

Long Range Facilities Plan



June 2024

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1 SUMMARY

1.1 PROSPECTS FOR GROWTH

North Vancouver is a stable community with strong prospects for future growth. While the pace of residential development and population growth within the City of North Vancouver has increased at a rate comparable to the Metro average, the pace of residential development and population growth within the District of North Vancouver has lagged considerably behind the Metro average.

In response to recent Provincial Housing legislation intended to increase housing supply and improve affordability, municipalities are currently engaged in a process to revise their Official Community Plans (OCP) and related bylaws by June 30, 2024. The City of North Vancouver is expected to increase its rate and pace of residential development consistent with Provincial directions to increase densification. The District of North Vancouver is expected to considerably increase the pace and rate of residential development as it works toward greater housing diversity and densification, with a focus on growth within Town and Village Centres. Densification of single-family dwellings, the predominant housing form within the District, is expected to occur on an incremental basis through 'infill', with the potential identification of transition areas in proximity to Town and Village Centres.

In consultation with municipal planners, the current estimate is for approximately 17,500 new apartment and townhouse units to be built in North Vancouver over a 12-year period. The pace of housing developments and transition from single family dwellings to multi-unit complexes will require close monitoring and analysis to determine the impact on student population. Affordability remains a significant challenge, especially for young families.

Enrolment forecasts for NVSD schools indicate that the number of elementary students will increase over the next seven to eight years by approximately 300 students for 3% net growth. Secondary enrolment is expected to increase over the same period by approximately 680 students for 10% net growth. At the school district level, enrolment is expected to increase by approximately 985 students for 6% net growth. Periodic review of enrolment forecasts will identify emerging trends to make adjustments to the LRFP.

1.2 CHALLENGES FOR SCHOOL FACILITIES

The capacity utilization of elementary schools will improve through a new school at the Cloverley site and additions scheduled for completion prior to 2027. The current capacity level of 106% will reduce to 101% by 2027 and 101% by 2031. Additional secondary capacity will be required to address projected enrolment increases over the twelve-year planning period of this LRFP. Secondary capacity utilization is forecast to grow from the current level of 103% to 109% by 2027 and 114% by 2031. Several schools will require increased capacity as they are currently over capacity and will become increasingly overutilized within the near future.

There is a need to reduce the use of portable classrooms for prolonged periods of time through permanent additions, or larger, new replacement schools. A small number of schools will remain underutilized, even after the implementation of catchment area changes and other strategies to increase enrolment.

A continued objective of NVSD is to improve the overall safety and quality of school facilities. Many schools require upgrading or replacement. The building condition for 50% of NVSD's schools is characterized as 'poor' or 'deficient'. These schools will require significant capital funds over the next five to seven years to address these shortcomings in the educational environment for NVSD students and staff.

1.3 EMERGING ELEMENTARY PLAN

The emerging plan for NVSD's elementary schools involves adjustments to catchment areas and programs to balance enrolment between overutilized schools with schools that will continue to be underutilized. A number of additions (expansions) or replacements are proposed for the following schools (in order of approximate priority):

- Complete the new school at the Cloverley site to relieve enrolment pressure at Ridgeway and neighbouring schools.
- Identify an additional new CNV school site to meet the future needs of the rapidly growing Lower Lonsdale neighbourhood.
- Expand Lynnmour with a new, larger school, with the possible inclusion of French Immersion. The potential reuse of the Maplewood site should be considered.
- Expand Queensbury with a new, larger school, to address enrolment pressures at Queen Mary through catchment area changes, while eliminating portable classrooms.
- Expand Larson with a new, larger school, eliminating 4 portable classrooms.
- Expand Highlands by four classrooms, eliminating 3 portable classrooms.
- Replace Ross Road with a new, larger school, eliminating 3 portable classrooms as well as a four-classroom modular building in deficient condition.
- Replace Seymour Heights with a new, larger school, eliminating 1 portable classroom.

Many elementary classrooms continue to be used for childcare, community programs, and support functions. As demands for instructional space increases, the use of classrooms for these purposes will need to be reviewed with consideration of alternate arrangements.

1.4 EMERGING SECONDARY PLAN

NVSD has achieved excellent progress in relation to the seismic condition of all secondary schools. There is an emerging and growing need for increased capacity in the secondary schools over the twelve-year period of this Long Range Facilities Plan.

This LRFP identifies the need to increase the capacity of Carson Graham by 300 spaces in the short-term (3 to 4 years) to address current enrolment pressures, and the future expansion of Sutherland, by 300 spaces over the mid-term (5-7 years) to accommodate forecast enrolment growth in this area of the school district. Catchment area changes may be introduced to moderate the growth at Carson Graham, while increasing enrolment at Sutherland. Such changes would need to be monitored for their impact.

- Expand Carson Graham capacity by 300 students over the shorter term
- Expand Sutherland capacity by 300 students over the mid-term.

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2. INTRODUCTION

2.1 PROJECT OBJECTIVES and CONSIDERATIONS

The North Vancouver School District has demonstrated an ongoing commitment to long range facilities planning, dating back to the early 2000s. The 2024 Long Range Facilities Plan (LRFP) builds upon a series of comprehensive plans that provided a continuously refreshed framework for setting the school district's annual capital plan priorities:

- Long Range Facilities Plans 2023, 2020, 2019, 2018, North Vancouver SD#44
- School District Facilities Plan & Updates 2017, 2016, 2015, North Vancouver SD#44

The 2024 Long Range Facilities Plan includes the elements of the framework established with the 2018 Long Range Facilities Plan, consistent with the Ministry's Guidelines for Long Range Facilities Plans and supporting the Five-Year Capital Plan.

COLLECTIVE AGREEMENT CONSIDERATIONS

The 2024 LRFP considers the Collective Agreement provisions regarding class size and composition. A comprehensive review of the Design Aid Sheets (floor plans) in 2019 resulted in an adjustment to the Nominal and Operating capacities of schools to align with the implementation of the restored Collective Agreement.

The Design Aid Sheet review also resulted in revisions to the number of elementary classrooms used for Kindergarten, special education, community childcare, and Strong Start. Modifications and renovations within secondary schools resulted in adjustments to their respective capacities and applied in the preparation of the 2024 LRFP.

As Operating Capacity represents a reduction from the Nominal Capacity of schools, the 2024 LRFP remains focused on the use of Operating Capacities. Operating Capacities more closely align with class sizes and provide flexibility for the accommodation of students. Nominal and operating capacity are defined in greater detail in Section 4.

STRATEGIC PLAN 2021-2031 and PRIOR COMMUNITY CONSULTATION

The North Vancouver School District provides world-class instruction and a rich diversity of engaging programs to inspire success for every student and bring communities together to learn, share and grow.

The Strategic Plan 2021-2031 supports the North Vancouver School District's overarching vision and its priorities in providing the highest level of service to students and the community.

Six strategic goals were identified as top priorities. While intended to remain consistent to ensure continuity, these goals will remain flexible to adapt to changes or emerging needs.

Three of the six strategic goals closely align with the development of facilities and the physical environment to meet the priorities to provide the highest levels of service to students and the community.

- **Environmental Stewardship** - Lead on sustainable practices and nature-based learning to address environmental challenges by Implementing building and organizational infrastructure that reflects the values of environmental stewardship.
- **Mental Health and Well-Being** - Promote mental health and well-being through social emotional learning and trauma-informed practices by establishing a culture and physical environment that promotes mental health and resilience.
- **Welcoming and Inclusive Culture** - Enhance our welcoming, safe and inclusive culture and learning environment by designing welcoming, engaging and accessible learning spaces.

PRIOR COMMUNITY CONSULTATION

NVSD invited students, parents, staff and the broader community to provide input into the development of the 2020 Long Range Facilities Plan. Priority themes were identified for consideration in the plan and rated in terms of perceived importance.

The following top five ranked themes serve to reinforce the key priorities identified within the 2024 Long Range Facilities Plan and Five-Year Capital Plan.

- 1) **Growth, overcrowding, portables:** The LRFP identifies areas for projected enrolment growth arising from current and future housing developments. New and replacement schools, as well as addition projects, have been requested for consecutive years in the Capital Plan. Ministry approval and funding of these projects would provide the opportunity to address overcrowding and growth at specific locations, while eliminating portable classrooms used for instructional purposes. Municipal bylaws limit the potential for increased capacity through restrictions on the siting of portables based on the land area available at each school site.
- 2) **Outdoor areas and play spaces:** concern for the loss of play space and outdoor areas, resulting from the siting of portable classrooms. Permanent additions would result in a reduction to the siting needed for multiple classrooms, helping preserve play space.
- 3) **Plan for new density in Lower Lonsdale area:** The need for a new school in the Lower Lonsdale Area has been continuously identified within the top priorities of the school district's five-year capital plans since 2017. Approval of this new school request would relieve enrolment pressures being experienced and projected for this area of the school district.

- 4) **Flexible spaces:** there is a need to consider building schools with sufficient space (capacity) for the future, as well as designing interior spaces for flexible, multi-purpose use. The school district attempts to secure projects with sufficient space to address future projected demand, rather than just the current enrolment.
- 5) **Space/storage/class sizes:** the space provided for classrooms, storage and support functions is established by the Ministry's Area Standards. Recognizing that class sizes are negotiated and subject to change, the Long Range Facilities Plan needs to be responsive to potential future changes.

CENSUS DATA – 2021 and 2016

Census data from 2021 and 2016 provides an informed examination of school age population changes arising during the five year census period. The Census data also provides evidence of emerging trends in housing developments within the municipalities of North Vancouver. The data are analysed for their potential impact on student enrolment.

HOUSING DEVELOPMENTS – City & District of North Vancouver

As a consequence of recent Provincial Housing Legislation (Bills 44 and 47) related to housing supply and affordability, the City and District of North Vancouver are currently revising their respective Official Community Plans (OCPs). These Plans must be prepared in draft form by June 30, 2024, and finalized by the end of 2025, following a public consultation process.

City and District Council will need to reconsider their OCPs to determine how best to proceed with future housing developments in alignment with Legislation. The impact on the timing and scope of planned and future residential projects is uncertain at the current time and will need to be determined. Concerns related to affordability, infrastructure demands, and transportation issues will need to be given consideration in relation to the future scope and pace of housing developments. The availability of schools with sufficient capacity to accommodate future population growth must be considered as an integral component of the infrastructure planning of the respective North Vancouver municipalities.

The Housing Needs Reports of the City and District indicated reasonable progress being achieved toward housing targets identified within the 2023 Long Range Facilities Plan. The District identified a lag between project approvals and completions, resulting in a shortfall and/or delay in the number of residential units built.

Given the recent Provincial Legislation and uncertainty related to the rate and pace of residential development, projections for the 2024 Long Range Facilities Plan need to be carefully considered. Greater certainty will only be possible once the implications of the Provincial Legislation are more fully understood.

COMMUNITY-BASED SCHOOLS

The 2024 LRFP maintains a primary focus on the need for community-based schools. NVSD has additional facility needs including the accommodation of the district maintenance and operation facilities. NVSD has a number of properties in its inventory to assess for their suitability in addressing identified and emerging needs.

2.2 PRINCIPLES AND PRIORITIES

The guiding principles and NVSD priorities as outlined in previous district facilities plans remain relevant for the current 2024 LRFP:

- Improve the overall safety and quality of facilities in delivering a diversity of quality educational programs and services to students.
- Work towards a future where all elementary schools serve 350 to 650 students (kindergarten to Grade 7), and secondary schools serve 900 to 1,500 students.
- Maintain a consistent grade configuration where all elementary schools serve kindergarten to Grade 7, and all secondary schools serve Grades 8 to 12. Should the need arise, flexibility in the grade configuration of schools should be considered.
- Maintain or improve NVSD's position relative to private schools and neighbouring school districts. Retain elementary schools in each family of schools that could most easily serve the students in the area.

2.3 EDUCATIONAL PROGRAM CONSIDERATIONS

The North Vancouver School District provides a rich array of quality programs to its students. In addition to the high-quality regular programs offered within each community-based school, the NVSD continues to provide an increasingly diverse selection of enhanced program opportunities for its students, summarized in [Figure 1](#).

Prominent among these enhanced programs is the highly attractive French Immersion (FI) programs offered at seven elementary schools and three of six secondary schools. NVSD's French Immersion program includes the Early French Immersion Program, starting at Kindergarten and the Late French Immersion Program, beginning at Grade 6.

As a result of the location of the Secondary French Immersion centres, there is good access to the program. The elementary FI centres in the western region of the School District are well-situated, while those in the eastern region are more distant, requiring increased travel. Access to the elementary program could be enhanced in future through the potential identification of a third elementary centre in a central/eastern region of the School District.

Following an intensive period of program development, expansion and investment, the near future is expected to involve a period of continued stability for program configuration with minor refinements, as well as selective expansion in enhanced program opportunities at the secondary level.

Figure 1: Enhanced Program Opportunities (September 2023)

SECONDARY PROGRAMS	LOCATION(S)
Advanced Placement	Argyle, Handsworth
Apprenticeship Training & Work Experience	All Secondary Schools
Artists For Kids Studio Art	Sutherland
Basketball Academy	Sutherland, Mountainside, Seycove
Business and Gaming	Handsworth
Cousellor Leadership Program	Cheakamus Centre at Outdoor School
Dance Academy	Windsor
Digital Media Academy & Digital Media Lite	Argyle
North Vancouver Online Learning	Mountainside (satellites at each Secondary)
Field Hockey Academy	Argyle
French Immersion	Argyle, Handsworth, Windsor
Hockey Skills Academy	Windsor
IB (Middle Years & Diploma Program)	Carson Graham
Peak Performance Program	All Secondary Schools
Performance Learning Program	Seycove
Robotics, Mechatronics & Digital Fabrication Academy	Sutherland
Rowing Academy	Seycove
Soccer Academy	Windsor
Volleyball Academy	Sutherland, Mountainside
Young Entrepreneurship and Leadership Launchpad	Handsworth, Sutherland

ELEMENTARY PROGRAMS	LOCATION(S)
Elementary Band Program	available in many Elementary Schools, based on sufficient enrolment
Elementary Strings Program	Braemar, Canyon Heights, Cleveland, Dorothy Lynas, Highlands, Larson, Montroyal, Ross Road
French Immersion (Early)	Braemar, Cleveland, Dorothy Lynas, Larson, Ross Road, and Sherwood Park
French Immersion (Late)	Boundary and Braemar
International Baccalaureate (PYP)	Capilano, Norgate, and Queen Mary

2.4 ACTIVE CHILD CARE and STRONG START CENTRES

The NVSD has a history of working in close collaboration with local municipalities, community partners and agencies in the delivery of much-needed childcare services for children and families. The predominant non-school users of space within NVSD schools are community-based childcare providers. In addition to non-school space use for childcare and before and after school care in most elementary school locations, NVSD also provides space for childcare at three secondary schools and at a closed school annex.

Figure 2: Active Childcare and Strong Start Centres (September 2023)

ELEMENTARY	CHILDCARE and STRONG START	SPACE USED
Blueridge	Before and After school care	Classroom (license)
Boundary	Strong Start Centre	Classroom in school
Brooksbank	Sunshine Preschool	Portable on site
Canyon Heights	Canyon Heights Montessori Preschool	Portable on site
Capilano	Before and After school care	Portable on site
Cleveland	Before and After school care	Portable on site
Dorothy Lynas	Berry Child Care Society	Classroom in school
Eastview	Strong Start Centre	Classroom in school
Highlands	Highlands Kids Club	Two portables on site
Lynnmour	Strong Start, Kids Club	Portable on site
Montroyal	Strong Start/Before and After care	Classroom in school
Norgate	Strong Start Centre, Novaco Childcare Centre, NSNH before and after school care	Classrooms (2) in school and Modular on site
Queen Mary	NSNH Before and After Care	NLC space in building
Queensbury	Rainforest Learning Centre	Portable on site
Ridgeway	Ridgeway Kids Club & Preschool	NLC space in building
Seymour Heights	Strong Start/Before and After care	Classroom in school
Sherwood Park	North Shore Child Care Centre	Classrooms (2) licensed
Westview	Strong Start Centre, before and after care	Classroom in school
SECONDARY	CHILDCARE	SPACE USED
Mountainside School	North Shore Neighbourhood House before & after school care, Young Moms Program	Classroom in school
Seycove Secondary	Deep Cove Parent Participation Preschool	Portable on site
Sutherland Secondary	North Shore Neighbourhood House: Learning Together Daycare	Building on site
CLOSED Facility	CHILDCARE	SPACE USED
Lonsdale Creek Annex	Lonsdale Creek Daycare	Building lease (long-term)

There are seven Strong Start Centres situated across the School District, with classroom space provided within each of the hosting elementary schools. This space does not count toward the school's Operating Capacity. [Figure 2](#) provides a summary of space supporting Active Childcare, Strong Start and Early learning initiatives in NVSD.

Recognizing the importance of child-care within the community, the NVSD retained most existing childcare spaces through classroom alterations, modifications and adding portable classrooms, where necessary. NVSD continues to make best efforts to retain child and daycare space within schools, wherever possible.

The Provincial Government has expressed its commitment to create more childcare spaces to ensure that a quality, affordable system is in place for all BC families. These initiatives will be monitored for their potential implications for our schools and capital requirements.

NVSD welcomes the opportunity to incorporate childcare facilities within its facilities through the recognition and support for additional capital funding. This could be provided through the current Neighbourhood Learning Centres model, in partnership with the Municipalities, or through other models specifically addressing childcare needs.

2.5 GEOGRAPHICAL CONTEXT

The North Vancouver School District (NVSD) serves the City of North Vancouver and the District of North Vancouver as well as the traditional territories of the Coast Salish people and particularly the Squamish and Tsleil-Waututh Nations. [Figure 3](#) is a satellite photo of the geographical context that illustrates:

- NVSD is largely bounded by natural elements — ocean waters to the south and east, and mountains to the north.
- NVSD is further delineated by natural features, including rivers and ravines, as well as major roads, especially Highway 1, the Trans-Canada Highway.
- Lynn Canyon effectively separates the eastern part of the school district from the more uniformly developed western zone of the school district.

[Figure 4](#) is an excerpt of a map from the Greater Vancouver Regional District that illustrates:

- District of North Vancouver to the west, north and east of the City of North Vancouver.
- The District of West Vancouver (and the West Vancouver School District) is on NVSD's western boundary.
- Land use designations supporting increased residential development and densification in Urban Centres.
- Much of the waterfront is dedicated to industrial uses and is owned and administered by federal agencies.

Figure 3: North Vancouver – Geographical context

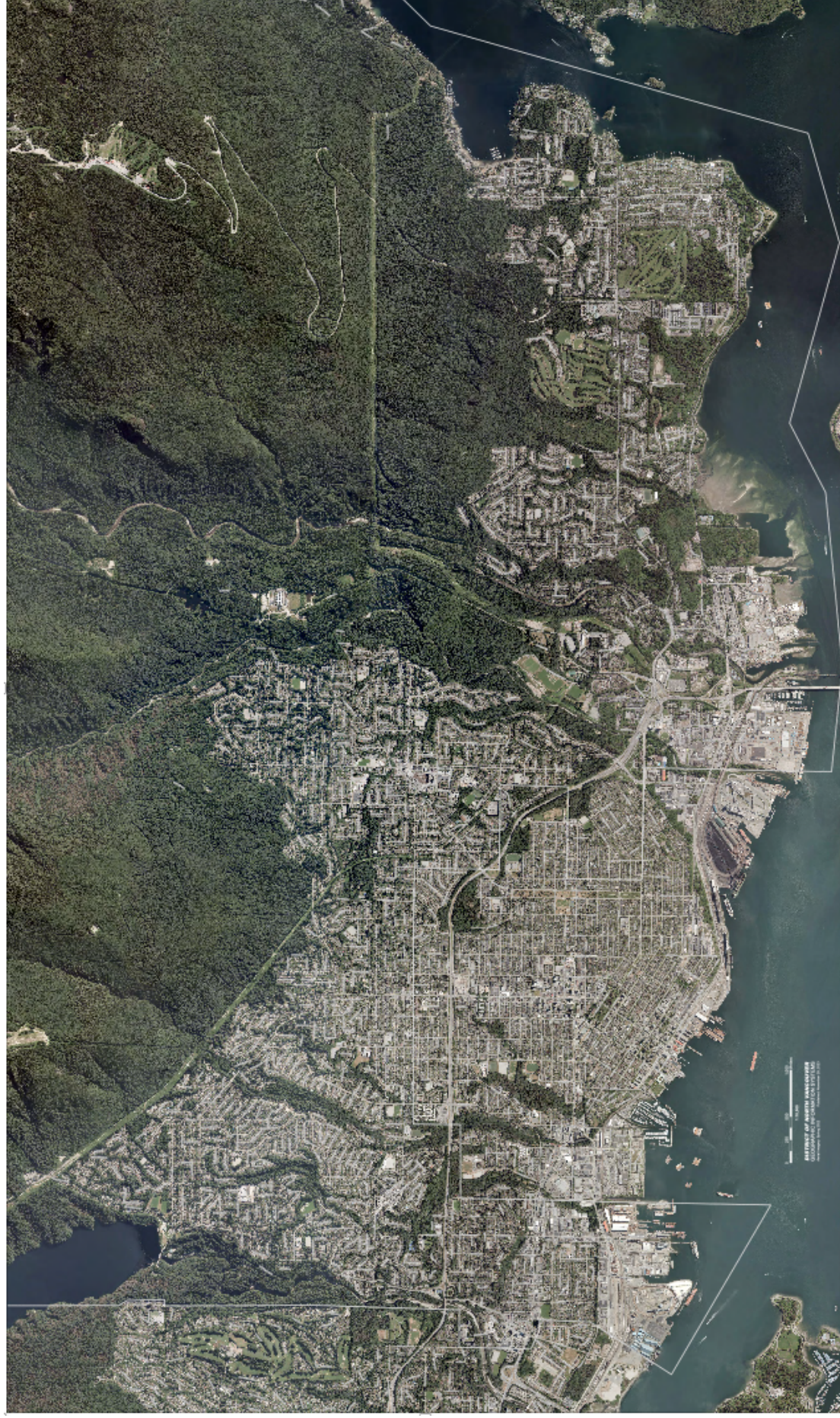
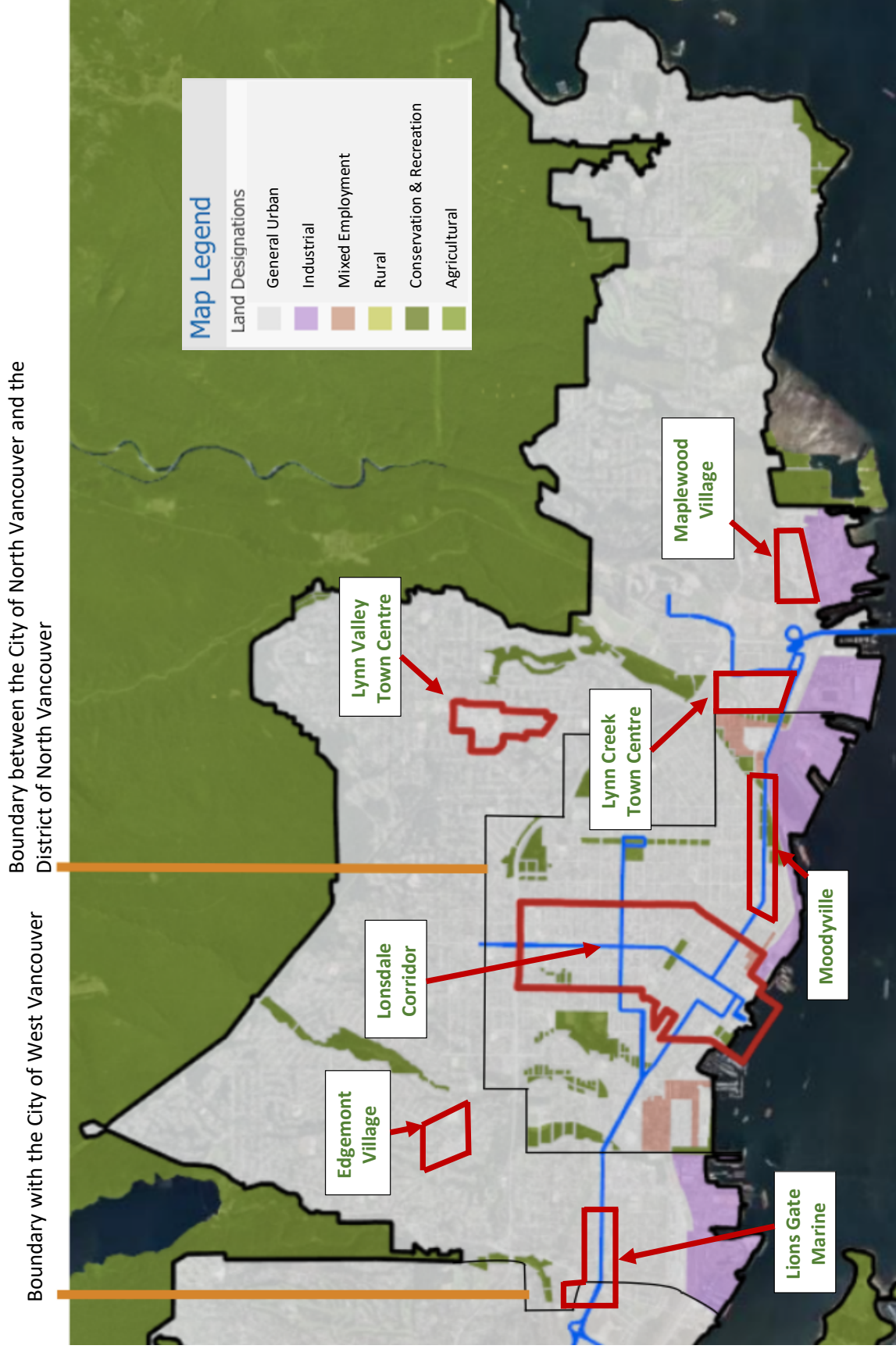


Figure 4: Metro 2050 Land Use Designation for North Vancouver



The primary urban centre is focused on Lonsdale Avenue in the City of North Vancouver. While the City has historically experienced greater density in its development than the District, recent implementation of the District's OCP has served to stimulate greater density and planned housing developments in selected Town and Village Centres, including Lynn Valley Town Centre, Lynn Creek Town Centre, Lions Gate Village and Maplewood Village.

The pace and rate of future development within the District is regularly monitored in response to concerns related to housing affordability, infrastructure needs and transportation issues. The implications of the recent Provincial Legislation related to housing supply and affordability are expected to have a profound impact on the rate, pace, and scope of residential developments in both municipalities, especially for the District of North Vancouver.

Although NVSD is an urban school district, it is relatively self-contained, except for its boundary with the West Vancouver School District. There is some movement of students in both directions across this western boundary.

Figure 5 shows the location of the 25 elementary schools (labeled and shown with green circles). The location of the new Cloverley Elementary School is shown with a yellow circle. Figure 6 shows the location of NVSD's six secondary schools (labeled and shown as light blue circles) as well as the location of Mountainside Secondary (orange circle), an alternate education centre and location for multiple district services including the NVSD Online Learning Centre.

The base maps for Figures 5 and 6 show the geographic distribution of NVSD students with red lines delineating the catchment boundaries of NVSD's 25 elementary schools in Figure 5 and the catchment boundaries of the six secondary schools in Figure 6.

Figure 5: NVSD – Elementary Schools and Catchment Areas

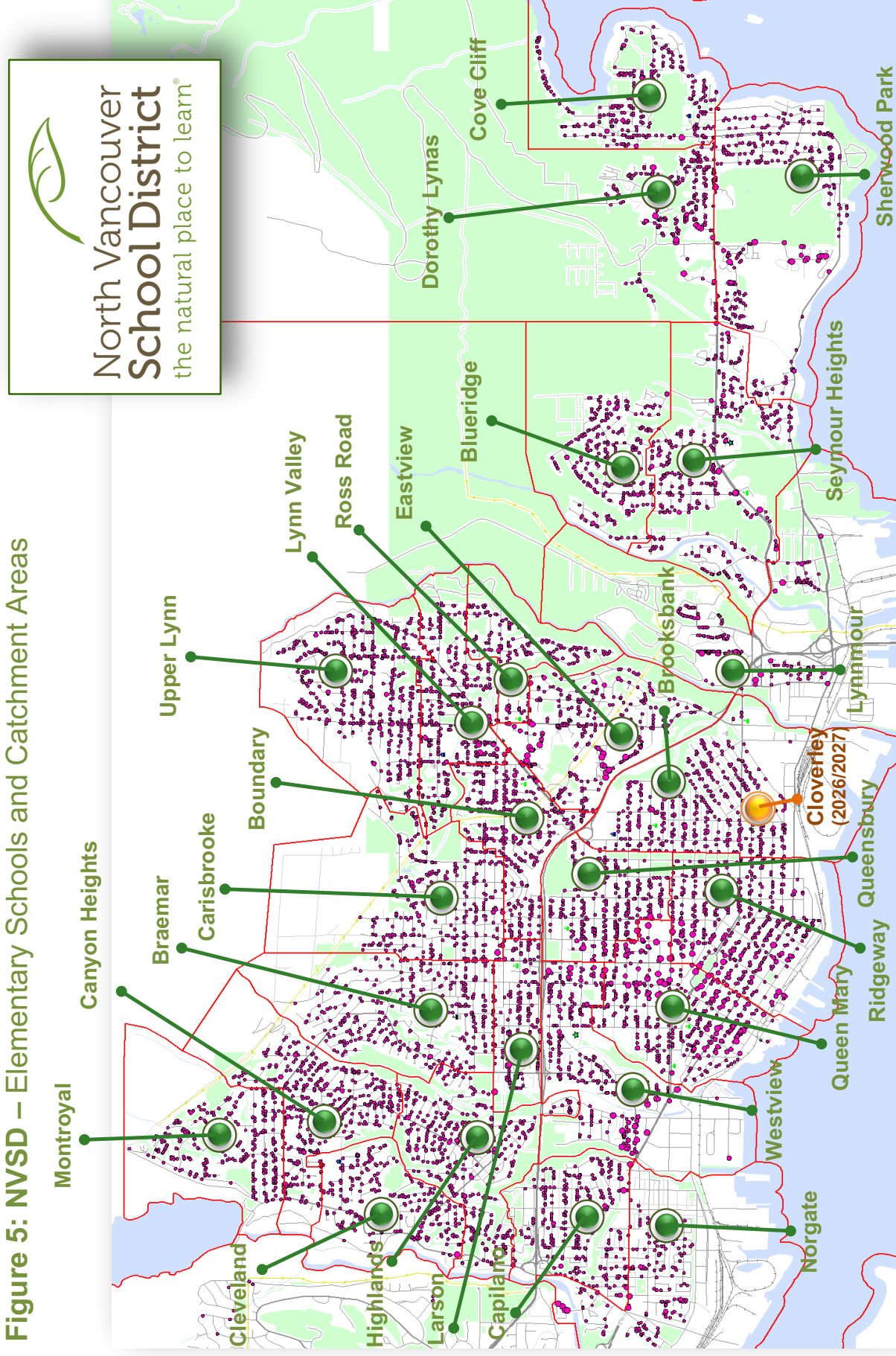
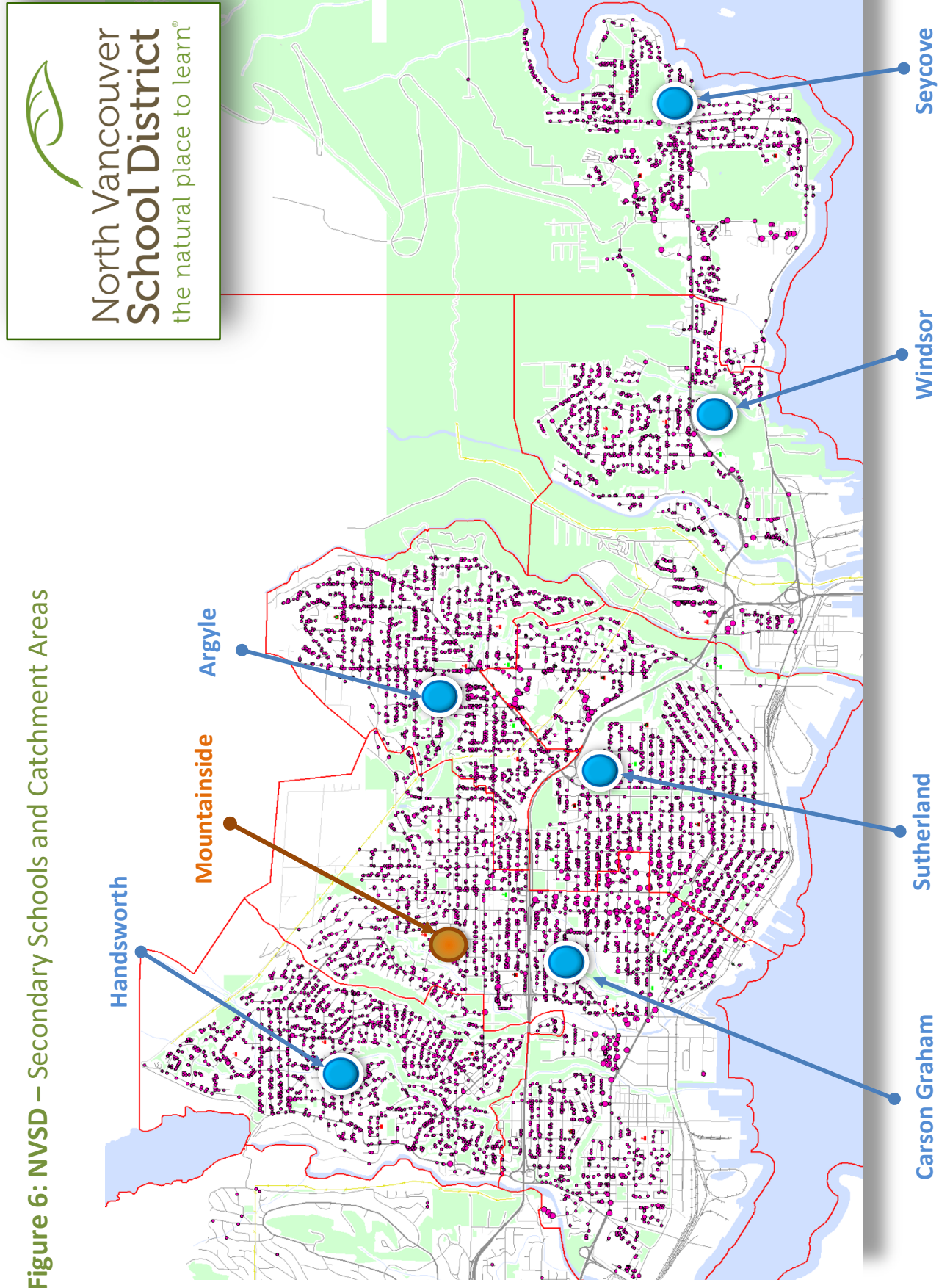


Figure 6: NVSD – Secondary Schools and Catchment Areas



3. EXISTING FACILITIES AND PROPERTIES

3.1 FACILITIES MAINTENANCE AND SUSTAINABILITY

The North Vancouver School District benefits from a highly skilled and experienced ‘in-house’ Maintenance team dedicated to the delivery of quality services in maintaining all permanent and non-permanent school district facilities. The staffing complement of the maintenance department includes all building and grounds trades. Contracted services are engaged for specialty areas of technical expertise and when project demands exceed the capacity of the existing workforce.

The NVSD Facilities and Planning Department utilizes an integrated approach to the development and implementation of capital projects. A number of Annual Facilities Grant (AFG) projects are delivered internally, while other minor capital projects are supported through a combination of own-forces and contracted services. With significant experience with capital project planning, management and delivery, NVSD has excellent capacity to manage major capital projects through its own professional staff.

NVSD has consistently demonstrated exceptional leadership in sustainability practices with a commitment to a Strategic Energy Management Plan, Strategic Sustainability Planning, and Workplace Conservation Awareness. Through the Manager of Sustainability, Energy & Environmental Planning and strategic partnerships with BC Hydro and other agencies, the school district has consistently exceeded its targets in implementing sustainability projects. Ministry initiatives, including the Carbon Neutral Capital Program, Seismic Mitigation, 21st Century Learning, and Neighbourhood Learning Centres are effectively supplemented through school district-based initiatives and practices.

3.2 BUILDING CONDITION

Appendix A is a summary of site and facility information for existing NVSD enrolling school facilities. The information is organized into property and building groups. The property information summarized in Appendix A shows:

- The site area of each school in hectares is compared with the allowable site area for a new school of the same nominal capacity using current Ministry standards.
- The third column is the ratio of actual site area to allowable site area — sites that are larger by 25% and more are shown in **blue**, and those that are smaller by at least 25% are shown in **red**.
- The column entitled ‘Utility as School Site’ is an assessment by NVSD facilities personnel regarding how well the site meets the needs of the school — all but one school site (Lynn timer) were considered adequate or good. Notes highlight some of the key identified deficiencies for individual sites.
- The column entitled ‘Expandability on Site’ is an assessment by NVSD facilities personnel of how readily the school could be physically expanded — five of the sites were rated **poor**.

The building information summarized in [Appendix A](#) indicates:

- The K-12 operational capacities of the schools as presented in [Figure 11](#) (9,168 elementary spaces), plus 6,600 secondary spaces, plus 300 spaces at Mountainside.
- The gross building floor area is provided in square metres.
- The year the main part of the school was built — this ranges from 1924 for Capilano to 2021 for Argyle and Handsworth. The average age of NVSD schools is 47 years.
- The Facility Condition Index (FCI) is the ratio of the cost to address all condition-based deficiencies divided by the estimated replacement value of each school. Schools with lower ratios are in better condition than those with high value ratios. Schools with ratios considered as **poor** are shown in **red**.
- The Requirements Index (RI) is the ratio of the cost to address all requirements divided by the estimated replacement value of each school. Schools with lower ratios are in better condition than those with higher value ratios. Schools with ratios considered as **poor** are shown in **red**.
- The column entitled ‘Subjective Condition Assessment’ is a rating by NVSD personnel regarding the overall condition of the school using a four-point scale (Good, Acceptable, Deficient and Poor). Eight schools are considered ‘**poor**’, with eight as ‘deficient’.
- Ministry assessed BC schools in seismic zones for risk during an earthquake. Seismic risk was characterized as high, medium, low or not applicable. With the recent completion of three projects at Argyle, Handsworth, and Mountainside, Lynnmour Elementary is the only remaining enrolling school with a **High** Seismic Risk.
- The last column is for numbered notes that explain some of the assessments associated with each school. The same note often applies to more than one school.

3.3 BUILDING CONDITION PRIORITIES

A key objective of the LRFP is to continuously work to improve the overall safety and quality of school facilities for the delivery of quality educational programs and services to students. Schools will be upgraded through funds available in the Annual Facility Grant (AFG) and projects supported through NVSD’s Five-Year Capital Plan. The Major Capital funding program for the 2025/2026 five-year submission includes; New School Requests, Site Acquisition, School Addition/Expansion, and School Replacement Projects. Minor Capital Funding programs include School Enhancement Program, Carbon Neutral Capital Program, Bus Acquisition Program, Playground Equipment Program, and the School Food Infrastructure Program.

[Figure 7](#) organizes the 32* NVSD schools presented in [Appendix A](#) into four groups based on the Facility Condition Index, the Requirements Index, and the Subjective Condition Assessment. The order of the schools listed in [Figure 7](#) corresponds to the relative need for building upgrades.

Figure 7: Preliminary Upgrading Priorities Based on Building Condition Only

HIGHEST Priority	HIGH Priority	MEDIUM Priority	GOOD Condition
1 Brooksbank	4 Blueridge	15 Cleveland	23 Highlands
2 Queensbury	5 Braemar	16 Sherwood Park	24 Queen Mary
3 Lynnmour	6 Ross Road	17 Larson	25 Carson Graham
	7 Norgate	18 Carisbrooke	26 Ridgeway
	8 Windsor	19 Eastview	27 Lynn Valley
	9 Upper Lynn	20 Seycove	28 Sutherland
	10 Boundary	21 Cove Cliff	29 Westview
	11 Seymour Heights	22 Dorothy Lynas	30 Argyle
	12 Capilano		31 Handsworth
	13 Canyon Heights		32 Mountainside
	14 Montroyal		

HIGHEST Priority schools are listed in the left hand column and include facilities in need of significant upgrade or full replacement. Projects for the highest priority schools will continue to be supported on a limited basis from the Minor Capital Funding and AFG programs, to ensure the continued safety, comfort and operation of the schools.

HIGH Priority projects include schools with multiple deficiencies that require upgrades. A number of these schools have been required to use portable classrooms to accommodate the student population for an extended period of time. Many of these portable classrooms are in poor and deficient condition, but are not factored into the calculation of FCI ratings.

MEDIUM Priority projects have fewer deficiencies, with a number of these being addressed through the Minor Capital Funding and AFG programs. With the continued reliance on multiple portable classrooms for the delivery of instruction, Larson Elementary may be more appropriately rated as a HIGH Priority, rather than MEDIUM.

GOOD Condition schools include new and replacement schools (full and partial) achieved since 2005 (Lynn Valley).

8.4 OTHER NVSD PROPERTIES

Figure 8 lists seven properties needed and available to address future school district demands. A New CNV school site is identified as a priority to provide increased capacity in this area of the school district with consideration of the suitability of existing sites.

The completion of a new school at the Cloverley site by the fall of 2026 will temporarily relieve enrolment pressures at Ridgeway and arising from housing developments in Moodyville and a segment of the Lower Lonsdale area. The new school at Cloverley is expected to provide short-term relief only with the need for an additional school in the Lower Lonsdale area required over the long-term.

The properties are presented in order of the likelihood (from most to least likely) that each will be needed for a future school. FCI assessments and building condition ratings were updated in 2024 to reflect current facility conditions. Presently, there are six NVSD sites that are not being used as enrolling schools.

Figure 8: NVSD Properties Available/Needed to address future demands.

Property	Building Condition	FCI	Building Area (m2)	Site Area (ha)	Potential Value	Status and other notes
1 New City School Site						A future site for a new CNV School needs to be identified in the shorter term to address future demands.
2 Maplewood Elementary	Poor	0.38	2,883	2.30	High	Closed in 2004. Currently leased to 2027. Situated in the Maplewood Town Centre - designated for intensive redevelopment.
3 Lucas Centre/ LMCC	Poor	0.44	8,978	5.10	Very High	A hazardous portion of the facility needs demolition. A new maintenance facility is required. This large site provides the potential to respond to future enrolment growth arising from densification.
4 Fromme Elementary	Deficient	0.30	2,809	2.50	Medium	Closed in 2010. Currently leased to 2026. Near the Lynn Valley Town Centre.
5 Plymouth Elementary	Deficient	0.30	2,742	2.30	Medium	Closed in 2010. Currently leased to 2033. Site provides important location to respond to longer term residential densification.
6 Westover Elementary	Poor	0.34	2,110	2.90	Medium	Closed in 2004. Currently leased to 2029.
7 Lonsdale Creek Annex	Acceptable	0.22	313	0.32	Low	Currently leased for child care.

- New CNV School site:** in addition to the completion of a new school at the Cloverley site in the fall of 2026, an additional site for a CNV School needs to be identified for the Lower Lonsdale area in response to significant housing developments that have occurred and are planned for this area.
- Maplewood:** this site may be required for a future school, with the retention of Lynnmour Elementary at a larger capacity. In combination, these schools will help address the significant housing developments currently in process in this area of the school district including the Maplewood Town Centre, Lynn Creek Town Centre, Squamish Lands, and the Tsleil-Waututh Nation Innovation District.

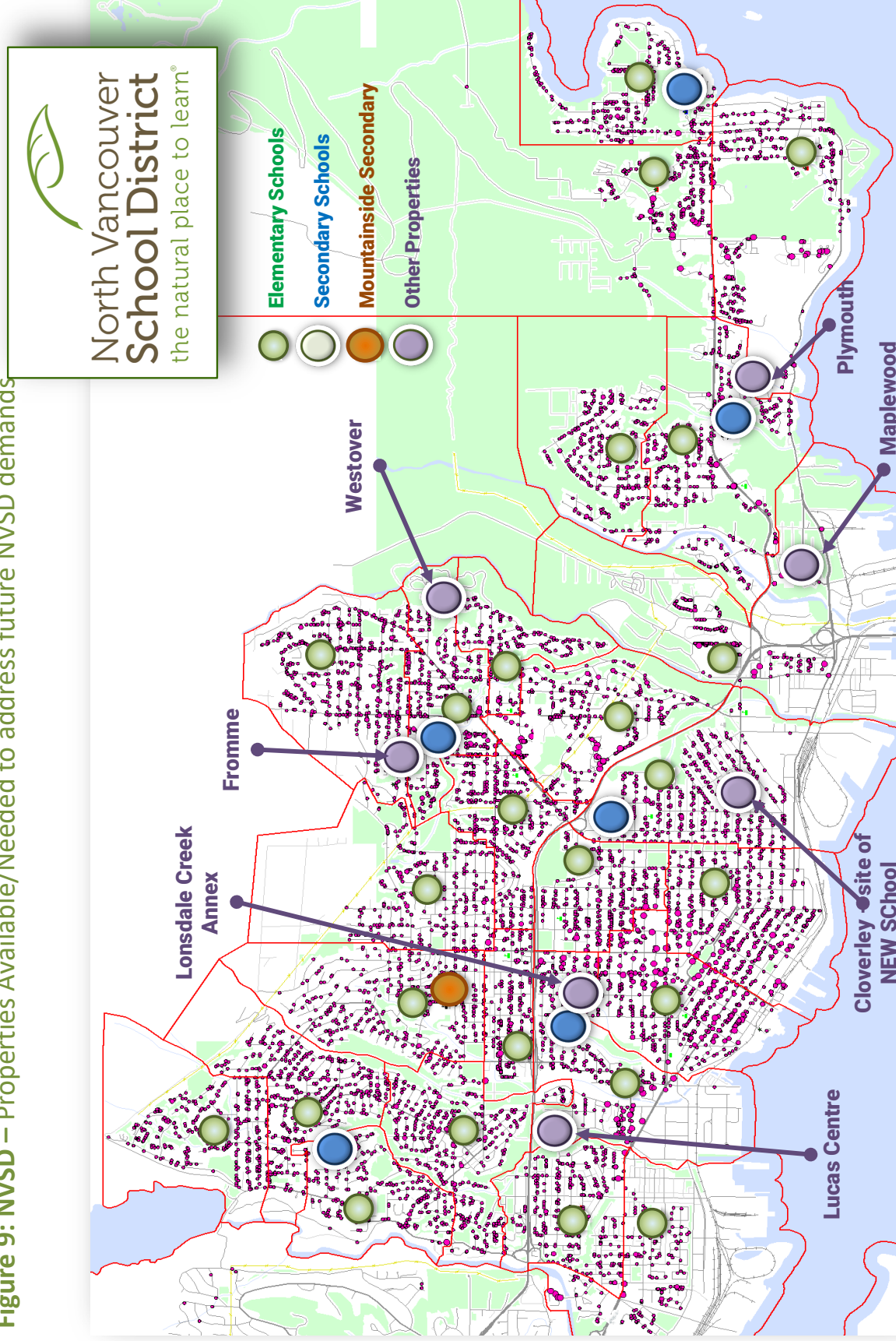
- 3 **Lucas Centre:** the Lucas Centre is a large and well-located property, suitable for many potential future uses including the accommodation of anticipated growth in enrolment arising from current and planned residential developments, comprising the comprehensive redevelopment of Capilano Mall.

This site provides strong potential to address future school needs while also accommodating modern purpose-built facilities for NVSD's maintenance functions. NVSD's maintenance facility is presently situated at this site in sub-standard facilities that require replacement.

- 4 **Fromme:** with the approved expansion of Lynn Valley now proceeding, the re-use of Fromme as an elementary school over the medium to long term is unlikely.
- 5 **Plymouth:** depending upon long-term future growth, the Plymouth site could address the need for another elementary school in this area of the school district. While this is a long-term possibility, it appears quite unlikely, unless the density of family-oriented residential development in this area becomes substantially greater.
- 6 **Westover:** anticipated growth in this area is expected to be accommodated through the expansion of Lynn Valley. Re-use of the Westover site to accommodate additional elementary growth in this area is possible, but less likely than re-opening Fromme.
- 7 **Lonsdale Creek Annex:** the Lonsdale Creek site is too small for a school. It would not be financially or operationally efficient to operate this as a school annex.

Figure 9 shows the location of seven NVSD current sites, including the New Cloverley school site, and without the identification of a potential CNV school site.

Figure 9: NVSD – Properties Available/Needed to address future NVSD demands



4. CURRENT CAPACITY UTILIZATION

4.1 NOMINAL and OPERATING CAPACITIES

The capacity of each school is based on the permitted allocation of floor area for an equivalent new school using the Ministry of Education's Area Standards. The *nominal capacity* represents the student capacity of a school based on the following capacities per instructional space:

- Kindergarten (K) 20 pupils per classroom
- Elementary (Gr. 1-7) 25 pupils per classroom
- Secondary (Gr. 8-12) 25 pupils per classroom and instructional module

The *operating* capacity of the school will be determined by adjusting the *nominal* capacity to reflect the number of students that it may accommodate, based on the maximum number of students for which teachers may be responsible for in an instructional setting. As class size and composition factors are negotiated terms within the teachers', Collective Agreement, the operating capacities of schools will be subject to change.

North Vancouver elementary schools are configured as Kindergarten through Grade 7. For the purposes of the 2024 LRFP, the *operating* capacity of each Kindergarten classroom is 19 and the *operating* capacity for Grade 1 through 7 is determined using an average of 23.29 based on each Grades 1 to 3 class at 21 and each Grades 4 to 7 class at 25. The *operating* capacity and *nominal* capacity have the same value for NVSD secondary schools.

In practice, the number of students accommodated within an elementary school depends on multiple variables. These include; the size of the school, programs offered, the composition of the student population, the mix and number of students from grade to grade, and the organizational plan, resulting in the configuration of divisions within the school. Each of these variables will fluctuate from one school year to another, resulting in a differing ability to accommodate a similar total student population from year to year.

Figure 10 provides a comparison of *nominal* and *operating* capacities for new elementary schools. Key for long-range facilities planning is the *operating capacity* of each school.

The availability of portable classrooms enables the accommodation of additional student enrolment, based on the school's organizational plan. Portables are intended as a short-term solution to enrolment pressures and are not counted towards the *nominal* or *operating* capacity of each school. Similarly, the condition of portable classrooms is not factored into the Facilities Condition Index (FCI) rating of each school. The use of multiple portable classrooms for an extended number of years to accommodate enrolment pressures is evidence of the need for a permanent increase in the capacity of the school through a capital school addition project.

4.2 CAPACITIES OF ELEMENTARY SCHOOLS

The *nominal* capacities of BC elementary schools are established based on classroom capacities of 20 Kindergarten students and 25 students for Grades 1-7. *Operating* capacities for the 2024 LRFP are established based on 19 Kindergarten pupils per classroom and an average of 23.29 pupils per classroom for Grade 1 to 7.

Figure 10: Nominal and Operating Capacities of New Elementary Schools

K	1-7	Total	MECC K	MECC 1-7	K-7	K	1-7	K-7
Classrooms	Classrooms	Classrooms	Nominal	Nominal	Nominal	Operating	Operating	Operating
1	6	7	20	150	170	19	140	159
1	7	8	20	175	195	19	163	182
1	8	9	20	200	220	19	186	205
1	9	10	20	225	245	19	210	229
2	9	11	40	225	265	38	210	248
2	10	12	40	250	290	38	233	271
2	11	13	40	275	315	38	256	294
2	12	14	40	300	340	38	279	317
2	13	15	40	325	365	38	303	341
2	14	16	40	350	390	38	326	364
2	15	17	40	375	415	38	349	387
2	16	18	40	400	440	38	373	411
3	16	19	60	400	460	57	373	430
3	17	20	60	425	485	57	396	453
3	18	21	60	450	510	57	419	476
3	19	22	60	475	535	57	443	500
3	20	23	60	500	560	57	466	523
3	21	24	60	525	585	57	489	546
3	22	25	60	550	610	57	512	569
3	23	26	60	575	635	57	536	593
4	23	27	80	575	655	76	536	612
4	24	28	80	600	680	76	559	635
4	25	29	80	625	705	76	582	658

Figure 11 provides the nominal and operating capacities for each NVSD elementary school. Portables and the modular building at Ridgeway are considered temporary and are not included in the schools' capacity. As the modular buildings at Dorothy Lynas and Ross Road are considered permanent, they are included in the respective school capacities.

Figure 11: NVSD Elementary School Capacities (September 2023)

School	Classrooms		Nominal Capacity			Operating Capacity		
	K Classrooms	Gr. 1-7 Classrooms	K Nominal Capacity	Gr. 1-7 Nominal Capacity	MoE K-7 Nominal Capacity	K Operating Capacity	E (1-7) Operating Capacity	Total K-7 Operating Capacity
Blueridge	2	13	40	325	365	38	303	341
Boundary	2	13	40	325	365	38	303	341
Braemar	2	17	40	425	465	38	396	434
Brooksbank	2	15	40	375	415	38	349	387
Canyon Heights	2	14	40	350	390	38	326	364
Capilano	3	16	60	400	460	57	373	430
Carisbrooke	2	14	40	350	390	38	326	364
Cleveland	2	18	40	450	490	38	419	457
Cove Cliff	1	10	20	250	270	19	233	252
Dorothy Lynas	4	22	80	550	630	76	512	588
Eastview	2	16	40	400	440	38	373	411
Highlands	2	14	40	350	390	38	326	364
Larson	2	16	40	400	440	38	373	411
Lynn Valley	1	11	20	275	295	19	256	275
Lynnmour	1	10	20	250	270	19	233	252
Montroyal	2	12	40	300	340	38	279	317
Norgate	1	10	20	250	270	19	233	252
Queen Mary	3	13	60	325	385	57	303	360
Queensbury	2	9	40	225	265	38	210	248
Ridgeway	3	15	60	375	435	57	349	406
Ross Road	2	17	40	425	465	38	396	434
Seymour Heights	1	11	20	275	295	19	256	275
Sherwood Park	3	19	60	475	535	57	443	500
Upper Lynn	2	19	40	475	515	38	443	481
Westview	2	8	40	200	240	38	186	224
TOTALS	51	352	1020	8800	9820	969	8199	9168

* 430 elementary divisions were required in 2023/24, exceeding the 403 available permanent classrooms, requiring the use of portables to accommodate enrolling divisions.

The total operating capacity of elementary schools is currently **9,168**.

4.3 CAPACITIES OF SECONDARY SCHOOLS

The capacity of secondary schools is based on an average of 25 students per classroom. Currently, there is no difference between nominal and operating capacities for secondary schools. Capacities of secondary schools are expressed in increments of 25 spaces. Rated capacities do not include portable classrooms. [Figure 12](#) provides the *nominal* and *operating* capacities for each NVSD Secondary school, including Mountainside Secondary.

Figure 12: NVSD Secondary School Capacities

Secondary School	Nominal Capacity	Operating Capacity	Scheduling Capacity
Argyle	1300	1300	1430
Carson Graham	1100	1100	1210
Handsworth	1400	1400	1540
Seycove	750	750	825
Sutherland	950	950	1045
Windsor	1100	1100	1210
TOTAL Secondary	6600	6600	7260
Mountainside	300	300	300
TOTAL Alternate	300	300	300

Scheduling Capacity indicates the student number readily accommodated through timetable scheduling.

The total operating capacity of secondary schools is **6,600**, with an additional 300 capacity at Mountainside. Through timetable scheduling, a total of 7,260 secondary students can readily be accommodated in the space identified. Adding the **9,168** elementary operating capacity to the **6,600** secondary operating capacity results in a total NVSD operating capacity of **15,768** students.

4.4 CURRENT CAPACITY UTILIZATION (September 2023)

[Figure 13](#) provides the current Capacity Utilization of NVSD schools as of September 2023, based on the operating capacity of schools.

The current capacity utilization for all elementary schools combined is **106.4%**, and for all secondary schools is **103.2%** for a total current district utilization rate of **105.1%**. [Appendix B](#) provides more detailed analyses of Current Capacity Utilization by Family of Schools, Rank Order % Utilization and Rank Order by Current Shortage. [Appendix B](#) also includes a map for all NVSD schools, identifying the Current Capacity Utilization for each school.

Figure 13: Capacity Utilization (Current – September 2023)

Elementary School	Operating Capacity	2023/2024 Enrolment	Capacity Util %	Surplus or shortage
Blueridge	341	301	88%	40
Boundary	341	380	111%	-39
Braemar	434	427	98%	7
Brooksbank	387	417	108%	-30
Canyon Hts.	364	358	98%	6
Capilano	430	425	99%	5
Carisbrooke	364	306	84%	58
Cleveland	457	516	113%	-59
Cove Cliff	252	296	117%	-44
Dorothy Lynas	588	541	92%	47
Eastview	411	355	86%	56
Highlands	364	454	125%	-90
Larson	411	501	122%	-90
Lynn Valley	275	380	138%	-105
Lynnmour	252	244	97%	8
Montroyal	317	270	85%	47
Norgate	252	176	70%	76
Queen Mary	360	455	126%	-95
Queensbury	248	292	118%	-44
Ridgeway	406	687	169%	-281
Ross Road	434	514	118%	-80
Seymour Hts.	275	287	104%	-12
Sherwood Park	500	406	81%	94
Upper Lynn	481	484	101%	-3
Westview	224	283	126%	-59
ELEM TOTALS	9168	9755	106.4%	-587

Secondary School	Operating Capacity	2023/2024 Enrolment	Capacity Util %	Surplus or shortage
Argyle	1300	1439	111%	-139
Carson Graham	1100	1375	125%	-275
Handsworth	1400	1490	106%	-90
Seycove	750	567	76%	183
Sutherland	950	994	105%	-44
Windsor	1100	945	86%	155
SEC TOTALS	6600	6810	103.2%	-210

NVSD TOTAL	15768	16565	105.1%	-797
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4.5 CURRENT CAPACITY UTILIZATION CHALLENGES

The Ministry of Education and Child Care expects that all school districts will manage their facilities in an effective, economic and efficient way in meeting their educational goals. One of the key factors considered for expansion projects, requesting additional space, is the current and projected capacity utilization of schools within the school district.

Capacity utilization levels will be determined at the local level to reflect provisions of the Collective Agreement negotiated with teachers. For capital planning purposes, Elementary school capacity utilization is generally applied to a group of surrounding schools, or a family of schools. Secondary schools can operate at higher levels of utilization as a result of the varied instructional spaces available and timetable scheduling.

NVSD is very efficiently managing its facilities at the elementary and secondary school levels, with current capacity utilization ratings of **105.1%** at the district level, **106.4%** at the elementary level, and **103.2%** at the secondary level. The Current Capacity Utilization for secondary schools is above the 100% capacity utilization level, but below the NVSD's 110% Scheduling Capacity.

While NVSD has achieved effective utilization levels at the school district level which contribute to efficient operations in the delivery of programs, there is considerable variation between schools, presenting specific challenges. [Appendix B](#) highlights this variability in school capacity utilization in **Rank Order by Current Shortage**. Elementary schools with current capacity utilization levels significantly exceeding the operating capacity include:

➤ Ridgeway Elementary	169% capacity	281 spaces short*
➤ Lynn Valley Elementary	138% capacity	105 spaces short*
➤ Queen Mary Elementary	126% capacity	95 spaces short
➤ Westview Elementary	126% capacity	59 spaces short*
➤ Highlands Elementary	123% capacity	90 spaces short
➤ Larson Elementary	122% capacity	90 spaces short
➤ Ross Road Elementary	121% capacity	80 spaces short

Each of these schools has a history of consistent enrolment that demonstrates the need for additional capacity through an addition project. Ridgeway's shortage is being addressed through the approved New School project at Cloverley, while Lynn Valley and Westview are being addressed through approved expansion and addition projects.

The capacity shortage at other schools is being addressed through portable classrooms and modular buildings providing classrooms for approximately 25% of the student population for these schools. While portables are intended to serve as a temporary solution to enrolment pressures, many of these portables have been in place for a decade, with some as much as twenty years.

On the basis of Current Capacity Utilization, NVSD will need to identify a number of these elementary schools for expansion project requests within its Five-Year Capital Plan. Further examination of enrolment forecasts and future capacity utilization also needs to be considered in the identification of requests for these schools as future capital projects, the additional future capacity needed, and the respective priorities of projects.

It must also be noted that three elementary schools are presently operating at less than 85% of capacity utilization. NVSD has situated district programs and childcare services at underutilized sites to maximize the use of available space.

Elementary schools with current capacity utilization levels considerably below operating capacity include:

➤ Norgate Elementary	70% capacity	76 excess spaces
➤ Sherwood Park Elementary	81% capacity	94 excess spaces
➤ Carisbrooke Elementary	84% capacity	58 excess spaces

Norgate has recently introduced the International Baccalaureate Primary Years Program and significant new residential developments within the recently revised catchment area are expected to result in increased enrolment.

Secondary schools are presently operating with considerable differences in capacity utilization between secondary schools in the western region of the school district, compared to those in the eastern region. As previously indicated, secondary schools are readily able to accommodate students at 110% of the official nominal and operating capacity through timetable scheduling. All secondary schools on the western side of the school district are operating beyond 100% capacity, while the eastern schools are operating below capacity.

➤ Carson Graham Secondary	125% capacity	253 spaces short
➤ Argyle Secondary	111% capacity	86 spaces short
➤ Handsworth Secondary	106% capacity	69 spaces short
➤ Sutherland Secondary	105% capacity	77 spaces short
➤ Windsor Secondary	86% capacity	155 excess spaces
➤ Seycove Secondary	76% capacity	183 excess spaces

A more detailed examination of Secondary school capacity utilization and projected enrolment will be discussed in the subsequent section of this LRFP report with careful consideration of enrolment forecasts and the resulting impact on capacity utilization.

The need for increased capacity through school addition projects will be identified for specific schools and areas of the school district within this LRFP.

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5. ENROLMENT FORECAST

5.1 APPROACH TO ENROLMENT FORECASTS

In generating long range enrolment projections, NVSD relies initially on baseline enrolment projections provided by Baragar Systems, a BC based firm specializing in demographics for most BC school districts. Baragar's methodology uses multiple data sources to develop population estimates and enrolment projections, using historical enrolment trends, birth rates, childcare credit data, migration, and other relevant information to generate base projections that Baragar describes as 'without local knowledge'.

Local knowledge includes pre-registration numbers for Kindergarten, International student trends, district programs, and the anticipated impact of housing developments. As Baragar has worked with NVSD for nearly thirty years, there is a wealth of historical data used in the development of enrolment projections.

For the 2024 LRFP, Baragar projections were based on enrolments from September 2023 and estimates of enrolment by school for 12 years to 2036. Baragar projections indicate a continuing flat, or 'neutral' birth rate, with a slight decrease in migration compared to prior years. This reduction in migration may be attributed to challenges related to housing affordability in North Vancouver, relative to other communities in Metro Vancouver.

Housing developments currently in construction, planned and anticipated are expected to positively impact future student enrolment growth, particularly in specific catchment areas. In consultation with planners at the City and District of North Vancouver and through the review of Housing Needs Reports and Progress Reports, planned and anticipated residential development were reviewed for potential impact within the catchment area of each school.

Additional residential developments of the Squamish and Tsleil-Waututh Nations were identified that are also expected to have a positive impact on future enrolment growth. Future consultation with the Squamish and Tsleil-Waututh Nations will be beneficial to gain a deeper understanding of their local housing initiatives.

Estimates of additional student yields from new housing developments were added to the Baragar adjusted projection to generate Housing enrolment forecasts for most NVSD schools.

It should be noted that several residential developments in their early planning stages, including the significant redevelopment of Capilano Mall in the City of North Vancouver, have not been factored into the current projections. Once these projects are more clearly defined for the scope and pace of residential development, they will be factored into subsequent Long Range Facilities Plans.

Recent Provincial Legislation related to housing affordability is expected to have a profound impact on the future scope and pace of additional residential development within the City and District of North Vancouver. The preliminary estimates for residential development provided within the 2024 LRFP will need to be adjusted in 2025 once there is greater understanding of the impact of the legislation on the respective municipalities.

Further review of the Baragar and Housing projections was conducted to apply local knowledge and to refine the enrolment projections in the development of the preferred NVSD enrolment projections. Local knowledge included Kindergarten registration for 2024, International enrolment, the February 2024 recount, and limited growth in migration. The NVSD enrolment projections serve as a basis for long range facilities planning.

Projections for the school district indicate that K -12 enrolment will increase gradually, growing by approximately 1,032 students from 16,565 in 2023/24 to 17,597 students by 2036. This represents an average annual growth of less than 0.52%, or 86 students per year over this twelve-year period.

For the purposes of the LRFP, current and enrolment projection numbers include international students. The Ministry does not include these students in enrolment and when considering the capacity for requested school addition projects. As the LRFP is implemented, specific decisions and recommendations regarding schools, catchments and program offerings will require further analysis and refinement.

The scope and pace of housing developments within school district boundaries will require close monitoring and analysis to determine the impact on student population changes and necessary adjustments to the LRFP. Periodic review and adjustment of enrolment forecasts will be needed to adjust to emerging trends.

It is important to note that all forecasts are estimates for preliminary planning purposes. The reliability and accuracy of enrolment projections decrease as the projection extends into future years. Enrolment forecasts are as likely to be too high as too low, but likely within a plus or minus range of 1%.

5.2 CENSUS DATA - 2016 and 2021 Population

An analysis of the 2016 and 2021 Census Data provides information of changes in population and housing arising within the City and District of North Vancouver. While the pace of development is expected to increase over the next ten years, the variation from 2016 to 2021 helps inform enrolment projections from population changes and housing developments recently completed, now in process, or planned and anticipated for the future.

Figure 14: Census Data for City and District (2016 and 2021 Population)

City of North Vancouver					
	2016 Census	2021 Census	2016-21 Change		Change/Yr
Population	52898	58120	5222	9.9%	2.0%
Population by selected age groups					
0 to 4	2470	2425	-45	-1.8%	-0.4%
5 to 9	2405	2345	-60	-2.5%	-0.5%
10 to 14	2210	2545	335	15.2%	3.0%
15 to 19	2465	2575	110	4.5%	0.9%
5-19 TOTAL	7080	7465	385	5.4%	1.1%
School Age	6136	6470	334	5.4%	1.1%
% of pop	11.6%	11.1%	-0.5%		
District of North Vancouver					
	2016 Census	2021 Census	2016-21 Change		Change/Yr
Population	85649	88168	2519	2.9%	0.6%
Population by selected age groups					
0 to 4	4000	3825	-175	-4.4%	-0.9%
5 to 9	5195	5075	-120	-2.3%	-0.5%
10 to 14	5530	5665	135	2.4%	0.5%
15 to 19	5880	5680	-200	-3.4%	-0.7%
5-19 TOTAL	16605	16420	-185	-1.1%	-0.2%
School Age	14391	14231	-160	-1.1%	-0.2%
% of pop	16.8%	16.1%	-0.7%		

School Age totals in the Census Data population tables are adjusted from the 5-19 population total to align more closely with the thirteen years of the K to 12 school system. It should also be noted that NVSD enrolls approximately 75 to 80% of school age students in the City and District Municipalities, with other children attending private and independent schools, as well as schools in other school districts.

Figure 14 illustrates the growth of **385** (5.4%) in the school age population within the City of North Vancouver, while the District of North Vancouver experienced a decline of **185** (-1.1%) students over the Census period. The annual average change in population demonstrates difference in growth rates between the City and the District of North Vancouver. While the City population grew on average at **2.0%** per year, the District population grew at just **0.6%** per year.

The comparison of cohort groups (e.g. 0 to 4 in 2016 to 5 to 9 in 2021) demonstrates positive migration occurring for North Vancouver over the census period. However, the comparison of selected age groups demonstrates that younger age groups (0 to 4 and 5 to 9) have experienced a decline in population between 2016 and 2021. This may be a result of affordability challenges for families with young children.

Figure 15: Census Data for North Vancouver (2016 and 2021 Population)

COMBINED City and District					
	2016 Census	2021 Census	2016-21 Change		Annual Avg Change
Population	138547	146288	7741	5.29%	1.06%
Population by selected age groups					
0 to 4	6470	6250	-220	-3.4%	-0.7%
5 to 9	7600	7420	-180	-2.4%	-0.5%
10 to 14	7740	8210	470	6.1%	1.2%
15 to 19	8345	8255	-90	-1.1%	-0.2%
5-19 TOTAL	23685	23885	200	0.8%	0.2%
School Age	20527	20700	173	0.8%	0.2%
% of pop	14.8%	14.2%	-0.7%		

When examined in combination, the Census data for the City and District reveal positive migration in cohort groups, with younger age groups being consistently smaller in population than older school age groups. A combined growth of **173** in the school age population indicates that migration during the Census period was more than offsetting the smaller, younger age groups, attributed to lower birth rates and challenges of housing affordability. NVSD anticipates that this positive migration trend will continue in the coming years. This is reflected in the NVSD Projections being more positive than the Baragar projections.

A further reference indicating slow growth is the 2021 BC Stats report of Annual Population. This report indicates growth of 1.4% from 2020 to 2021 for North Vancouver. The BC Stats projection to 2040 estimates an average annual population growth of **1.2%**, among the lowest growth rates in Metro Vancouver.

A decrease in the migration rate identified by Baragar in the development of enrolment projections will need to be monitored for subsequent years for the potential dampening of growth rates. The average student population growth of 0.20% annually over the Census period is regarded as nominal. While the populations of both the City and District are slowly increasing, the proportion of the total population that is of school age continues to decline. School Age population has declined from 15.3% of the total population in 2011 to 14.2% of the total population in 2021.

5.3 CENSUS DATA – 2016 and 2021 Housing

Figure 16 presents the Census data for Occupied Private Dwellings in 2016 and 2021 for the City and District of North Vancouver. Continued steady growth is expected within the City and the District of North Vancouver with a focus on specific areas and centres for residential development of increasing density.

The trend of a decrease in the number of single detached homes and increase in the number of apartments continued during the Census period. The **decline** in single family dwellings decreased by **-125** units over the Census period, while an increase in the number of apartments escalated, with a growth of **4,095** units. The net **decline** in single detached houses **(-0.7%)** was offset with a net **gain** of **13.5%** for apartments.

Figure 16: Census Data for North Vancouver (2011 and 2016 Dwellings)

Occupied Private Dwellings					
	2016 Census	2021 Census	2016-21 Change		Annual Avg Change
CNV TOTAL	26426	27295	869	3.3%	0.7%
DNV TOTAL	32624	32700	76	0.2%	0.0%
NV TOTAL	59050	59995	945	1.6%	0.3%
Single Detached Houses					
CNV SFD	2955	2915	-40	-1.4%	-0.3%
DNV SFD	16200	16115	-85	-0.5%	-0.1%
TOTAL SFD	19155	19030	-125	-0.7%	-0.4%
Apartments					
CNV Aptm.	18790	21280	2490	13.3%	2.7%
DNV Aptm.	11555	13160	1605	13.9%	2.8%
TOTAL Aptm.	30345	34440	4095	13.5%	2.7%

The transition from single family houses to increased density through apartments and townhouses needs to be closely monitored for its future impact on student population.

Recent trends indicate that 80% of new residential units are either Studio, 1 Bedroom, or 2 Bedroom units, with 20% of new residential units being 3 bedrooms or greater. While young families with school-aged children are generally seeking 3 bedrooms or more for housing, these homes are financially unattainable for most families.

Family friendly housing policy in the City of North Vancouver requires a minimum of 10% three bedroom or more units in new multi-family developments.

5.4 FUTURE RESIDENTIAL DEVELOPMENT

Figure 17 presents a summary of the estimated number of housing units that are proposed to be built over the next 12 years in NVSD. Developed in consultation with planners from the City of North Vancouver and the District of North Vancouver, these estimates should be regarded as preliminary estimates for planning purposes only. More detailed estimates are provided in Appendix C.

Figure 17: Estimated New Residential Development to 2035

Jurisdiction	Neighbourhood Area	2024-2027	2028-2031	2032-2035	Total	Studio 1-2 Bdrm	3+ Bdrm TH	Family of Schools
District of North Vancouver	Lions Gate Village Centre	280	240	150	670	520	150	Carson
	Lynn Valley Town Centre	730	725	645	2,100	1,725	375	Sutherland/Argyle
	Lynn Creek Town Centre	565	565	520	1,650	1,380	270	Windsor
	Maplewood Village Centre	500	600	600	1,700	1,360	340	Windsor
	Edgemont Village	65	55	80	200	50	150	Handsworth
	Seymour/Mt. Seymour Pkwy	220	90	30	340	200	140	Windsor
	REMAINDER	440	440	420	1,300	1,080	220	VARIOUS
	Subtotal, DNV	2,800	2,715	2,445	7,960	6,315	1,645	
City of North Vancouver	Marine Drive Corridor	280	265	265	810	680	130	Carson
	Harbourside Waterfront	310	320	270	900	750	150	Carson
	Central Lonsdale	900	650	550	2,100	1,835	265	Carson/Sutherland
	Lower Lonsdale	470	470	460	1,400	1,240	160	Carson/Sutherland
	Moodyville	410	425	410	1,245	1,095	150	Sutherland
	REMAINDER	150	150	150	450	360	90	VARIOUS
	Subtotal, CNV	2,520	2,280	2,105	6,905	5,960	945	
First Nations Lands	Innovation District	500	300	200	1,000	770	230	Windsor
	Tsleil-Waututh Lands	225	200	175	600	350	250	Seycove/Windsor
	Squamish Lands	350	350	300	1,000	700	300	Windsor
	Sub-total FN Lands	1,075	850	675	2,600	1,820	780	
Total for North Vancouver		6,395	5,845	5,225	17,465	14,095	3,370	
Percentage of 12-Year Total		37%	33%	30%		81%	19%	
Average Annual Units		2024-2027	2028-2031	2032-2035	Total	Studio 1-2 Bdrm	3+ Bdrm TH	
District of North Vancouver		700	679	611	663	526	137	
City of North Vancouver		630	570	526	575	497	79	
Squamish & Tsleil-Waututh Nations		90	71	56	217	152	65	
North Vancouver Total		1,599	1,461	1,306	1,455	1,174	281	

NOTE:
Estimates are subject to change

These estimates are subject to change and will benefit from ongoing review with municipal planning departments. In accordance with recent housing legislation, the City and District need to prepare a long-term plan for projected residential development by January 2025. The impact of the recent provincial direction to local governments to accommodate additional housing density through 'infill' on detached properties and greater density in proximity to transit corridors is yet to be determined.

There is an expectation that the pace of housing development across the school district will continue to increase in coming years. These estimates are conservative and may underestimate total enrolment growth. A significant number of large-scale residential developments are in the early stages of construction across North Vancouver, with additional projects at the proposal and planning stages.

Figure 17 further illustrates the predominance of apartments as the residential housing type, with 81% of units being studio, 1 and 2 bedroom apartments and 19% being 3+ bedroom townhouses and homes. The transition to greater density in apartments and multiple-family projects will need to be monitored and assessed for its ultimate impact on student population growth. Affordability remains a challenge, especially for families with school-age children.

The changes in residential housing development vary considerably in relation to the type of housing built and from catchment area to catchment area. Figure 18 indicates how the estimated future new housing will likely be distributed across elementary catchment areas. The secondary catchments aggregate the housing in the elementary feeder schools.

Figure 18: Estimated New Residential Development by Elementary Catchment

Neighbourhood	% Split	Catchment
Edgemont Village Centre	100%	Highlands
Lions Gate Village Centre	100%	Norgate
Lynn Valley Town Centre	80%	Eastview
	15%	Lynn Valley
	5%	Ross Road
Lynn Creek Town Centre	100%	Lynnmour
Maplewood Village Centre	100%	Lynnmour
Seymour/Mt. Sey Pkwy	100%	Seymour Hts.
Innovation District (TWN)	100%	Lynnmour
Squamish Nation	100%	Lynnmour
Tsleil-Waututh Nation	100%	Sherwood

Neighbourhood	% Split	Catchment
Marine Drive Corridor (CNV)	100%	Westview
Harbourside Waterfront	100%	Westview
Central Lonsdale	10%	Westview
	50%	Queensbury
	40%	Queen Mary
Lower Lonsdale	30%	Queen Mary
	70%	Ridgeway
Moodyville	100%	Ridgeway

5.5 YIELD FACTORS

Yield factors are used to estimate the number of NVSD students (K-12) expected from housing developments. Yield factors do not include students at independent and private schools. For the 2024 LRFP, yield factors are based on the number of bedrooms within each housing unit, whether the unit is an apartment, or a townhouse. The planning departments of the City and District are extremely helpful in identifying the composition of bedroom units planned within each of the proposed housing developments.

This approach to yield factors, is based on the premise that units with more bedrooms will be more attractive to families and will generate a higher student yield. Conversely, units with less bedrooms or without a bedroom (studios) are expected to generate a lower student yield.

The following yield factors were applied to the housing developments based on bedrooms:

- 0.001 students per housing unit for studio units.
- 0.025 students per housing unit for one bedroom units.
- 0.070 students per housing unit for two bedroom units.
- 0.185 students per housing unit for three bedroom units.
- 0.260 students per housing unit for four (plus) bedroom units.

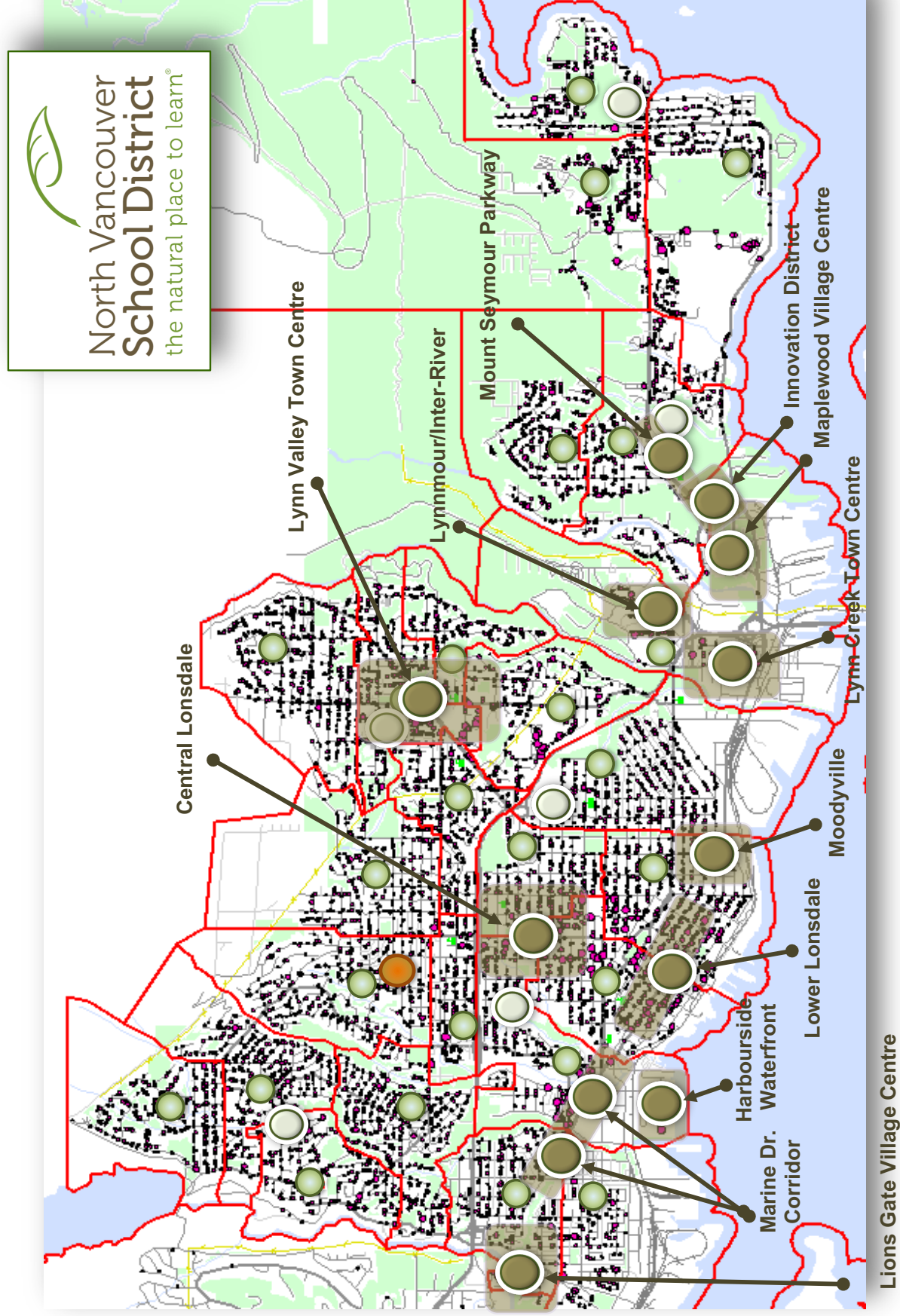
The total estimated student enrolment using the yield factors based on bedrooms is very similar to the total student enrolment that would be estimated using the housing type yield factors. Developments with a higher proportion of studios, one bedroom, and two-bedroom units generate fewer students, while developments with a higher proportion of two, three and four bedroom (plus) units generate more students.

Figure 19 shows the location of planned future residential development in NVSD. Additional new residential development in other parts of the two municipalities will be in the form of infill housing where new units replace existing units.

An unknown for the estimated residential development is the proportion of social housing for families that may be built in North Vancouver in the coming years. The yield rate from family-oriented social housing is considerably higher than for market housing regardless of the housing type.

As various methods have been applied to estimate the student yield from housing developments, it would be beneficial to study the actual yields in new developments, especially those aimed at families such as Moodyville, and areas with community centres such as Lynn Creek Town Centre and Lions Gate Village Centre. In future, the yield rates may be adjusted, based on verified data, to more accurately reflect the number of students living in these developments than indicated by the yield rates used in the 2024 LRFP.

Figure 19: Residential Development in North Vancouver



5.6 RESULTS OF ENROLMENT FORECASTS

Appendix D presents graphs of the enrolment forecasts for each of the 33 NVSD schools. As previously described, up to three alternate projections were prepared for schools:

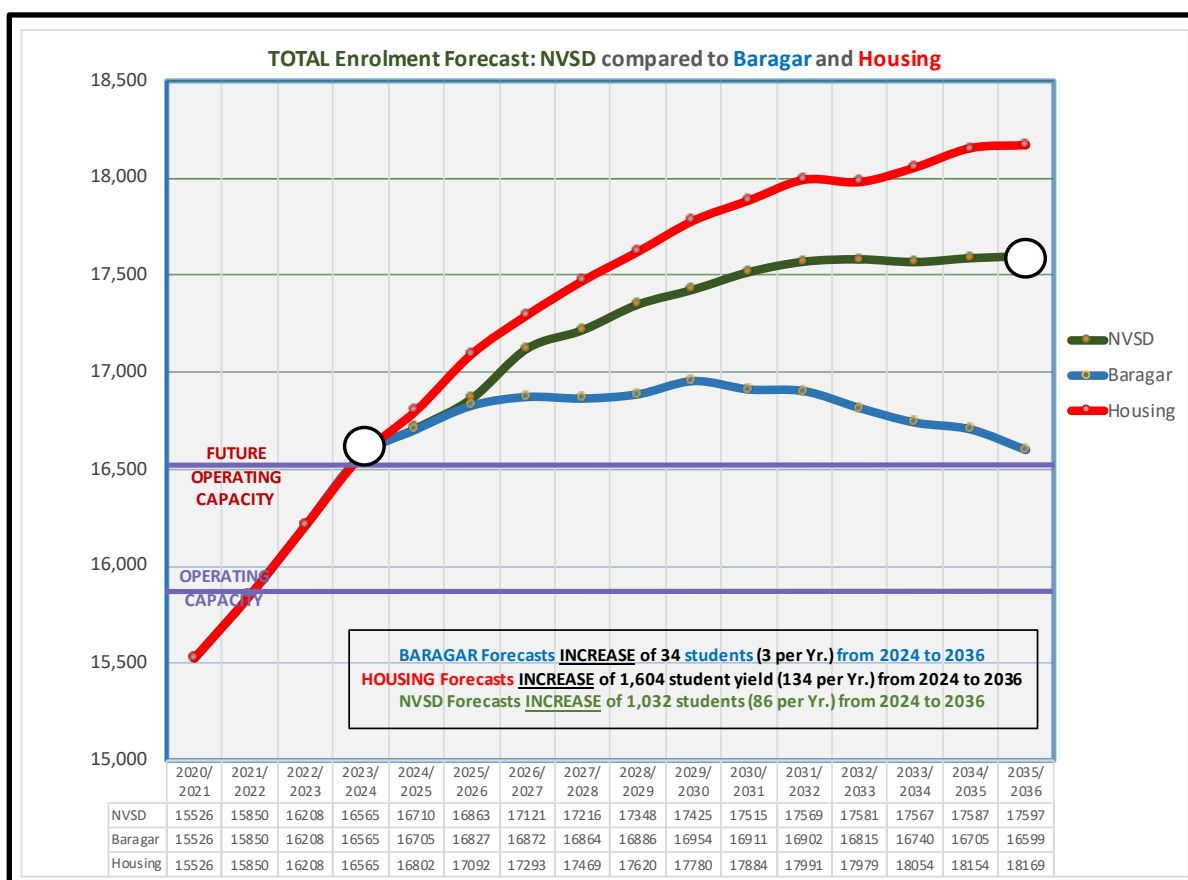
- **Baragar** — the base projection uses enrolment trends, birth rates, migration, and other relevant information to generate initial enrolment projections. The estimates for International students were projected closer to historical levels than in the prior year. Baragar projections are indicated for all schools with a **BLUE** line.
- **Housing** — estimates of student yields from new housing developments, as local knowledge, were added to the Baragar base projection by catchment area school to generate a Housing projection for 25 NVSD schools, indicated with a **RED** line.
- **NVSD** - both the Baragar projection and the Housing projection were reviewed to develop the preferred NVSD projection. These projections were adjusted to address local knowledge regarding Kindergarten pre-registration, International enrolment trends, and migration trends. The preferred NVSD projection in a number of cases is lower than the Housing projection. NVSD projections are indicated for all schools with a **GREEN** line.

International students are included in these forecasts as NVSD is committed to providing opportunities for international students in each of its schools. NVSD acknowledges that the Ministry does not include international students when determining capacities for capital projects. This variance is best addressed in the preparation of the Project Definition Report for projects with the determination of potential capital contributions from NVSD.

Figure 20 illustrates the sum of enrolment forecasts for all NVSD schools, demonstrating the difference between the Baragar base, Housing, and NVSD preferred forecasts.

- The **Baragar** base projection, indicates an enrolment increase of **34** students over twelve years from **16,565** (2023/24) to **16,599** (2035/36), with total enrolment remaining slightly above the current combined Operating Capacity (**16,068**).
- The **Housing** forecast indicates enrolment growth of **1,604** students over twelve years from **16,565** (2023/24) to **18,169** (2035/36), with total enrolment exceeding the current combined Operating Capacity.
- The **NVSD** forecast indicates enrolment growth of **1,032** students over twelve years from **16,565** (2023/24) to **17,597** (2035/36), with total enrolment exceeding the current combined Operating Capacity.

Figure 20: K-12 Enrolment Forecast for all NVSD Schools



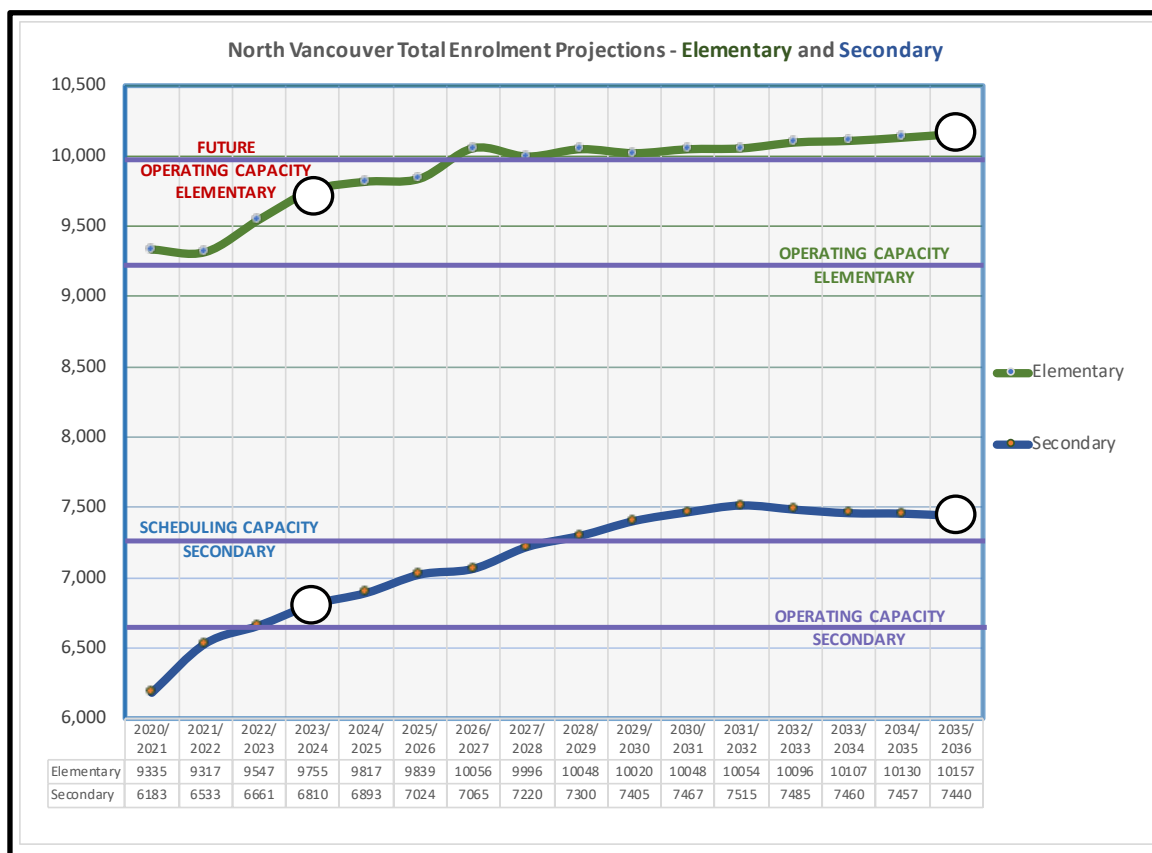
While the Baragar base indicates a period of stability, followed by a slight decline in enrolment, the Housing and NVSD forecasts indicate modest enrolment growth, primarily arising from housing developments planned and in process. Total enrolment is currently above capacity at 103% and is expected to further exceed the operating capacity in the near future. The impact of new housing developments in the City and District of North Vancouver will need to be closely monitored in the coming years, especially for individual schools.

Appendix E presents the detailed enrolment forecasts prepared for each school using the Baragar base, Housing and NVSD projections.

The pace of housing development has increased in recent years and is expected to continue as the municipalities implement housing initiatives introduced through Provincial legislation. As conservative yield rates have been applied in these forecasts, there is a possibility that yields have been underestimated for certain housing developments and for their impact on specific catchment area schools.

Figure 21 presents the combined enrolment forecast for all elementary schools and the secondary schools. It shows that over the next twelve years, elementary enrolment is projected to grow by an average of 34 students per year, while secondary enrolment is projected to grow by an average of 52 students per year.

Figure 21: Enrolment Forecast for Elementary and Secondary Schools



The combined operating capacity for all elementary schools, including the new Cloverley school and Lynn Valley and Westview additions, will be slightly exceeded over the twelve year planning horizon. At the secondary level, enrolment will continue to exceed the operating capacity over the next twelve years, with enrolment exceeding the scheduling capacity within five years.

5.7 GROWTH PROSPECTS IN THE WEST AND EAST

As previously referenced and shown in [Figure 3: North Vancouver – Geographical context](#), Lynn Valley separates the eastern part of NVSD from the more uniformly developed and urbanized western region. The growth prospects for the western region of the school district indicate continued growth, exceeding the combined operating capacity at both the elementary and secondary level. This trend continues throughout the coming years, with an increasing gap between enrolment and capacity. The emergence of the Lynn Creek Town Centre and Maplewood Village have resulted in improved growth prospects in the eastern region of the school district. The projected number of elementary and secondary aged students is increasing towards operating capacity.

The difference between the western and eastern regions of NVSD is evident in the enrolment forecast graphs for the regions in [Figure 22](#) (western) and [Figure 23](#) (eastern).

Figure 22: Enrolment Forecast for Western Schools

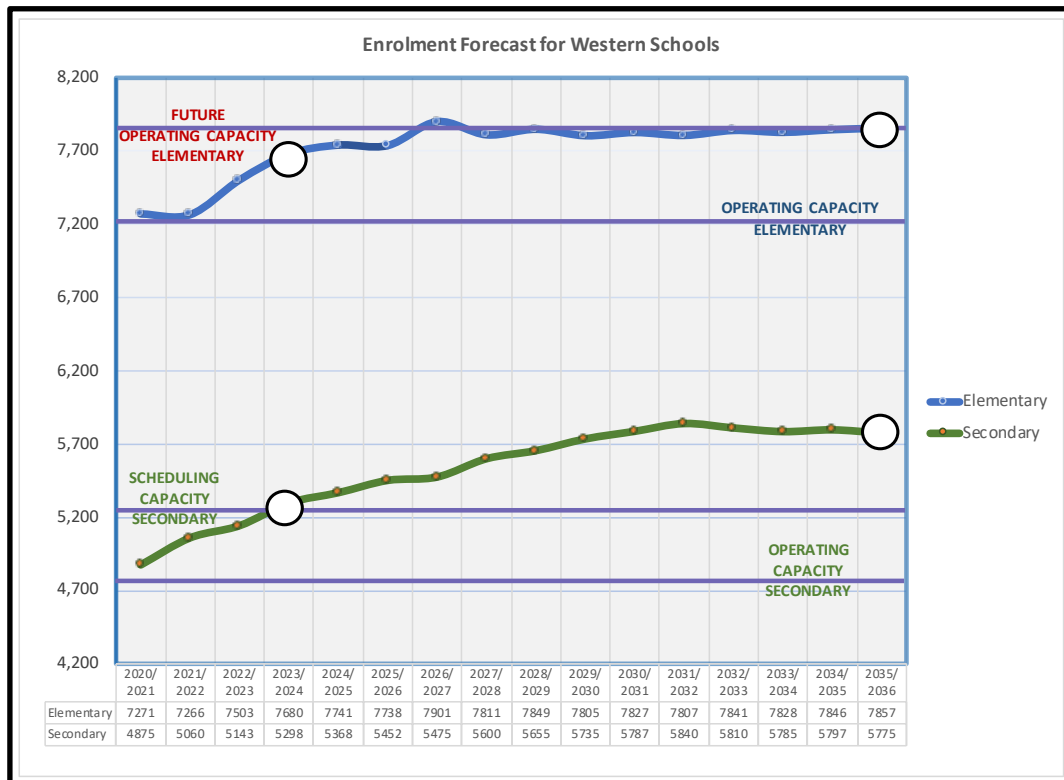
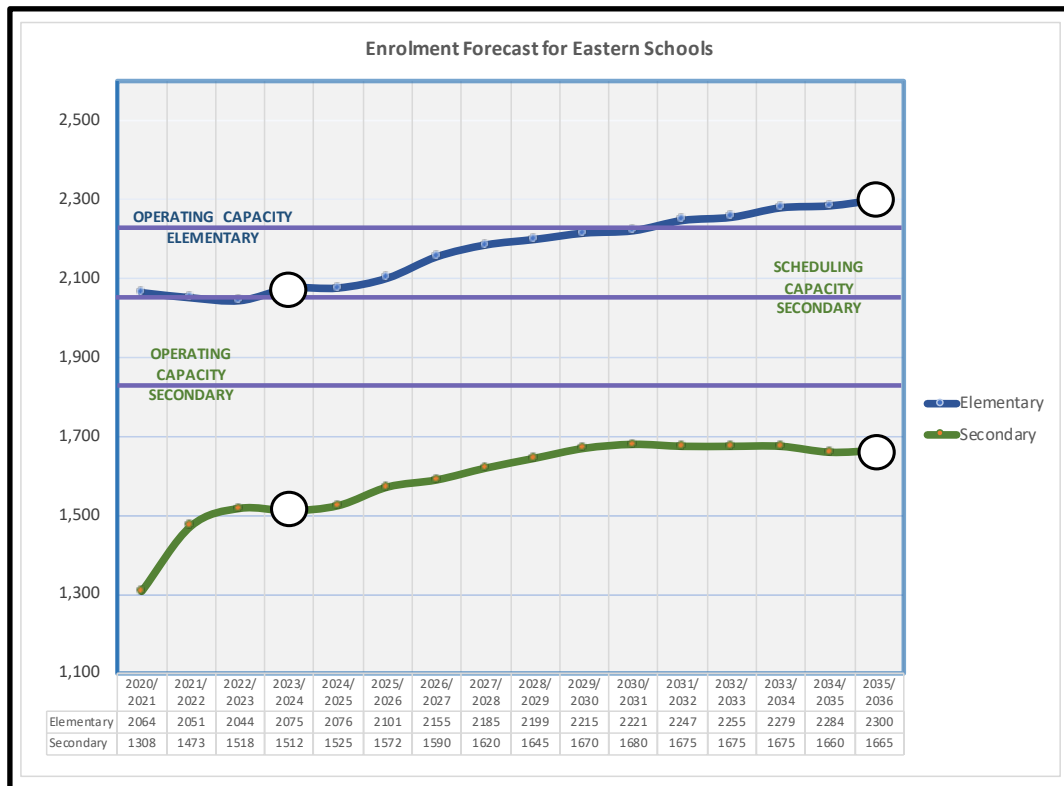


Figure 23: Enrolment Forecast for Eastern Schools



Future growth prospects in the western region of the school district are expected to result in increasing enrolment pressures, particularly at the four secondary schools serving this area including Handsworth, Argyle, Carson and Sutherland. The enrolment growth is expected to result in exceeding both the operating and scheduling capacities at each of these schools.

Additional development of the Tsleil-Watuth and Squamish lands and plans for expanded development in the Maplewood Village and Innovation District have the potential for considerable impact on the Windsor and Seycove families of schools. These developments have potential for considerable growth within the elementary catchment areas of Lynnmour, Seymour Heights, and Sherwood Park, as well as Seycove and Windsor Secondary schools.

5.8 GROWTH PROSPECTS FOR CITY AND DISTRICT SCHOOLS

The North Vancouver School District (NVSD) spans the City of North Vancouver and the District of North Vancouver, as well as the traditional territories of the Coast Salish people and particularly the Squamish and Tsleil-Waututh Nations. The District of North Vancouver is the larger municipality (166 square kilometers) and is situated to the west, north and east of the City of North Vancouver (11.8 square kilometers). [Figure 4: Metro 2050 Land Designation for North Vancouver](#) (page 13) provides a map indicating the boundary between the City and District of North Vancouver.

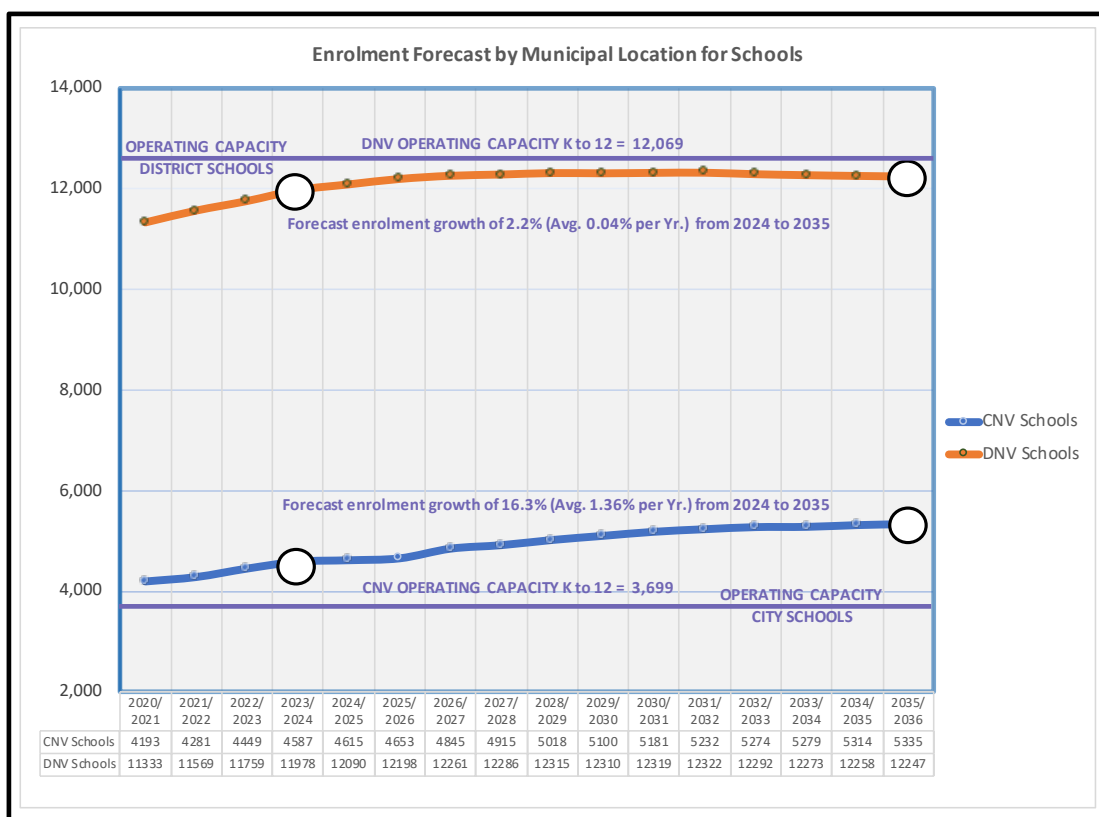
Of the 26 NVSD elementary schools, 20 are located within District boundaries, while 6 are located within City boundaries. Four of the secondary schools are located within the District, while two are located in the City. The secondary alternate program located at Mountainside Secondary serves the entire school district and is located in the District of North Vancouver.

Schools within the District provide 12,069 spaces (or 77%) of the total operating capacity of 15,768 for the North Vancouver School District. Schools within the City provide 3,699 spaces (or 23%) of the total operating capacity of 15,768 spaces for NVSD.

[Figure 24](#) provides the enrolment forecast for schools located within the District of North Vancouver and City of North Vancouver boundaries. The combined enrolment for schools situated within the District is below the operating capacity and forecast to experience slow growth and remaining slightly below operating capacity to 2035. The enrolment forecast for District schools between 2024 and 2035 is for growth of **1.2%**.

The combined enrolment for schools situated within the City of North Vancouver is currently above the operating capacity and forecast to experience modest growth to 2035, increasingly above operating capacity. A new school at Cloverley and an addition to Westview will increase capacity, but enrolment will remain above the operating capacity. The enrolment forecast for City schools between 2024 and 2035 is for growth of **16.0%**.

Figure 24: Enrolment Forecast by Municipal Location of Schools



Enrolment forecasts indicate an increasing proportion of the student population attending schools located in the City as compared to schools in the District of North Vancouver. On a proportional basis, City school enrolment is expected to increase from 28% to 30% of total enrolment, while District school enrolment is expected to decrease from 72% to 70%. These figures are consistent with the Census data trends from 2011, 2016 and 2021.

5.9 FORECAST CAPACITY UTILIZATION

Figure 25 illustrates the forecast capacity utilization by level for all 33 NVSD schools.

Figure 25: Forecast Capacity Utilization by Level

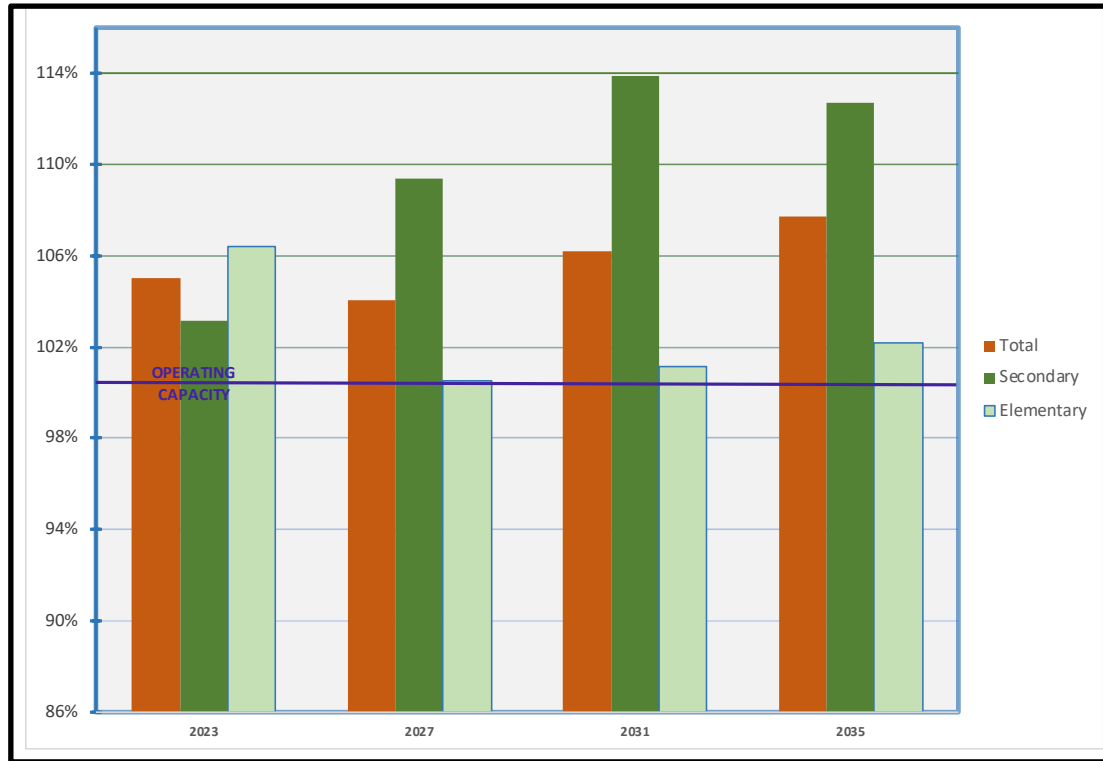


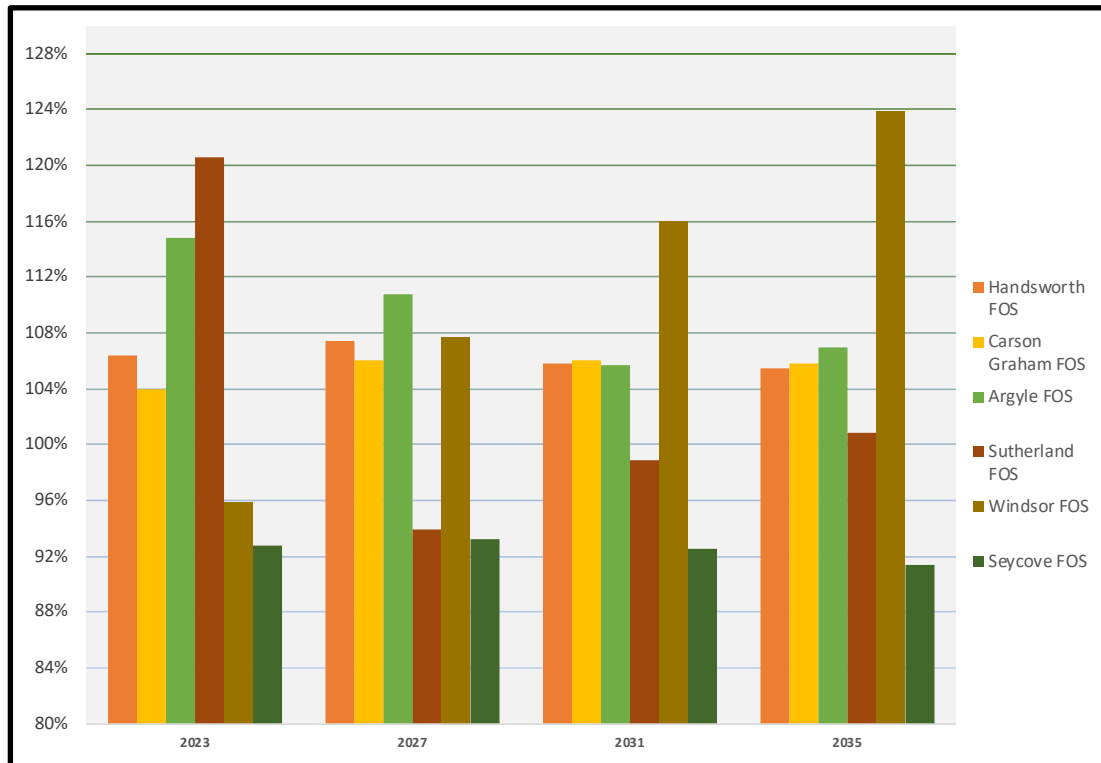
Figure 25 shows that:

- Capacity utilization is currently at 105%; elementary at 106% and secondary at 103%.
- Elementary capacity utilization is forecast to be near Operating Capacity within three years through the new school at Cloverley and additions at Lynn Valley and Westview.
- Secondary utilization is forecast to continue to increasingly exceed Operating Capacity over the next twelve years.
- Total capacity utilization for all schools will exceed 106% within the next seven to eight years and nearly 108% in the planning horizon.

Figure 26 illustrates the differences between Family of Schools (FOS) from west to east. The Handsworth FOS are well-utilized, operating between 105% and 108% capacity for the planning period. The Carson FOS are also well-utilized, operating between 104% and 106%. The Argyle FOS are over-utilized, operating between 115% and decreasing slightly to 108% during the planning period. The Sutherland FOS vary considerably from over 120% currently to less than 100%, before returning to above 100% toward the end of the planning period. This shift in utilization within the Sutherland FOS is due to increased capacity resulting from the new Cloverley School in the 2026/27 school year.

The Windsor FOS is currently slightly under-utilized before an increase to over-utilization and exceeding capacity utilization in the longer term due to significant housing developments in this area of the school district. The Seycove FOS are currently under-utilized at 92% and expected to continue to operate in a narrow range of approximately 90% utilization.

Figure 26: Forecast Capacity Utilization by Family of Schools



There is considerable variation within each of the Family of Schools regarding the current and forecast capacity utilization for individual schools. A number of elementary schools will experience enrolment pressures as the operating capacity utilization exceeds 100%. Secondary schools are able to function effectively at 110% through timetable scheduling and will experience enrolment pressures as the operating capacity utilization exceeds 110%.

Where the capacity utilization exceeds these limits for an extended period of time, there is a heightened need for consideration of a capital project that will increase the capacity of the school to accommodate the student population.

Appendix F presents the detailed analysis of current and forecast capacity for each school and for each Family of Schools. These may be considered as the 'baseline' capacity utilization to determine the best capital and operational approaches to ensure sufficient capacity to meet enrolment demands while keeping all schools as fully utilized as possible.

5.10 FORECAST CAPACITY UTILIZATION PRIORITIES

A key consideration when determining priorities for proposed capital projects is the need to add capacity to meet current and forecast enrolment growth. At the same time, it is important to determine how best to increase the utilization of schools with surplus space.

Figure 27: Schools with Anticipated Utilization Pressures (sorted by 2027 forecast)

	School	Ministry Operating Capacity	2027		2031		2035		Family of Schools
			Surplus or shortage	Forecast Utilization	Surplus or shortage	Forecast Utilization	Surplus or shortage	Forecast Utilization	
G R O U P 1	1 Carson Graham	1100	-375	134%	-500	145%	-500	145%	Carson
	2 Lynnmour	252	-83	133%	-165	165%	-228	190%	Windsor
	3 Queen Mary	360	-88	124%	-80	122%	-95	126%	Carson
	4 Ridgeway	406	-96	124%	-84	121%	-64	116%	Sutherland
	5 Highlands	364	-86	124%	-81	122%	-81	122%	Handsworth
	6 Queensbury	248	-52	121%	-47	119%	-47	119%	Sutherland
	7 Larson	411	-79	119%	-74	118%	-64	116%	Carson
	8 Cove Cliff	252	-48	119%	-32	113%	-23	109%	Seycove
	9 Seymour Hts.	275	-50	118%	-55	120%	-52	119%	Windsor
	10 Sutherland	950	-160	117%	-270	128%	-325	134%	Sutherland
	11 Argyle	1300	-225	117%	-200	115%	-100	108%	Argyle
	12 Ross Road	434	-71	116%	-71	116%	-73	117%	Argyle
G R O U P 2	13 Cleveland	457	-45	110%	-33	107%	-28	106%	Handsworth
	14 Handsworth	1400	-90	106%	-120	109%	-100	107%	Handsworth
	15 Eastview	411	-19	105%	-44	111%	-49	112%	Sutherland
	16 Boundary	341	-15	104%	3	99%	-4	101%	Argyle
	17 Canyon Hts.	364	-13	104%	-11	103%	-6	102%	Handsworth
	18 Braemar	434	-3	101%	-11	103%	-11	103%	Carson
	19 Upper Lynn	481	11	98%	56	88%	46	90%	Argyle
	20 Capilano	430	15	97%	20	95%	30	93%	Carson
	21 Westview	224	7	98%	-10	103%	-23	107%	Carson
	22 Brooksbank	387	22	94%	27	93%	22	94%	Sutherland
	23 Windsor	1100	80	93%	15	99%	20	98%	Windsor
	24 Dorothy Lynas	588	43	93%	48	92%	48	92%	Seycove
	25 Montroyal	317	33	90%	37	88%	32	90%	Handsworth
G R O U P 3	26 Lynn Valley	275	44	89%	59	86%	59	86%	Argyle
	27 Norgate	252	32	87%	37	85%	47	81%	Carson
	28 Carisbrooke	364	59	84%	62	83%	64	82%	Carson
	29 Sherwood Park	500	95	81%	84	83%	90	82%	Seycove
	30 Blairidge	341	66	81%	81	76%	73	79%	Windsor
	31 Seycove	750	150	80%	160	79%	165	78%	Seycove
	32 Mountainside	300	85	72%	85	72%	80	73%	NVSD

Figure 27 ranks NVSD's 32 schools in order of forecast capacity utilization (on a percentage basis as of 2027) from schools significantly exceeding capacity utilization ('overutilized') to those schools with low-capacity utilization and excess space ('underutilized').

Schools are arranged into three general groups: 12 schools with current and increasing enrolment pressures (Group 1), 13 schools with limited and variable enrolment pressures (Group 2), and 6 schools (Group 3) with 10% or more space available.

Elementary schools within Group 1 that significantly exceed their capacity utilization include: Lynnmour, Queen Mary, Ridgeway, Highlands, Queensbury, Larson, Cove Cliff, Seymour Heights and Ross Road. Five of the elementary schools in Group 1 are situated in the neighbouring Carson and Sutherland Families of Schools.

Lynnmour Elementary is projected to become increasingly overutilized in 2031 and 2035 and will require an expansion to increase capacity.

Queen Mary and Queensbury are neighbouring schools projected to become increasingly over-utilized. These schools should be considered in combination for the potential to increase capacity in this area of the school district.

The new Cloverley School (2026/27) will reduce utilization pressures at Ridgeway over the shorter term. However, even with the additional capacity at the new Cloverley school, Ridgeway and neighbouring schools are projected to exceed capacity over the longer term.

Highlands, Ross Road, Larson, and Cove Cliff Elementary schools continue to exceed capacity utilization with numerous portable classrooms and a modular building being used to accommodate the student population. These schools should also be considered as potential priorities for expansion projects to replace portables with permanent facilities.

Carson Graham is currently experiencing considerable enrolment pressures, exceeding its capacity utilization at 134% (375 spaces), increasing to 145% (500 spaces). With the projection indicating continued growth, an expansion project for Carson in the short-term is highly recommended. Sutherland will also need to be monitored for expected growth over the mid-term with increasing enrolment pressure, supporting the request for an expansion project. As Sutherland and Argyle are neighbouring schools, there will be opportunities to reduce utilization pressures at Argyle through increased capacity at Sutherland.

Schools projected to have considerable space available within Group 3 include Blueridge and Seycove Secondary. As Blueridge neighbours Seymour Heights, enrolment management between the two schools may balance utilization pressures. Additional options to increase the enrolment at Seycove should continue to be explored.

The 13 schools in Group 2 in [Figure 27](#) that were identified above as experiencing limited and variable enrolment pressures will need to be monitored for potential consideration as a capital project, based on facility condition and/or current and emerging enrolment pressures.

[Figure 28](#) provides a summary of schools currently experiencing capacity pressures and schools that are forecast to experience pressures within the planning horizon.

Figure 28: Schools with Current and Anticipated Utilization Pressures

Elementary Schools		
School	Operating Capacity 2023	Capacity Utilization to 2035
Lynnmour	near operating capacity	increasingly over capacity
Queensbury	over operating capacity	continuing over capacity
Queen Mary	over operating capacity	continuing over capacity
Larson	over operating capacity	continuing over capacity
Highlands	over operating capacity	continuing over capacity
Ross Road	over operating capacity	continuing over capacity
Ridgeway	over operating capacity	Cloverley opening in 2026/27 remains over operating capacity
Westview	over operating capacity	at capacity with approved addition
Secondary Schools		
School	Operating Capacity 2023	Capacity Utilization to 2035
Carson Graham	over scheduling capacity	increasingly over capacity
Sutherland	over operating capacity	increasingly over capacity

In addition to the need for increased capacity through capital school addition projects and New schools, NVSD will continue to examine the potential for catchment area changes, the location of district programs, and the application of more restrictive registration procedures to effectively manage school enrolments.

These and other strategies are addressed in the emerging plans for elementary and secondary schools presented in Sections 6 and 7 of this LRFP.

6. EMERGING ELEMENTARY PLAN

6.1 FRAMEWORK FOR ELEMENTARY SCHOOLS

At the elementary level, the school district's current capacity utilization rate is **106%**, with the forecast to **101%** by 2027, **101%** by 2031, and **102%** by 2035. The current and forecast enrolment trends presented in [Figure 27](#) (page 48) identify individual elementary schools with a need for increased capacity.

The detailed analysis of current and forecast capacity utilization in [Appendix F](#) reveals considerable variation among individual schools, within and between Families of Schools, for the western and eastern regions of the school district, and between City and District schools. An excerpt from [Figure 27](#) below indicates that 9 elementary schools are forecast to exceed operating capacity from 116% capacity to 133% by 2027 and with a shortage of 48 to 96 spaces for individual schools. By 2035, it is anticipated that 8 elementary schools will exceed their operating capacity from 116% to 190% and with a shortage of 47 to 228 spaces.

	School	Ministry Operating Capacity	2027		2031		2035		Family of Schools
			Surplus or shortage	Forecast Utilization	Surplus or shortage	Forecast Utilization	Surplus or shortage	Forecast Utilization	
G R O U P 1	1 Carson Graham	1100	-375	134%	-500	145%	-500	145%	Carson
	2 Lynnmour	252	-83	133%	-165	165%	-228	190%	Windsor
	3 Queen Mary	360	-88	124%	-80	122%	-95	126%	Carson
	4 Ridgeway	406	-96	124%	-84	121%	-64	116%	Sutherland
	5 Highlands	364	-86	124%	-81	122%	-81	122%	Handsworth
	6 Queensbury	248	-52	121%	-47	119%	-47	119%	Sutherland
	7 Larson	411	-79	119%	-74	118%	-64	116%	Carson
	8 Cove Cliff	252	-48	119%	-32	113%	-23	109%	Seycove
	9 Seymour Hts.	275	-50	118%	-55	120%	-52	119%	Windsor
	10 Sutherland	950	-160	117%	-270	128%	-325	134%	Sutherland
	11 Argyle	1300	-225	117%	-200	115%	-100	108%	Argyle
	12 Ross Road	434	-71	116%	-71	116%	-73	117%	Argyle

Of significant concern are those schools with current and forecast utilization rates exceeding 120% including Lynnmour, Queen Mary, Highlands and Queensbury. These schools are becoming increasingly overutilized in the future with Lynnmour reaching 190% capacity by 2035. Ridgeway is expected to operate closer to 100% operating capacity as the neighbouring new school at Cloverley becomes populated.

Highlands and Larson both continue to operate at, or near to 120% capacity with the continued use of multiple portable classrooms at both school locations. NVSD will request expansion projects to address overcrowding and growth in specific locations, and help reduce the reliance on portable classrooms beyond their intended temporary use.

In addition to increased capacity through capital school addition projects to address capacity utilization pressures, there is a need to examine the potential for further catchment area adjustments, changes in program locations, and registration management. These approaches will further contribute toward sufficient capacity to meet current and future enrolment demands with the goal of keeping all schools as fully utilized as possible.

This Long Range Facilities Plan examines various options to increase capacity utilization on the basis of a family of schools and regional areas.

6.2 HANDSWORTH FAMILY OF ELEMENTARY SCHOOLS

Within the Handsworth Family of Elementary Schools, the current and future capacity utilization as provided in [Appendix F](#) is expected to continue in a very narrow range from 106% to 107%. Canyon Heights is projected to slightly exceed operating capacity. Cleveland, as a dual-track French Immersion school, is expected to remain in high demand with utilization exceeding capacity. Highlands is operating significantly beyond capacity at over 120%. Montroyal is operating slightly below capacity, but with limited space available to relieve enrolment pressures, particularly at Highlands.

Highlands is currently operating with three divisions in portable classrooms and would be a strong candidate for an increase in capacity through a prefabricated modular addition of four classrooms. An approved capital project would also provide the opportunity to incorporate childcare space within the school, rather than the current accommodation within two aging portables on site that are owned by the operator.

6.2a OPTIONS FOR CONSIDERATION – HANDSWORTH F.O.S.

Handsworth FOS Option 1: Add four classrooms to Highlands Elementary to eliminate the use of portable classrooms for enrolling divisions.	
ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> A permanent addition will improve the quality of instructional space. 	<ul style="list-style-type: none"> Current portables will likely need to be temporarily relocated to allow for the construction of an addition to the school.
RECOMMENDATION: proceed with Option 1 , requesting an addition of four classrooms, possibly a prefabricated modular addition, at Highlands to provide expanded capacity.	

Along with the addition of Highlands to provide increased capacity, renovations will be needed at Canyon Heights, Cleveland and Montroyal to address current facility conditions, as well as future operations and maintenance efficiencies. Highlands remains in good condition.

6.3 CARSON GRAHAM FAMILY OF ELEMENTARY SCHOOLS

The current and future elementary capacity utilization within the Carson Graham Family of Elementary Schools, provided in [Appendix F](#), is expected to increase from its current capacity of 104% to 106% by 2035. This increase in utilization is after the additional capacity provided through a prefabricated modular addition at Westview in the fall of 2025. While Westview is currently operating well beyond capacity, the addition will lower the utilization closer to 100%. Queen Mary and Larson are overutilized and forecast to become increasingly overutilized, while Norgate and Carisbrooke are currently operating below operating capacity. Braemar and Capilano are operating in a narrower range of capacity utilization, close to 100%.

The seven elementary schools currently within the Carson Family of Schools can be divided geographically into three sub-groups:

- Capilano and Norgate in the southwest corner of NVSD.
- Westview and Queen Mary, south and south-east of Carson Graham Secondary.
- Larson, Braemar and Carisbrooke, north of Trans-Canada Highway 1.

The catchment areas of Capilano and Norgate were previously revised to shift students from Capilano to Norgate over the longer term. The Norgate catchment area now incorporates the Lions Gate Village residential development. The expected long-term impact is for a decrease in enrolment at Capilano, with an increase in Norgate's enrolment to approach its operating capacity.

Enrolment pressures at Queen Mary and Westview continue to increase and will be only partially relieved through the addition at Westview in 2025. The City has limited Queen Mary's site to a maximum of three portables. Due to geotechnical limitations the site will only accommodate two portables, which are presently in place. Increased capacity is critical for both elementary and secondary students in this area of the school district.

6.3a OPTIONS FOR CONSIDERATION – CARSON F.O.S.

Carson FOS Option 1: Relieve Queen Mary enrolment pressures through a catchment area change with Queensbury, shifting 75 to 100 students to Queensbury. Expand Queensbury to accommodate the increased enrolment also arising from residential developments in the area.	
ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Relieves current and future enrolment pressures at Queen Mary. • A larger/new Queensbury will also address residential developments near Lonsdale. • A shift from Queen Mary to Queensbury will help relieve pressures at Carson Graham. 	<ul style="list-style-type: none"> • Queensbury will require an expansion, or a replacement project with a larger capacity to accommodate the additional enrolment. • A shift from Queen Mary to Queensbury will increase enrolment pressure at Sutherland.
RECOMMENDATION: Proceed with the request for an addition of 200 for Queensbury, with the potential for a replacement school as a preferred option. The catchment changes will be considered for implementation to reduce enrolment pressures at Queen Mary.	

Carson FOS Option 2: Expand or replace Larson Elementary with a larger school of 60K / 475 Gr. 1 to 7 (nominal capacity) to accommodate current and forecast enrolment.	
ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> Addresses overutilization and eliminates the long-standing use of multiple portables. A new school would replace a deficient facility with poor condition & functionality. 	<ul style="list-style-type: none"> A replacement school may be more costly than a major renovation and addition, but will require detailed study.
RECOMMENDATION: Proceed with Option 2 with a request for the expansion or replacement of Larson Elementary at a larger capacity of 60K / 475 Gr. 1 to 7.	

Queen Mary, Queensbury, Larson and Westview are all being impacted by Central Lonsdale, Marine Drive and Harbourside residential developments, located within the City of North Vancouver. A very large residential development is being planned for the redevelopment of Capilano Mall that will also impact this area of the school district, particularly for Westview and Carson Graham.

As the City continues to implement its focus on family-friendly housing, student population and enrolment continues to grow. Additional capacity is needed to address current and future enrolment pressures in this area. Options to address this anticipated growth include a new school in the Lower Lonsdale area (identified in the Sutherland Family of Elementary Schools), the potential re-use of the Lucas site as an enrolling school, and the potential for the integration of a school within the Master Plan for the Capilano Mall redevelopment.

Carson FOS Option 3: To accommodate current and anticipated enrolment, advance the integration of a school within the Master Planning process for the Capilano Mall redevelopment while also retaining the Lucas site as an option to re-use the site for an enrolling school.	
ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> Integration of a school within a large residential redevelopment would achieve significant community and social benefits. Excellent opportunities for integrated and joint use facilities Lucas is in close proximity to major planned redevelopment, providing a large, existing site to address K-12 enrolment pressures. 	<ul style="list-style-type: none"> Integration of a school within a major redevelopment project will result in complexities to resolve. The Master Plan process for the redevelopment of the Capilano Mall site will take time for consultation to more clearly define the ultimate scope of the project.
RECOMMENDATION: Advance Option 3 by actively participating in the Master Plan consultation process for the Capilano Mall redevelopment and retain the Lucas site as an option for the accommodation of future anticipated enrolment in this area of the school district.	

In addition to the three options identified above for the Carson FOS Elementary schools to address capacity challenges, renovations will also be required for Capilano, Norgate, Braemar and Carisbrooke. As relatively new schools, Queen Mary and Westview remain in good condition.

6.4 SUTHERLAND FAMILY OF ELEMENTARY SCHOOLS

Appendix F provides the utilization within the Sutherland Family of Elementary Schools. Utilization is forecast to decrease from its current capacity of 121% to 94% by 2027 with the scheduled opening of the new school at the Cloverley site with its additional capacity. In the longer term, utilization is expected to reach 99% by 2031, and 101% by 2035.

The opening and populating of Cloverley with students from Ridgeway and Brooksbank will impact the utilization for each of these schools. Enrolment between the schools is expected to be dynamic over the shorter term before achieving a balance for all schools closer to their respective operating capacities.

Queensbury is currently overutilized and projected to remain at about 120% capacity for the duration of the planning period. While Queensbury projects a shortage of 50 spaces, this will increase to 150 spaces based upon the implementation of a proposed catchment area change with Queen Mary that will relieve enrolment pressures at Queen Mary.

Eastview is currently below capacity at 86% but expected to reach and exceed capacity by 2027 and beyond due to recently implemented catchment area changes with Lynn Valley. The implementation of enrolment management practices between Lynn Valley and Eastview will be needed to balance enrolment between these neighbouring schools. A catchment area adjustment between the two schools may also be considered.

A challenge within the Sutherland Family of schools is the separation of Eastview from Brooksbank, Ridgeway, Queensbury and Sutherland by the Trans-Canada Highway. A proposed Highway pedestrian/bikeway overpass would significantly improve access.

In addition to the new school at the Cloverley site, the potential for another new school in the Lower Lonsdale area has been requested in consecutive Capital Plans. As increased density and family-oriented housing continues to be built in this area of the City, there is a continued need for additional capacity within this area of the school district over the longer term.

Further capacity requirements in this and adjacent areas in the long-term could be addressed through another new school in Lower Lonsdale, relieving pressures in both the Carson Family of Elementary schools and the Sutherland Family of Elementary schools.

6.4a OPTIONS FOR CONSIDERATION – SUTHERLAND F.O.S.

Sutherland FOS Option 1: submit a site acquisition request for a new K to 7 City school with a capacity of 60K/400 Gr. 1 to 7. A detailed study would determine initial and future capacities.	
ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Responds to housing development in the Lower Lonsdale area of the City. • Provides a school in close proximity to students living in an ‘under-served’ area of the school district. • Opportunities to work in partnership with the City and community agencies. 	<ul style="list-style-type: none"> • Establishing a new school site in this urban area will present multiple challenges. • Limited land is available that will be suitable for a school within the Lower Lonsdale area. • Opening a new school will result in increased operating expenses.
RECOMMENDATION: Proceed with Option 1 as a request for a future City of North Vancouver school site over the long term.	

In addition to considering a new City of North Vancouver school to address future enrolment, there is potential for increased capacity at Queensbury (identified above in Section 6.3a in relation to Queen Mary) through an expansion or replacement project.

Appendix A presents the Building Condition and Property Information for NVSD Schools, identifying Queensbury with very **poor** FCI and FR ratings of **0.35** and **0.43** respectively.

Sutherland FOS Option 2: Increase Queensbury’s capacity through an addition to 60K / 400 Gr. 1 to 7 to accommodate current and forecast enrolment. As this facility is in POOR condition, a replacement school may be more cost effective.	
ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Addresses overutilization and eliminates the continued use of portables. • Provides enrolment relief to Queen Mary (Carson FOS) through catchment area changes. • A very poor facility with high operating costs may be replaced with a new school. 	<ul style="list-style-type: none"> • An increase in capacity would require eight classrooms and expansion of functional areas including; the gym, library, and special education areas. • A replacement school may be more viable than a major renovation and addition, but will require detailed study.

In addition to the priorities for expanded capacity within the Sutherland Family of Elementary Schools, there is also a need to renovate Eastview Elementary. A major renovation project may provide the opportunity to increase space for childcare and community use.

Ridgeway Elementary remains in good physical condition.

6.5 ARGYLE FAMILY OF ELEMENTARY SCHOOLS

Capacity utilization within the Argyle Family of Elementary Schools, provided in [Appendix F](#), is expected to decrease slightly from its current overutilization of 115% to 107% by 2035. As an expansion to Lynn Valley is proceeding, the additional capacity will result in the removal of four portables upon the completion of the project. The expansion of Lynn Valley should result in capacity utilization being closer to 100%. Enrolment management practices between Lynn Valley and Eastview will contribute to the balancing of capacity utilization for these schools.

Boundary is expected to decrease from its current operating capacity of 111% to between 104% and 99% going forward. Upper Lynn is expected to operate near capacity between 2024 and 2027, and below operating capacity in 2031 and 2035. Ross Road continues to operate well beyond capacity utilization at 116 to 118%, using 3 portables to accommodate enrolling divisions as well as a four-room modular building that is in need of replacement.

6.5a OPTIONS FOR CONSIDERATION – ARGYLE F.O.S.

The emerging plan for the Argyle elementary schools identifies the need to increase capacity through the replacement of Ross Road. As Ross Road serves as a French Immersion school, it consistently attracts enrolment beyond its operating capacity.

Argyle FOS Option 1: Replace Ross Road Elementary with a larger school of 60K /475 Gr. 1 to 7 (nominal capacity) to accommodate current and forecast enrolment.	
ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> Addresses overutilization and eliminates the continued use of multiple portables and a modular structure that is in poor condition. A new school would replace a deficient facility with improved educational opportunities and operational efficiencies. 	<ul style="list-style-type: none"> A major renovation and addition may be more costly than a replacement school, but will require detailed study. Site restrictions may require temporary accommodation of students in additional portables during construction.
RECOMMENDATION: Proceed with Options 1 with a request for the replacement of Ross Road.	

In addition to the priorities for expanded capacity within the Argyle Family of Elementary Schools, there is also a need to renovate Upper Lynn and Boundary to address identified deficiencies. While currently overutilized, Lynn Valley remains in good condition.

6.6 WINDSOR FAMILY OF ELEMENTARY SCHOOLS

[Appendix F](#) provides the current and forecast utilization within the Windsor Family of Elementary Schools. Utilization is forecast to increase significantly from its current capacity of 96% to 108% by 2027, 116% by 2031, and 124% by 2035. Although Lynn timer is currently near capacity at 97%, enrolment is projected at 133% by 2027, and then significantly exceeding capacity at 165% by 2031, and 190% by 2035. Seymour Heights is expected to increase from 104% to 119% resulting from residential developments in the catchment area while Blueridge is forecast to operate in a narrow range between 88% and 76%.

The prospects for growth within the Windsor Family of Schools has significantly increased with the advancement of the Lynn Creek Town Centre, the Maplewood Village Centre, the Squamish Lands, and the Tsleil-Waututh Nation Innovation District. These large-scale housing developments are expected to result in increased density, with an emphasis on multi-family housing within the area, and a southward shift of the population centres.

While these changes are expected to have significant impacts on the Windsor Family of Elementary Schools, the scope and magnitude of these developments will need to be closely monitored as they proceed from the approval and building permit process. Due to the anticipated pace of change occurring within this area of the school district, it would be prudent to retain all available sites to accommodate the potential growth.

With a current combined operating capacity of 868 and forecast growth to approximately 1007 by 2031 and 1075 by 2035, there will be a need for increased capacity within the elementary Family of Schools. As indicated in Appendix A, Blueridge and Lynnmour are rated as **POOR**, with Seymour Heights rated as **Deficient**. These are candidates for replacement schools. Facility Condition Index (FCI) and Requirements Index (RI) for the schools are as follows:

- Blueridge (FCI 0.44, RI 0.46)
- Lynnmour (FCI 0.27, RI 0.29)
- Seymour Heights (FCI 0.23, RI 0.29)

The existing Lynnmour site is currently located in an area that is compromised by a flood zone, major transportation corridors (Trans-Canada Highway 1), and geographical features (Lynn Creek and Seymour River). A recent reassessment of the seismic condition of the facility indicates that an area of the building is now considered at a moderate seismic risk and in need of upgrading.

The potential for a new school on an alternate site serving this area of the school district should be considered. A study of potential sites, including the former Maplewood Elementary school site, should include an analysis of the impacts of the new school at the Cloverley site.

6.6a OPTIONS FOR CONSIDERATION – WINDSOR F.O.S.

Windsor FOS Option 1: Replace Lynnmour Elementary with a new, larger school of 60K / 450 Gr. 1 to 7 (nominal capacity), potentially on a new site, to accommodate current and forecast enrolment arising from housing developments planned for this area of the school district.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • A new school with increased capacity will enable the accommodation of enrolment growth from nearby housing developments • A new school would replace a deficient facility with improved educational opportunities and operational efficiencies. • Provides the opportunity to consider including French Immersion as a district program, feeding into Windsor Secondary. • The current site is deficient – an alternate location provides the opportunity to locate a new school on an appropriately sized site. 	<ul style="list-style-type: none"> • A replacement school may be more costly than a major renovation and addition, but will require detailed study. • The identification and availability of a suitable school site will be a challenge. • The full impact of housing developments to the south and southeast of Lynnmour are yet to be determined.

RECOMMENDATION: Proceed with **Option 1** with a study for the future configuration of the Windsor Family of schools, considering the impact of the new school at the Cloverley site.

The area of NVSD served by the Windsor Family of Elementary schools will be transformed by the housing developments that have the potential to considerably impact future student enrolment. At the same time, the condition of each of the three existing elementary school facilities is poor or deficient condition and in need of significant upgrade, or full replacement.

Windsor FOS Option 2: Introduce early French Immersion as a district program within a new, larger Lynnmour Elementary School.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Provides an elementary school within the Windsor Family of Schools to feed into Windsor's French Immersion program. • Increases flexibility for French Immersion at Dorothy Lynas and Sherwood Park and capacity planning. • Improves access to French Immersion by reducing travel distances. 	<ul style="list-style-type: none"> • The introduction of the program requires adequate space for a full K to 7 French Immersion program. • The availability of human resources to support the program may pose a significant challenge to overcome.

RECOMMENDATION: Defer a decision on **Option 2** until a more detailed study has been completed that considers the full complement and future configuration of the Windsor Family of Elementary schools and the potential impacts from the new school at the Cloverley site.

Windsor FOS Option 3: Replace Seymour Heights with a new, larger school of 60K / 525 Gr. 1 to 7 (nominal capacity) to accommodate current and forecast enrolment in the area.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • An expanded school may enable the consolidation of two schools into one. • Addresses the poor condition of two aging schools, replacing them with one modern facility with operating efficiencies. • Significantly improves the quality of the school for the delivery of instruction. 	<ul style="list-style-type: none"> • A replacement school may be more costly than a major renovation and addition, but will require detailed study. • The full impact of housing developments to the south and southwest of Seymour Heights are yet to be determined.
<p>RECOMMENDATION: Proceed with Option 3 with a consideration of the future configuration of the Windsor Family of schools, taking into account the impacts from an expanded school at Lynnmour and the new school at the Cloverley site.</p>	

A more detailed review and study of the elementary schools within the Windsor Family of Schools and the potential impacts from the new school at the Cloverley site will enable consideration of options identified within this plan as well as identify others that may emerge.

Site location, school size and program offerings (i.e. French Immersion) all need to be carefully considered for the Windsor Family of Elementary Schools. Consultation with the local community, Municipality, and the Squamish and Tsleil-Waututh Nations will assist in the identification of community needs and the opportunity to address these needs through future capital projects and/or joint funding.

6.7 SEYCOVE FAMILY OF ELEMENTARY SCHOOLS

Appendix F provides the current and forecast utilization within the Seycove Family of Elementary Schools. Capacity utilization is forecast to remain in a fairly narrow range, from the current capacity of 93% to 93% by 2027, 93% by 2031, and 91% by 2035. While Cove Cliff is currently overutilized, the forecast indicates a gradual decline in enrolment, closer to 110% capacity, which would require the retention of one or two portable classrooms. Dorothy Lynas is currently slightly underutilized at 92% and projected to maintain capacity near 92% in the coming years. Sherwood Park is underutilized at 81% and expected to operate in a narrow range from 81% to 83% through 2035.

The emerging plan for the Seycove Family of Elementary Schools focusses on strategies to slightly reduce total capacity of the three schools to achieve higher capacity utilization. This plan takes into consideration, and is dependent upon, the proposed introduction of Early French Immersion (FI) at a new, larger Lynnmour Elementary that would serve to moderate and reduce the future intake of FI classes at both Dorothy Lynas and Sherwood Park.

6.7a OPTIONS FOR CONSIDERATION – SEYCOVE F.O.S.

Seycove FOS Option 1: Reduce the capacity of Sherwood Park by 100 (nominal capacity) through the use of classrooms for community needs and/or through selective demolition associated with a major renovation project.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> Reducing the capacity of Sherwood Park will improve capacity utilization. Capacity reduction could occur through a major renovation project. Operating costs would be reduced. Sufficient space remains available for instructional needs Resolves overutilized allowable site area. 	<ul style="list-style-type: none"> Space provided for childcare and community services may need to be reduced. District program location (Literacy Centre) may need to be relocated. Demolition would best be completed during a major renovation project and not as a stand-alone project. There is no funding to support selective demolitions.

RECOMMENDATION: Defer **Option 1** until the future plan for Lynnmour and the delivery of French Immersion in the eastern area of NVSD is determined. A more fulsome analysis of the region is recommended.

Seycove FOS Option 2: Reduce the capacity of Dorothy Lynas by 100 to 150 (nominal capacity) by downsizing the modular building.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> Reducing the capacity of Dorothy Lynas will improve capacity utilization. The modular building can be reduced in size through the removal of some or all of the modules. Operating costs would be reduced. Resolves overutilized allowable site area. 	<ul style="list-style-type: none"> Space required for childcare and community services will be reduced. The remaining portion of the modular building would require modifications. There is no funding to support modifications / reductions to the modular building.

RECOMMENDATION: Defer **Option 2** until the future plan for Lynnmour and the delivery of French Immersion in the eastern area of NVSD is determined.

In addition to reductions in capacity to improve utilization rates, renovations are required for each of the schools. As indicated above, it would be optimal to proceed with selective demolition of up to four classrooms at Sherwood Park, concurrent with a major renovation project.

Seycove FOS Option 3: Identify an alternative use for Cove Cliff Elementary and distribute students to Dorothy Lynas and Sherwood Park.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> Space would become available at neighbouring schools if French Immersion is implemented at a new, larger Lynnmour. Improves the capacity utilization of both Dorothy Lynas and Sherwood Park. Total operating costs within the elementary schools would be reduced. 	<ul style="list-style-type: none"> The location of the school would limit the potential for alternative uses. Travel distances would increase for students living in the Deep Cove area. The school is in better condition than Dorothy Lynas and Sherwood Park, based on FCI and RI ratings.
RECOMMENDATION: Defer Option 3 until the future plan for Lynnmour and the delivery of French Immersion in the eastern area of NVSD is determined.	

6.8 EMERGING ELEMENTARY PLAN – Summary

In the identification of options for consideration, it is clear that these strategies are highly integrated, not only with other elementary schools within the family of schools, but also with neighbouring families of schools. [Figure 29](#) provides a summary of the capital projects identified in the emerging plan that increase elementary school capacity. These anticipated projects are organized by Family of Schools from west to east, and not on a priority basis.

Figure 29: Capital Projects Increasing Elementary School Capacity

School	Project Type	Nominal Capacity	Project description - Operating Capacity	Family of Schools
Highlands	Addition	100	Add four classrooms - operating capacity of 93	Handsworth
Larson	Expand/Replace	60K / 475	Replacement school with operating capacity of 500	Carson Graham
Queensbury	Expansion	40K / 450	Expanded school with operating capacity of 457	Sutherland
CNV School	New School	60K / 400	New school with operating capacity of 434	Sutherland
Ross Road	Replacement	60K / 475	Replacement school with operating capacity of 500	Argyle
Lynnmour	Expansion	60K / 450	Expanded school with 476 operating capacity	Windsor
Seymour Heights	Replacement	60K / 525	Replacement school with operating capacity of 546	Windsor

Renovation projects identified within the emerging elementary plan will be addressed within the context of capital project priorities in Section 8.

A number of options presented within the emerging elementary plan are contingent upon catchment area changes, further study and decisions related to future school sites and district program locations. Additionally, many of these options will be dependent upon the approval of projects by the Capital Branch of the Ministry of Education and Child Care.

These factors need to be carefully considered to determine the priority order of capital projects for NVSD in the development of its current and future five-year capital plans.

Section 7 of the Long Range Facilities Plan gives consideration to the Emerging Plan for Secondary Schools.

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7. EMERGING SECONDARY PLAN

7.1 FRAMEWORK FOR SECONDARY SCHOOLS

At the secondary level, the school district's current capacity utilization rate is **103%**, with the forecast for increases to **105%** by 2026, **108%** by 2030, and **108%** by 2034. The detailed analysis of current and forecast capacity utilization in [Appendix F](#) reveals considerable variation among individual schools and between regions of the school district. It should be noted that secondary schools are able to operate effectively at 110% of the official operating capacity through timetable scheduling.

Figure 30: Secondary School Capacity Utilization – Current and Forecast

Secondary Totals	Ministry Operating Capacity	K to 12 Enrolment				Surplus or shortage				Capacity Utilization			
		2023	2027	2031	2035	2023	2027	2031	2035	2023	2027	2031	2035
Argyle	1300	1439	1525	1500	1400	-139	-225	-200	-100	111%	117%	115%	108%
Carson	1100	1375	1475	1600	1600	-275	-375	-500	-500	125%	134%	145%	145%
Handsworth	1400	1490	1490	1520	1500	-90	-90	-120	-100	106%	106%	109%	107%
Seycove	750	567	600	590	585	183	150	160	165	76%	80%	79%	78%
Sutherland	950	994	1110	1220	1275	-44	-160	-270	-325	105%	117%	128%	134%
Windsor	1100	945	1020	1085	1080	155	80	15	20	86%	93%	99%	98%
Total	6600	6810	7220	7515	7440	-210	-620	-915	-840	103%	109%	114%	113%

[Figure 30](#) presents the capacity utilization for each secondary school, identifying the current and forecast enrolment, surplus or shortage of space, and the calculated utilization rate.

Generally, the four western secondary schools; Argyle, Carson, Handsworth and Sutherland are well-utilized and over-utilized. While Seycove and Windsor in the east are currently underutilized, Windsor is expected to increase toward Capacity by 2031 as a result of the significant residential developments in process within the catchment area.

Specific challenges and objectives for NVSD's secondary facilities include:

- Carson Graham is currently overutilized at 125% and will become increasingly overutilized in coming years, forecast to 145% by 2035. Addressing the growing enrolment through increased capacity in the short term will be required.
- Sutherland is currently over capacity at 105%, with the enrolment projection forecasting that it will become overutilized at 117% by 2027 and further overutilized at 134% by 2035. This forecast growth is a result of current increases in the enrolment of the Sutherland Family of Elementary schools and future growth anticipated from significant housing developments in the Sutherland catchment area. The steady enrolment growth expected in coming years will have implications over the longer term.

- Windsor's enrolment is expected to increase from its current level of 86% to near capacity at 99% by 2031 and 98% by 2035. Seycove is expected to remain underutilized over the 12 year planning horizon operating between 76% and 80%.
- With continued enrolment levels below capacity at Seycove, there will be challenges to maintain a full range of educational opportunities for students.

This Long Range Facilities Plan examines various options to address the challenges identified for the secondary schools across the school district on a regional basis.

7.2 SECONDARY SCHOOLS IN THE WEST

The four secondary schools in the west will be expected to accommodate more than 5,720 students by the end of the 12-year planning timeframe. With a current combined operating capacity of 4,750 and a scheduling capacity of 5,225 (110% of operating capacity), there is need for a considerable increase in capacity. While addressing the more immediate need at Carson Graham, longer term forecasts also need to be given careful consideration.

Argyle and Handsworth schools are expected to operate within a narrow range between their official operating capacity and their scheduling capacity for the coming decade. As these replacement schools were recently completed and there is a stable enrolment forecast, the consideration for additions in the western region is for Carson Graham and Sutherland.

7.2a OPTIONS FOR CONSIDERATION – SECONDARY - WESTERN

<u>Secondary – Western Schools Option 1:</u> Request an addition to Carson Graham by 300 students from an operating capacity of 1100 to a capacity of 1400.	
ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • An expanded school will address current enrolment (275 beyond operating capacity), and forecast (up to 500 beyond capacity). • Provides increased flexibility between the western region secondary schools to accommodate future enrolment growth. • Increases educational opportunities for students with larger cohort groups. • School site and floor plan are designed to readily facilitate a future addition. 	<ul style="list-style-type: none"> • The school will need to continue to operate well beyond capacity until an addition project is completed. • The site is restrictive in its ability to provide temporary portable classrooms. • The site is significantly deficient in allowable area.
RECOMMENDATION: Proceed with Option 1 as a request for a school addition project to address current and future enrolment.	

Secondary – Western Schools Option 2: expand the catchment area of Queensbury (east of Lonsdale) to reduce enrolment pressure at Queen Mary, feeding Carson. Over time, this catchment change would shift 75 to 100 students from Carson to Sutherland.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> Reduces the enrolment pressures at Carson by approximately 20 students per year, with a total reduction of approximately 100 over a five-year period. 	<ul style="list-style-type: none"> Sutherland is currently operating beyond capacity and is continuing to grow An expansion to Sutherland will be needed over the longer term to accommodate the anticipated growth in enrolment.

RECOMMENDATION: Proceed with **Option 2** in alignment with the expansion request for Queensbury. The proposed catchment area change requires additional capacity at Queensbury and at Sutherland.

Secondary – Western Schools Option 3: Request an addition to the capacity of Sutherland by 300, from an operating capacity of 950 to a capacity of 1250.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> A school addition will address future enrolment (270 over capacity by 2031), and forecast (325 over capacity by 2035). Provides increased flexibility between the western secondary schools to accommodate future enrolment growth. Increases educational opportunities for students with larger cohort groups. School site and floor plan are designed to facilitate a future addition. 	<ul style="list-style-type: none"> The school will need to operate beyond capacity for a number of years until a school addition project is completed. The site is restrictive in its ability to provide temporary portable classrooms. The site places restrictions on the location for a school addition project.

RECOMMENDATION: Proceed with **Option 3** as a request for a school addition project to address projected future enrolment pressures.

There is a possibility that enrolment forecasts for growth in the western region of the school district have been under-estimated and that greater capacity will be required within the schools serving this area of the school district.

An addition to Carson Graham in the near future will address current and mid-term pressures, while providing increased flexibility to accommodate future growth. Sutherland is expected to require an increase in capacity within four to six years, with the potential need for a school addition to be completed before 2031.

Secondary – Western Schools Option 3: Request an addition to the capacity of Sutherland by 300, from an NVSD operating capacity of 950 to a capacity of 1250.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • A school addition will address future enrolment (270 over capacity by 2031), and forecast (325 over capacity by 2035). • Provides increased flexibility between the western secondary schools to accommodate future enrolment growth. • Increases educational opportunities for students with larger cohort groups. • School site and floor plan are designed to facilitate a future addition. 	<ul style="list-style-type: none"> • The school will need to operate beyond capacity for a number of years until a school addition project is completed. • The site is restrictive in its ability to provide temporary portable classrooms. • The site places restrictions on the location for a school addition project.
RECOMMENDATION: Proceed with Option 3 as a request for a school addition project to address projected future enrolment pressures.	

Should enrolment growth exceed the present forecast, the opportunity remains to further expand Carson and/or Sutherland over the longer term.

Secondary – Western Schools Option 4: Retain the Lucas site as a potential location for a future enrolling school, addressing enrolment pressures over the longer term on the west side of the school district.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Lucas is a large site that could accommodate a secondary school, should enrolment support another school in this area. • Existing site of NVSD available to meet future enrolment demands. • Excellent opportunities for integrated and joint use facilities 	<ul style="list-style-type: none"> • Significant capital costs would require the support of the Ministry. • The introduction of a new school would impact the configuration of schools within this region of the school district. • A detailed study of the implications of opening a school in this area is needed
RECOMMENDATION: Defer Option 4 while retaining the Lucas site for long-term needs and conduct a study to consider the implications of a new school and/or the expansion of western secondary schools.	

Additionally, the site of Mountainside Secondary is centrally located within the western region of the school district and provides a long term contingency for continued growth beyond the 2035 planning horizon of this LRFP.

Continued monitoring and study of enrolment growth arising from the current and planned housing developments in the school district will be critical to help determine future capacity demands and requirements. Both municipalities are implementing more ambitious housing developments than in the past, with a transition from single family dwellings to apartments, townhouses, and multi-family complexes. While more family-oriented housing is intended, there is a need to determine the actual outcome in terms of school-aged yields from these new, expansive housing developments.

7.3 SECONDARY SCHOOLS IN THE EAST

Appendix F –indicates that Seycove will continue to be underutilized at a rate between 75% and 80% capacity utilization, while Windsor is expected to grow towards full utilization by 2030 and slightly beyond by 2034.

The significant difference between the areas served by Seycove and Windsor Secondary is that the vast majority of the new and expansive housing developments (Lynn Creek Town Centre, Maplewood Village Centre, and the Innovation District) are all located within Windsor’s catchment area. The transformation to high-density, urban centres, is expected to have a profound impact on future enrolment.

A number of smaller housing developments planned within the Seycove catchment area are expected to have a small, positive impact on future enrolment. It should be noted that additional development contemplated within the Tsleil-Waututh lands may also have a future positive impact on Seycove’s enrolment. This impact is expected to be nominal in size.

7.3a OPTIONS FOR CONSIDERATION – SECONDARY - EASTERN

With strong prospects for growth, particularly within the Windsor catchment area, there is an increased need to maintain both secondary schools to serve this area of the school district. Prior consideration of the potential consolidation of Windsor and Seycove into one, larger school is not being advanced as an option for consideration at this time.

Concerns remain that less than optimal enrolment at Seycove will impact the ability to offer a full range of educational programs to students. Opportunities to increase enrolment at Seycove should continue to be explored. However, the geographical location of this site is not well suited to support school district functions. In the interim, excess space may be used for district programs or other functions that need to relocate from their current locations.

7.4 EMERGING SECONDARY PLAN – Summary

This LRFP calls for an addition to Carson Graham Secondary from its current operating capacity of 1100 by 300 to an operating capacity of 1400 and a future addition of Sutherland from a current capacity of 950 by 200 to an operating capacity of 1150 . Future enrolment growth, beyond the timeframe of this plan, may require additional school addition projects. With the recent completion of the Argyle and Handsworth replacement schools, the western region of the school district is now served entirely by new, or nearly new schools.

Although Windsor and Seycove have both received significant upgrades, additions and facility improvements in past years, both schools have sections of the building that will benefit from renovation.

Renovations completed at Windsor in the recent past resulted in a net increase to the operating capacity, while also providing a significant enhancement to the quality of the instructional spaces provided.

NVSD will need to closely monitor actual and forecast enrolments, especially in relation to the current and planned housing developments across the school district. Enrolment could be considerably higher than currently forecast if the new housing developments attract more families with young children. The impact of housing affordability on student yields remains uncertain at this time and requires further examination.

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8. IMPLEMENTATION PLAN

8.1 MAJOR CAPITAL PROJECTS - CAPACITY

Figure 31 presents a summary of the major capital projects for NVSD that are primarily focused on increasing capacity. These include new schools, site acquisition, additions, and replacement school projects. The projects are organized by category, approximate order of priority within the category, target date for implementation and as reflected in the following section recommending capital project priorities.

Figure 31: Priorities for Major Capital CAPACITY Projects

Category Priority	School	Capacity	Target date	Notes
NEW SCHOOL PROJECTS				
1	New school at Cloverley site	60K/525	2026	Replace former Cloverley school, with new, larger school on the same site.
2	New school in Lower Lonsdale	60/400	2032	New City School to meet enrolment demands in the Lower Lonsdale area.
SITE ACQUISITION				
1	Site for school of 60K / 400	N/A	2029	To establish a site for a New City School in the Lower Lonsdale area.
ADDITION PROJECTS				
1	Lynnmour	60K/450	2027	Expand by 40K/200 from 20K/250 to 60K/450.
2	Carson Graham	1400	2027	Expand by 300 from 1100 to 1400.
3	Queensbury	60K/400	2028	Expand by 40K/150 from 20K/250 to 60K/400.
4	Westview	20K/325	2028	Expand by 100 from 20K/225 to 20K/325.
5	Larson	60K/475	2028	Expand by 20K/75 from 40K/400 to 60K/475.
6	Highlands	40K/450	2029	Expand by 100 from 40K/350 to 40K/450.
7	Sutherland	1150	2031	Expand by 200 from 950 to 1150.
REPLACEMENT SCHOOL PROJECTS (may include expansion)				
1	Ross Road	60K/475	2029	New, larger school replacing portables/modular
2	Seymour Heights	60K/525	2030	New, larger school in growing area of school district.

The implementation of capital projects depends on obtaining the necessary approvals and funding from the Ministry of Education and Child Care. It is very likely that many of the projects listed will not be implemented within the identified target date. Implementation of the projects proposed by **2031** would result in a net increase of 1,670 elementary spaces and 500 secondary spaces for a combined total of 2,170 total additional spaces.

Appendix G presents the forecast capacity utilization for NVSD schools with the implementation of the recommended projects within this plan. This LRFP acknowledges that project approvals are required to achieve the outcomes within the target dates and only a portion of the requested projects will be approved. These forecast are important for longer-term planning with the expectation that adjustments will be made in responding to Ministry and Provincial initiatives, and in response to emerging enrolment trends.

8.2 MAJOR CAPITAL PROJECTS – NON-CAPACITY

Figure 32 presents a summary of the anticipated major capital projects for NVSD that are primarily focused on facility condition. These include renovations, that may become replacements, and district facilities. The projects are organized by project category, approximate order of priority within the category, target date for implementation and as reflected in the following section on capital project priorities.

Figure 32: Priorities for Major Capital – NON-CAPACITY

Category Priority	School	Target date	Notes
RENOVATION PROJECTS			
1	Brooksbank	2028	Replacement may be supported.
2	Blueridge	2028	Replacement may be supported.
3	Norgate	2028	Replacement may be supported.
4	Braemar	2028	Replacement may be supported.
5	Cleveland	2029	Replacement may be supported.
6	Boundary	2029	Replacement may be supported.
7	Dorothy Lynas	2029	Potential to remove portion of modular building.
8	Windsor	2030	Replacement may be supported.
9	Carisbrooke	2030	Maintain and extend useful life of building.
10	Sherwood Park	2030	Renovate and remove three classes from capacity.
11	Eastview	2031	Replacement may be supported.
12	Montroyal	2031	Replacement may be supported.
13	Cove Cliff	2032	Maintain and extend useful life of building.
14	Capilano	2032	Expansion and/or replacement may be supported.
15	Seycove	2033	Maintain and extend useful life of building.
16	Canyon Heights	2033	Maintain and extend useful life of building.
DISTRICT FACILITIES (not supported in the capital plan)			
A	Maintenance	2027	New building is required.

With the completion of the Mountainside seismic upgrade project, there are no secondary schools remaining within the school district with a High Risk Seismic Rating, helping address the health and safety of all building occupants.

In addition to serving as a district centre for secondary students, distributed learning and program services, Mountainside provides considerable space for much-needed community programs and services.

The Mountainside site is centrally situated in relation to the four secondary schools serving the western region of the school district. Retention of this site for the long-term provides an important contingency for the accommodation of secondary student enrolment into the distant future. Should enrolment grow by a significant level, this site could serve as a location for a fifth secondary school serving the western region of the school district.

In addition to the major renovation projects identified in [Figure 32](#), NVSD actively pursues projects and funding through other capital programs including the School Enhancement Program (SEP) and the Carbon Neutral Capital Program. These programs enable the improvement of building systems to extend the useful life of the facility and address health and safety priorities. In many instances, SEP projects are coordinated with ongoing NVSD Maintenance initiatives and Annual Facilities Grant projects. As projects are completed, individual schools are reassessed to determine a revised Facility Condition Index (FCI) and Requirement Index (RI) on a five year review cycle.

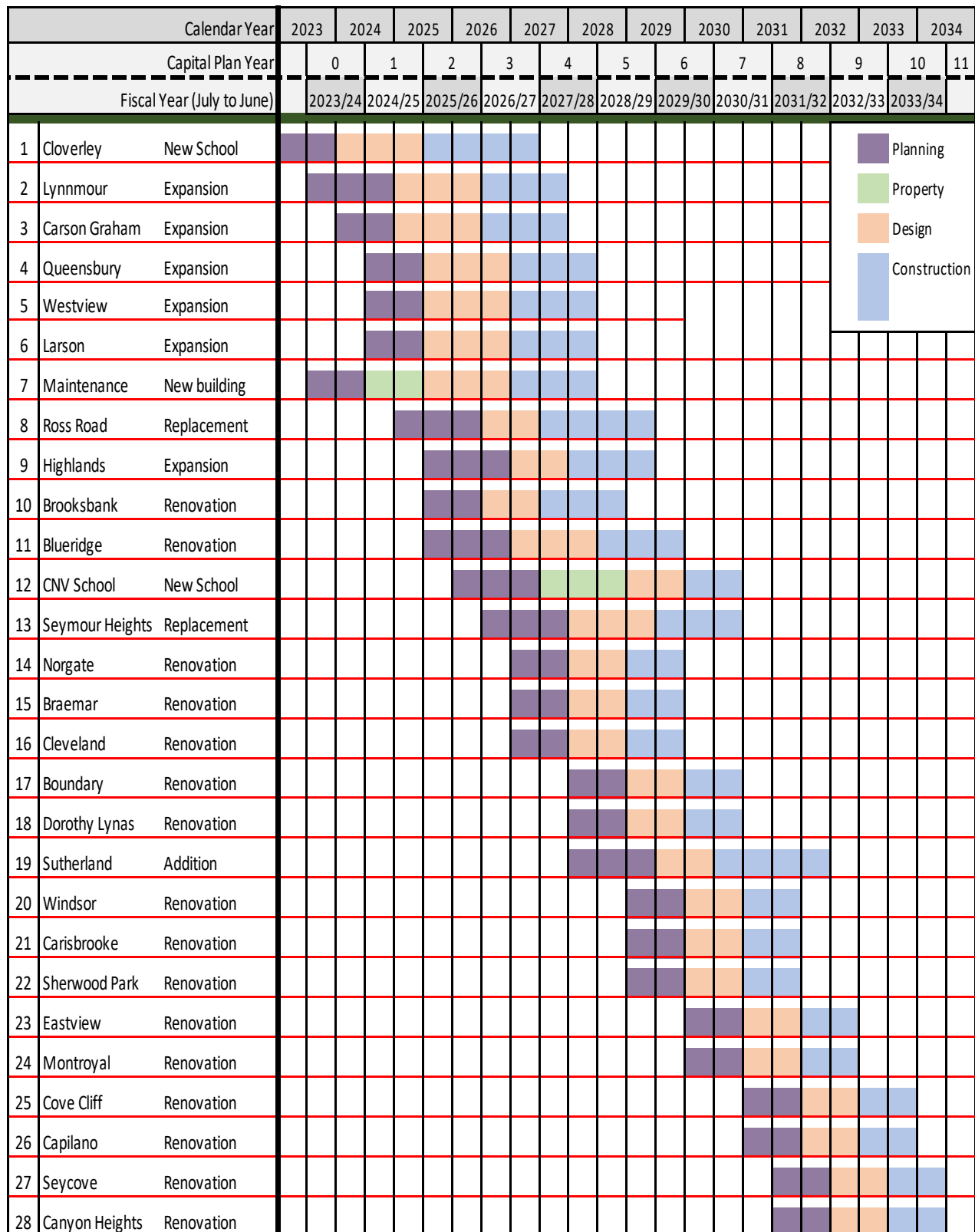
The District Operations Centre at Lucas Centre included within [Figure 32](#) is not eligible for funding through the Ministry's capital plan. Boards of Education are individually and financially responsible to attend to and meet their district infrastructure requirements to support school district operations.

8.3 PRELIMINARY PROJECTS SCHEDULE

[Figure 33](#) presents a preliminary schedule for how the identified major capital projects may be implemented over the next ten or more years. This schedule must be considered highly optimistic as most of the projects will be dependent upon Ministry of Education and Child Care approvals and funding.

Section 9 provides Recommendations for the effective implementation of the LRFP through the Five-Year Capital Planning process and concludes with the identification of areas for further study and review.

Figure 33: Preliminary Schedule for Major Capital Projects



9. RECOMMENDATIONS

9.1 CAPITAL PROJECT PRIORITIES

Figure 34 presents the list of required major capital projects in order of recommended priority. The list of projects outlined in Figure 34 results from the consideration of the following factors:

- Facility Condition, as presented in Appendix A and summarized in Figure 7: Preliminary Upgrade Priorities Based on Building Condition Only (p.-17-).
- Level of seismic risk, as presented in Appendix A.
- Current Capacity Utilization, in Appendix B, and as summarized in Figure 13, (p.-25-).
- Estimated New Residential Development to 2034, in Appendix C, and as summarized in Figure 17 (p.-33-)
- Forecast Capacity Utilization pressures, in Appendix E, and as summarized in Figure 28: Schools with Anticipated Utilization Pressures (p.-47-).
- Major Capital Projects as presented in Figure 31: Priorities for Major Capital Capacity Projects (p.-69-) and Figure 32: Priorities for Major Capital Non-Capacity Projects (p.-70-)
- Other operational, educational and financial considerations.

The projects are provided with a target date to coincide with the planning timeframes used within this LRFP. Adjustments and refinement of these timeframes will be needed for each individual project with consideration of the resources available at the school district level to deliver the proposed capital projects.

There are numerous instances where recommended projects are interrelated with implications for other projects, as described in the examples below:

- Cloverley, Lynnmour and Seymour Heights are fully integrated for planning purposes. The establishment of the catchment area for the new school at the Cloverley site will have implications for Lynnmour. The ultimate direction for Lynnmour will affect the future size of Seymour Heights. In addition, the recommended inclusion of French Immersion (FI) at Lynnmour will impact the future enrolment of the Seycove Family of Elementary Schools. As FI schools, both Sherwood Park and Dorothy Lynas would see a reduction in enrolment that would enable capacity reduction, with potential implications for Cove Cliff.
- Maintenance Facilities and Lucas Centre: While included within the major capital project priorities, the LRFP acknowledges that the Ministry does not provide funding for school district maintenance facilities.

Figure 34: Priorities for Major Capital Projects – Five Year Capital Plans

	School	Project Type	Target Date	Notes
1	Cloverley	NEW school - NEW	2026	Build a NEW 60K/525 School on the Cloverley site.
2	Lynnmour	Expansion/Addition	2027	Expand from 20K/250 to 60K/450
3	Carson Graham	Expansion/Addition	2027	Expand capacity by 300 from 1100 to 1400
4	Queensbury	Expansion/Addition	2028	Expand from 20K/250 to 60K/400
5	Westview	Expansion/Addition	2028	Expand from 20K/225 to 20K/325
6	Larson	Expansion/Addition	2028	Expand from 40K/400 to 60K/475
7	Maintenance*	New building	2028	New building, potentially in a new location
8	Ross Road	Replacement - REP	2029	Replace at 60K/475 to eliminate portables/modular
9	Highlands	Expansion/Addition	2029	Expand from 40K/350 to 40K/450
10	Brooksbank	Renovation	2028	Major renovation required - possible replacement
11	Blueridge	Renovation	2028	Major renovation required - possible replacement
12	Sutherland	Expansion/Addition	2031	Expand capacity by 200 from 950 to 1150
13	CNV School site	Site Acquisition	2028	NEW school in Lower Lonsdale area
14	Seymour Heights	Replacement - REP	2030	Replace at 60K/525 to accommodate growth
15	Norgate	Renovation	2028	Replacement may be supported
16	Braemar	Renovation	2028	Replacement may be supported
17	Cleveland	Renovation	2029	Replacement may be supported
18	Boundary	Renovation	2029	Replacement may be supported
19	Dorothy Lynas	Renovation	2029	Potential removal of all, or portion of modular
20	Windsor	Renovation	2030	Replacement may be supported
21	Carisbrooke	Renovation	2030	Maintain and extend useful life of building
22	Sherwood Park	Renovation	2030	Renovate with removal of four classrooms
23	Eastview	Renovation	2031	Replacement may be supported
24	Montroyal	Renovation	2031	Replacement may be supported
25	CNV New School	NEW school - NEW	2032	NEW school of 40K/425 serving Lower Lonsdale
26	Cove Cliff	Renovation	2032	Maintain and extend useful life of building
27	Capilano	Renovation	2032	Expansion and/or replacement may be supported
28	Seycove	Renovation	2033	Maintain and extend useful life of building
29	Canyon Heights	Renovation	2033	Maintain and extend useful life of building

** Project not eligible for Capital funding from the Ministry of Education and Child Care*

9.2 AREAS FOR FUTURE STUDY

In the preparation of the 2024 LRFP a number of key areas were identified for future study. These include: catchment area studies, consultation with the municipalities and the Squamish and Tsleil-Waututh Nations regarding residential development, the refinement of yield factors for school-aged population from housing developments, studies for new elementary schools, and a work plan for the replacement of the NVSD Maintenance facility.

Conduct catchment area studies

A catchment area study and adjustment was recommended within Section 6: Emerging Elementary Plan. The impact of this change on forecast enrolment for each school was estimated. These recommended changes are summarized below:

- Reduce Queen Mary's catchment and extend Queensbury's to relieve enrolment pressure at Queen Mary (by 75 to 100) and accommodate students in a new, larger Queensbury. This adjustment would also shift enrolment from Carson to Sutherland.

In the process of conducting the recommended catchment area study, including public consultation, it is very likely that additional opportunities for catchment area adjustments within Central Lonsdale will be identified. As these have potential to balance enrolment between schools and achieve increased capacity utilization, a more comprehensive review of catchment areas, beyond those recommended in this LRFP, may be considered.

Consult with municipalities regarding residential development

The estimates of residential development units used within this LRFP use a methodology based on the number of bedrooms per unit, rather than building type. With the number of new housing developments planned across the North Vancouver school district, it is increasingly critical that regular and ongoing consultation occur to help ensure that planned, proposed and approved housing complexes are factored into NVSD's Long Range Facilities Planning. There are concerns that the estimates used within this LRFP are conservative and may underestimate the total student population growth. Semi-annual meetings between respective staff would be recommended as a means to help monitor the impacts of residential growth on student enrolment across the school district.

Update yield factors for school-aged population from housing developments

The pace of housing development has increased in recent years and is expected to continue as the municipalities implement their respective OCPs involving increased density to meet Provincial legislation and the Metro 2050 Growth plan targets. The transition from single family dwellings to greater density in apartments and multiple-family residential units needs to be carefully assessed for its impact on student population growth.

As more conservative yield rates have been applied in the forecasts for this LRFP, there is a possibility that yields have been underestimated for certain housing developments and for their impact on specific catchment area schools.

With housing affordability remaining a significant challenge for North Vancouver residents, especially for young families with school-age children, the yield rates based on number of bedrooms per unit will need to be reviewed and adjusted. NVSD should conduct a study of recently built housing developments to determine the actual student yield achieved. More specific data will help inform future enrolment forecasting based on adjusted student yield factors, by number of bedrooms and housing type.

It is possible that yield rates will need to be adjusted to more accurately reflect the students living in these developments than indicated by the rates used in the 2024 LRFP.

Conduct a study of options for new, elementary schools in the Windsor FOS

The proposal for new schools within the Windsor Family of Elementary Schools should be based upon the replacement of Lynnmour Elementary with a new, larger school that may also include the provision of the early French Immersion program. The intensive residential developments within the Lynn Creek Town Centre, Maplewood Village and the Innovation District will have significant implications for this area of the school district. A more detailed examination of options for the Windsor Family of Elementary Schools will need to consider a reconfiguration of catchment areas and the potential future use of the former Maplewood Elementary school site.

Conduct a study of the impact of a new school at the Cloverley site

A new school at the Cloverley site of 40K/425 with a new catchment area will relieve enrolment pressures in this area of the school district, especially at Ridgeway Elementary. A detailed review and study will be needed to examine the impact on elementary schools in proximity to the Cloverley site including Ridgeway, Brooksbank and Lynnmour.

The approval of a new school at the Cloverley site will have implications for future planning related to a potential new school in the Lower Lonsdale area. With the proposed capacity of 40K/425, a new school at the Cloverley site may address school and community needs for an extended period of time. This may result in the delayed need for a new, CNV school. The identification of a future site would be prudent to address the growth in this area of the school district. The capacity of this new school in the Lower Lonsdale area is initially stated as 40K/275, with provision for a future expansion to 40K/425 by 2034.

Conclusion

Proceeding with these areas for future study will assist the NVSD in the implementation of the 2024 Long Range Facilities Plan, the preparation of subsequent Long Range Facilities Plans, and the development and submission of Five-Year Capital Plan submissions.

Appendix A

Building Condition and Property Information for NVSD Schools



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Appendix A – Building Condition and Property Information for NVSD Schools

School	PROPERTY					BUILDING							Notes
	Site Area (ha)	Allowable Area (ha)	Amount Over/Under Allowable Area	Utility as School Site	Expandability on Site	K-12 Operational Capacity	Gross Floor Area (m2) Current DA record	Year Built	Facility Condition Index (FCI)	Requirements Index (RI)	Subjective Condition Assessment	Seismic Risk	
Argyle	4.9	5.6	-14%	Good	Adequate	1300	13,563	2021	0.03	0.02	Good	N/A	1, 2, 4
Blueridge	2.8	1.9	47%	Good	Good	341	3,360	1968	0.44	0.46	Poor	Medium	3
Boundary	2.2	1.9	16%	Good	Good	341	3,537	1969	0.25	0.26	Deficient	Medium	
Braemar	2.9	2.5	16%	Adequate	Good	434	4,196	1961	0.44	0.48	Poor	Medium	2, 3
Brooksbank	2.3	2.3	0%	Good	Adequate	387	3,539	1966	0.49	0.52	Poor	Medium	2, 3
Canyon Heights	2.6	2.3	13%	Good	Good	364	3,820	1955	0.21	0.22	Acceptable	N/A	
Capilano	1.7	2.7	-37%	Adequate	Adequate	430	4,224	1924	0.22	0.25	Acceptable	Medium	
Carisbrooke	3.0	2.3	30%	Good	Good	364	3,734	1960	0.15	0.18	Acceptable	N/A	
Carson Graham	3.2	5.3	-40%	Adequate	Adequate	1100	13,102	2012	0.04	0.05	Good	N/A	2, 4
Cleveland	3.3	2.7	22%	Good	Adequate	457	4,231	1962	0.17	0.23	Deficient	Medium	2
Cove Cliff	2.0	1.8	11%	Adequate	Adequate	252	2,753	1991	0.12	0.14	Acceptable	Low	2
Dorothy Lynas	2.2	3.1	-29%	Adequate	Adequate	588	4,609	1990	0.09	0.14	Acceptable	Low	
Eastview	2.7	2.5	8%	Adequate	Good	411	4,363	1956	0.15	0.18	Acceptable	Medium	3
Handsworth	5.6	6.1	-8%	Good	Poor	1400	13,036	2021	0.04	0.05	Good	N/A	1, 2, 3
Highlands	2.6	2.3	13%	Good	Good	364	3,146	2009	0.07	0.07	Good	N/A	
Larson	2.2	2.5	-12%	Good	Adequate	411	3,928	1964	0.09	0.12	Deficient	Medium	3
Lynn Valley	1.4	1.8	-22%	Adequate	Adequate	275	2,781	2005	0.02	0.02	Good	N/A	
Lynnmour	1.2	1.8	-33%	Poor	Poor	252	2,716	1973	0.27	0.29	Poor	HIGH	2, 6, 12
Montroyal	2.5	1.9	32%	Good	Adequate	317	3,324	1963	0.21	0.25	Deficient	Medium	2
Mountainside	4.1	2.4	70%	Good	Good	300	8,492	1959	TBD*	TBD*	Good	N/A	8,9,10,11
Norgate	2.1	1.8	17%	Good	Good	252	2,747	1951	0.35	0.38	Poor	Medium	
Queen Mary	1.5	2.3	-35%	Adequate	Poor	360	4,210	2013	0.05	0.05	Good	N/A	1, 2
Queensbury	1.4	1.8	-22%	Good	Adequate	248	2,668	1955	0.35	0.43	Poor	Medium	
Ridgeway	1.9	2.7	-30%	Adequate	Poor	406	4,060	2011	0.03	0.04	Good	N/A	
Ross Road	2.4	2.7	-11%	Adequate	Good	434	3,774	1962	0.38	0.40	Poor	Medium	3

Appendix A – Building Condition and Property Information

Appendix A – Building Condition and Property Information for NVSD Schools

School	PROPERTY						BUILDING						Notes
	Site Area (ha)	Allowable Area (ha)	Amount Over/Under Allowable Area	Utility as School Site	Expandability on Site	K-12 Operational Capacity	Gross Floor Area (m2) Current DA record	Year Built	Facility Condition Index (FCI)	Requirements Index (RI)	Subjective Condition Assessment	Seismic Risk	
Seycove	5.0	3.8	32%	Good	Poor	750	8,898	1979	0.14	0.16	Acceptable	Medium	3, 7
Seymour Heights	2.0	1.8	11%	Adequate	Adequate	275	2,794	1958	0.23	0.29	Deficient	Medium	2
Sherwood Park	2.5	3.0	-17%	Adequate	Adequate	500	5,171	1963	0.16	0.18	Deficient	Medium	
Sutherland	5.2	5.0	4%	Good	Adequate	950	10,657	2008	0.01	0.01	Good	N/A	4
Upper Lynn	2.3	2.8	-18%	Adequate	Adequate	481	4,481	1959	0.28	0.31	Deficient	Medium	
Westview	2.1	1.6	31%	Good	Good	224	2,862	2007	0.01	0.01	Good	N/A	
Windsor	4.7	5.0	-6%	Good	Adequate	1100	13,256	1961	0.35	0.37	Poor	Low	4
Totals and Averages	88.5	90.0	2%	1 Poor	5 Poor	15,768	172,032	1977	0.19	0.21	8 Poor	1 High	

Notes

- 1 New or recently redeveloped school. Area may include NLC.
- 2 Slope, creek, ravine, or forest limit site utility.
- 3 Poor access to site.
- 4 Artificial Turf Field Joint Use Agreement with Municipality.
- 5 Road allowance adds to spaciousness.
- 6 Site is in flood plain & adjacent to Highway 1.
- 7 Municipality owns small portion of site.
- 8 Formerly Balmoral. Repurposed for Mountainside (Alternate).
- 9 Part of the 8418 m2 is used for district programs.
- 10 Seismic upgrade and renovation recently completed.
- 11 FCI and RI pending following major project
- 12 Seismic condition recently reassessed as **HIGH**

Definitions

FCI: The Facility Condition Index measures building condition and omits costs from non-condition based requirements. FCI ratings over 0.25 are shown in **red**.

RI: The Requirements Index measures total needs of an asset by using costs from all requirements. RI ratings over 0.25 are shown in **red**.

SC scale

Good
Acceptable
Deficient
Poor

SR Scale

High 1
High 2
High 3
Medium
Low
N/A

All **High Risk Seismic** facilities have been addressed with the exception of Lynnmoor Elementary.

Appendix B

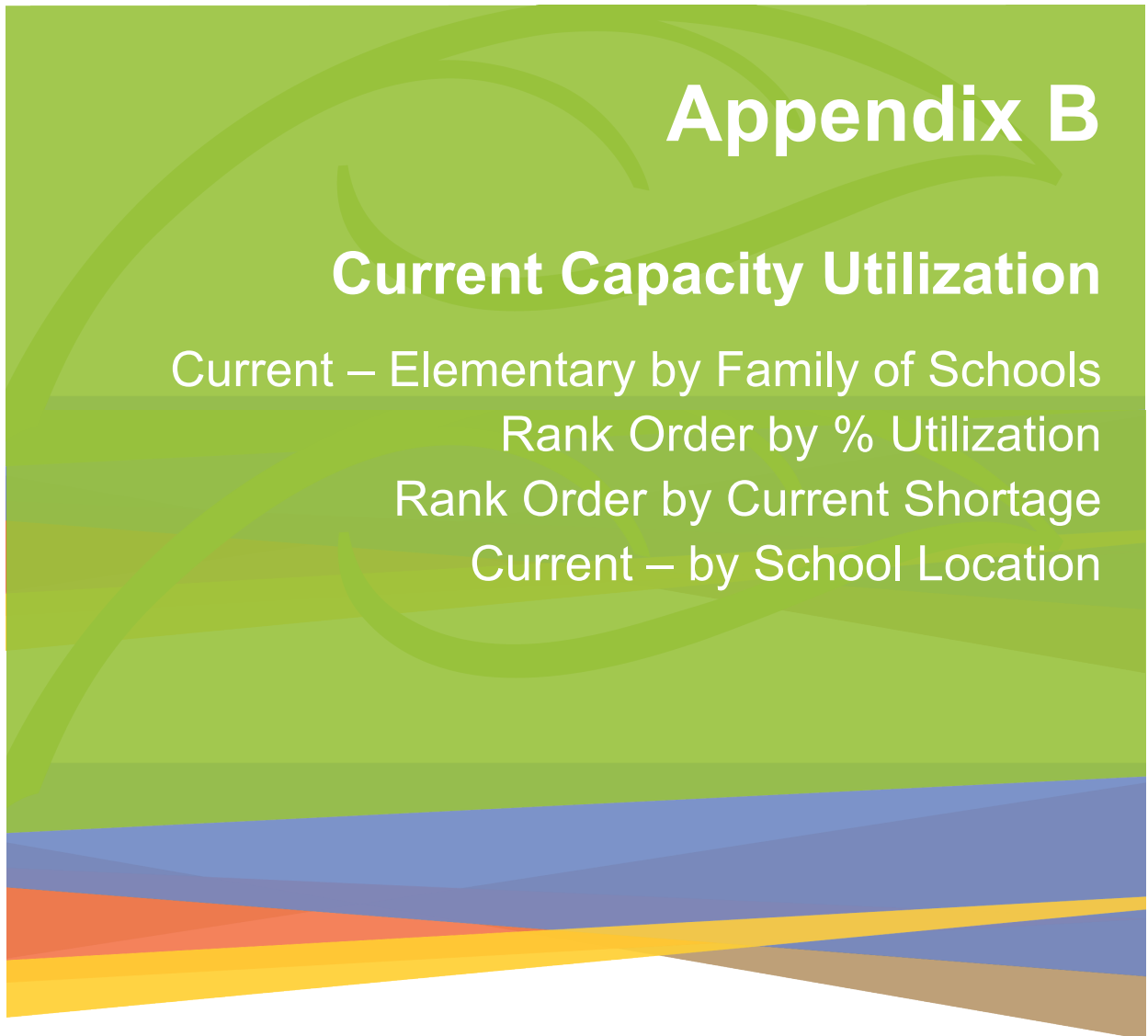
Current Capacity Utilization

Current – Elementary by Family of Schools

Rank Order by % Utilization

Rank Order by Current Shortage

Current – by School Location



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Appendix B – Current Capacity Utilization – by Family of Schools

Argyle FOS	Operating Capacity	2023/2024	Util %	Surplus or shortage
Boundary	341	380	111%	-39
Lynn Valley	275	380	138%	-105
Ross Road	434	514	118%	-80
Upper Lynn	481	484	101%	-3
FOS TOTAL	1531	1758	115%	-227

Carson Graham FOS	Operating Capacity	2023/2024	Util %	Surplus or shortage
Braemar	434	427	98%	7
Capilano	430	425	99%	5
Carisbrooke	364	306	84%	58
Larson	411	501	122%	-90
Norgate	252	175	69%	77
Queen Mary	360	455	126%	-95
Westview	224	283	126%	-59
FOS TOTAL	2475	2572	104%	-97

Handsworth FOS	Operating Capacity	2023/2024	Util %	Surplus or shortage
Canyon Hts.	364	358	98%	6
Cleveland	457	516	113%	-59
Highlands	364	454	125%	-90
Montroyal	317	270	85%	47
FOS TOTAL	1502	1598	106%	-96

Seycové FOS	Operating Capacity	2023/2024	Util %	Surplus or shortage
Cove Cliff	252	296	117%	-44
Dorothy Lynas	588	541	92%	47
Sherwood Park	500	406	81%	94
FOS TOTAL	1340	1243	93%	97

Sutherland FOS	Operating Capacity	2023/2024	Util %	Surplus or shortage
Brooksbank	387	417	108%	-30
Eastview	411	355	86%	56
Queensbury	248	292	118%	-44
Ridgeway	406	687	169%	-281
FOS TOTAL	1452	1751	121%	-299

Windsor FOS	Operating Capacity	2023/2024	Util %	Surplus or shortage
Blueridge	341	301	88%	40
Lynnmour	252	244	97%	8
Seymour Hts.	275	287	104%	-12
FOS TOTAL	868	832	96%	36

Elementary Totals	Operating Capacity	2023/2024	Util %	Surplus or shortage
TOTAL	9168	9754	106.4%	-586

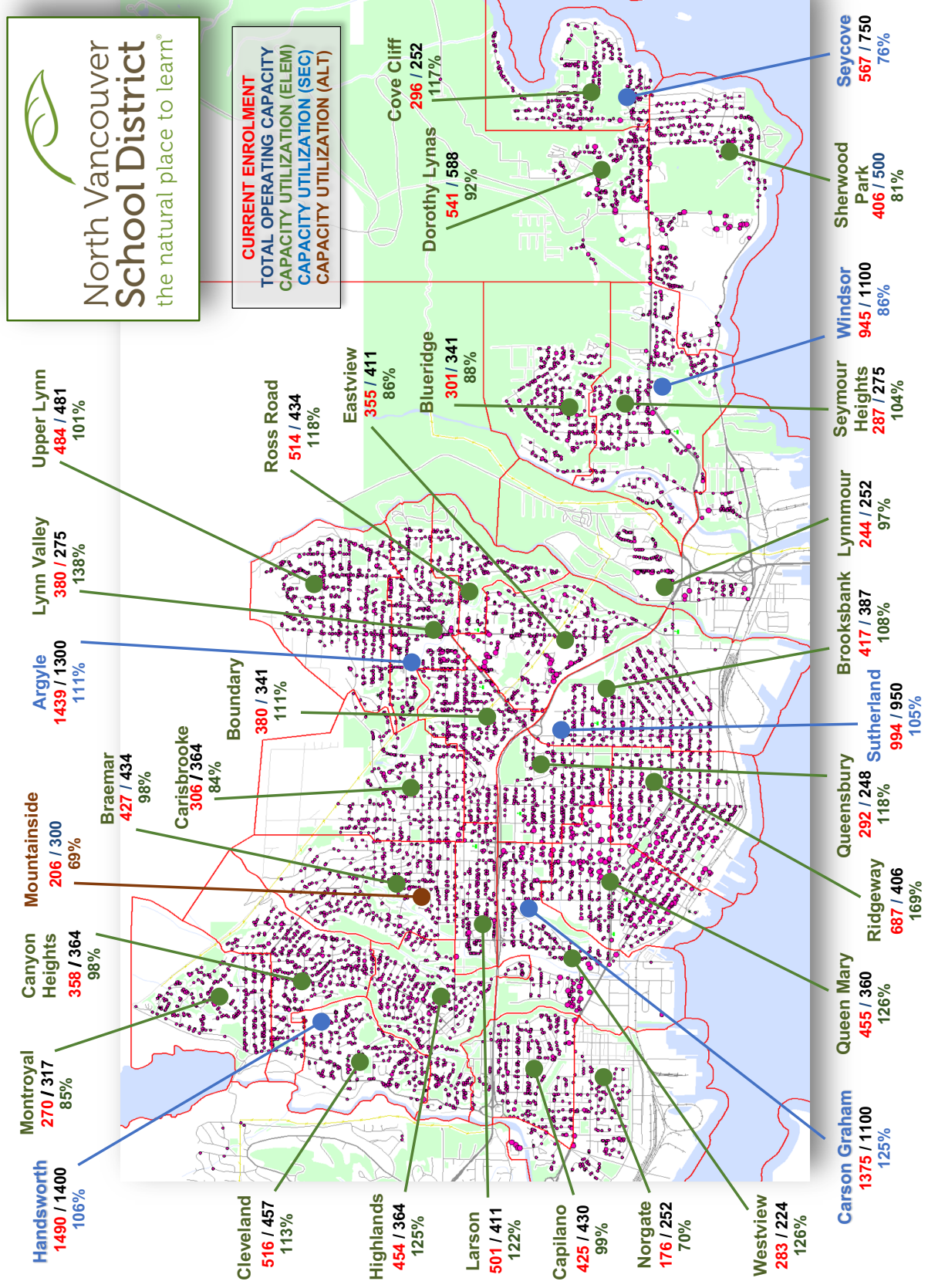
RANK Order by % Utilization				
Elementary School	Operating Capacity	2023/2024 Enrolment	Capacity Util %	Surplus or shortage
Ridgeway	406	687	169%	-281
Lynn Valley	275	380	138%	-105
Queen Mary	360	455	126%	-95
Westview	224	283	126%	-59
Highlands	364	454	125%	-90
Larson	411	501	122%	-90
Ross Road	434	514	118%	-80
Queensbury	248	292	118%	-44
Cove Cliff	252	296	117%	-44
Cleveland	457	516	113%	-59
Boundary	341	380	111%	-39
Brooksbank	387	417	108%	-30
Seymour Hts.	275	287	104%	-12
Upper Lynn	481	484	101%	-3
Capilano	430	425	99%	5
Braemar	434	427	98%	7
Canyon Hts.	364	358	98%	6
Lynnmour	252	244	97%	8
Dorothy Lynas	588	541	92%	47
Blueridge	341	301	88%	40
Eastview	411	355	86%	56
Montroyal	317	270	85%	47
Carisbrooke	364	306	84%	58
Sherwood Park	500	406	81%	94
Norgate	252	176	70%	76

Secondary School	Operating Capacity	2023/ 2024 Enrolment	Capacity Util %	Surplus or shortage
Carson Graham	1100	1375	125%	-253
Argyle	1300	1439	111%	-86
Handsworth	1400	1490	106%	-69
Sutherland	950	994	105%	-77
Windsor	1100	945	86%	155
Seycove	750	567	76%	183

RANK Order by Current Shortage				
Elementary School	Operating Capacity	2023/2024 Enrolment	Capacity Util %	Surplus or shortage
Ridgeway	406	687	169%	-281
Lynn Valley	275	380	138%	-105
Queen Mary	360	455	126%	-95
Highlands	364	454	125%	-90
Larson	411	501	122%	-90
Ross Road	434	514	118%	-80
Westview	224	283	126%	-59
Cleveland	457	516	113%	-59
Queensbury	248	292	118%	-44
Cove Cliff	252	296	117%	-44
Boundary	341	380	111%	-39
Brooksbank	387	417	108%	-30
Seymour Hts.	275	287	104%	-12
Upper Lynn	481	484	101%	-3
Capilano	430	425	99%	5
Canyon Hts.	364	358	98%	6
Braemar	434	427	98%	7
Lynnmour	252	244	97%	8
Blueridge	341	301	88%	40
Dorothy Lynas	588	541	92%	47
Montroyal	317	270	85%	47
Eastview	411	355	86%	56
Carisbrooke	364	306	84%	58
Norgate	252	176	70%	76
Sherwood Park	500	406	81%	94

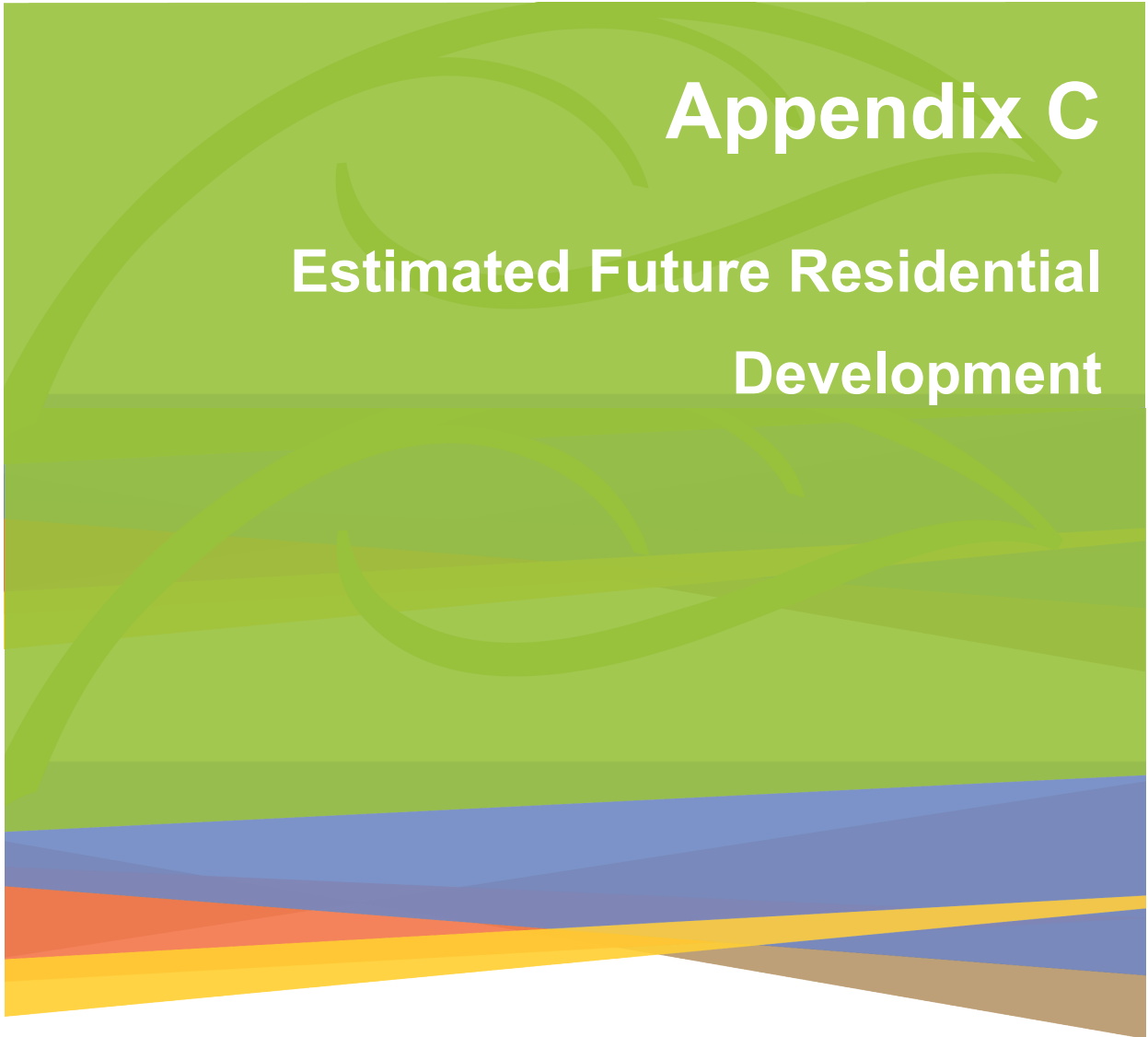
Secondary School	Operating Capacity	2023/2024 Enrolment	Capacity Util %	Surplus or shortage
Carson Graham	1100	1375	125%	-253
Argyle	1300	1439	111%	-86
Sutherland	950	994	105%	-77
Handsworth	1400	1490	106%	-69
Windsor	1100	945	86%	155
Seycove	750	567	76%	183

Appendix B: Current Capacity Utilization – by School Location



Appendix C

Estimated Future Residential Development



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Appendix C – Estimated Future Residential Development

Jurisdiction	Neighbourhood Area	2024-2027			2028-2031			2032-2035			Total 2024-2035			Average Annual Units
		Studio 1-2 Bdr	3+ Bdr TH	Total	Studio 1-2 Bdr	3+ Bdr TH	Total	Studio 1-2 Bdr	3+ Bdr TH	Total	Studio 1-2 Bdr	3+ Bdr TH	Total	
District of North Vancouver	Lions Gate Village Centre	220	60	280	200	40	240	100	50	150	520	150	670	56
	Lynn Valley Town Centre	600	130	730	600	125	725	525	120	645	1,725	375	2,100	175
	Lynn Creek Town Centre	475	90	565	475	90	565	430	90	520	1,380	270	1,650	138
	Maplewood Village Centre	400	100	500	480	120	600	480	120	600	1,360	340	1,700	142
	Edgemont Village	15	50	65	15	40	55	20	60	80	50	150	200	17
	Seymour/Mt. Seymour Pkwy	120	100	220	60	30	90	20	10	30	200	140	340	28
	REMAINDER	360	80	440	360	80	440	360	60	420	1,080	220	1,300	108
	Subtotal, DNV	2,190	610	2,800	2,190	525	2,715	1,935	510	2,445	6,315	1,645	7,960	663
City of North Vancouver	Marine Drive Corridor	240	40	280	220	45	265	220	45	265	680	130	810	68
	Harbourside Waterfront	260	50	310	270	50	320	220	50	270	750	150	900	75
	Central Lonsdale	780	120	900	580	70	650	475	75	550	1,835	265	2,100	175
	Lower Lonsdale	420	50	470	420	50	470	400	60	460	1,240	160	1,400	117
	Moodyville	360	50	410	375	50	425	360	50	410	1,095	150	1,245	104
	Remainder	120	30	150	120	30	150	120	30	150	360	90	450	38
	Subtotal, CNV	2,180	340	2,520	1,985	295	2,280	1,795	310	2,105	5,960	945	6,905	575
First Nations Lands	Innovation District	395	105	500	225	75	300	150	50	200	770	230	1,000	83
	Tsleil-Waututh Lands	125	100	225	125	75	200	100	75	175	350	250	600	50
	Squamish Lands	250	100	350	250	100	350	200	100	300	700	300	1,000	83
	Sub-total FN Lands	770	305	1,075	600	250	850	450	225	675	1,820	780	2,600	217
Total for NVSD		5,140	1,255	6,395	4,775	1,070	5,845	4,180	1,045	5,225	14,095	3,370	17,465	1,455
Average annual units, DNV		548	153	700	548	131	679	484	128	611	526	137	663	
Average annual units, CNV		545	85	630	496	74	570	449	78	526	497	79	575	
Average annual units, FN		193	76	269	150	63	213	113	56	56	152	65	217	
Average annual units, NVSD		1,285	314	1,599	1,194	268	1,461	1,045	261	1,306	1,175	281	1,455	

Appendix C – Estimated Future Residential Development

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Appendix D

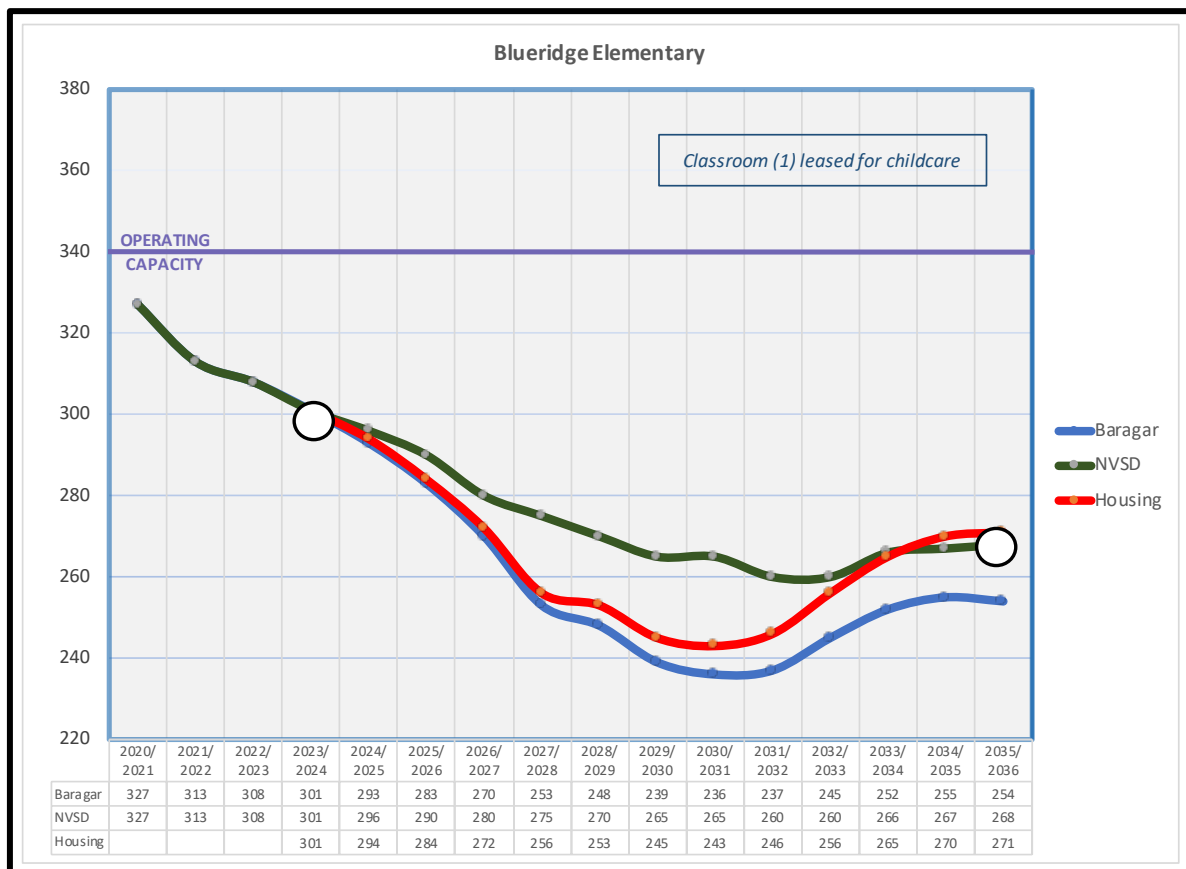
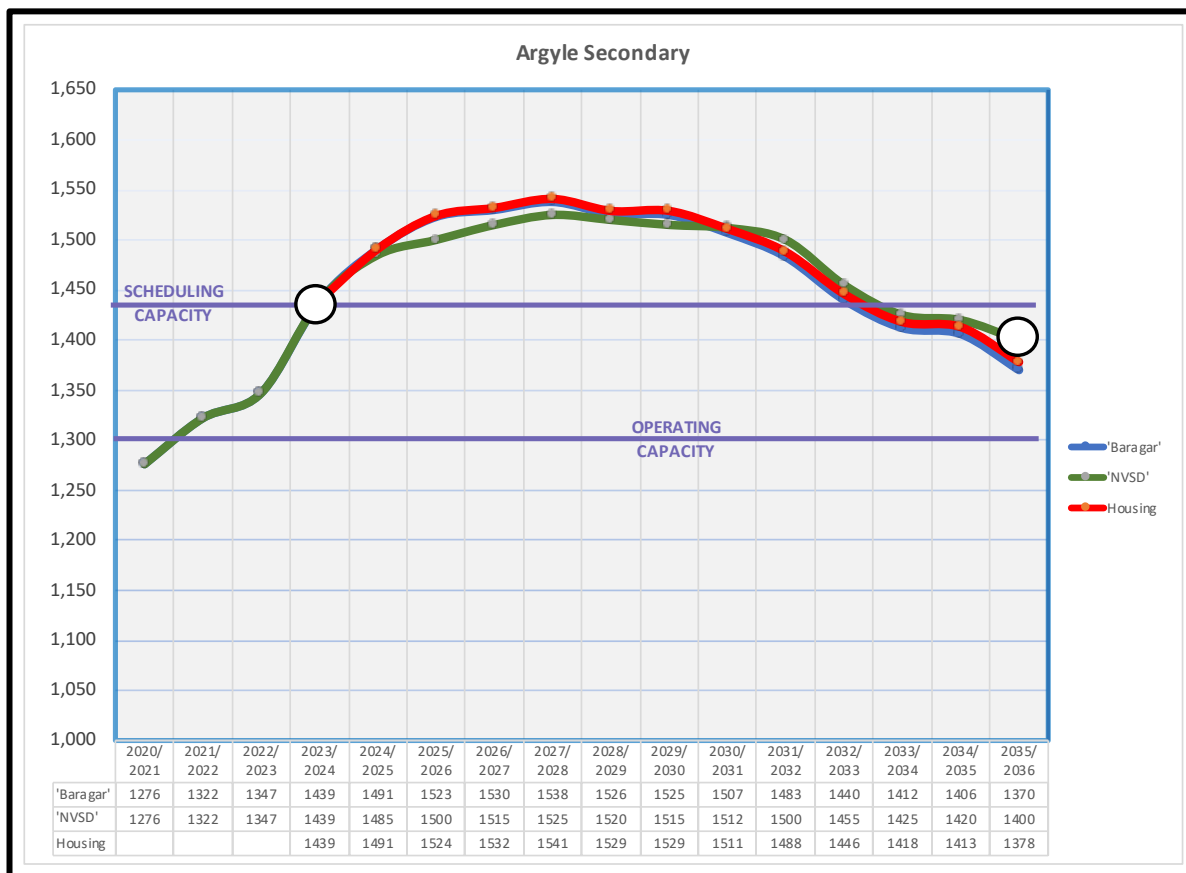
Enrolment Forecasts for NVSD Schools

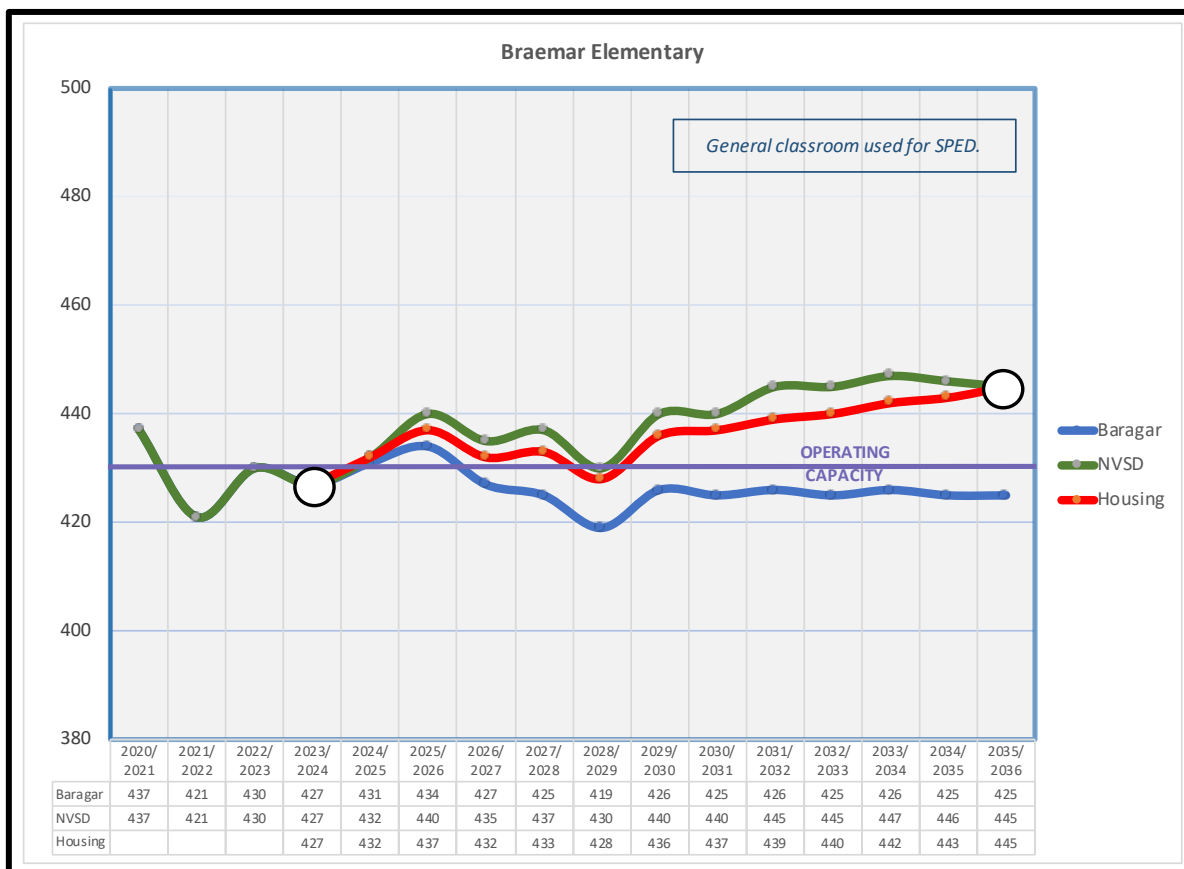
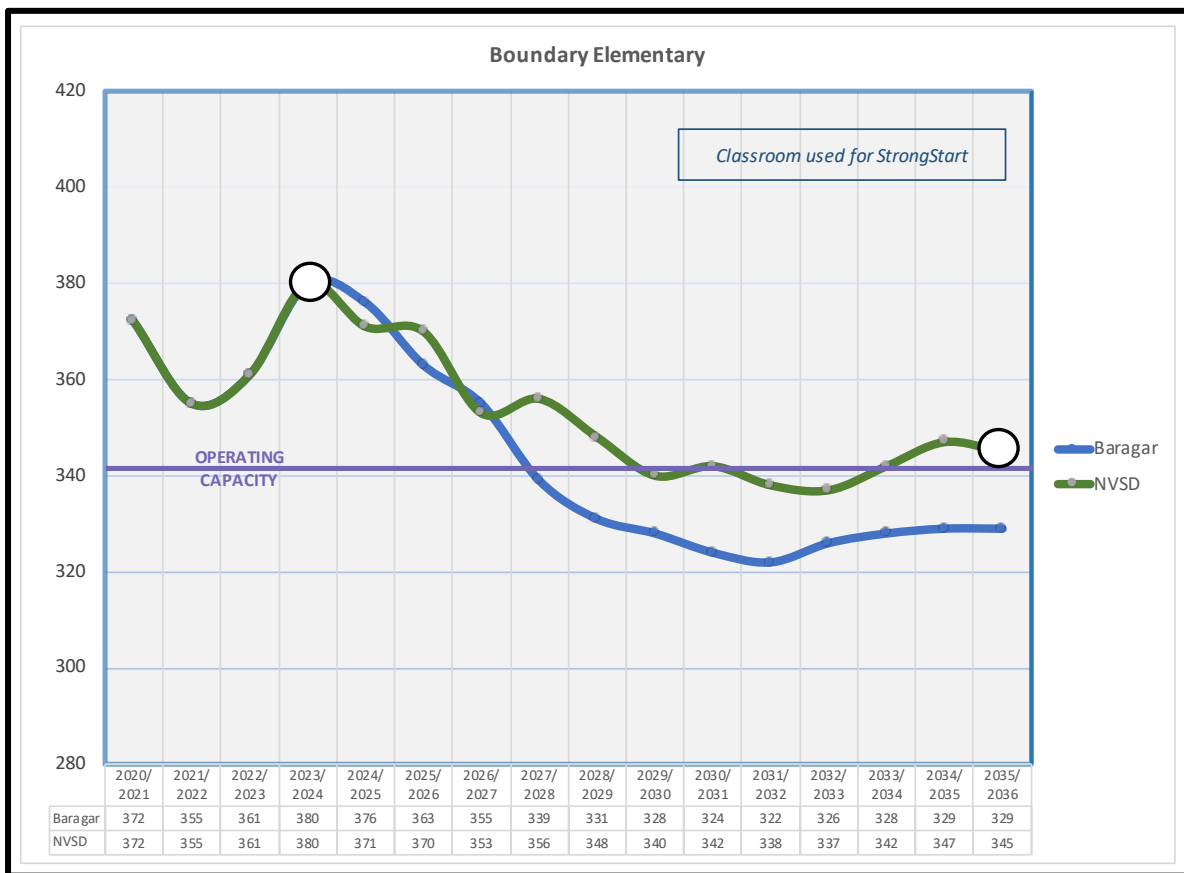
Total Enrolment Projections

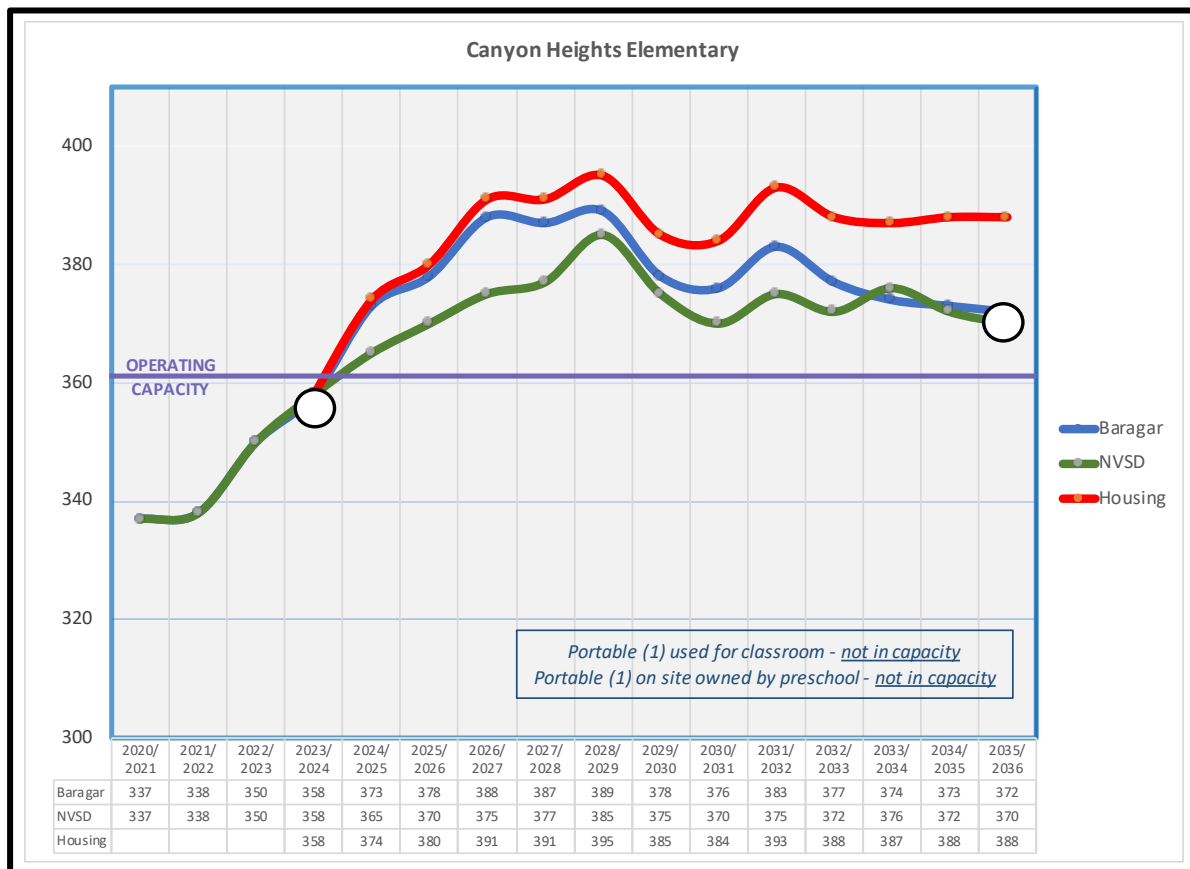
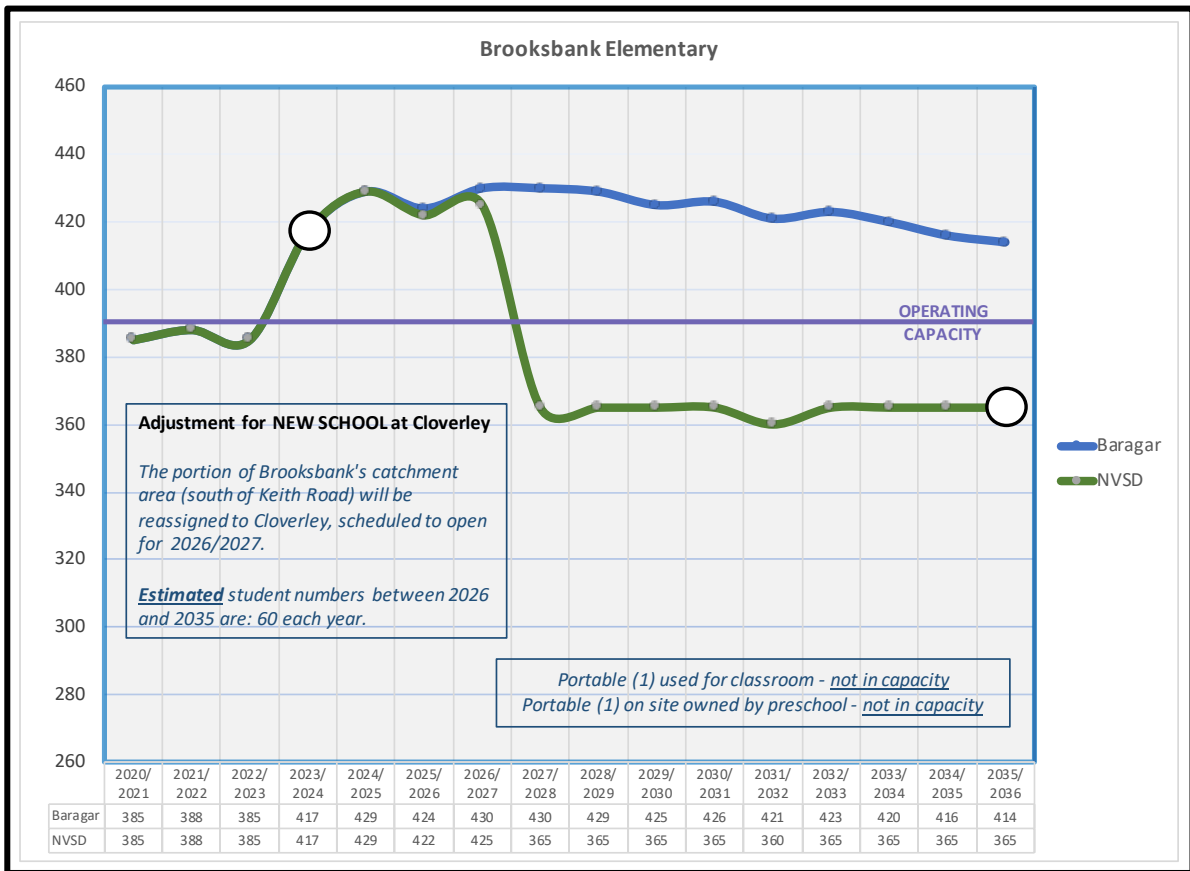
- NVSD compared to Baragar and Housing
- Elementary and Secondary

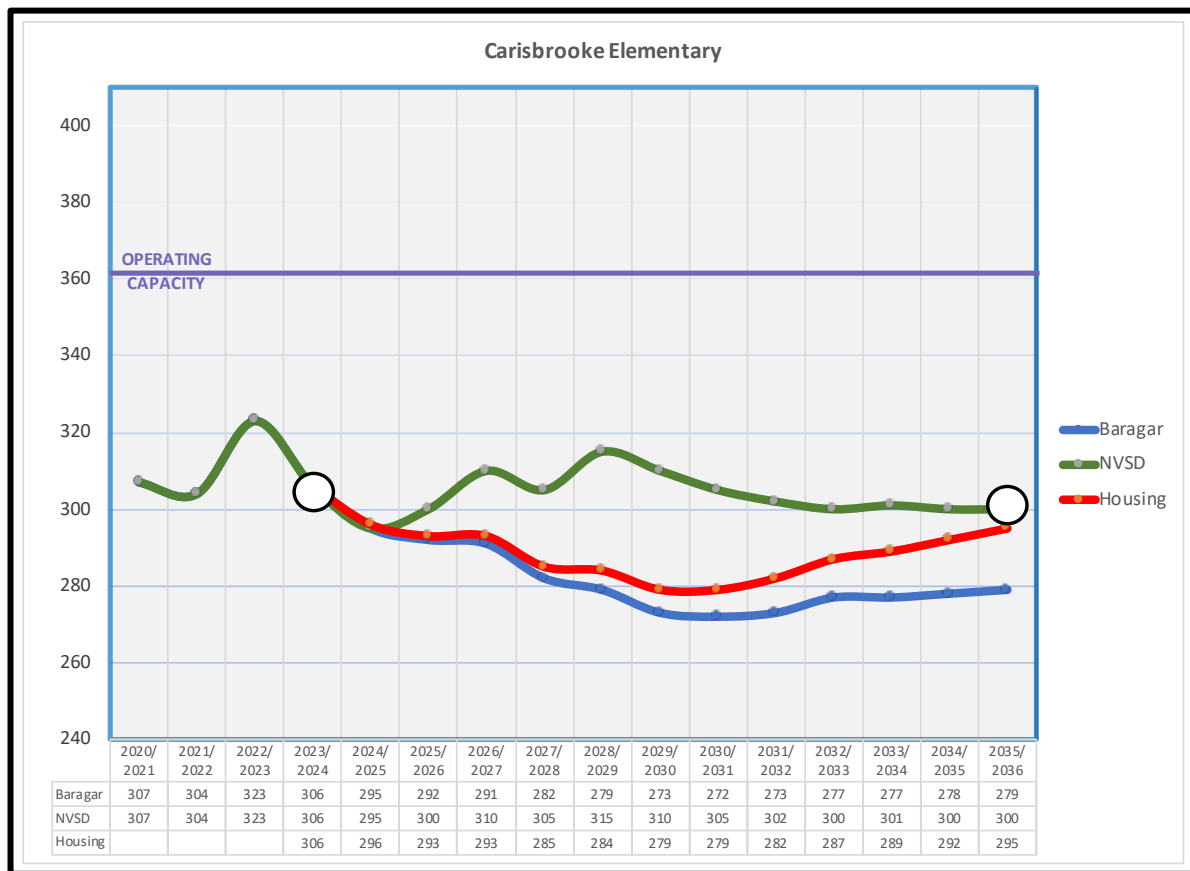
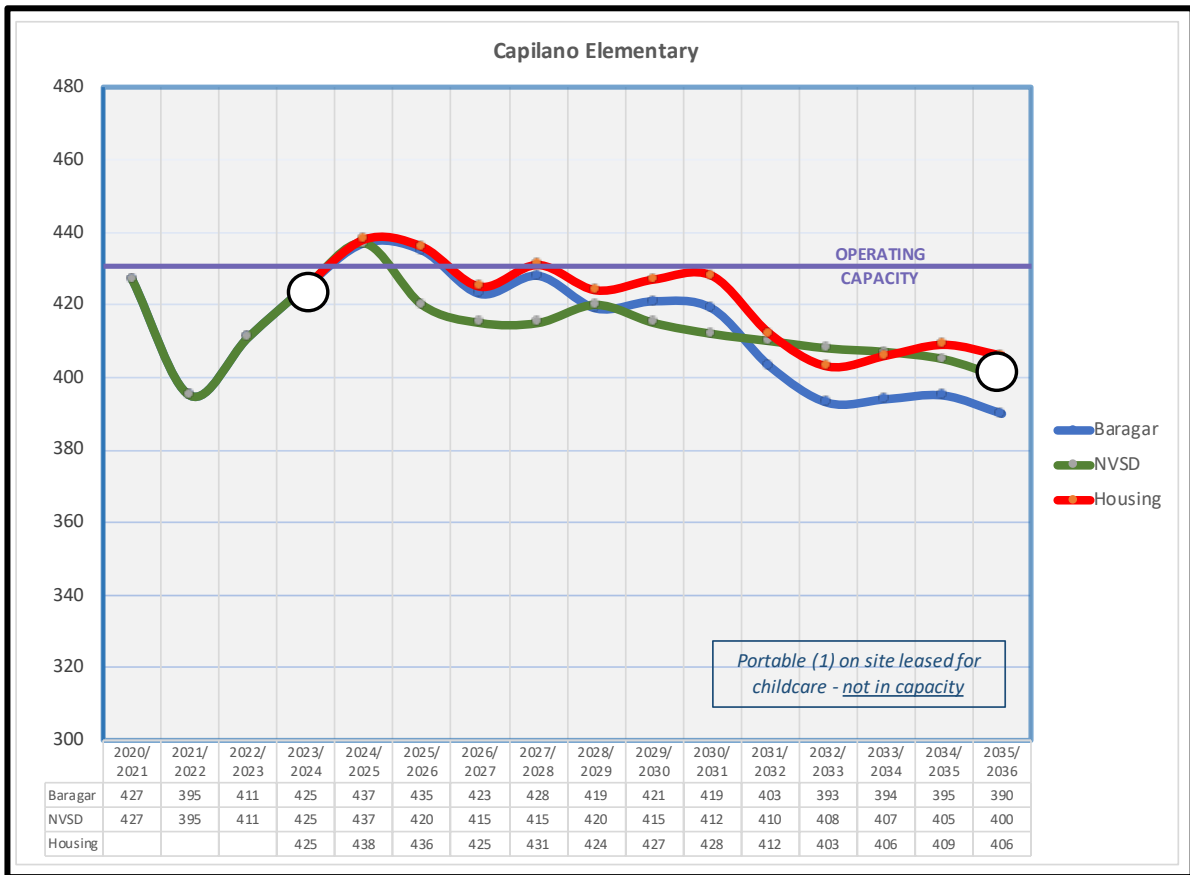
District Areas: Western and Eastern
Municipal Location: District and City

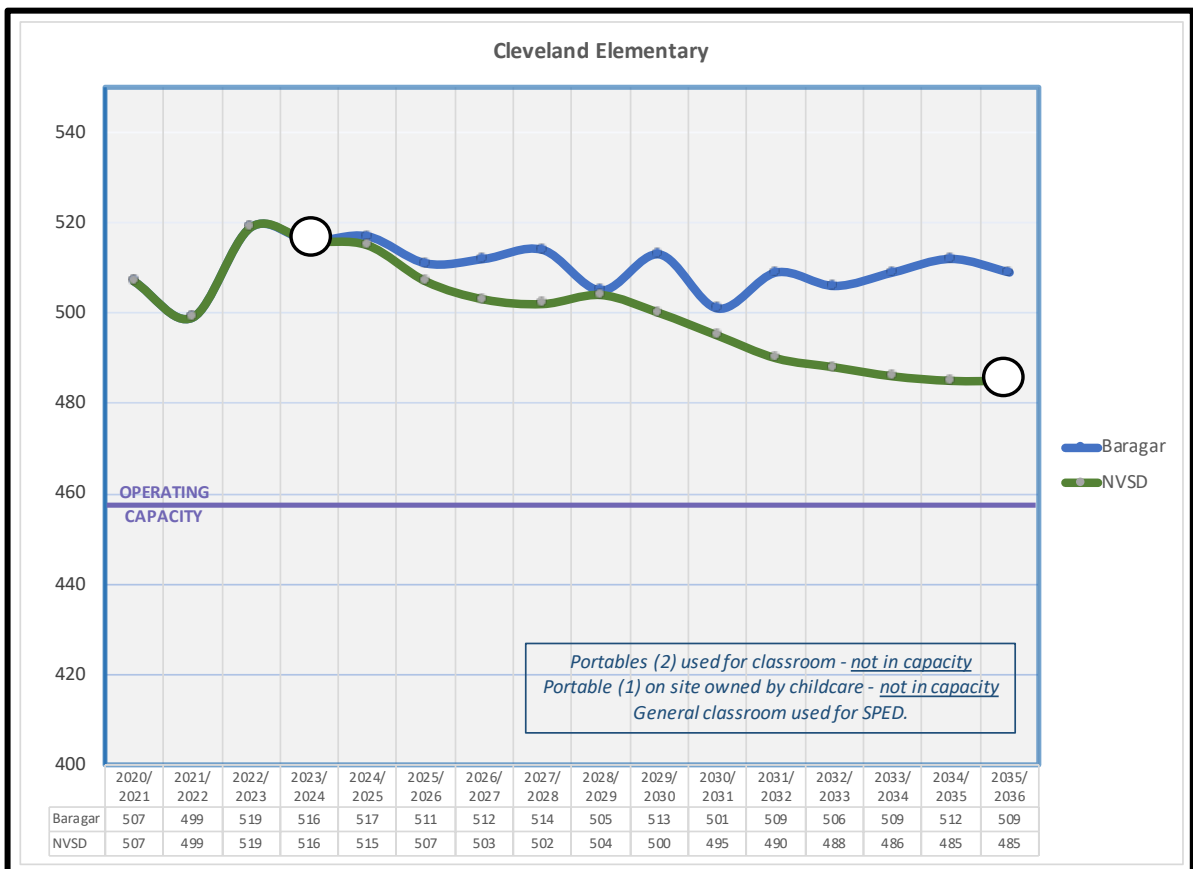
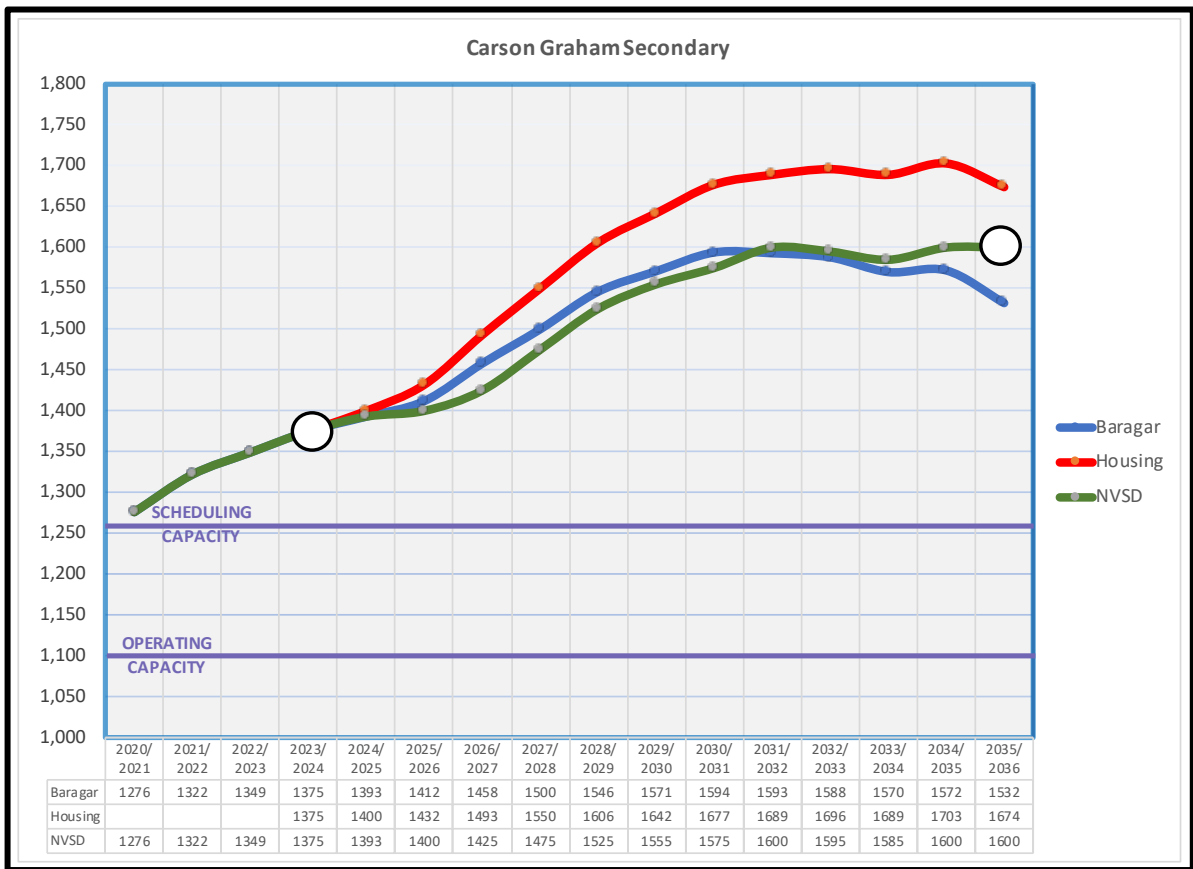
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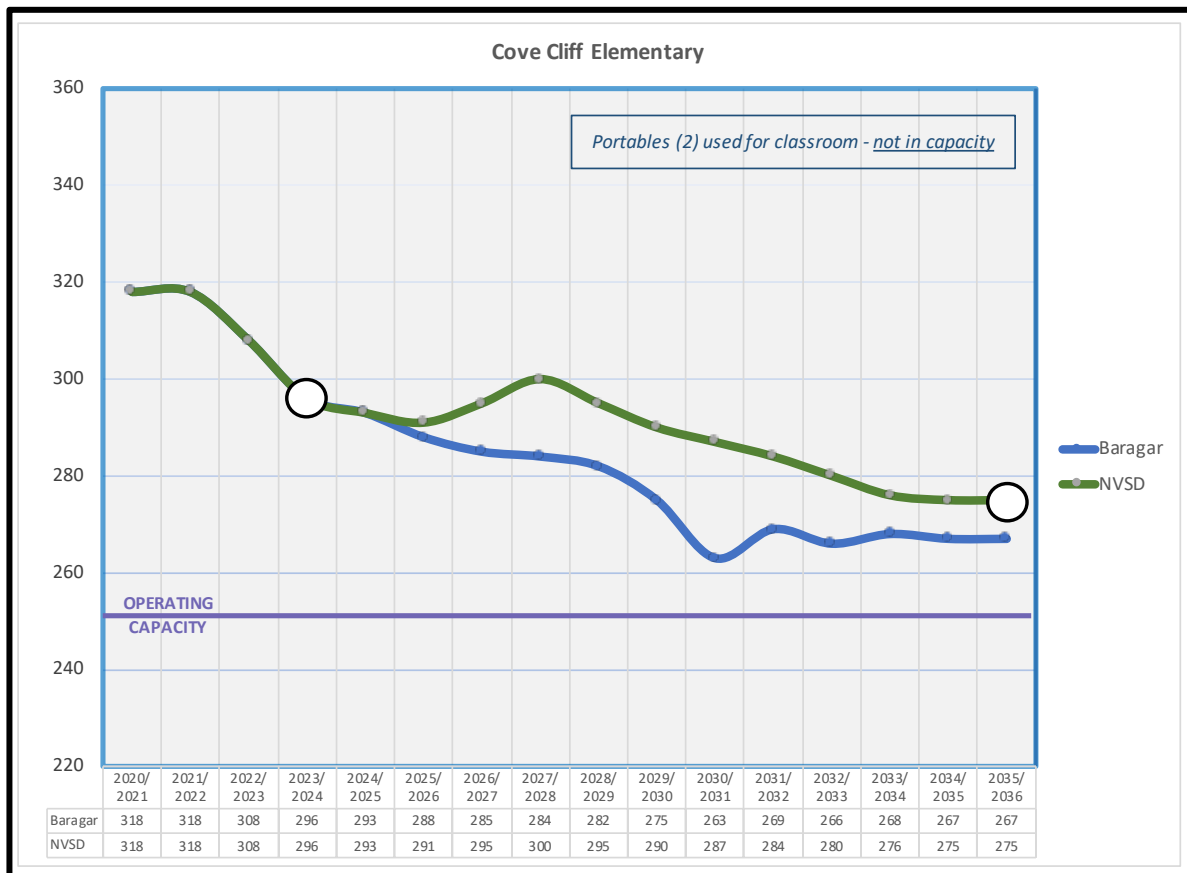
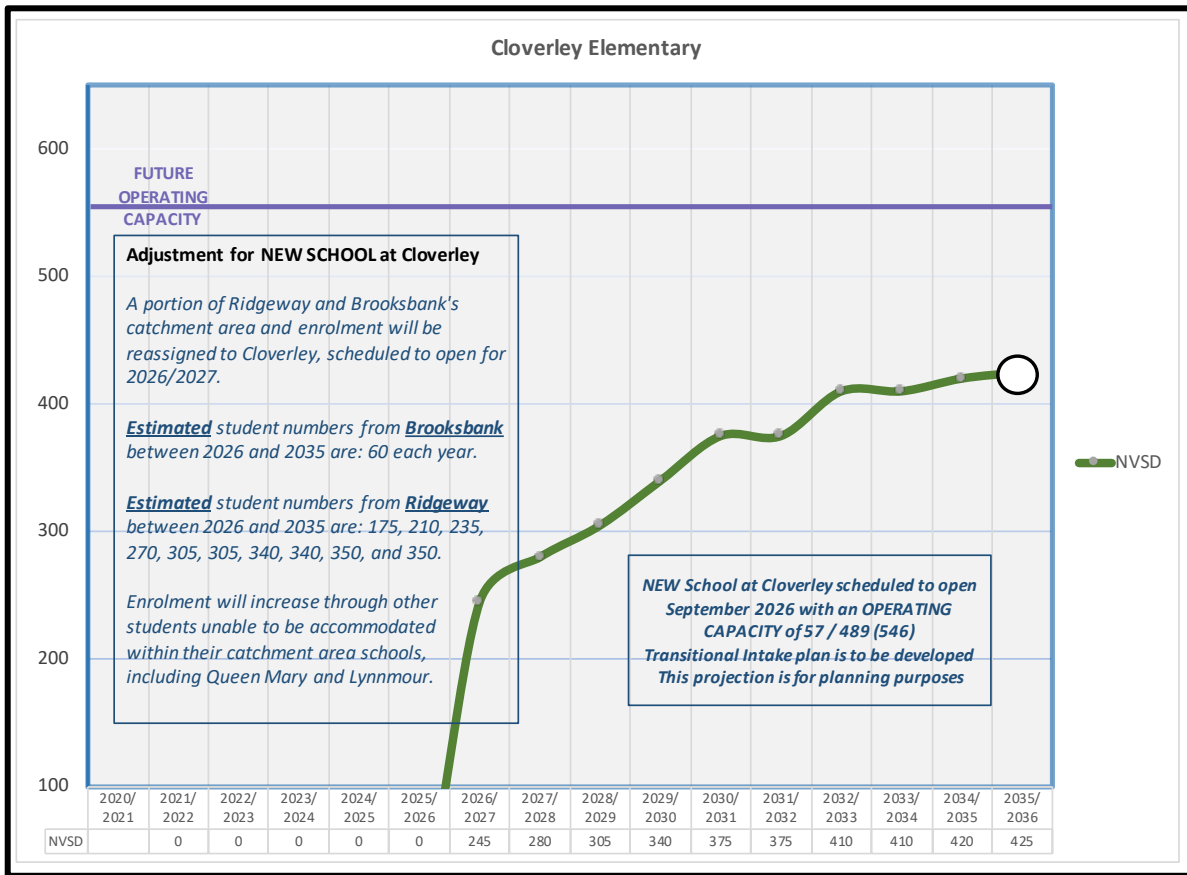


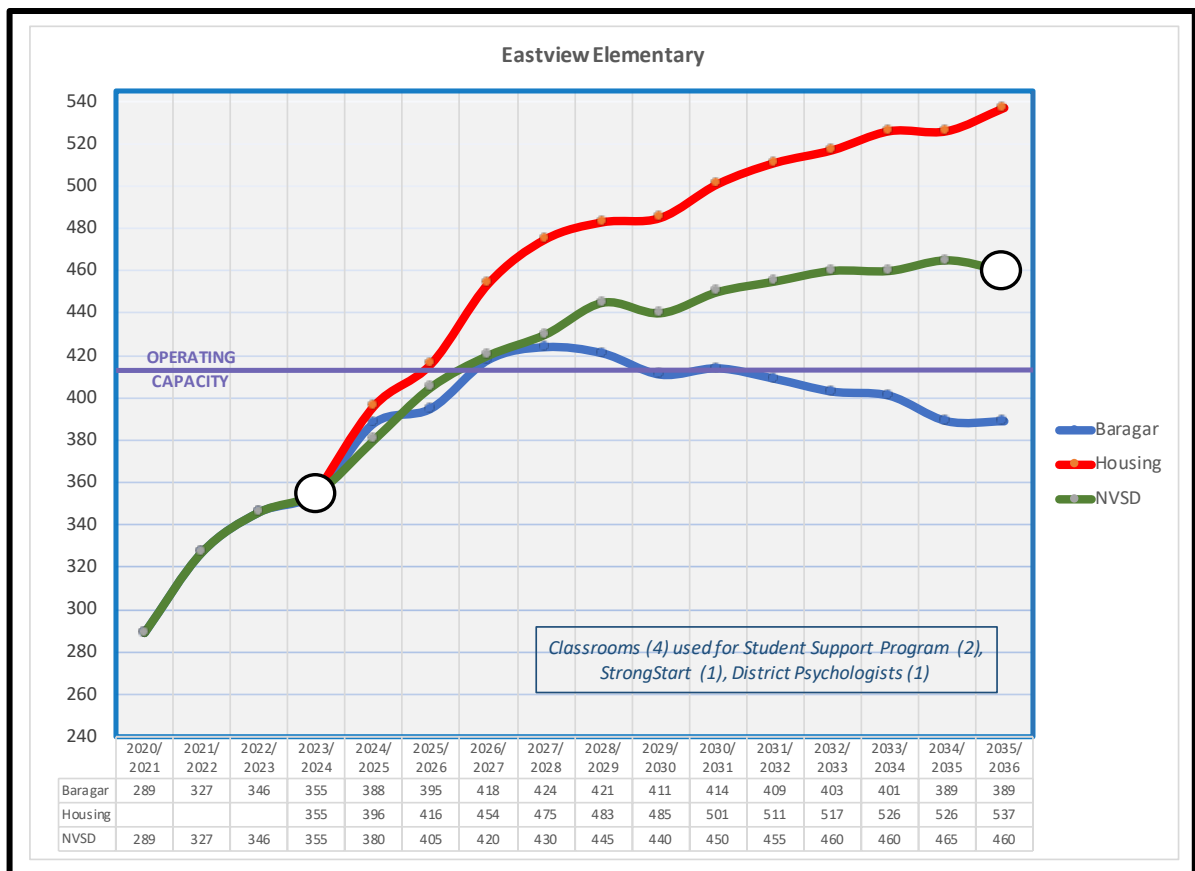
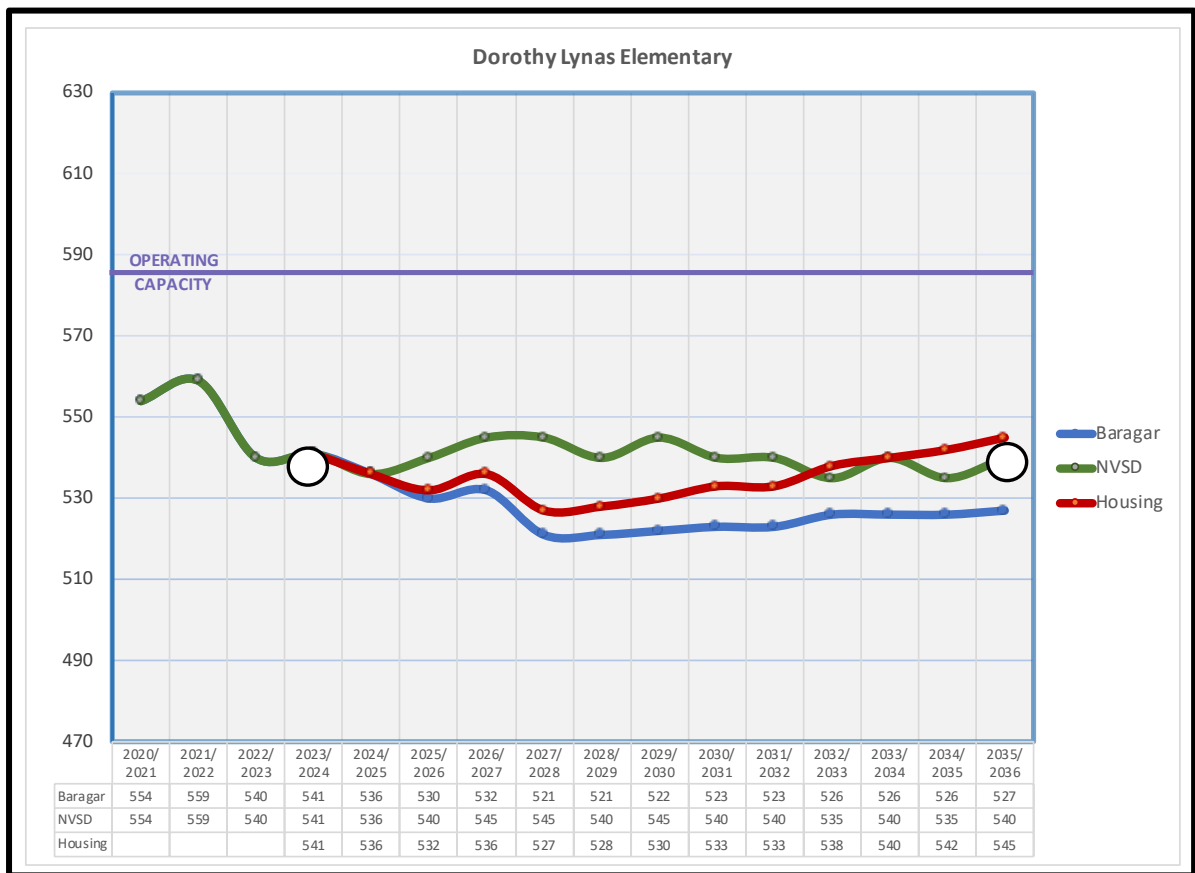


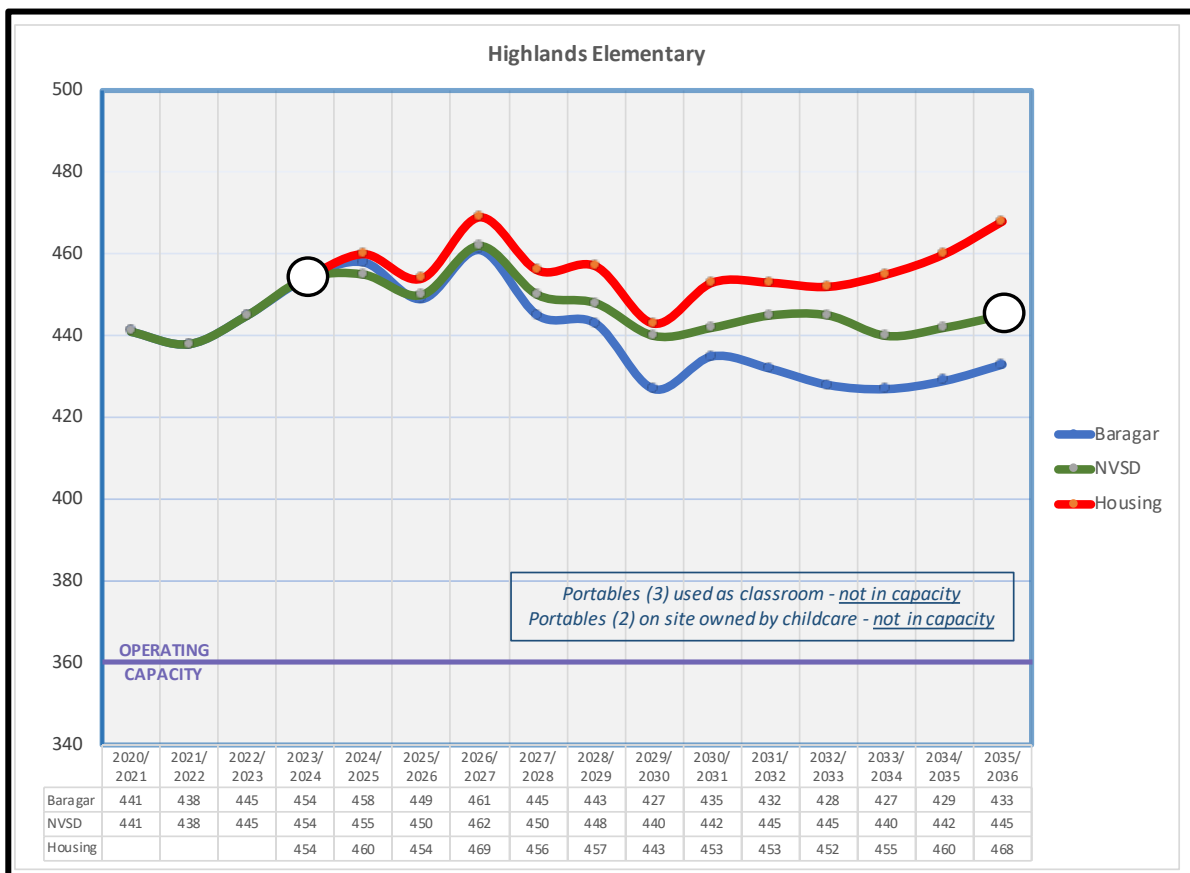
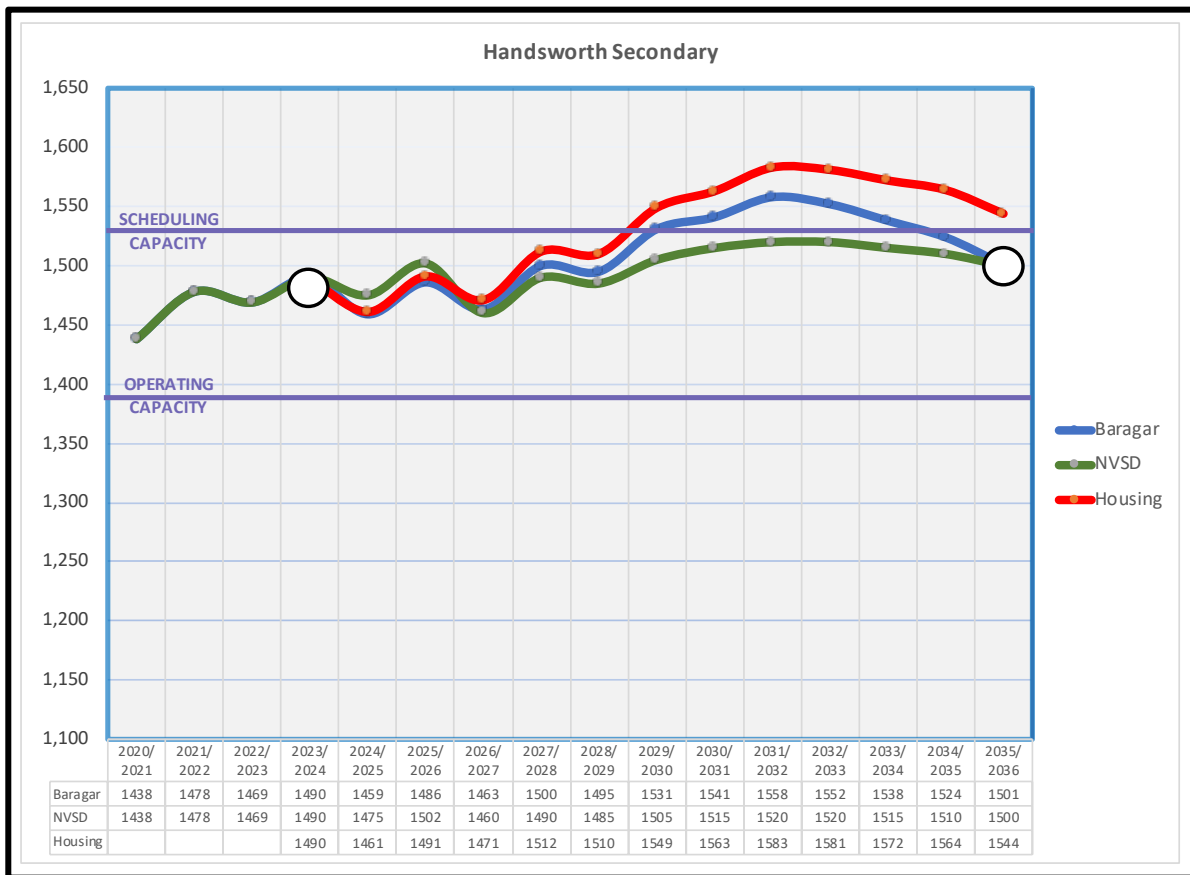


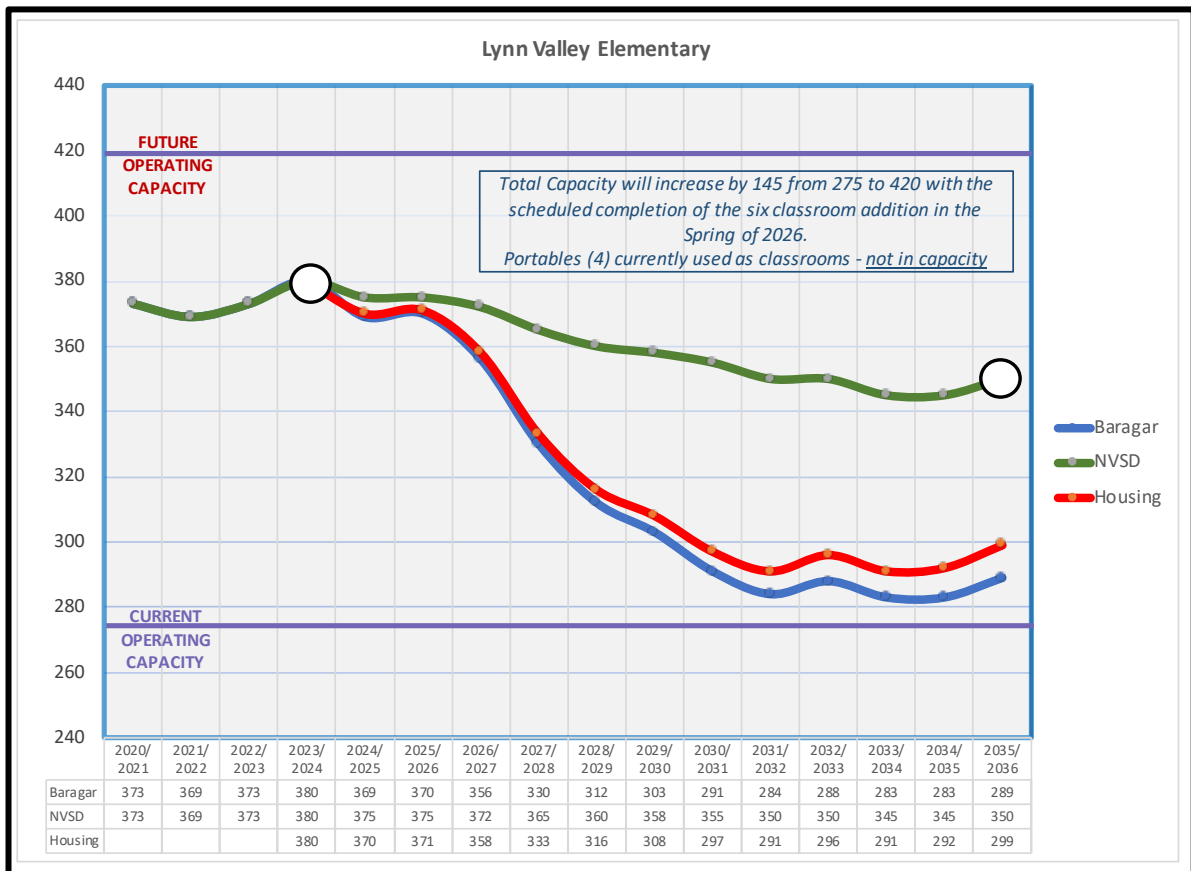
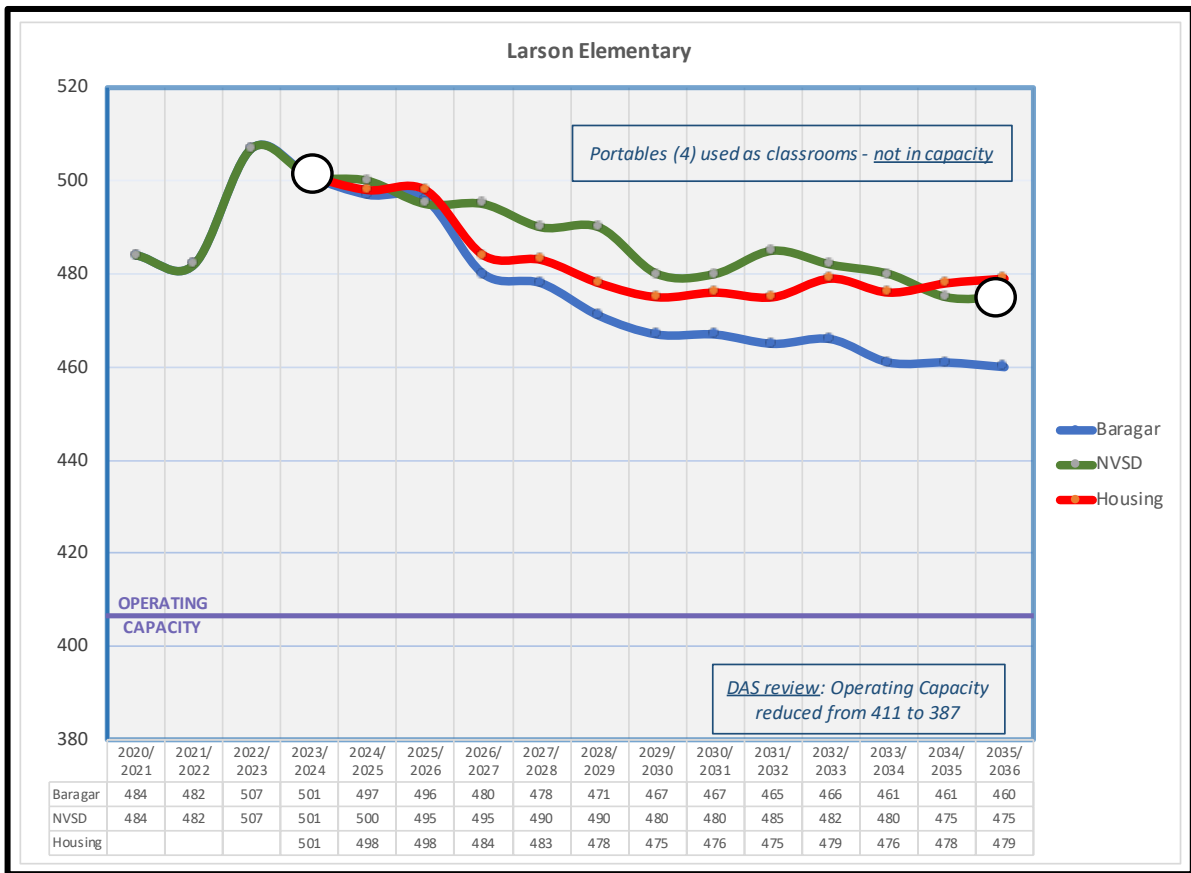


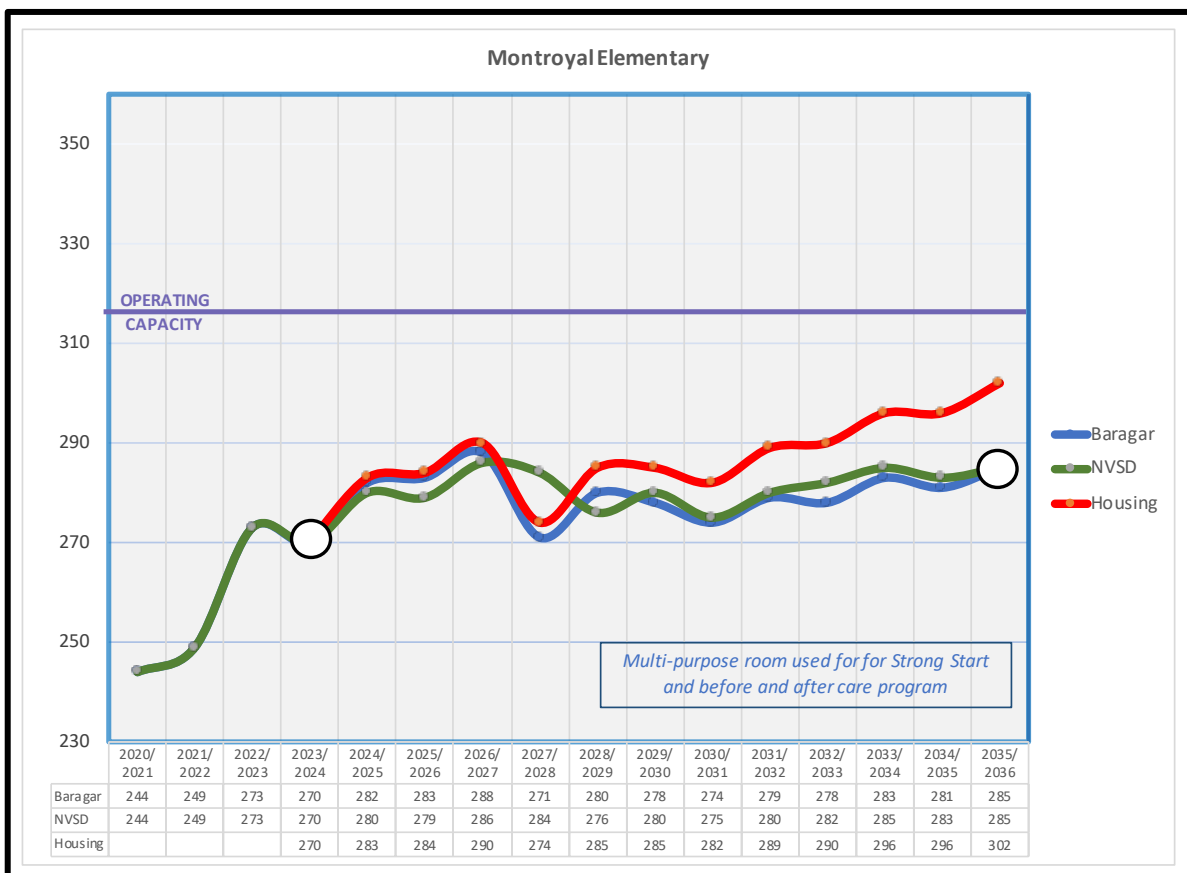
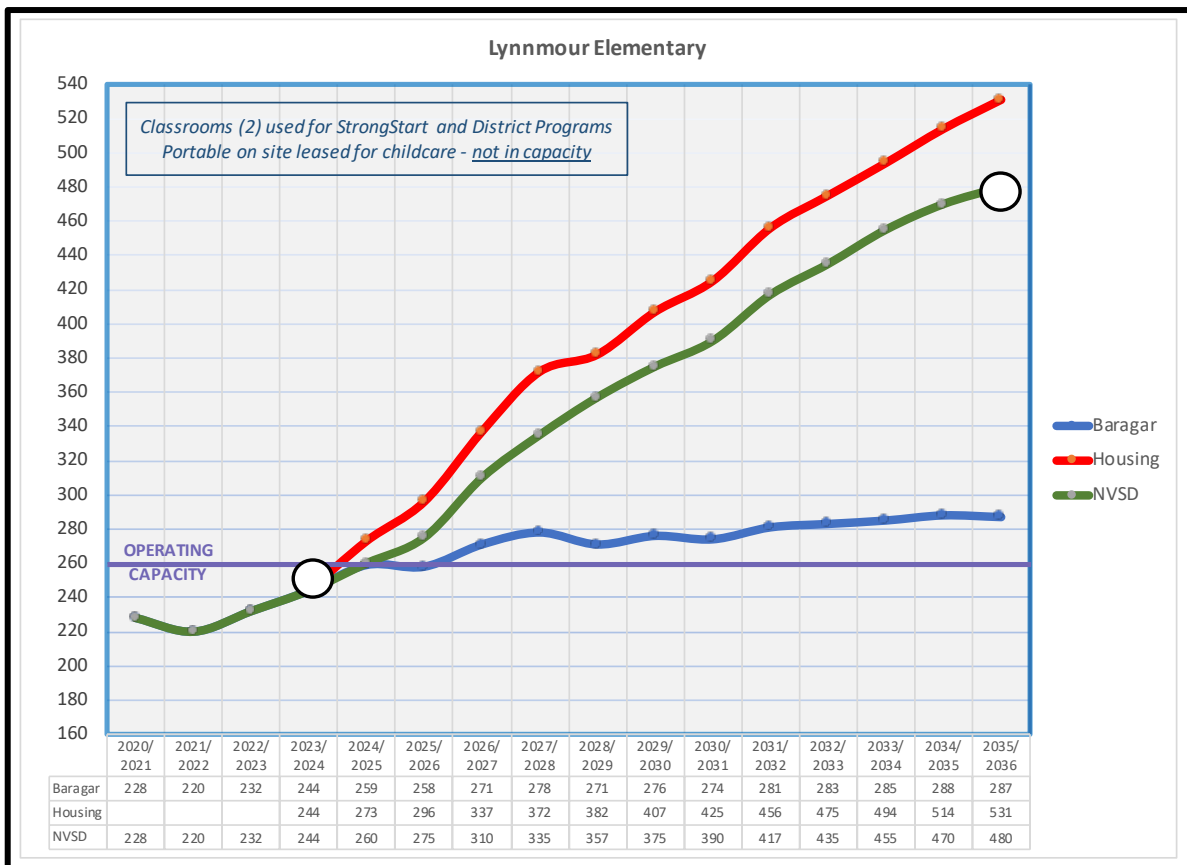


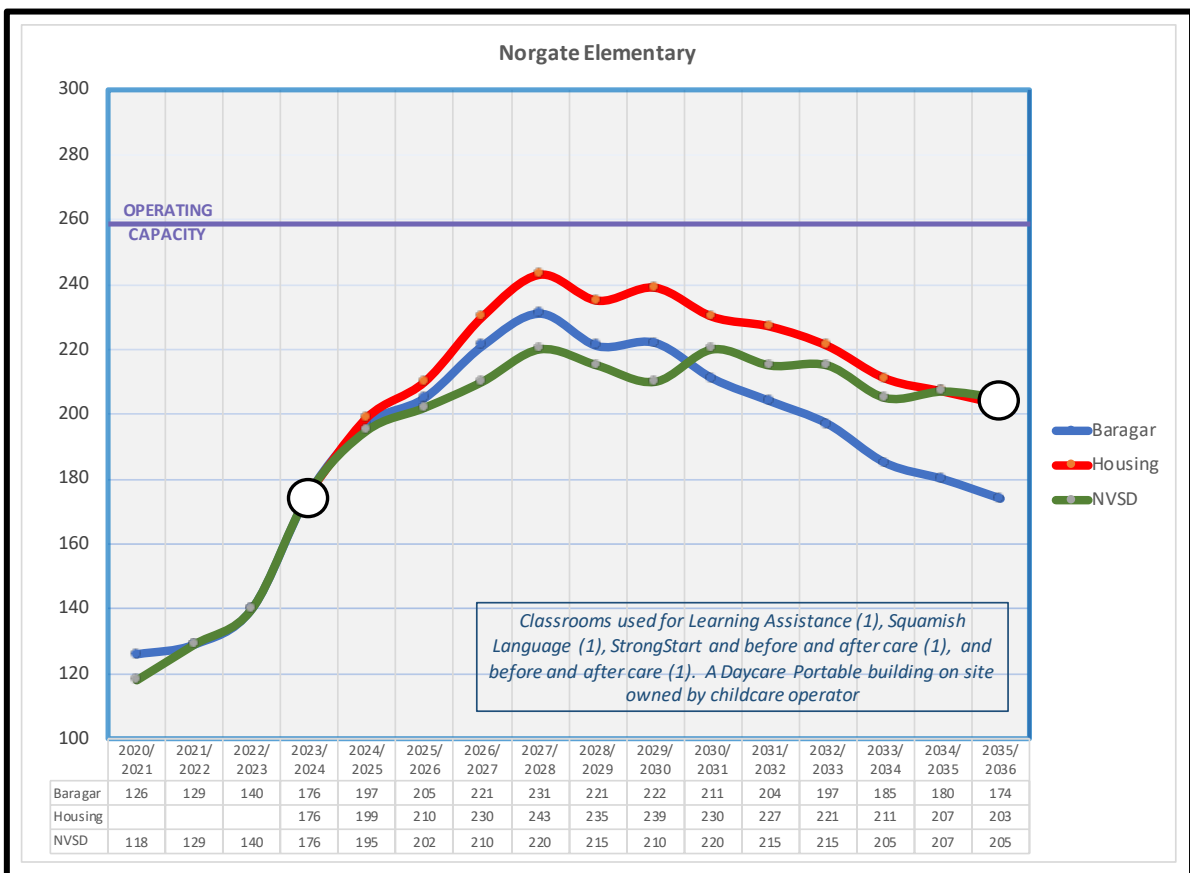
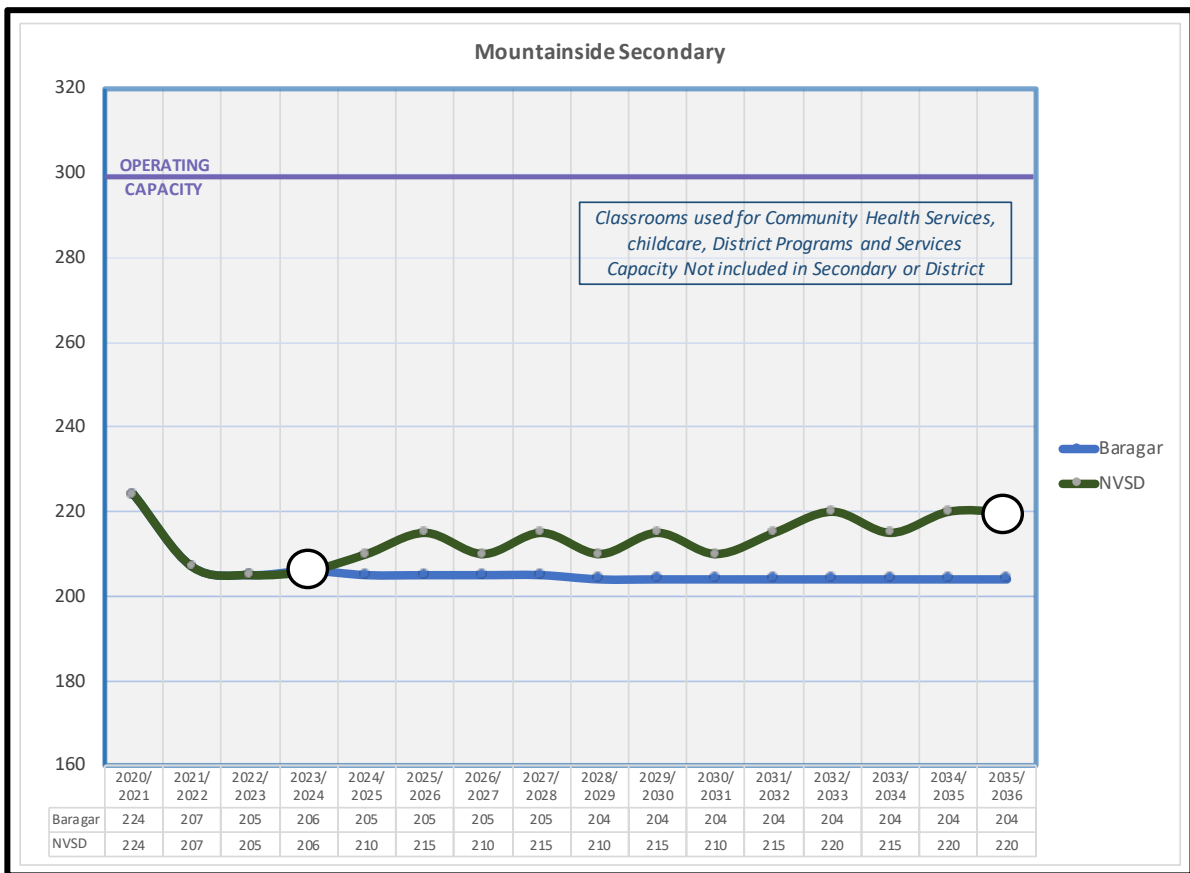


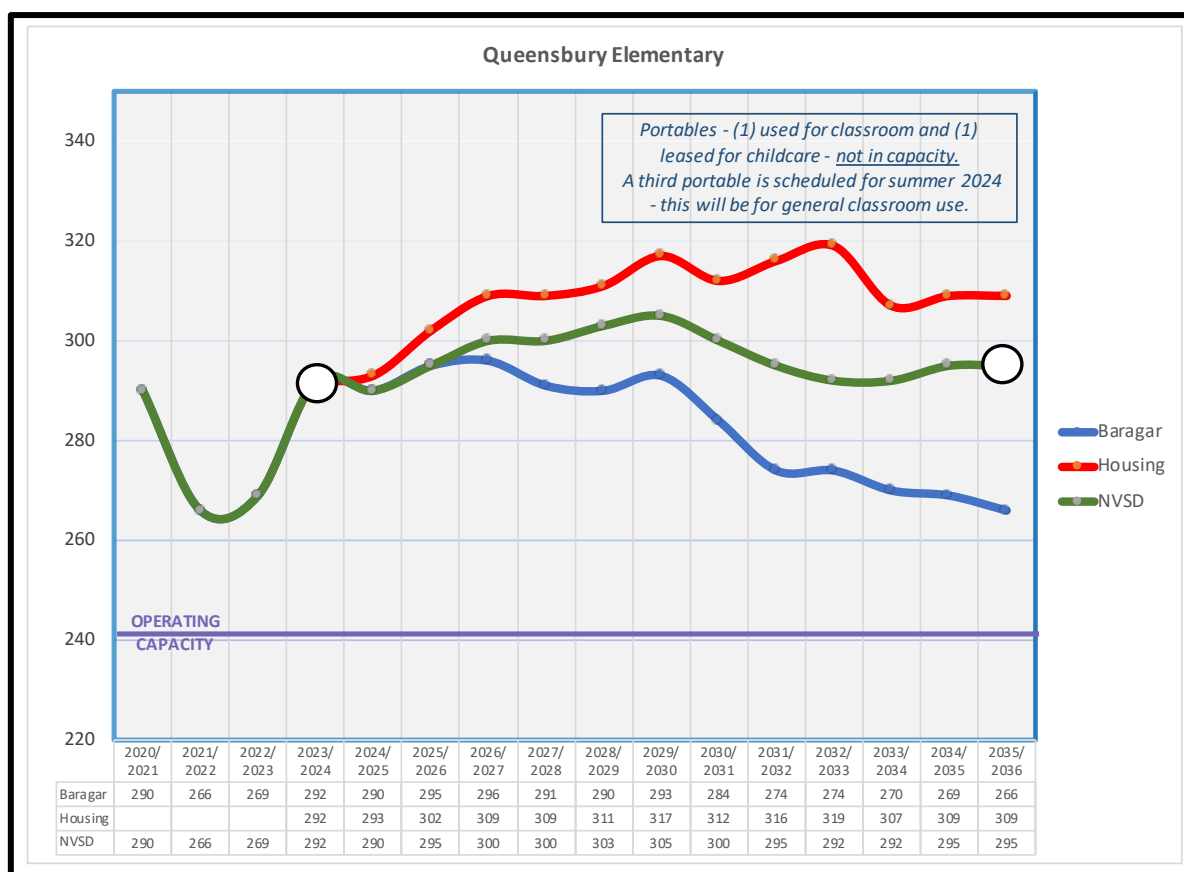
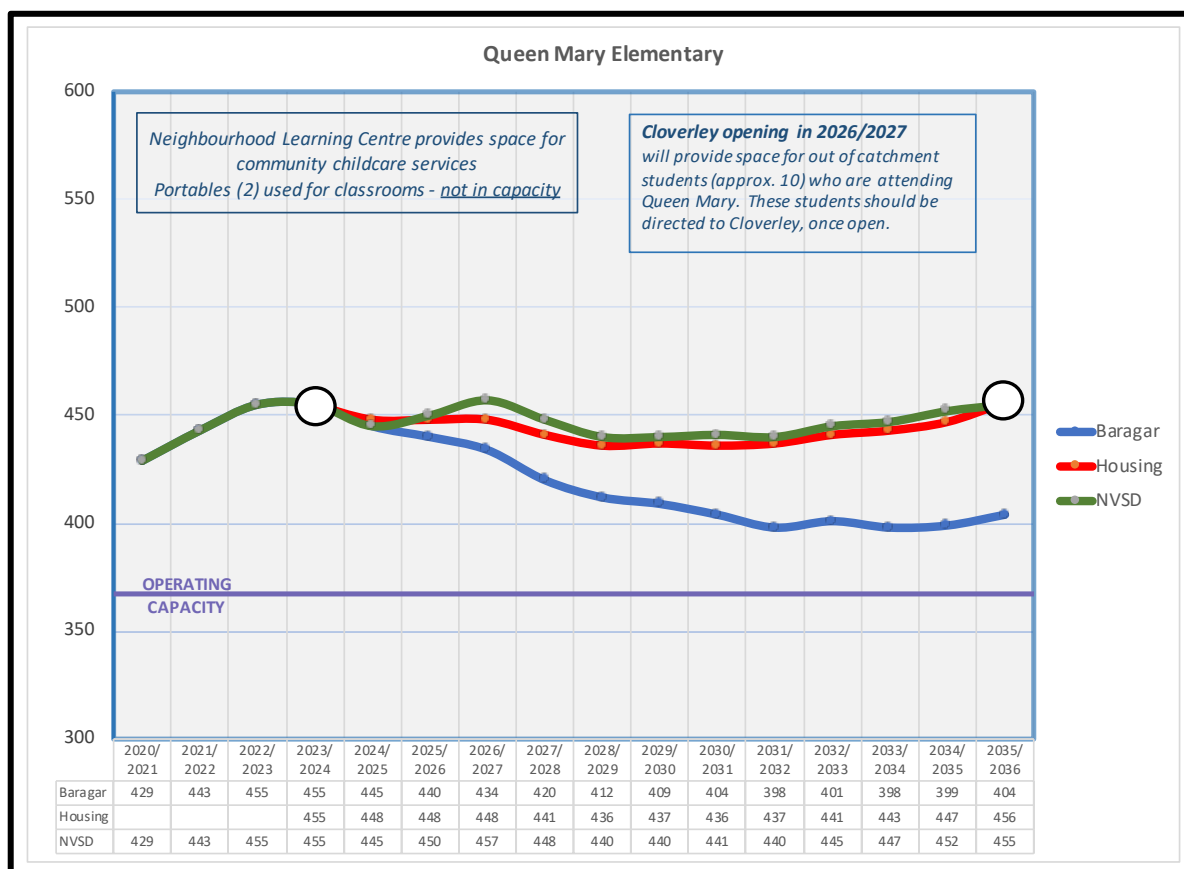


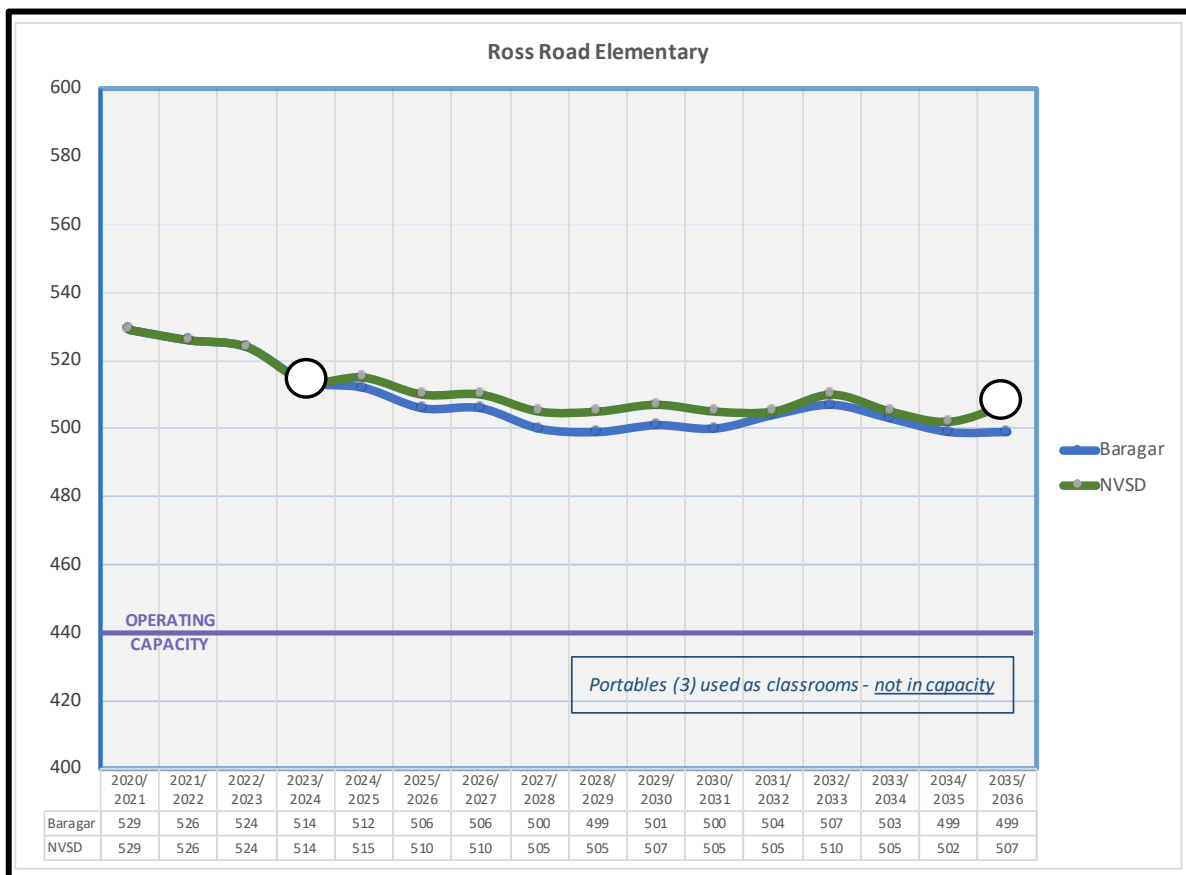
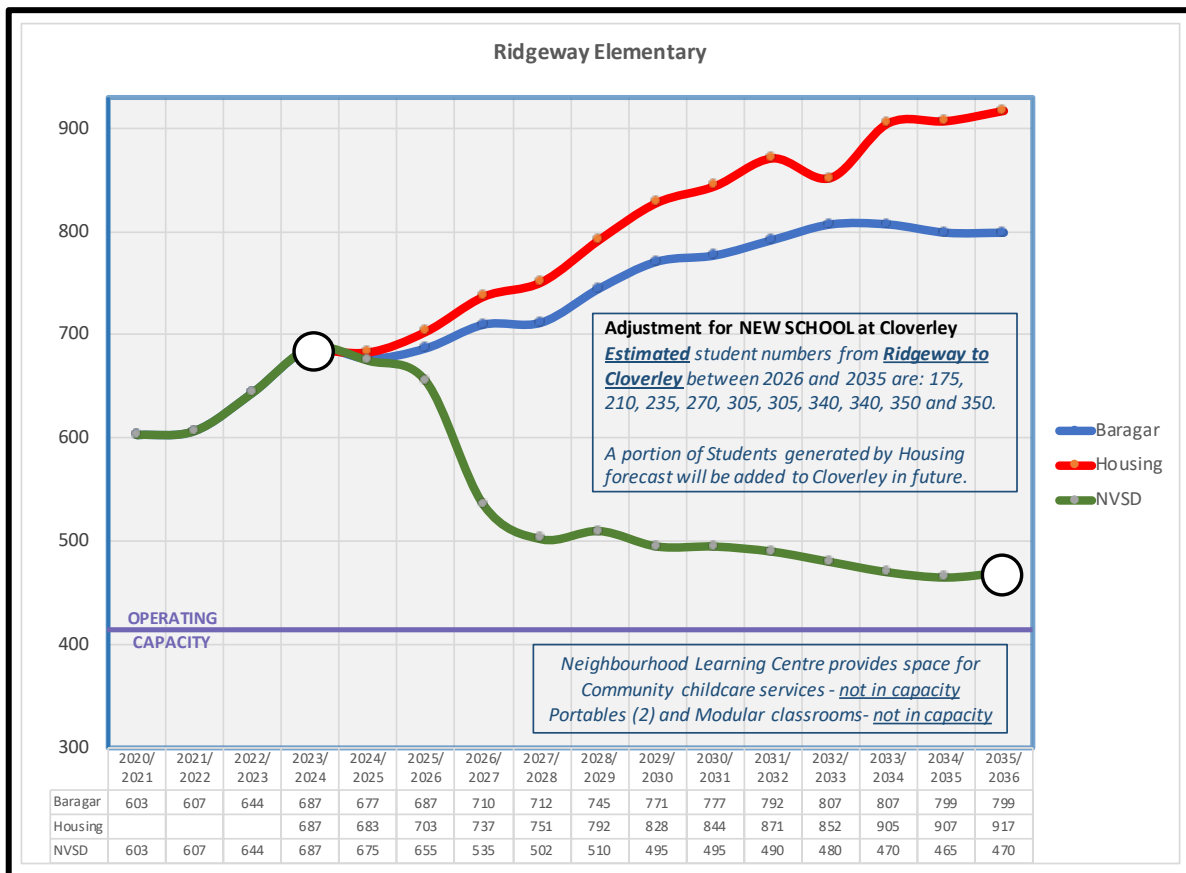


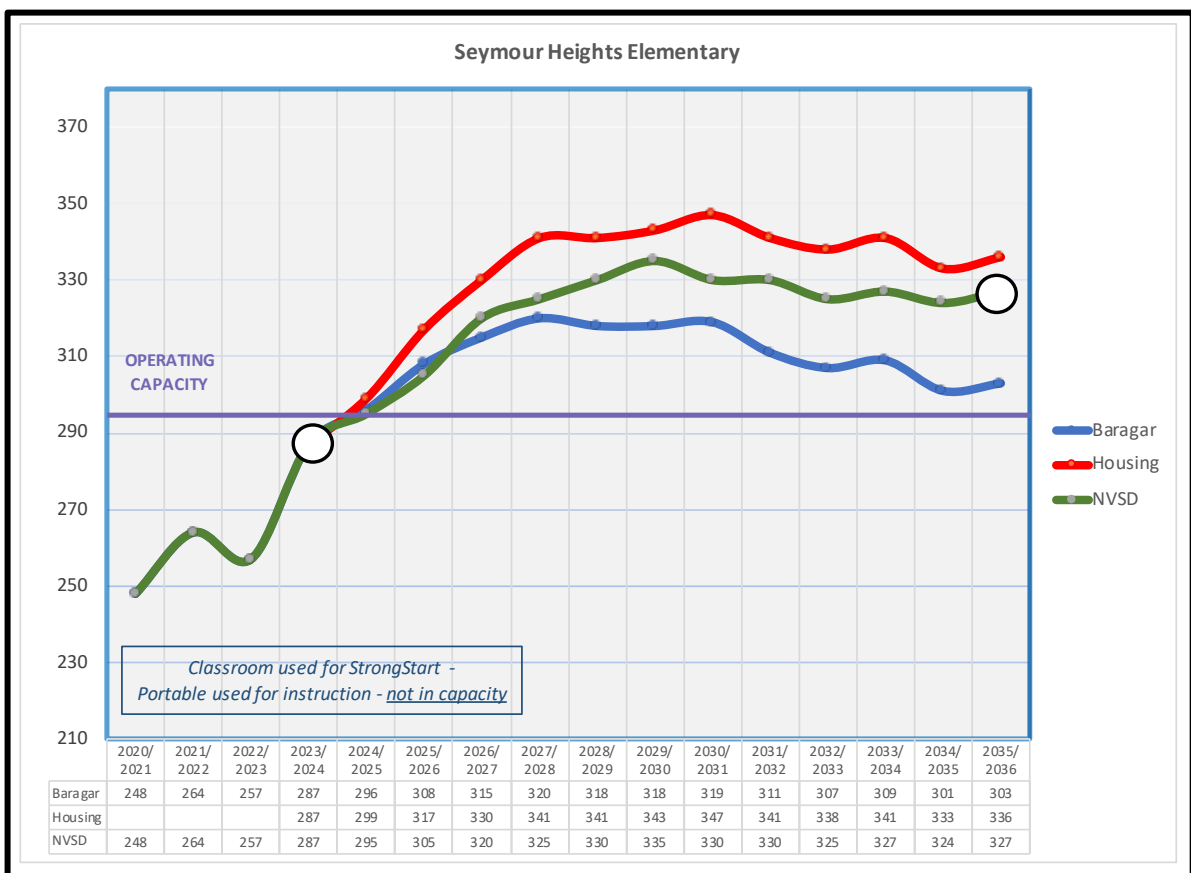
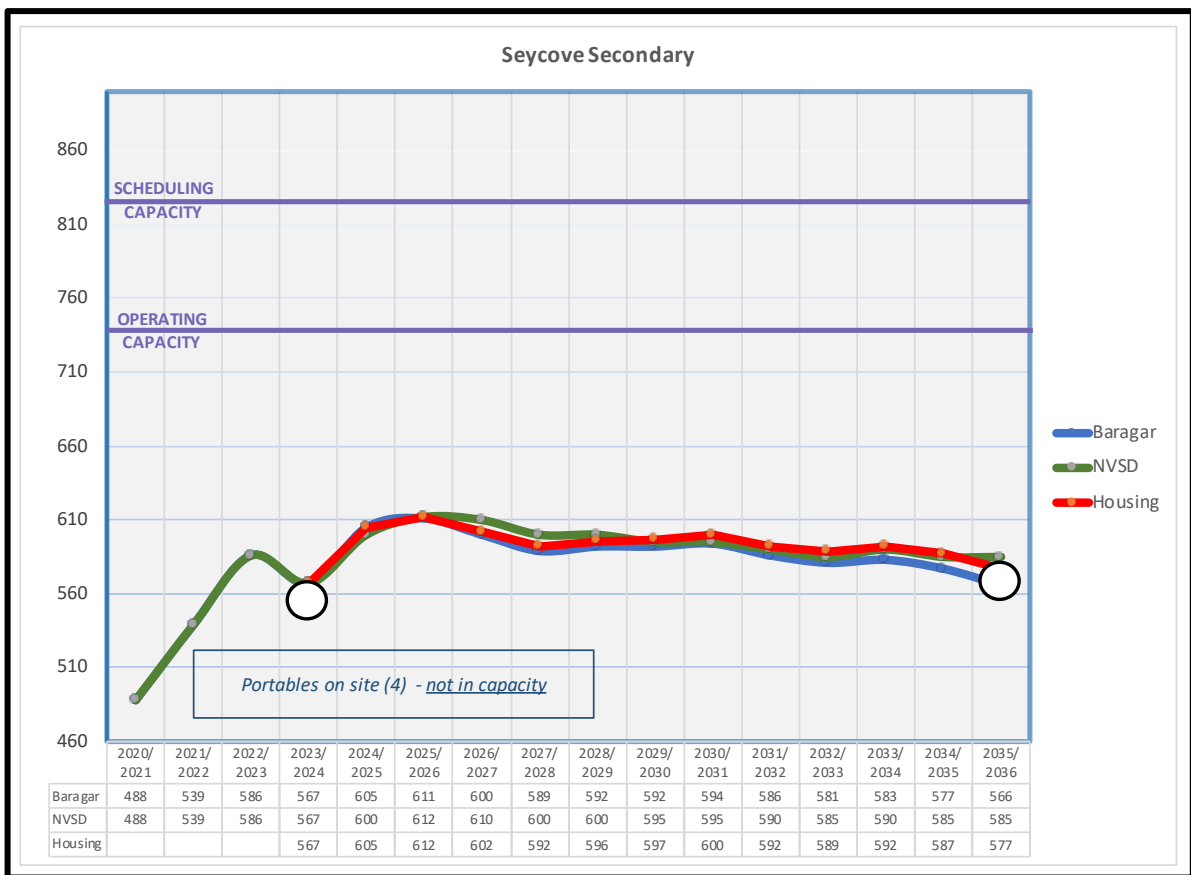


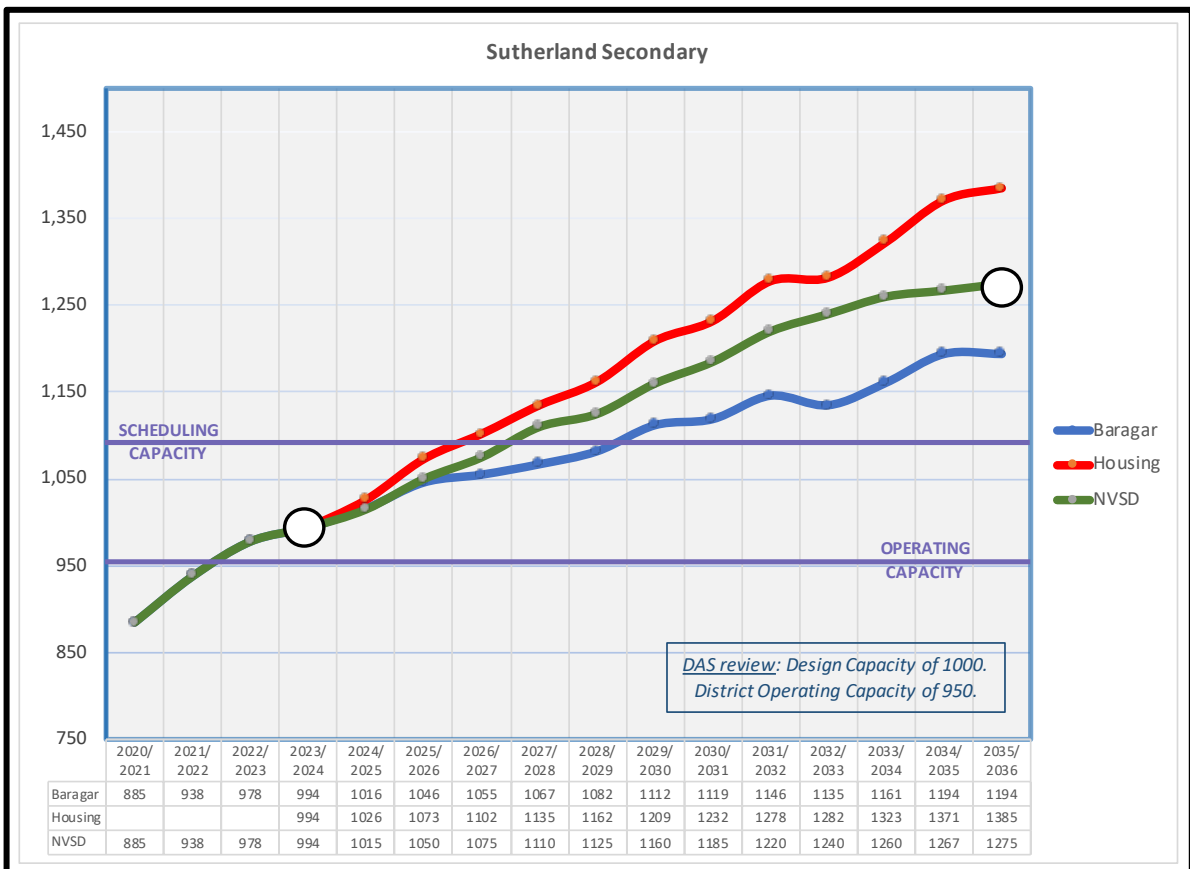
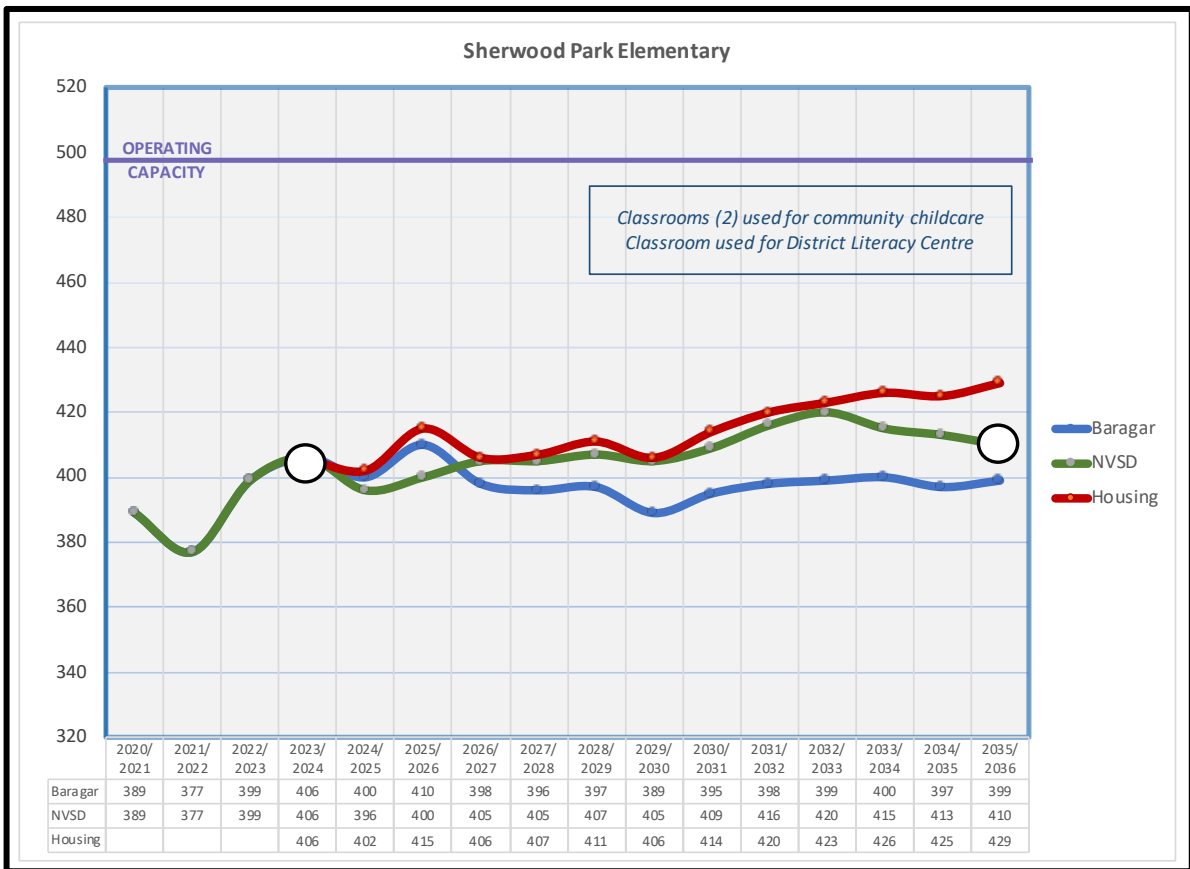


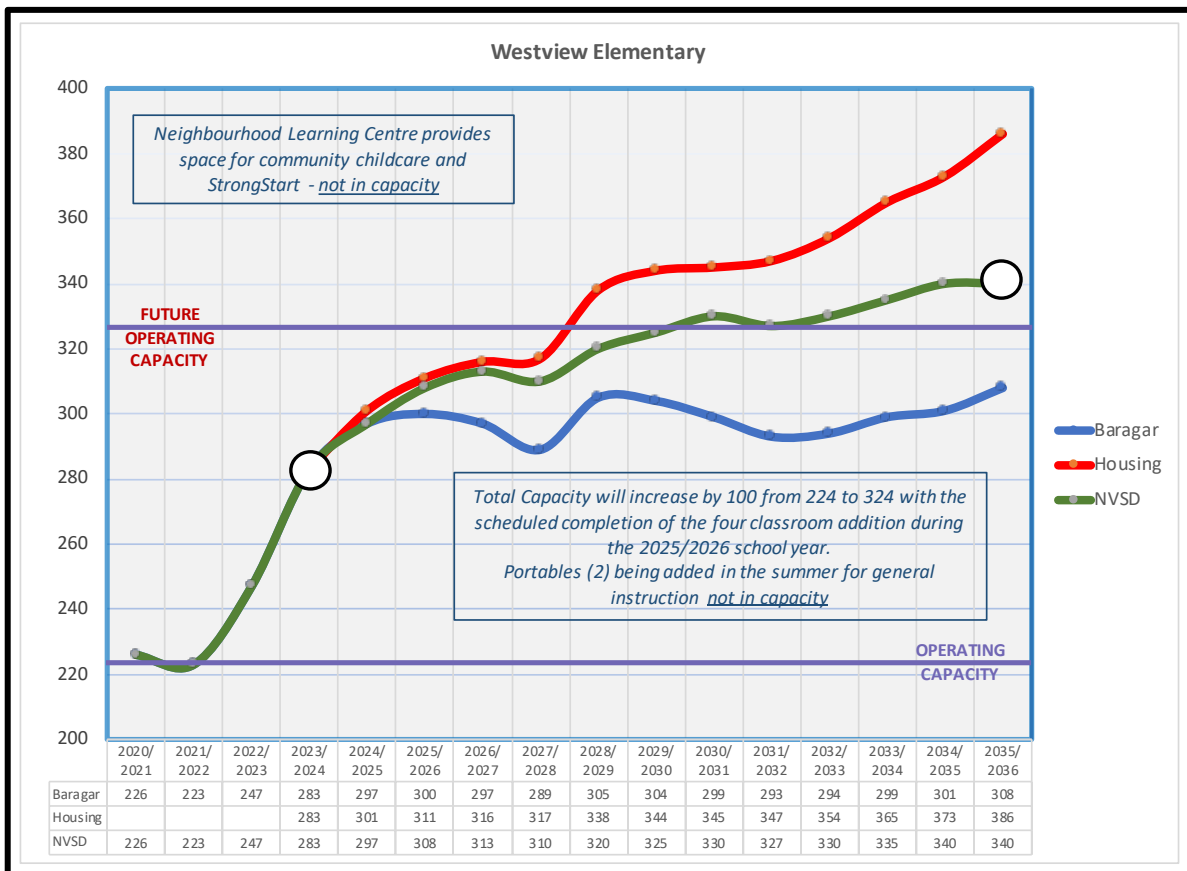
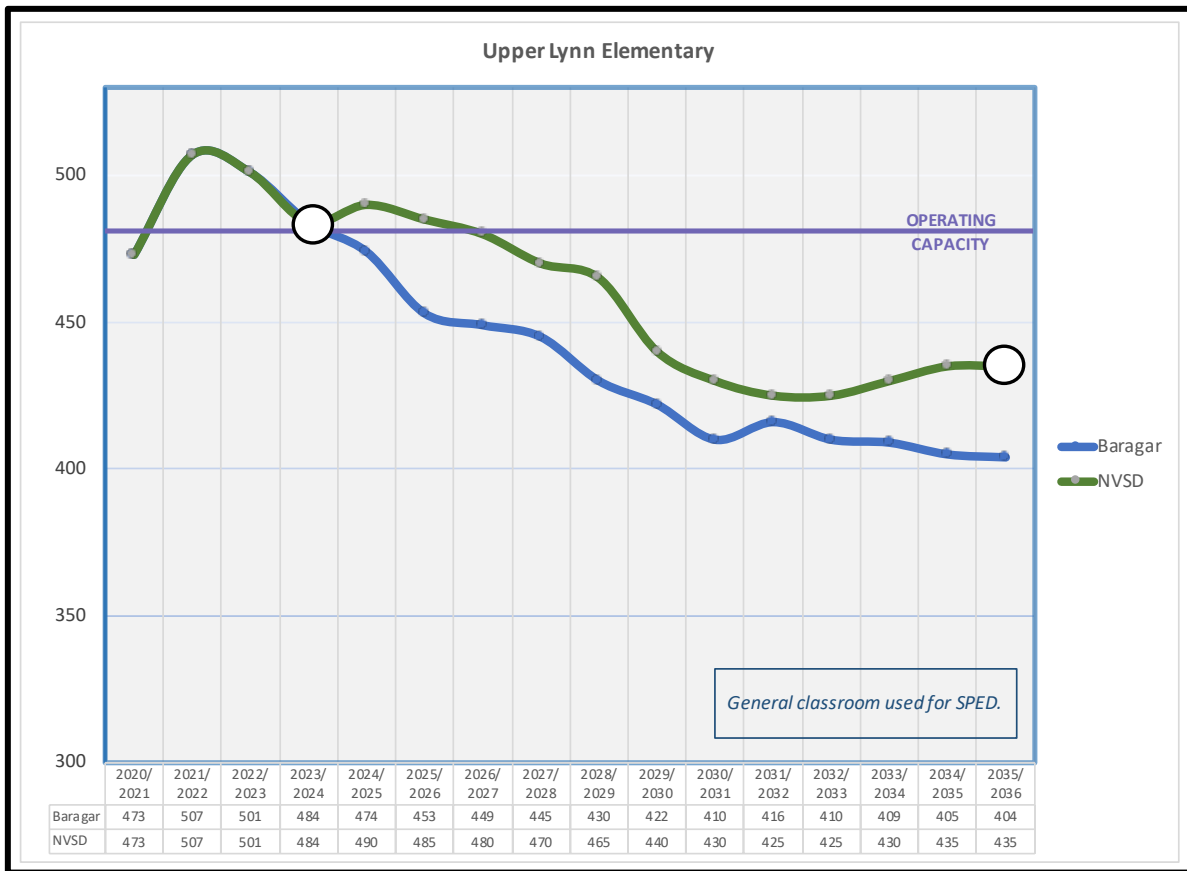


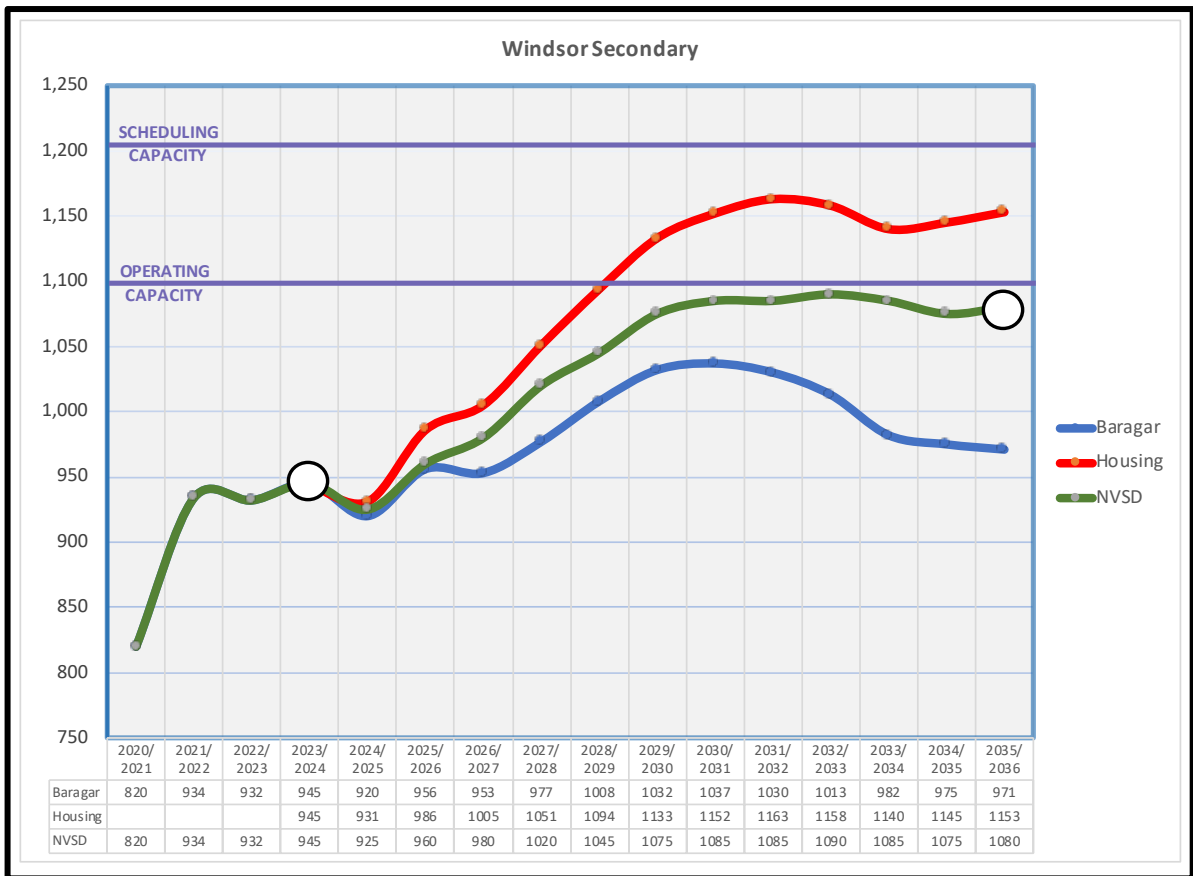


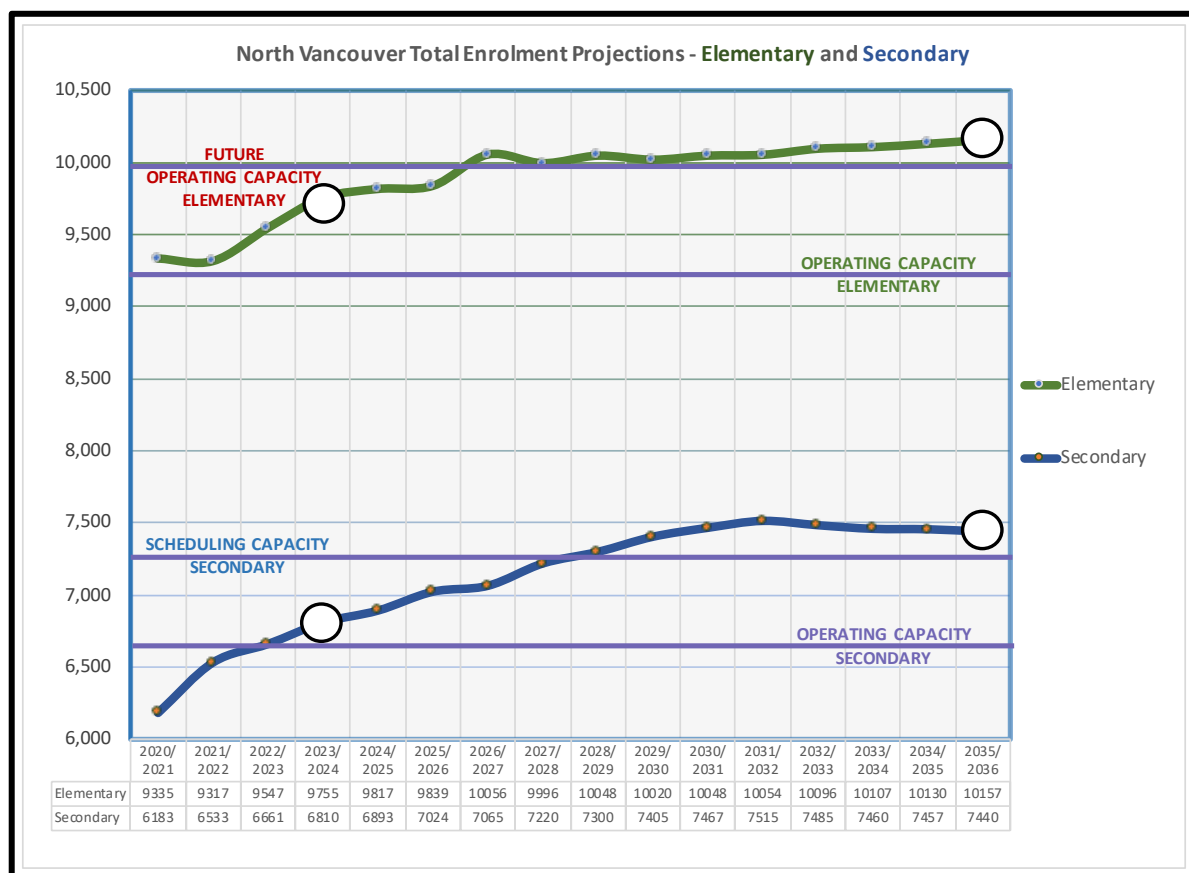
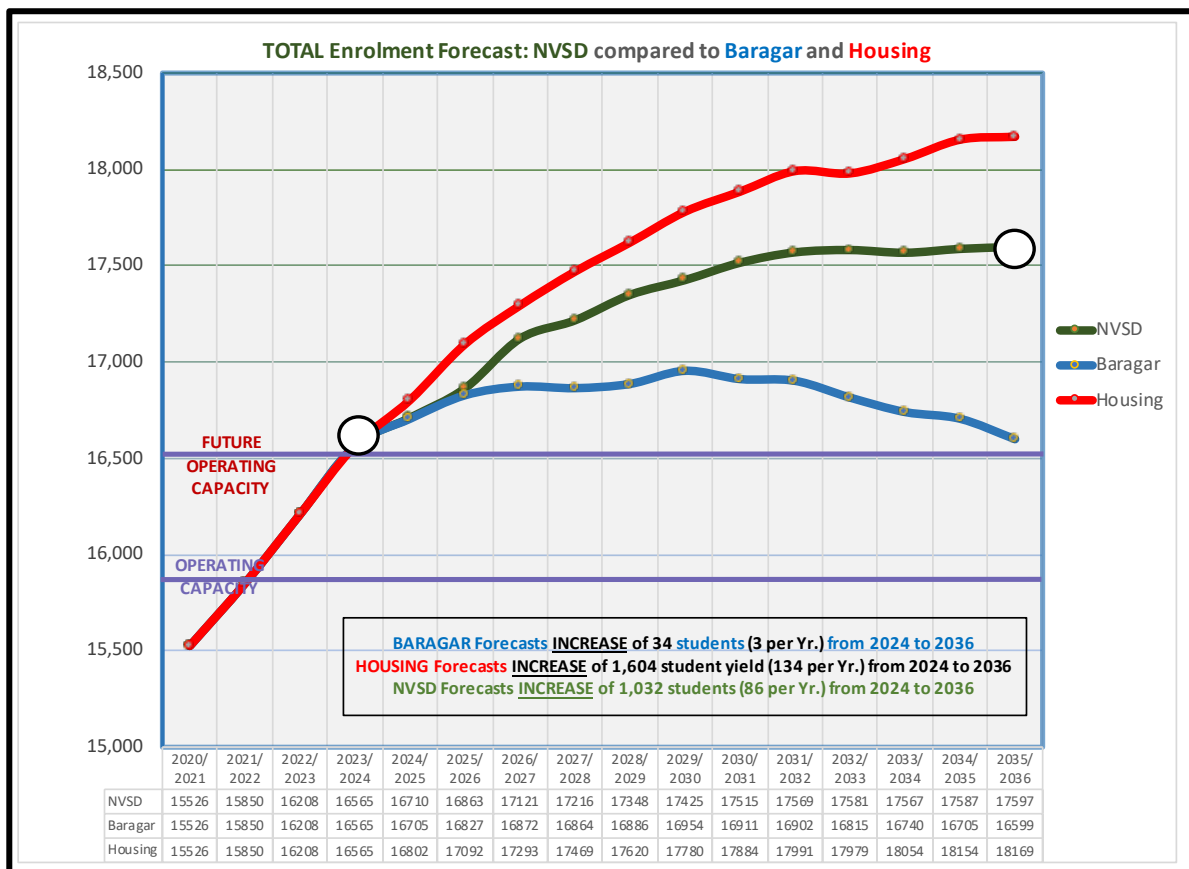


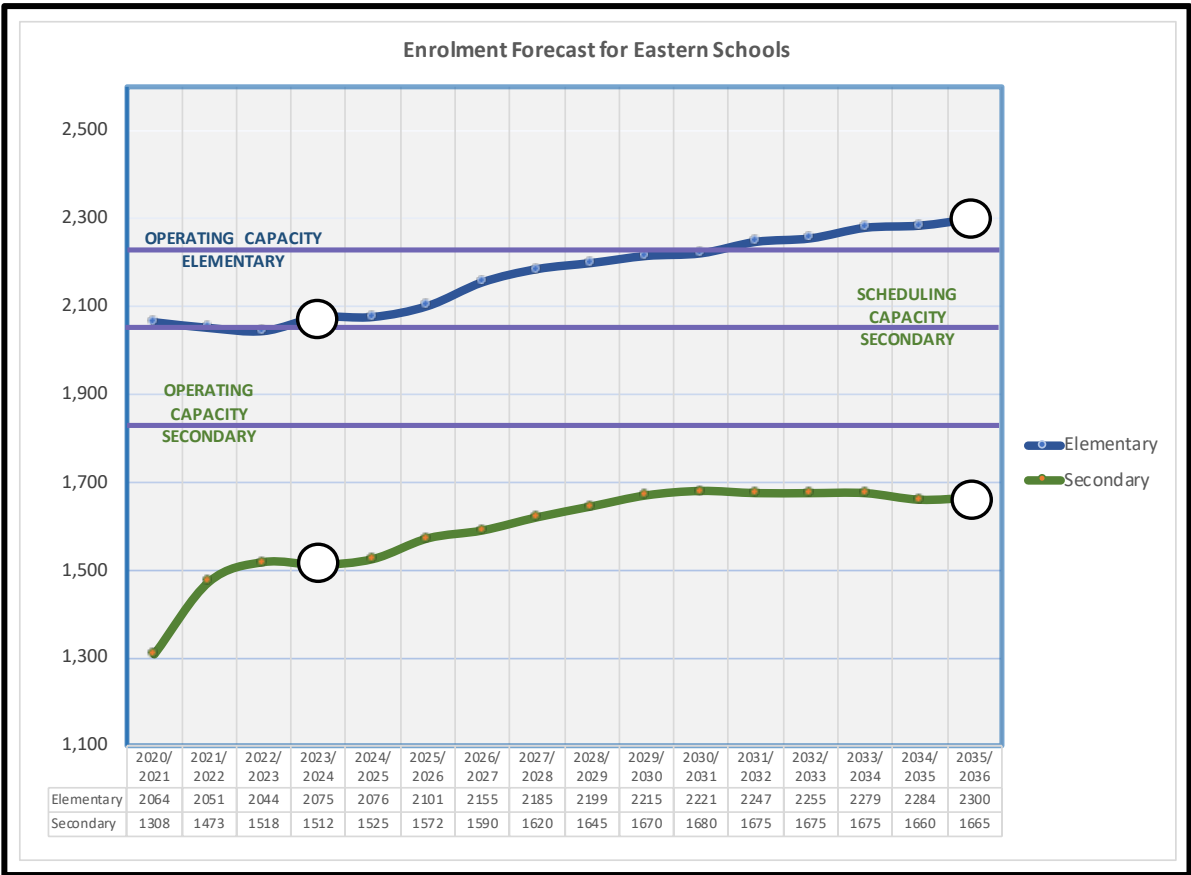
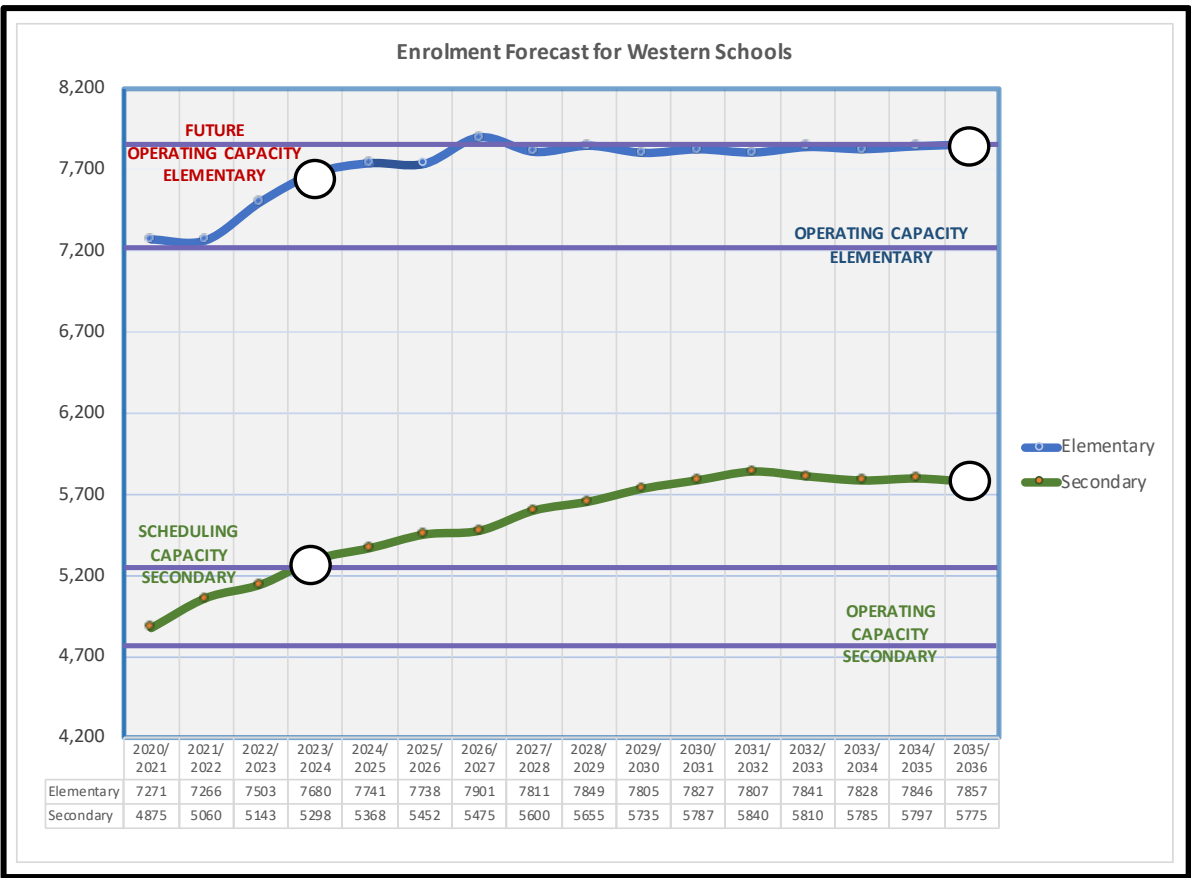


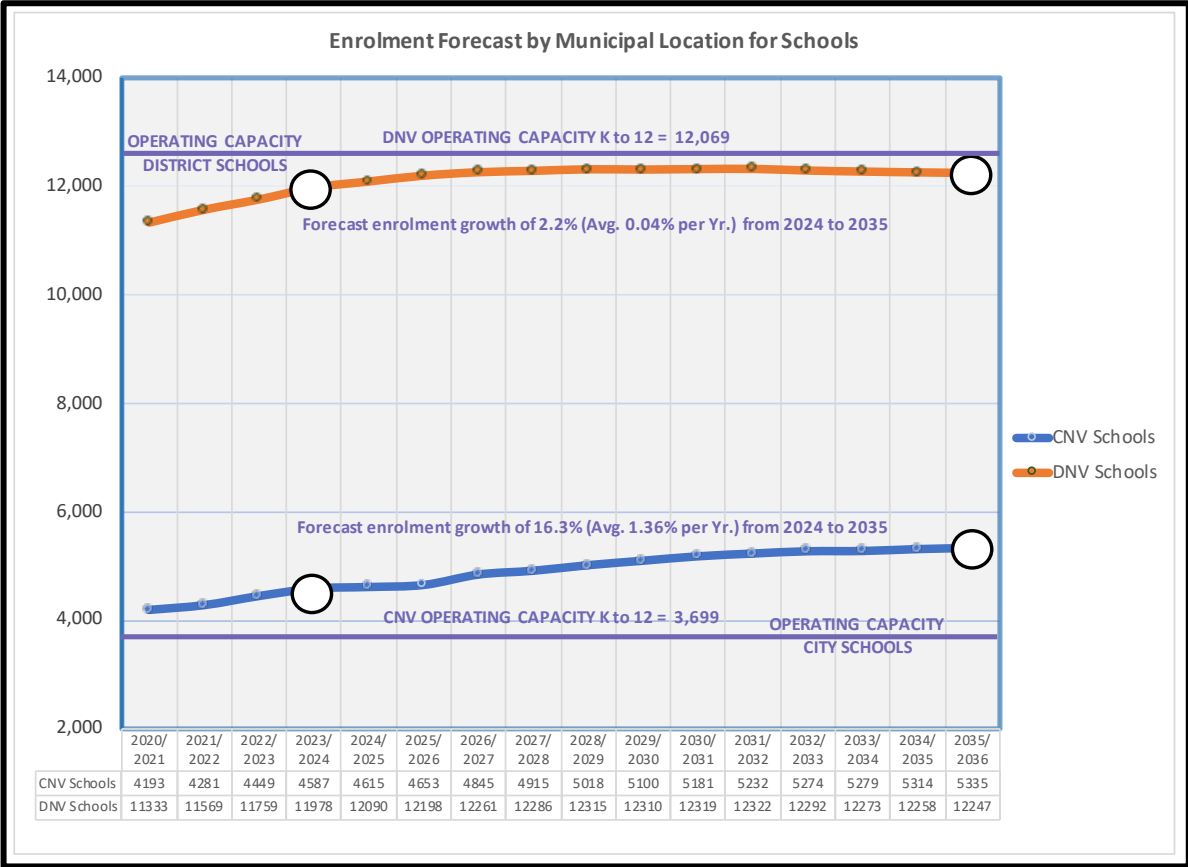












Appendix E

Detailed Enrolment Forecasts

Baragar base

Housing

NVSD



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Appendix E – Detailed Enrolment Forecasts

School	Grade	Actual Enrolment				Forecast Enrolments											
		2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036
Argyle	Kinder																
Ministry Operating Capacity 1300	E: 1-7																
	S: 8-12	1276	1322	1347	1439	1491	1523	1530	1538	1526	1525	1507	1483	1440	1412	1406	1370
	Total	1276	1322	1347	1439	1491	1523	1530	1538	1526	1525	1507	1483	1440	1412	1406	1370
	Housing				1439	1491	1524	1532	1541	1529	1529	1511	1488	1446	1418	1413	1378
	NVSD	1276	1322	1347	1439	1485	1500	1515	1525	1520	1515	1512	1500	1455	1425	1420	1400
Blueridge	Kinder	35	29	29	24	19	20	21	26	24	25	25	25	25	25	25	25
Ministry Operating Capacity 341	E: 1-7	292	284	279	277	274	263	249	227	224	214	211	212	220	227	230	229
	S: 8-12																
	Total	327	313	308	301	293	283	270	253	248	239	236	237	245	252	255	254
	Housing				301	294	284	272	256	253	245	243	246	256	265	270	271
	NVSD	327	313	308	301	296	290	280	275	270	265	265	260	260	266	267	268
Boundary	Kinder	42	30	37	33	25	27	28	27	30	29	30	29	30	29	30	29
Ministry Operating Capacity 341	E: 1-7	330	325	324	347	351	336	327	312	301	299	294	293	296	299	299	300
	S: 8-12																
	Total	372	355	361	380	376	363	355	339	331	328	324	322	326	328	329	329
	Housing				380	371	370	353	356	348	340	342	338	337	342	347	345
	NVSD	372	355	361	380	371	370	353	356	348	340	342	338	337	342	347	345
Braemar	Kinder	54	46	49	38	44	43	45	44	44	45	45	45	45	45	45	45
Ministry Operating Capacity 434	E: 1-7	383	375	381	389	387	391	382	381	375	381	380	381	380	381	380	380
	S: 8-12																
	Total	437	421	430	427	431	434	427	425	419	426	425	426	425	426	425	425
	Housing				427	432	437	432	433	428	436	437	439	440	442	443	445
	NVSD	437	421	430	427	432	440	435	437	430	440	440	445	445	447	446	445
Brooksbank	Kinder	53	53	44	54	47	49	55	50	50	50	49	48	48	48	48	48
Ministry Operating Capacity 387	E: 1-7	332	335	341	363	382	375	375	380	379	375	377	373	375	372	368	366
	S: 8-12																
	Total	385	388	385	417	429	424	430	430	430	429	425	426	421	423	420	414
	Housing				417	429	424	430	430	429	425	426	421	423	420	416	414
	NVSD	385	388	385	417	429	422	425	365	365	365	365	360	365	365	365	365

Appendix E – Detailed Enrolment Forecasts – Argyle through Brooksbank

Appendix E – Detailed Enrolment Forecasts

School	Grade	Actual Enrolment				Forecast Enrolments												
		2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	
Canyon Heights	Kinder	34	41	41	29	42	39	38	38	37	37	37	37	37	37	37	37	
Ministry Operating Capacity	E: 1-7	303	297	309	329	331	339	350	349	352	341	339	346	340	337	336	335	
	S: 8-12																	
364	Total	337	338	350	358	373	378	388	387	389	378	376	383	377	374	373	372	
	Housing				358	374	380	391	391	395	385	384	393	388	387	388	388	
	NVSD	337	338	350	358	365	370	375	377	385	375	370	375	372	376	372	370	
Capilano	Kinder	48	40	40	57	55	44	45	54	47	47	47	47	47	47	47	47	
Ministry Operating Capacity	E: 1-7	379	355	371	368	382	391	378	374	372	374	372	356	346	347	348	343	
	S: 8-12																	
430	Total	427	395	411	425	437	435	423	428	419	421	419	403	393	394	395	390	
	Housing				425	438	436	425	431	424	427	428	412	403	406	409	406	
	NVSD	427	395	411	425	437	420	415	415	420	415	412	410	408	407	405	400	
Carisbrooke	Kinder	37	41	36	31	28	33	30	31	32	32	32	32	32	32	32	32	
Ministry Operating Capacity	E: 1-7	270	263	287	275	267	259	261	251	247	241	240	241	245	245	246	247	
	S: 8-12																	
364	Total	307	304	323	306	295	292	291	282	279	273	272	273	277	277	278	279	
	Housing				306	296	293	293	285	284	279	279	282	287	289	292	295	
	NVSD	307	304	323	306	295	300	310	305	315	310	305	302	300	301	300	300	
Carson Graham	Kinder																	
Ministry Operating Capacity	E: 1-7																	
	S: 8-12																	
1100	Total	1276	1322	1349	1375	1393	1412	1458	1500	1546	1571	1594	1593	1588	1570	1572	1532	
	Total	1276	1322	1349	1375	1393	1412	1458	1500	1546	1571	1594	1593	1588	1570	1572	1532	
	Housing				1375	1400	1432	1493	1550	1606	1642	1677	1689	1696	1689	1703	1674	
	NVSD	1276	1322	1349	1375	1393	1400	1425	1475	1525	1555	1575	1600	1595	1585	1600	1600	
Cleveland	Kinder	58	58	68	53	61	56	55	62	59	58	58	58	58	58	58	58	
Ministry Operating Capacity	E: 1-7	449	441	451	463	456	455	457	452	446	455	443	451	448	451	454	451	
	S: 8-12																	
457	Total	507	499	519	516	517	511	512	514	505	513	501	509	506	509	512	509	
	Housing				516	515	507	503	502	504	500	495	490	488	486	485	485	
	NVSD	507	499	519	516	515	507	503	502	504	500	495	490	488	486	485	485	

Appendix E – Detailed Enrolment Forecasts – Canyon Heights through Cleveland

Appendix E – Detailed Enrolment Forecasts

School	Grade	Actual Enrolment				Forecast Enrolments											
		2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036
Cloverley	Kinder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ministry Operating Capacity	E: 1-7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	S: 8-12																
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Housing				0	0	0	0	0	0	0	0	0	0	0	0	0
	NVSD	0	0	0	0	0	0	245	280	305	340	375	375	410	410	420	425
Cove Cliff	Kinder	30	34	38	20	30	27	30	26	29	28	28	28	28	28	28	28
Ministry Operating Capacity	E: 1-7	288	284	270	276	263	261	255	258	253	247	235	241	238	240	239	239
	S: 8-12																
	Total	318	318	308	296	293	288	285	284	282	275	263	269	266	268	267	267
	Housing				296	293	291	295	300	295	290	285	280	275	272	275	270
	NVSD	318	318	308	296	293	291	295	300	295	290	287	284	280	276	275	275
Dorothy Lynas	Kinder	68	68	68	68	65	68	68	67	68	68	68	68	68	68	68	68
Ministry Operating Capacity	E: 1-7	486	491	472	473	471	462	464	454	453	454	455	455	458	458	458	459
	S: 8-12																
	Total	554	559	540	541	536	530	532	521	521	522	523	523	526	526	526	527
	Housing				541	536	532	536	527	528	530	533	533	538	540	542	545
	NVSD	554	559	540	541	536	540	545	545	540	545	540	540	535	540	535	540
Eastview	Kinder	42	50	43	49	53	48	60	46	47	46	47	46	47	46	47	46
Ministry Operating Capacity	E: 1-7	247	277	303	306	335	347	358	378	374	365	367	363	356	355	342	343
	S: 8-12																
	Total	289	327	346	355	388	395	418	424	421	411	414	409	403	401	389	389
	Housing				355	396	416	454	475	483	485	501	511	517	526	526	537
	NVSD	289	327	346	355	380	405	420	430	445	440	450	455	460	460	465	460
Handsworth	Kinder																
Ministry Operating Capacity	E: 1-7																
	S: 8-12	1438	1478	1469	1490	1459	1486	1463	1500	1495	1531	1541	1558	1552	1538	1524	1501
	Total	1438	1478	1469	1490	1459	1486	1463	1500	1495	1531	1541	1558	1552	1538	1524	1501
	Housing				1490	1461	1491	1471	1512	1510	1549	1563	1583	1581	1572	1564	1544
	NVSD	1438	1478	1469	1490	1475	1502	1460	1490	1485	1505	1515	1520	1520	1515	1510	1500

Appendix E – Detailed Enrolment Forecasts – Cloverley through Handsworth

Appendix E – Detailed Enrolment Forecasts

School	Grade	Actual Enrolment					Forecast Enrolments														
		2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036			
Highlands	Kinder	54	58	41	48		50	46	45	39	45	45	45	45	45	45	45	45			
Ministry Operating Capacity	E: 1-7	387	380	404	406		408	403	416	406	398	382	390	387	383	382	384	388			
	S: 8-12																				
	Total	441	438	445	454		458	449	461	445	443	427	435	432	428	427	429	433			
	Housing				454		460	454	469	456	457	443	453	453	452	455	460	468			
	NVSD	441	438	445	454		455	450	462	450	448	440	442	445	445	440	442	445			
Larson	Kinder	64	57	59	57		56	60	56	57	57	57	57	56	56	56	56	56			
Ministry Operating Capacity	E: 1-7	420	425	448	444		441	436	424	421	414	410	410	409	410	405	405	404			
	S: 8-12																				
	Total	484	482	507	501		497	496	480	478	471	467	467	465	466	461	461	460			
	Housing				501		498	498	484	483	478	475	476	475	479	476	478	479			
	NVSD	484	482	507	501		500	495	495	490	490	480	480	485	482	480	475	475			
Lynn Valley	Kinder	49	40	45	40		27	36	30	25	30	31	31	31	31	31	31	31			
Ministry Operating Capacity	E: 1-7	324	329	328	340		342	334	326	305	282	272	260	253	257	252	252	258			
	S: 8-12																				
	Total	373	369	373	380		369	370	356	330	312	303	291	284	288	283	283	289			
	Housing				380		370	371	358	333	316	308	297	291	296	291	292	299			
	NVSD	373	369	373	380		375	375	372	365	360	358	355	350	350	345	345	350			
Lynnmour	Kinder	44	29	34	26		31	31	31	33	32	32	32	32	32	32	32	32			
Ministry Operating Capacity	E: 1-7	184	191	198	218		228	227	240	245	239	244	242	249	251	253	256	255			
	S: 8-12																				
	Total	228	220	232	244		259	258	271	278	271	276	274	281	283	285	288	287			
	Housing				244		273	296	337	372	382	407	425	456	475	494	514	531			
	NVSD	228	220	232	244		260	275	310	335	357	375	390	417	435	455	470	480			
Montroyal	Kinder	20	31	34	24		31	23	33	24	28	28	30	30	30	30	30	30			
Ministry Operating Capacity	E: 1-7	224	218	239	246		251	260	255	247	252	250	244	249	248	253	251	255			
	S: 8-12																				
	Total	244	249	273	270		282	283	288	271	280	278	274	279	278	283	281	285			
	Housing				270		283	284	290	274	285	285	282	289	290	296	296	302			
	NVSD	244	249	273	270		280	279	286	284	276	280	275	280	282	285	283	285			

Appendix E – Detailed Enrolment Forecasts – Highlands through Montroyal

Appendix E – Detailed Enrolment Forecasts

School	Grade	Actual Enrolment					Forecast Enrolments											
		2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	
Mountainside	Kinder																	
Ministry Operating Capacity 300	E: 1-7																	
	S: 8-12	224	207	205	206	214	211	204	204	204	204	204	204	204	204	204	204	
	Total	224	207	205	206	205	205	205	204	204	204	204	204	204	204	204	204	
	Housing				206	210	210	210	210	210	210	210	215	215	215	215	215	
	NVSD	224	207	205	206	210	215	210	215	210	215	210	215	220	215	220	220	
Norgate	Kinder	20	14	19	20	21	24	21	20	19	18	18	17	17	17	17	17	
Ministry Operating Capacity 252	E: 1-7	106	115	121	156	176	181	200	211	202	204	193	187	180	168	163	157	
	S: 8-12																	
	Total	126	129	140	176	197	205	221	231	221	222	211	204	197	185	180	174	
	Housing				176	199	210	230	243	235	239	230	227	221	211	207	203	
	NVSD	118	129	140	176	195	202	210	220	215	210	220	215	215	205	207	205	
NVDL	Kinder																	
Ministry Operating Capacity	E: 1-7					Not included in District totals regarding capacity or capacity utilization												
	S: 8-12	197	180	171	152	225	225	225	225	250	250	250	275	275	275	300	300	
	Total	197	180	171	152	225	225	225	225	250	250	250	275	275	275	300	300	
	Housing				0													
	NVSD				0													
Queen Mary	Kinder	47	57	60	56	48	52	51	45	48	48	49	49	50	50	50	51	
Ministry Operating Capacity 360	E: 1-7	382	386	395	399	397	388	383	375	364	361	355	349	351	348	349	353	
	S: 8-12																	
	Total	429	443	455	455	445	440	434	420	412	409	404	398	401	398	399	404	
	Housing				455	448	448	448	441	436	437	436	437	441	443	447	456	
	NVSD	429	443	455	455	445	450	457	448	440	440	441	440	445	447	452	455	
Queensbury	Kinder	25	35	44	49	36	42	38	39	37	38	36	37	36	37	36	37	
Ministry Operating Capacity 248	E: 1-7	265	231	225	243	254	253	258	252	253	255	248	237	238	233	233	229	
	S: 8-12																	
	Total	290	266	269	292	290	295	296	291	290	293	284	274	274	270	269	266	
	Housing				292	293	302	309	309	311	317	312	316	319	307	309	309	
	NVSD	290	266	269	292	290	295	300	300	303	305	300	295	292	292	295	295	

Appendix E – Detailed Enrolment Forecasts – Mountainside through Queensbury

Appendix E – Detailed Enrolment Forecasts

School	Grade	Actual Enrolment				Forecast Enrolments														
		2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036			
Ridgeway	Kinder	71	67	89	75	71	91	95	90	90	91	89	90	88	89	88	89			
Ministry Operating Capacity	E: 1-7	532	540	555	612	606	596	615	622	655	680	688	702	719	718	711	710			
	S: 8-12																			
	Total	603	607	644	687	677	687	710	712	745	771	777	792	807	807	799	799			
	Housing				687	683	703	737	751	792	828	844	871	852	905	907	917			
	NVSD	603	607	644	687	675	655	535	502	510	495	495	490	480	470	465	470			
Ross Road	Kinder	59	59	66	57	62	66	68	61	64	63	63	63	63	63	63	63			
Ministry Operating Capacity	E: 1-7	470	467	458	457	450	440	438	439	435	438	437	441	444	440	436	436			
	S: 8-12																			
	Total	529	526	524	514	512	506	506	500	499	501	500	504	507	503	499	499			
	Housing				514	515	510	510	505	505	507	505	505	510	505	502	507			
	NVSD	529	526	524	514	515	510	510	505	505	507	505	505	510	505	502	507			
Seycove	Kinder																			
Ministry Operating Capacity	E: 1-7																			
	S: 8-12	488	539	586	567	605	611	600	589	592	592	594	586	581	583	577	566			
	Total	488	539	586	567	605	611	600	589	592	592	594	586	581	583	577	566			
	Housing				567	605	612	602	592	596	597	600	592	589	592	587	577			
	NVSD	488	539	586	567	600	612	610	600	600	595	595	590	585	590	585	585			
Seymour Heights	Kinder	32	36	31	40	36	33	40	32	35	34	34	34	34	34	34	34			
Ministry Operating Capacity	E: 1-7	216	228	226	247	260	275	275	288	283	284	285	277	273	275	267	269			
	S: 8-12																			
	Total	248	264	257	287	296	308	315	320	318	318	319	311	307	309	301	303			
	Housing				287	299	317	330	341	341	343	347	341	338	341	333	336			
	NVSD	248	264	257	287	295	305	320	325	330	335	330	330	325	327	324	327			
Sherwood Park	Kinder	47	52	39	43	45	45	47	44	46	46	46	46	46	46	46	46			
Ministry Operating Capacity	E: 1-7	342	325	360	363	355	365	351	352	351	343	349	352	353	354	351	353			
	S: 8-12																			
	Total	389	377	399	406	400	410	398	396	397	389	395	398	399	400	397	399			
	Housing				406	402	415	406	407	411	406	414	420	423	426	425	429			
	NVSD	389	377	399	406	396	400	405	405	407	405	409	416	420	415	413	410			

Appendix E – Detailed Enrolment Forecasts – Ridgeway through Sherwood Park

Appendix E – Detailed Enrolment Forecasts

School	Grade	Actual Enrolment				Forecast Enrolments											
		2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036
Sutherland	Kinder																
Ministry Operating Capacity	E: 1-7																
950	S: 8-12	885	938	978	994	1016	1046	1055	1067	1082	1112	1119	1146	1135	1161	1194	1194
	Total	885	938	978	994	1016	1046	1055	1067	1082	1112	1119	1146	1135	1161	1194	1194
	Housing				994	1026	1073	1102	1135	1162	1209	1232	1278	1282	1323	1371	1385
	NVSD	885	938	978	994	1015	1050	1075	1110	1125	1160	1185	1220	1240	1260	1267	1275
Upper Lynn	Kinder	50	59	53	40	48	48	47	47	46	45	45	45	45	45	45	45
Ministry Operating Capacity	E: 1-7	423	448	448	444	426	405	402	398	384	377	365	371	365	364	360	359
	S: 8-12																
481	Total	473	507	501	484	474	453	449	445	430	422	410	416	410	409	405	404
	Housing				484	490	485	480	470	465	440	430	425	425	430	435	435
	NVSD	473	507	501	484	490	485	480	470	465	440	430	425	425	430	435	435
Westview	Kinder	24	26	38	39	34	30	34	29	33	33	34	34	35	35	35	35
Ministry Operating Capacity	E: 1-7	202	197	209	244	263	270	263	260	272	271	265	259	259	264	266	273
	S: 8-12																
224	Total	226	223	247	283	297	300	297	289	305	304	299	293	294	299	301	308
	Housing				283	301	311	316	317	338	344	345	347	354	365	373	386
	NVSD	226	223	247	283	297	308	313	310	320	325	330	327	330	335	340	340
Windsor	Kinder																
Ministry Operating Capacity	E: 1-7																
1100	S: 8-12	820	934	932	945	920	956	953	977	1008	1032	1037	1030	1013	982	975	971
	Total	820	934	932	945	920	956	953	977	1008	1032	1037	1030	1013	982	975	971
	Housing				945	931	986	1005	1051	1094	1133	1152	1163	1158	1140	1145	1153
	NVSD	820	934	932	945	925	960	980	1020	1045	1075	1085	1085	1090	1085	1075	1080
District TOTAL	Kinder	1107	1110	1145	1070	1065	1081	1111	1056	1077	1074	1075	1072	1073	1073	1073	1074
E: 1-7		8236	8207	8402	8685	8756	8712	8702	8637	8560	8517	8444	8434	8433	8421	8384	8391
ELEM		9343	9317	9547	9755	9821	9793	9813	9693	9637	9591	9519	9506	9506	9494	9457	9465
S: 8-12		6183	6533	6661	6810	6884	7034	7059	7171	7249	7363	7392	7396	7309	7246	7248	7134
15768	Total	15526	15850	16208	16565	16705	16827	16872	16864	16886	16954	16911	16902	16815	16740	16705	16599
	Housing				16565	16802	17092	17293	17469	17620	17780	17884	17991	17979	18054	18154	18169
	NVSD	15526	15850	16208	16565	16710	16863	17121	17216	17348	17425	17515	17569	17581	17567	17587	17597

Appendix E – Detailed Enrolment Forecasts – Sutherland through Windsor

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Appendix F

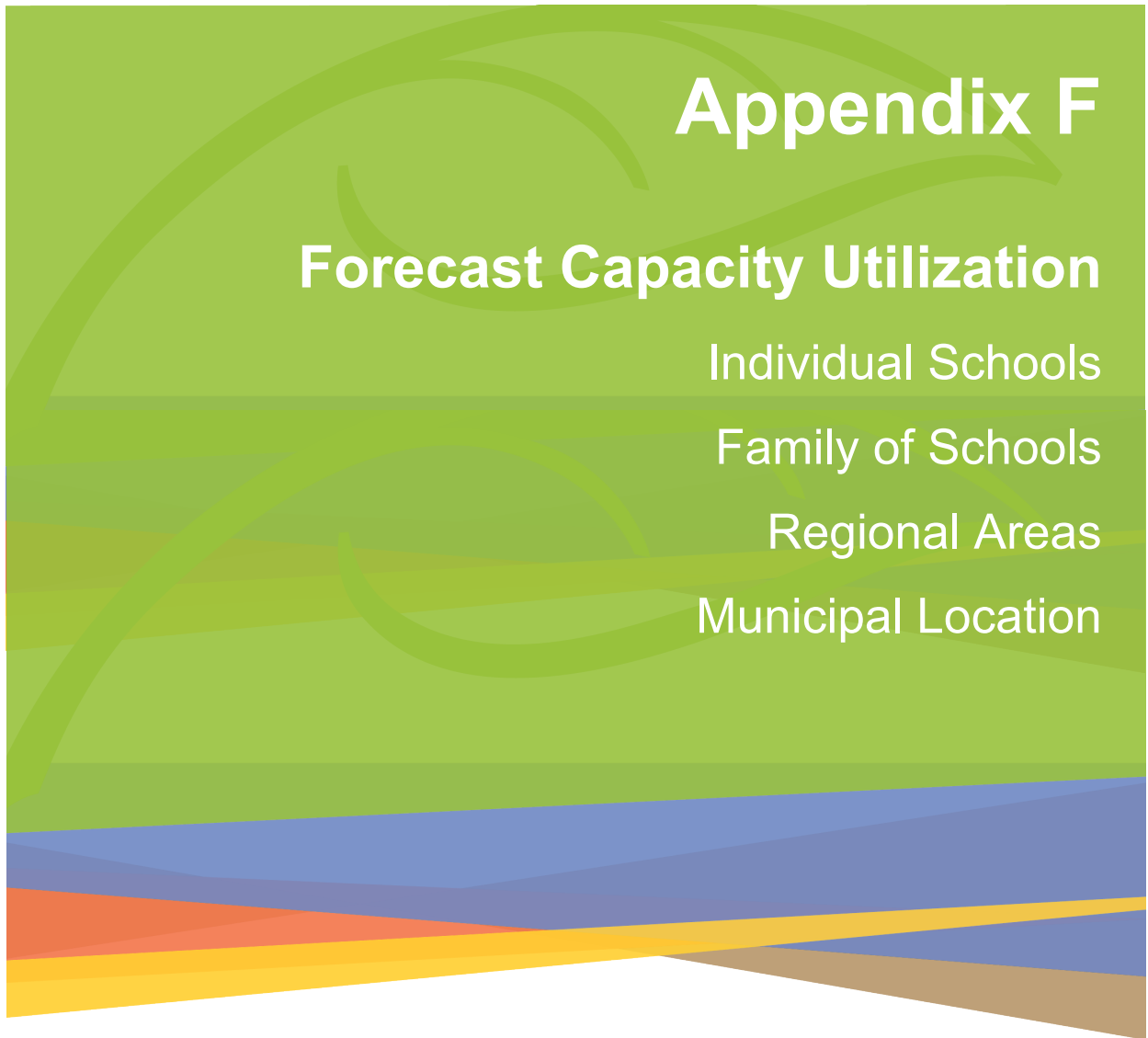
Forecast Capacity Utilization

Individual Schools

Family of Schools

Regional Areas

Municipal Location



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Appendix F – Forecast Capacity Utilization

School	Ministry Operating Capacity	K to 12 Enrolment				Surplus or shortage				Capacity Utilization			
		2023	2027	2031	2035	2023	2027	2031	2035	2023	2027	2031	2035
Argyle	1300	1439	1525	1500	1400	-139	-225	-200	-100	111%	117%	115%	108%
Blueridge	341	301	275	260	268	40	66	81	73	88%	81%	76%	79%
Boundary	341	380	356	338	345	-39	-15	3	-4	111%	104%	99%	101%
Braemar	434	427	437	445	445	7	-3	-11	-11	98%	101%	103%	103%
Brooksbank	387	417	365	360	365	-30	22	27	22	108%	94%	93%	94%
Canyon Hts.	364	358	377	375	370	6	-13	-11	-6	98%	104%	103%	102%
Capilano	430	425	415	410	400	5	15	20	30	99%	97%	95%	93%
Carisbrooke	364	306	305	302	300	58	59	62	64	84%	84%	83%	82%
Carson Graham	1100	1375	1475	1600	1600	-275	-375	-500	-500	125%	134%	145%	145%
Cleveland	457	516	502	490	485	-59	-45	-33	-28	113%	110%	107%	106%
<i>Clowerley '26 / '27 *</i>	546	0	280	375	425	0	266	171	121	0%	51%	69%	78%
Cove Cliff	252	296	300	284	275	-44	-48	-32	-23	117%	119%	113%	109%
Dorothy Lynas	588	541	545	540	540	47	43	48	48	92%	93%	92%	92%
Eastview	411	355	430	455	460	56	-19	-44	-49	86%	105%	111%	112%
Handsworth	1400	1490	1490	1520	1500	-90	-90	-120	-100	106%	106%	109%	107%
Highlands	364	454	450	445	445	-90	-86	-81	-81	125%	124%	122%	122%
Larson	411	501	490	485	475	-90	-79	-74	-64	122%	119%	118%	116%

Appendix F – Forecast Capacity Utilization

Appendix F – Forecast Capacity Utilization

School	Ministry Operating Capacity	K to 12 Enrolment				Surplus or shortage				Capacity Utilization			
		2023	2027	2031	2035	2023	2027	2031	2035	2023	2027	2031	2035
Lynn Valley *	275	380	365	350	350	-105	44	59	59	138%	89%	86%	86%
Lynnmour	252	244	335	417	480	8	-83	-165	-228	97%	133%	165%	190%
Montroyal	317	270	284	280	285	47	33	37	32	85%	90%	88%	90%
Mountainside	300	206	215	215	220	94	85	85	80	69%	72%	72%	73%
Norgate	252	176	220	215	205	76	32	37	47	70%	87%	85%	81%
Queen Mary	360	455	448	440	455	-95	-88	-80	-95	126%	124%	122%	126%
Queensbury	248	292	300	295	295	-44	-52	-47	-47	118%	121%	119%	119%
<i>Ridgeway (Cloverley)</i>	406	687	502	490	470	-281	-96	-84	-64	169%	124%	121%	116%
Ross Road	434	514	505	505	507	-80	-71	-71	-73	118%	116%	116%	117%
Seycove	750	567	600	590	585	183	150	160	165	76%	80%	79%	78%
Seymour Hts.	275	287	325	330	327	-12	-50	-55	-52	104%	118%	120%	119%
Sherwood Park	500	406	405	416	410	94	95	84	90	81%	81%	83%	82%
Sutherland	950	994	1110	1220	1275	-44	-160	-270	-325	105%	117%	128%	134%
Upper Lynn	481	484	470	425	435	-3	11	56	46	101%	98%	88%	90%
Westview *	224	283	310	327	340	-59	7	-10	-23	126%	98%	103%	107%
Windsor	1100	945	1020	1085	1080	155	80	15	20	86%	93%	99%	98%

Appendix F – Forecast Capacity Utilization

Appendix F – Forecast Capacity Utilization

School	Ministry Operating Capacity	K to 12 Enrolment				Surplus or shortage				Capacity Utilization			
		2023	2027	2031	2035	2023	2027	2031	2035	2023	2027	2031	2035
Total School District	15768	16565	17216	17564	17817	-797	-675	-1028	-1056	105%	104%	106%	108%
Secondaries	6600	6810	7220	7515	7440	-210	-620	-915	-840	103%	109%	114%	113%
Alternate Secondary	300	206	215	215	220	94	85	85	80	69%	72%	72%	73%
Elementaries ***	9168	9755	9996	10054	10157	-587	-55	-113	-216	106%	101%	101%	102%
Argyle Schools	2831	3197	3221	3118	3037	-366	-256	-153	-72	113%	109%	105%	102%
Argyle FOS Elem	1531	1758	1696	1618	1637	-227	-31	47	28	115%	102%	97%	98%
Carson Schools	3575	3948	4100	4224	4220	-373	-432	-556	-552	110%	112%	115%	115%
Carson FOS	2475	2573	2625	2624	2620	-98	-57	-56	-52	104%	102%	102%	102%
Handsworth Schools	2902	3088	3103	3110	3085	-186	-201	-208	-183	106%	107%	107%	106%
Handsworth FOS	1502	1598	1613	1590	1585	-96	-111	-88	-83	106%	107%	106%	106%
Seycove Schools	2090	1810	1850	1830	1810	280	240	260	280	87%	89%	88%	87%
Seycove FOS	1340	1243	1250	1240	1225	97	90	100	115	93%	93%	93%	91%
Sutherland Schools	2402	2745	2987	3195	3290	-343	-39	-247	-342	114%	101%	108%	112%
Sutherland FOS	1452	1751	1877	1975	2015	-299	121	23	-17	121%	94%	99%	101%
Windsor Schools	1968	1777	1955	2092	2155	191	13	-124	-187	90%	99%	106%	110%
Windsor FOS	868	832	935	1007	1075	36	-67	-139	-207	96%	108%	116%	124%

Appendix F – Forecast Capacity Utilization

Appendix F – Forecast Capacity Utilization

Argyle FOS	Ministry Operating Capacity	K to 12 Enrolment			Surplus or shortage			Capacity Utilization		
		2023	2027	2031	2035	2023	2027	2031	2035	2035
Boundary	341	380	356	338	345	-39	-15	3	-4	111%
Lynn Valley	275	380	365	350	350	-105	44	59	59	104%
Ross Road	434	514	505	505	507	-80	-71	-71	-73	111%
Upper Lynn	481	484	470	425	435	-3	11	56	46	116%
FOS TOTAL	1531	1758	1696	1618	1637	-227	-31	47	28	106%

Carson Graham FOS	Ministry Operating Capacity	K to 12 Enrolment			Surplus or shortage			Capacity Utilization		
		2023	2027	2031	2035	2023	2027	2031	2035	2035
Braemar	434	427	437	445	445	7	-3	-11	-11	98%
Capilano	430	425	415	410	400	5	15	20	30	101%
Carisbrooke	364	306	305	302	300	58	59	62	64	99%
Larson	411	501	490	485	475	-90	-79	-74	-64	84%
Norgate	252	176	220	215	205	76	32	37	47	122%
Queen Mary	360	455	448	440	455	-95	-88	-80	-95	119%
Westview	224	283	310	327	340	-59	7	-10	-23	70%
FOS TOTAL	2475	2573	2625	2624	2620	-98	-57	-56	-52	126%

Handsworth FOS	Ministry Operating Capacity	K to 12 Enrolment			Surplus or shortage			Capacity Utilization		
		2023	2027	2031	2035	2023	2027	2031	2035	2035
Canyon Hts.	364	358	377	375	370	6	-13	-11	-6	98%
Cleveland	457	516	502	490	485	-59	-45	-33	-28	104%
Highlands	364	454	450	445	445	-90	-86	-81	-81	110%
Montroyal	317	270	284	280	285	47	33	37	32	125%
FOS TOTAL	1502	1598	1613	1590	1585	-96	-111	-88	-83	85%

Appendix F – Forecast Capacity Utilization

Seycove FOS	Ministry Operating Capacity	K to 12 Enrolment				Surplus or shortage				Capacity Utilization			
		2023	2027	2031	2035	2023	2027	2031	2035	2023	2027	2031	2035
Cove Cliff	252	296	300	284	275	-44	-48	-32	-23	117%	119%	113%	109%
Dorothy Lynas	588	541	545	540	540	47	43	48	48	92%	93%	92%	92%
Sherwood Park	500	406	405	416	410	94	95	84	90	81%	81%	83%	82%
FOS TOTAL	1340	1243	1250	1240	1225	97	90	100	115	93%	93%	93%	91%

Sutherland FOS	Ministry Operating Capacity	K to 12 Enrolment				Surplus or shortage				Capacity Utilization			
		2023	2027	2031	2035	2023	2027	2031	2035	2023	2027	2031	2035
Brooksbank	387	417	365	360	365	-30	22	27	22	108%	94%	93%	94%
<i>Claverley '26 / '27</i>	<i>546</i>	0	280	375	425	0	266	171	121	0	51%	69%	78%
Eastview	411	355	430	455	460	56	-19	-44	-49	86%	105%	111%	112%
Queensbury	248	292	300	295	295	-44	-52	-47	-47	118%	121%	119%	119%
Ridgeway	406	687	502	490	470	-281	-96	-84	-64	169%	124%	121%	116%
FOS TOTAL	1998	1751	1877	1975	2015	-299	121	23	-17	121%	94%	99%	101%

Windsor FOS	Ministry Operating Capacity	K to 12 Enrolment				Surplus or shortage				Capacity Utilization			
		2023	2027	2031	2035	2023	2027	2031	2035	2023	2027	2031	2035
Blueridge	341	301	275	260	268	40	66	81	73	88%	81%	76%	79%
Lynnmour	252	244	335	417	480	8	-83	-165	-228	97%	133%	165%	190%
Seymour Hts.	275	287	325	330	327	-12	-50	-55	-52	104%	118%	120%	119%
FOS TOTAL	868	832	935	1007	1075	36	-67	-139	-207	96%	108%	116%	124%

Appendix F – Forecast Capacity Utilization – Regional Areas (Western and Eastern)

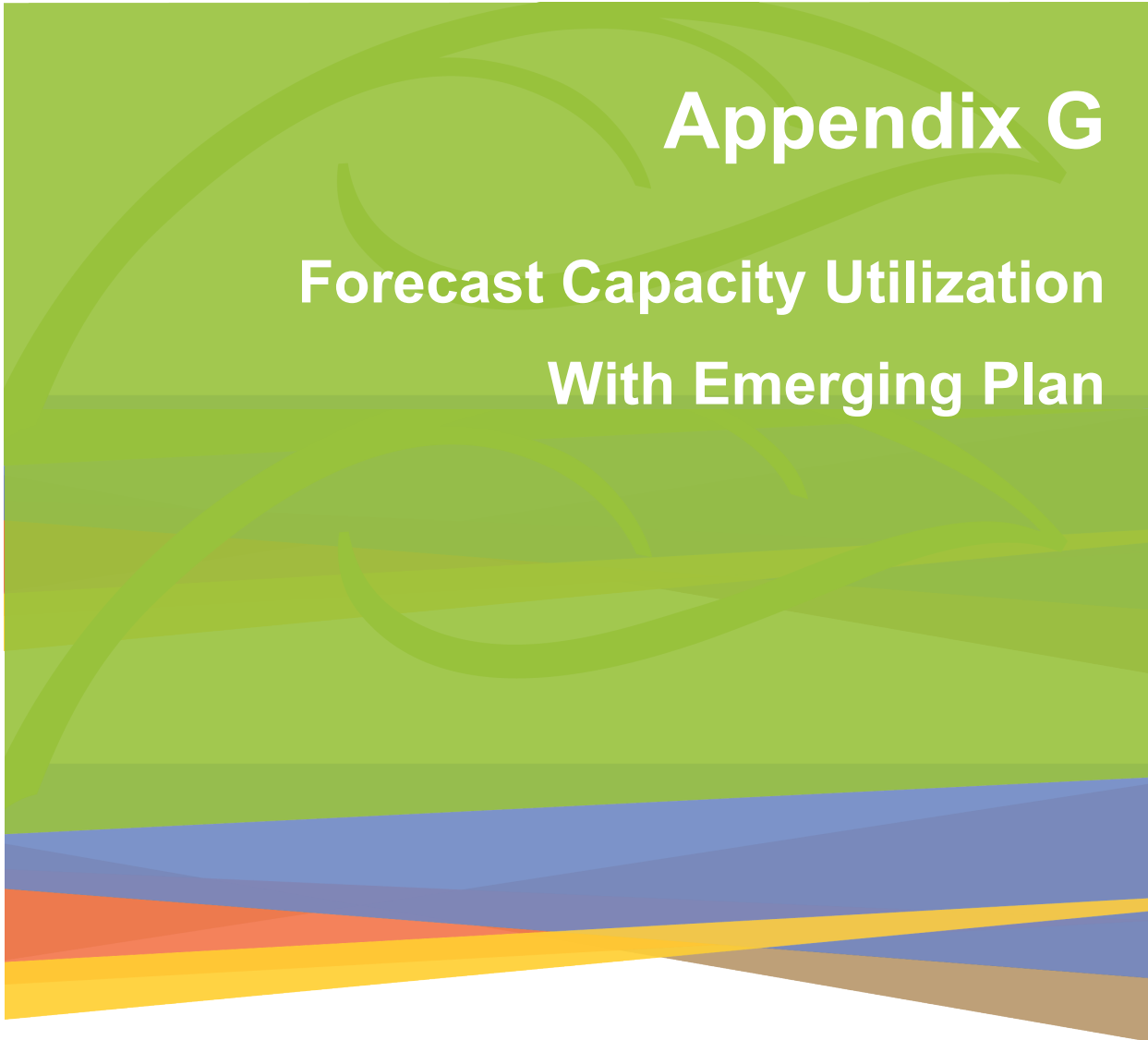
Regional Areas	Ministry Operating Capacity	K to 12 Enrolment				Surplus or shortage				Capacity Utilization			
		2023	2027	2031	2035	2023	2027	2031	2035	2023	2027	2031	2035
Western Total ELEM	6960	7680	7811	7807	7857	-720	-60	-56	-106	110%	101%	101%	102%
Western Total SEC	4750	5298	5600	5840	5775	-548	-850	-1090	-1025	112%	118%	123%	122%
Western K to 12	11710	12978	13411	13647	13632	-1268	-1701	-1937	-1922	111%	109%	111%	111%
Eastern Total ELEM	2208	2075	2185	2247	2300	133	23	-39	-92	94%	99%	102%	104%
Eastern Total SEC	1850	1512	1620	1675	1665	338	230	175	185	82%	88%	91%	90%
Eastern K to 12	4058	3587	3805	3922	3965	471	253	136	93	88%	94%	97%	98%

Municipal Location of Schools	Ministry Operating Capacity	K to 12 Enrolment				Surplus or shortage				Capacity Utilization			
		2023	2027	2031	2035	2023	2027	2031	2035	2023	2027	2031	2035
CNV Total ELEM	1649	2218	2050	2037	2035	-569	238	251	253	135%	90%	89%	89%
CNV Total SEC	2050	2369	2585	2820	2875	-319	-535	-770	-825	116%	126%	138%	140%
City K to 12	3699	4587	4635	4857	4910	-888	-297	-519	-572	124%	109%	114%	116%
DNV Total ELEM	7519	7578	7645	7687	7765	-59	8	-34	-112	101%	100%	100%	101%
DNV Total SEC	4550	4441	4635	4695	4565	109	-85	-145	-15	98%	102%	103%	100%
District K to 12	12069	12019	12280	12382	12330	50	-77	-179	-127	100%	102%	103%	102%

Appendix F – Forecast Capacity Utilization – Regional Areas (Western and Eastern) and Municipal Location (City, District)

Appendix G

Forecast Capacity Utilization With Emerging Plan






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School	DP	K-12 Op Cap			K to 12 Enrolment			Surplus or shortage			K to 12 Enrolment			Notes
		2027	2031	2035	2027	2031	2035	2027	2031	2035	2027	2031	2035	
Handsworth	FI	1400	1400	1400	1490	1520	1500	-90	-120	-100	106%	109%	107%	
Canyon Hts.		364	364	364	377	375	370	-13	-11	-6	104%	103%	102%	1
Cleveland	FI	457	457	457	502	490	485	-45	-33	-28	110%	107%	106%	1
Highlands		364	457	457	450	445	445	-86	12	12	124%	97%	97%	1,2
Montroyal		317	317	317	284	280	285	33	37	32	90%	88%	90%	1,2
Carson Graham	IB	1100	1400	1400	1475	1600	1600	-375	-200	-200	134%	114%	114%	3
Braemar	FI	434	434	434	437	445	445	-3	-11	-11	101%	103%	103%	
Capilano	IB	430	430	430	415	410	400	15	20	30	97%	95%	93%	
Carisbrooke		364	364	364	305	302	300	59	62	64	84%	83%	82%	
Larson	FI	411	500	500	490	485	475	-79	15	25	119%	97%	95%	4
Norgate		252	252	252	220	215	205	32	37	47	87%	85%	81%	
Queen Mary	IB	360	360	360	448	340	355	-88	20	5	124%	94%	99%	5
Westview		317	317	317	310	327	340	7	-10	-23	98%	103%	107%	6
Sutherland		950	1250	1250	1110	1220	1275	-160	30	-25	117%	98%	102%	7
Brooksbank		387	387	387	365	360	365	22	27	22	94%	93%	94%	
Eastview		411	411	411	430	455	460	-19	-44	-49	105%	111%	112%	8
Cloverley		546	546	546	280	375	425	266	171	121	51%	69%	78%	9,10
Queensbury		248	430	430	300	395	395	-52	35	35	121%	92%	92%	11,12
Ridgeway		406	406	406	502	490	470	-96	-84	-64	124%	121%	116%	9,10
Argyle	FI	1300	1300	1300	1525	1500	1400	-225	-200	-100	117%	115%	108%	
Boundary	FI	341	341	341	356	338	345	-15	3	-4	104%	99%	101%	
Lynn Valley *		391	391	391	365	350	350	26	41	41	93%	90%	90%	8,13
Ross Road	FI	434	500	500	505	505	507	-71	-5	-7	116%	101%	101%	14
Upper Lynn		481	481	481	470	425	435	11	56	46	98%	88%	90%	
Windsor	FI	1100	1100	1100	1020	1085	1080	80	15	20	93%	99%	98%	
Blueridge		341	341	341	275	260	268	66	81	73	81%	76%	79%	15
Seymour Hts.		275	275	275	325	330	327	-50	-55	-52	118%	120%	119%	15
Lynnmour	FI	476	476	476	335	417	480	141	59	-4	70%	88%	101%	15,16,17
Seycove		750	750	750	600	590	585	150	160	165	80%	79%	78%	
Cove Cliff		252	252	252	300	284	275	-48	-32	-23	119%	113%	109%	
Dorothy Lynas	FI	588	495	495	545	540	540	43	-45	-45	93%	109%	109%	18
Sherwood Park	FI	500	407	407	405	416	410	95	-9	-3	81%	102%	101%	19

Future capacity utilization is calculated based on all requested expansion projects being approved and completed by the proposed target date, except for a New School in Lower Lonsdale, requiring site acquisition, and Seymour Heights replacement and expansion. Actual utilization is expected to be at a higher level, as approval of all expansion requests is very unlikely, both in terms of capacity and timeline. Refer to **NOTES** Section following for greater detail.

NOTES

-  Schools shown in Blue have a major project, increasing capacity
-  Enrolment changes resulting from catchment area adjustments
-  Capacity reductions through dedication of space to community needs.

- 1 Review catchment areas for potential balancing between Handsworth Elementaries.
- 2 Expand Highlands capacity by **+93 operating capacity +100 nominal capacity**.
- 3 Expand Carson Graham capacity by **300 operating capacity**.
- 4 Replace existing 411 capacity school with new school of **500 operating capacity**.
- 5 Adjust Queen Mary catchment to **reduce enrolment by 100** students to Queensbury.
- 6 Expand Westview by 4 classrooms, **+93 operating capacity**.
- 7 Expand Sutherland capacity by **300 operating capacity**.
- 8 Apply enrolment management with Lynn Valley to balance intakes and enrolments.
- 9 NEW School at Cloverley will be populated over a few years, decreasing Ridgeway enrolment.
- 10 **Catchment change** between Ridgeway and NEW Cloverley will **reduce Ridgeway enrolment**.
- 11 **Catchment change** between Queen Mary and Queensbury will shift **100 students** to Queensbury.
- 12 Expand existing 248 operating capacity school to **430 operating capacity**.
- 13 Approved Expansion* project to **391 operating capacity** will be completed by 2026.
- 14 Replace existing 434 school with new school of **500 operating capacity**.
- 15 Conduct a **study of options** for the Windsor Family of Elementary Schools.
- 16 Expand existing 252 school with school of **476 operating capacity**.
- 17 Potential for Lynnmour to host French Immersion, reducing intake at Dorothy Lynas and Sherwood Park.
- 18 Reduce capacity by dedicating up to 4 classrooms to community needs (**-93 NVSD operating capacity**)
- 19 Reduce capacity by dedicating up to 4 classrooms to community needs (**-93 NVSD operating capacity**)

Schools	DP	K-12 Op Cap			K to 12 Enrolment			Surplus or shortage			K to 12 Enrolment		
		2027	2031	2035	2027	2031	2035	2027	2031	2035	2027	2031	2035
Total School District		16747	17591	17591	17216	17569	17597	-469	22	-6	103%	100%	100%
Secondaries		6600	7200	7200	7220	7515	7440	-620	-315	-240	109%	104%	103%
Mountainside		350	350	350	210	210	210	140	140	140	60%	60%	60%
Elementaries		10147	10391	10391	9996	10054	10157	151	337	234	99%	97%	98%
Argyle Schools		2947	3013	3013	3221	3118	3037	-274	-105	-24	109%	103%	101%
Argyle Elementaries		1647	1713	1713	1696	1618	1637	-49	95	76	103%	94%	96%
Carson Schools		3668	4057	4057	4100	4124	4120	-432	-67	-63	112%	102%	102%
Carson Elementaries		2568	2657	2657	2625	2524	2520	-57	133	137	102%	95%	95%
Handsworth Schools		2902	2995	2995	3103	3110	3085	-201	-115	-90	107%	104%	103%
Handsworth Elementaries		1502	1595	1595	1613	1590	1585	-111	5	10	107%	100%	99%
Seycove Schools		2090	1904	1904	1850	1830	1810	240	74	94	89%	96%	95%
Seycove Elementaries		1340	1154	1154	1250	1240	1225	90	-86	-71	93%	107%	106%
Sutherland Schools		2948	3430	3430	2987	3295	3390	-305	-36	-81	101%	96%	99%
Sutherland Elementaries		1998	2180	2180	1877	2075	2115	-145	-66	-56	94%	95%	97%
Windsor Schools		2192	2192	2192	1955	2092	2155	237	100	37	89%	95%	98%
Windsor Elementaries		1092	1092	1092	935	1007	1075	157	85	17	86%	92%	98%
Western Secondaries		4750	5350	5350	5600	5840	5775	-850	-490	-425	118%	109%	108%
Eastern Secondaries		1850	1850	1850	1620	1675	1665	230	175	185	88%	91%	90%

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Appendix H

Portable/Modular Inventory



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Appendix H – Portable Inventory

PORTABLE/MODULAR INVENTORY BY SCHOOL					
School	Structure Type Portable(s) or Modular	Number of Portable or Modular classrooms	Current Use & Grade range	Owner	Comments
Brooksbank	Portable	1	General Instruction Gr. 4-7	NVSD	Grade 6 classroom
Brooksbank	Portable	1	Childcare	Operator	Sunshine Preschool. Operator owned portable, occupancy permit
Canyon Heights	Portable	1	Music Instruction Gr. K-7	NVSD	Music Room K-7
Canyon Heights	Portable	1	Childcare	Operator	Montessori Preschool. Operator owned with occupancy permit
Capilano	Portable	1	Childcare	NVSD	Leased to North Shore Neighbourhood House for day care and out of school care.
Cleveland	Portable	1	Music Instruction Gr. K-7	NVSD	Music Room K-7
Cleveland	Portable	1	General Instruction Gr. 4-7	NVSD	Grade 4/5 classroom
Cleveland	Portable	1	Childcare	NVSD	Leased to North Shore Neighbourhood House for day care and out of school care. A significant renovation would be required to convert its use back to an instructional space.
Cove Cliff	Portables	2	General Instruction Gr. 4-7	NVSD	Grade 4/5 classroom, Grade 5/6 classroom
Dorothy Lynas	Modular	8	General Instruction Gr. 1-7	NVSD	This is a large modular school which has 8 classrooms used for General Instruction. The structure also has washroom facilities.
Highlands	Portables	3	General Instruction Gr. 4-7	NVSD	Grade 7 classrooms (2) and a Grade 5/6 classroom
Highlands	Portables	2	Childcare	Operator	Highlands Kids Club Before and After Care. Operator owned portable, occupancy permit
Larson	Portables	4	General Instruction Gr. 4-7	NVSD	General Instruction
Lynn Valley	Portables	4	General Instruction Gr. 4-7	NVSD	Grade 4, Grade 6, and two Grade 7 classrooms
Lynnmour	Portable	1	Childcare	NVSD	Lease with North Shore Neighbourhood House Kids Club for daycare and out of school care.
Norgate	Portable	1	Childcare	Operator	Daycare operator owned portable, occupancy permit
Queen Mary	Portables	2	General Instruction Gr. 4-7	NVSD	Two Grade 5 classrooms
Queensbury	Portable	2	Music Instruction Gr. K-7	NVSD	Music Room K-7, General Instruction (summer 2024)

Appendix H – Portable Inventory

PORTABLE/MODULAR INVENTORY BY SCHOOL					
School	Structure Type Portable(s) or Modular	Number of Portable or Modular classrooms	Current Use & Grade range	Owner	Comments
Queensbury	Portable	1	Childcare	NVSD	Leased to Rainforest Day Care. A significant renovation would be required to convert its use to an instructional space.
Ridgeway	Modular	9	General Instruction Gr. 1-7	NVSD	This is a large modular school which has 9 classrooms for General Instruction. The structure also has washroom facilities.
Ridgeway	Portables	2	General Instruction Gr. 1-7	NVSD	General Instruction
Ross Road	Modular	4	General Instruction Gr. 1-7	NVSD	Modular annex containing 4 classrooms. No washroom facilities. There is a Grade 2/3, 3, 3/4, and 5 classroom.
Ross Road	Portables	3	General Instruction Gr. 1-7	NVSD	Grades 3, Grade 4, and Grade 4/5 classrooms.
Seycove	Portable	3	General Instruction Gr. 8-12	NVSD	General Instruction
Seycove	Portable	1	Music Instruction Gr. 8-12	NVSD	Music Room 8-12
Seycove	Portable	1	Vacant - to be demolished	NVSD	Disposal scheduled for summer 2024
Seycove	Portable	1	Childcare	Operator	Deep Cove parent Participation Preschool, operator owned portable, occupancy permit
Seymour Heights	Portable	1	Music Instruction Gr. K-7	NVSD	Music Room K-7
Westview	Portable	2	General Instruction	NVSD	Summer 2024
PORTABLE/MODULAR INVENTORY SUMMARY					
Elementary	Portables	29	Instruction Gr. 1-7	NVSD	General and Music Instruction
Elementary	Modular	21	Instruction Gr. 1-7	NVSD	Dorothy Lynas, Ridgeway and Ross Road Modular buildings
Childcare	Portables	6	Childcare	Operator	Operator owned (6) used for before and after school care
Childcare	Portables	4	Childcare	NVSD	NVSD owned (4) and leased for before and after school care
Secondary	Portables	4	Instruction Gr. 8-12	NVSD	General and Music Instruction
Secondary	Portables	1	Vacant	NVSD	Identified for demolition and removal
TOTAL	Port/Mod	65			