

Long Term Facilities Plan

*Working for Student Success:
Planning for the Future*



Executive Summary

OVERVIEW

School District No. 35 (Langley) operates elementary schools, middle schools, secondary schools, as well as several other District facilities.

PROJECT SCOPE AND METHODOLOGY

The Ministry of Education requires approval of a School District Facilities Plan (SDFP) prior to approving Five Year Capital Plans and Project Identification Reports.

The project included: enrolment, capacity and utilization analysis; facility condition assessment analysis; vision and strategic facilities planning principles; community consultation, options creation and evaluation; and recommendations.

Creating and evaluating options that respond to the Vision Statement and Strategic Facilities Planning Principles, included the following: Boundary Reviews; District program location review; Expansion of existing facilities; total renovation upgrades; Facility replacement; Potential decommissioning of space; Consideration of new District programs and provincial early childhood initiatives; Community appropriate facility use; and Surplus facilities and sites.

The intent of a Long Term 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.

EVOLVING TRENDS AND OPPORTUNITIES

The District's total school age headcount enrolment has increased slightly between 2007 and 2011. Certain geographic areas of the District's enrolment are projected to increase significantly due to increasing pre-school populations and enrolments from new housing developments.

The District has growing enrolments in some programs, which is creating over capacity and waiting lists at some school facilities, while also having declining enrolments in some programs.

There is an opportunity to review and determine the appropriate number and location of District, Alternate, and Career programs and that the outcome of the review is incorporated into future capital planning.

School District No. 35 (Langley) has some portions of the District that have a Kindergarten to grade 7 and grades 8 to 12 configuration model, while other portions of the District have a Kindergarten to grade 5 , grades 6 to 8, and grades 9 to 12 configuration model. The results of the public consultations indicated that there was some confusion in the community with regard to the District's long term plan for grade

configurations. It is timely for the District to commence a discussion on middle grades education with a potential follow-up process on middle grades configuration for the Brookwood, D.W. Poppy, and Walnut Grove areas.

The Aldergrove Community Secondary School enrolment has declined over the past several years and the school has underutilized space. It is projected that the school's capacity will be underutilized for the foreseeable future. Through the community consultation process, it was noted that there is also a desire to explore potential school / community Services relationships / partnerships that could be mutually beneficial to Aldergrove Community Secondary School and the broader Aldergrove community.

The Langley Secondary School enrolment has declined over the past several years. It is projected that the school's capacity will be underutilized for the foreseeable future. Langley Secondary is an aging facility in need of major system upgrading or replacement. The school also requires seismic upgrading. Langley Secondary School and its associated site would benefit from a Strategic Plan to determine the preferred long term educational programs, enrolment, and site location.

School District No. 35 (Langley) has some existing school community service relationships and partnerships. There are existing situations in some schools where there is underutilized or vacant space that could potentially be used by community service partners. The Ministry of Education has introduced the Neighbourhood Learning Centre program where it funds additional space for community partners in new schools. School District No. 35 (Langley) will require new schools in the future, particularly in the Willoughby area. The results of public consultation meetings indicated a desire to see stronger, and more school / community, and cultural partnerships and relationships where public services are complementary and are being offered as a team approach. It is desirable for the District to continue to explore mutually beneficial potential School / Community Services relationships / partnerships in schools that have surplus space and as well as in planned new schools.

The Township of Langley has indicated that it will update the Brookwood / Fernridge Community Plan starting in 2012. The outcome of the plan update may lead to new development plans for the Brookwood / Fernridge area, which could, in turn, result in a need to review the number and type of schools required for the Brookwood / Fernridge area. The District should use this opportunity to determine the long term preferred location for Glenwood School and to evaluate the number and location schools required for the Brookwood Secondary area.

Based upon Township of Langley housing unit projections, and related projected enrolments, the School District No. 35 (Langley) will require a total of 11 elementary schools, 4 middle schools, and 2 secondary schools for the Willoughby Development Area when the area is entirely developed over the next 20 to 25 years.

The Township of Langley has identified the intersection of 80th Avenue and 208th Street as a major Town Centre in the Willoughby Community Plan. Consequently, in the long term, Willoughby Elementary School is inappropriately located to accommodate area enrolment and a replacement site should be considered.

The completion and occupancy of Lynn Fripps Elementary in 2012 and the new Southeast Yorkson Area Elementary in 2013 will enable temporary relief of over capacity at Willoughby Elementary and, to a lesser extent, at R.C. Garnett Elementary. However, there will still be significant over capacity at R.C. Garnett Elementary and Langley Meadows Elementary. In addition, the Township of Langley has recently adopted the Central Gordon Neighbourhood Plan, and is now processing development applications to the east of the R.C. Garnett Elementary. The James Anderson Learning Centre site is suitable for a new elementary school and is adequately located and sized to accommodate the enrolment from the projected housing developments.

R.C. Garnett Elementary will require an addition to accommodate existing and projected enrolments.

R.E. Mountain Secondary is very over capacity with enrolment. The enrolment is expected to be double the capacity of the secondary school within five years. The existing capacity of the school is for 725 students. It will be difficult for R.E. Mountain to accommodate all of the projected enrolment growth within the existing facility and site, while at the same time attempting to undertake a renovation and addition to the school.

The new Yorkson Area Middle School will be the only middle school in the Willoughby Area. It, too, will quickly experience over capacity issues, requiring a second middle school by 2016. The R.E. Mountain Secondary facility is suitable for conversion to a middle school facility.

There would be a significant benefit in considering applying for a new secondary school in the Willoughby Area with the intent of converting the existing R.E. Mountain Secondary facility to a middle school upon completion and occupancy of the new secondary school.

The Township of Langley has initiated the Latimer Neighbourhood Plan. Preliminary indications are that School District No. 35 (Langley) will require four school sites (three elementary and one secondary) in order to accommodate projected area growth.

The Ministry of Education has a Mechanical / Energy System Upgrade Program (MEUP) to promote the improvement, replacement or provision of heating, ventilation and air conditioning systems in schools across the province. Some schools, upon further investigation, may be eligible for consideration for Ministry of Education MEUP program applications. It is appropriate for the District to undertake further investigation in consideration of Ministry of Education Mechanical System Upgrade Program applications for some schools.

The old Bradshaw, County Line and Murrayville Elementary Schools, as well as the undeveloped Route 32 school site, are currently not being used by School District No. 35 (Langley) for educational program and services. It would be beneficial for the District to determine if the old Bradshaw, Murrayville, and County Line schools and the undeveloped Route 32 school site are required for educational programs and / or services and, if not, dispose of the facilities and sites.

SUMMARY OF RECOMMENDATIONS

The following is a summary of recommendations in the Long Term Facilities Plan.

It is recommended that School District No. 35 (Langley):

1. *Engages the appropriate stakeholders in processes to determine the preferred long term enrolment, grade configuration, and site locations of District, Alternate, and Career programs, and that the outcome of the reviews be incorporated into future capital planning.*
2. *Commences a stakeholder consultation process to discuss middle grades education with a potential follow-up process on middle grades configuration for the Brookwood, D.W. Poppy, and Walnut Grove areas.*
3. *Initiates a process to explore possibilities on the use of underutilized classroom space at Aldergrove Community Secondary School.*
4. *Engages the Langley Secondary community and other stakeholders in a process to develop a Strategic Plan to determine the preferred long term educational programs, enrolment, and site location.*
5. *Explores potential School / Community Services relationships / partnerships in schools that have surplus space as well as in planned new schools.*
6. *Develops a Strategic Plan to determine the preferred long term location for Glenwood School based upon the Brookwood / Fernridge Community Plan update.*
7. *Considers the number and location of schools required for the Brookwood Secondary area based upon the Brookwood / Fernridge Community Plan update.*
8. *Plans for schools in the Willoughby area based upon evolving development trends and their location.*
9. *Plans to relocate Willoughby Elementary School to a more appropriate site to accommodate proposed development in the area and develop an expression of interest for redevelopment of the existing site.*
10. *Plans to build an elementary school on the James Anderson Learning Centre site in the Five Year Capital Plan and plan to relocate the James Anderson Learning Centre to a different location.*
11. *Plans for an addition to R.C. Garnett Elementary in the Five Year Capital Plan.*
12. *Plans for a new secondary school in the Willoughby Area in the Five Year Capital Plan and with the intent to convert the existing R.E. Mountain Secondary School to a middle school upon completion and occupancy of the new secondary school.*
13. *Plans for four (three elementary and one secondary) new school sites in the Five Year Capital Plan.*
14. *Undertakes further investigation in consideration of Ministry of Education Mechanical System Upgrade Program applications for some schools.*
15. *Determines if the old Bradshaw, County Line and Murrayville schools, and the undeveloped Route 32 school site, are required for educational programs and / or services and, if not, dispose of the facilities and sites.*
16. *Uses the Long Term Facilities Plan as a strategic framework and support document for the Five Year Capital Plan, as per Ministry of Education capital planning requirements, with consideration for regular updates as required.*

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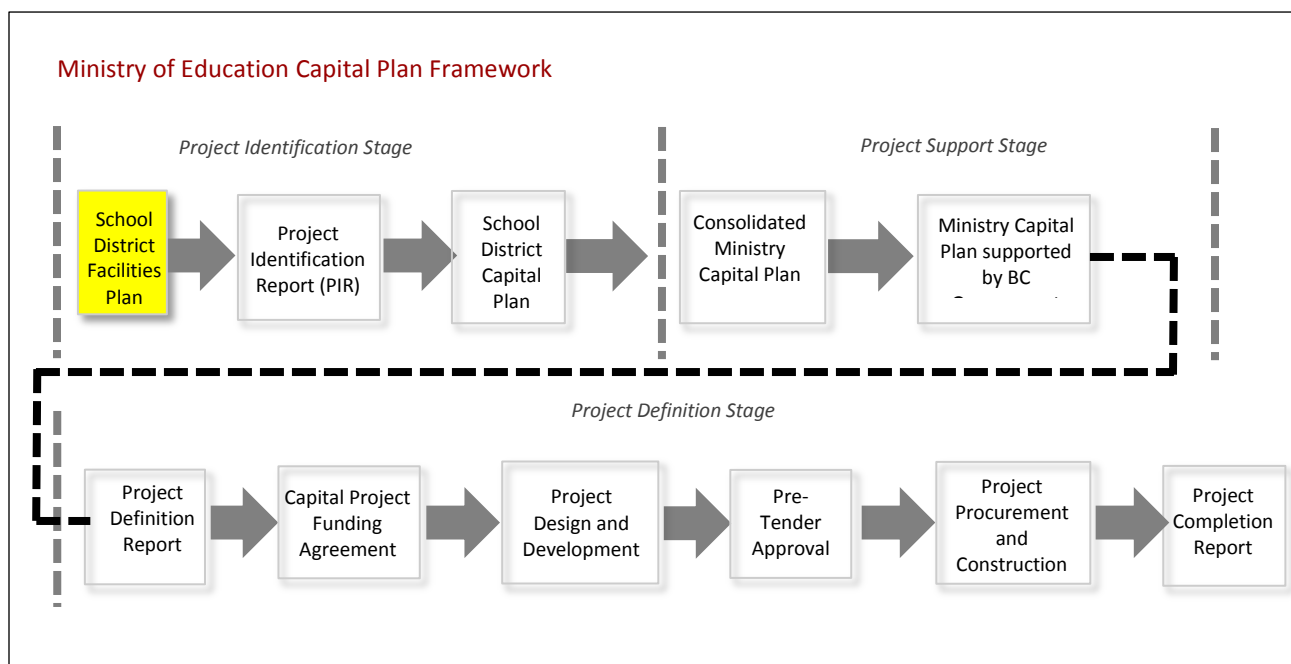
Chapter 1 – Background and Purpose

School District No. 35 (Langley) desires a Long Term Facilities Plan.

The School District operates 31 elementary schools, 2 middle schools, and 6 secondary schools, in addition to several other District program schools (Langley Fine Arts, Apex Secondary, Lochiel U-Connect, Langley Education Centre, James Anderson Learning Centre) and 2 District facilities (Board Office as well as the Facilities and Transportation site) for a total of 50 facilities. School District No. 35 (Langley) also has 72 District owned portable classrooms.

The Ministry of Education requires approval of a School District Facilities Plan (SDFP) prior to approving Five Year Capital Plans and Project Identification Reports.

The Ministry of Education has implemented a new planning and procurement process for Capital Plan submissions. Under the new planning and procurement process, boards of education must develop long-range facilities plans that 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. Future capital plan submissions beginning May 2011 must comply fully with this new capital planning and procurement process. Therefore, the School District requires a comprehensive long term facilities plan that provides rationale for specific capital projects that may be proposed as part of the School District's Five-Year Capital Plan.



Chapter 2 – Project Scope and Methodology

The project required analyses of historical and projected enrolments, capacity and utilization; facility condition assessments; vision and strategic facilities planning principles; community consultations, options creation and evaluation; and recommendations.

The Scope of this Project included:

Enrolment / Capacity / Utilization Analysis:

- Creating enrolment projections and operating capacity by school, grade, and program / academies;
- Reviewing current municipal land use plans and associated phasing of development, including meeting with municipal planners;
- Identifying significant anomalies between current and projected enrolment and existing operating capacity by school and by area.

Facility Condition Assessment Analysis:

- Reviewing and analyzing the Ministry of Education 2010 and 2011 CAMS facility condition assessments by school, by facility condition index, by facility condition cost, by requirements index, by requirements index cost, by major system cost.

Seismic Risk Assessment Analysis:

- Reviewing and analyzing the Ministry of Education 2012 seismic risk assessments by school, by school.

Vision and Strategic Facilities Planning Principles:

Creating a Vision Statement and Strategic Planning Principles.

Community Consultation:

As part of the preparation of the Long Term Facilities Plan, School District No. 35 (Langley) undertook a community consultation process. The details of the community consultation process are highlighted in Chapter 6 (Community Consultation).

Creation and Evaluation of Options:

Creating and evaluating options that respond to the Vision Statement and Strategic Facilities Planning Principles, including the following:

- Boundary Reviews;

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Chapter 2 – Project Scope and Methodology

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- District program location review;
- Expansion of existing facilities;
- Seismic upgrades;
- Seismic and total renovation upgrades;
- Facility replacement;
- Potential decommissioning of space;
- Consideration of new District programs and provincial early childhood initiatives;
- Community appropriate facility use; and
- Surplus facilities and sites.

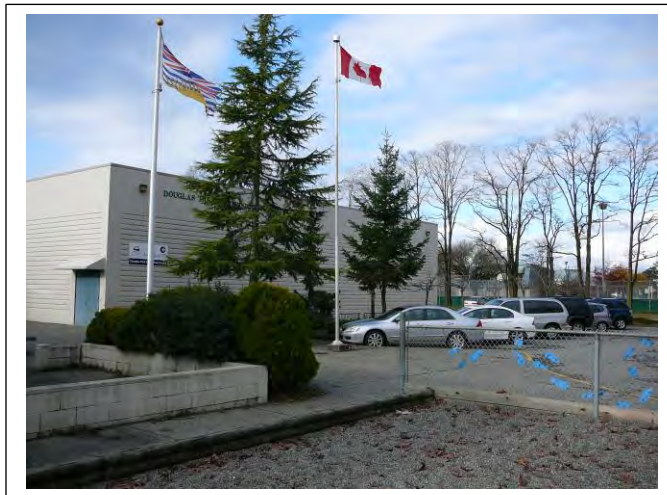
Recommendations:

Providing recommendations.

Long Term Facilities Plan Report:

Providing a Long Term Facilities Plan that included:

- Background, project scope, and methodology;
- Historical and projected enrolment, capacity and utilization;
- Facility condition assessments;
- A vision statement and strategic facilities planning principles;
- An evaluation of options;
- Summary and recommendations.

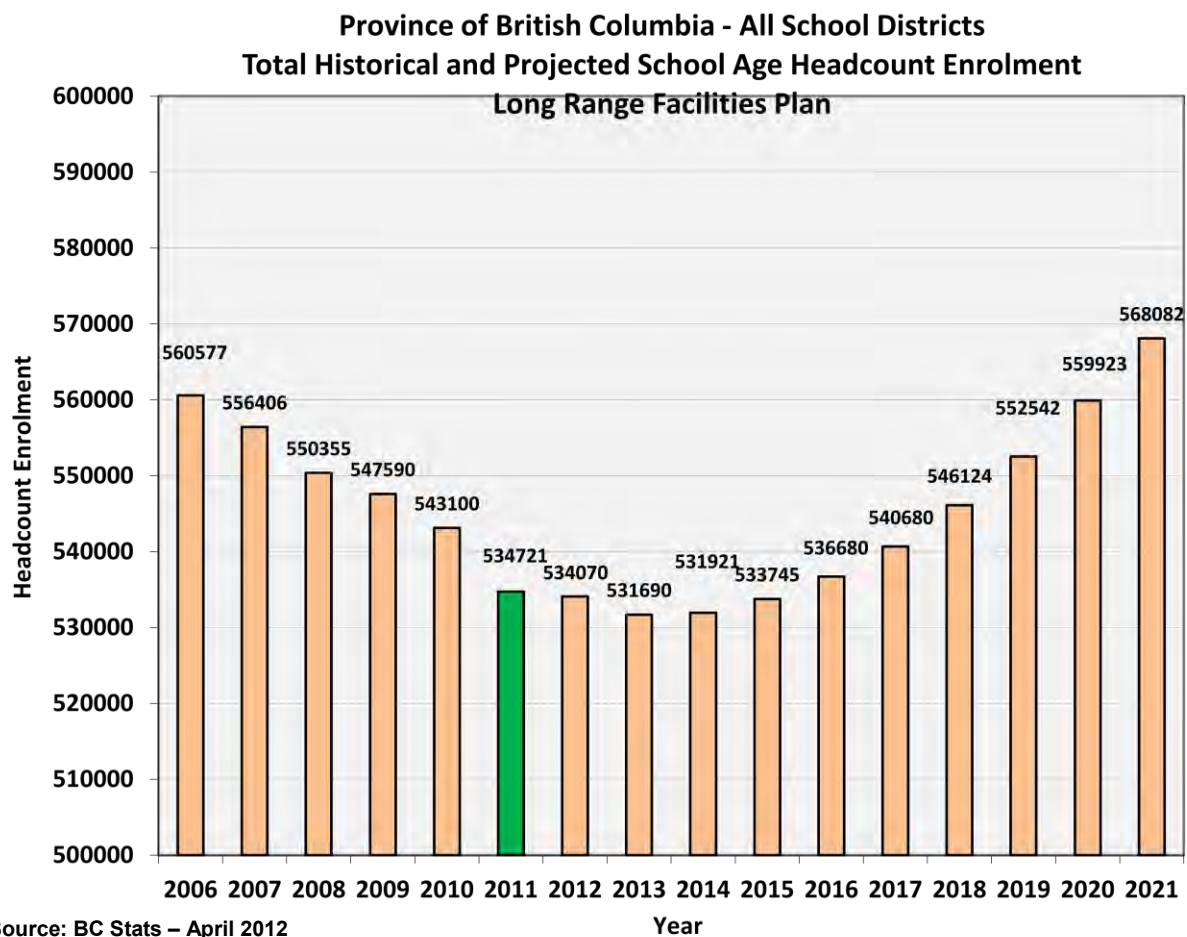


Chapter 3 – District and Area Assessment

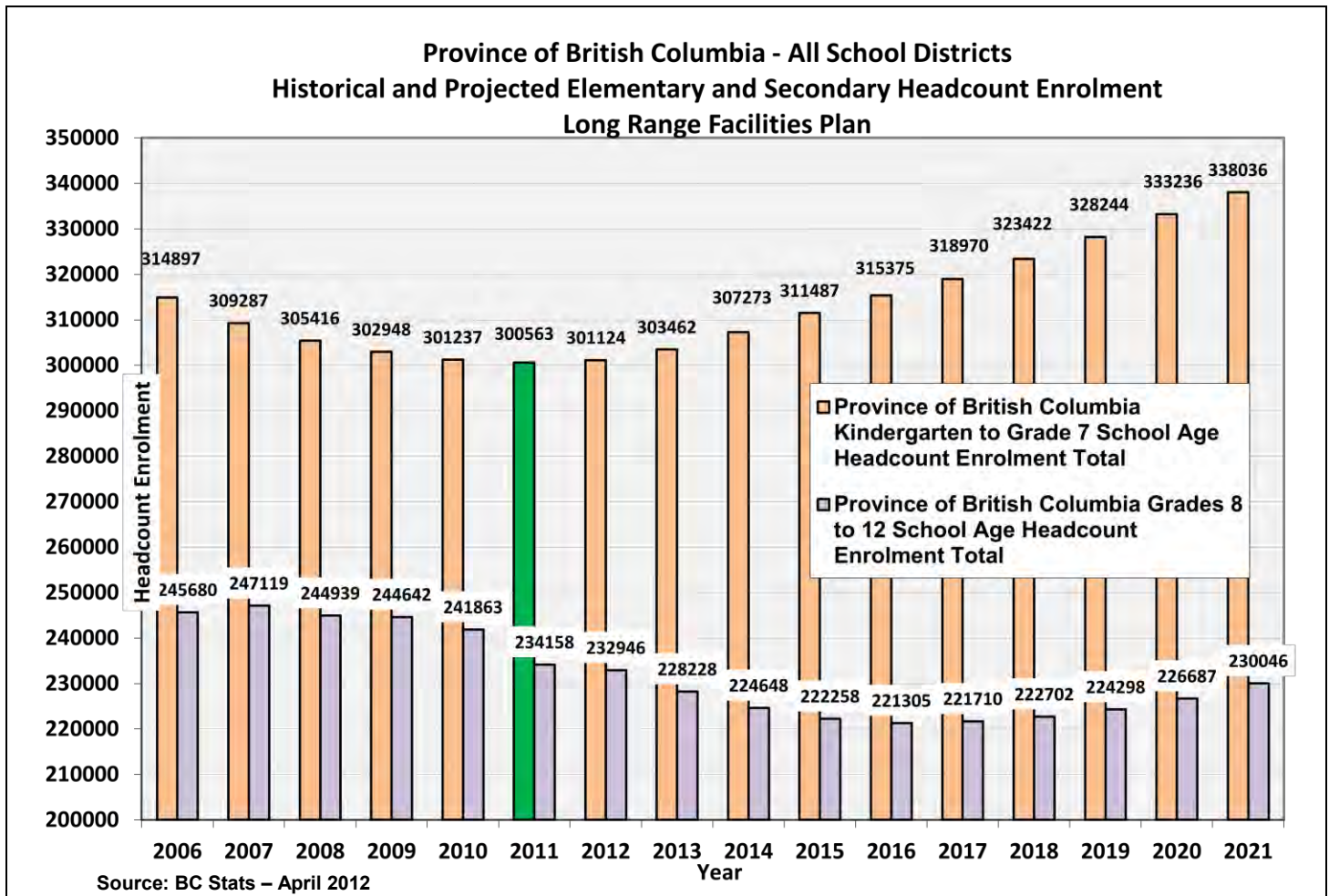
PROVINCIAL ENROLMENT TRENDS – HISTORICAL AND PROJECTED ENROLMENTS

Total Provincial School Age Headcount Enrolment

The Province's total School Age headcount enrolment has declined from 560,577 in 2006 to 534,721 in 2011, a decline of almost 26,000 students.

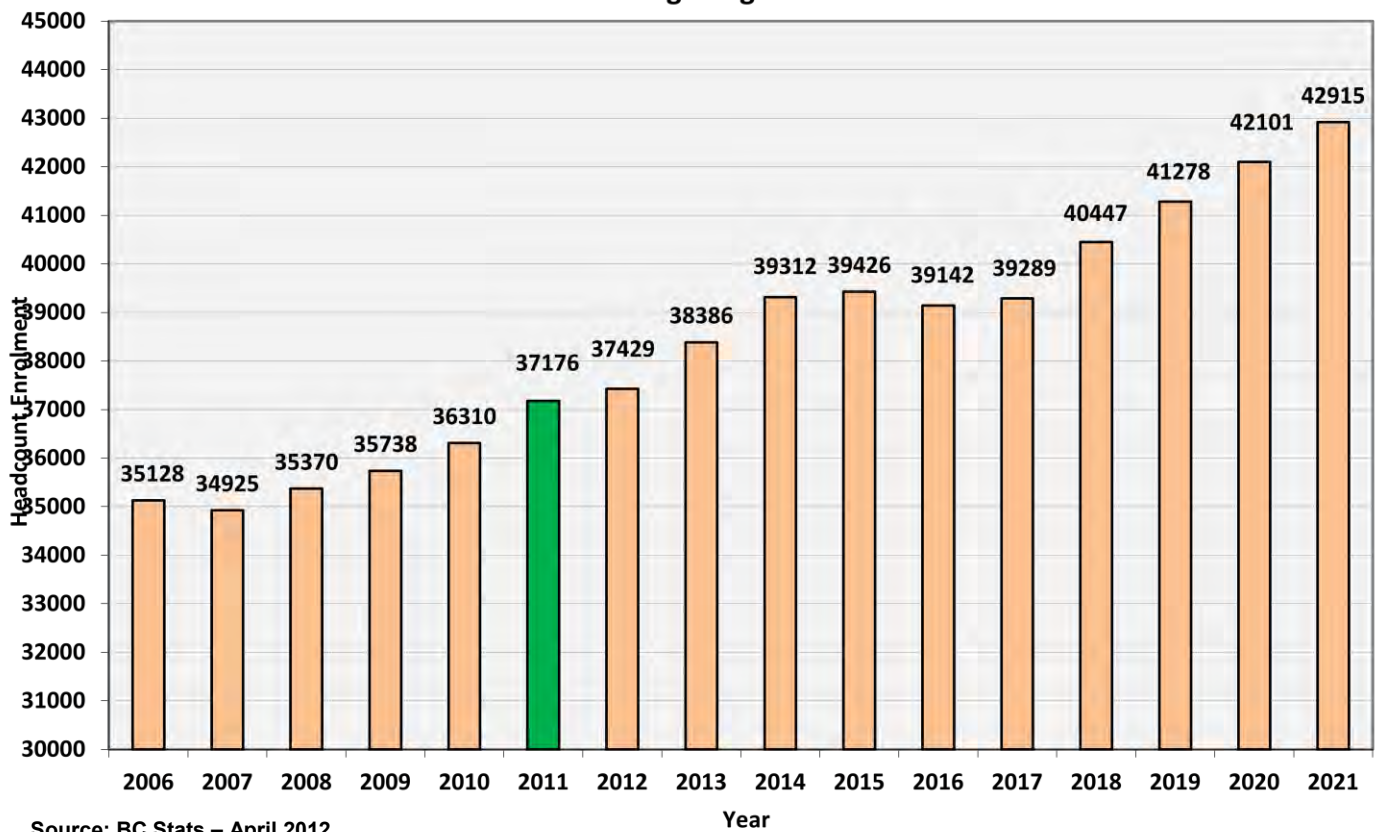


There are significantly different trends occurring with the provincial elementary (Kindergarten to grade 7) and the secondary (grades 8 to 12) enrolment trends. Provincial elementary enrolments, after several years of decline, are now stabilizing, with increasing enrolments projected for the next several years. However, provincial secondary enrolments are projected to continue to decline for the next several years.



The provincial enrolment trends are projected to change in the next few years as increasing provincial births and Kindergarten numbers materialize in schools.

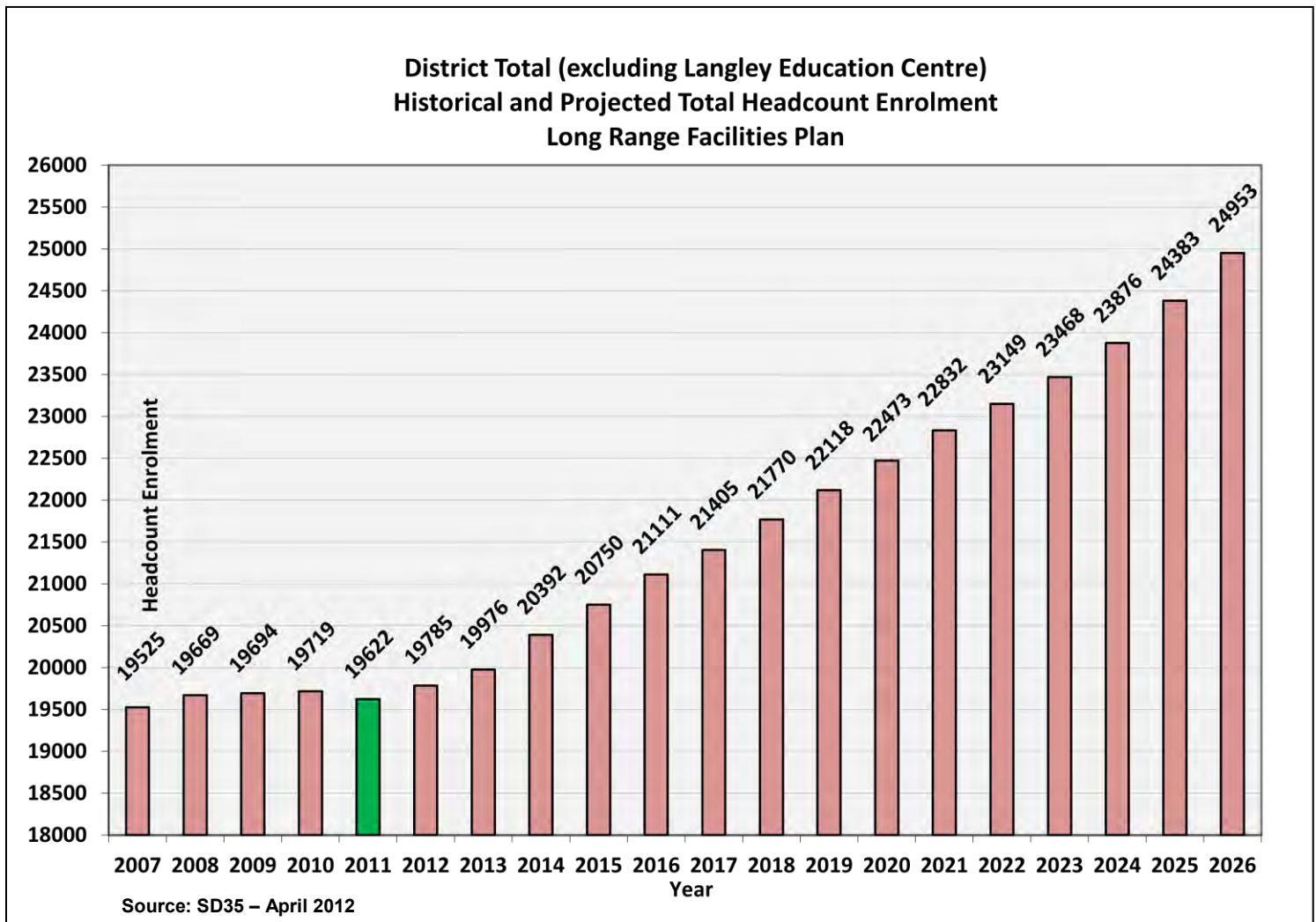
Province of British Columbia - All School Districts
Kindergarten Historical and Projected Headcount Enrolment
Long Range Facilities Plan



DISTRICT AS A WHOLE – HISTORICAL AND PROJECTED ENROLMENTS

Total District Headcount Enrolment

The District's total school age headcount enrolment, excluding Apex Secondary and James Anderson Centre enrolments, has increased from 19,525 in 2007 to 19,622 in 2011, an increase of 97 students.



The main reason for the District's enrolment increasing is related to increasing Kindergarten enrolments and new residential housing development and related enrolments.

DISTRICT AND ALTERNATE PROGRAMS

School District No. 35 (Langley) offers the following District and Alternate Programs.

District Programs deliver the BC School Curriculum and they adapt the way that curriculum is delivered to suit the emphasis of the program. District Programs in Langley include: Fine Arts; Fundamental; French Immersion; International Baccalaureate; Montessori; and Lochiel U-Connect Distance Learning.

Alternate Programs deliver programs for students who need or seek alternative educational learning opportunities. Alternate Programs in Langley include: Apex Secondary; James Anderson Learning Centre; and Langley Education Centre.

Fine Arts Program

The Fine Arts program is offered at Langley Fine Arts School.

The school's enrolment is over the school's capacity and the school has a significant waiting list for entry into the program.

Fundamental Program

The Fundamental program is accessible at Langley Fundamental Elementary, Coghlan Fundamental Elementary, and Langley Fundamental Middle Secondary Schools.

The Fundamental program schools are at or over the capacity of each school and there is a significant waiting list for entry into the Fundamental program.

French Immersion Program

The French immersion program is currently offered at:

- James Kennedy and Belmont (Early French Immersion);
- Alex Hope Elementary, Betty Gilbert Middle, and Noel Booth Elementary (Late French Immersion); and
- Aldergrove Secondary, Brookwood Secondary, and Walnut Grove Secondary (Secondary French Immersion).

The Early French Immersion program has a wait list. The Late French Immersion program varies in having a wait list, or not, from year-to-year.

Montessori Program

The Montessori Program is offered in Uplands Elementary. Currently, the program offers Kindergarten to grade 5.

There is a desire, on behalf of the Montessori Program parents, to consider expanding the Montessori Program to grade 6 to more closely align with the Montessori education philosophy.

The Montessori program varies in having a wait list, or not, from year-to-year.

Lochiel U-Connect Centre

The Lochiel U-Connect Centre is a distance learning program that is located in the former Lochiel Elementary School facility.

Apex Secondary

Apex Secondary is located on the former Otter Elementary School site. Apex Secondary offers an Alternate program for secondary age students.

James Anderson Learning Centre

The James Anderson Learning Centre is located in the closed former James Anderson Elementary School.

The James Anderson site will be required in the future to accommodate elementary enrolment growth in the Willoughby development area, and the District will have to consider relocating the James Anderson Learning Centre to a different location.

Langley Education Centre

The Langley Education Centre is located on the Langley Secondary School site.



DISTRICT AS A WHOLE – FACILITY CONDITION ASSESSMENTS

The British Columbia Ministry of Education has initiated facility condition assessments of all British Columbia school facilities over a three year period. The purpose of undertaking the facility condition assessments is to determine the age and condition of school facilities, and their building systems, and to determine what additional capital funding resources will be required to improve the condition of school facilities.

In a facility condition assessment, the industry standard for when a building system component life-span is applied as well as the current replacement value of the building system component. Through recording of the building system data, and visual observations, an overall facility condition index (FCI) is developed for the building. The Facilities Condition Index is a comparative indicator of the relative condition of facilities. The FCI is expressed as a percentage, or ratio, of the cost of remedying maintenance deficiencies to the current replacement value. The FCI provides a method of measurement to determine the relative condition index of a single building, group of buildings, or the total facility (physical plant). This calculation also provides a corresponding rule of thumb for the annual reinvestment rate (funding percentage) to prevent further accumulation of deferred maintenance deficiencies.

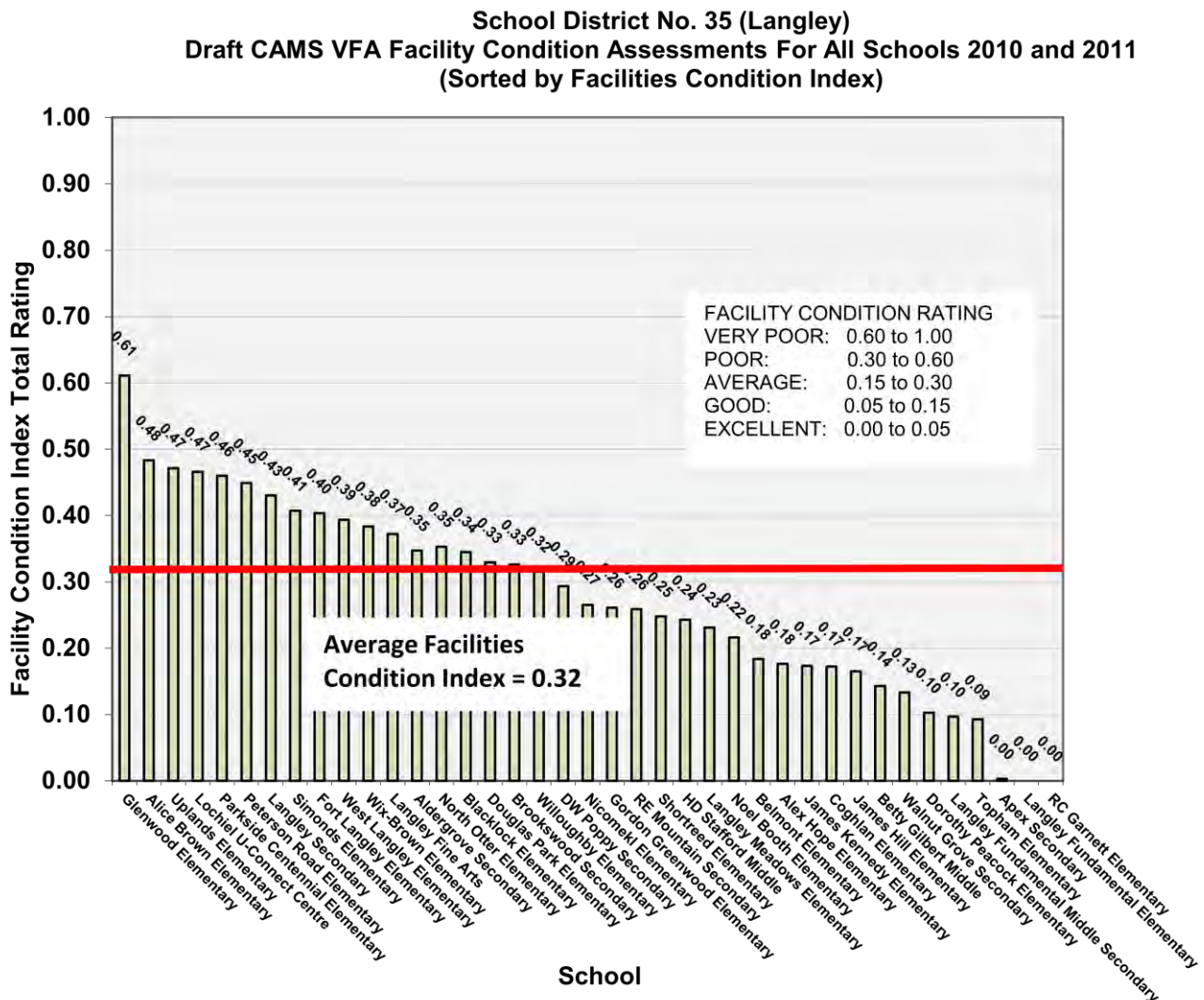
The FCI is a relative indicator of condition, and should be tracked over time to maximize its benefit.

It is advantageous to define condition ratings based on ranges of the FCI. A common set of ratings has been used: Excellent (under 0.05); Good (0.05 to 0.15), Average (0.15 to 0.30), Poor (0.30 to 0.60); and Very Poor (over 0.60) based on evaluating data from various school districts at the time of the publication.

The ratings range from Excellent to Good to Average to Poor to Very Poor.

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 British Columbia Ministry of Education draft facility condition index ratings for all School District No. 35 (Langley) schools and facilities are shown in the chart below. The facility condition assessments were done in 2010 and 2011.



The facility condition indexes are a “snap shot” in time and the information has to be updated on a regular basis. Upgrades are occurring to the systems and components of school facilities through Annual Facilities Grant (AFG) funding, or through other targeted grants.

DISTRICT AS A WHOLE – SCHOOL SEISMIC RISK ASSESSMENTS

In March 2004, the Ministry of Education initiated seismic assessments of 877 schools within 37 school districts located in high-risk seismic zones. Based upon the assessment results, the provincial government announced a \$1.5 billion plan for seismic upgrading of 749 schools over 15 years in November 2004. The primary object of the Seismic Mitigation Program (SMP) is to reduce life-safety risk for schools.

Since 2005, a technical team led by the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC), working with its partners at the University of British Columbia (UBC), has continued to refine the risk assessment and mitigation strategies through experience in actual seismic upgrade projects, extensive laboratory testing at UBC's Earthquake Engineering Research Facility, and peer review by leading international structural experts. This work was the basis of a new assessment methodology that led to a reassessment of the remaining high-risk blocks within the schools.

The new seismic risk assessment categories were released in May 2012 and are described below:

Rating	Description
High 1 (H1)	Most vulnerable structure; at highest risk of widespread damage or structural failure; not reparable after event.
High 2 (H2)	Vulnerable structure; at high risk of widespread damage or structural failure; likely not reparable after event.
High 3 (H3)	Isolated failure of building elements such as walls are expected; building likely not reparable after event.
Medium (M)	Isolated damage to building elements is expected; non-structural elements (such as bookshelves, lighting) are at risk of failure.
Low (L)	Least vulnerable; would experience isolated damage; probably reparable after event.

The District has completed a number of seismic projects in the recent past. The remaining projects falling under the revised assessments are listed below. The two highest priority remaining projects in the district which are identified in the H2 category are located at Langley Secondary and Glenwood Elementary. Strategic decisions that reflect the life expectancy, Facility index assessment, and current and future local community development plans need to be considered in the assessment of the viability of the buildings and will be required when considering the completion of these two projects.

Below is a summary of the schools having one or more blocks with a High seismic risk rating.

- Apex Secondary (1913 Block – old Otter Elementary);
- Brookwood Secondary (1974 Block);
- D.W. Poppy Secondary (1972 Blocks);
- Glenwood Elementary (1916 Block - Inactive);
- H.D. Stafford Middle (1969, 1971 and 1991 Blocks);

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Chapter 3 – District and Area Assessment

October 3, 2012

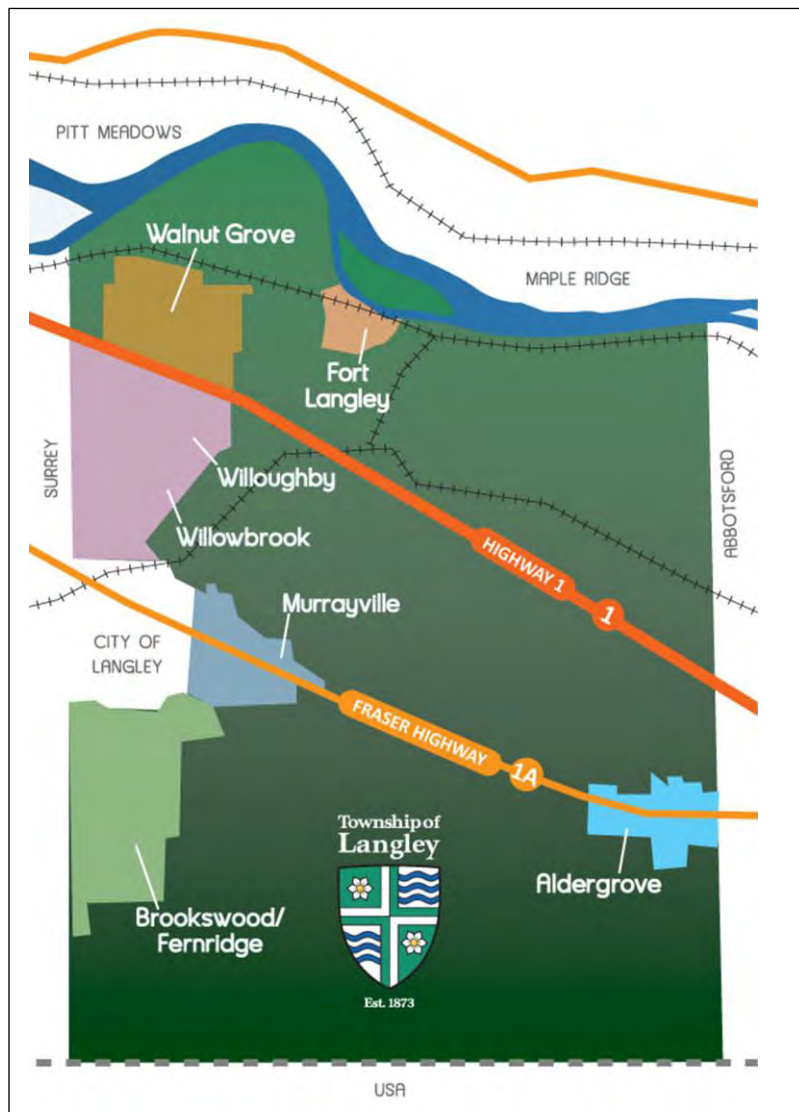
- Langley Secondary (1947, 1948, 1951 and 1965 Blocks);
- R.E. Mountain Secondary (1975 Block);
- Shortreed Elementary (1978 Block).

The new seismic risk assessments are provided, by school, in Appendix A.

LANGLEY – LAND USE DEVELOPMENT

School District No. 35 (Langley) serves the municipalities of the City of Langley and the Township of Langley.

The City of Langley neighbourhoods and the Township of Langley are communities are described in detail below.

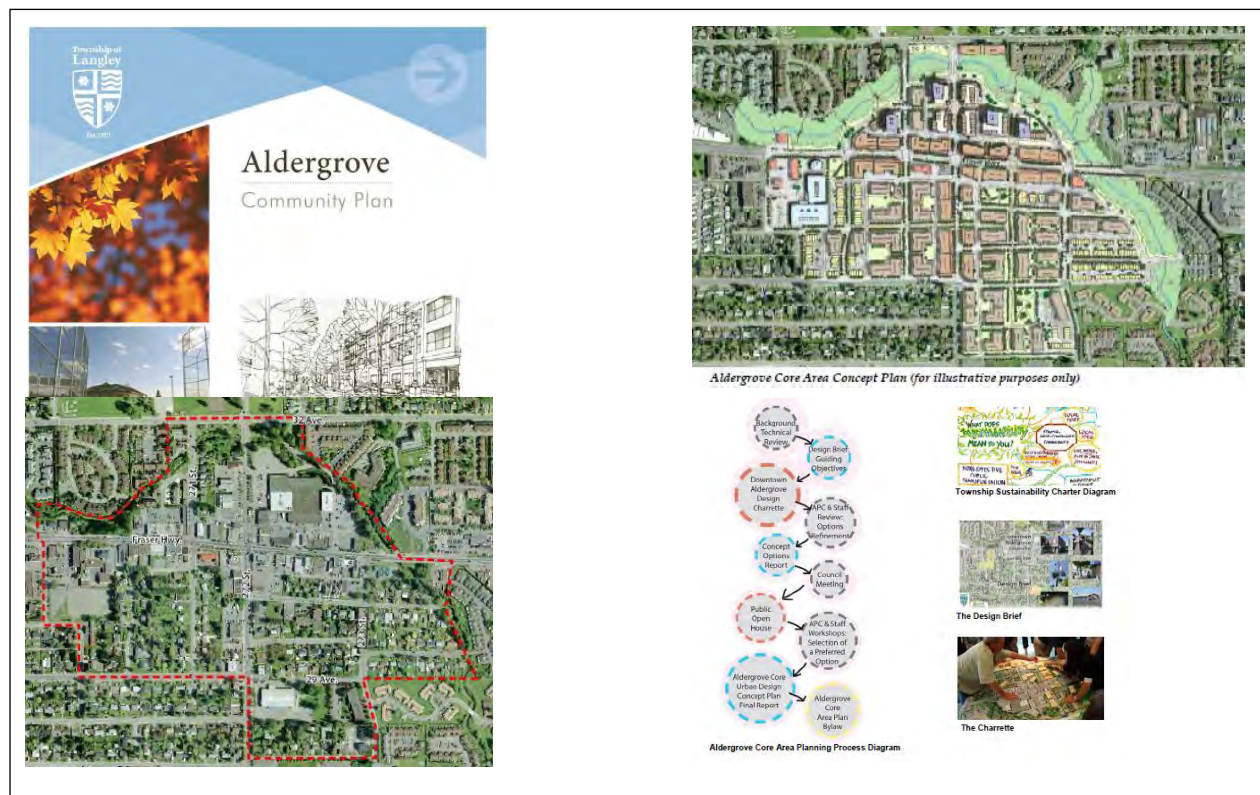


Aldergrove

The Aldergrove community is on the eastern edge of the school district and abuts the boundary with School District No. 34 (Abbotsford).

The Township of Langley recently completed the Aldergrove Core Area Concept Plan and is planning on updating the Aldergrove Community Plan in 2013.

There is some housing development in the Aldergrove community.



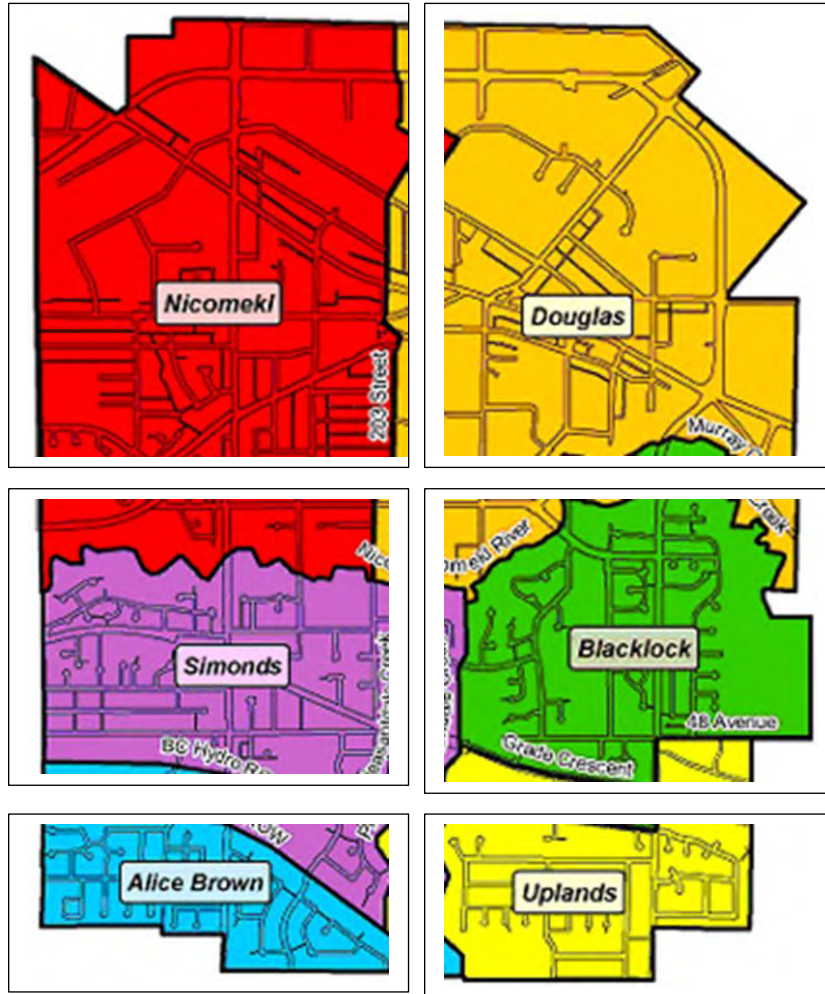
Brookwood / Fernridge

The Township of Langley has indicated that it will update the Brookwood / Fernridge Community Plan starting in 2012. The outcome of the plan update may lead to new development plans for the Brookwood / Fernridge area, which could, in turn, result in a need to review the number and type of schools required for the Brookwood / Fernridge area.

There is some housing development in the Brookwood / Fernridge community.

City of Langley

The City of Langley is composed of the six (6) neighbourhoods of: Alice Brown, Blacklock, Douglas Park, Nicomekl, Simonds, and Uplands.



There is some housing development in the City of Langley, particularly in the redevelopment of existing properties to high density multiple family townhouse and apartment developments.

Fort Langley

Fort Langley is a community at the north end of the Township of Langley, on the Fraser River. It is separated from other communities by rural areas.

The most significant housing development recently has been the Bedford Landing development.

Murrayville

Murrayville lies to the east of the City of Langley and the municipal airport, adjacent to Langley Memorial Hospital.

There is some housing development in the Murrayville community.

Township of Langley Rural Area

The Township of Langley has a large rural area which is mostly in the Agricultural Land Reserve. Due to the restricted nature of the Agricultural Land Reserve, there is relatively little housing development in the rural areas.

Walnut Grove

Walnut Grove at the north end of the Township of Langley. It is separated from other communities by Highway 1 and the Salmon River valley.

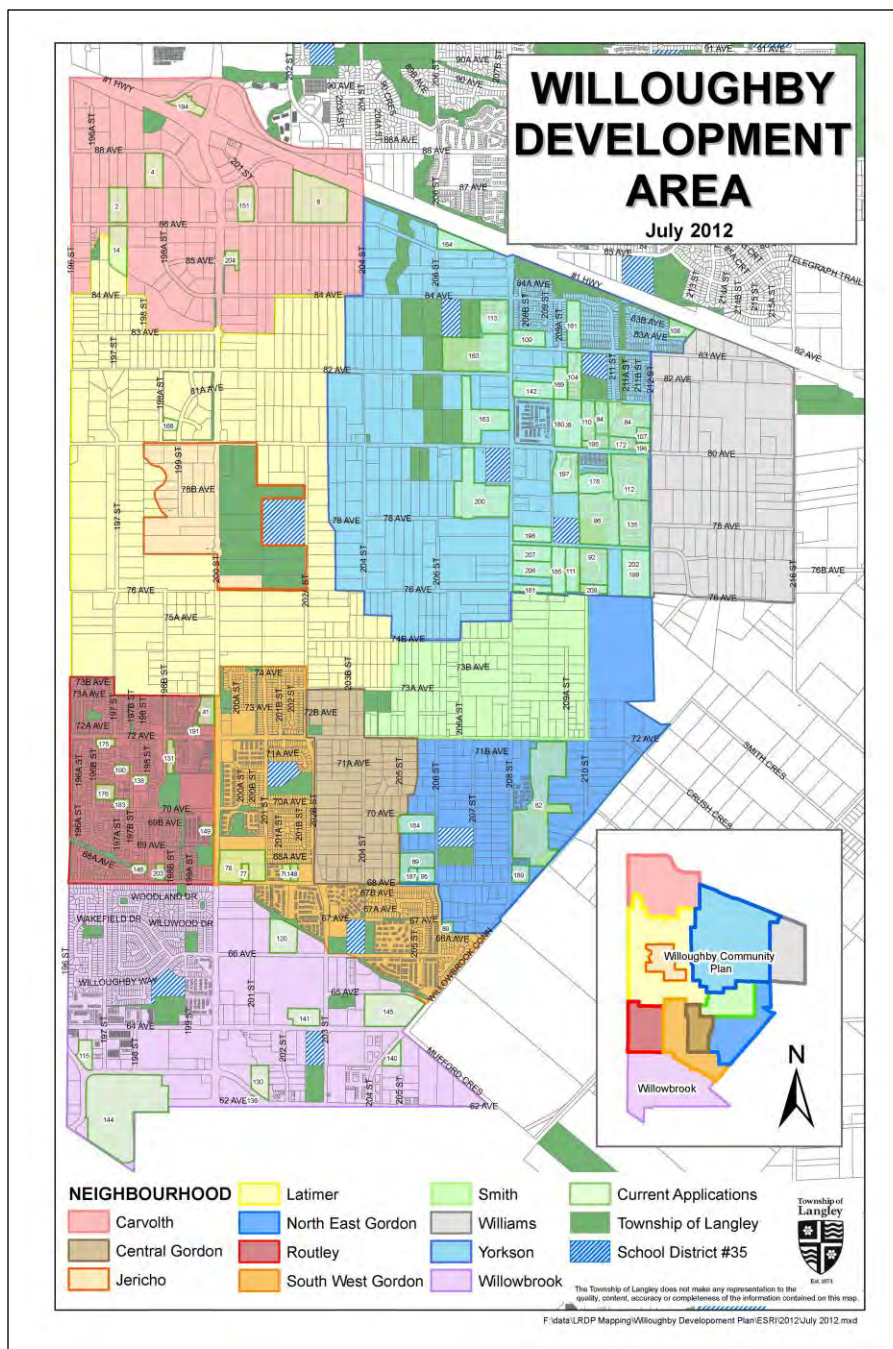
There is some housing development in the Walnut Grove community.



Willoughby / Willowbrook

The Township of Langley has developed the Willoughby Community Plan.

Due to the extensive area covered by the Willoughby Community Plan, the Township of Langley has commenced developing Neighbourhood Plans to enable the development of geographic areas under certain conditions. Most of the historical and current residential development activity has occurred in the North East Gordon, Routley, South East Gordon, Yorkson, and Willowbrook neighbourhoods. The Township of Langley is currently developing, and has recently adopted plans for the Carvolth, Central Gordon, and Latimer neighbourhoods.



The Willoughby Area is the most active development area in School District No. 35 (Langley), and one of the most active development areas in the province of British Columbia.

The Township of Langley Willoughby Area recent annual dwelling units, by year and by dwelling type created, are shown in the chart below.

Willoughby Development Area - Dwelling Units Created				
Unit Type / Year	Single Family	Secondary Suite	Multi-Family Dwelling	Total
2009	111	85	115	311
2010	245	77	190	512
2011	346	215	517	1078
Source: Township of Langley				

As part of the creation of the Long Term Facilities Plan, meetings were held with the Township of Langley planners to obtain and analyze updated projected population and housing unit numbers for the Willoughby Area and to develop a methodology to forecast the projected School District No. 35 (Langley) enrolments and number of schools by grade type.

Samples of existing housing developments in the Willoughby Area were chosen and the number of students by grade type were extracted from the District's Baragar GeoSchool software by housing complex or subdivision. An average student per household, by housing type and by grade type, was developed and applied to projected new housing developments. The information was then translated into the projected number of schools required, in the long term, based upon the Township of Langley's current plans and current student generation rates.

School District No. 35 (Langley currently has four elementary schools (Langley Meadows, Lynn Fripps, R.C. Garnett, and Willoughby) and one secondary school (R.E. Mountain) in the Willoughby area with another elementary (Southeast Area Yorkson) scheduled for completion by September 2013 and a new middle school (Yorkson Area Middle) by September 2014.

Based upon Township of Langley housing unit projections, and related projected enrolments, School District No. 35 (Langley) will require a total of 11 elementary schools, 4 middle schools, and 2 secondary schools for Willoughby Development Area when the area is entirely developed over the next 20 to 25 years.

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The approximate total number and distribution of existing and projected schools, by neighbourhood plan area, are shown below.

Neighbourhood	Elementary	Middle	Secondary
208 St Density Review	0	0	0
Carvolth	0	0	0
Central Gordon	0	0	0
Jericho	0	0	0
Langley Meadows	1	0	0
Latimer	3	1	1
Northeast Gordon Estate	0	1	0
Routley	0	0	0
Smith	1	1	0
Southwest Gordon Estate	2	0	0
Williams	0	0	1
Willowbrook	0	0	0
Yorkson	4	1	0
Total	11	4	2



Chapter 4 – School Assessments by Zone by Grade Configuration

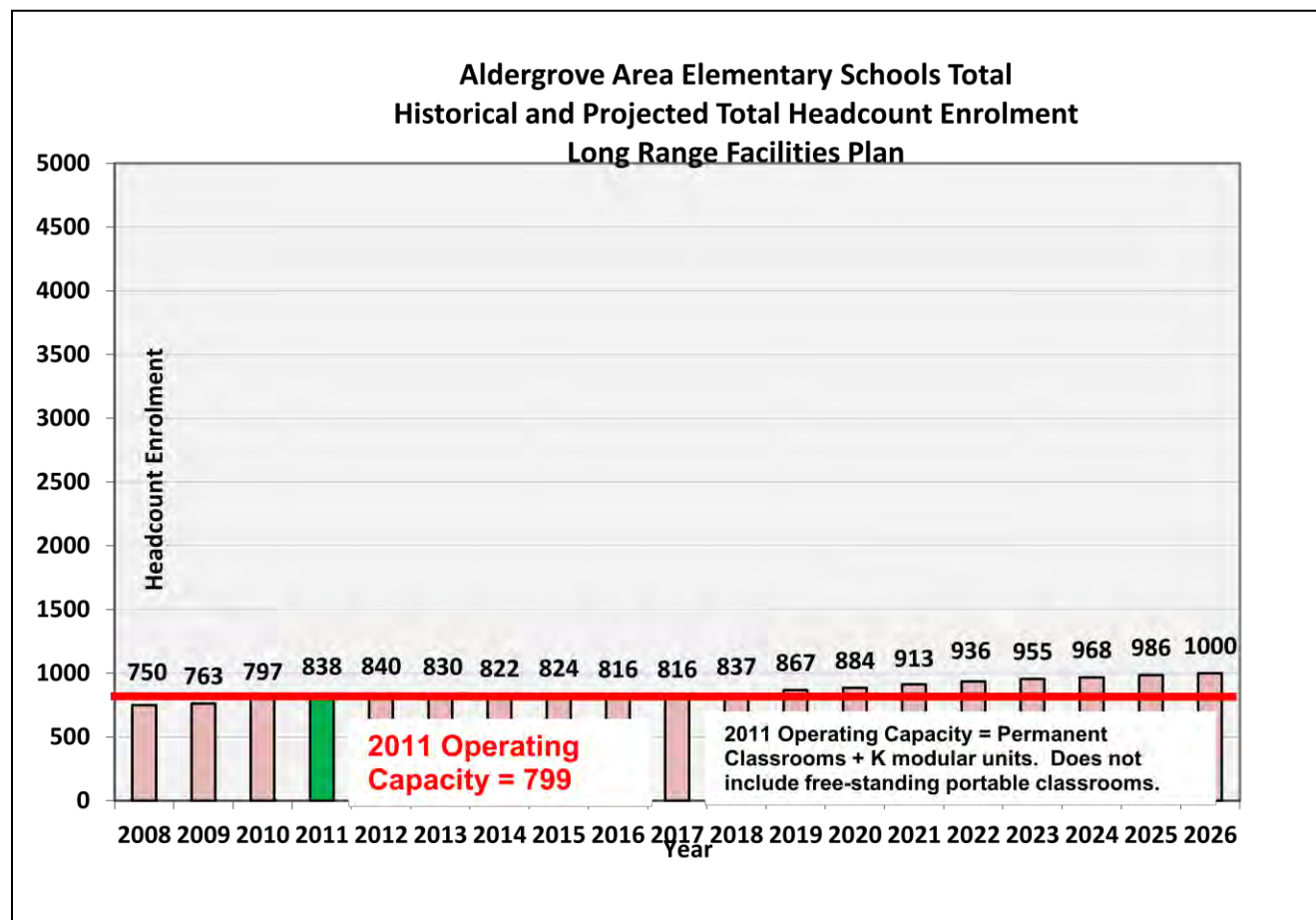
School assessments include both historical and projected enrolments, building capacity and utilization and facility condition indexes. Elementary schools are grouped together by geographical area.

ALDERGROVE AREA ELEMENTARY SCHOOLS

The Aldergrove Area elementary schools are: Parkside Centennial, and Shortreed.

Historical and Projected Enrolments

The combined headcount enrolment of these 2 schools has increased from 750 students in 2008 to 838 students in 2011. The headcount enrolment is projected to increase to the 950 to 1000 student enrolment range over the next 10 to 15 years. This increase is primarily associated with increasing pre-school populations and new housing developments.



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Aldergrove Area Elementary Schools - Enrolment / Capacity / Utilization

The tables below provide both existing and projected enrolment, capacity, and utilization information for the elementary schools in the Aldergrove Area.

Parkside Centennial Elementary – Kindergarten to Grade 5

Facilities Condition Index Rating – Poor (0.46)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	19	0	21	
Strong Start / Childcare	0	3	0	3	
Classrooms for Instruction	2	16	0	18	
2011 Operating Capacity	38	362	0	400	
2011 Enrolment	90	372	0	462	Over capacity
2016 Projected Enrolment	75	395	0	470	Projected Over Capacity
2021 Projected Enrolment	82	420	0	502	Projected Over Capacity

Shortreed Elementary – Kindergarten to Grade 5

Facilities Condition Index Rating – Average (0.25)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	16	0	18	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	2	16	0	18	
2011 Operating Capacity	38	362	0	400	
2011 Enrolment	56	321	0	377	Surplus capacity
2016 Projected Enrolment	57	289	0	346	Projected Surplus Capacity
2021 Projected Enrolment	68	343	0	411	Projected Over Capacity

Aldergrove Area Elementary Schools Total – Kindergarten to Grade 5

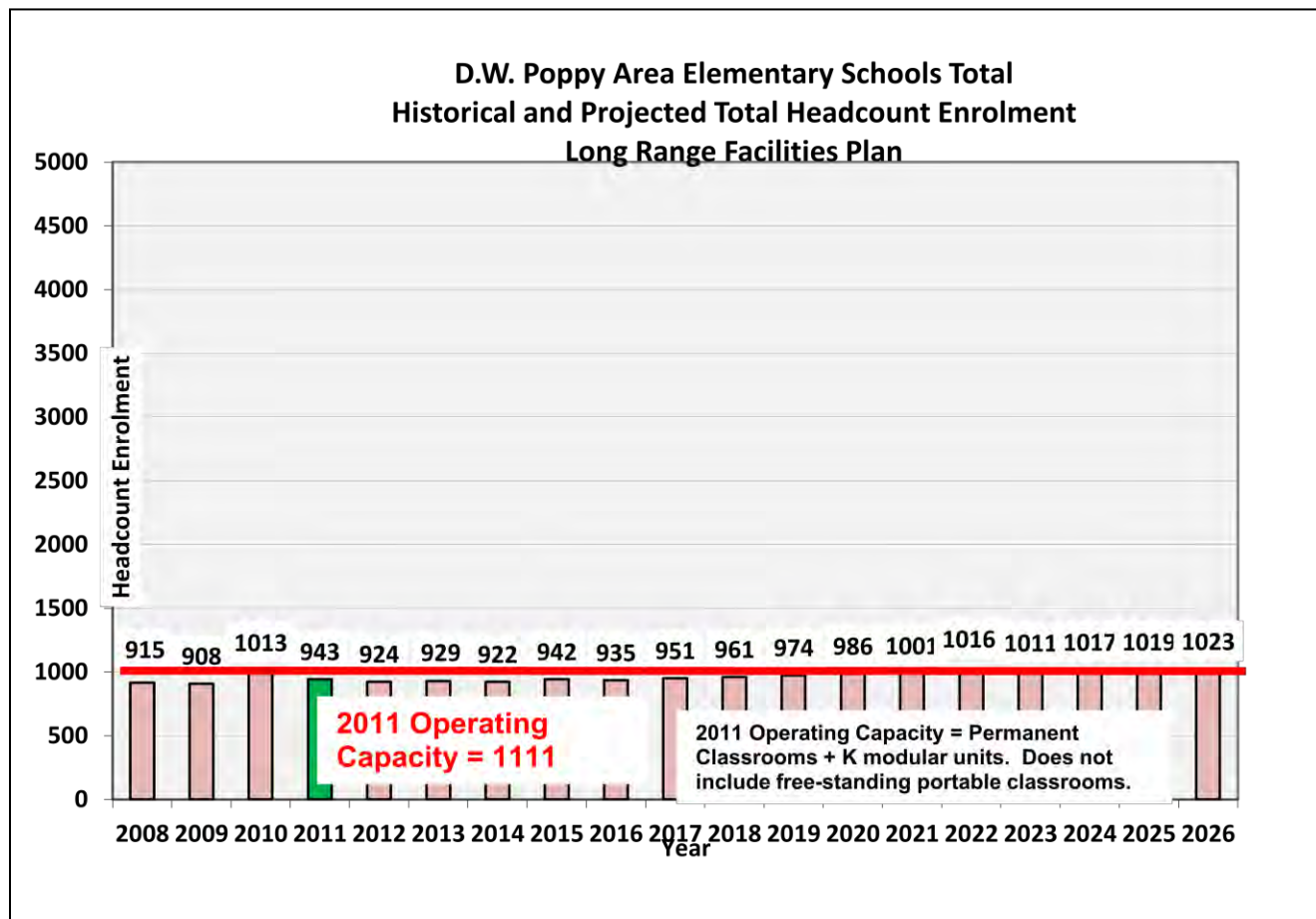
	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	4	35	0	39	
Strong Start / Childcare	0	3	0	3	
Classrooms for Instruction	4	32	0	36	
2011 Operating Capacity	76	723	0	799	
2011 Enrolment	146	692	0	838	Over capacity
2016 Projected Enrolment	132	684	0	816	Projected Over Capacity
2021 Projected Enrolment	150	763	0	913	Projected Over Capacity

D.W. POPPY AREA ELEMENTARY SCHOOLS

The D.W. Poppy Area elementary schools are: Fort Langley, North Otter, Peterson Road, and Wix-Brown.

Historical and Projected Enrolments

The combined headcount enrolment of these 4 schools has increased from 913 students in 2008 to 943 students in 2011. The headcount enrolment is projected to increase to the 1000 to 1050 student enrolment range over the next 10 to 15 years. This increase is primarily associated with increasing pre-school populations.



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D.W. Poppy Area Elementary Schools - Enrolment / Capacity / Utilization

The tables below provide both existing and projected enrolment, capacity, and utilization information for the elementary schools in the D.W. Poppy Area.

Fort Langley Elementary – Kindergarten to Grade 7

Facilities Condition Index Rating – Poor (0.40)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	13	0	15	
Strong Start / Childcare	0	2	0	2	
Classrooms for Instruction	2	11	0	13	
2011 Operating Capacity	38	256	0	294	
2011 Enrolment	49	216	0	265	Surplus capacity
2016 Projected Enrolment	51	221	0	272	Projected Surplus Capacity
2021 Projected Enrolment	53	208	0	261	Projected Surplus Capacity

North Otter Elementary – Kindergarten to Grade 7

Facilities Condition Index Rating – Poor (0.35)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	12	0	14	
Strong Start / Childcare	0	3	0	3	
Classrooms for Instruction	2	9	0	11	
2011 Operating Capacity	38	210	0	248	
2011 Enrolment	29	212	0	241	Surplus capacity
2016 Projected Enrolment	31	203	0	234	Projected Surplus Capacity
2021 Projected Enrolment	30	214	0	244	Projected Surplus Capacity

Peterson Road Elementary – Kindergarten to Grade 7

Facilities Condition Index Rating – Poor (0.45)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	12	0	14	
Strong Start / Childcare	0	1	0	1	
Classrooms for Instruction	2	11	0	13	
2011 Operating Capacity	38	256	0	294	
2011 Enrolment	26	239	0	265	Surplus capacity
2016 Projected Enrolment	27	238	0	265	Projected Surplus Capacity
2021 Projected Enrolment	29	255	0	284	Projected Surplus Capacity

Wix-Brown Elementary – Kindergarten to Grade 7

Facilities Condition Index Rating – Poor (0.38)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	1	11	0	12	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	1	11	0	12	
2011 Operating Capacity	19	256	0	275	
2011 Enrolment	17	150	0	167	Surplus capacity
2016 Projected Enrolment	20	139	0	159	Projected Surplus Capacity
2021 Projected Enrolment	21	186	0	207	Projected Surplus Capacity

D.W. Poppy Area Elementary Schools Total – Kindergarten to Grade 7

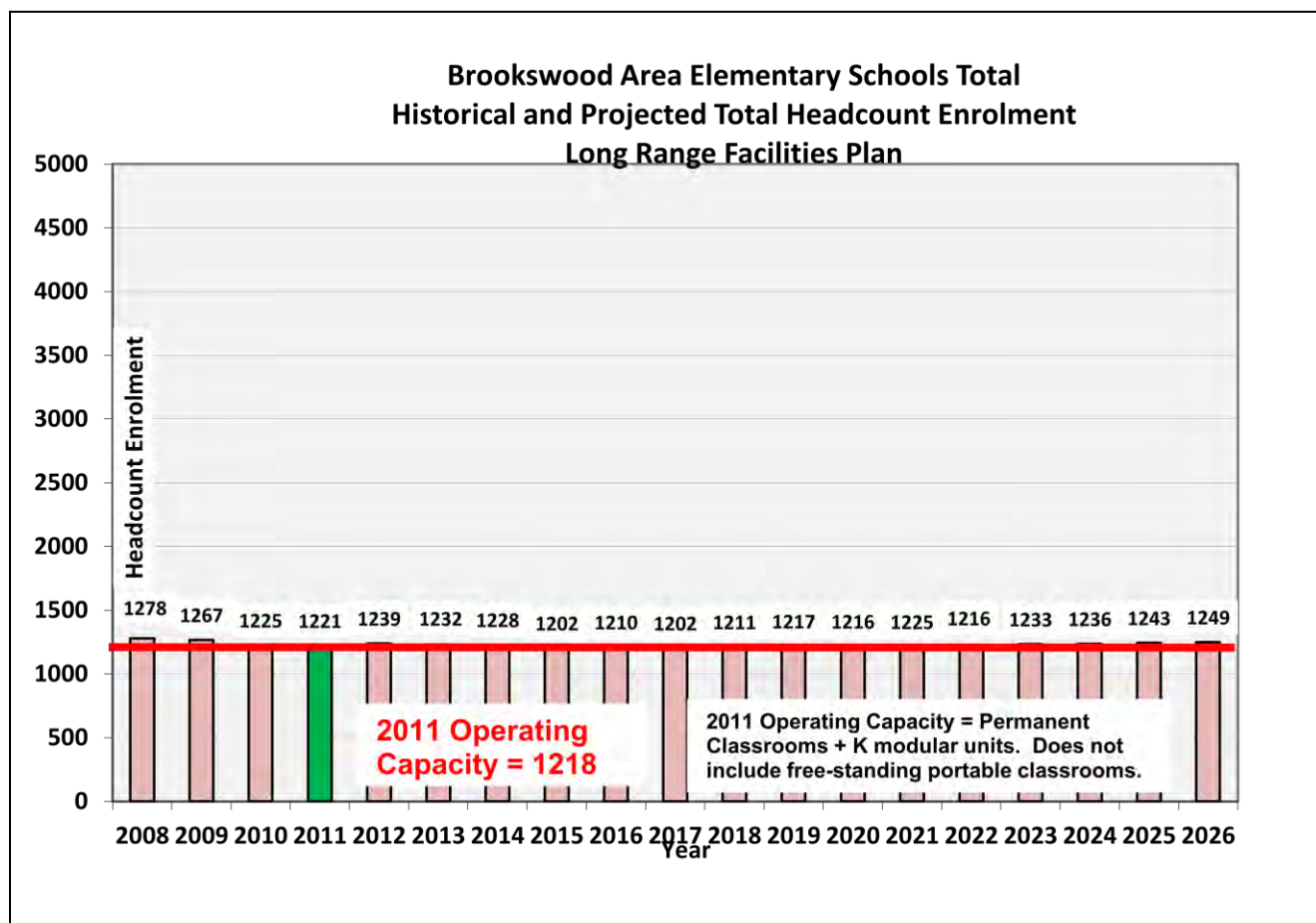
	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	7	48	0	55	
Strong Start / Childcare	0	6	0	6	
Classrooms for Instruction	7	42	0	49	
2011 Operating Capacity	121	978	0	1099	
2011 Enrolment	121	817	0	938	Surplus capacity
2016 Projected Enrolment	129	801	0	930	Projected Surplus Capacity
2021 Projected Enrolment	133	863	0	996	Projected Surplus Capacity

BROOKSWOOD AREA ELEMENTARY SCHOOLS

The Brookwood Area elementary schools are: Alice Brown, Belmont, Glenwood, and Noel Booth.

Historical and Projected Enrolments

The combined headcount enrolment of these 4 schools has decreased from 1278 students in 2008 to 1221 students in 2011. The headcount enrolment is projected to increase to the 1225 to 1250 student enrolment range over the next 10 to 15 years. This increase is primarily associated with increasing pre-school populations. An updated Brookwood / Fernridge Community Plan may result in increased development and resulting enrolments.



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Brookwood Area Elementary Schools - Enrolment / Capacity / Utilization

The tables below provide both existing and projected enrolment, capacity, and utilization information for the elementary schools in the Brookwood Area.

Alice Brown Elementary – Kindergarten to Grade 7

Facilities Condition Index Rating – Poor (0.48)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	11	0	13	
Strong Start / Childcare	0	2	0	2	
Classrooms for Instruction	2	9	0	11	
2011 Operating Capacity	38	210	0	248	
2011 Enrolment	29	229	0	258	Over capacity
2016 Projected Enrolment	24	214	0	238	Projected Surplus Capacity
2021 Projected Enrolment	25	203	0	228	Projected Surplus Capacity

Belmont Elementary – Kindergarten to Grade 7

Facilities Condition Index Rating – Average (0.18)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	3	19	0	22	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	3	19	0	22	
2011 Operating Capacity	57	443	0	500	
2011 Enrolment	63	453	0	516	Over capacity
2016 Projected Enrolment	69	463	0	532	Projected Over Capacity
2021 Projected Enrolment	69	474	0	543	Projected Over Capacity

Glenwood Elementary – Kindergarten to Grade 7

Facilities Condition Index Rating – Very Poor (0.61)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	1	7	0	8	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	1	7	0	8	
2011 Operating Capacity	19	163	0	182	
2011 Enrolment	13	125	0	138	Surplus capacity
2016 Projected Enrolment	17	122	0	139	Projected Surplus Capacity
2021 Projected Enrolment	17	128	0	145	Projected Surplus Capacity

Noel Booth Elementary – Kindergarten to Grade 7

Facilities Condition Index Rating – Average (0.22)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	1	14	0	15	
Strong Start / Childcare	0	1	0	1	
Classrooms for Instruction	1	13	0	14	
2011 Operating Capacity	19	303	0	322	
2011 Enrolment	33	276	0	309	Surplus capacity
2016 Projected Enrolment	29	266	0	295	Projected Surplus Capacity
2021 Projected Enrolment	33	265	0	298	Projected Surplus Capacity

Brookwood Area Elementary Schools Total – Kindergarten to Grade 7

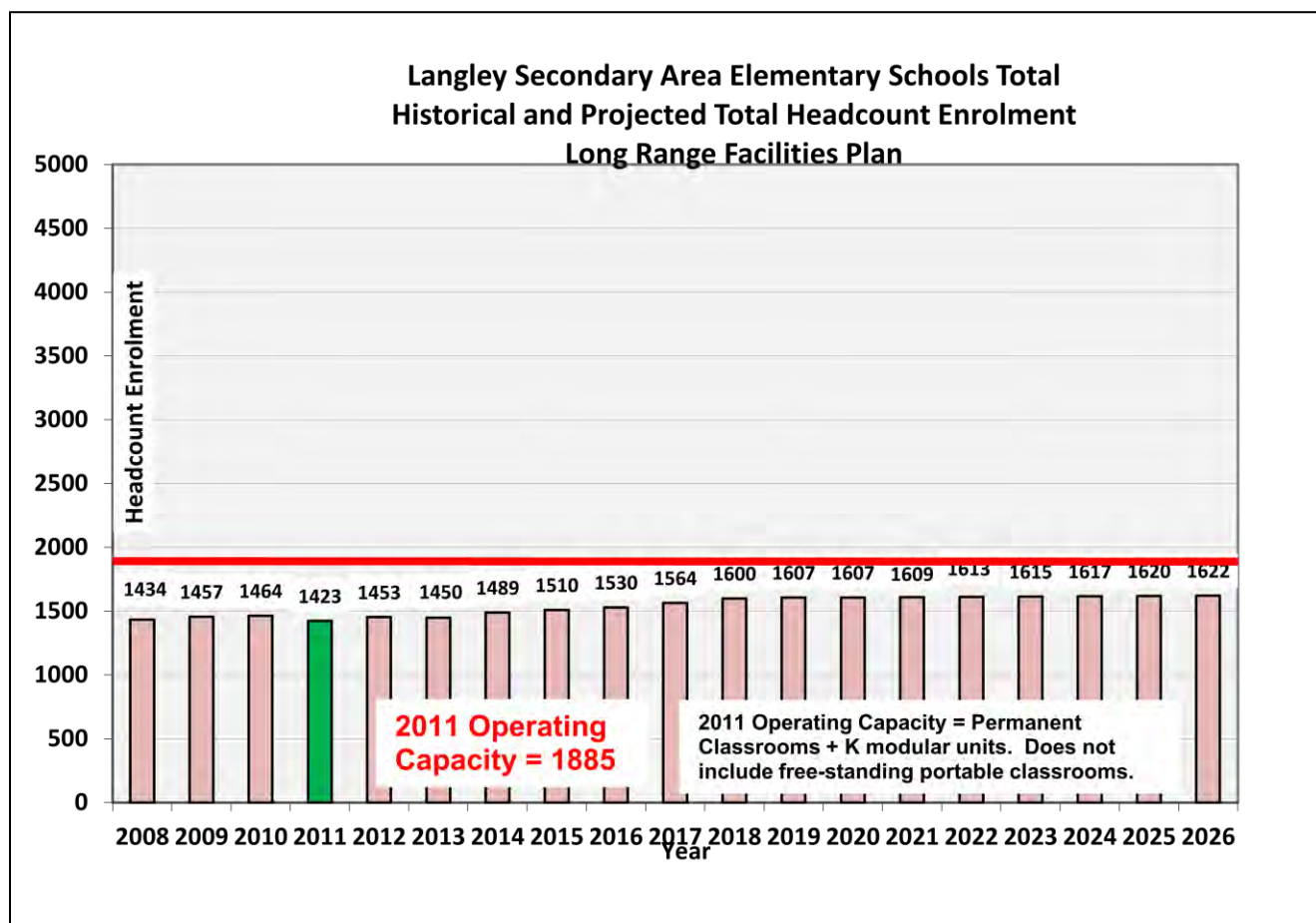
	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	7	51	0	58	
Strong Start / Childcare	0	3	0	3	
Classrooms for Instruction	7	48	0	55	
2011 Operating Capacity	133	1118	0	1251	
2011 Enrolment	138	1083	0	1221	Surplus capacity
2016 Projected Enrolment	139	1065	0	1204	Projected Surplus Capacity
2021 Projected Enrolment	144	1070	0	1214	Projected Surplus Capacity

LANGLEY SECONDARY AREA ELEMENTARY SCHOOLS

The Langley Secondary Area elementary schools are: Blacklock, Douglas Park, James Hill, Nicomekl, Simonds, and Uplands.

Historical and Projected Enrolments

The combined headcount enrolment of these 6 schools has decreased from 1434 students in 2008 to 1423 students in 2011. The headcount enrolment is projected to increase to the 1600 to 1650 student enrolment range over the next 10 to 15 years. This increase is primarily associated with increasing pre-school populations.



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Langley Secondary Area Elementary Schools - Enrolment / Capacity / Utilization

The tables below provide both existing and projected enrolment, capacity, and utilization information for the elementary schools in the Langley Secondary Area.

Blacklock Elementary – Kindergarten to Grade 5

Facilities Condition Index Rating – Poor (0.34)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	14	0	16	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	2	14	0	16	
2011 Operating Capacity	38	316	0	354	
2011 Enrolment	44	238	0	282	Surplus capacity
2016 Projected Enrolment	45	206	0	251	Projected Surplus Capacity
2021 Projected Enrolment	46	219	0	265	Projected Surplus Capacity

Douglas Park Elementary – Kindergarten to Grade 5

Facilities Condition Index Rating – Poor (0.33)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	1	14	0	15	
Strong Start / Childcare	0	1	0	1	
Classrooms for Instruction	1	13	0	14	
2011 Operating Capacity	19	294	0	313	
2011 Enrolment	39	173	0	212	Surplus capacity
2016 Projected Enrolment	49	218	0	267	Projected Surplus Capacity
2021 Projected Enrolment	50	239	0	289	Projected Surplus Capacity

James Hill Elementary – Kindergarten to Grade 5

Facilities Condition Index Rating – Average (0.17)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	16	0	18	
Strong Start / Childcare	0	2	0	2	
Classrooms for Instruction	2	14	0	16	
2011 Operating Capacity	38	316	0	354	
2011 Enrolment	53	260	0	313	Surplus capacity
2016 Projected Enrolment	55	304	0	359	Projected Over Capacity
2021 Projected Enrolment	55	312	0	367	Projected Over Capacity

Nicomekl Elementary – Kindergarten to Grade 5

Facilities Condition Index Rating – Average (0.27)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	15	0	17	
Strong Start / Childcare	0	3	0	3	
Classrooms for Instruction	2	12	0	14	
2011 Operating Capacity	38	271	0	309	
2011 Enrolment	39	171	0	210	Surplus capacity
2016 Projected Enrolment	57	213	0	270	Projected Surplus Capacity
2021 Projected Enrolment	58	240	0	298	Projected Surplus Capacity

Simonds Elementary – Kindergarten to Grade 5

Facilities Condition Index Rating – Poor (0.41)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	15	0	17	
Strong Start / Childcare	0	3	0	3	
Classrooms for Instruction	2	12	0	14	
2011 Operating Capacity	38	271	0	309	
2011 Enrolment	22	138	0	160	Over capacity
2016 Projected Enrolment	27	125	0	152	Projected Over Capacity
2021 Projected Enrolment	27	132	0	159	Projected Over Capacity

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Uplands Elementary – Kindergarten to Grade 5

Facilities Condition Index Rating – Poor (0.47)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	1	13	0	14	
Strong Start / Childcare	0	3	0	3	
Classrooms for Instruction	1	10	0	11	
2011 Operating Capacity	19	226	0	245	
2011 Enrolment	45	185	0	230	Surplus capacity
2016 Projected Enrolment	47	168	0	215	Projected Surplus Capacity
2021 Projected Enrolment	47	168	0	215	Projected Surplus Capacity

Langley Secondary Area Elementary Schools Total – Kindergarten to Grade 5

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	10	85	0	95	
Strong Start / Childcare	0	12	0	12	
Classrooms for Instruction	10	73	0	83	
2011 Operating Capacity	190	1650	0	1840	
2011 Enrolment	242	1165	0	1407	Surplus capacity
2016 Projected Enrolment	280	1234	0	1514	Projected Surplus Capacity
2021 Projected Enrolment	283	1310	0	1593	Projected Surplus Capacity

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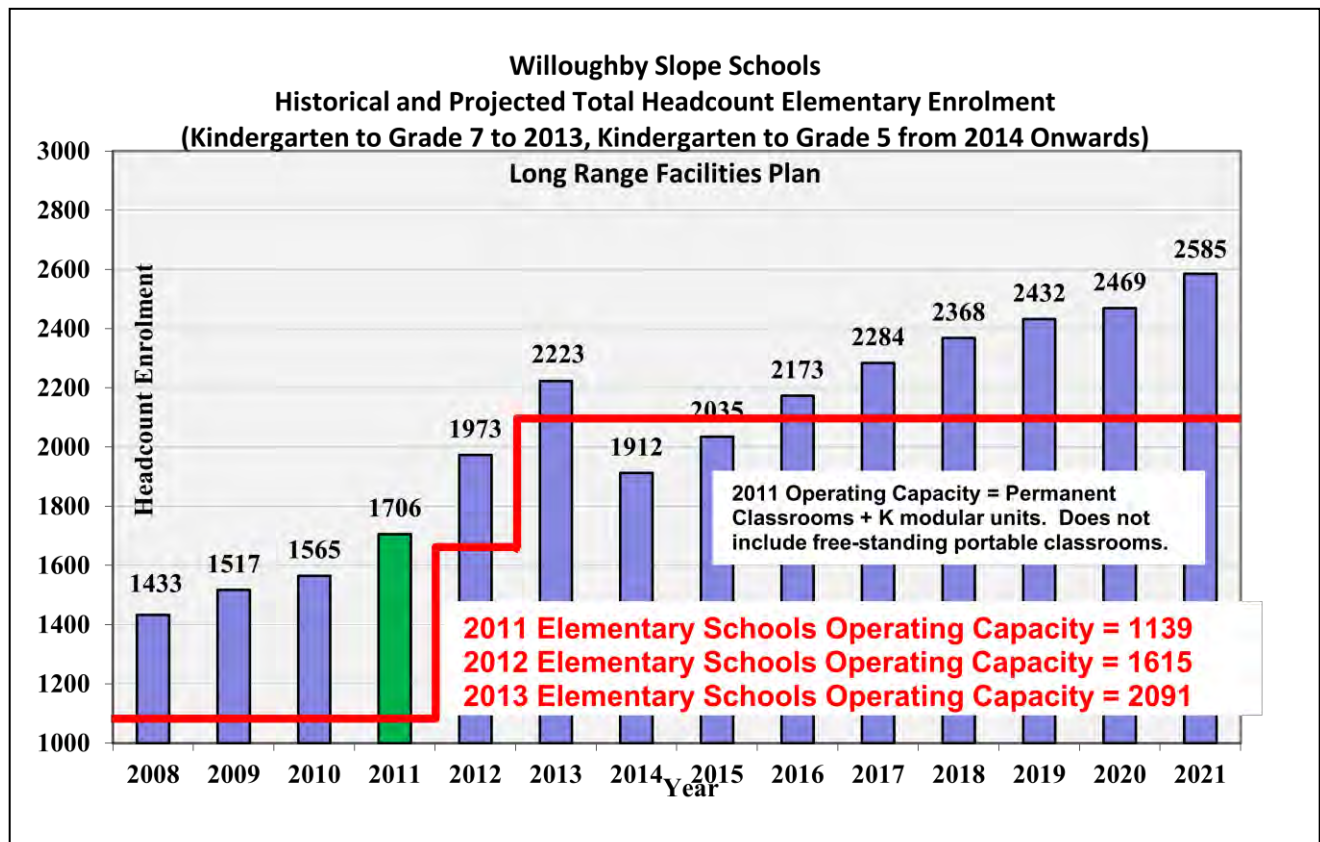
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R.E. MOUNTAIN AREA ELEMENTARY SCHOOLS

The R.E. Mountain Area elementary schools are: Langley Meadows, Lynn Fripps, R.C. Garnett, and Willoughby. Lynn Fripps Elementary opened in September 2012. Southeast Yorkson Area Elementary is scheduled to open in 2013. The Yorkson Area Middle School is scheduled to open in 2014, at which time the R.E. Mountain area elementary schools are scheduled to switch from a Kindergarten to grade 7 grade configuration to a Kindergarten to grade 5 grade configuration.

Historical and Projected Enrolments

The combined headcount enrolment of the area schools has increased from 1433 students in 2008 to 1706 students in 2011. The headcount enrolment is projected to increase to the 2550 to 1600 student enrolment range over the next 10 to 15 years. This increase is primarily associated with increasing pre-school populations and increasing enrolment related to new housing developments.



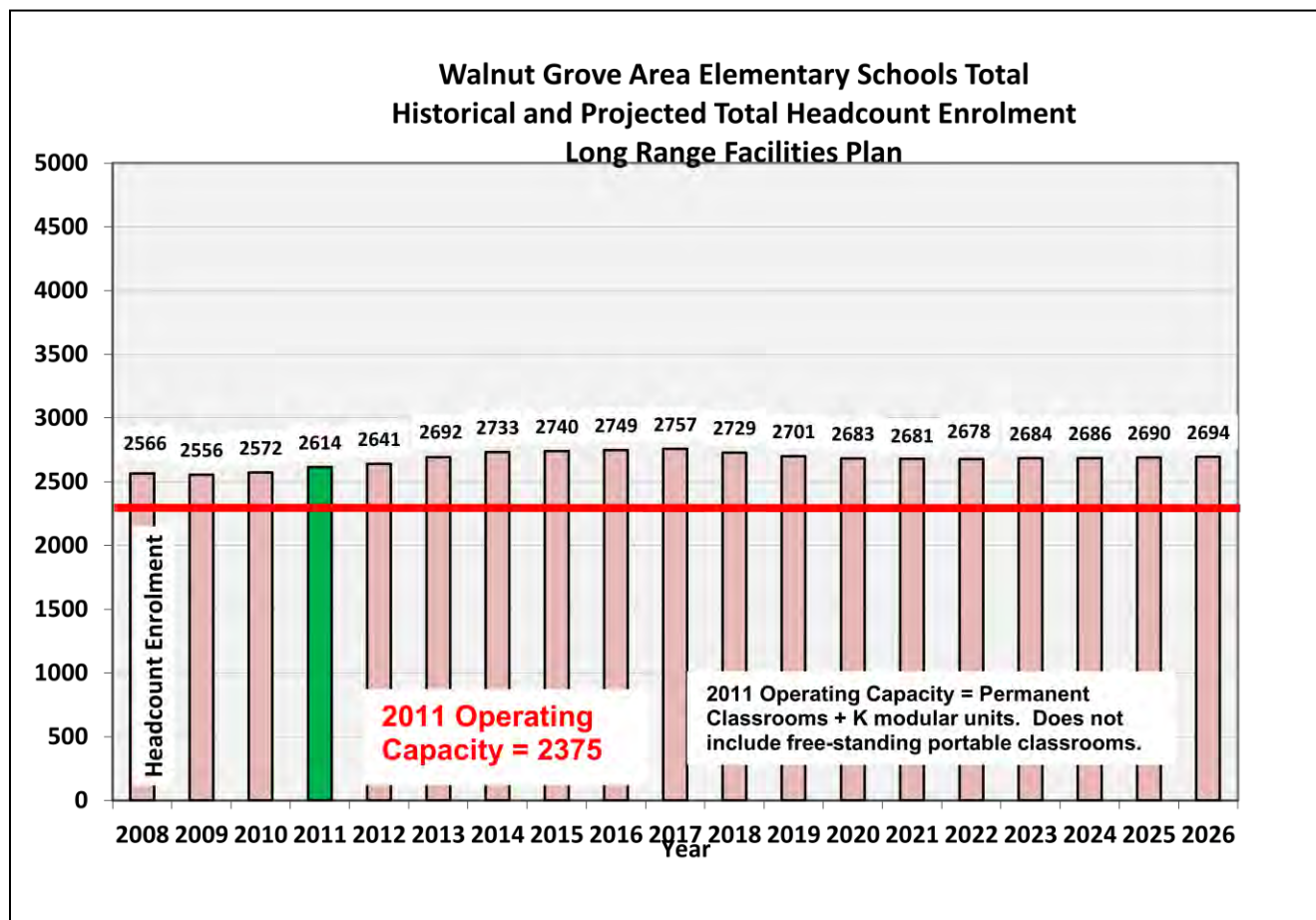
Unlike the other secondary school areas, the R.E. Mountain Secondary area elementary schools are shown collectively in one graph. The reason for this is the rapid, and volatile, nature of housing development in the Willoughby area, coupled with the opening of new schools in 2013 and 2014 and associated grade configuration changes. The 2013 elementary boundaries have not yet been developed. The geographic areas of Willoughby area housing development will fluctuate significantly over the next ten years.

WALNUT GROVE AREA ELEMENTARY SCHOOLS

The Walnut Grove Area elementary schools are: Alex Hope, Dorothy Peacock, Gordon Greenwood, James Kennedy, Topham, and West Langley.

Historical and Projected Enrolments

The combined headcount enrolment of these 6 schools has increased from 2566 students in 2008 to 2614 students in 2011. The headcount enrolment is projected to increase to the 2650 to 2700 student enrolment range over the next 10 to 15 years. This increase is primarily associated with increasing pre-school populations.



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Walnut Grove Area Elementary Schools - Enrolment / Capacity / Utilization

The tables below provide both existing and projected enrolment, capacity, and utilization information for the elementary schools in the Walnut Grove Area.

Alex Hope Elementary – Kindergarten to Grade 7

Facilities Condition Index Rating – Average (0.18)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	21	0	23	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	2	21	0	23	
2011 Operating Capacity	38	489	0	527	
2011 Enrolment	59	478	0	537	Over capacity
2016 Projected Enrolment	38	441	0	479	Projected Surplus Capacity
2021 Projected Enrolment	37	396	0	433	Projected Surplus Capacity

Dorothy Peacock Elementary – Kindergarten to Grade 7

Facilities Condition Index Rating – Good (0.10)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	15	0	17	
Strong Start / Childcare	0	2	0	2	
Classrooms for Instruction	2	13	0	15	
2011 Operating Capacity	38	303	0	341	
2011 Enrolment	55	355	0	410	Over capacity
2016 Projected Enrolment	52	410	0	462	Projected Over Capacity
2021 Projected Enrolment	52	394	0	446	Projected Over Capacity

Gordon Greenwood Elementary – Kindergarten to Grade 7

Facilities Condition Index Rating – Average (0.26)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	16	0	18	
Strong Start / Childcare	0	1	0	1	
Classrooms for Instruction	2	15	0	17	
2011 Operating Capacity	38	349	0	387	
2011 Enrolment	43	346	0	389	Over capacity
2016 Projected Enrolment	49	410	0	459	Projected Over Capacity
2021 Projected Enrolment	49	402	0	451	Projected Over Capacity

James Kennedy Elementary – Kindergarten to Grade 7

Facilities Condition Index Rating – Average (0.17)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	21	0	23	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	2	21	0	23	
2011 Operating Capacity	38	489	0	527	
2011 Enrolment	87	538	0	625	Over capacity
2016 Projected Enrolment	86	623	0	709	Projected Over Capacity
2021 Projected Enrolment	86	657	0	743	Projected Over Capacity

Topham Elementary – Kindergarten to Grade 7

Facilities Condition Index Rating – Good (0.09)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	14	0	16	
Strong Start / Childcare	0	1	0	1	
Classrooms for Instruction	2	13	0	15	
2011 Operating Capacity	38	303	0	341	
2011 Enrolment	49	295	0	344	Over capacity
2016 Projected Enrolment	42	320	0	362	Projected Over Capacity
2021 Projected Enrolment	43	309	0	352	Projected Over Capacity

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West Langley Elementary – Kindergarten to Grade 7

Facilities Condition Index Rating – Poor (0.39)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	1	11	0	12	
Strong Start / Childcare	0	1	0	1	
Classrooms for Instruction	1	10	0	11	
2011 Operating Capacity	19	233	0	252	
2011 Enrolment	42	202	0	244	Surplus capacity
2016 Projected Enrolment	28	185	0	213	Projected Surplus Capacity
2021 Projected Enrolment	28	163	0	191	Projected Surplus Capacity

Walnut Grove Area Elementary Schools Total – Kindergarten to Grade 7

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	11	98	0	109	
Strong Start / Childcare	0	5	0	5	
Classrooms for Instruction	11	93	0	104	
2011 Operating Capacity	209	2166	0	2375	
2011 Enrolment	335	2214	0	2549	Over capacity
2016 Projected Enrolment	295	2389	0	2684	Projected Over Capacity
2021 Projected Enrolment	295	2321	0	2616	Projected Over Capacity

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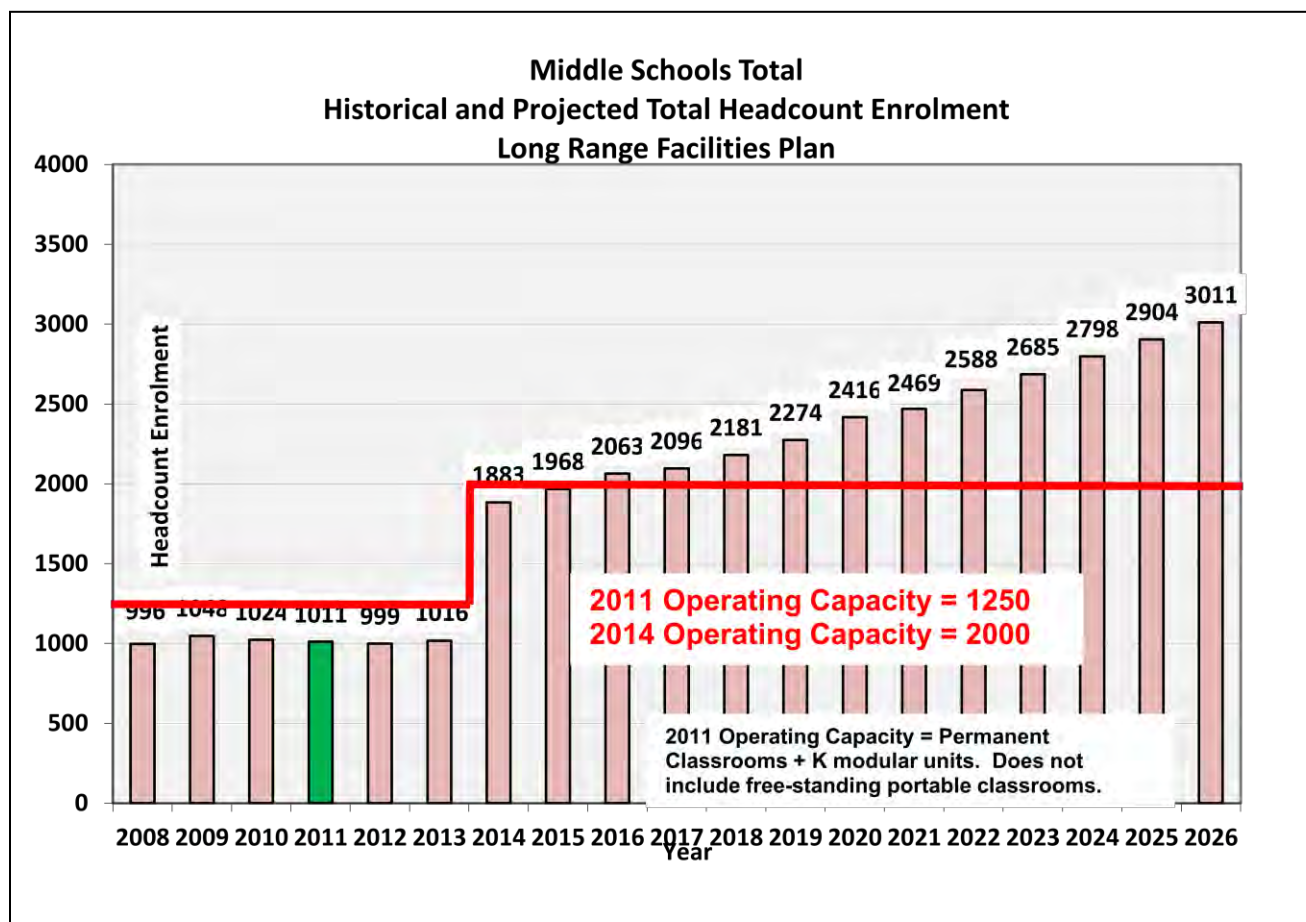
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MIDDLE SCHOOLS

The middle schools are Betty Gilbert Middle and H.D. Stafford Middle. The Yorkson Area Middle School is scheduled to open in 2014.

Historical and Projected Enrolments

The combined headcount enrolment of the middle schools has increased from 996 students in 2008 to 1011 students in 2011. The headcount enrolment is projected to increase to the 3000 to 3100 student enrolment range by 2026 the next 10 to 15 years. This increase is primarily associated with increasing elementary populations and new housing developments in the Willoughby Area.



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Middle Schools - Enrolment / Capacity / Utilization

The tables below provide both existing and projected enrolment, capacity, and utilization information for the secondary schools.

Betty Gilbert Middle – Grades 6 to 8

Facilities Condition Index Rating – Good (0.14)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	0	11	5	16	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	0	11	5	16	
2011 Operating Capacity	0	275	125	400	
2011 Enrolment	0	275	136	411	Over capacity
2016 Projected Enrolment	0	302	149	451	Projected Over Capacity
2021 Projected Enrolment	0	309	139	448	Projected Over Capacity

H.D. Stafford Middle – Grades 6 to 8

Facilities Condition Index Rating – Average (0.24)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	0	23	11	34	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	0	23	11	34	
2011 Operating Capacity	0	575	275	850	
2011 Enrolment	0	420	180	600	Surplus Capacity
2016 Projected Enrolment	0	444	166	610	Projected Surplus Capacity
2021 Projected Enrolment	0	498	188	686	Projected Surplus Capacity

Yorkson Area Middle – Grades 6 to 8

Facilities Condition Index Rating – Unrated

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	0	0	30	30	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	0	0	30	30	
2014 Operating Capacity	0	0	750	750	
2011 Enrolment	0	0	0	0	Surplus Capacity
2016 Projected Enrolment	0	0	1000	1000	Projected Over Capacity
2021 Projected Enrolment	0	0	1333	1333	Projected Over Capacity

Middle Schools Total – Grades 6 to 8

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	0	54	26	80	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	0	54	26	80	
2014 Operating Capacity	0	1350	650	2000	
2011 Enrolment	0	716	308	1024	Surplus Capacity
2016 Projected Enrolment	0	1447	614	2061	Projected Over Capacity
2021 Projected Enrolment	0	1712	755	2467	Projected Over Capacity

LONG TERM FACILITIES PLAN

Chapter 4 – School Assessments by Zone by Grade Configuration

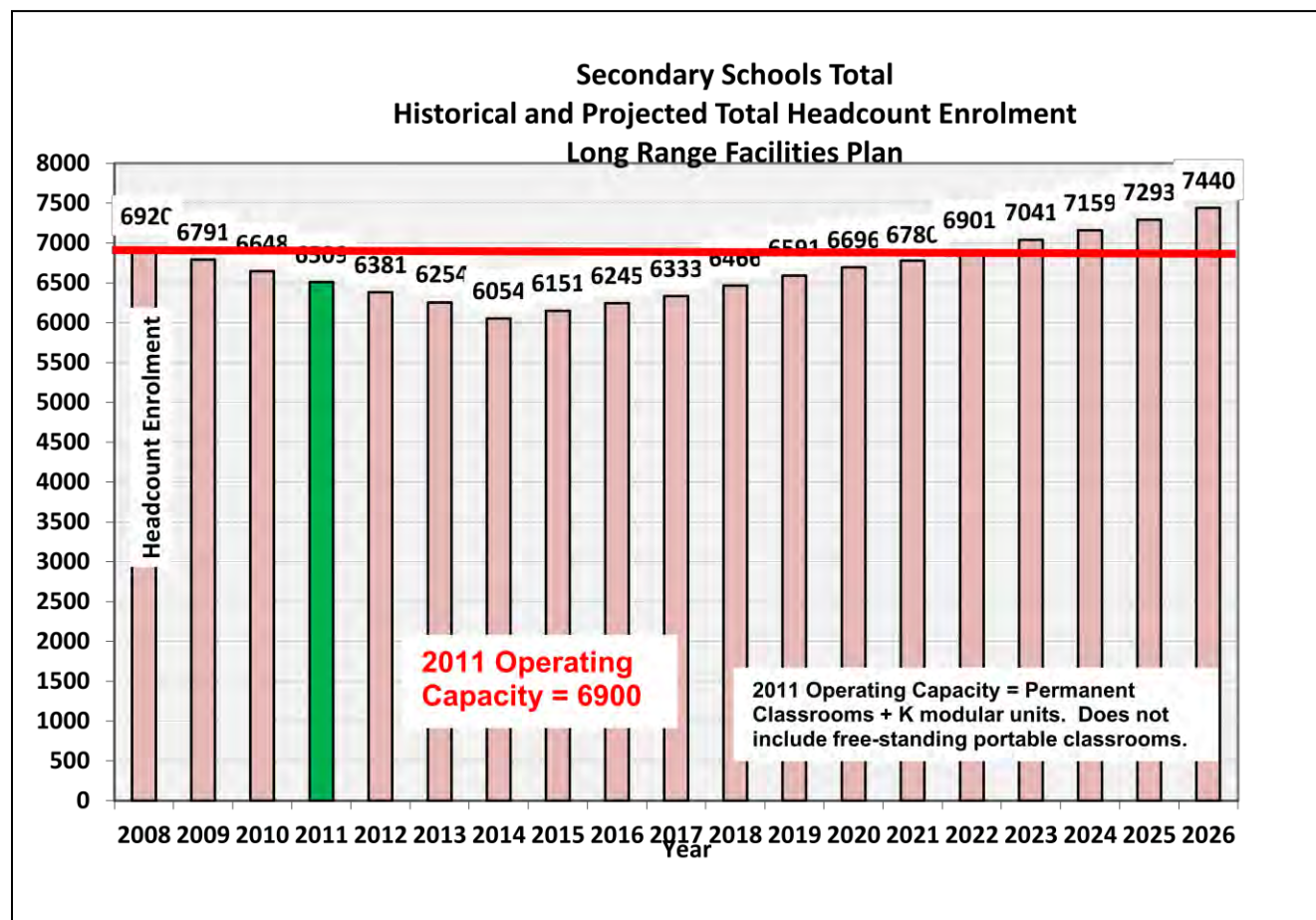
October 3, 2012

SECONDARY SCHOOLS

The secondary schools are: Aldergrove Secondary, Brookwood Secondary, D.W. Poppy Secondary, Langley Secondary, R.E. Mountain Secondary, and Walnut Grove Secondary.

Historical and Projected Enrolments

The combined headcount enrolment of the secondary schools has decreased from 6920 students in 2008 to 6509 students in 2011. The headcount enrolment is projected to decrease to the 6050 to 6100 student enrolment range by 2014 before increasing to the 7400 to 7500 student enrolment range over the next 10 to 15 years. This increase is primarily associated with increasing pre-school populations and new housing developments.



LONG TERM FACILITIES PLAN

Chapter 4 – School Assessments by Zone by Grade Configuration

October 3, 2012

Secondary Schools - Enrolment / Capacity / Utilization

The tables below provide both existing and projected enrolment, capacity, and utilization information for the secondary schools.

Aldergrove Secondary – Grades 9 to 12

Facilities Condition Index Rating – Poor (0.35)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	0	0	44	44	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	0	0	44	44	
2011 Operating Capacity	0	0	1100	1100	
2011 Enrolment	0	0	699	699	Surplus capacity
2016 Projected Enrolment	0	0	619	619	Projected Surplus Capacity
2021 Projected Enrolment	0	0	653	653	Projected Surplus Capacity

Brookwood Secondary – Grades 8 to 12

Facilities Condition Index Rating – Poor (0.33)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	0	0	47	47	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	0	0	47	47	
2011 Operating Capacity	0	0	1175	1175	
2011 Enrolment	0	0	1164	1164	Surplus Capacity
2016 Projected Enrolment	0	0	1021	1021	Projected Surplus Capacity
2021 Projected Enrolment	0	0	978	978	Projected Surplus Capacity

D.W. Poppy Secondary – Grades 8 to 12

Facilities Condition Index Rating – Average (0.29)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	0	0	45	45	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	0	0	45	45	
2011 Operating Capacity	0	0	1125	1125	
2011 Enrolment	0	0	821	821	Surplus Capacity
2016 Projected Enrolment	0	0	756	756	Projected Surplus Capacity
2021 Projected Enrolment	0	0	782	782	Projected Surplus Capacity

Langley Secondary – Grades 9 to 12

Facilities Condition Index Rating – Poor (0.43)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	0	0	41	41	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	0	0	41	41	
2011 Operating Capacity	0	0	1025	1025	
2011 Enrolment	0	0	922	922	Surplus Capacity
2016 Projected Enrolment	0	0	834	834	Projected Surplus Capacity
2021 Projected Enrolment	0	0	851	851	Projected Surplus Capacity

R.E. Mountain Secondary – Grades 8 to 12

Facilities Condition Index Rating – Average (0.26)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	0	0	29	29	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	0	0	29	29	
2011 Operating Capacity	0	0	725	725	
2011 Enrolment	0	0	1033	1033	Over Capacity
2016 Projected Enrolment	0	0	1368	1368	Projected Over Capacity
2021 Projected Enrolment	0	0	1946	1946	Projected Over Capacity

LONG TERM FACILITIES PLAN

Chapter 4 – School Assessments by Zone by Grade Configuration

October 3, 2012

Walnut Grove – Grades 8 to 12

Facilities Condition Index Rating – Good (0.13)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	0	0	70	70	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	0	0	70	70	
2011 Operating Capacity	0	0	1750	1750	
2011 Enrolment	0	0	1870	1870	Over Capacity
2016 Projected Enrolment	0	0	1946	1946	Projected Over Capacity
2021 Projected Enrolment	0	0	1998	1998	Projected Over Capacity

Secondary Schools Total – Grades 8 to 12

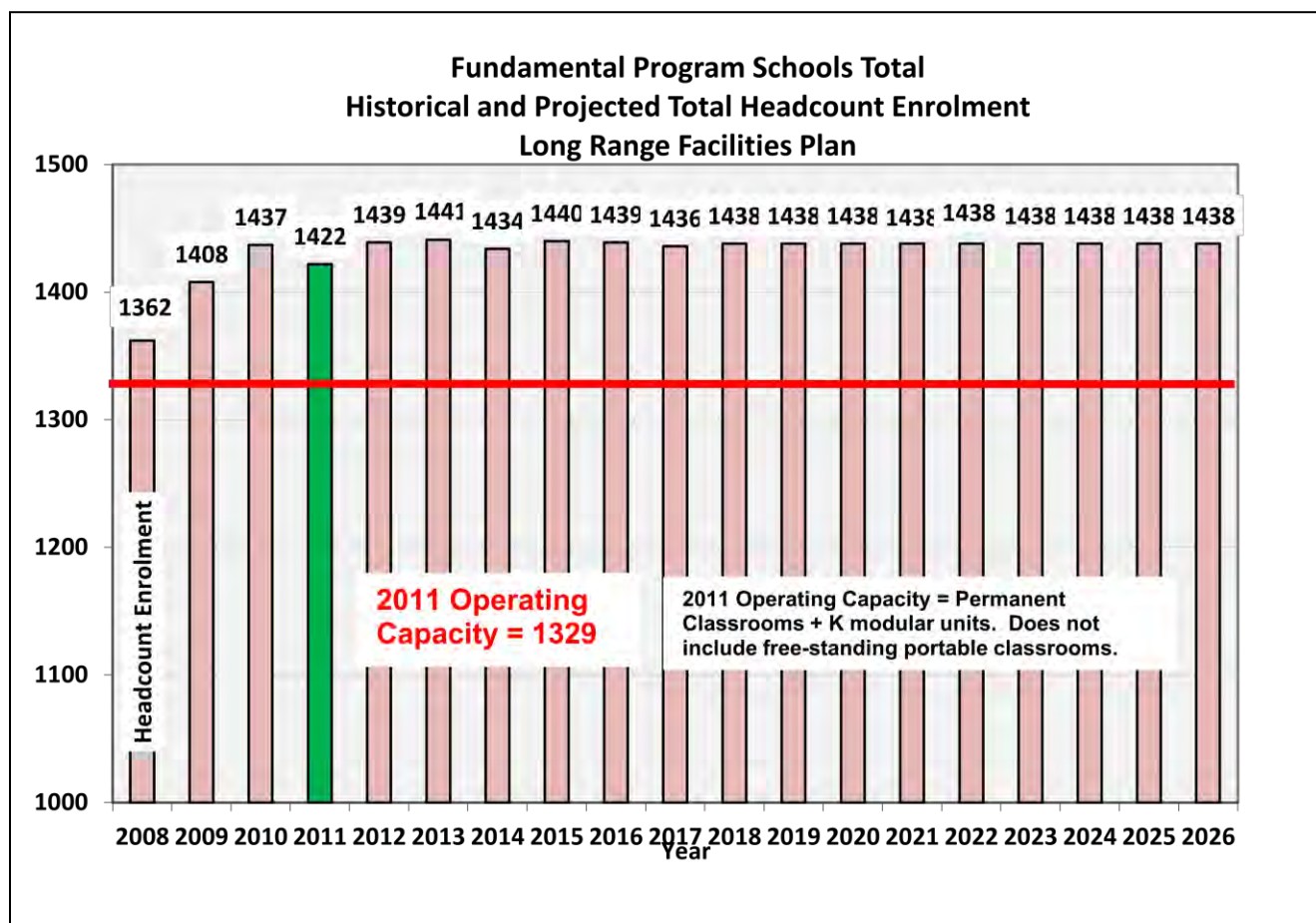
	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	0	0	276	276	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	0	0	276	276	
2011 Operating Capacity	0	0	6900	6900	
2011 Enrolment	0	0	6509	6509	Surplus Capacity
2016 Projected Enrolment	0	0	6245	6245	Projected Surplus Capacity
2021 Projected Enrolment	0	0	6780	6780	Projected Surplus Capacity

FUNDAMENTAL PROGRAM SCHOOLS

The Fundamental Program schools are: Coghlan Fundamental, Langley Fundamental Elementary, and Langley Fundamental Middle Secondary.

Historical and Projected Enrolments

The combined headcount enrolment of these 3 schools has increased from 1362 students in 2008 to 1422 students in 2011. The headcount enrolment is projected to remain in the same enrolment range due to capacity restrictions at all three schools. It is noted that there are waiting lists for entry into these District Program schools.



LONG TERM FACILITIES PLAN

Chapter 4 – School Assessments by Zone by Grade Configuration

October 3, 2012

Fundamental Program Schools - Enrolment / Capacity / Utilization

The tables below provide both existing and projected enrolment, capacity, and utilization information for the Fundamental Program schools.

Coghlan Elementary – Kindergarten to Grade 7

Facilities Condition Index Rating – Average (0.17)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	1	5	0	6	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	1	5	0	6	
2011 Operating Capacity	19	116	0	135	
2011 Enrolment	32	198	0	230	Over capacity
2016 Projected Enrolment	32	185	0	217	Projected Over Capacity
2021 Projected Enrolment	32	184	0	216	Projected Over Capacity

Langley Fundamental Elementary – Kindergarten to Grade 5

Facilities Condition Index Rating – Unrated (0.00)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	2	17	0	19	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	2	17	0	19	
2011 Operating Capacity	38	384	0	422	
2011 Enrolment	80	444	0	524	Over Capacity
2016 Projected Enrolment	80	444	0	524	Projected Over Capacity
2021 Projected Enrolment	80	444	0	524	Projected Over Capacity

Langley Fundamental Middle Secondary – Grades 6 to 12

Facilities Condition Index Rating – Good (0.10)

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	0	9	22	31	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	0	9	22	31	
2011 Operating Capacity	0	225	550	775	
2011 Enrolment	0	180	488	668	Surplus capacity
2016 Projected Enrolment	0	180	518	698	Projected Surplus Capacity
2021 Projected Enrolment	0	180	518	698	Projected Surplus Capacity

Fundamental Program Schools Total – Kindergarten to Grade 12

	K	1-7	8-12	K-12	Capacity / Utilization
Total No. of Classrooms	3	31	22	56	
Strong Start / Childcare	0	0	0	0	
Classrooms for Instruction	3	31	22	56	
2011 Operating Capacity	57	722	550	1329	
2011 Enrolment	112	822	488	1422	Over capacity
2016 Projected Enrolment	112	809	518	1439	Projected Over Capacity
2021 Projected Enrolment	112	808	518	1438	Projected Over Capacity

OTHER FACILITIES AND SITES - ASSESSMENT

Bradshaw Elementary School Site

The closed Bradshaw Elementary School facility and site are currently not occupied by educational programs or services.

County Line Elementary School Site

The closed County Line Elementary School facility and site are currently not occupied by educational programs or services.

Murrayville Elementary School Site

The closed Murrayville Elementary School facility and site are currently not occupied by educational programs or services.

Route 32 School Site

School District No. 35 (Langley) owns an undeveloped school site on 32 Avenue.

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Chapter 5 – Vision and Long Term Facilities Planning Principles

The strategic facilities plan vision and planning principles will allow the School District to better strategically plan for future facilities and/or improvements. The vision statement was developed around consideration of the changing demographics in the School District, quality educational programming, equity and financial stability. Five broad planning principles were developed to enable the District to evaluate and prioritize needs and potential projects in a consistent and transparent decision making framework.

Vision:

As an integrated component of the Board of Education’s strategic planning process, the Long Term Facilities Plan will enhance student learning by supporting educational programming initiatives and addressing changing demographics within an equitable and financially sustainable framework.

Planning Principles:

- Enable implementation of the Board’s goals and priorities in the Long Term Facilities Plan.
- Enhance student learning by creating and / or supporting viable and effective programs in appropriate locations.
- Maintain appropriate sized facilities that will accommodate changing enrolment and educational programs over the next 10 to 15 years.
- Strive for increased efficiency in operational and capital costs.
- Optimize administrative costs within the available funding.

Chapter 6 – Public Consultation

The District held six (6) public consultations meetings related to the Long Term Facilities Plan. The dates and locations of the public consultation meetings are shown below.

- Walnut Grove Secondary School – April 4, 2012.
- Brookwood Secondary School – April 10, 2012.
- Aldergrove Secondary School – April 16, 2012.
- Langley Secondary School – April 18, 2012.
- D.W. Poppy Secondary School – April 23, 2012.
- R.E. Mountain Secondary School – April 24, 2012.

The presentation agenda included:

Strategic Facilities Planning Principles

- Vision and Strategic Facilities Planning Principles
- Creation and Evaluation of Options

Enrolment Trends

- Elementary Enrolment Trends by Area
- Secondary Enrolment Trends by Area
- District Regular Enrolment vs. District Program Enrolment Trends
- Area Schools Enrolment Trends

Challenges and Opportunities

- Preliminary observations

Area Schools and District Priorities and Challenges

- 3 Educational Priorities for area schools and for the District
- 3 Educational Challenges for area schools and for the District

After the presentation, the public consultation participants were broken into round table focus groups and asked to identify the top three educational priorities and top three educational challenges for the area schools and for the District as a whole. The focus groups reported back to the public consultation participants as a whole at the same session.

The public consultation comments were reviewed and taken into consideration in the preparation of the conclusions and recommendations.

Chapter 7 – Conclusions and Recommendations

The following are the Long Term Facilities Plan conclusions and recommendations.

District / Alternate / Career Program Location Review

School District No. 35 (Langley) has District (e.g. Fine Arts, French Immersion, Fundamental, International Baccalaureate, Montessori), Alternate (e.g. Apex Secondary, James Anderson Learning Centre), and Career Programs.

The District has growing enrolments in some programs, which is creating over capacity and waiting lists at some school facilities, while also having declining enrolments in some programs.

It is recommended that School District No. 35 (Langley):

Engages the appropriate stakeholders in processes to determine the preferred long term enrolment, grade configuration, and site locations for District, Alternate and Career programs, and that the outcome of the reviews be incorporated into future capital planning.

Middle Grades

School District No. 35 (Langley) has some portions of the District that have a Kindergarten to grade 7 and grades 8 to 12 configuration model, while other portions of the District have a Kindergarten to grade 5 , grades 6 to 8, and grades 9 to 12 configuration model.

The results of the public consultations indicated that there was some confusion in the community with regard to the District's long term plan for grade configurations.

It is recommended that School District No. 35 (Langley):

Commences a stakeholder consultation process to discuss middle grades education with a potential follow-up process on middle grades configuration for the Brookwood, D.W. Poppy, and Walnut Grove areas.

Aldergrove Community Secondary School

As indicated in Chapter 4, the Aldergrove Community Secondary School enrolment has declined over the past several years and the school has underutilized space. It is projected that the school's capacity will be underutilized for the foreseeable future. Through the community consultation process, it was noted that there is also a desire to explore potential school / community Services relationships / partnerships that could be mutually beneficial to Aldergrove Community Secondary School and the broader Aldergrove community.

It is recommended that School District No. 35 (Langley):

Initiates a process to explore possibilities on the use of underutilized classroom space at Aldergrove Community Secondary School.

Langley Secondary School

As indicated in Chapter 4, the Langley Secondary School enrolment has declined over the past several years. It is projected that the school's capacity will be underutilized for the foreseeable future.

Langley Secondary is an aging facility in need of major system upgrading or replacement. The school also requires seismic upgrading.

Langley Secondary is the oldest high school in the District. The original building was constructed in 1948 with additions in 1963, 1969, 1974, 1978, 1988, 1991 and in 2007 with the move of the Langley Education Center to the school. The various annexes and additions at Langley Secondary have been built around the original core block with systems that are now in a state that require significant financial resources to replace as indicated in the Facility Index condition assessment. The mechanical systems are not only identified as now being at the end of life, but Langley Secondary School is also one of the largest energy consuming facilities in the District. The evolution of a sprawling design has become increasing difficult and costly to maintain and requires a disproportionate amount of funding when compared to other District high schools.

The core centre two story block at Langley Secondary has been identified in the new seismic ratings as an H2 priority and therefore would be considered the first priority when applying for seismic funding. The area affected encompasses 3300 m². An additional 3315 m² is rated at H3 also requiring structural upgrades. The total area requiring structural upgrades is 6615 m². As a comparative reference, the newly constructed Lynn Fripps (510 capacity) Elementary is approximately 4200 m² and the 750 capacity middle school will be around 7500 m².

In September of 2010 there was a failure in a large water supply pipe under the west wing that flooded a good portion of the school's crawlspace. The failure and related damage have been fixed. However, longer term issues persist related to the potential for future crawlspace flooding.

During the repair the District contracted Omega Engineering to produce a drainage and flooding evaluation report. The District also had the engineering firm design solutions for the increasing number of drainage issues that were identified. Completing the study became very complex due to the many renovations/ additions which altered the original school building significantly. This, together with the increase in nonpermeable surface areas (roofs, parking etc.) that have taken place over the years resulted in the identified need for a complete redesign of the drainage system for the school and related site. Omega Engineering's estimate to repair/ replace this system, as of April 2012, was \$991,000.

Langley Secondary School, and its associated site, would benefit from a Strategic Plan to determine the preferred long term educational programs, enrolment, and site location.

It is recommended that School District No. 35 (Langley):

Engages the Langley Secondary community and other stakeholders in a process to develop a Strategic Plan to determine the preferred long term educational programs, enrolment, and site location.

School / Community Services Relationships / Partnerships

School District No. 35 (Langley) has some existing school community service relationships and partnerships. There are existing situations in some schools where there is underutilized or vacant space that could potentially be used by community service partners. The Ministry of Education has introduced the Neighbourhood Learning Centre program where it funds additional space for community partners in new schools.

A Neighbourhood Learning Centre is located in the new Lynn Fripps Elementary School. The new Southeast Yorkson Area Elementary School and the new Yorkson Area Middle School will also have Neighbourhood Learning Centres.

School District No. 35 (Langley) will require new schools in the future, particularly in the Willoughby area.

The results of public consultation meetings indicated a desire to see stronger, and more school / community, and cultural partnerships and relationships where public services are complementary and are being offered as a team approach.

It is recommended that School District No. 35 (Langley):

Explores potential School / Community Services relationships / partnerships in schools that have surplus space and well as in planned new schools.

Brookwood / Fernridge Community Plan Update

The Township of Langley has indicated that it will update the Brookwood / Fernridge Community Plan starting in 2012. The outcome of the plan update may lead to new development plans for the Brookwood / Fernridge area, which could, in turn, result in a need to review the number and type of schools required for the Brookwood / Fernridge area.

Glenwood Elementary School has a relatively small enrolment. Glenwood is an aging facility in need of major system upgrading or replacement. The school also requires seismic upgrading.

The school is also located at the intersection of 24th Avenue and 208th Street. It is likely that the 24th Avenue and 208th Street node will be considered for a potential commercial / mixed use development centre in the Brookwood / Fernridge Community Plan update.

It is recommended that School District No. 35 (Langley):

Develops a Strategic Plan for the preferred long term location for Glenwood School based upon the Brookwood / Fernridge Community Plan update.

Considers the number and location of schools required for the Brookwood Secondary area based upon the Brookwood / Fernridge Community Plan update.

Willoughby Area Enrolment Growth

The Township of Langley has developed the Willoughby Community Plan. School District No. 35 (Langley) currently has four elementary schools and one secondary school in the Willoughby area. Based upon Township of Langley housing unit projections, and related projected enrolments, School District No. 35 (Langley) will require a total of 11 elementary schools, 4 middle schools, and 2 secondary schools for the Willoughby Development Area when the area is entirely developed over the next 20 to 25 years.

The Township of Langley has identified the intersection of 80th Avenue and 208th Street as a major Town Centre in the Willoughby Community Plan. Consequently, in the long term, Willoughby Elementary School is inappropriately located to accommodate area enrolment and a replacement site should be considered.

The completion and occupancy of Lynn Fripps Elementary in 2012 and the new Southeast Yorkson Area Elementary in 2013 will enable temporary relief of over capacity at Willoughby Elementary and, to a lesser extent, at R.C. Garnett Elementary. However, there will still be significant over capacity in enrolment at R.C. Garnett Elementary and Langley Meadows Elementary. In addition, the Township of Langley has recently adopted the Central Gordon Neighbourhood Plan, and is now processing development applications to the east of the R.C. Garnett Elementary. The James Anderson Learning Centre site is suitable for a new elementary school and is adequately located and sized to accommodate the enrolment from the projected housing developments.

R.C. Garnett Elementary will require an addition to accommodate existing and projected enrolments.

As highlighted in Chapter 4, R.E. Mountain Secondary is very over capacity with enrolment. The enrolment is expected to be double the capacity of the secondary school within five years. The existing capacity of the school is for 725 students. It will be difficult for R.E. Mountain to accommodate all of the projected enrolment growth within the existing facility and site, while at the same time attempting to undertake a renovation and addition to the school.

The new Yorkson Area Middle School will be the only middle school in the Willoughby Area. It, too, will quickly experience over capacity issues, requiring a second middle school by 2016. The R.E. Mountain Secondary facility is suitable to be converted to a middle school facility.

Due to the above factors, there would be a significant benefit in considering applying for a new secondary school in the Willoughby Area with the intent of converting the existing R.E. Mountain Secondary facility to a middle school upon completion and occupancy of the new secondary school.

As mentioned in Chapter 3, the Township of Langley has initiated the Latimer Neighbourhood Plan. Preliminary indications are that School District No. 35 (Langley) will require four school sites (three elementary and one secondary) in order to accommodate projected area growth.

It is recommended that School District No. 35 (Langley):

Plans for schools in the Willoughby area based upon evolving development trends and their location.

Plans to relocate Willoughby Elementary School to a more appropriate site to accommodate proposed development in the area and develop an expression of interest for redevelopment of the existing site.

Plans to build an elementary school on the James Anderson Learning Centre site in the Five Year Capital Plan and plan to relocate the James Anderson Learning Centre to a different location.

Plans for an addition to R.C. Garnett Elementary in the Five Year Capital Plan.

Plans for a new secondary school in the Willoughby Area in the Five Year Capital Plan and with the intent to convert the existing R.E. Mountain Secondary School to a middle school upon completion and occupancy of the new secondary school.

Plans for four (three elementary and one secondary) new school sites in the Five Year Capital Plan.

Ministry of Education Mechanical System Upgrade Program

The Ministry of Education has a Mechanical / Energy System Upgrade Program (MEUP) to promote the improvement, replacement or provision of heating, ventilation and air conditioning systems in schools across the province.

Some schools, upon further investigation, may be eligible for consideration for Ministry of Education MEUP Program application.

It is recommended that School District No. 35 (Langley):

Undertakes further investigation in consideration of Ministry of Education Mechanical System Upgrade Program applications for some schools.

Bradshaw, County Line and Murrayville Elementary Schools / Route 32 School Site

The old Bradshaw, County Line and Murrayville Elementary Schools, and the undeveloped Route 32 school site, are currently not being used by School District No. 35 (Langley) for educational program and services.

It is recommended that School District No. 35 (Langley):

Determines if the old Bradshaw, County Line and Murrayville schools, and the undeveloped Route 32 school site, are required for educational programs and / or services and, if not, dispose of the facilities and sites.

Five Year Capital Plan

The intent of a Long Term 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.

It is recommended that School District No. 35 (Langley):

Uses the Long Term Facilities Plan as a strategic framework and support document for the Five Year Capital Plan, as per Ministry of Education capital planning requirements, with consideration for regular updates as required.

SUMMARY OF RECOMMENDATIONS

The following is a summary of recommendations in the Long Term Facilities Plan.

It is recommended that School District No. 35 (Langley):

1. *Engages the appropriate stakeholders in processes to determine the preferred long term enrolment, grade configuration, and site locations of District, Alternate, and Career programs, and that the outcome of the reviews be incorporated into future capital planning.*
2. *Commences a stakeholder consultation process to discuss middle grades education with a potential follow-up process on middle grades configuration for the Brookwood, D.W. Poppy, and Walnut Grove areas.*
3. *Initiates a process to explore possibilities on the use of underutilized classroom space at Aldergrove Community Secondary School.*
4. *Engages the Langley Secondary community and other stakeholders in a process to develop a Strategic Plan to determine the preferred long term educational programs, enrolment, and site location.*
5. *Explores potential School / Community Services relationships / partnerships in schools that have surplus space as well as in planned new schools.*
6. *Develops a Strategic Plan to determine the preferred long term location for Glenwood School based upon the Brookwood / Fernridge Community Plan update.*
7. *Considers the number and location of schools required for the Brookwood Secondary area based upon the Brookwood / Fernridge Community Plan update.*
8. *Plans for schools in the Willoughby area based upon evolving development trends and their location.*
9. *Plans to relocate Willoughby Elementary School to a more appropriate site to accommodate proposed development in the area and develop an expression of interest for redevelopment of the existing site.*
10. *Plans to build an elementary school on the James Anderson Learning Centre site in the Five Year Capital Plan and plan to relocate the James Anderson Learning Centre to a different location.*
11. *Plans for an addition to R.C. Garnett Elementary in the Five Year Capital Plan.*

12. *Plans for a new secondary school in the Willoughby Area in the Five Year Capital Plan and with the intent to convert the existing R.E. Mountain Secondary School to a middle school upon completion and occupancy of the new secondary school.*
13. *Plans for four (three elementary and one secondary) new school sites in the Five Year Capital Plan.*
14. *Undertakes further investigation in consideration of Ministry of Education Mechanical System Upgrade Program applications for some schools.*
15. *Determines if the old Bradshaw, County Line and Murrayville schools, and the undeveloped Route 32 school site, are required for educational programs and / or services and, if not, dispose of the facilities and sites.*
16. *Uses the Long Term Facilities Plan as a strategic framework and support document for the Five Year Capital Plan, as per Ministry of Education capital planning requirements, with consideration for regular updates as required.*

APPENDIX A – SCHOOL FACILITIES – TECHNICAL APPENDIX (SEPARATE DOCUMENT)

APPENDIX B – CP-3 SUMMARY (SEPARATE DOCUMENT)

APPENDIX C – HEADCOUNT ENROLMENT PROJECTIONS BY SCHOOL, BY GRADE, BY PROGRAM (SEPARATE DOCUMENT)
