

March 2022



# MASTER FACILITY AND CAPITAL PLAN

Approved by The Board of Trustees: March 23, 2022

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The Fort McMurray School Division

231 Hardin Street

Fort McMurray, Alberta T9H 2G2

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# Top Priority Westwood Community High School

The Fort McMurray Public School Division consists of twelve elementary schools with two schools sharing facilities, three high schools, and one outreach homeschooling school.

Westwood Community High School is recommended as the first modernization project for the Division. The report prepared by ACI Architecture the natatorium (pool) and fitness areas that were vacated by the YMCA are in poor condition. The School itself has been expected wear and tear for the building of its age. Accessibility to the gymnasium and other lower levels by a narrow long ramp is not up to current standards and the addition of an elevator and stairwell would be required. Modernizing this facility would bring the school up to code, refresh end-of-life building systems, modernize instructional spaces to current instructional methods, and remediate the natatorium and fitness areas.







## Programs

*Fort McMurray Public School Division is a learning community dedicated to educating all students for personal excellence.*

In addition to regular programs, Fort McMurray Public Schools offer:

- French immersion programming offered to approximately 522 students in two schools (kindergarten to grade 6, and grades 7 - 12 facilities), as well as approximately 805 students participating in French as a second language in other schools
- Indigenous programming in all schools
- Early Childhood Development Program (pre-school) offered in most elementary schools
- Christian alternative kindergarten to grade 9 program as an Alternative School sharing a building with Timberlea Public School, a kindergarten to grade 6 school
- Islamic alternative kindergarten to grade 9 program as an Alternative School sharing a building with Greely Road School, a kindergarten to grade 6 school
- Support to approximately 371 students with severe learning, behavioral, social, and/or emotional needs
- Support to approximately 489 students with mild and moderate learning, behavioral, social, and/or emotional needs
- Support to approximately 1,530 English as second language learners
- Support to approximately 664 First Nations, Métis, and Inuit (FNMI) students

# 2020-2021 ANNUAL EDUCATION RESULTS SUMMARY

Fort McMurray School Division is a learning community dedicated to educating all students for personal excellence.

## OUR SCHOOLS AND STAKEHOLDERS (STUDENTS, STAFF & PARENTS)



**16 SCHOOLS**

12 Elementary Schools  
3 High Schools  
1 Outreach School



**6411 STUDENTS**

23% English Language Learners  
15% Early Childhood Learners  
9% First Nations, Métis or Inuit  
5% Severe Disabilities



**694 STAFF MEMBERS**

359 ATA Employees  
287 CUPE Employees  
34 Out of Scope Employees



**PARENTS**

**83%** of parents are involved in decisions about their students' education  
Parent Engagement included Networks Meetings, School Councils, ASCA, Facebook, Twitter, Board Meetings as well as input on the school growth plans & the Division plan

## PROGRAM PRIORITIES

- ✓ Student Growth & Achievement - Literacy Focus
- ✓ Safe & Caring School Environment and Learning Supports
- ✓ Parent Involvement
- ✓ First Nations, Métis, Inuit Connections, Empowerment, Positive Vision, & Positive Identity
- ✓ Quality Teaching and Learning

## STAKEHOLDER ENGAGEMENT

**91%** of stakeholders are satisfied with the overall quality of basic education.

**90%** of stakeholders agree that FMPSD learning environments are welcoming, caring, respectful and safe.

**88%** of stakeholders agree that students are engaged in their learning at school

**87%** of stakeholders are satisfied that students model the characteristics of citizenship

## FINANCIAL RESULTS

- 💰 Government of Alberta grant revenue makes up 94.7% of total revenues
- 💰 Funding is spent primarily on salaries and benefits at 74.1% of total expenses
- 💰 FMPSD is using reserves to support deficit budgets
- 💰 Enrollment has increased by 11.85% over the last 3 years and over the next 3 years are projected to increase by 9.5%.

Read the complete report and detailed financial information on our WEBSITE at



[fmpsdschools.ca/annualreports.php](https://fmpsdschools.ca/annualreports.php)



[FMPSDSCHOOLS.CA](https://fmpsdschools.ca)



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## 2020-21 DISTRICT REPORT CARD

Below are the results of the NEW Alberta Education Assurance Measure completed by FMPSD Stakeholders

Student Learning Engagement	2020-2021 Alberta 85.6%
	2019-2020 FMPSD No Data
	2020-2021 FMPSD 87.6%
Citizenship	2020-2021 Alberta 83.2%
	2019-2020 FMPSD 87.5%
	2020-2021 FMPSD 86.8%
3 Year High School Completion	2019-2020 Alberta 83.4%
	2018-2019 FMPSD 81.3%
	2019-2020 FMPSD 83.4%
5 Year High School Completion	2019-2020 Alberta 86.2%
	2018-2019 FMPSD 84.3%
	2019-2020 FMPSD 87.6%
Education Quality	2020-2021 Alberta 89.6%
	2019-2020 FMPSD 92.3%
	2020-2021 FMPSD 91.0%
Welcome, Caring, Respectful & Safe Learning Environments	2020-2021 Alberta 87.8%
	2019-2020 FMPSD No Data
	2020-2021 FMPSD 90.2%
Access to Supports & Services	2020-2021 Alberta 82.6%
	2019-2020 FMPSD No Data
	2020-2021 FMPSD 85.9%
Parental Involvement	2020-2021 Alberta 79.5%
	2019-2020 FMPSD 88.6%
	2020-2021 FMPSD 82.7%



## Issues and Trends

Enrollment growth continues, despite the effect the downturn has had on capital investment in oilsands. Fort McMurray continues to have a young population with the largest cohort under 19 years of age in the 0 to 4 years old age group, see summary from 2016 Stats Canada, see Appendix B.

The 2018 RMWB Census shows a 7.4% increase in the 0- 24 age group, which supports Stats Canada's demographics of a large ages 0 – 4 group, see Appendix D. 2016 Stats Canada Census shows 8.4% of the urban population in Fort McMurray is ages 0 to 4 years old, 5 to 9 ages is 6.5%, 10 to 14 ages is 4.9% and 15 to 19 ages is 4.1%, Stats Canada Summary, see Appendix B. These demographics are supporting the growing student population in the city of Fort McMurray, especially early childhood to grade 3. The current enrollment growth supports a 12.15% increase in enrollment over the next 5 years to 7,562 students, see projection on following page under Enrollment and Growth. This growth is supported by the past 4 years' birth data reported by the Northern Lights Health Authority of 1,134 births per year.

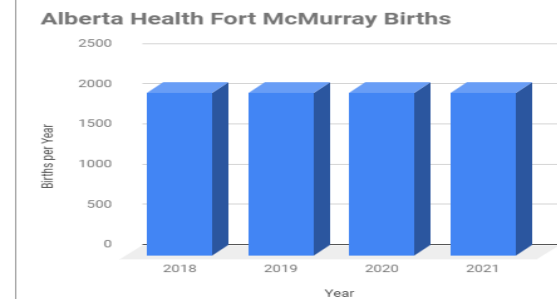
Other factors affect the Fort McMurray Public School Division, which need to be considered. Division facilities are "wearing out"; the modernization of seven out of fourteen facilities is needed. Modernizing these schools will require an investment from Alberta Education. Attached is Fort McMurray Public School Division's 7-year Infrastructure Maintenance Renewal (IMR) totaling \$55.6 million or \$7.9 million per year, (reference Appendix C). This is 4.5 times our current IMR grant allocation of \$1.6 million. Plant Operations and Maintenance funding has been insufficient since the introduction of the Funding Framework for School Districts in 1995. The elimination of RCPA grant in 2011-2012 and the Special Education factor removed in 2013-2014 have exacerbated the deficit in the Operations and Maintenance budget. The updated funding framework for September 2020 increased funding which helps but does not eliminate the deficit. The Division is faced with a struggle to attract and retain staff. Annually we are hiring 35% to 40% more staff to keep positions filled. The Fort McMurray Living Allowance (COLA) introduced and funded by Alberta Education in 2006 has helped mitigate but not eliminate the disparity between the cost of living and working in Fort McMurray.

In summary, the Fort McMurray Public School Division needs government understanding, support, flexibility and a proactive approach to capital funding (modernizations and IMR) within this unique and challenging community.



# Enrollment and Growth

Forty percent of the student population is currently in early learning to grade three. This creates a large group moving through our school system, increasing our enrollment year over year. Alberta Health birth statistics for Fort McMurray are displayed in the graph to the right. Over the last five years, births have averaged 100 births per month or 1,134 per year. This supports the continued growth in enrollment.



Fort McMurray Public School Division  
Enrollment Forecast  
Feb 15, 2022

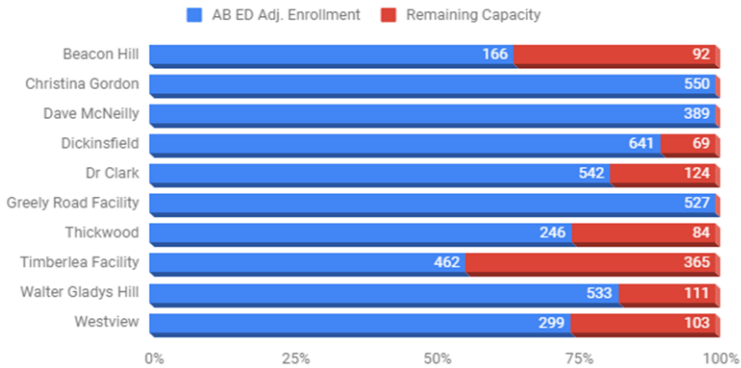
		ACTUAL			FORECAST					Adj. Capacity of School Assigned by AB ED
School		19/20	20/21	21/22*	22/23*	23/24*	24/25*	25/26*	26/27*	
North	Christina Gordon	521	492	569	580	615	640	645	644	550
North	Dave McNeilly	313	272	374	392	416	422	437	433	389
North	Ecole Dickensfield	696	612	640	641	636	602	581	570	710
North	Fort McMurray Christian School	226	218	226	244	249	258	261	264	See TL
North	Timberlea	210	191	222	218	219	218	215	215	827
North	Thickwood Heights	246	197	241	246	244	237	226	220	330
North	Walter Gladys Hill	560	470	507	533	525	533	561	569	644
North	Westview	275	265	290	299	293	300	295	299	402
South	Beacon Hill School	146	144	155	166	176	192	200	198	258
South	Dr. Clark	518	436	503	542	562	599	636	654	666
South	Greely Road	90	420	126	128	119	104	90	80	527
South	Fort McMurray School Islamic	371	316	370	400	400	391	394	399	see GR
High School	Composite High School	403	395	428	418	430	432	438	433	1,181
High School	Ecole McTavish	873	1,031	1,187	1,287	1,367	1,484	1,567	1,661	1,847
High School	Frank Spragins	245	190	180	161	178	178	178	178	160
High School	Westwood	653	656	691	723	772	772	752	744	1,032
		6,346	6,305	6,709	6,978	7,201	7,362	7,478	7,562	9,523



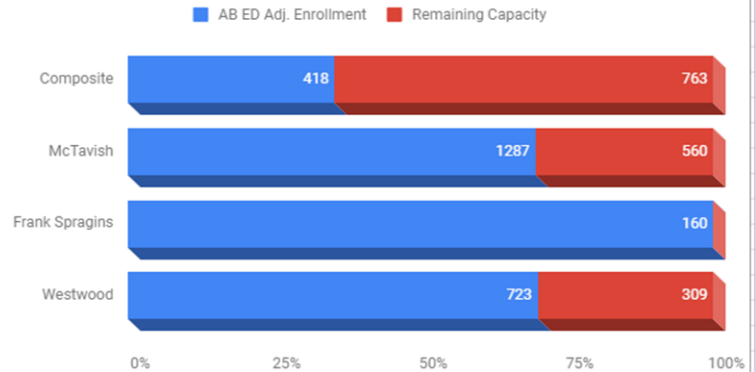
# Capacity and Utilization

The timely impact of new school construction has alleviated enrollment pressures. Modular requests have been submitted to alleviate pinch points at Christina Gordon and Dave McNeilly.

2022-23 Elementary Utilization



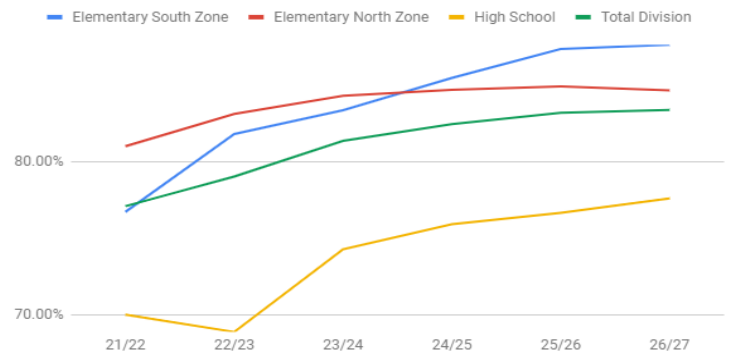
2022-23 High School Utilization



83%

Elementary north zone utilization by 2024-25

FMPSD Utilization



## School Capacity Utilization

Based on Alberta Ed adjusted enrollment

Zone	School	21/22	22/23	23/24	24/25	25/26	26/27
North	Christina Gordon	103.45%	105.45%	111.82%	116.36%	117.27%	117.09%
North	Dave McNeilly	96.14%	100.77%	106.94%	108.50%	112.40%	111.18%
North	Dickinsfield	90.14%	90.22%	89.64%	84.80%	81.89%	80.35%
North	Timberlea Facility	54.17%	55.87%	56.60%	57.57%	57.60%	57.91%
North	Thickwood	73.03%	74.44%	74.04%	71.82%	68.39%	66.78%
North	Walter Gladys Hill	78.73%	82.83%	81.50%	82.81%	87.18%	88.40%
North	Westview	72.05%	74.34%	72.81%	74.51%	73.49%	74.45%
South	Beacon Hill	60.08%	64.34%	68.22%	74.42%	77.52%	76.74%
South	Dr Clark	75.53%	81.38%	84.38%	89.94%	95.50%	98.20%
South	Greely Road Facility	94.12%	100.19%	98.48%	93.93%	91.92%	90.94%
High School	Composite	36.24%	35.39%	36.40%	36.55%	37.06%	36.65%
High School	McTavish	64.27%	69.67%	74.02%	80.36%	84.85%	89.93%
High School	Frank Spragins	112.50%	100.63%	111.25%	111.25%	111.25%	111.25%
High School	Westwood	66.96%	70.08%	74.77%	74.84%	72.89%	72.13%
Total Division		76.96%	78.97%	81.49%	82.69%	83.51%	83.71%



# Plan Summary 2022

As required by Alberta Education, the top priorities identified by the division are delineated between new or replacement school projects and modernization projects. The plan is presented and approved by the Board of Trustees annually.

## Identified projects, listed in order of priority:

- |         |  |
|---------|--|
| 2022-23 | 1. Westwood Community High School, Modernization                               |
|         | 2. Christina Gordon Public School/Dave McNeilly Public School, Modular Request |
|         | 3. École Dickinsfield School, Modernization                                    |
| 2023-24 | 4. Timberlea Public School, Modernization                                      |
|         | 5. Westview Public School, Modernization                                       |
|         | 6. Greely Road School, Modernization   |
| 2024-25 | 7. Beacon Hill Public School, Modernization                                    |
| 2027-28 | 8. Thickwood Heights School, Modernization                                     |
| 2031-32 | 9. Dr. K.A. Clark Public School, Modernization                                 |
| 2032-33 | 10. Parsons Creek II Elementary, New Construction                              |
| 2034-35 | 11. Parsons Creek High School, New Construction                                |
|         | 12. Saline Creek High Elementary, New Construction                             |
|         | 13. Saline Creek High School, New Construction                                 |
| 2037-38 | 14. West Growth Area Elementary, New Construction                              |
| 2038-39 | 15. Saline Creek II Elementary, New Construction                               |
|         | 16. Horse River Elementary, New Construction                                   |
| 2039-40 | 17. Walter & Gladys Hill Public School, Modernization                          |
|         | 18. Hangingstone River Elementary, New Construction                            |
| 2042-43 | 19. École McTavish Public High School, Modernization                           |
|         | 20. Christina Gordon Public School, Modernization                              |
|         | 21. Dave McNeilly Public School, Modernization                                 |
| 2043-44 | 22. Fort McMurray Composite High School, Modernization                         |



Doing  
What's  
**Best**  
For Kids



# Master Facility and Capital Plan



## 1. Westwood Community High School, Modernization

Project Start: 2022-23

Budget: \$37,527,000

Net Capacity: 1,032

Grade Structure: 7 - 12

Project Drivers: Building Condition, Functionality and Programming, Health and Safety

### Project Description

Westwood Community High School is recommended as the first modernization project for the Division. The report prepared by ACI Architecture the natatorium (pool) and fitness areas that were vacated by the YMCA are in poor condition. The school itself has seen expected wear and tear for a building of its age. Accessibility to the gymnasium and other lower levels by a narrow long ramp is not up to current standards and the addition of an elevator and stairwell would be required. Modernizing this facility would bring the school up to code, refresh end-of-life building systems, modernize instructional spaces to current instructional methods, and remediate the natatorium and fitness areas.



### Facility Description

In 1985, the original 14,565.0 square meter two-story building was constructed. The school occupies 10,391 square meters of the original building while the former YMCA occupied the balance until their January 2021 departure. In 1993, an unheated addition was added to the south side of school for outdoor storage. In 2008, an addition was constructed on the south side of the school to act as a link to four modular units, plus washrooms that were relocated from Moberly Hall Charter School. In 2009, sloped glazing over streets was replaced with clearstory. In 2010, six modulars were added to the south side of school. Later, two were relocated to École McTavish High School.

The current gross area of the school is 11,240 square meters.



The remaining space, formerly known as the Westwood YMCA has an abundance of wear and tear with deferred maintenance. Some of the public areas within the main lobbies and the unoccupied area are worn out and have accessibility issues that need to be addressed. The area that requires the most attention, and of course the largest capital expenditure, is the natatorium space and related ancillary spaces.

The sloping decks and pool tanks of the pool area are not conducive for repurposing. In addition, the spaces have been exposed to the harsh environment of high humidity and damaging aspects of a chlorinated pool. Further investigation and direction from an engineering basis is required on the known exterior wall issues (visible cracks in foundation) within the natatorium portion of the building. With this recently discovered exterior wall cracking,

there are concerns as well that the air/vapor barrier of the wall or walls has failed, this would necessitate that the exterior veneer be removed and the air/vapor barrier be replaced. The area has to be inspected for hazardous materials, given the age of the structure, it is likely that there will be a need to remediate and remove what is discovered. The total repairs and remediation of the natatorium and fitness areas are anticipated to be in excess of \$10 million and difficult to fully estimate until further assessment and or when the repair and remediation reveals additional scope of work.

*WESTWOOD IS A TRIPLE-A SCHOOL, EDUCATING STUDENTS FOR ACTIVE  
CITIZENSHIP, LIFE-LONG LEARNING  
AND PERSONAL EXCELLENCE.*





## 2. Christina Gordon Public School/Dave McNeilly Public School, *Modular Request*

Project Start: 2022-23

Budget: \$2,000,000

Net Capacity – Christina Gordon: 550 with request for modulars to increase by 100

Net Capacity – Dave McNeilly: 389 with request for modulars to increase by 100

Grade Structure: K - 6

Project Drivers: Enrolment Pressures, Functionality and Programming

### Project Description

In reviewing the community demographics, FMPSD believes that it would serve the students better and reduce the overall capital costs by adding modular units to Christina Gordon and Dave McNeilly instead of building the Stone Creek Elementary School. The Stone Creek site is difficult to build on and the location does not allow for natural boundaries to draw students away from Christina Gordon. Christina Gordon is located directly across from a 300-unit low-income family housing complex. Approval to purchase four modular units is imperative to meet the community needs and alleviate the need to build an additional school in Stone Creek subdivision. Dave McNeilly is located in the new and growing Parsons Creek Subdivision. School enrollment is rapidly growing with large kindergarten numbers that will push the school over capacity in the near future. Approval to purchase four modular units is required to meet the community needs.



### 3. École Dickinsfield School, Modernization & *Modular Request*

Project Start: 2022-23

Budget: \$17,960,000

Net Capacity: 710 with request for modulars to increase by 175

Grade Structure: K - 6

Project Drivers: Building Condition, Functionality and Programming, Enrolment Pressures

#### Project Description

École Dickinsfield School, home to our highly successful French immersion program, is at the end of its life and in need of modernization. Modernizing would bring this structure up to current code, add breakout rooms, wrap around services space, and appropriate administrative and counselling space to ensure this facility meets the needs of current and future generations.

#### Facility Description

In 1977, a group of 10 portables was constructed on site as a temporary school. In 1981, the original permanent single story school of 3,912 square meters was completed with a limited mechanical mezzanine. Also in 1981, four of the 1977 portables were moved and grouped with four additional portables to create a pod of eight portables including a link on the west side of the school. In 2005, two modulars with a corridor link were added to the end of the south group of portables. To deal with a shortage of washroom facilities, one washroom modular was added in 2009. In 2022, 4 modulars are to be relocated from Ecole McTavish High School and 4 new modulars were added to replace a pod of 8 portables that are to be behind their life expectancy.



The numerous additions have created a facility of 5,542 square meters, which includes 17 portables or modulars on a cramped physical site that struggles to meet the community needs.

The windows are aluminum framed with double field glazing and exterior painted metal security grilles in most areas, which are drafty and require replacement. The facility's underground services infrastructure has created substantial freeze up problems, along with a minor water back up problem that will require substantial upgrades to become a permanent fix.



## 4. Greely Road School, Modernization

Project Start: 2023-24

Budget: \$18,768,000

Net Capacity: 527

Grade Structure: K – 9 (Islamic Alternative Program)

Project Drivers: Building Condition, Functionality and Programming

### Project Description

The Greely Road site houses two schools: Greely Road School, a kindergarten to grade 6 elementary, and Fort McMurray Islamic School, a kindergarten to grade 9 alternative program. This facility is at **96%** utilization, with a wait list for entry into the Islamic alternative program due to lack of capacity. The building systems are at the end of life and modernizing this school would bring it up to code and ensure that it continues to serve the community and future generations.



### Facility Description

The original 4,012 sq. single story core school was built in 1981 serving grades K-8. The core consists of masonry and steel construction with a SBS roofing membrane. A pod of 8 was added in 1981 on the west side of the school. Four of these portables were removed and replaced with two new modulares in the summer of 2007. Current gross area of the school is 4,625 square meters. The building is supported by a concrete foundation system of grade beams and spread footings. The roof and suspended floor assembly in the mechanical mezzanine are steel framed and bear on masonry walls and steel beams and columns. The exterior walls are clad with brick and metal siding with windows that are double glazed aluminum while doors are insulated metal. The original built-up roof has been replaced with modified bitumen (SBS) membrane. The acrylic skylight requires replacement with a clear story. Partitions are concrete blocks with limited metal studs and gypsum boards. Acoustic panels are required in the gymnasium to allow for better sound dampening and to facilitate instruction. Interior doors are a mix of solid core wood and hollow metal doors in pressed steel frames, which are at end of life. Millwork throughout is typically painted plywood. Code issues are limited to barrier free access. Overall, the interior systems are in acceptable condition as lifecycle upgrades are on schedule but the age of the school is now 41 years old and the building systems are at the end of their life.



## 5. Westview Public School, Modernization

Project Start: 2023-24

Budget: \$12,641,000

Net Capacity: 402

Grade Structure: K – 6

Project Drivers: Building Condition

### Project Description

Westview School is at the end of its life expectancy, having provided 43 years of service, and is in need of a modernization to ensure this facility continues to support the community.

### Facility Description

In 1979, the original 3,242 square meter single story school was constructed. The school was expanded with two portables added in 1975, followed by an addition four in 1975, and eight more in 1978. All 14 portables were removed and replaced with ten Modus Modulares in 2007 plus an additional two modular units in 2009. Four of these modulares were later relocated to École McTavish High School to accommodate growth while the high school wing was being constructed, leaving eight modulares at Westview. The current gross area of the school is 3,744 square meters. The school serves kindergarten to grade 6 and has received life cycle planning work; however, the school is 43 years old and the building systems are at the end of life. Modernizing would bring this structure up to current code and ensure this facility meets the needs of future generations.



## 6. Timberlea Public School, Modernization

Project Start: 2023-24

Budget: \$19,115,000

Net Capacity: 827

Grade Structure: K-6 Community School and K – 9 (Christian Alternative Program)

Project Drivers: Building Condition, Functionality and Programming

### Project Description

Timberlea school site houses two schools, Timberlea School, kindergarten to grade 6 elementary, and Fort McMurray Christian School, kindergarten to grade 9 alternative program. This facility, and its building system, are at the end of its life expectancy having provided 36 years of service and is in need of a modernization to ensure this facility continues to support the community.

### Facility Description

This facility's original 3,755 square meter, single story core was built in 1986 serving kindergarten to grade 9. It consists of masonry and steel construction with brick cladding with a built up roof system and concrete foundation. The school originally opened with 10 portables in 1985 until permanent construction was completed. Four of these portables remain in place. Two additional portables were added in 2003 and in 2004, five portables, including a washroom unit, were added. A four modular



pod to the northwest was added in 2008. Most recently, eight modulares, including a washroom portable, were added in 2009/2010. The current gross area of the school, including the 23 modulares, is 6,045 square meters. The core school and the older portables are at the end of their designed life. Modernizing this school would bring it up to code and refresh end of life building systems.

## 7. Beacon Hill Public School, Modernization

Project Start: 2024-25

Budget: \$12,031,000

Net Capacity: 258

Grade Structure: K – 6

Project Drivers: Building Condition

### Project Description

Beacon Hill school is at the end of its life expectancy having provided 47 years of service and is in need of a modernization to ensure this facility continues to support the community.



### Facility Description

In 1975, the original single story building of 2,860 square meters was constructed along with four portables. A wood framed, uninsulated, and unheated addition was added to the west side of school in 1990. In December 2006, two new modulares with a link replaced the existing four portables at the northeast corner of the school. The current gross total area of the building is 2,969 square meters. Concrete foundation system of grade beams and spread footings. Roof assembly is steel framed bearing on masonry walls and steel beams/columns. Exterior walls are typically cavity walls with brick facing and concrete masonry. Partitions are a combination of concrete block and metal studs/gypsum board. Solid core wood and hollow metal door set in pressed steel frames. Millwork is typically clear finish wood. Code issues are limited to Barrier Free Access. The age of the school is 47 years old and the building systems are at end of life and need to be refreshed.

## 8. Thickwood Heights School, Modernization

Project Start: 2027-28

Budget: \$11,889,000

Net Capacity: 330

Grade Structure: K – 6

Project Drivers: Building Condition, Health and Safety, Functionality and Programming

### Project Description

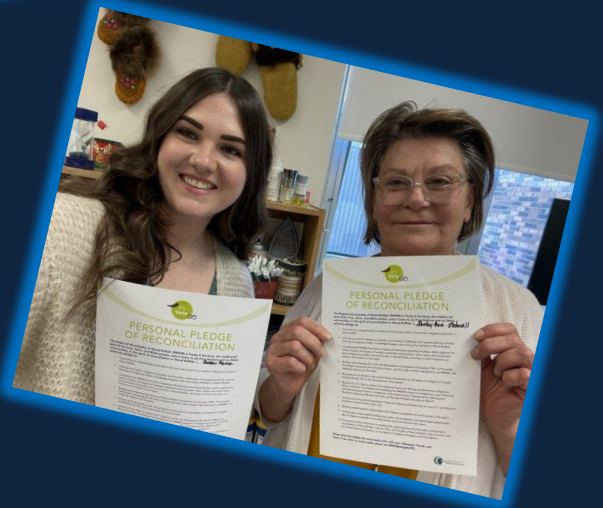
Thickwood Heights School is at the end of its life expectancy having provided 48 years of service and is in need of a modernization to ensure this facility continues to support the community. The school needs a bus loop and improvements in the parking lot traffic flow for safety.





### Facility Description

The original gross area of 3,341 square meters of this single story core school was built in 1974. The school currently has six portables with upgraded furnaces. The main building is supported by a concrete foundation of grade beams and spread footings. The roof is steel framed bearing on masonry walls and steel beams and columns with an upgraded membrane in most areas. Exterior walls are typically cavity walls with brick facing and concrete masonry. Partitions are a combination of concrete block and metal studs/gypsum board. The millwork throughout is typically clear finish wood. This facility has code issues that are limited to barrier free access. This school does not have a bus loop, only a single entrance and exit to the parking lot, which poses constant safety concerns. This school has received life cycle work; however, the school, at 48 years, and the building systems are at the end of life. The above concerns would all be addressed during modernization.





## 9. Parsons Creek II Elementary, New Construction

Project Start: 2032-33

Budget: \$23,976,000

Net Capacity: 600

Grade Structure: K – 6

Project Drivers: Economic Growth, Enrolment Pressures



### Project Description

Parsons Creek is a priority by the Regional Municipality of Wood Buffalo. It is planned to have up to 24,000 residents when completed. The land is cleared and Phase One for 8,000 residents is under construction with 3,600 residents and the first choice for those looking for new homes. It has also proposed 52 acres of commercial development as a town center that is under negotiations for development.

## 10. Parsons Creek High School, New Construction

Project Start: 2034-35

Budget: \$37,581,000

Net Capacity: 900

Grade Structure: 7 – 12

Project Drivers: Economic Growth, Enrolment Pressures

### Project Description

Parsons Creek is a priority by the Regional Municipality of Wood Buffalo. It is planned to have up to 24,000 residents when completed and existing high schools in Timberlea do not have the capacity to accommodate. The land is cleared and Phase 1 accommodating 8,000 residents with 3,600 residing there now. It has also proposed 52 acres of commercial development as a town center that is under negotiations for development, which would attract more development when development begins.

## 11. Saline Creek Elementary, New Construction

Project Start: 2034-35

Budget: \$23,844,000

Net Capacity: 600

Grade Structure: 7 – 12

Project Drivers: Economic Growth, Enrolment Pressures

### Project Description

Saline Creek development for 20,000 residents was noted in the Radke Report titled “Responding to the Rapid Growth of Oil Sands Development” as a top priority to help meet the demand for housing in Fort McMurray. FMPD is requesting a Core School. This community is isolated from other areas and the nearest school is Greely Road over capacity with 96% utilization and housing the highly successful Islamic Alternative Program.

## 12. Saline Creek High School, New Construction

Project Start: 2034-35

Budget: \$37,378,000

Net Capacity: 900

Grade Structure: 7 – 12

Project Drivers: Economic Growth, Enrolment Pressures

### Project Description

Saline Creek development for 20,000 residents is ready with deep services installed. It was noted in the Radke Report titled, “Responding to the Rapid Growth of Oil Sands Development” as a top priority to help meet the demand for housing in Fort McMurray. Additional junior/senior high school space south of the river will be required to accommodate the new students and residents of Saline Creek Plateau. Residential construction has started. New school capacity will be needed in order to accommodate the families and students.

## 13. Dr. K.A. Clark Public School, Modernization

Project Start: 2034-35

Budget: \$18,544,000

Net Capacity: 666

Grade Structure: K – 6

Project Drivers: Building Condition

### Project Description

It will be 32 years since the last modernization and it is expected that the building’s core will need to be updated in order to prolong the life of the facility.



## 14. West Growth Area Elementary, New Construction

Project Start: 2037-38

Budget: \$23,844,000

Net Capacity: 600

Grade Structure: K – 6

Project Drivers: Economic Growth, Enrolment Pressures

### Project Description

West Growth is a top priority by the Regional Municipality of Wood Buffalo after New Parsons Creek. It is planned to have up to 29,000 residents when completed.

## 15.Saline Creek II Elementary, New Construction

Project Start: 2038-39

Budget: \$23,844,000

Net Capacity: 600

Grade Structure: K – 6

Project Drivers: Economic Growth, Enrolment Pressures

### Project Description

The continued expansion and growth of the Saline Creek Plateau development for 20,000 residents will require another core elementary school to provide the local capacity and programming needed.

## 16.Horse River Elementary, New Construction

Project Start: 2038-39

Budget: \$23,844,000

Net Capacity: 600

Grade Structure: K – 6

Project Drivers: Economic Growth, Enrolment Pressures

### Project Description

Horse River is a future development for 14,000 residents; existing schools do not have the capacity to absorb the new students.

## 17.Hangingstone River Elementary, New Construction

Project Start: 2039-40

Budget: \$23,844,000

Net Capacity: 600

Grade Structure: K – 6

Project Drivers: Economic Growth, Enrolment Pressures

### Project Description

Hangingstone is a planned new development for 29,000 residents, where existing schools do not have the capacity to absorb the expected increase in residents and students.



## 18. Walter and Gladys Hill Public School, Modernization

Project Start: 2039-40

Budget: \$18,000,000

Net Capacity: 644

Grade Structure: K – 6

Project Drivers: Building Condition, Functionality and Programming

### Project Description

It will be 25 years since the opening of this facility and it is expected that the building's core will need to be updated in order to prolong the life of the facility.

## 19. École McTavish Public High School, Modernization

Project Start: 2042-43

Budget: \$35,186,000

Net Capacity: 1847

Grade Structure: 7 – 12

Project Drivers: Building Condition, Functionality and Programming

### Project Description

By 2042, this facility will be 31 years since the school opened and it is expected that the buildings core will need to be updated.

## 20. Christina Gordon Public School, Modernization

Project Start: 2042-43

Budget: \$17,000,000

Net Capacity: 550

Grade Structure: K – 6

Project Drivers: Building Condition, Functionality and Programming

### Project Description

It will be 25 years since the opening of this facility and it is expected that the building's core will need to be updated in order to prolong the life of the facility.

## 21. Dave McNeilly Public School, Modernization

Project Start: 2042-43

Budget: \$18,000,000

Net Capacity: 389

Grade Structure: K – 6

Project Drivers: Building Condition, Functionality and Programming

### Project Description

It will be 25 years since the opening of this facility and it is expected that the building's core will need to be updated in order to prolong the life of the facility.

## 22. Fort McMurray Composite High School, Modernization

Project Start: 2043-44

Budget: \$25,000,000

Net Capacity: 1,181

Grade Structure: 7 – 12

Project Drivers: Building Condition, Functionality and Programming

### Project Description

It will be 26 years since the last modernization and it is expected that the building's core will need to be updated in order to prolong the life of the facility.

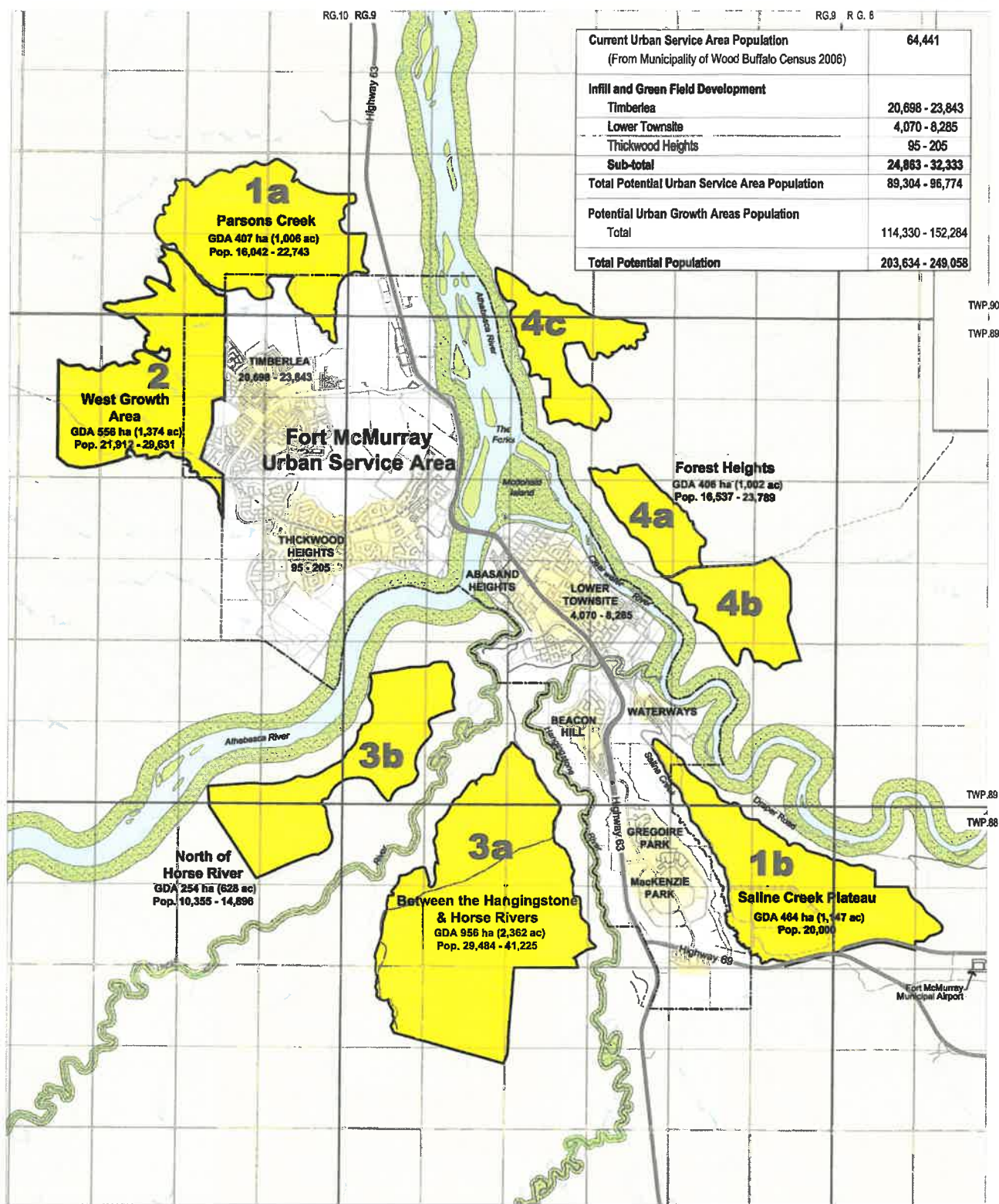


*Photo source: Regional Municipality of Wood Buffalo*

# Appendices

- A. RMWB Map
- B. Fort McMurray 2016 Census Data
- C. 7-Year IMR Summary
- D. 2016 Stats Canada excerpt on Fort McMurray
- E. Modular Request Fall 2020
- F. Alberta Census Division Population Projection Excerpt





**Legend**

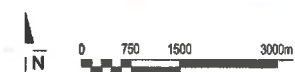
- Urban Growth Areas  
(Post - Environmental Assessment)
- 2a** Sequence of Development
- Urban Service Area
- Highways
- Resource Road
- Unimproved Road
- Water Courses

NOTE: GDA = Gross Developable Area

**Figure 8-1**  
Recommended Growth  
Strategy



ARMIN A. PREKSAITIS  
& ASSOCIATES LTD.  
In association with:

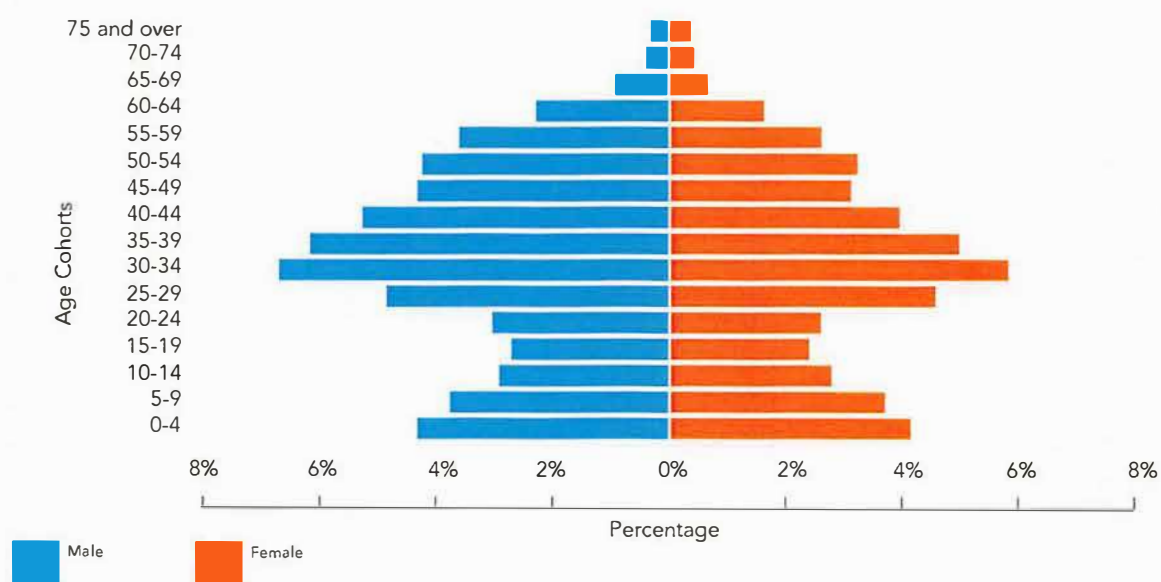


### 2.3 Age and Gender Distribution

Figure 2.3 illustrates the age and gender distribution of the population in 2018. The population pyramid shows the Municipality has a fairly young population with slightly over 47% of the population between the ages of 20 and 44. However, The share of this age group decreased compared to 2015 and 2012 when it accounted for 51% of the population. The largest population cohort is the 30-34 age group, which accounts for 12.3% of the total population. This is similar to 2015 when the 30-34 age group was the largest population cohort and accounted for 13% of the population. The next largest population cohorts are the 35-39 and 25-29 age groups. These age groups account for 11% and 9.2% of the total population respectively.

A comparison of the age and gender distribution between 2015 and 2018 shows there have been significant changes in the 0-24 (children and youth) and the 25-64 (workforce) age groups. The proportion of children and youth in the total population increased by 7.4 percentage points from 24% to 31.4%. In contrast, the share of the workforce in the total population decreased by 8 percentage points from 73.8% to 65.8%. The decrease correlates with the tendency of the workforce age group to leave a community in search of employment opportunities following an economic downturn. The proportion of seniors (65 years of age and over) remained relatively stable, slightly increasing from 2.1% to 2.8%.

**Figure 2.3 Age and Gender Population Pyramid, 2018**



**APPENDIX C**

**FORT MCMURRAY PUBLIC SCHOOL DIVISION  
7 YEAR IMR SUMMARY**

**2020-2021**

	<b>YR1</b>	<b>YR1</b>	<b>YR2</b>	<b>YR3</b>	<b>YR4</b>	<b>YR5</b>	<b>YR6</b>	<b>YR7</b>		<b>Overall</b>
	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>TOTAL*</b>	<b>Ranking</b>
<b>Westwood Community High</b>	9,757,489	457,625	1,475	216,236	7,127,439	7,440	30,000	165,000	<b>17,762,704</b>	1
<b>École Dickinsfield</b>	3,014,303	226,038	516,281	454,534	488,486	341,000	253,000	445,000	<b>5,738,642</b>	2
<b>Timberlea</b>	2,585,915	79,292	44,319	145,959	239,742	1,892,201	270,000	330,000	<b>5,587,428</b>	3
<b>Westview</b>	3,186,866	38,000	114,007	454,676	341,937	4,907	650,000	240,000	<b>5,030,393</b>	4
<b>Greely Road</b>	55,922	1,700,000	743,945	812,766	110,115	71,498	270,000	215,000	<b>3,979,246</b>	5
<b>Beacon Hill</b>	1,350,688	113,000	296,000	257,613	192,729	15,372	120,000	215,000	<b>2,560,402</b>	6
<b>Thickwood Heights</b>	1,299,574	114,000	95,000	18,040	110,014	28,897	112,000	275,000	<b>2,052,525</b>	7
<b>Dr. K.A Clark</b>	115,950	281,038	97,000	57,000	33,236	1,044,915	150,000	440,000	<b>2,219,139</b>	8
<b>École McTavish</b>	450,000	350,000	190,000	280,000	325,000	350,000	350,000	215,000	<b>2,510,000</b>	9
<b>Walter &amp; Gladys Hill</b>	250,000	211,000	250,000	250,000	243,000	211,000	600,000	420,000	<b>2,435,000</b>	10
<b>Dave McNeilly</b>	150,000	250,000	250,000	250,000	210,000	220,000	270,000	340,000	<b>1,940,000</b>	11
<b>Christina Gordon</b>	150,000	250,000	250,000	250,000	210,000	220,000	270,000	310,000	<b>1,910,000</b>	12
<b>Fort McMurray Composite High</b>	25,000	88,765	53,188	233,149	265,632	300,000	400,000	515,000	<b>1,880,734</b>	13
<b>TOTAL</b>	<b>22,391,707</b>	<b>4,158,758</b>	<b>2,901,215</b>	<b>3,679,973</b>	<b>9,897,330</b>	<b>4,707,230</b>	<b>3,745,000</b>	<b>4,125,000</b>	<b>55,606,213</b>	

**AVERAGE 7 YEAR NEED**

**7,943,745**

*\*current VFA (excluding new schools)*



# Census Profile, 2016 Census

## Fort McMurray, Alberta

Fort McMurray Alberta (Population centre)			
<a href="#">Data quality</a>   <a href="#">Map</a> <a href="#">Change geography</a>			
	Total	Male	Female
<b>Population and dwellings</b>			
Population, 2016 <sup>1</sup>	66,573	33,331	33,242
Population, 2011 <sup>1</sup>	60,555 <sup>2</sup>	31,143	29,412
Population percentage change, 2011 to 2016	9.9	9.3%	10.2%
Total private dwellings <sup>1</sup>	28,567	14,616	13,951
Private dwellings occupied by usual residents <sup>1</sup>	23,937	12,146	11,791
Population density per square kilometre	1,285.4	1,446	1,126
Land area in square kilometres	51.79	13.75	13.75

Fort McMurray Alberta {Population centre}			
<a href="#">Data quality</a>   <a href="#">Map</a> <a href="#">Change geography</a>			
	Total	Male	Female
<b>Age characteristics</b>			
Total - Age groups and average age of the population - 100% data	66,575	35,920	30,655
0 to 14 years	13,140	6,775	6,365
0 to 4 years	5,585	2,900	2,685
5 to 9 years	4,295	2,175	2,120
10 to 14 years	3,265	1,700	1,565
15 to 64 years	51,720	28,200	23,520
15 to 19 years	3,140	1,685	1,455
20 to 24 years	4,250	2,200	2,050
25 to 29 years	7,340	3,770	3,575
30 to 34 years	8,365	4,475	3,895
35 to 39 years	6,720	3,590	3,130
40 to 44 years	5,525	3,085	2,435
45 to 49 years	5,005	2,765	2,230
50 to 54 years	4,980	2,820	2,160
55 to 59 years	4,170	2,460	1,710
60 to 64 years	2,230	1,335	890
65 years and over	1,710	945	765
65 to 69 years	955	570	385
70 to 74 years	365	200	165
75 to 79 years	205	105	100
80 to 84 years	120	40	85
85 years and over	75	35	35
85 to 89 years	65	30	30
90 to 94 years	5	0	5
95 to 99 years	5	5	5
100 years and over	0	0	0
Total - Distribution (%) of the population by broad age groups - 100% data	100.0	100.0	100.0
0 to 14 years	19.7	18.9	20.8
15 to 64 years	77.7	78.5	76.7
65 years and over	2.6	2.6	2.5
85 years and over	0.1	0.1	0.1
Average age of the population	33.0	33.7	32.2
Median age of the population	33.1	33.8	32.3



2022-2023 MODULAR CLASSROOM PROGRAM REQUEST FORM  
Schedule A - New Modular Requests

APPENDIX E

Jurisdiction: The Fort McMurray School Division

Board Priority #	Facility Name	Location	Grade Configura tion	Is this a P3 school? (Yes or No)	Number of Type A Units Required	Number of Type B Units Required	Number of Washroom Units	Request Category Code (Please select)	Additional Scope Funding Required? e.g. fire hydrant, parking spaces (Yes or No)	Additional Scope Funding Documentation Attached? (Yes or No)	Site Layout Attached (Yes or No)	Site Ready Date	Explanation for Request Please provide detailed explanation for the Modular Request, Category Code, Additional Site Requirement (if applicable)
1	Christina Gordon Public School	106 Parsons Creek Dr	K-6	No	2	2	0	2	No		Yes		School enrollment is rapidly growing, with large ECS enrollment, which will push the school over capacity without additional space in the near future
2	Dave McNeilly Public School	431 Callen Dr	K-6	No	1	3	0	2	No		Yes		School enrollment is rapidly growing, with large ECS enrollment, which will push the school over capacity without additional space in the near future
3													
4													
5													
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17													
18													
19													
20													
21													
22													
23													
Total of New Units Requested					3	5	0	Category Codes:					

1 = Health and Safety (Please explain)  
2 = Enrolment Pressures (Please explain)  
3 = Program Delivery (Please explain)  
4 = Evergreening (Please Explain)

Superintendent or Designate  
(Signature req'd on the last page of this sheet only)

Please e-mail the original Excel document to [edc.cpdata@gov.ab.ca](mailto:edc.cpdata@gov.ab.ca)



# Population Projections

## Alberta and Census Divisions, 2021–2046

In 2046, Alberta's population is expected to:

- Reach almost 6.4 million people, an increase of roughly 1.9 million people from 2020.
- Become older, with an average age of 41.5 years, up from 38.5 years in 2020.
- Become increasingly diverse, as arrivals from other countries account for about 54% of the expected growth over the projection period.
- Become more concentrated in urban centres, especially along the Edmonton-Calgary Corridor; 80% of Albertans are expected to live in this region by 2046.

Population projections from 2021 to 2046 for Alberta and its 19 census divisions are now available. Three sets of assumptions (i.e., low, medium and high population growth scenarios) were prepared. This document highlights the main characteristics of Alberta's projected population, focusing mainly on the medium (reference) scenario, unless otherwise indicated.

## Alberta Population Projections

### Alberta to post steady long-term population growth

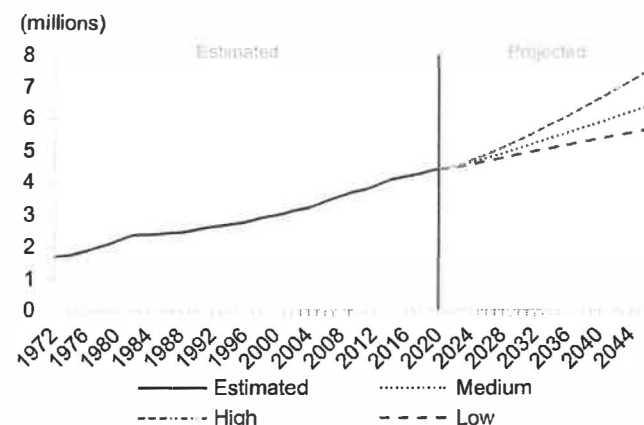
By 2046, Alberta is expected to be home to almost 6.4 million people, representing an average annual growth rate of about 1.4%, or an increase of roughly 1.9 million people from 2020 (Figure 1). In contrast, the projected growth will be lower than the 1.9% experienced over the previous 25-year period (1995 to 2020), due to population aging and slower gains in migration. Alberta's population is projected to surpass 5.0 million by 2030

and reach the 6.0 million mark by 2042. Under the low and high scenarios, Alberta's total population in 2046 is projected to be around 5.6 million and 7.5 million; gains of 1.2 million and 3.0 million, respectively.

Migration to the province is dependent on a number of factors, including Alberta's economic conditions relative to other provinces. Leading up to the pandemic, Alberta had been slowly recovering from the 2015-2016 recession. However the dual shock of the COVID-19 pandemic and collapse in oil prices sent the economy into an unprecedented contraction in 2020, further delaying the recovery. While the Alberta economy has rebounded since then, the effect on migration is expected to continue over the short term. The COVID-19 pandemic primarily affected net international migration. Travel restrictions and delays in issuing work and permanent residency permits slowed migration to Alberta from abroad starting in March 2020, causing net international migration levels to fall. Net international migration in 2021 is expected to be significantly lower than the recent past, but should improve over the next few years as vaccine rollouts in Canada and around the world open up the possibility for the easing of international travel restrictions. Furthermore, the federal government has significantly increased immigration targets over the next three years, which should provide a further boost to international migration.

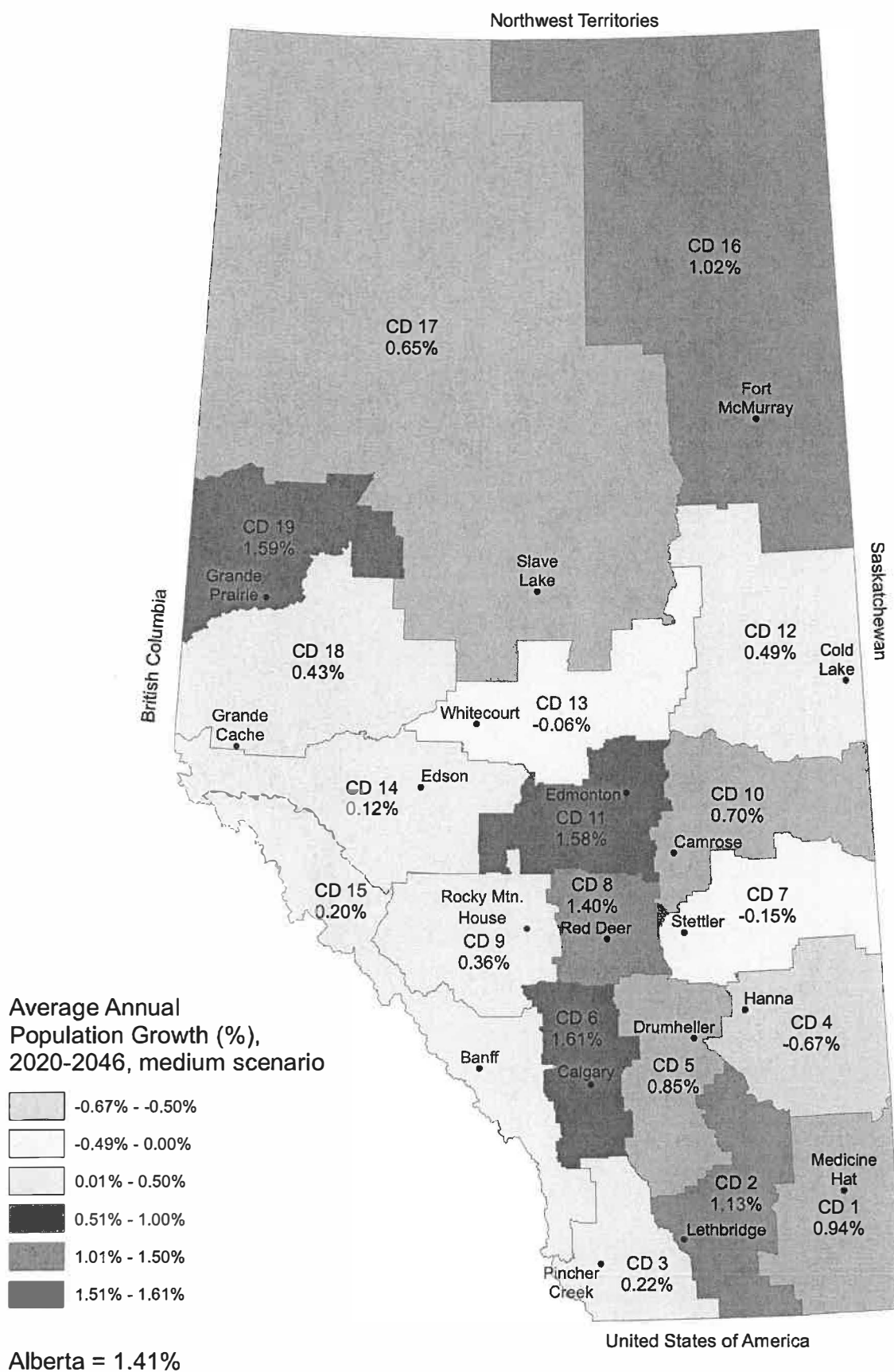
**FIGURE 1: POPULATION OF ALBERTA**

1972-2046



Sources: Statistics Canada and Alberta Treasury Board and Finance

MAP 3: AVERAGE ANNUAL POPULATION GROWTH (PERCENT), 2020-2046, MEDIUM SCENARIO





For additional information contact:

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