



## Chinook's Edge School Division Capital Plan 2024-2027

Ranking	Project	Key Drivers	
# 1	New Grade 10-12 High School in Sylvan Lake	Demographics, Program Changes, Economic Growth	<p>New opening 975 capacity grade 10-12 high school is requested. With the growth in Sylvan Lake, pressure is expected at the high school level. We are projecting that École H. J. Cody will be over 100% capacity in less than two years.</p> <p>The new high school would be a collegiate model high school in partnership with Red Deer Catholic School Division, the Town of Sylvan Lake and other post secondary partners. The school would have shared space for all partners with the CESD high school attached on one side and a Red Deer Catholic School attached on the other side.</p>
# 2	Innisfail High School Modernization	Health and Safety Energy Efficiencies Program Changes	<p>Innisfail High School in Innisfail was built in 1958 and modernized in 1983. It has now been 40 years since the modernization. The building is in need of a complete modernization of the mechanical, electrical, exterior building envelope and instructional spaces to meet the current programming and operational needs.</p>
# 3	Olds New Elementary School	Demographics Economic Growth	<p>New 400 student capacity K-5 Elementary School is needed to address enrollment pressures in the Town of Olds.</p>
#4	New K-8 Liberty Landing (Gasoline Alley)	Demographics Economic Growth	<p>New 500 capacity grade K-8 school is requested to accommodate the growth happening in the area of Gasoline Alley.</p>
#5	New Carstairs Middle School or Modernization of Hugh Sutherland	Demographics, Program Changes, Economic Growth	<p>New 500 capacity grade 5-8 school is requested to accommodate the growth happening in Carstairs. This project would also see the demolition of portions of Hugh Sutherland School that were built in 1953 and 1958. If growth over the next several years does not support the building of additional instructional spaces then a complete modernization of Hugh Sutherland School will be requested.</p>

Additional background information on each of the requests and long term planning for those communities is presented below.

## Town of Sylvan Lake – New Sylvan Lake High School

The Town of Sylvan Lake is one of the fastest growing towns in Alberta. The population has increased by 17% to 16354 over a 10-year span. Over the past number of years grade configuration changes, relocatable additions to C. P. Blakely and a new K-6 school have been needed to address the growth in Sylvan Lake. École H. J. Cody School is the only high school in the Town of Sylvan Lake and would require a complete modernization to meet high school learning environment needs. Minor renovations occurred in 1997 but the original building was constructed in 1957. In addition, due to the change in the funding formula and the 60% reduction in lease funding for Outreach Schools, Sylvan Lake Career High School moved into the École H. J. Cody building effective the 2021-2022 school year. This has resulted in an increase in enrollment in École H. J. Cody School. **The numbers in the charts below include École H. J. Cody and Sylvan Lake Career High Students because they are both located in the École H. J. Cody Building.** The current École H. J. Cody School would meet the needs of a middle school in the community.

CESD believes the following plan best meets the needs of the community of Sylvan Lake:

**New 800 Student Capacity (with the ability to expand to 1000) Collegiate Model High School in Sylvan Lake Grades 10-12.** CESD has been working with Red Deer Catholic School Division, the Town of Sylvan Lake, Red Deer Polytechnic, Olds College and CAREERS and have developed a plan for a collegiate model high school in Sylvan Lake. The new school would share space with Red Deer Catholic, the Town of Sylvan Lake and the post secondary institutions. The building would have shared space with a new CESD High School with the initial capacity of 800 and the ability to expand to 1000 capacity on one side and a new Red Deer Catholic High School on the other side of the shared space. The Red Deer Catholic School Division is in support of this request. The Town of Sylvan Lake is very excited to partner with CESD and Red Deer Catholic to add additional space that can be utilised by both the community and the two school Divisions. We have been working with two post secondary institutions on providing a collegiate model school when the school is built. A request for this project has also been submitted through the Collegiate Model application process.

This proposal highlights the shared geographic area of the two school divisions and the need to collaborate further on the CACI (Central Alberta Collegiate Institute) programming in particular community areas where student population is highest. As a result, the communities of Olds and Sylvan Lake have been identified as key CACI Collegiate Hubs for these two collaborating school divisions. These two CACI Hubs will serve large numbers of students from these areas who are selected into CACI career programming now and into the future. There is a need for appropriate collegiate career training facilities in the community of Sylvan Lake to address significant student population growth and the need for CACI facilities directly within the community.

The Sylvan Lake-area CACI Hub currently lacks appropriate facilities to support large numbers of students in this community for the CACI planned skilled trades career training as articulated in this Proof of Concept. Currently there are no facilities in this rapidly expanding community that could serve CACI skilled trades programming. As CACI programming is established and grows, the students in Sylvan Lake from both Chinook's Edge School Division and Red Deer Catholic Separate School Division will represent

a large portion of CACI student enrollment. Additionally, a CACI Hub constructed in Sylvan Lake will benefit other CACI school division partners with a closer collegiate training facility for their students i.e. Wolf Creek and Wild Rose (when they become CACI partners) communities such as Eckville, Bentley, Caroline and Rocky Mountain House. Providing accessible learning and training collegiate spaces across Central Alberta communities, is key to achieving high levels of equitable access for rural students.

To better serve a community of students of this size, a new collegiate school facility is being requested in this location to serve both Chinook's Edge School Division and Red Deer Catholic Separate School Division high school students. This would be a comprehensive high school space accommodating both school divisions with separate as well as shared spaces. The CACI Hub would be built into the shared space of the high schools. Sylvan Lake is growing at above Provincial average rates and the pressures are being felt by both school divisions in Sylvan Lake, Blackfalds and Red Deer. The Town of Sylvan Lake is one of the fastest growing towns in Alberta. [Alberta population statistics from 2022 report](#) Sylvan Lake grew by 6.97% over 5 years compared to Red Deer 1.04% and Olds 1.65%. We believe this innovative model will not only serve the needs of the community and the surrounding area but also provide significant efficiencies and cost saving to high school program offerings.

Details about the growth pressures of the Sylvan Lake community, and the current constraints of the high school facility, are detailed below. For now, Chinook's Edge School Division and Red Deer Catholic Separate School Division will plan for their Sylvan Lake CACI student programming to occur at Red Deer Polytechnic (RDP) facilities. Red Deer Polytechnic is able to facilitate this short term, and supports a CACI Hub request for a supplementary high school facility to be built in the Sylvan Lake community for CACI program delivery. RDP and Olds College have noted that their facilities are also nearing full capacity of use with their increased programming numbers. However, this short term use of RDP facility will require additional transportation costs to transport these larger numbers of Sylvan Lake student CACI cohorts to the RDP location within the City of Red Deer. The school divisions will cover these costs at this time as this programming is strongly committed to. However, it is important to note that these transportation costs are not sustainable long term for the number of students from Sylvan Lake and surrounding area who will be participating in CACI.

Chinook's Edge School Division schools in Sylvan Lake have had to adapt significantly to address growing student populations. Grade configuration changes, relocatable additions to C. P. Blakely (K-6 Public School), and a new K-6 school (Beacon Hill) have been needed to address the growth in Sylvan Lake. Currently CESD has 1600 students in K-8, with anticipated growth aligned with the growth of the Sylvan Lake community. École H. J. Cody School is the only high school in the Town of Sylvan Lake and requires a complete modernization to meet both the growing population of students and the needed CACI Hub industry-ready facility for programming use. Minor renovations occurred in 1997 but the original building was constructed in 1957. In addition, due to the change in the funding formula and the 60% reduction in lease funding for Outreach Schools, Sylvan Lake Career High School has moved into the École H. J. Cody building during the 2021-2022 school year. This caused a significant enrollment jump in École H. J. Cody School of over 100 students. In the 2022-2023 school year our utilization rate exceeded 91%. We are anticipating 102% in the 2024-2025 school year, and continued increases over the long term.

Presently there are 375 Sylvan Lake area students in Grades 9-12 enrolled with Red Deer Catholic Regional School Division being bussed into Red Deer to attend High School programming at Red Deer

Catholic Regional School, at St. Joseph and École Secondaire Notre Dame High School. RDCRS also has approx 700 K-8 students in Sylvan Lake and are three years ahead of growth projections in Our Lady of the Rosary K-4 school (currently at a 98% utilization rate) which may result in the reconfiguration of École Mother Teresa (Middle School) to accommodate the growth of students in these lower grade levels. RDCRS' two Red Deer High Schools are two years ahead of their current growth rate projections. All of the increasing student population growth within Red Deer, and surrounding communities of Sylvan Lake and Blackfalds, is compounding the space issues at St. Joseph High School as students from both Sylvan Lake and Blackfalds are bussed into this Red Deer school.

As a result of these community growth pressures on schools, and the importance of establishing CACI Hubs to best serve rural CACI students, Chinook's Edge School Division and Red Deer Catholic Separate School Division are proposing a jointly shared high school space be built in the Sylvan Lake community that will include collegiate facility to serve CACI programming. The combined population of a Joint Collegiate 9-12 High School in 2024-2025 school year would be projected at approximately 1300 students. This accounts for 975 student capacity for CESD and 375 for RDCRS.

The new high school space being proposed would have:

- Separate core high school learning space (975 - CESD and 375 RDCRS)
- Shared common Collegiate instruction spaces, gymnasium, learning commons, etc
- Shared Community/Government shared spaces
  - Similar in design to the Community Learning Campus in Olds as shared by Olds College, Chinook's Edge School Division, Alberta Health Services, Alberta Works and Children and Family Services
  - The Town of Sylvan Lake has committed to be an active partner in the shared partner spaces providing community related spaces.

The impact on facility from large student school populations, the increasing community growth rates, and the need to better serve Sylvan Lake CACI students with minimized time, travel and costs, are the reasons why this supplementary Proof of Concept Proposal is being put forward by Chinook's Edge School Division and Red Deer Catholic Separate School Division as CACI partners. These current pressures on appropriate learning spaces will only be compounded into the future with Sylvan Lake's growth. We are requesting at this time that a new collegiate school facility be established in Sylvan Lake to serve both partnering school divisions and the overall CACI partnership delivery of career ready programming.

**Upon opening of the new high school:**

- 1) Reconfigure Beacon Hill Elementary, C. P. Blakely Elementary and École Steffie Woima from K-6 to K-5
- 2) Reconfigure École Fox Run School from a 6-7 to a K-5
- 3) Use the current École H. J. Cody Building as a middle school grades 6-9
- 4) Build a new grades 10-12 high school in Sylvan Lake

## École H. J. Cody (As of 2021-22 includes Sylvan Lake Career High Numbers)

Year	9	10	11	12	Total	Adj Total	Utilization Rate
18-19	163	150	139	160	612	653	75%
19-20	170	164	146	141	621	673	77%
20-21	150	168	153	148	619	670	77%
21-22	200	149	171	180	700	801	92%
22-23	197	202	146	190	735	789	91%
23-24	212	199	204	148	763	817	94%
24-25	214	214	201	206	835	889	102%
25-26	216	216	216	203	851	905	104%
26-27	218	218	218	218	872	926	106%
27-28	234	248	220	237	939	993	114%

## Sylvan Lake Total Utilization

Year	K + PreK	1	2	3	4	5	6	7	8	9	10	11	12	Total	Adj Total	Adj Util Rate
18-19	197	175	175	182	186	166	188	151	185	163	150	139	160	2105.5	2412.5	83%
19-20	190	165	175	180	164	187	167	204	138	170	164	146	141	2096	2298	79%
20-21	192	150	158	171	160	180	171	179	198	150	168	153	148	2079	2215	76%
21-22	194	160	155	163	176	165	185	176	184	200	149	171	180	2208	2344	80%
22-23	150	175	181	166	167	197	166	208	210	197	202	146	190	2280	2437	83%
23-24	195	156	181	187	172	173	203	198	214	216	203	208	151	2359.5	2516.5	86%
24-25	197	201	162	187	193	178	179	231	204	220	222	209	214	2498.5	2655.5	91%
25-26	199	203	207	168	193	199	184	216	236	210	226	228	215	2584.5	2741.5	94%
26-27	201	205	210	203	174	199	205	200	228	242	216	231	234	2647.5	2804.5	96%
27-28	203	206	211	216	209	179	205	226	206	234	248	220	237	2698.5	2855.5	98%

## Innisfail High School Modernization

The Town of Innisfail has a population of approximately 7700. The current Innisfail High School was constructed in 1958 and had a modernization in 1983. However, it has now been 40 years since the

last modernization of the facility and the programming needs for high school have changed significantly over these 40 years. In addition, the age of the building is resulting in an increase of operation cost to the Division. Chinook’s Edge School Division is requesting a complete modernization of Innisfail High School to address both the programming and operational challenges in the current building. This capital project is currently listed as number two on the capital plan.

**Town of Olds**

**New Olds High Addition and 400 Student Capacity K-5 Elementary School**

The Town of Olds continues to see steady population growth. The population has increased by 10% to 9577 in 2021 over a 10-year span. With the continued growth, CESD is in need of additional classroom space at the elementary school level. The current and projected enrollment and utilization rates are provided as support for this request. This is currently listed as number three on the CESD Capital Plan.

**École Olds High School**

Year	Grade 9	Grade 10	Grade 11	Grade 12	Total	Total Adj	Utilization Rate
18-19	138	150	139	137	564	589	97%
19-20	136	151	169	144	600	626	103%
20-21	149	142	146	148	585	621	102%
21-22	142	161	144	147	594	630	104%
22-23	176	159	165	163	663	701	99%
23-24	178	178	161	167	684	722	102%
24-25	180	180	180	163	703	741	105%
25-26	182	182	182	182	728	766	108%
26-27	184	184	184	184	736	774	110%

**École Olds Elementary School**

Year	Pre-K	K	1	2	3	4	Total	Adj Total	Utilization Rate
18-19	26	94	110	110	95	97	472	505	89%
19-20	22	101	94	104	104	101	464.5	501	88%

20-21	14	91	94	90	94	101	431.5	475	84%
21-22	23	102	103	97	89	97	448.5	474	83%
22-23	11	95	106	103	101	93	456	496	87%
23-24	16	98	97	105	105	103	467	507.5	89%
24-25	18	100	100	99	107	107	472	512.5	90%
25-26	18	102	102	102	101	109	474	514.5	91%
26-27	18	104	104	104	104	103	476	516.5	91%



## École Deer Meadow School

Year	Grade 5	Grade 6	Grade 7	Grade 8	Total	Total Adj	Utilization Rate
18-19	132	99	122	117	470	501	95%
19-20	102	129	115	124	470	502	95%
20-21	104	103	129	112	448	465	88%
21-22	96	105	121	135	457	450	85%
22-23	105	102	110	126	443	461	87%
23-24	103	107	104	112	426	444	84%
24-25	107	105	109	105	426	444	84%
25-26	109	109	107	111	436	454	86%
26-27	103	111	111	109	434	452	85%

## Sector 2

### Addressing the Utilization Rates and Growth in Sector 2

In 2022, designed funding was received for a replacement school for Penhold Elementary School. CESD and Alberta Infrastructure have been working on the design of the new school. Construction money for

the replacement school was announced on March 1, 2023 and construction of the new school will hopefully be completed by the start of the 2025-2026 school year. As a result, this request has been removed from the capital plan.

The Town of Penhold experienced major growth over the past several years. The community was consistently seeing a high number of residential building permits. In 2019 the number of new home starts in Penhold slowed which may in part be due to the development of Liberty Landing in Gasoline Alley. The population of Penhold has increased by 32% to 3855 in 2021 over a 10-year span.

Liberty Landing is a new residential development in the Gasoline Alley area south of Red Deer. The development has shown strong growth over the past year with a projected population at 8000 people. Currently, students who live in Liberty Landing are within the Penhold Schools boundaries. The Board has worked with the County of Red Deer and with the developer to secure a school site. CESD will need a school in that location to address the current and future population growth.

The current utilization rates are as follows: Jessie Duncan 98%, Penhold Elementary 100% and Penhold Crossing 150%. The total utilization rate for the three schools in the community is 117%. With the smaller graduating classes and the larger kindergarten classrooms we will see a significant increase in the student population over the next several years. In addition, the new funding formula and the 60% reduction in lease support for Outreach Schools has led to the need to move the Gasoline Alley Career High into Penhold Crossing School effective the 2022-2023 school year.

CESD is in urgent need of the new middle school in the Town of Penhold. Design funding was announced in 2022 but CESD is still waiting on construction funding for this priority. Construction funding was announced on March 1, 2023. It is hoped that construction is complete for the start of the 2025-2026 school year-

## **New 500 Student Capacity K-8 School in Liberty Landing**

The population growth in the Liberty Crossing area of Red Deer County has started to increase. Major housing development has started and is expected to continue for the foreseeable future. This increase in population will create enrollment pressures on the schools in the Town of Penhold. It is anticipated that a new K-8 Elementary School will be needed in the Liberty Crossing area to accommodate the increase in student population that will be created. Students in this area would then attend high school at Penhold Crossing. This request has been added as the fourth priority on the capital plan.

CESD is aware that Gasoline Alley (Liberty Landing) is very close to the City of Red Deer Boundary. However, in talking with the County of Red Deer, there is no chance of this area being annexed by the City of Red Deer. The City of Red Deer expansion will occur to the north and east. CESD is not concerned that students who live in Liberty Landing will attend schools in Red Deer Public. K-8 students have demonstrated that they attend the community school and very little school of choice happens. However, when students start to attend high school, we do start to see some students choosing a different school. CESD does anticipate that after grade 8 some students may choose to attend a school within Red Deer with either Red Deer Public or Red Deer Catholic. Our projections at Penhold Crossing



reflect this. However, we do not see an impact at the K-8 level who would be attending the new Liberty Landing School.

**Enrollment Data**

**Enrollment Data Based on Current Community Capacity Based on Adjusted Enrollments**

Year	Pre-K	K	1	2	3	4	5	6	7	8	9	10	11	12	Total	Total Adj	Utilization %
18-19	20	85	72	75	61	69	55	68	68	61	35	48	42	41	746.5	821	94%
19-20	17	73	79	77	74	60	75	60	69	64	64	36	44	31	778	845	97%
20-21	10	81	75	71	76	74	64	75	62	72	60	53	36	37	800.5	859.5	100%
21-22	15	71	78	73	74	78	75	66	82	61	72	60	54	30	846	921	107%
22-23 includes Career High	6	80	78	79	75	72	77	73	63	81	64	73	68	92	938	1005.5	117%
23-24	15	82	80	81	77	74	79	75	65	83	66	75	70	94	967.5	1035	121%
24-25	15	84	84	82	83	79	76	81	77	67	85	68	77	72	980.5	1048	122%
25-26	15	86	86	86	84	85	81	78	83	79	69	87	70	79	1017.5	1185	126%
26-27	15	88	88	86	88	86	87	83	80	85	81	71	89	72	1047.5	1115	130%

**Capacity Data with 4 Relocatable Classrooms that were recently approved and Jessie Duncan became K-3, Penhold Elementary became 4-6 and Penhold Crossing became 7-12 - Based on adjusted enrollment numbers.**

Jessie Duncan	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27
Pre K	20	17	10	15	6	15	15	15	15
K	85	73	81	71	80	82	84	86	88
Grade 1	72	79	75	78	78	80	84	86	88
Grade 2	75	77	71	73	79	81	82	86	86
Grade 3	61	74	76	74	75	77	83	84	88
Total	260.5	275	272	268	275	286.5	298.5	306.5	313.5
Adj Enroll	305	314	300.5	306	310.5	322	334	342	349
Utilize %	92%	95%	95%	97%	98%	102%	105%	108%	110%

<b>Penhold Elementary</b>	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27
Grade 4	69	60	74	78	72	79	81	83	85
Grade 5	55	75	64	75	77	74	78	83	85
Grade 6	68	60	75	66	73	79	76	80	85
Total	192	195	213	219	222	232	235	246	255
Adj Enroll	208	209	225	231	230	240	243	254	263
Utilize %	90%	91%	98%	100%	100%	104%	106%	110%	114%

<b>Penhold Crossing</b>	18-19	19-20	20-21	21-22	22-23 includes Career High	23-24	24-25	25-26	26-27
Grade 7	68	69	62	82	63	79	81	83	85
Grade 8	61	64	72	61	81	65	81	83	85
Grade 9	35	64	60	72	64	83	67	83	85
Grade 10	48	36	53	60	73	66	85	69	85
Grade 11	42	44	36	54	68	75	68	87	71
Grade 12	41	31	37	30	92	70	77	70	89
Total	295	308	320	359	441	438	459	475	500
Adj Enroll	308	322	343	384	465	462	483	499	524
Utilize %	99%	104%	110%	123%	150%	149%	155%	160%	168%

## **Town of Carstairs**

### **New Middle School 500 Capacity Middle School or Modernization of Hugh Sutherland School.**

The Town of Carstairs has experienced major growth over the past several years. The community has consistently seen over 50 residential building permits each year for the past 5 years. The population of Carstairs has increased by 18.4% to 4077 based on 2016 census data as compared to 2011 census data.

Chinook's Edge School Division has two schools in the Town of Carstairs. Carstairs Elementary with a K-4 school configuration and Hugh Sutherland School with a 5-12 grade configuration. Carstairs Elementary was recently expanded through a capital project with new classroom spaces and an expanded gym. Chinook's Edge School Division has used IMR funds to repurpose space at Hugh Sutherland to accommodate the increasing student enrollment at Hugh Sutherland. Chinook's Edge School Division believes we have reached the point where additional space will be needed to accommodate the increasing enrollment in the community.

Chinook's Edge School Division sees a need for an additional building in the Town of Carstairs to accommodate a growing community. When a new middle school is constructed, CESD would plan to

demolish some of the 1953 and 1958 portions of Hugh Sutherland School to right size that facility. However, if growth in the community over the next several years does not support the need for additional instructional spaces in the Town of Carstairs, a complete modernization of Hugh Sutherland School would be requested. Part of this modernization request would be the demolition of the existing 1953 and 1958 sections of the building and the replacement of these instructional spaces with new construction added to the existing building.

Year	K	1	2	3	4	5	6	7	8	9	10	11	12	Total	Adj Total	Adj Util Rate
18-19	93	81	90	99	115	96	90	73	77	54	70	65	53	1009.5	1069	97%
19-20	104	80	84	90	100	108	93	88	73	76	51	67	70	1032	1106	100%
20-21	76	91	79	75	88	94	106	93	93	72	73	51	72	1025	1145	104%
21-22	68	76	96	82	86	91	103	109	96	87	72	70	58	1060	1174.5	87%
22-23	100	74	85	105	86	84	96	103	107	95	88	78	83	1134	1159.5	86%
23-24	87	102	76	87	107	88	86	98	105	109	97	90	80	1168.5	1194	88%
24-25	87	89	104	78	89	109	90	88	100	107	111	99	92	1199.5	1225	91%
25-26	88	89	91	106	80	91	111	92	90	102	109	113	101	1219	1244.5	92%
26-27	88	90	91	93	108	82	93	113	94	92	104	111	115	1230	1255.5	93%
27-28	89	90	92	93	95	110	84	95	115	96	94	106	113	1227.5	1253	93%
28-29	89	91	92	94	95	97	112	86	97	117	98	96	108	1227.5	1253	93%
29-30	90	91	93	94	96	97	99	114	88	99	119	100	98	1233	1258.5	93%