right. The proposed development at A is 40 townhouse units and at B is 95 townhouse and 507 apartments.



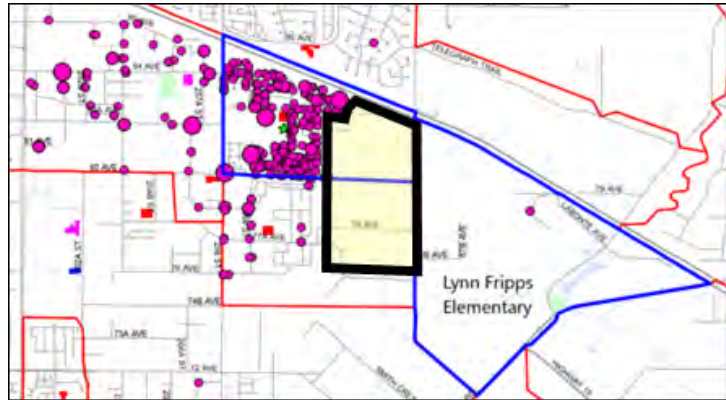
This is not a worrisome amount of potential enrolment in the catchment.

With the current four portable classrooms, this should be sufficient for forecasted enrolment through to 2033.

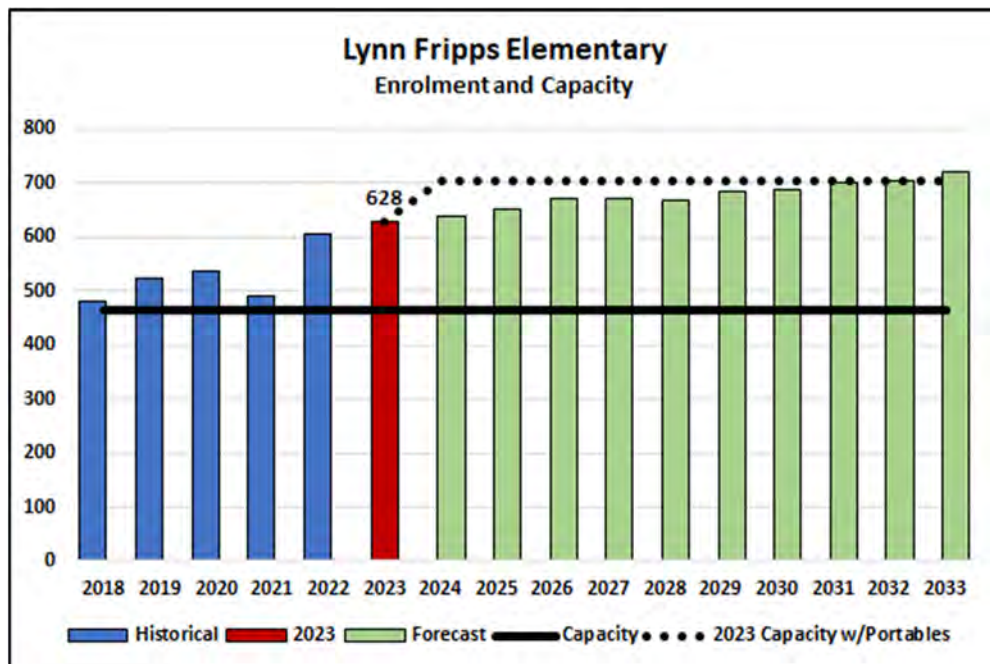
There is available space on the site and for September 2024, three additional portable classrooms are being added to provide for overflow from Donna Gabriel Robins Elementary.

## Lynn Fripps Elementary

This two-storey elementary at 21020 83<sup>rd</sup> Avenue was opened in 2012 on a 1.9 ha. site adjacent to Lynn Fripps Park. It has four portable classrooms on site and childcare within the school in the NLC space.



Almost all students come from within the school catchment and to the west from Willoughby Elementary catchment as shown on the scatterplot above. At present, there are almost no enrolled students from the Williams neighbourhood or the rural lands to the east in the catchment.



The forecasted additional enrolment through to 2033 is 92 students.

The Williams Neighbourhood (shown hi-lited on the scatterplot above) is currently zoned lower density residential but is under review by the Township.

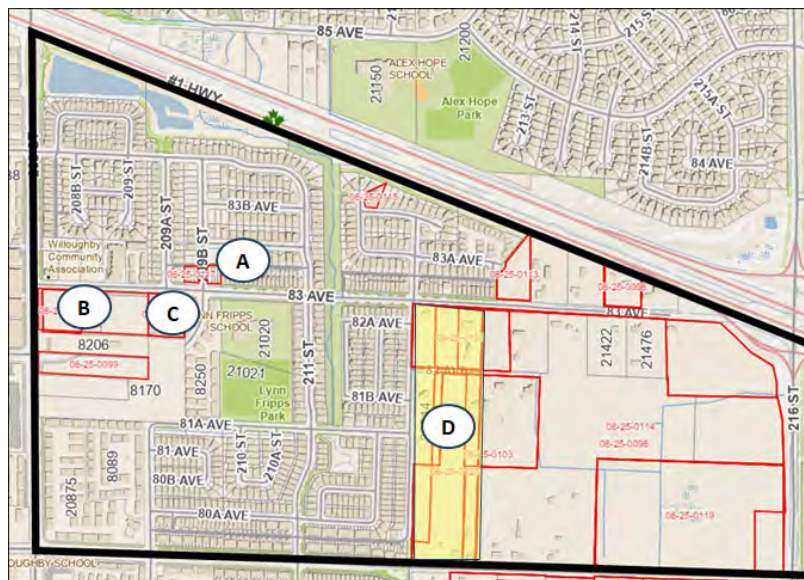
The update would see mostly light industrial/commercial in the north half adjacent to the intersection with Hwy #1 and the lower half would be a mix of lower, medium, and high-density residential development with some mixed-use commercial.

Although the lower half of the Williams neighbourhood is adjacent to the Richard Bulpitt Elementary catchment, Lynn Fripps Elementary is also likely to be affected by the increased residential density.

The Williams Plan is still undergoing public hearings so firm details are not available. However, the proposed plan would see the households increased from 1,500 to 5,500 which could add up to a Williams Neighbourhood of 11,000 people at buildout.

As of November 1, 2023, the active residential development in the Lynn Fripps Elementary catchment is shown below. Locations A, B and C collectively have 20 townhouse units and 79 apartments and have much of the remaining developable land in the west of the catchment.

There is no residential development proposed for the rural catchment lands east of the Williams Neighbourhood.



In location D, several properties have anticipated the Williams Plan approval and have applied for subdivision or rezoning and have indicated low or medium residential uses totalling 22 single family lots, 79 apartment units and 192 townhouse units. This is not a significant number of residential units.

All other development applications shown in the Williams neighbourhood are commercial or light industrial uses.

The Williams Plan has not yet been endorsed by the Township, and even if it eventually is approved as presented, enrolment from these developments is still several years away.

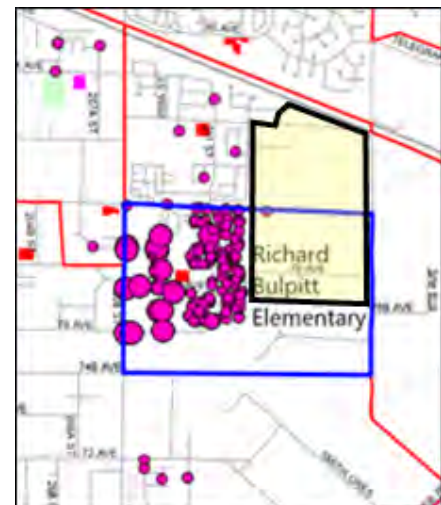
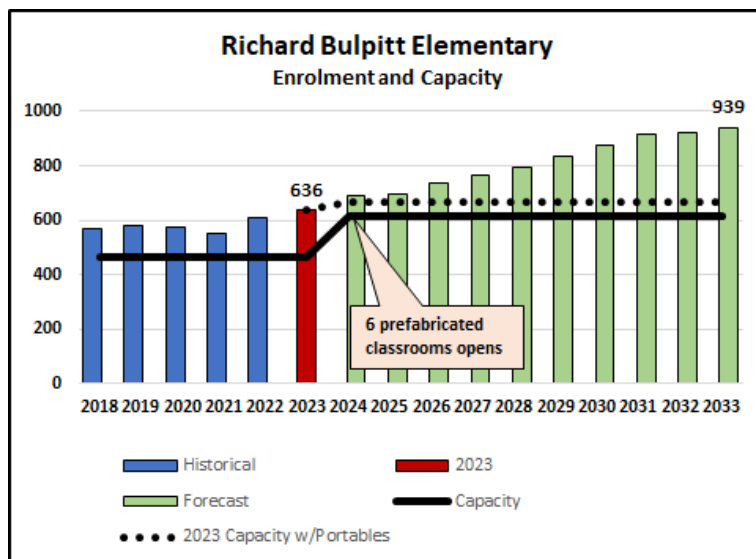
## Richard Bulpitt Elementary

This two-storey elementary was opened at 20965 77A Avenue in 2013 on a 3.9 ha. site adjacent to Richard Bulpitt Park. There are currently childcare in-school in the NLC space.



Most students come from the catchment and although the catchment is relatively small, the residential densities in the catchment are high. The forecast through to 2033 shows an additional 303 elementary students, which is more than 1/3 of the existing enrolment.

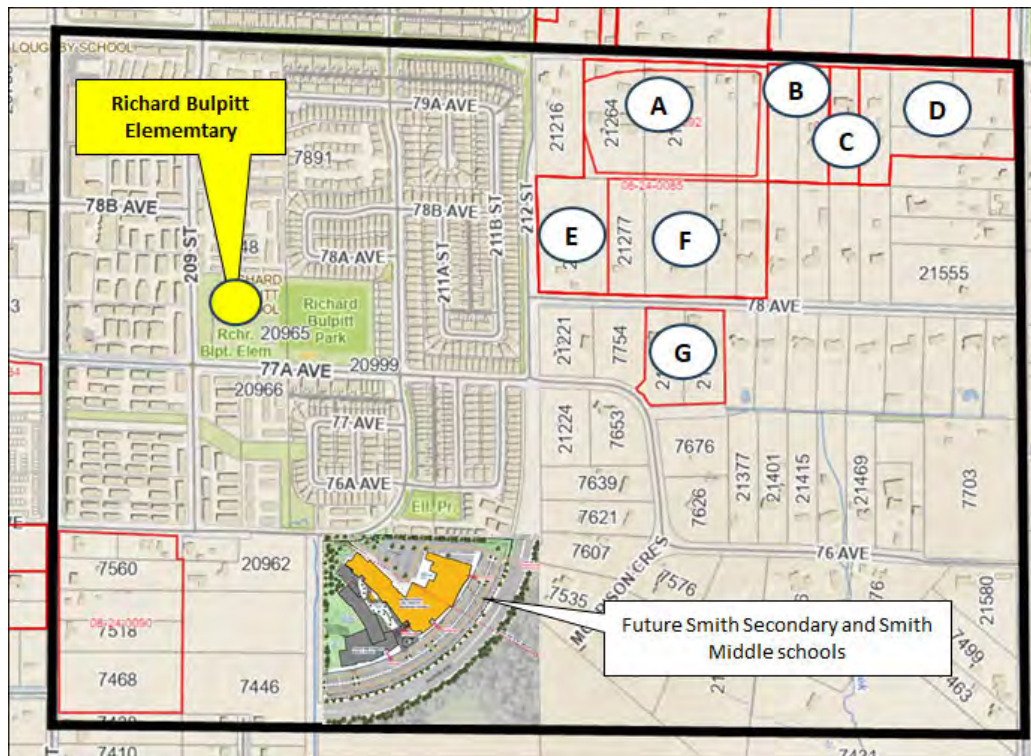
There are 6 portable classrooms on-site and a 6-classroom prefabricated addition is underway and will open in September 2024. Two portable classrooms will remain to provide additional capacity for growth.



In addition, the south portion of the Williams Neighbourhood (shown hi-lited in YELLOW on the scatterplot above) is currently lower density residential but is under review by the Township. The

Williams Plan is still undergoing public hearings so firm details are not available. However, the proposed plan would see the households increased from 1,500 to 5,500 which could add up to a Williams Neighbourhood of 11,000 people at buildout.

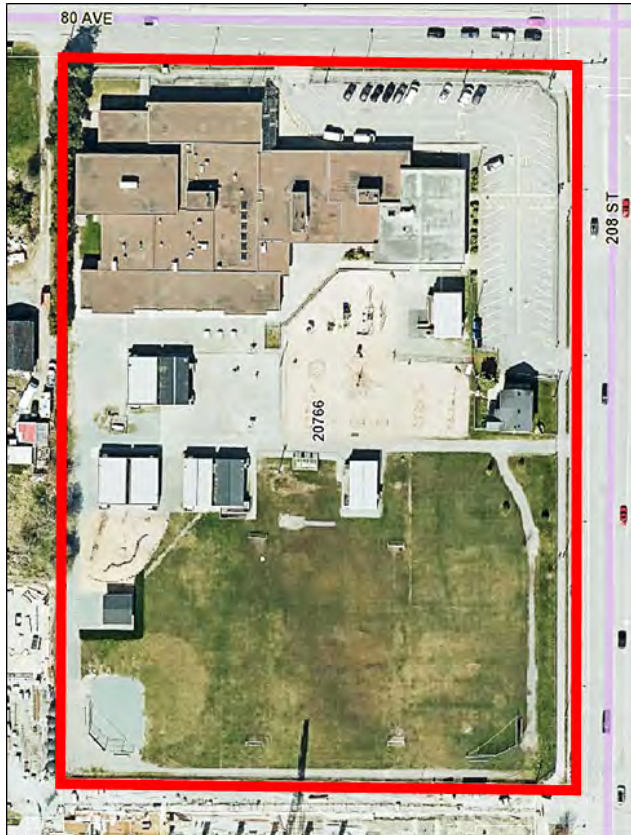
As of November 1, 2023, the active residential developments in the Richard Bulpitt Elementary catchment are shown below. Locations A to G collectively have 51 single family lots and 453 townhouse units. Location H has applied to rezone to rowhouses and townhouses and, if approved, would provide a substantial number of residential units.



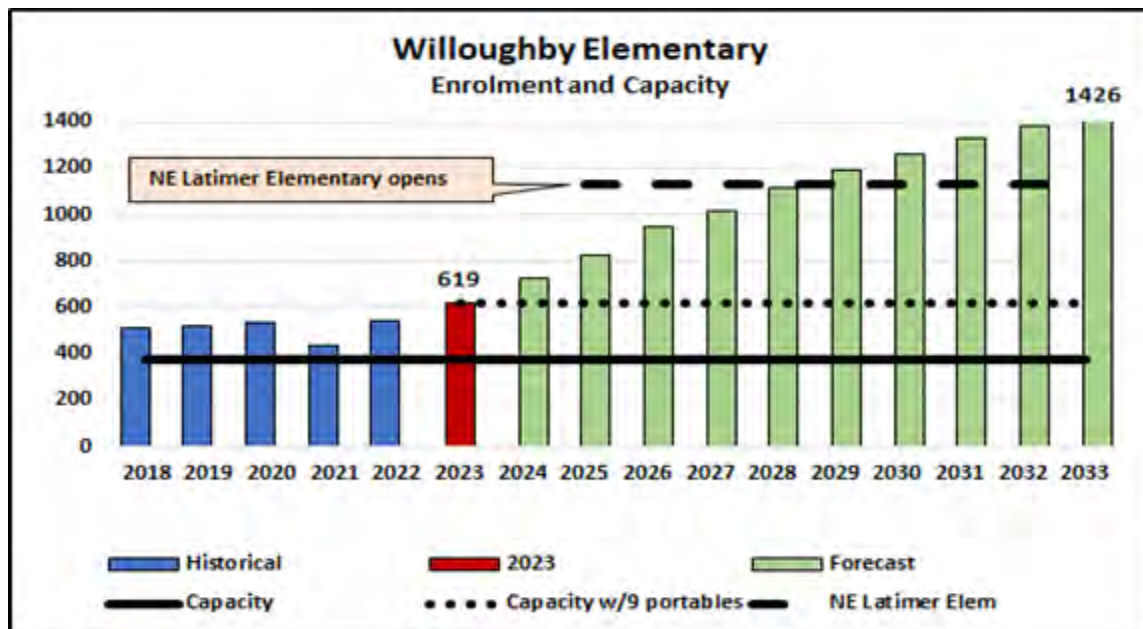
There is currently no active development south of the Williams neighbourhood or in the rural lands east of Williams Neighbourhood. However, the planned opening of the new Smith Secondary and Smith Middle schools in this area, may increase residential development activity.

## Willoughby Elementary

This one storey elementary was opened in 1931 on a 2.5 ha. site. It was replaced in 1977 which resulted in the heritage building being retained along 208<sup>th</sup> Street. Since 1977, the school has had three additions.



There are currently 9 portable classrooms on-site as well as a portable for childcare, and childcare and a Strong Start Centre in the school.



Most of the students come from the school catchment as shown on the scatterplot.

For 2023, Willoughby Elementary can accommodate 619 students with the 9 portable classrooms on-site.

An additional 109 students are forecast for Sept 2024 and would require an additional 4 portable classrooms.

NE Latimer Elementary, shown in **YELLOW** on the scatterplot, is scheduled to open in September 2025 and will provide an additional capacity of 506 students in the Willoughby Elementary catchment.

The opening of NE Latimer Elementary would normally allow the removal and re-use of surplus portables.

However, this is not likely as capacity is required to support overflow from other elementary schools in Willoughby catchment.



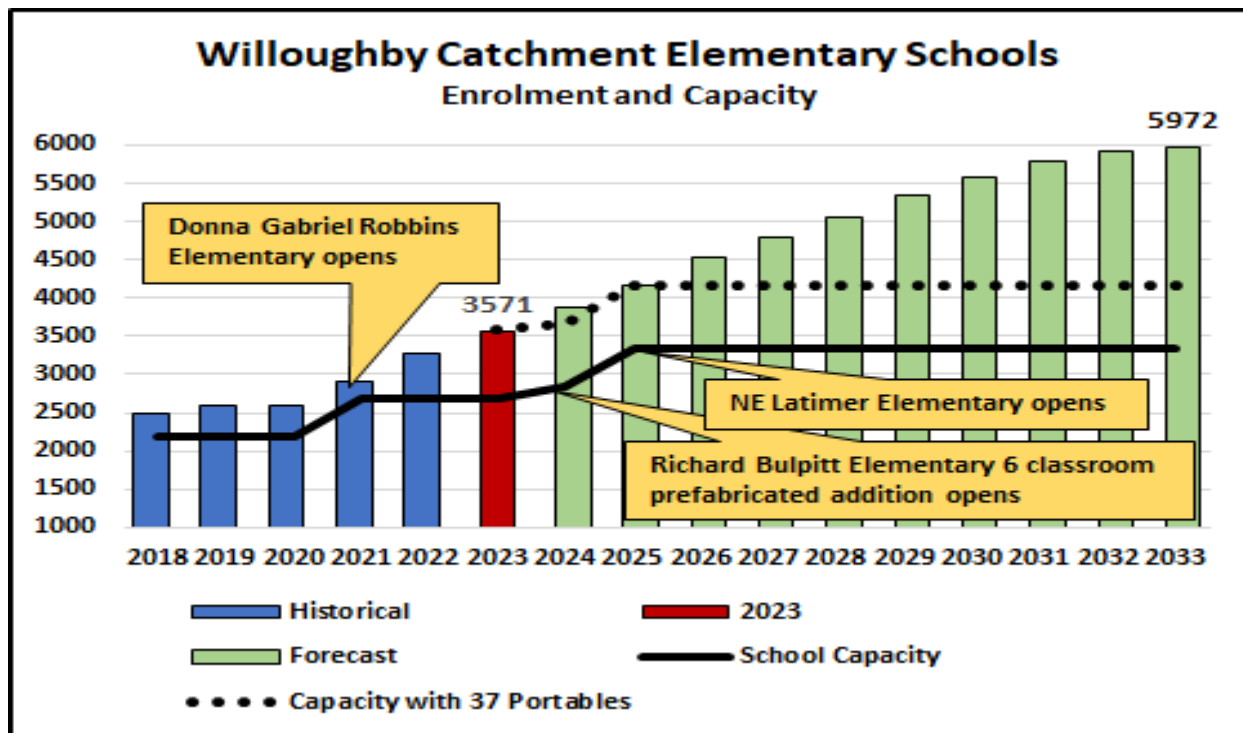
There have been reports that the Township would like to relocate Willoughby Elementary to a new site so the Yorkson Town Centre could be expanded to include the school property.

Potential alternate sites for Willoughby Elementary may be considered but would require a new site and school built as part of the transaction to dispose of Willoughby Elementary and for the new school to be open prior to the selling of the current site. In addition, Ministry approval of the transaction would be required.

Relocation is not being considered in the LRFP.

## ELEMENTARY SCHOOL SUMMARY

The historic and forecast enrolment for Willoughby catchment elementary schools is shown on the graph below.



The above graph identifies several critical things:

- That elementary enrolment demand has been above the capacity of the schools since at least 2018.
- For 2023, it took 30 portable classrooms to accommodate all Willoughby catchment elementary students.
- For 2024, the elementary enrolment is forecasted to increase by 273 students. Even at 25 students per classroom, this would require 11 more classrooms (portables). Seven portables are in progress of being installed for 2024.
- For 2025, when NE Latimer Elementary opens at a capacity of 505, there will still be a need for four additional portable classrooms.
- With the forecasted enrolment growth and NE Latimer Elementary being the only new elementary school on the horizon, it is probable that the portable classrooms already on these six sites will remain for the long term.

The Province has not yet approved an additional elementary school for Willoughby catchment. It typically takes a minimum of 4 years from approval to opening. Based on a potential approval in spring 2025, the earliest a new elementary would open is likely to be 2029.

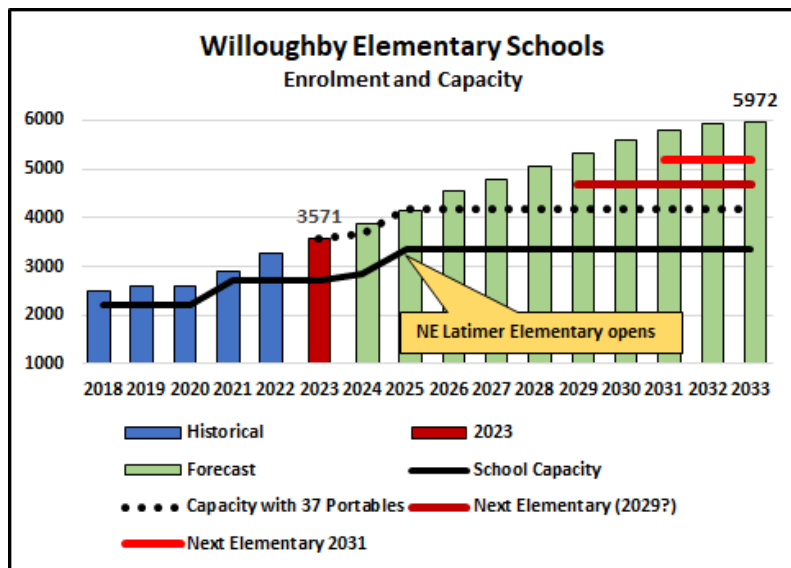
A broad look at the elementary enrolment and capacity in the Willoughby catchment shows that there is a need for four additional elementary schools after NE Latimer Elementary opens. Willoughby catchment

is growing by an estimated 240 elementary students every year, so a new elementary school is needed approximately every two years.

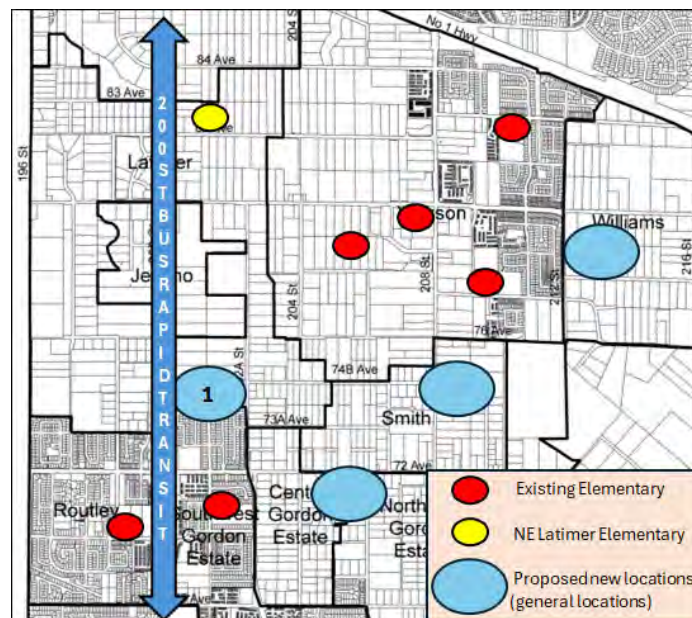
The graph shows that this is still insufficient to accommodate growth and that more portable classrooms will need to be installed in the intervening years, for example, 2026, 2027 and 2028.

For SD35 to catch up with school capacity, it needs two elementary schools opening in 2029 and then every two years after that.

Even that schedule means the existing 37 portable classrooms in 2024 will need to remain at the schools.



The map below shows the existing schools as well as the sites for new schools as generally agreed with the Township of Langley. The site marked #1 is SW Latimer and has been and remains the priority site for a new elementary. The other site priorities will be better defined as enrolment pressures develop.



However, along with the higher densities mandated by the province in Bills 44 and 47, TransLink is planning a Bus Rapid Transit route along 200<sup>th</sup> Street from Langley City to the Golden Ears Bridge, scheduled to open within five years.

The high densities required along this route may require a different and potentially additional site in the West Jericho area to be discussed with the Township.

## MIDDLE SCHOOLS

Willoughby catchment contains two grade 6, 7 and 8 middle schools supplied by their family elementary schools:

### **Peter Ewart Middle**

- Donna Gabriel Robins Elementary
- Langley Meadows Elementary
- R.C. Garnett Elementary

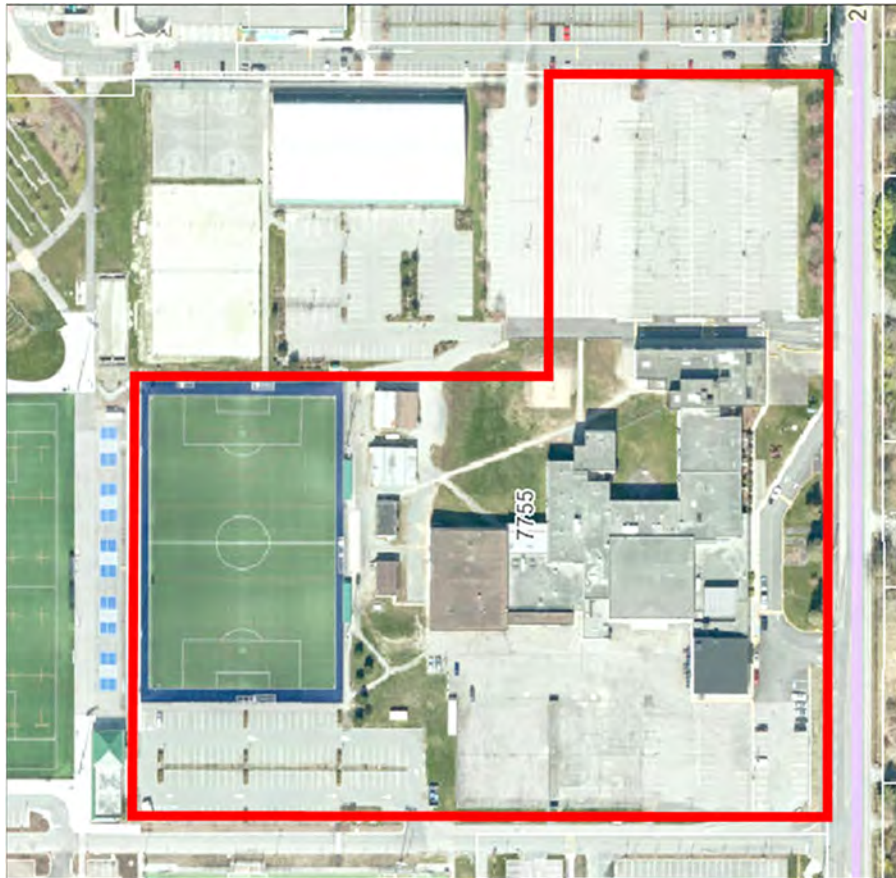
### **Yorkson Creek Middle**

- Lynn Fripps Elementary
- Richard Bulpitt Elementary
- Willoughby Elementary

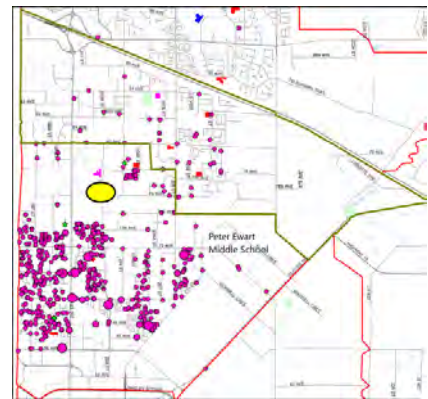
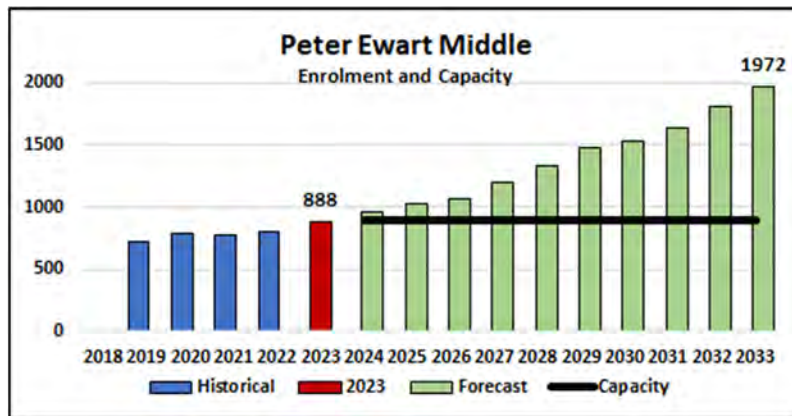
The middle schools will be analyzed in their family of schools.

### **Peter Ewart Middle**

This middle school was the Willoughby catchment secondary school until RE Mountain Secondary opened in 2019. Peter Ewart Middle is currently undergoing a renovation and seismic upgrading to complete the transition to a middle school. These works are scheduled to be complete in December 2024 and will provide capacity for 900 students.



The site is 6.1 ha. and currently contains 8 portable classrooms used for swing space during the construction as well as portables used for overflow from RE Mountain Secondary.



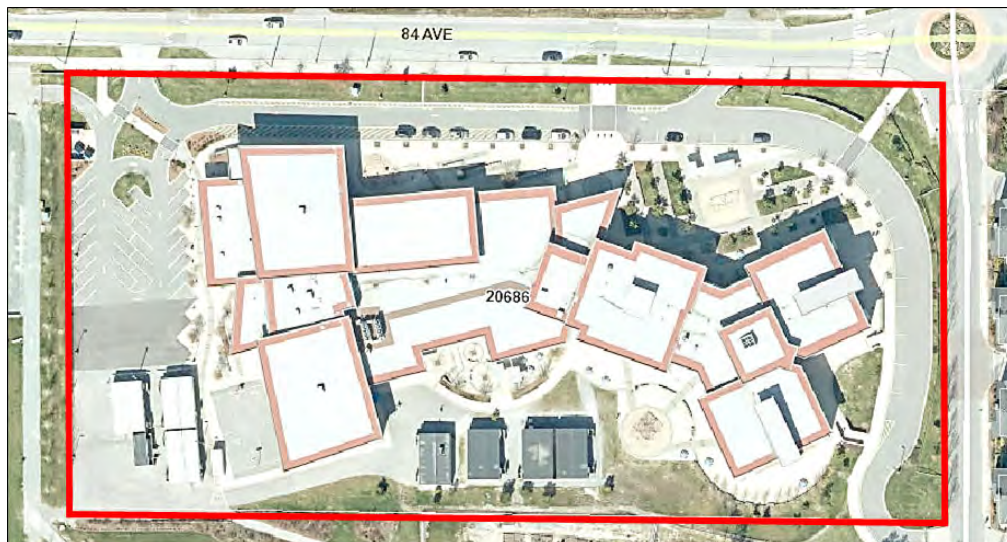
Almost all enrolment comes from the family of elementary schools in the catchment.

Once the construction is complete, the 8 portable classrooms on-site will provide 200 spaces bringing the capacity to 1100. This should be sufficient until 2026.

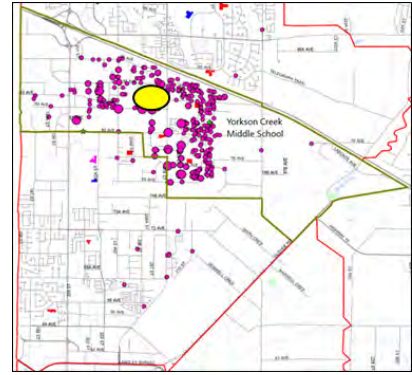
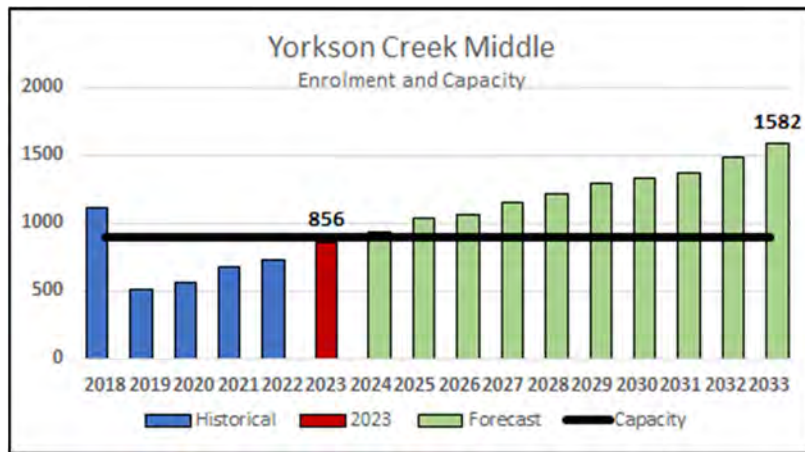
## Yorkson Creek Middle

This two-storey middle school was opened in 2014 on a 2.2 ha. site along 84<sup>th</sup> Avenue and adjacent to Yorkson Community Park. It has had one addition to create a capacity of 825.

There are four portable classrooms on the south side of the school. There are three portables plus a washroom portable on the west side of the school, currently used by Settlement Workers in Schools (SWIS).



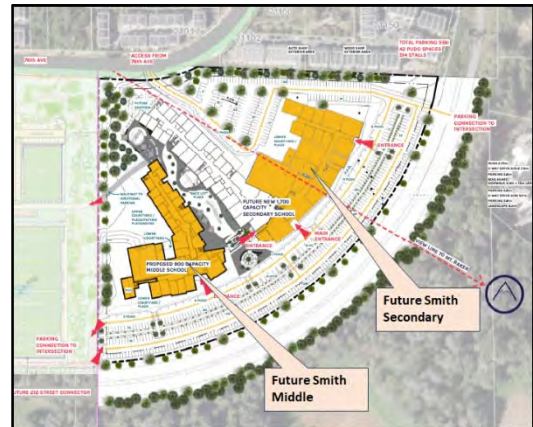
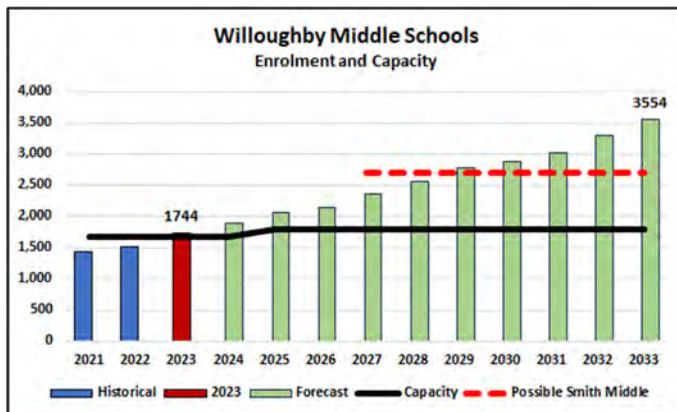
Almost all enrolment comes from the family of elementary schools in the catchment.



The seven portable classrooms currently on-site could provide 175 spaces bringing the total capacity to 1,000. This could provide capacity until 2025.

## Middle School Summary

The Province has supported a new Smith Secondary and a new Smith Middle but has not provided approval to proceed. These two schools would be located on the same site as shown.

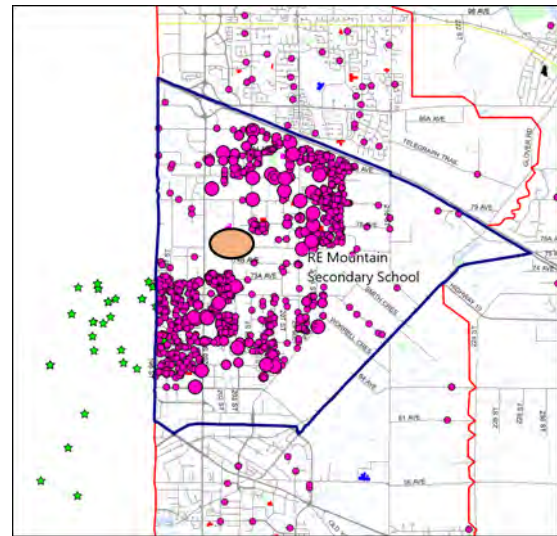


Timely approval by the Province could see Smith Middle open as early as 2027. The graph above shows the impact of this occurring. While this will provide short term capacity, by 2030, portable classrooms may be again required to supplement capacity at the middle schools.

Capacity in the three middle schools will still fall short of the enrolment forecast of 2033 by almost 854 students. A Future Willoughby Slope Middle school will be required by 2033.

## RE MOUNTAIN SECONDARY

This three-storey secondary school opened in 2019 on a 4.3 ha. site at 7633 202A Street immediately south of Peter Ewart Middle. Playfields are used in conjunction with the Township's Langley Event Centre. There are currently 10 portable classrooms used by secondary students.



Most students come from the Willoughby catchment as shown on the scatterplot above.

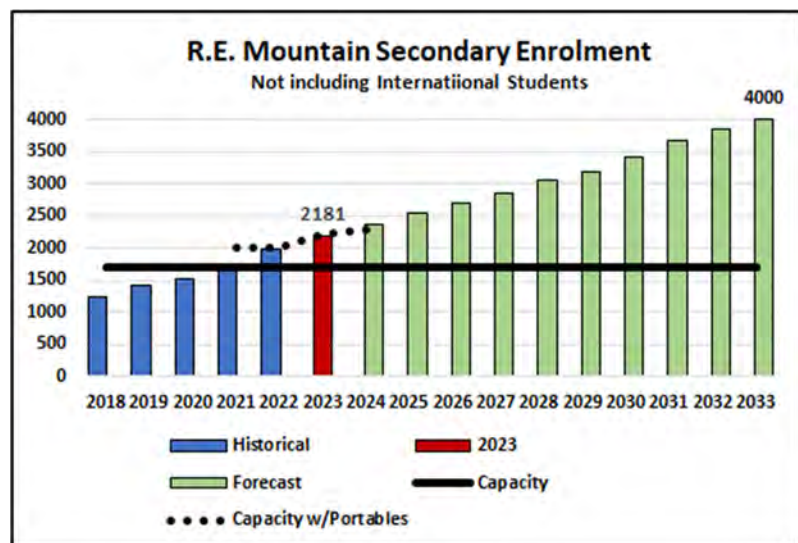
RE Mountain Secondary has 119 international students for 2023. No new international students will be accepted until there is another secondary school constructed.

There is no Alternate School located at RE Mountain Secondary.

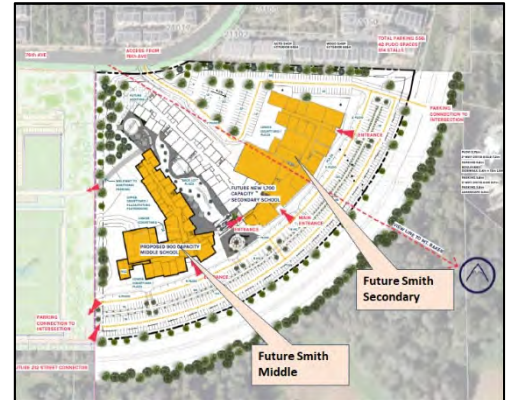
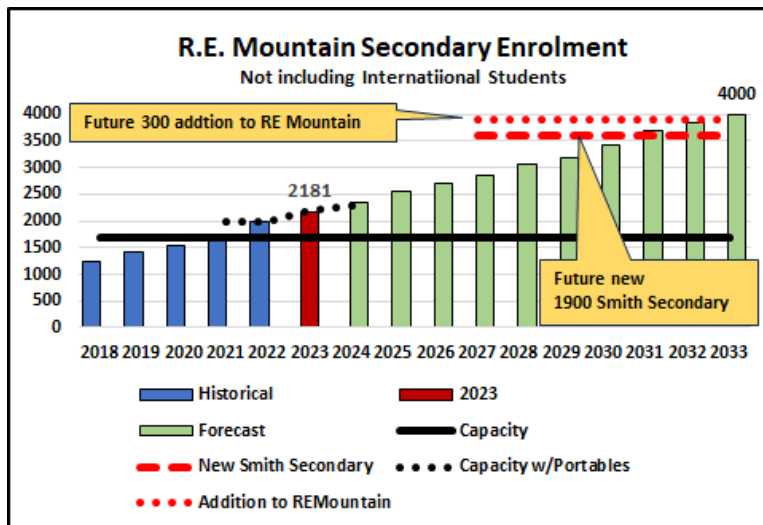
There are 10 portable classrooms on-site for 2023 and another four portables are being installed for 2024.

The current school capacity at RE Mountain Secondary is 1,700.

The long-range enrolment forecast identifies that Willoughby catchment will require 4,000 secondary school spaces by 2033.



The Province has supported a new 1,900 capacity Smith Secondary and 12-classroom addition to RE Mountain Secondary but has not yet provided approval to proceed. The new Smith Secondary would be located on the same site as a new Smith Middle school.



Timely approval by the Province could see both Smith Secondary and the addition at RE Mountain open as early as 2027. The graph above shows the impact of this occurring. While this provide short term capacity, after 2033, portable classrooms may be again required to supplement capacity at the middle schools.

**LRFP REFERENCE DOCUMENT 2F**

# WALNUT GROVE CATCHMENT

**DEFINITIONS**

In this reference document, the following definitions are used:

Design Capacity

This is a term used by the Ministry of Education and Child Care (The Ministry) to represents the student capacity of a school based on the following capacities per instructional space:

- Kindergarten 20 pupils per classroom
- Elementary 25 pupils per classroom
- Middle & Secondary 25 pupils per classroom and vocational module.

A school might be 40K + 300E. That means there are  $40/20 = 2$  kindergarten classrooms and  $300/25 = 12$  elementary classrooms.

Operating Capacity

The *operating capacity* of an elementary school is determined by adjusting the *design capacity* to reflect grade structure and classroom size and composition.

The Ministry recognizes that it is not possible in every instance to put 20 kindergarten or 25 elementary students in a classroom and have set lower guidelines as follows:

- Kindergarten 19 pupils per classroom
- Elementary grades 1 - 3 21 pupils per classroom
- Elementary grades 4 – 7 25 pupils per classroom
- Middle & Secondary 25 pupils per classroom and vocational module

School districts can establish their own classroom capacities based on provisions in the collective agreement and unique situations in each school or school program. These can be either higher or lower than the Ministry guidelines.

However, since the Long-Range Facility Plan (LRFP) is utilized by the Ministry in support of capital project approvals, the Ministry guidelines will be used for consistency throughout the LRFP.

Utilization

This is a ratio of the enrolment over the capacity and is just a convenient way of showing how full a school is. Portable classrooms are not counted as school space, so utilizations greater than 100% usually mean that portable classrooms are on site to supplement then school capacity.

See Reference Document 3 for a more detailed description of these terms.

## OVERVIEW

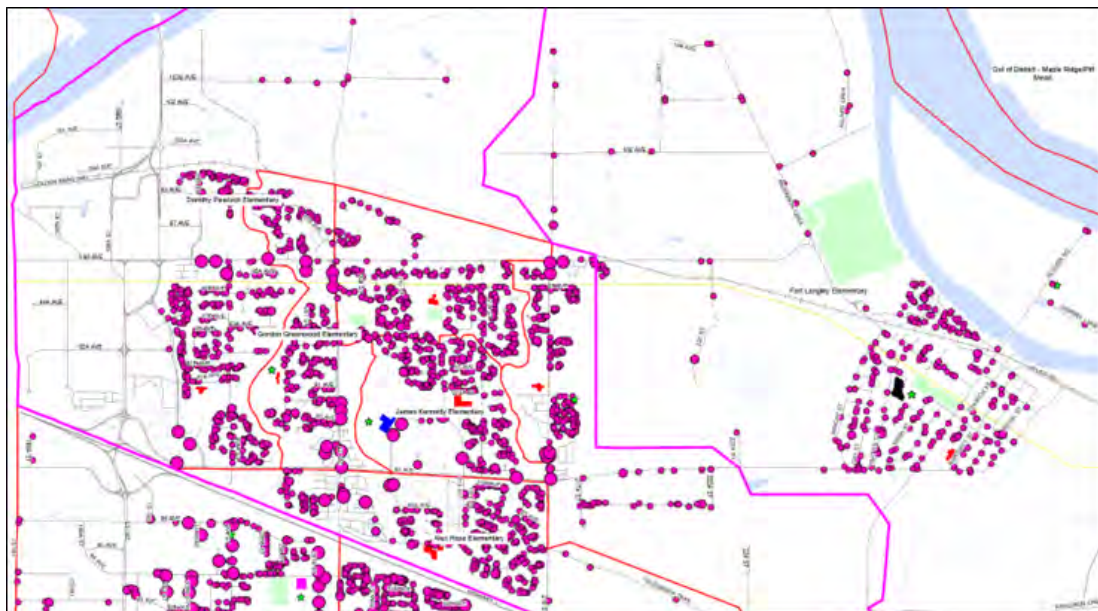
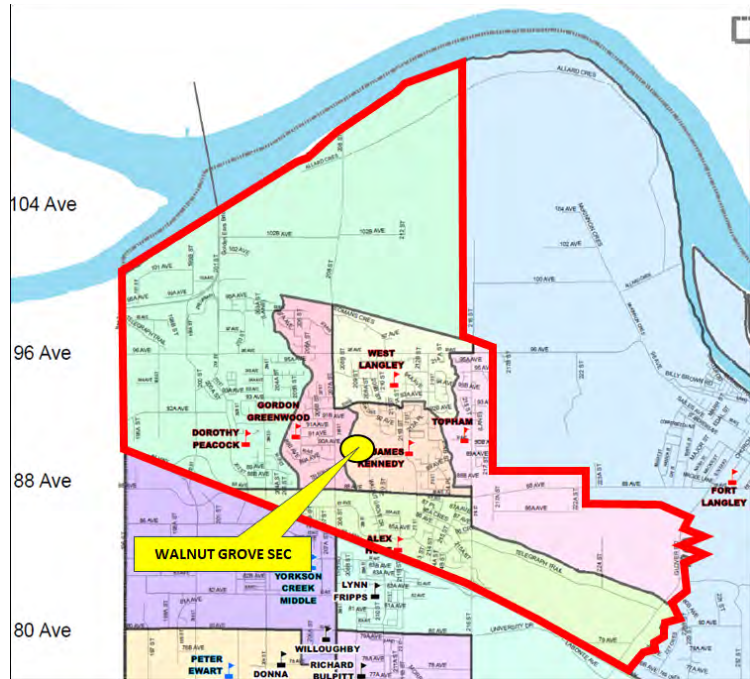
Located in the northwest area of the Township of Langley, and home to over 25,000 residents, Walnut Grove is one of the largest residential neighbourhoods in the Township. Walnut Grove is equally home to hundreds of businesses, both independent and chain.

The Walnut Grove catchment contains most of the Township lands above Highway #1 apart from Fort Langley.

The scatterplot of student locations shows that most of the 4,500 students reside in the catchment, but Walnut Grove also draws students from Willoughby and Fort Langley.

Although the English enrolment at Alex Hope Elementary is mostly in-catchment, the Late FI program draws students from Willoughby.

This is similar at James Kennedy Elementary where the Early French Immersion program draws students from Willoughby as well.



## ELEMENTARY SCHOOLS

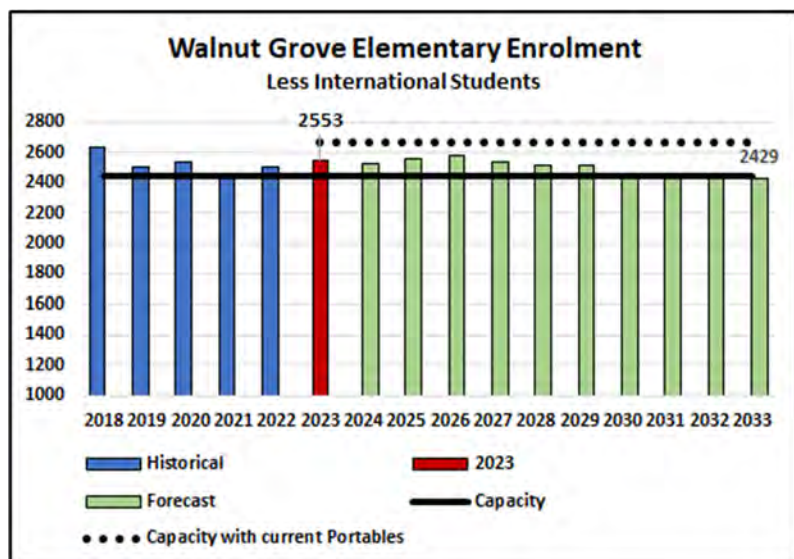
Walnut Grove has six elementary schools that are kindergarten to grade 7 and Walnut Grove Secondary which is grades 8 – 12. A summary of the elementary schools is shown below.

School	Alex Hope	Dorothy Peacock	Gordon Greenwood	James Kennedy	Topham	West Langley	Total
Grade	K-7	K-7	K-7	K-7	K-7	K-7	
Special Programs	Late French Immersion G 6/7			Early French Immersion			
Design Capacity	40K+525	40K+350	40K+400	40K+525	40K+350	20K+300	
Classrooms	2 + 21	2 + 14	2 + 16	2 + 21	2 + 14	1 + 15	
Strong Start						1 Classroom used am+pm	
Childcare in school			Classroom 128		Classroom 127	Classroom 21	
Childcare on-site	Childcare in private facility	Childcare in private facility		Childcare in private facility			
Modular				1			
Portables 2023		4		3	1		
Portables 2024	none added	none added	none added	none added	none added	none added	
Operational Capacity	527	364	411	546	364	368	2580
2023 Enrolment	554	489	325	638	318	229	2553
2023 School Utilization	105%	134%	84%	117%	94%	72%	99%
2023 utilization with portables included	105%	105%	84%	99%	82%	72%	99%
Expected 2033 registration	478	514	296	603	314	224	2429
2033 Utilization with portables included	91%	152%	72%	97%	86%	70%	91%

The historic and forecast enrolment for Walnut Grove elementary schools is shown on the graph and indicates there is sufficient elementary capacity until 2033.

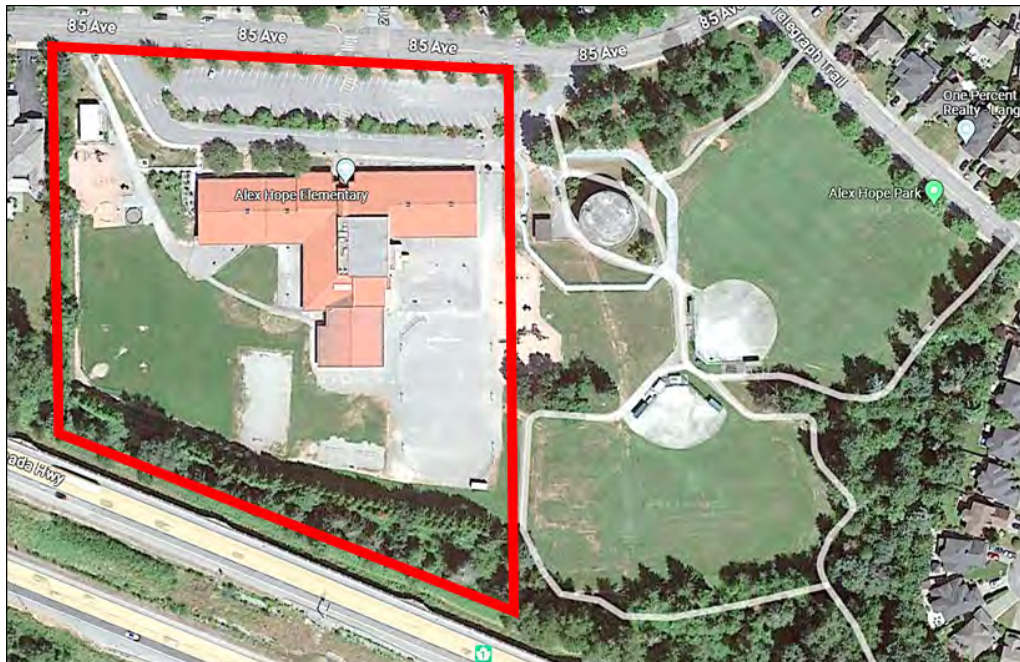
Walnut Grove is the catchment with the most international students in the elementary schools, with 92 for 2023.

Details on the individual elementary schools are below.



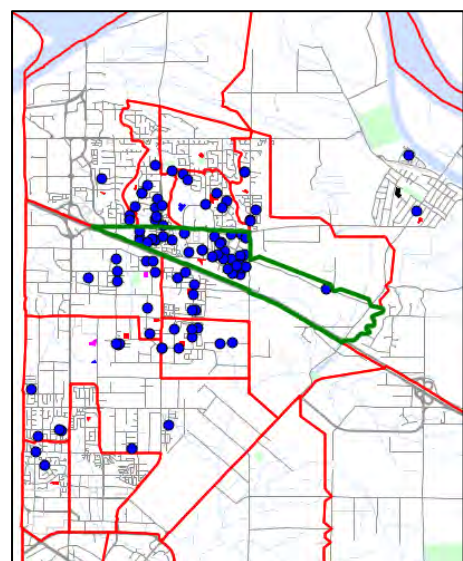
## Alex Hope Elementary

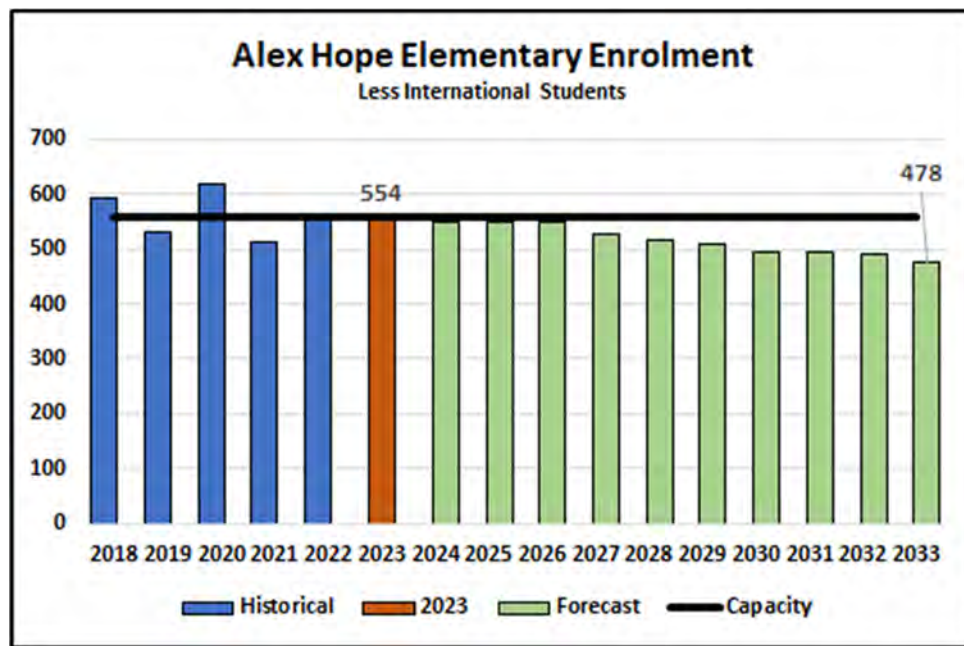
Alex Hope Elementary is a single storey school on 3.2 ha. opened in 1990. It has had two small additions. The playfield is accommodated on the adjacent Alex Hope Park.



In addition to regular enrolment, Alex Hope Elementary hosts a Late French Immersion program for grades 6 & 7. Attendance has been relatively consistent with an average enrolment is 115 from 2016 to 2023.

Although the English enrolment is mostly in-catchment, the Late French Immersion program draws students from Willoughby as well as shown in the scatterplots below.





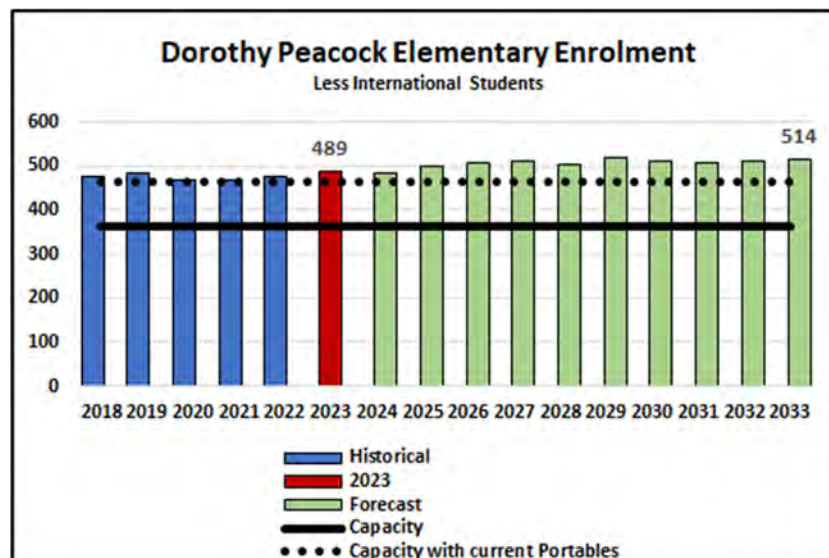
Alex Hope Elementary should be able to accommodate the enrolment forecast through to 2033.

## Dorothy Peacock Elementary

Dorothy Peacock Elementary is a single storey school on 2.1 ha. opened in 1998. The playfield is accommodated on adjacent Dorothy Peacock Park.



Most students come from the catchment as shown on the scatterplot below and there are four (4) portable classrooms on-site.



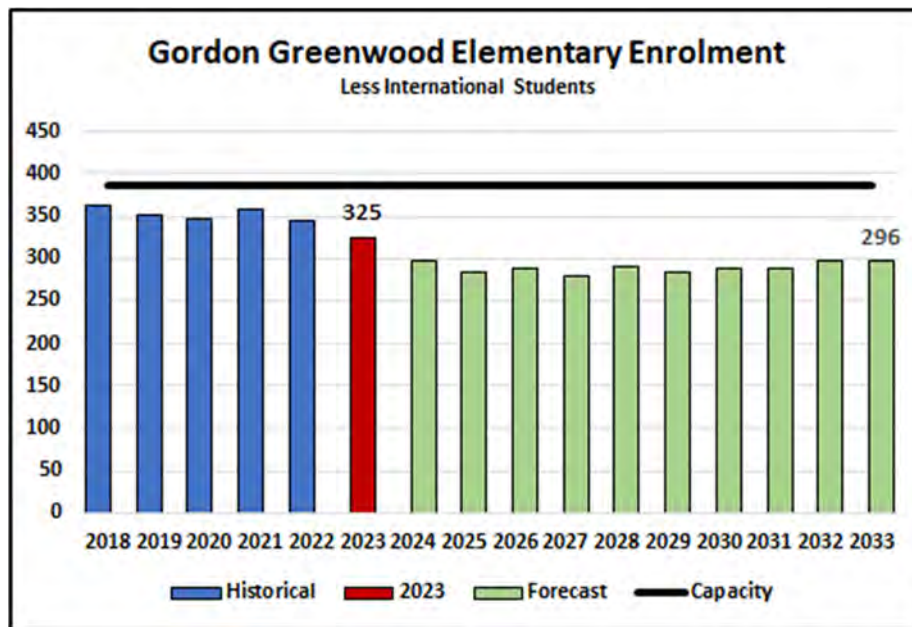
Dorothy Peacock Elementary will be stretched to enrol all its forecasted students. However, the adjacent Gordon Greenwood Elementary has surplus capacity. These schools should be able to accommodate the enrolment forecast through to 2033.

## Gordon Greenwood Elementary

Gordon Greenwood Elementary is a single storey school on 3.8 ha. opened in 1991. It is adjacent to Gordon Greenwood Park and shares the playfield with McClughan Park.



Gordon Greenwood Elementary draws most of its students from its own catchment as shown on the scatterplot above.



Gordon Greenwood Elementary should be able to accommodate the enrolment forecast through to 2033.

## James Kennedy Elementary

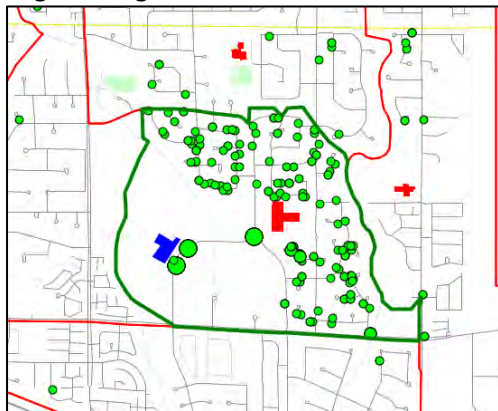
James Kennedy Elementary is a single storey school on 2.8 ha. opened in 1988. It has had two additions and shares the playfield with James Kennedy Park. Leased land has been provided for private childcare on-site.



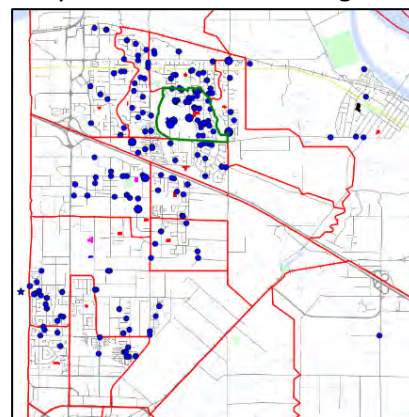
The Early French Immersion program has seen a consistent enrolment averaging 330 students from 2016 to 2023 in two cohorts. The Early FI program draws students from Willoughby as well.

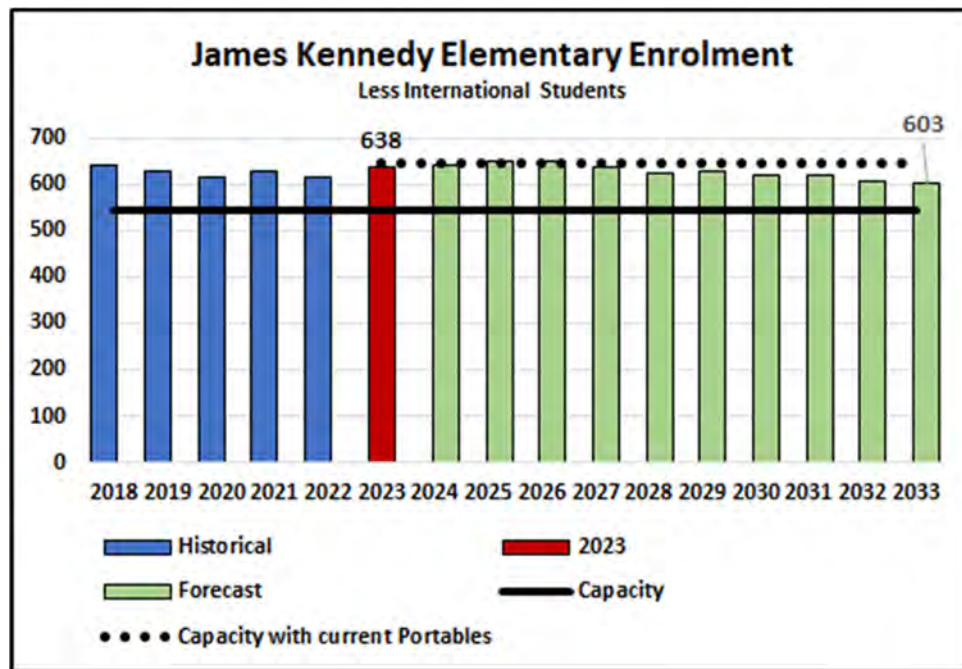
The English enrolment of one cohort is mostly in-catchment students.

English Program



Early French Immersion Program

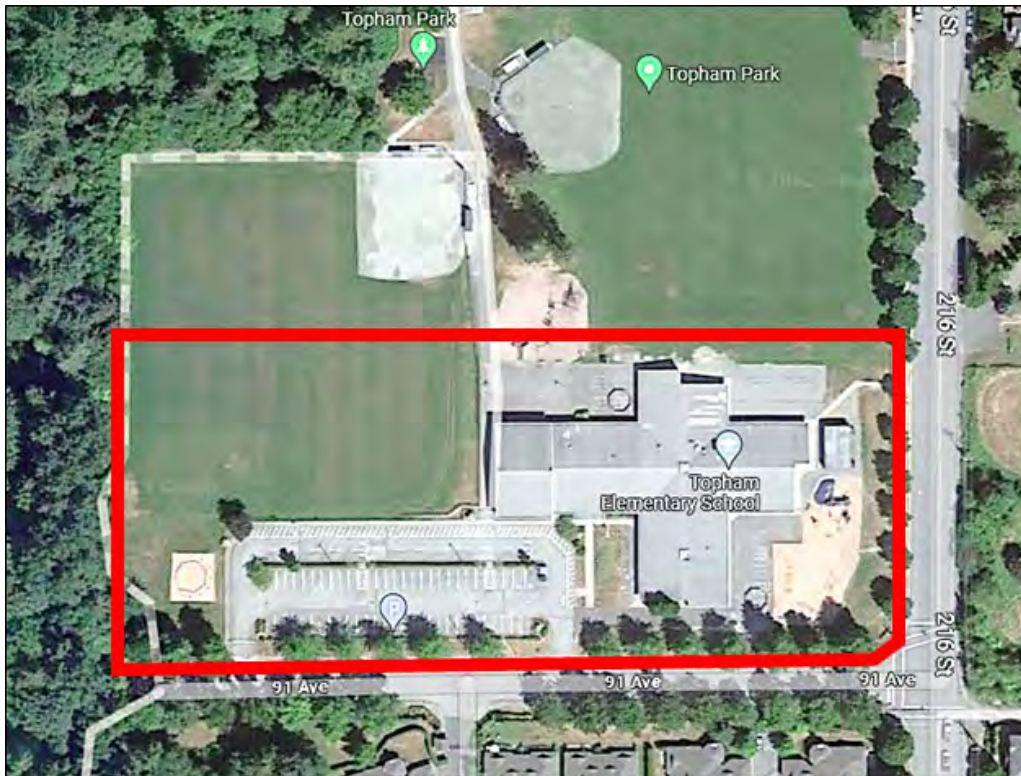




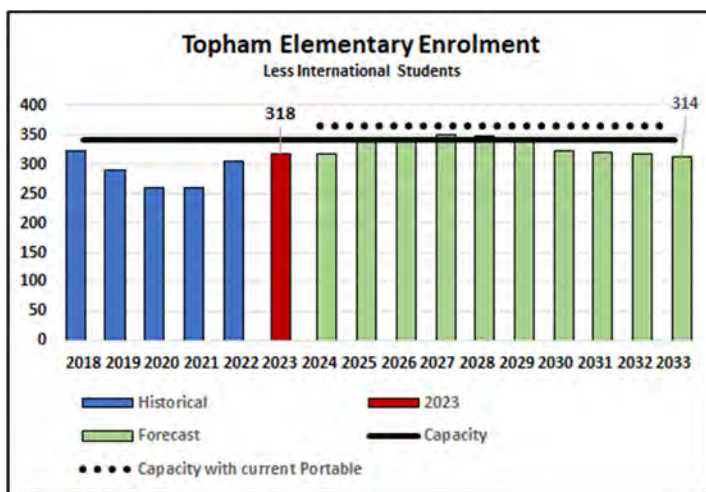
There is one modular classroom and three portable classrooms on-site to accommodate enrolment. With this additional capacity, James Kennedy Elementary should be able to accommodate the dual track enrolment forecast through to 2033.

## Topham Elementary

Topham Elementary is a single storey school on 2.2 ha. opened in 2000. It shares playfields with Topham Park. There is childcare using classroom 127 and there is one portable classroom on-site.



Topham Elementary draws most of its students from its own catchment as shown on the scatterplot below.



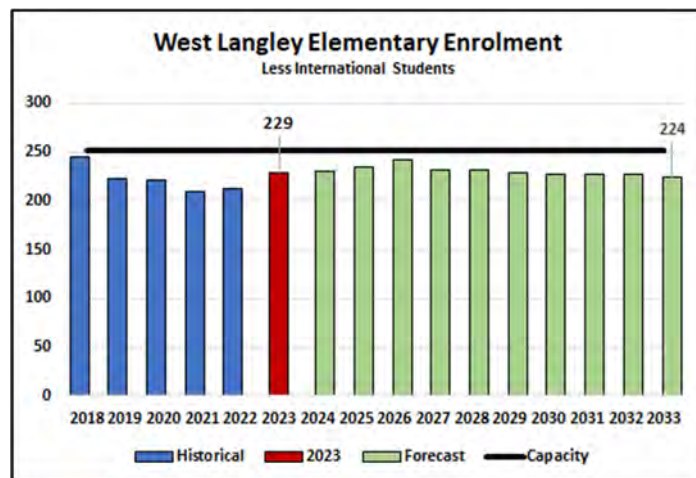
Topham Elementary should be able to accommodate the enrolment forecast through to 2033.

## West Langley Elementary

West Langley Elementary is a single storey school on 3.5 ha. opened in 1982. It has had one addition. There is a Strong Start Centre in the school that operates both in the morning and afternoon as well as childcare in classroom 21. It is adjacent to Telegraph Trail Park to the south (2.86 ha.).



West Langley Elementary draws most of its students from its own catchment as shown on the scatterplot below.



West Langley Elementary should be able to accommodate the enrolment forecast through to 2033.

## CREATING A MIDDLE SCHOOL

There is currently no middle school in the Walnut Grove catchment.

Since the last Long-Range Facilities Plan in 2017, the School District has had a plan to create a grade 6, 7 & 8 middle school in the Walnut Grove catchment.

In the 2024-25 Capital Plan submission, an addition to West Langley Elementary and subsequent conversion to a middle school was requested. This has not yet been approved by the Province.

Along with the middle school:

- Re-structuring of the elementary schools to kindergarten to grade 5 would occur
- Walnut Grove Secondary would be re-structured to grades 9 – 12.

Based on 2023 enrolment, the number of grades 6, 7 and 8 students in the middle school would be:

2017	1080
2023	1117
2033	1074 (estimated from forecast)

This requires a middle school capacity of 1100 which exceeds the School District's objective of 900 students as the maximum capacity for a middle school with grades 6, 7 & 8.

To keep the maximum desirable capacity to 900, two middle schools would be required. This project evaluated converting two elementary schools to middle schools. However, the remaining four elementary schools have insufficient capacity to accommodate the forecasted K-5 enrolment in elementary students. Multiple portable classrooms would need to be added to these four elementary schools.

The area of the West Langley Elementary site is at 3.6 ha (8.82 acres) is considerably less than the Ministry standards for a 1000 middle school – 1.4 ha for playfield, 4.8 ha for the facility = 6.2 ha. The Township would have to agree to the use of Telegraph Trail Park to provide sufficient site area.

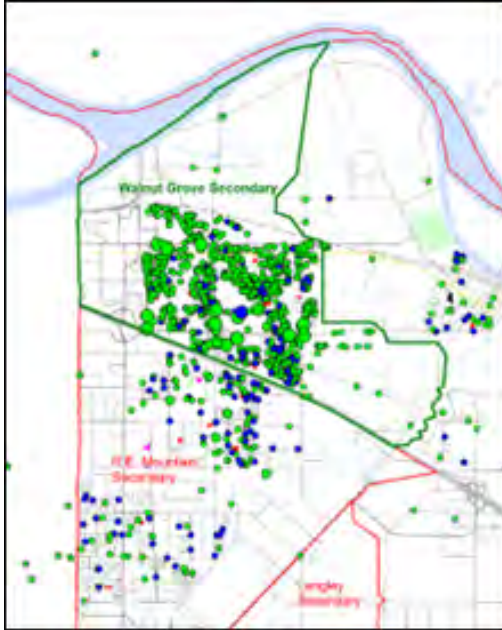
Access to the West Langley Elementary site is circuitous and may be challenging to accommodate 1100 middle school students during pick-up and drop off.

Although no assessment has been completed, transportation of students to the proposed middle school is likely not required, since most Walnut Grove students live within the 3.2 km walk distance.

The only practical option for a middle school would be to utilize the West Langley Elementary site and acquire a new site for the second middle school. While this is a practical solution, it is not necessarily a desirable solution since the two middle schools would be small with only 550 students each.

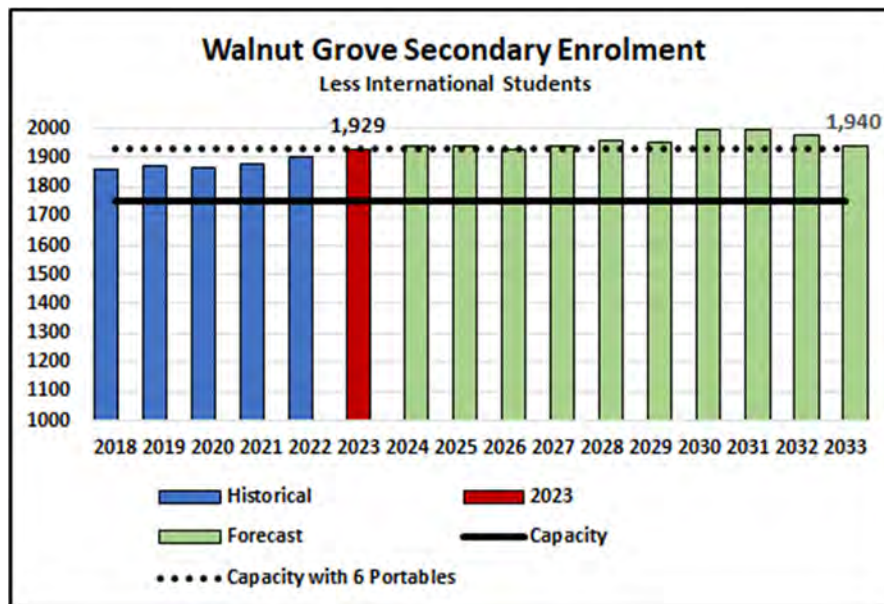
## WALNUT GROVE SECONDARY

Walnut Grove Secondary was opened in 1991 on a 5.8 ha. site, has had 4 additions but has had relatively consistent enrolment in Grades 8 – 12 since 2018. The additional capacity required at Walnut Grove Secondary has been accommodated in 6 portable classrooms on-site.



Although most students reside in the catchment as shown in the scatterplot above, Walnut Grove Secondary attracts students from Willoughby and Fort Langley, likely for the grade 8 – 12 French Immersion program that had 345 students enrolled for 2023.

There is no designated Alternate school located in the Walnut Grove catchment.



The rise in enrolment since 2020 is due to the large number of grades 5, 6 and 7 that have progressed through to secondary. Enrolment in the primary grades has dropped in recent years and is reflected in the levelling in secondary from 2023 to 2028 as they progress through to secondary.

Enrolment is forecast to be relatively consistent and from within the catchment and by managing registration of out-of-catchment students, the secondary capacity should be sufficient until 2033 using the current portable classrooms.

**LRFP REFERENCE DOCUMENT 2G**

# **SCHOOLS OF CHOICE AND ALTERNATE PROGRAMS**

**OVERVIEW**

The District has the following schools of choice:

- Langley Fine Arts
- Langley Fundamental Family
  - Coghlan Elementary
  - Langley Fundamental Elementary
  - Langley Fundamental Middle/Secondary
- U-Connect

As schools of choice, their catchments encompass the entire School District. Enrolment at these schools can be managed by registration to adjust to the available school capacity.

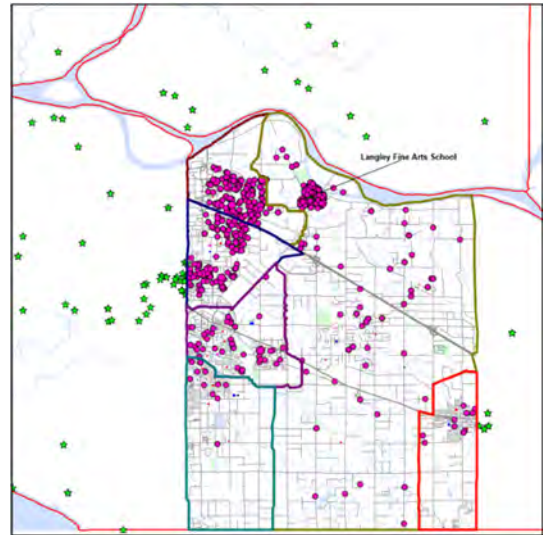
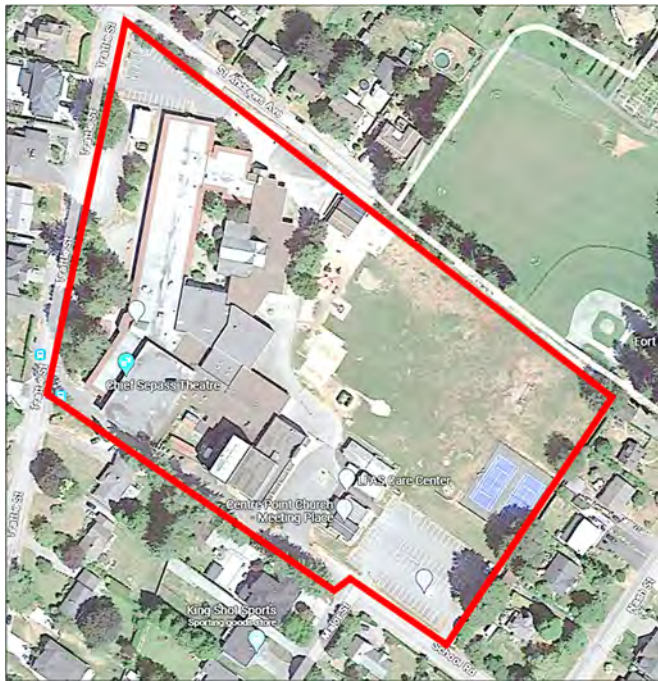
Schools of choice are not eligible for transportation.

The District has the following Alternate Programs:

- Vanguard Secondary
- Langley Education Centre

## LANGLEY FINE ARTS SCHOOL

The school was opened in 1964 on a 3.8 ha. site at 9096 Trattle Street in Fort Langley. There are eight portable classrooms on site; six portables are used for secondary general instruction and two are used by the Lower Fraser Aboriginal Society (LFAS) Care Centre.

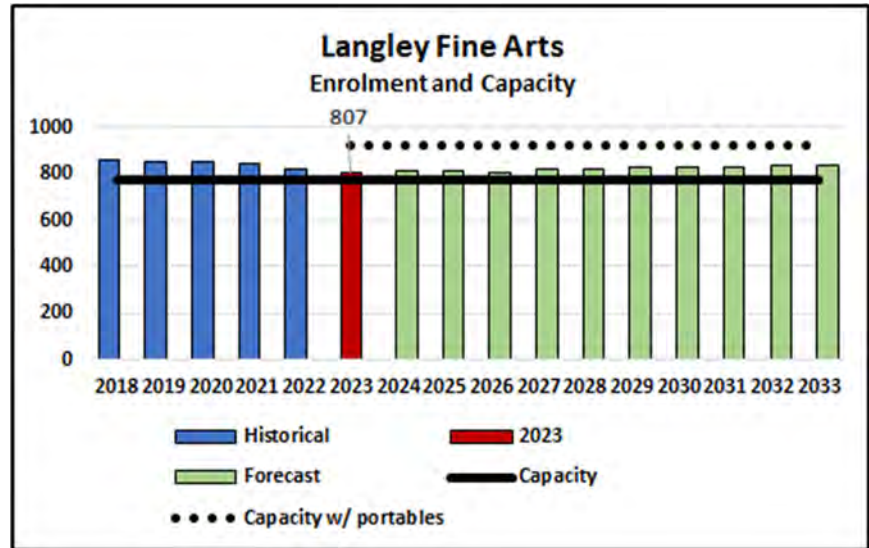


The Langley Fine Arts School is unique in the School District.

It is “the longest standing Fine Arts School in BC and students, staff and parents share a common belief in the value of a fine arts education. The unique grade K – 12 configuration adds to the cultural richness and family atmosphere in the school.” The school is also home to the Chief Sepsas Theatre.

The school draws its enrolment primarily from the west side of the school district from the Langley, Willoughby and Walnut Grove catchments as well as some out-of-district students from adjacent school districts.

Enrolment has been relatively consistent and can be managed by registration. This school should continue to accommodate its enrolment through to 2033.



## FUNDAMENTAL SCHOOLS

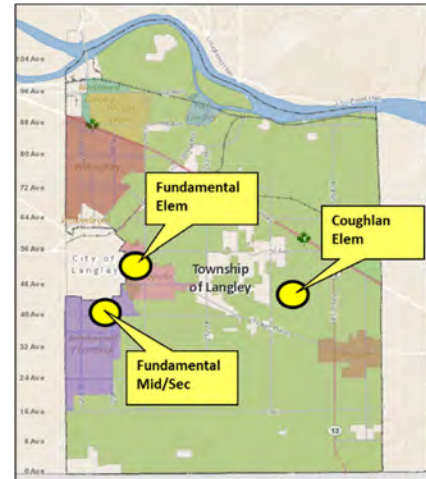
Fundamental schools offer a program of choice that is more traditional and structured than other public schools.

A program of choice like Langley Fundamental has some advantages with respect to capacity utilization that other schools do not have. Programs of choice can draw students from the entire district catchment area, so the students that attend often live outside the community where the school is located.

Programs of choice can control enrolment by limiting the number of new students accepted each year whereas catchment area schools normally need to accommodate new students that arrive in the catchment area.

The Fundamental School Family consists of:

- Coghlan Elementary
- Langley Fundamental Elementary
- Langley Fundamental Middle/Secondary



These schools are located across the middle of the School District.

## Fundamental Elementary Schools

The table below shows the situation in the elementary schools:

School	Coghlan	Fundamental	Total
Grades	K - 7	K - 5	
Design Capacity	00K+175	40K+425	
Classrooms	0 + 7	2 + 17	
StrongStart			
Childcare			
Portable	P83, 84, 96, 111	P19, 27, 131, 132 + 3 more	
Operational Capacity	163	422	585
2023 Enrolment	223	496	719
School Utilization	137%	117%	123%
Operating Cap w/ portables	263	597	860
Utilization w/ portables	85%	83%	84%

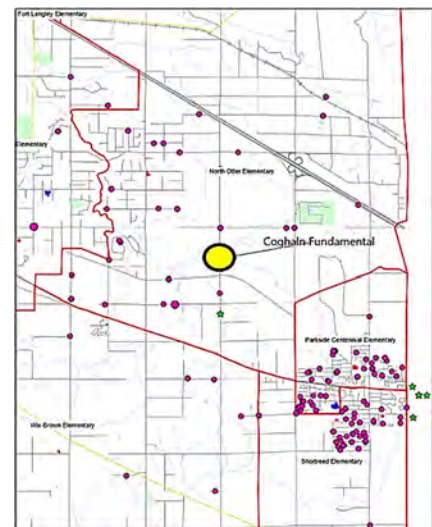
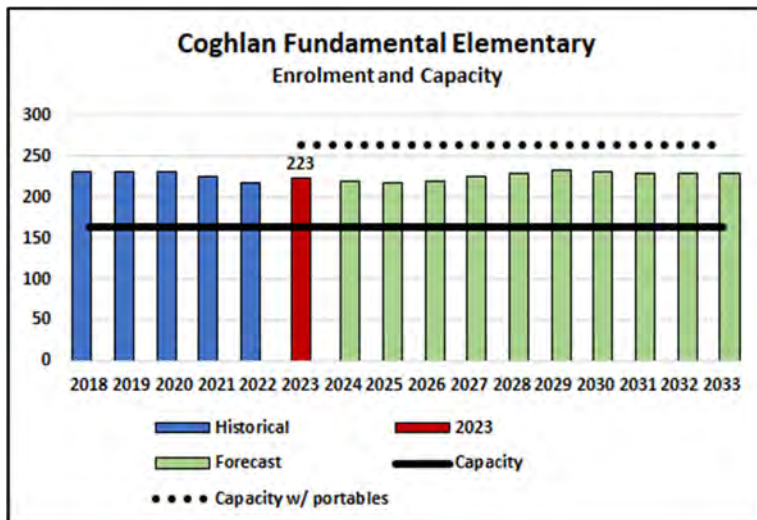
Both these elementary schools are above 100% school capacity and have portable classrooms on-site for general instruction. Further details on each elementary are below.

## Coghlan Elementary

This single storey school was opened in 1961 on a 2.75 ha. site at 4452 256 Street in Langley. It has had five additions and here are four portable classrooms on-site for general instruction for kindergarten to grade 7.

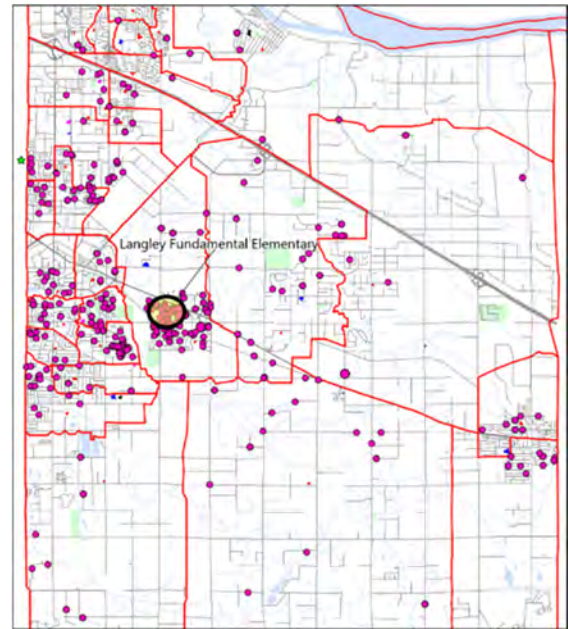


Coghlan Elementary, as shown in the scatterplot at right, draws most of its enrolment from the Aldergrove area as well as the central DW Poppy catchment. Since enrolment can be managed through registration, Coghlan Elementary should be able to manage its enrolment through to 2033.

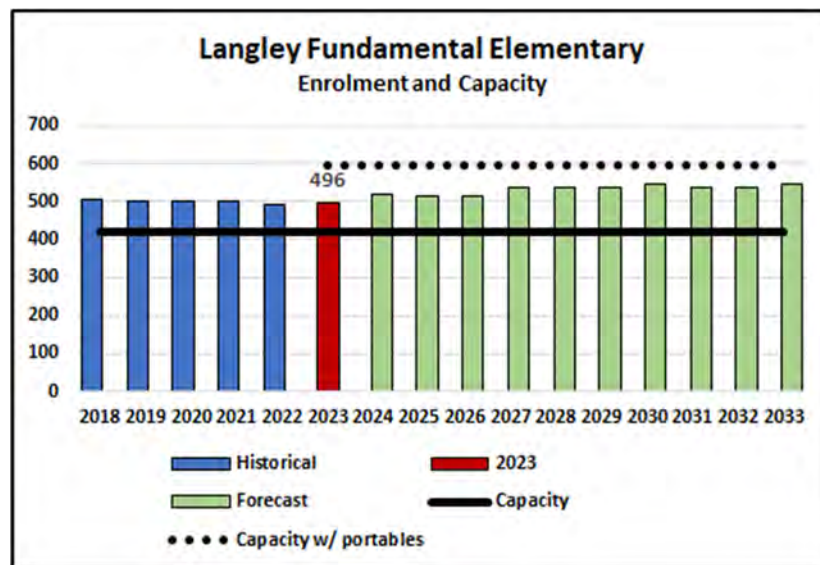


## Langley Fundamental Elementary

This program was relocated to this 2.28 ha. site at 21789 50<sup>th</sup> Avenue in Langley in 2006. The facility was a private school purchased by SD35 in 2005 and renovated to today's finishes. There are seven portable classrooms on-site for general instruction.



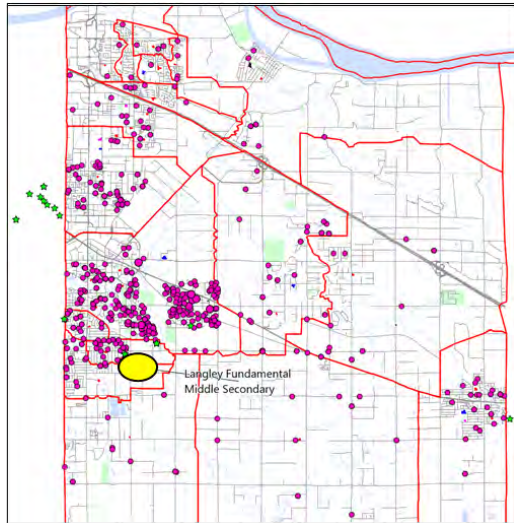
Langley Fundamental Elementary draws most of its enrolment from the west side of the School District, as shown on the scatterplot above.



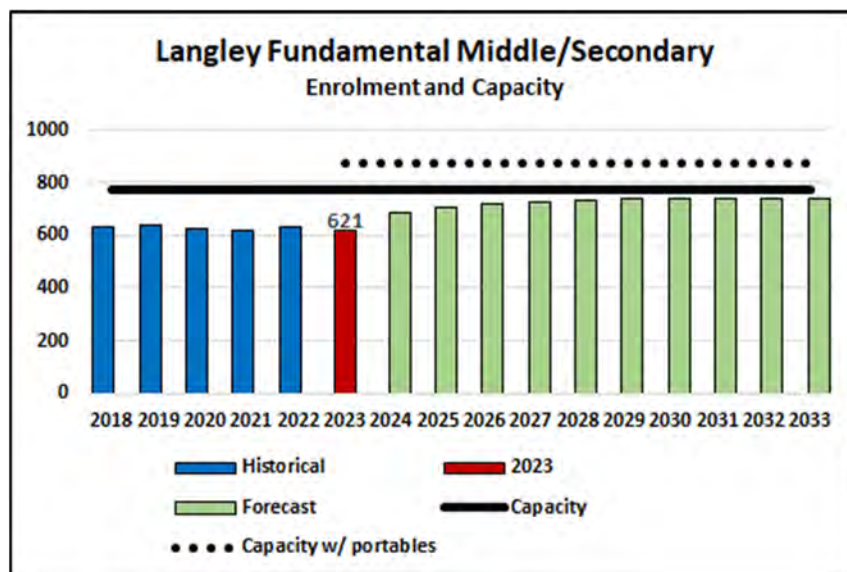
Since enrolment can be managed through registration, and the school is at 83% utilization for 2023, enrolment is shown as increasing to relieve pressures in the LSS Family and Willoughby catchments.

## Langley Fundamental Middle/Secondary

This single storey school was opened in 1995 on a 3.2 ha. site at 21250 42<sup>nd</sup> Avenue in Langley. It had two additions, 2001 and 2007. There are four portable classrooms on-site for general instruction (#1, 42, 56 & 91).



Langley Fundamental Middle/Secondary primarily draws its students from Langley Fundamental Elementary and, for 2023, from other areas of SD35 as well as Surrey and Abbotsford. Most graduating students from Coghlan Elementary attend D.W. Poppy Secondary.



Since enrolment can be managed through registration, and the school is at 71% utilization for 2023, enrolment is shown as increasing to relieve pressures in the LSS Family and Willoughby catchments.

## VANGUARD SECONDARY

This school opened as “Apex” on a 2.58 ha. site on 3825 244 Street, Langley. The school had an original annex and a newer was constructed around 1975. The 1975 building was fully renovated in 2008. The building was seismically strengthened in 2023 and a 2-classroom addition replaced the Annex.

Vanguard Secondary School is in the southeast side of the Langley area close to Aldergrove and within the DW Poppy Community.



Opening in 2013, Vanguard Secondary School (VSS) was developed around a one-of-a-kind, innovative clinical Adaptive Identity Model to support students with developmental and generational traumas and their post-traumatic effects.

Vanguard Secondary School offers long term therapeutic interventions and an alternate to suspension program for District schools.

Students attend Vanguard Secondary School all year with continuous intake and enrolment. The catchment is the entire School District.

Since 2016, Vanguard has served an average of 137 students from grades 8 – 12 over the school year. Students come from middle schools and secondary schools within the District.

The location of the school and the opportunity for students to be served by transit are paramount in contributing to student's success. Most students arrive by school bus. Rarely are students driven by family members. The school day is adjusted to accommodate transportation and access.

As a result, traditional school capacity and enrolment details do not easily apply as the facility does not have the program requirements found in standard classrooms or schools.

Resulting from the consistency in attendance in the past, it is expected this will continue to 2033.

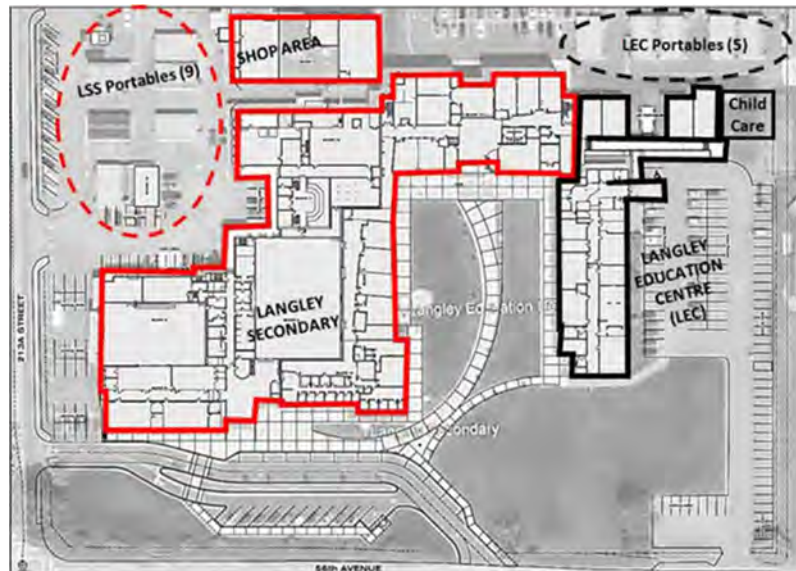


## LANGLEY EDUCATION CENTRE (LEC)

Langley Education Centre (LEC), outlined in **BLACK** on the map at right, shares the school site and facilities with Langley Secondary.

This results in two programs running concurrently in the one school, and while a major benefit, brings a high utilization in the school due to the total operating hours.

Langley Secondary is undergoing a 12-classroom addition. The construction will affect LEC during the construction period but will provide access to more of the new classroom facilities at Langley Secondary upon completion of the addition.



Until the addition commences, LEC has four portable classrooms as part of the school and five additional portables for general instruction. Childcare is in a separate portable on-site. The school portables and childcare are being relocated as part of the addition.

The LEC provides two separate programs – Continuing Education and Distributed Learning. Both these programs offer courses to grades 10 – 12 and adults.

Since 2016, Continuing Education has averaged 245 students and Distributed Learning 67 students.

The CHOICES program allows school age students (grade 10-12) who need extra support to take any of the class options offered at LEC. CHOICES students are fully supported by accessing the CHOICES support team, including a counsellor, the CHOICES Support Worker, and CHOICES Support Teachers. CHOICES registration is normally completed by the end of September each year, but new students may be able to enter the program throughout the year. Each year for the past ten years, there have been between 65 and 105 students who have been in the program.

In June 2022, the Langley Education Centre (LEC) was approved as one of 18 official Provincial Online Learning School (POLS) and effectively opened in September 2023. Becoming a POLS will allow LEC to continue to accept students from the Fraser Valley and will enable the school to attract more students and expand enrolment to students throughout the Province.

## **U-CONNECT**

**U-Connect** is a flexible, blended learning environment that promotes the development of responsible, self-disciplined learners. The school, for students in kindergarten through Grade 12, takes pride in its combination of site-based and at-home learning, and aims to nurture creative, resilient critical thinkers.

U-Connect is housed at Simonds Elementary and has been averaging 155 students since at least 2016. It offers several programs such as Blended Learning for kindergarten to grade 7, Optional Wednesday Learning (OWL), grade 8 and 9 Blended Learning and grade 10 – 12 Blended Cohort, grade 10 – 12 Blended Morning Program and a grade 10 – 12 online Cohort.

These programs provide for students who need flexibility in their learning.

## REFERENCE DOCUMENT 3

# DETERMINING SCHOOL CAPACITY

### Historical Perspective

For more than 40 years, the *Area Standards* and other standards established by the Ministry of Education and Child Care (the Ministry) has prescribed space in elementary, middle and secondary schools as well as areas and other standards for sites and grounds and District service facilities.

These standards have applied to all existing facilities or those that are to be newly constructed or enlarged. The standards refer to a “nominal” capacity of existing schools. In recent years, the term “design” capacity has been used interchangeably with “nominal” capacity and *design capacity* will be used in this document.

### Design Capacity

Design capacity represents the student capacity of a school based on the following capacities per instructional space:

- Kindergarten 20 pupils per classroom
- Elementary 25 pupils per classroom
- Middle & Secondary 25 pupils per classroom and vocational module

The *design capacity* of a school formed a base line capacity which remained fixed, subject only to changes being made in physical space that would affect the design capacity such as additions and/or major renovations.

Based on the design capacity, the *Area Standards* prescribe the maximum allowable area for each section of a school – classrooms, special rooms, administration, gymnasium, storage, mechanical space and common space (hallways, washrooms, etc.).

### Operating Capacity

The *operating capacity* of an elementary school is determined by adjusting the *design capacity* to reflect grade structure and classroom size and composition.

- Classroom Student Capacity:
  - Kindergarten 19
  - Grades 1-3 21
  - Grades 4-7 25
  - Secondary 8-12 25
- Average Classroom Grade 1-5 Capacity: 22.6
- Average Classroom Grade 1-7 Capacity: 23.29

Since maximum classroom size guidelines for grades 6 – 8 and 9 - 12 are 25 per classroom, both the design and operating capacities for middle and secondary schools are the same.

Previously, the above maximum class sizes for kindergarten, grades 1-7, and grades 8-12 were set in legislation, and were mandatorily applied to all school districts across the Province. While these classroom student capacities have been removed from legislation, they are still used by the Ministry as the guideline for calculating operating capacities of a school.

For example, the *design capacity* of new elementary school, such as Donna Gabriel Robins Elementary, is typically 80 kindergarten and 475 grades 1-5. This is expressed as 80K + 475E and totals 555. The provincial announcement for Donna Gabriel Robins Elementary stated that 555 seats are being provided.

However, 80K + 475E provides an *operational capacity* of 505, calculated as follows:

- 80 K = 4 classrooms at 19 per K classroom = 76
- 475 G 1-5 at average 22.6 per classroom = 429
- Total operational capacity = 76 + 429 = 505

This means that Donna Gabriel Robins Elementary has a design capacity of 555 but can only seat 505 students based on the provincial calculation.

Using design and operating capacities as a tool to determine space is less than perfect. For example, Peterson Road Elementary, as an older school, started out in 1962 as 312 m<sup>2</sup> with probably 3 classrooms and some administrative space. After four additions, it is now 3,269 m<sup>2</sup> with 13 classrooms. In this transition, both the design and operating capacities might have been adjusted with each addition.

Peterson Road Elementary, as a grade K-7 school, has a design capacity today of 20K + 300E which would be 1 kindergarten and 12 elementary classrooms. However, classrooms #33 and #34 are used by childcare, so the available classrooms are 1 Kindergarten and 10 elementary classrooms for an operating capacity of 19 + 233 (10 classrooms x 23.29/classroom for grades 1-7) = 252.

### **Utilization**

Utilization in a school is the ratio of the enrolment over the *operating* capacity of the school. This provides an indication of how “full” the school is. Portable classrooms are not included in the calculation of utilization, but classrooms provided under the new Prefabricated Classroom Additions program will count in the calculation of utilization.

For example, using 2022 enrolments:

- Peterson Road Elementary had a utilization of 98% based on enrolment of 246 and an operating capacity of 252.
- Donna Gabriel Robins Elementary had a utilization of 99% based on enrolment of 501 and an operating capacity of 505.

Due to an enrolment increase in Sept 2023, 4 portable classrooms were placed on-site. The enrolment as of 30 September 2023 was 612, making the Utilization 121%.

Utilization is only a quick gauge of how full a school is but is a key indicator used by the Ministry in making funding decisions.

### **District Operating Capacity**

The Ministry's design and operating capacities are used to make comparisons across the Province and are not a mandated or maximum capacity. School Boards determine their own operating capacities, based on local decisions, subject to the limits established by the School Act. However, the District's design capacity and the corresponding operating capacity must be agreed to by the Ministry.

An example of this is Peterson Road Elementary where two classrooms are used by childcare. This will reduce the design and corresponding operating capacity.

The operating capacity of an existing school should reflect the number of students that it may accommodate, based on the maximum number of students for which teachers may be responsible for in an instructional setting. Class sizes are negotiated as a working condition for teachers in their local contract with a board of education. As such, operating capacities may vary between school districts and may reasonably vary between elementary, middle, and secondary schools in a district.

Individual school districts must determine the operating capabilities of existing schools to calculate their capacity and utilization. This measure will help identify space required to accommodate students as well as specialized or other educational programming.

### **Collective Agreement Language**

The language that affects classroom size and composition in the local collective agreement is one that is very complex but essentially addresses the teacher's workload and refers to the number of students (enrolment) and their specific educational needs (composition), as well as assistance or specialized equipment to be included in a classroom (which may also reduce the classroom space for students).

The net impact is that schools often place fewer students in a class such that a classroom may only have 20 students instead of the nominal 25. Because of the amount of support some students need to meet their educational goals, these students account for more of the teacher's time and therefore equate to a full workload. Composition in the collective agreement therefore relates to teacher workload not the number of students.

On the other side of the coin, it is possible to have more students in a classroom than the Ministry's operating capacity would provide. In elementary schools, the District's maximum class size, according to the local collective agreement, is:

Kindergarten	20
Grades 1 – 3	22
Grades 4 – 5	30

#### **Combined Classes**

Kindergarten and grade 1	15
Grades 3 and 4	24
Grades 4-7 Intermediate	28

There are also many school uses that are not recognized by the *Area Standards*. These are discussed in detail on *Reference Document 4 – Educational Changes in Schools*.

The absence of an agreed district capacity means that calculated school capacities based on the *Area Standards* are not necessarily reflective of the actual number of students that can be accommodated in the school. Utilizing class sizes as per the *Area Standards* should only be a guide to actual school capacity.

**LRFP REFERENCE DOCUMENT 4**

# EDUCATIONAL CHANGES IN SCHOOLS

**PREAMBLE**

SD35 has well-equipped classrooms and facilities that provide stimulating learning environments for students at all grades. High school students can prepare for university in any field of choice, including Sciences, Humanities, Technology, Mathematics, Languages, Business, and Fine Arts. Langley graduates attend universities around the world.

In addition to curriculum changes in schools over the years, there have also been changes that affect student capacity and the ability of teachers to operate efficiently.

**PURPOSE**

The Ministry's guidelines for space are contained in the *Area Standards*, a document that has had minimal upgrades since 2012 and no adjustments to the allowable school floor space since well before that.

This reference document looks at the changes that have occurred in the District's elementary schools that have outpaced the Ministry of Education and Child Care's (the Ministry) space allowances in a school.

Collectively, these changes require out-of-the-box thinking if they are to be managed so schools and school staff can operate more efficiently with the current demands placed upon them.

Two changes that affect school space, but are NOT contained in the *Area Standards* are:

- Strong Start Centres, and
- Neighbourhoods Learning Centres

**Strong Start Centres**

As a step toward early learning, the Province instituted Strong Start BC programs for elementary schools to provide rich learning environments designed for early learning development – language, physical, cognitive, social, and emotional. Qualified early childhood educators lead learning activities where children, ages 0 – 5 years, find opportunities to make friends and interact with others of similar ages prior to attending kindergarten. There is no cost to attend, but parents or caregivers need to be present with their children. There are currently Strong Start Centres at the following elementary schools:

- Donna Gabriel Robins Elementary
- Douglas Park Community Elementary
- Langley Meadows Elementary – AM & PM
- Parkside Centennial Elementary- AM & PM
- West Langley Elementary – AM & PM
- Simonds Elementary

Strong Start Centres are authorized uses in schools but need to be approved by the Ministry. For new schools or substantial additions, a space allowance, usually equivalent to a classroom, can be added to the school gross floor area.

However, this does not increase the allowable school site area in the Area Standards. In existing schools, the Ministry does not fund capital improvements to install a Strong Start Centre, so space must already be available in the school.

### **Neighbourhood Learning Centres (NLC)**

British Columbia's public schools have always played a vital role in our communities. From the early days of the one-room schoolhouse through to today's sophisticated learning models, schools have continued to serve as natural centres of activity in neighbourhoods.

During the 1970s, the Province and its partners in the education system began work to formalize and build on the role of the school in serving the community. Schools were encouraged to offer, or simply host in their facilities, programs and services that complemented their mandate to teach the provincial curriculum.

Since the 1970s, dozens of schools have been designated as community schools, such as Shortreed Community School or Douglas Park Community School, and many continue to offer a range of community services.

In September 2008, the Province announced its vision for Neighbourhood Learning Centres and established a capital component, providing extra funding to districts incorporating NLC approaches into plans for new schools or major renovations. The maximum amount of funding is determined by the capacity of the school. NLC space is almost always granted to new schools or major additions, but the school district must justify the need for NLC space, including proposed uses and potential operators.

NLC funding cannot be used to enhance a school's educational, support or non-instructional space. At the project design phase, the NLC space is calculated, including an allowance for parking if required, and that area is in addition to the school gross floor area. However, NLC space does not increase the allowable school site area in the *Area Standards*.

The most common uses for NLC space are:

- Increase the size of the gymnasium and gym equipment storage
- Adding a dedicated indigenous room
- Provide for childcare

### **Summary**

In newer schools (since 2010), these non-K-12 uses do not usually affect the school capacity for general instruction since the Ministry has allocated specific additional space for these within the new school floor area.

## SINCE THE MILLENIUM

There have been many other changes in schools since the year 2000. Impacts of these changes are outlined below to demonstrate that capacity of a school is more than just having sufficient classroom space.

### Childcare

Perhaps the greatest single change has been the Province's drive to provide childcare. With the economic and social need for both parents to work, having more facilities to look after children who cannot be left alone became important.

School District No. 35 already has childcare in all but three of its elementary schools. 23 elementary schools have childcare located in school classrooms or other school space and 11 schools have private childcare located on school grounds. Seven elementary schools have a both childcare in-school as well as on the school grounds. Almost all childcares are operated by licensed private operators.

For any new school or major addition, the Ministry strongly encourages the school district to include childcare as part of the project, even for middle and secondary schools. Childcare is a permitted use in the NLC space and the Ministry has allowed NLC funding to be used to construct out-of-school daycare facilities on school grounds.

The BC Child Protection Regulation provides for multiple types of childcares. The two programs that affect schools are:

- 0–5 age programs, which are predominately pre-school or all-day care. These programs must be licensed and in addition to the space to house the childcare, requires a 6 m<sup>2</sup>/per child dedicated and fenced play area adjacent to the childcare.
- School age programs, which are usually before school, after school or seamless day kindergarten. These also need to be licensed but recently, the requirements have been relaxed so that there can be multiple programs in flexible areas of the school such as the NLC space, gymnasium, or classrooms.

For a growing District like SD35 where families are expected, having childcare on the school site is desirable. Before 2022, childcare was managed by the Ministry of Child and Family Development (MCFD) and there was special funding allocated to creating more daycare spaces in the Province. Childcare as part of a new school project was almost always located in the NLC space.

In 2022, childcare was moved from MCFD to the expanded Ministry of Education and Child Care. The *New Spaces Fund* for childcare was transferred as well. Everyone expected that the *New Spaces Fund* would provide funding for childcare as part of a new school project so the NLC space could be used for community related purposes. To date, this has not occurred but two new streams for school districts to access funding have been introduced:

- New Spaces Fund School-Age Care on School Grounds Stream

- New Spaces Fund Primary Stream (SD35 to be applicant for private childcare located on school grounds)

It is now possible for SD35 to apply for childcare funding for both school-age childcare and an independent childcare on school grounds in parallel with a new school project.

It is also possible to apply to create independent childcare to remove existing childcare from in-school rooms that may be needed for enrolment purposes, just as SD23 (Central Okanagan) has done.

It is important to remember that an independent childcare requires dedicated space on the school site, including dedicated play areas, access to the supply of all building services and dedicated parking.

### **Seamless Day Kindergarten**

Like childcare, this is a Ministry of Education and Child Care pilot program that provides the opportunity for kindergarten children to attend childcare in the kindergarten classroom with a team of Early Childhood Educators (ECE) and the classroom teacher. This is in-place at Parkside Centennial Elementary and Nicomekl Elementary.

The morning ECE welcomes the children and provides before school learning and care for the children. The ECE remains with the children in the kindergarten classroom while working collaboratively with the classroom teacher in the design of both program and environment, using the Early Learning Framework as a guide. The afternoon ECE begins their shift mid-day, providing staff overlap and provides after school learning and care. This pilot program is designed to provide students with meaningful relationships, a sense of belonging, and excellent care and learning opportunities with the collaborative gifts of our Early Childhood Educators and Classroom teachers.

### **JB4 “Just Be 4”**

Just B4 is a school-based four-year old preschool program that supports children in developing positive attitudes and beliefs about learning. Facilitated by a trained and experienced Early Childhood Educator, the JB4 Preschool program offers play-based inquiry and learning opportunities that provide opportunities for successful transitions to Kindergarten. JB4 is based on the Living Inquiries of the Ministry of Education and Child Care’s Early Learning Framework including Well-being and Belonging, Engagement with Others, Materials, and the World, Communication and Literacies, and Identities, Social Responsibility, and Diversity. The JB4 Preschool Program is currently being offered at Douglas Park and Donna Gabriel Robins elementary schools.

### **English Language Learning (ELL) Program**

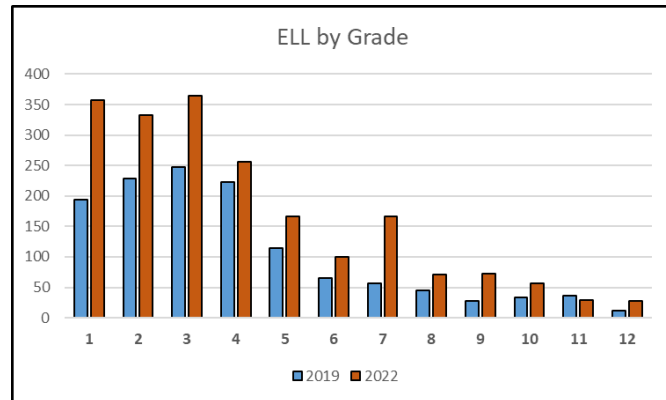
The ELL program supports children from kindergarten to grade 12. Assistance for ELL students provide attention to language proficiency, intellectual development, and citizenship. ELL students are registered at their neighbourhood schools and placed in age-appropriate classrooms or courses. Assessment of English proficiency results in recommendations for the type and intensity of support required. Students can be assisted in small groups or within their classrooms at the elementary level. Individualized or adapted programs to aid comprehension are part of the ELL student’s daily routine.

At the secondary level, students are placed in ELL courses to improve their English skills. In addition, a variety of transition courses are offered to enhance the ELL students' academic growth.

In their role, ELL teachers conduct assessments, review the results with school personnel, make appropriate program recommendations and offer direct instruction to ELL students. ELL teachers also provide integration techniques and selected instructional materials to classroom teachers.

Since 2019, the number of ELL students has risen 56% and now accounts for 17% of the total grade 1-5 enrolment. The chart at right visually demonstrates the change and the impact on elementary schools.

Providing aid to students who need to improve their English requires additional staff resources at each school. These resources need a space to call home.



27% of the enrolment in the six Willoughby elementary schools require English Language Learning.

We already know that a significant number of new immigrants are moving to Langley as part of the general growth. The Federal Government has indicated they intend to increase the number of new immigrants coming to Canada and Metro Vancouver will receive a substantial portion of them.

### **Diverse Needs**

The Ministry provides some space for diverse needs. In our sample school, Donna Gabriel Robins Elementary, this is equivalent to 2.5 classrooms, but the diverse needs rooms usually also contain washrooms and special equipment such as lifting devices that reduce the effective support space.

Approximately 15% of the School District's total enrolment is identified as requiring other learning support services, such as:

- Integration Support
- Gifted
- School Psychology
- Speech and Language
- Occupational Therapy and Physiotherapy
- Hearing Resource
- Vision Resource
- Hospital Homebound
- Parent Resources

These resources need space to isolate students when required and spaces for administration. Since these resources are not in the school full time, space can be shared.

## Indigenous Education

The logo for the Indigenous Program was created by a former Walnut Grove Secondary School student, Brandon Gabriel, who is a member of Kwantlen First Nation. His design is intended to represent all Indigenous Peoples:

- The Ocean – Coastal First Nations
- The Pipe – First Nations of the Plains
- The Evergreens – Woodlands First Nations
- The Inukshuk – Inuit
- The Infinity Symbol – Metis



## Program Overview

The Ministry of Education and Child Care provides school districts with funding for an Indigenous Program. The amount of funding is directly related to the number of Indigenous students who identify themselves in a particular school district. In 2022, there were 1,944 students with Indigenous ancestry, 8.3% of total enrolment.

## ya:ýəstəl', the District's Indigenous Advisory Committee

The Ministry of Education and Child Care requires that school districts administer their Indigenous Program with the guidance of an Indigenous Advisory Committee. In Langley, the Indigenous Advisory Committee was given the hən'qəminəm' name ya:ýəstəl' (working together). This committee must include representation from the local land-based Nations as well as Indigenous community organizations. ya:ýəstəl' meets monthly with the purpose of advocating for all Aboriginal students (First Nations, Inuit, and Métis), while continuing to provide leadership and support for all students and staff in the Langley School District.

Aboriginal Support Workers are present in all schools but not necessarily full time. They are tasked with providing services to enhance each self-identified Aboriginal student's Positive Personal and Cultural Identity. This may include:

- Providing emotional, physical, spiritual, and intellectual support.
- Advocating for programming to meet student needs where necessary.
- Strengthening connections for students and family to school, District and community to enhance a sense of belonging.
- Providing cultural enrichment activities.

## NEW as of Oct 2023 – Bill 40

The Province is proposing amendments to the School Act to fulfil commitments in the Declaration on the Rights of Indigenous Peoples Act (DRIPA) Action Plan and the BC Tripartite Education Agreement (BCTEA) through Bill 40. The proposed amendments take a distinctions-based approach and were developed collaboratively with the First Nations Education Steering Committee and reflect consultation with First Nations and Indigenous people throughout B.C.

Bill 40 enacts the following 3 amendments:

1. Provision of School of Choice for First Nation - enable First Nations to decide which school First Nations students who live on reserve will attend. This change may not be significant for SD35 since the number of students living on reserve is small.
2. Application of Model Local Education Agreement (LEA) – outlines the conditions for the purchase of educational programs and services, improving First Nation student achievement and developing relationships between a First Nation and a board of education.
3. Clarification for roles of Indigenous Advisory Committees - now called Indigenous Education Councils.

### **School Food Program**

As part of the Feeding Futures School Food Programs Framework, the Ministry allocated dedicated, multi-year funding to school districts to increase food security for students by expanding or creating school food programs. The intent was to ensure students are properly fed for learning to enhance positive academic and healthy outcomes.

The program provided flexibility to hire up to one School Food Coordinator. However, the program did not provide support to individual schools.

To support the new program, the School Food Infrastructure Program (FIP) is a new annual program intended to assist boards of education with creating, improving, or expanding infrastructure to feed students across all communities in British Columbia. However, this program cannot construct new net space or convert space to create a kitchen.

### **The Settlement Workers in Schools (SWIS)**

This federal government program provides information & orientation services to new immigrants and refugees in Langley. SWIS also provide needs assessments, action plans & holistic case management services to newcomers with limited English or other settlement needs.

SWIS accommodation exists at several school sites.

### **Parent Advisory Committee (PAC)**

Parents are a key part in every elementary school, yet there are no facilities provided for them in new schools.

### **Storage**

The Area Standards do provide two types of storage:

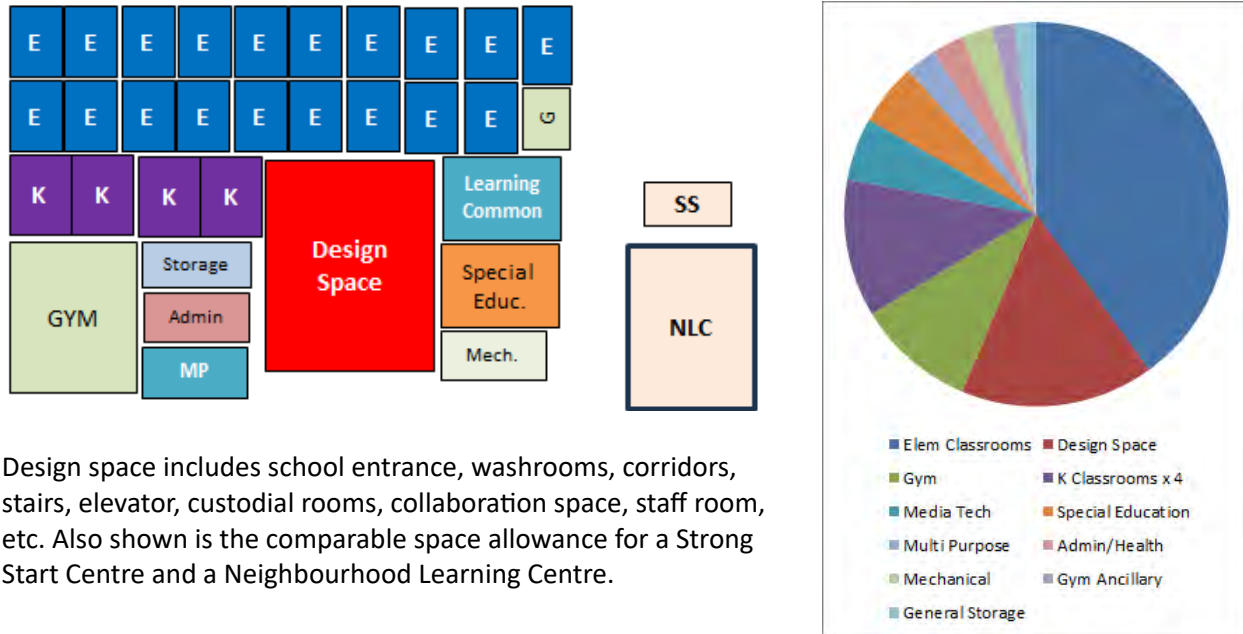
- 65 m2 of gymnasium ancillary space, intended for storage of gym equipment. This is totally insufficient for storage of play equipment, chairs for assembly, mats, etc., particularly if the gymnasium is often used by sports groups in the evening.

- 70 m<sup>2</sup> of general storage. This is the size of a large office and is totally inadequate for materials storage in a 600-student elementary school.

## SUMMARY

The Ministry has considered amending the *Area Standards* on several occasions since 2012 but it is not expected that the Ministry will adjust these spaces soon.

The visual allocation of space in an 80K + 475 elementary school is shown below.



Design space includes school entrance, washrooms, corridors, stairs, elevator, custodial rooms, collaboration space, staff room, etc. Also shown is the comparable space allowance for a Strong Start Centre and a Neighbourhood Learning Centre.

In general, elementary classroom space is acceptable and has been unchanged for a very long time. Kindergarten classrooms are slightly larger as they contain an internal washroom. The shortfall in most new elementary schools is in administration where there is insufficient office and one-on-one spaces, particularly for resource teachers. Storage is never enough.

For future elementary schools, if a Strong Start Centre is approved as part of the new school, then additional space will be provided in the building.

**LRFP REFERENCE DOCUMENT 5**

# TRANSPORTATION

**OVERVIEW**

Transportation is a major activity in all school districts.

School District Maintenance Facility is located at 20260 64 Avenue, Langley V2Y 1N3. It was constructed in 1989 as two storeys on a 1.9 ha. site. It had an addition in 1999 to add the trade shops and bus garage spaces.

In addition to operations and maintenance for all District facilities, SD35 operates two fleets – the YELLOW fleet of school busses and the WHITE fleet of maintenance vehicles.



## SCHOOL BUSSING

SD35 has a [Student Transportation Policy No. 18](#). It outlines the various walk distances for each category of schools – elementary, middle and secondary. It also provides for:

- Registered student ridership privileges to and from schools.
- Student transportation to and from school sponsored curricular and co-curricular activities within or outside the boundaries of the school district.
- Students who have been approved for Complex Resource Support.
- Students with physical disabilities or who are unable to navigate conventional public or school transportation.
- International students who of housing necessity reside outside of the walk distances.

SD35 does not provide:

- Transportation for students who attend schools of choice.
- Passes for students to utilize public transit.

In 2023, to provide student transportation, SD35 currently operates 41 school busses on 26 routes throughout the District. Many of the regular pick-up and drop-off routes are in the eastern area of the Township of Langley where there is considerable Agricultural Land Reserve and residential areas are smaller and spread out.

In addition, school busses are regularly used for transportation for school trips and special routes for students with diverse needs.

In recent years, the diesel-powered busses are being replaced with electric busses. While this is a good environment objective, it creates several challenges for SD35:

- The electrical supply to the Maintenance Facility is limited and has now reached its full capacity to sustain operations and to charge the current electric fleet vehicles overnight. An additional electrical service is being planned to address the growth of the electric fleet vehicles to the District. Fast charging stations with substantial energy output are required to ensure all vehicles are completely charged in time for each morning. The planning and installation of an additional electrical service takes time and is expected to be in place by 2026.
- SD35 has responded by employing a strategy to relocate additional electric busses at secondary schools. Aldergrove Community Secondary was the first to receive an electric bus and charger. The secondary's electrical capacity allows the busses to re-charge overnight from the secondary school power supply while the school is not in session. While this is working, there is a chance that busses cannot fully re-charge until the school facilities have ceased for the day. Remote bus storage is also a challenge when there is an operational issue. While the approach is being fine tuned, a diesel-powered bus has been located there to provide back-up in case there is a challenge. As electric buses become more common, reliability for the entire service will increase.
- Utilizing secondary school overnight electrical capacity is more difficult in the more heavily urbanized areas in the west of the District as these secondary schools operate longer hours that reduce the re-charge time for electric busses.

## **MAINTENANCE FLEET**

SD35 operates 75 vehicles and 29 light and heavy trailers in their school maintenance fleet.

SD35 is actively moving to electrification of all school vehicles. As electrification continues, as with busses, adequate supply of charging capacity from BC Hydro for the WHITE fleet is a significant concern.

## **LOOKING AHEAD TO 2033**

There are several compounding issues with transportation and maintaining school facilities:

- The current collective agreement for maintenance staff precludes contracting out of vehicle maintenance. This is significant for two reasons – first, the current space is fully utilized so adding additional maintenance bays is not practical and second, hiring of skilled tradespersons with the ability and experience to maintain school busses is already difficult.
- There is no available space at the Maintenance Facility to accommodate more vehicles or the staff to maintain them. Adding re-charging stations for vehicles and busses consumes space and the administrative offices are already fully utilized.
- Storage space for spare parts is also at a premium. School busses typically require about 10 to 15% of all parts to be readily available. Repair parts often have a long delivery time and particularly the busses cannot be left immobile for long.

In summary, the current Maintenance Facility has served well. It is now too crowded to be efficiently utilized, particularly as both fleets move toward full electrification.

In addition, the School District has been rapidly expanding since the last building addition, both with new schools and additional portable classrooms to be operated and maintained. Over the 10 years for this Long-Range Facilities Plan, enrolment is expected to grow by over 8,000 new students (almost 30%) and up to nine new schools and possibly five schools with additions.

**LRFP REFERENCE DOCUMENT 6**

# **NEW SITE ACQUISITION CONSIDERATIONS**

The *Area Standards* prescribes areas and other standards established by the Ministry of Education and Child Care (the Ministry) for space in elementary, middle and secondary schools as well as areas and other standards for sites and grounds and District service facilities.

These standards apply to all facilities that are to be either newly constructed or enlarged. The standards are also to be used to establish the nominal capacity of existing schools. In recent years, the term “design” capacity is used interchangeably with “nominal” capacity and design capacity will be used in this report.

The *Area Standards* were developed many years ago and have not been substantially updated since 2012. However, many changes have taken place within schools over the past decade that are not reflected in the *Area Standards*.

*Note 1: The Ministry’s designated design and operating capacity is used to make comparisons across the province and is not a mandated or maximum capacity. School boards determine their own operating capacities, based on local decisions, and subject to the limits established by the School Act. However, the design capacity and the corresponding operating capacity must be agreed to by the Ministry.*

*Note 2: See LRFP Reference Document 3 for the explanation and calculation of operating capacity.*

The *design capacity* of new elementary schools in SD35 is typically 80 Kindergarten + 475 Elementary for grades 1-5 (80K + 475E). This provides a school *operational capacity* of 505 seats based on the *Area Standards*.

For this capacity, the *Area Standards* provide for a site area of 2.6 ha (6.4 ac.) and a playfield area of 1.0 ha. (2.47 ac.) for a total site of 3.6 ha (8.87 ac.)

Over the past decade or so, new District elementary schools have been two storey facilities. The high cost of land can often offset the additional cost of two storeys over a traditional single storey facility.

SD35 and the Township of Langley have had a partnership understanding about acquisition of school sites at 5.0 acres in conjunction with adjacent construction of community space. This is a good joint use since the school can utilize the parkland as the school playfield.

SD35 has constructed the following two-storey schools with the corresponding site areas. All these school sites are adjacent to playfields on Township of Langley sites.

- 5.04 ac Richard Bulpitt Elementary – no Strong Start, in-school childcare, 6 G. L. portables
- 5.04 ac RC Garnett Elementary – no Strong Start, childcare in a portable, 4 G. L. portables

- 5.44 ac Donna Gabriel Robins Elementary – childcare in NLC, Strong Start, 4 G. L. portables
- 4.67 ac NE Latimer Elementary – NLC includes childcare, no Strong Start (opens Sept 2025)

A site area in the range of 5 acres (for an 80K+475E elementary school) is obviously workable but results in a very condensed site and may not account for changes that have occurred within elementary schools since 2012 that are not yet reflected in the area standards:

### **Neighbourhood Learning Centre (NLC)**

NLC space is almost always included in new elementary schools, although the School District must justify the space.

Funding is provided based on the size of the school. The funding allocated for an 80K+475E elementary will typically provide 400 m<sup>2</sup> of floor space and 50 m<sup>2</sup> of additional parking.

### **Strong Start Centres**

A purpose-built Strong Start Centre is like a kindergarten classroom, often needing a sink, internal storage, and washroom. Typically, this would require 110 m<sup>2</sup>. Additional parking is often not provided.

If a Strong Start Centre is approved for a new school, then the floor area required will be included as part of the approved floor area for the new school.

### **Childcare**

The Ministry is encouraging school districts to provide before and after school care as well as partnering with a third party to create and operate age 0-5 licensed childcare spaces. SD35 already operates private childcare on most of the existing elementary school sites.

A purpose-built licensed childcare typically would require about 2,000 m<sup>2</sup> of additional space as a standalone facility if it contained:

- 24 before and after school care
- 20 preschool spaces
- 25 group childcare spaces
- Outdoor play space at 6 m<sup>2</sup> per student
- Parking spaces as per most municipal bylaws

Starting with the 2025-26 Capital Plan submission, school districts are required to include any requests for child care.

### **Future Capacity**

There is no direct Ministry policy concerning provision of future space at a new school, except the Ministry encourages the site layout to include areas for future installation of portable classrooms.

Almost all elementary schools will have multiple portables on-site before a new elementary school or an addition to an existing school is approved to proceed. For fast growing districts like SD35, this will likely be a minimum of 4 to 8 portables depending on the site space available without encroaching on the playing field. The 4 portable classroom cluster at RC Garnett Elementary consumes approximately 450 m<sup>2</sup>.

The site area utilized for portable classrooms is also usually the area used to accommodate an addition. Additions less than 8 classrooms (200 design capacity) are rarely approved.

An 8-classroom addition will typically require at least 800 m<sup>2</sup> but may require up to 950 m<sup>2</sup> depending on the need for new mechanical, washrooms, and additional parking.

### **Other Ministry Allowances**

The above area assumes the school site is relatively flat. The Ministry provides additional area allowances for the following:

- Topographical conditions – the need for terracing, retaining walls, steps/ramps, rock, wetlands
- Watercourses – setback allowances for stream protection
- Environmental – terrestrial habitat, trees, or other environmentally valuable resources
- Municipal – no-build areas such as setbacks, stormwater retention
- Other utility corridors – BC Hydro, natural gas, etc.

### **Observation**

It is always prudent to make economical decisions when acquiring land.

As Provincial, environmental, and childcare expectations are continually evolving and expanding, it would be reasonable to expect an increase in the size of the current compact school sites to accommodate these changes.

Based on this it may make sense for the District to incorporate the following consideration when determining site size for all schools in the future:

- Base school site area
- NLC space
- Strong Start Centre
- External childcare allowance (if not located in the NLC space)
- Temporary portable location / future addition allowance
- Additional area if the site is not flat or contains restricted areas
- Playfield allowance if the site is not adjacent to a TOL provided playfield area.

## LRFP REFERENCE DOCUMENT 7

# ROLE OF PORTABLE CLASSROOMS

## Introduction

This reference provides a perspective on what has become a way of working that is neither directed nor acknowledged as an approved process.

## Historical Perspective

In the 1970's, there was a large school construction boom as "baby-boomer's" kids started to enter the school system. The Province funded many new schools and in a very proactive way, anticipating growth was to continue. The approval process for a new school took less than one year.

In British Columbia, as in the rest of Canada and most other advanced economies, the recession of the early 1980s *"constituted the most significant economic downturn since the Great Depression of the 1930's"*. This led to provincial revenues substantially declining in the early 1980's.

The Province tried to provide schools as they were required but the demand on funding to respond to the recession was required across all sectors of the economy. As a result, the Province was not able to keep up with funding schools as fast as enrolment demanded. To compound the problem, the enrolment in some of the schools that were funded in the late 1970's did not materialize as development declined and people moved in search for work. Some of the newly constructed schools were at low utilization levels.

With less school capital funding available and the realization that the province needed to spend these funds more wisely, a more rigorous approval process for school capital began.

## Evolution

School districts were in a different position; they still had growth to contend with, but funding for new school funding was slower to arrive than in the past and priorities were on additions to existing schools rather than building new. However, school districts still needed additional capacity.

The new provincial approval process evolved slowly so districts looked to portable classrooms to accommodate additional students. These units were quick to produce (usually within a year) so districts could react as enrolment required. They could also be relocated if enrolment dictated.

Installing portable classrooms became a standard way of operating for school districts that were growing, although the province did continue to provide funding for some new schools. As the 1990's began, the generally used criteria for approval of a new school was when surrounding elementary schools exceeded 95% utilization and secondary schools exceeded 110% utilization.

## The Capital Asset Management Framework (CAMF)

After the Millennium, the Province instituted guidelines for public sector agencies (including school districts) by describing the province's minimum standards, policies, and processes for managing capital assets. This process included the necessary steps to apply for capital funding for schools.

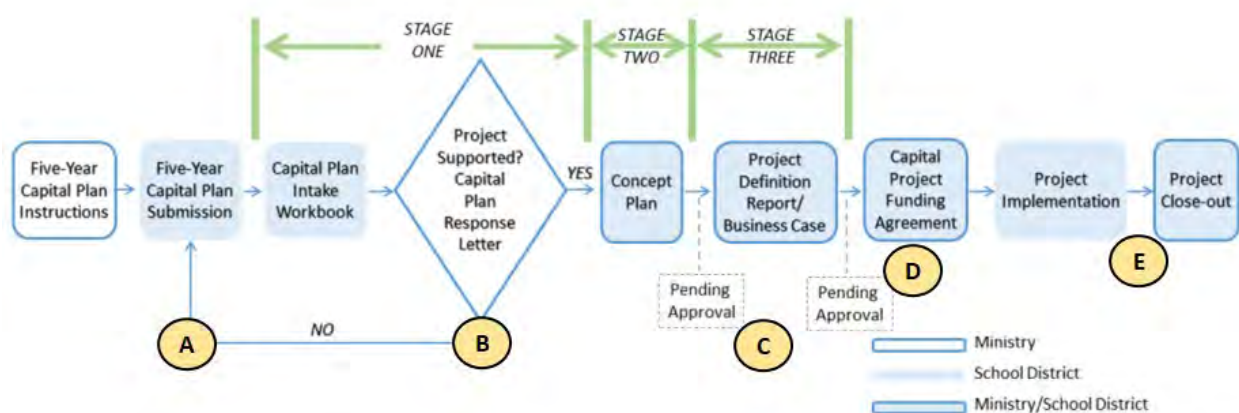
Schools, hospitals, bridges, etc. are major capital assets, and CAMF set out guidelines for planning, identifying specific needs, exploring options, developing a business case including risks, as well as analyzing procurement options.

A CAMF requirement was that all public agencies had to have a Capital Asset Management Plan. For school districts, this has become the Long-Range Facilities Plan (LRFP).

It used to be that the Ministry could approve projects within their government capital funding envelope. Over the past five years or so, the Treasury Board has been inserted into the approval process more and more and now every major capital project approval is reviewed with Treasury Board.

Everyone would agree that it is proper to manage these capital assets, but the process that was developed has evolved into a lengthy and complicated one.

The current process for approval of major projects is as shown below.



Steps A to E are the key steps in the process. This does not mean that school district requests can proceed. After submission of the Capital Plan, the Ministry must approve proceeding with the project before step C can start.

From Capital Plan submission to occupancy of a new school (E) usually takes five years for an elementary school, maybe longer for a secondary school due to additional time to construct. In the intervening time, school districts that are growing will likely need to add portable classrooms to accommodate the growth in enrolment.

## Where are we now?

Every growing school district needs to accommodate students until new permanent facilities are constructed. SD35 already has 126 portables in use for general instruction. 126 portable classrooms are roughly equivalent to six elementary schools. There may be other portables on-site but mostly they are

for District-run childcare, are privately owned for childcare or other approved programs or are for temporary accommodation during seismic, renovation or addition projects at schools.

Some examples may illustrate the different use of portable classrooms in SD35:

- Betty Gilbert Middle  
When the middle school was re-structured from an elementary school to a middle school, there was insufficient classrooms to accommodate all the grade 6, 7 and 8 students so portables were added to the site to provide the required capacity. This was both easier and time efficient than trying to get the Ministry to support a small addition.
- Donna Gabriel Robins Elementary  
This new school opened in Sept 2022 and was at 99% capacity the same year. For 2023, four portable classrooms were added to accommodate increased enrolment pressures.
- RE Mountain Secondary  
This school has a capacity of 1700 with 2,184 students registered in 2023-24 plus 119 international students. There are already 10 portable classrooms in use at RE Mountain Secondary and 4 more portables are scheduled to be installed for September 2024.

These are all good uses for portable classrooms, but this illustrates the unspoken process to utilize portable classrooms to accommodate students in any district.

## Summary

The primary objective for SD35's capital planning is to be prepared to accommodate enrolment growth over time. Boards of Education have a responsibility to provide educational programming for students in their districts and must do so under the terms and conditions of their local collective agreements and under the acts and regulations of the provincial government.

When enrolment exceeds capacity within a family of schools, portables are usually installed. The cost of portables acquisition, permitting, installation and other related requirements is a direct cost borne by school districts as the Ministry of Education and Child Care does not provide funding for portables. Funding for portables is typically taken from the operating budget or local capital which means it reduces the district's ability to provide educational services and opportunities.

This situation is not unknown to the Province, but it has become the de-facto process.

The Ministry has a stated objective of trying to remove students from learning in portable classrooms. In practice, portables are only removed when a school qualifies for an addition. In most cases, those same portables are just relocated to other needed schools to provide classrooms for student learning.

For high growth districts like SD35, every year will likely mean adding more portable classrooms or relocating them if new schools are opened. For September 2024, 20 more portable classrooms are being installed due to increased enrolment.

## LRFP REFERENCE DOCUMENT 8

# MINISTRY CAPITAL PROGRAMS

This Reference Document refers to the process and programs provided by the Ministry of Education and Child Care (the *Ministry*).

The Ministry provides funding to school districts for the following capital programs:

### MAJOR CAPITAL PROGRAMS:

These programs usually require large expenditures and take multiple years to implement. For example, from Capital Plan submission to opening, a new elementary school will take a minimum of 5 years.

- Seismic Mitigation Program (SMP)  
BC exists in a very active earthquake zone. The Ministry works with the [Engineers and Geoscientists BC](#) (EGBC) to assess the seismic risks to public schools and the seismic mitigation program allocates funding to make schools safe in the event of an earthquake. Based on the seismic risk assessment, school districts can identify priorities for funding.
- School Expansion Program (EXP)  
This program includes a new school, an addition to an existing school, or the acquisition of a school site for a new or expanded school. The request must be supported by the need to accommodate student enrolment in a permanent education setting.
- School Replacement Program (REP)  
This program includes a full replacement school or a partial replacement of an existing school and must be supported by a recent building condition assessment and engineering reports substantiating that the school building or a portion of a school has reached or will shortly reach the end of its expected useful life.
- Rural Districts Program (RDP)  
This program is directed at districts of 15,000 population or less so SD35 does not usually qualify.

### MINOR CAPITAL PROGRAMS:

These programs require smaller expenditures and are usually implemented over a one-year time frame. Descriptions below are simplified versions of the programs.

- School Enhancement Program (SEP)  
The SEP is a program that provides capital funding specifically for projects that improve the safety, facility condition, operational efficiency, and functionality of existing schools, to

extend their useful physical life such as roofing, building envelope, HVAC, plumbing and electrical upgrades.

- Carbon Neutral Capital Program (CNCP)

The CNCP is a program that provides capital funding specifically for energy-efficiency projects that lower a school district's carbon emissions.

- Bus Acquisition Program (BUS)

For provision of new or replacement school busses.

- Playground Equipment Program (PEP)

This program provides full playground equipment for new elementary schools or replacement of playground equipment due to health or safety hazards.

- School Food Infrastructure Program (FIP)

This is a new annual program intended to assist boards of education with creating, improving, or expanding infrastructure to feed students.

- Annual Facility Grant (AFG)

This program provides a lump sum to enable school districts to maintain existing facility assets.

- Building Envelope Program (BEP)

This program provides specific funding for remediation to known building envelope issues at schools that were built between the years of 1985 and 2000; that have undergone a Building Envelope Condition Assessment (BECA) by BC Housing; and that are on BC Housing's list of eligible schools.

In 2024, two new Capital Programs have been added:

1. Prefabricated Classroom Additions (Also referred to as "modulars")

This program provides an alternative direct funding mechanism for a school expansion (addition). Directions in the provincial 2025/26 5-Year Capital Plan Instructions are stated below.

*"At all suitable facilities, within the PRFS, explore the use of prefabricated classroom additions as the "Alternative Option" to align with the lifecycle of the existing school."*

The intent of this program is to provide a faster and less expensive path to obtain new classroom space at a school by requiring the construction through prefabricated buildings and avoids the lengthy Project Definition Report (PDR) phase. However, the funding is intended for classrooms only, but all normal requirements in the BC Building and Fire Codes - washrooms, accessibility, seismic safety, mechanical/electrical rooms, etc. - are included.

Although the program does not directly provide funding for the associated support spaces that would be available in a normal addition to a school, careful design can provide collaborative and support spaces as well as high quality finishes to match the existing school.

For School District No. 35, using prefabricated classroom additions has an advantage of replacing existing portable classrooms at a school so the portable classrooms could be relocated to other needed school sites.

For the 2023-24 school year, School District No. 35 benefitted by having a prefabricated six-classroom addition at Richard Bulpitt Elementary. This is currently under construction.

## 2. Child Care

Almost all elementary schools in School District No. 35 have childcare on their sites. This is a combination of District provided, private provided and a mix of independent facilities and in-school facilities. For the last several years, in new elementary schools, the District has used the Neighbourhoods of Learning (NLC) space to provide childcare.

Funding for new child care spaces has been available under the province's ChildCareBC New Spaces Fund program for many years. School districts, like many public organizations, have had a dedicated approval process to obtain funding.

Starting in 2024, like other education capital funding, school districts will use the Capital Asset Planning System to request funding for child care projects on school grounds. This could be a standalone childcare facility, an expansion to a school for childcare use or conversion of existing K-12 space for childcare. Any requests will need to be included in the LRFP and the 2025-26 5-Year Capital Plan submission in June.

To help ensure fair and equitable access to capital funding, school district requests will be considered at the same time as other applications to the New Spaces Fund.

## **SUMMARY**

For a school district to access any of these capital programs, a Capital Plan submission is provided to the Ministry at the end of June each year. The submission will identify the specific program and the work requested and must be approved by the Board of Education.

The Ministry expects the capital requests to be aligned with and supported by the school districts Long-Range Facilities Plan.

Following review of all provincial submissions, the Ministry will send a Capital Project Response Letter to a school district with a list of approved projects. This enables the school district and the Ministry to jointly initiate work on those project(s).

All the above capital programs have detailed requirement to be met. Detailed information can be obtained from the Ministry website:

[https://www2.gov.bc.ca/assets/gov/education/administration/resource-management/capital-planning/capital\\_plan\\_instructions\\_for\\_2024-25\\_5-yr\\_cp\\_submissions](https://www2.gov.bc.ca/assets/gov/education/administration/resource-management/capital-planning/capital_plan_instructions_for_2024-25_5-yr_cp_submissions)

## LRFP REFERENCE DOCUMENT 9

# SEISMIC MITIGATION STATUS

The safety of B.C. students is vital. Government is continuing to work on a comprehensive school seismic mitigation program to make schools safe in the event of an earthquake. This program was launched in 2004.

The Ministry of Education and Child Care works with the [Engineers and Geoscientists BC](#) (EGBC) to assess seismic risks to public schools. The EGBC have developed the Seismic Retrofit Guidelines (SRG), by which all seismic assessments are completed. Professional engineers, trained in the application of SRG, assess the risk of damage to a building block in the event of an earthquake and apply a seismic risk rating.

School buildings are identified by their individual building blocks, each which may have a different construction type and different structural characteristics. For example, gymnasiums are typically a different type of structure than classroom blocks. The seismic risk rating is applied by block and each block may have different ratings.

The current risk ratings are shown in the table below.

RATING	DEFINITION
High 1 (H1)	Most vulnerable structure, at highest risk of widespread damage or structural failure, not repairable after a large seismic event. Structural and non-structural seismic upgrades required. To further identify high risk facilities, a priority rating has been given to H1 locations from P1 to P3. P1 being highest priority and P3 the lowest priority of H1 requirements.
High 2 (H2)	Vulnerable structure, at high risk of widespread damage or structural failure, likely not repairable after a large seismic event. Structural and non-structural seismic upgrades required.
High 3 (H3)	Isolated failure of building elements such as walls are expected, building not likely repairable after a large seismic event. Structural and non-structural seismic upgrades required.
Medium (M)	Isolated damage to building elements is expected, non-structural elements (such as bookshelves, lighting) are at risk of failure. Non-structural upgrades required. Building to be upgraded or replaced within the Capital Plan when it has reached the end of its useful life.
Low (L)	Least vulnerable structure. Would experience isolated damage and would probably be repairable after a seismic event. Non-structural upgrades may be required.

In general, schools constructed after 1995 do not need seismic mitigation, since they would have been built to the latest seismic provisions in the BC Building Code. An updated BC Building Code is coming in 2024. The new BC Building Code will increase the seismic design requirements for new schools. Over the longer term, it may have implications for schools constructed between 1995 and 2024 as well.

The following schools were constructed after 1995:

- Donna Gabriel Robins Elementary
- RE Mountain Secondary
- Yorkson Creek Middle
- Richard Bulpitt Elementary
- Lynn Fripps Elementary
- RC Garnett Elementary
- Topham Elementary
- Dorothy Peacock Elementary
- James Hill Elementary

For School District No. 35, the following schools have been completed:

- Belmont Elementary
- Fort Langley Elementary
- Langley Fine Arts School
- Langley Secondary
- Peterson Road Elementary
- Shortreed Community Elementary
- Vanguard Secondary

Peter Ewart Middle is currently under construction.

Identified future provincial priorities. These are the only schools remaining that have any high-risk blocks. Requests to mitigate Brookwood Secondary and D.W. Poppy Secondary has been included in the Capital Plan submission.

- Brookwood Secondary
- D.W. Poppy Secondary
- Glenwood Elementary
- H.D. Stafford Middle
- Langley Fundamental Elementary
- Simonds Elementary

The remaining schools and facilities are still pending approval. There are no high-risk blocks in the remaining schools.

**LRFP REFERENCE DOCUMENT 10**

# **MINISTRY TERMS OF REFERENCE FOR A LRFP**

The School Act provides that the Minister of Education and Child Care may require a board of education to prepare and submit a capital plan for its school district to the Ministry. The Ministry also requires additional supporting information when it considers whether to provide funding support for any proposed Minor Capital Program project or Major Capital Program project included in a Five-Year Capital Plan submission.

Each board of education is expected to have a Long-Range Facilities Plan (LRFP) in place for its school district that lays out various management strategies regarding its inventory of capital assets - primarily to support changes in student enrolment and educational programming goals.

Although a current LRFP is not required to be included as part of a Five-Year Capital Plan submission, the Ministry may request a school district to reference relevant sections of the LRFP to help inform its capital plan review process

A comprehensive Long-Range Facilities Plan (LRFP) should guide board of education decisions regarding capital asset management and capital plan submissions, both in terms of facility operations and educational programming.

The content of each LRFP developed by boards is fully expected to vary, as it will be dependent on the unique circumstances of individual school districts currently and in the future. The LRFP for a school district would most commonly use at least a ten-year planning horizon. However, a longer period may be considered where local government is actively pursuing extended land use planning and lengthier residential development growth strategies, which may directly influence the growth of student enrolment in different areas of the school district.

## TABLE OF CONTENTS

### PART I: INTRODUCTION

### PART II: LONG-RANGE FACILITIES PLAN FOR SCHOOL DISTRICTS

### PART III: LONG-RANGE FACILITIES PLAN FUNDAMENTALS

- a. School District Organization
- b. Educational Programming
- c. Student Enrolment Projections
- d. Existing Schools
  - i. Building Condition
  - ii. Seismic Mitigation
  - iii. Heritage Conservation
  - iv. Post-Disaster Shelter
- e. Capacity
  - i. Design Capacity
  - ii. Operating Capacity
- f. Transportation of Students
- g. Community Use
- h. Public Consultation

### PART IV: SUGGESTED SCHEDULES

- A. School District Maps
- B. Inventory of Schools
- C. Facility Condition Assessment Reports
- D. Base Case Summary
- E. Public Consultation Summary

**LRFP REFERENCE DOCUMENT 11**

# CONSULTATION RECORD

Consultation with external stakeholders, including the public, has occurred during the development of the District's Long-Range Facilities Plan (LRFP) process and as part of the open public process for approval of the Capital Plan submission.

With respect to joint planning and operations, the School District has ongoing meetings with both the City and Township of Langley. The partnerships developed during these meetings have permitted the sharing of facilities on many school sites.

In April and May 2024, multiple consultation meetings have occurred with the Township over the impacts of new provincial legislation, Bill 44 – Housing Statutes (Residential Development) and Bill 47 – Transit Oriented Areas as well as potential roadwork improvements, services, recreational facilities and general planning around the new Smith Secondary and new Smith Middle schools site.

Communication with other specific stakeholders has occurred as follows:

- Presentation to the meetings of the SD35 Finance & Facilities Committee:  
January 23, 2024 and February 20, 2024
- Presentation to the public meeting of the SD35 Board of Education:  
February 27, 2024
- Consultation meetings with Administrators and PAC Chairs:
  - April 9, 2024 Willoughby Family of Schools
  - April 10, 2024 LSS Family of Schols
  - May 6, 2024 Brookwood Family of Schools
  - May 13, 2024 Aldergrove, DW Poppy & Walnut Grove Families of Schools as well as Schools of Choice
- Consultation with Indigenous Peoples through ya:ýestəl', the District's Indigenous Advisory Committee:  
April 19, 2024
- Consultation meetings with internal groups – CUPE 1851, CUPE 1260 and Langley Teachers' Association.
  - April 8, 2024 CUPE 1851
  - April 3, 2024 CUPE 1260
  - May 2, 2024 Langley Teachers' Association
  - May 6, 2024 LPVPA
  - May 8, 2024 Exempt Staff
- Presentation to the meeting of the SD35 Finance & Facilities Committee:  
May 14, 2024 and June 4, 2024

Presentation will be made at the public meeting of the SD35 Board of Education to adopt the Long-Range Facilities Plan on June 18, 2024

## LRFP REFERENCE DOCUMENT 12

# OTHER K-12 EDUCATIONAL FACILITIES

There are currently 13 independent schools within SD35 boundaries.

These schools have a 2023-24 enrolment of 2,916 students as shown in brackets behind the school grades on the map below. The total enrolment is 12.4% of SD35's 2022 enrolment.

In addition, School District No. 93 (conseil scolaire francophone) has Ecole des Voyageurs within SD35 boundaries with enrolment of 115 students in grades K-12.

These independent schools and SD93 are specialized schools, and their enrolment is not expected to significantly affect the growth in the student yield for SD35.

