



Long Range Facilities Plan

2022 - 2031



Vernon Secondary School, replacement school completed in 2012

A Report by Cascade Facilities Management Consultants Ltd

Final Issue: 31 March 2022

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EXECUTIVE SUMMARY

INTRODUCTION

Cascade Facilities Management Ltd was contracted in January 2021 by School District No. 22 (VERNON) to undertake an update of the Long Term School District Facility Plan (also known as the Long Range Facilities Plan) prepared in June 2016. The main purposes of the LRFP were to:

- To fulfill the requirement of the Ministry for each school district to develop a LRFP as instructed and required as part of the capital plan submission
- To demonstrate existing School District's strategies in meeting the guidelines for optimum capacity utilization
- To guide the School District and the Ministry in facilities decisions over the long term
- To ensure cost-effective operations of existing facilities and capital investments for new schools, additions, renovations/upgrades, replacements
- To develop options to meet space needs in the district and to achieve balance between enrolment and school capacity in each of the Family of Schools

THE SCHOOL DISTRICT

SD22 offers a variety of programs in its schools and other district facilities, including:

- Early Education Strong Start program
- French Immersion program (EFI and LFI)
- Montessori program (G1-6)
- International Student Program
- Academies
- Specialized & Career Programs (in partnerships with other organizations)
- Alternate Schools

It has an inventory of assets comprising:

- 14 elementary schools
- 5 secondary schools
- 4 other facilities in use by the District which include the Administration Building, Maintenance Facility, Bus Garage and the Dorothy Alexander Centre
- 1 closed facility
- 6 undeveloped sites
- 20 portables
- Childcare twin modular buildings at Ellison, Alexis Park, Mission Hill and Harwood

The enrolment for 2020/21 based on the headcount in regular programs at the 14 elementary and 5 secondary schools is 8,398. This enrolment number does not include students in the International Program which is not funded by the Ministry. Other funded students included those in the alternate schools, Continuing Education and VLearn.

POPULATION PROJECTION

Census data from StatCan indicate that the total population within the School District grew from a 58,655 in 2001 to 73,659 in 2021 from the recent release of the 2021 Census population data. According to BCStats, the population is expected to increase by more than 10%, reaching 81,496 by 2031, sustained mainly by immigration and concentrated primarily in the areas surrounding the town centres of the communities in the Greater Vernon area.

The age 5-17 group population is expected to remain fairly flat and show a slight decline. From the nearly 2,200 new housing units, the yield of the student age population is estimated to be about to 580.

ENROLMENT PROJECTION & CAPACITY UTILIZATION

The enrolment projection as prepared by Cascade Facilities Management Ltd Indicates an increase in enrolment from 8,400 in 2021 to 8,705 by 2031, a decrease of 214 at the elementary level and an increase of 524 at the secondary level for a district-wide increase of 310.

The District Capacity Utilization of 92.5% in 2021 is expected to reach 95.8% in 2026 and to 95.9% in 2031. Although below the full 100% capacity, there still will be imbalances of space shortfall and surplus between the families of schools, the elementary schools within the families, and the secondary schools.

OPTIONS

Options for new spaces include:

- Use of portables at schools with shortfall less than 100
- Addition at W L SEATON
- Renovation (plus reconfiguration) of C BLOOM (preferred option from previous public consultation)

1. OBJECTIVES & PROJECT SCOPE

1.1 Introduction

The Ministry of Education in its 2021/22 Capital Plan Instructions dated April 10 2020, requires Boards of Education to develop and maintain a comprehensive School District Long Range Facilities Plan (LRFP). This requirement is defined as follows:

A comprehensive Long-Range Facilities Plan (LRFP) should guide all board of education decisions regarding capital asset management and capital plan submissions, both in terms of facility operations and educational programming. The content of each LRFP developed by boards is fully expected to vary, as they will be dependent on the unique circumstances of individual school districts currently and in the future. The LRFP for a school district would most commonly use at least a ten-year planning horizon. However, a longer period may be considered where local government is actively pursuing extended land use planning and lengthier residential development growth strategies, which may directly influence the growth of student enrolment in different areas of the school district. Conversely, the potential contraction of communities and changing demographics in neighbourhoods, leading to subsequent decline in student enrolment, may also need to be considered under the LRFP. As all capital project requests should be supported by a current LRFP, the Ministry may request school districts to provide appropriate sections of the LRFP to inform its review of individual requested projects. Of primary consideration is that any school for which a capital project is being proposed has been identified in the LRFP as being necessary for the board's continuous provision of education programming for students in the school district.

The LRFP takes into consideration education program requirements and trends, capacity utilization, seismic vulnerability and risk factor of school buildings and current condition of existing facilities, in addition to current land use and anticipated changes, future housing developments, student yield rates, community demographics, local community and economic development strategies, and other long-term planning considerations.

The LRFP supports the Five-Year Capital Plan to be submitted to the Ministry by providing a comprehensive rationale for specific capital projects that are proposed. In addition, the LRFP provides a district-wide framework for other key local decisions such as analysis of capacity utilization of surrounding schools, location of district programs and maintenance priorities.

1.2 Objectives

The objectives for the School District's LRFP include the following:

- To provide an update to the 2016 Long Term Facility Plan
- To demonstrate existing School District's strategies in meeting the guidelines for optimum capacity utilization
- To guide the School District and the Ministry in facilities decisions over the long term to ensure cost-effective operations of existing facilities and capital investments for new schools, additions, renovations/upgrades, replacements

- To develop options to meet space needs in the School District and to achieve balance between enrolment and school capacity in each of the Family of Schools zones

1.3 Scope of the Plan

The LRFP provides a framework to guide the district in rationalizing its long-term facilities usage and to support future capital plan submissions to the Ministry of Education. The ownership of the plan stays with the District and is a dynamic document that needs to be updated and amended as circumstances and programs change over time, or as requested by the Ministry for the review of a specific project request.

This study will cover a ten-year planning horizon from 2021 to 2030, and is limited to the students enrolled at the 19 schools in the Vernon School District, who receive classroom instruction in the regular English and French Immersion and Montessori programs. Enrolment figures do not include students enrolled in the International Program.

The process to complete the LRFP will include:

- review of SD22 organization and educational program requirements and trends
- review of existing planning and facilities reports to establish a profile of all facilities in the District, including their current conditions and school capacities
- analysis of demographics and trends, including review of population data and projections, from BC Stats, StatCan, Regional District of North Okanagan (RDNO), and municipalities of Vernon, Coldstream and Lumby,
- preparation of enrolment projections based on data from Baragar Systems, injected with "local knowledge" of new future housing in the municipalities
- development and evaluation of options and recommendations to meet future facility needs
- other planning considerations such as Community Use, Transportation, Heritage Conservation, etc.

1.4 Limitations and Exclusions

This study covers a ten-year planning horizon from 2021 to 2031. The enrolment projections relied on:

- Population projections from RDNO and BCStats
- Baragar Systems historical and enrolment projection data
- New Housing developments as provided by Planning Department staff from Vernon, Coldstream and RDNO

The enrolment numbers are for students enrolled at the 19 schools in the Vernon School District and receive classroom instruction in the regular program and programs of choice such as French Immersion and Montessori programs, and do not include International Students enrolled at the schools.

2. EDUCATIONAL PROGRAMS

2.1 Educational Programs offered by SD22

SD22 offers a variety of programs in its schools and other district facilities, including:

- Early Education Strong Start program: Alexis Park, Mission Hill and Okanagan Landing
- French Immersion program: Alexis Park (K), Beirsto (G1-7), Harwood (K and G6-7), and WL Seaton (8-12)
- Montessori program at Silver Star
- International Student Program: offered at elementary schools to students at least age 11 (or younger if staying with a natural parent) and at all five secondary schools
- Academies
 - o Beyond Sport Volleyball Academy
 - o Dance Academy
 - o Earthquest Academy
 - o Endurance Multisport Academy
 - o First Responders Academy
 - o High Performers Golf Academy
 - o On the Edge Hockey Academy
 - o Soccer Academy
 - o Snowsports Academy
 - o Students Without Borders Academy
 - o Vernon Baseball Academy
 - o Awaken Inquiry and Adventure Okanagan (formerly The Academy of Inquiry and Adventure) at Clarence Fulton Secondary
- Specialized & Career Programs (in partnerships with other organizations)
 - o Dual Credit Programs and Courses
 - o Forestry Trades Program
 - o Jean Minguy Memorial RCMP Youth Academy
 - o Work Experience
 - o Trades Explore Sampler
 - o Work In Trades
 - o Gateway To Technology
- Alternate Schools
 - o The Alternative Learning Program (ALP) located in the Dorothy Alexander Centre offers individualized course programs for students working on coursework at the grade 8 – 10 levels and offers both modified and adapted programming for students aged 13 to age 17 working at lower grade levels.

- o The Open Door Education Centre, in leased spaces situated in Downtown Vernon, is a full service program for students 17 and older, offering grade 10-12 courses using computer guided instruction combined with direct one on one and small group teaching support by specialist teachers.
- o CrossRoads, located in the heart of Lumby, offers individualized programs from grade 10-12, for students 16 years or older and Continuing Education adults to complete their schooling in an alternate setting to regular secondary school.
- o vLearn is an Online Learning School serving the province of British Columbia. vLearn focuses on providing grades K-12 courses delivered in a variety of learning formats including onsite, online, paper-based and virtual.

2.2 Organization

The schools in the District are structured by grades as K-7 (elementary), G8-12 (secondary), except for the BLOOM Family of Schools which are K-6 (elementary), G7-12 (secondary). They are grouped as five families of schools, four with three elementary schools, and one secondary school, one with two elementary schools, and one secondary school. The five families of schools serve three municipalities, Electoral Areas B, C, D and E, and First Nation Reserves therein. For planning purposes, they are organized by Families as follows:

Figure 2.1A: Organization of SD22 schools

FAMILY	Elementary (K-7)	Secondary (G8-12)
SEATON	Alexis Park	WL SEATON
	Beairsto (FI)	
	Harwood	
VERNON	BX	VERNON
	Hillview	
	Silver Star	
FULTON	Ellison	Clarence FULTON
	Mission Hill	
	Okanagan Landing	
KALAMALKA	Coldstream	KALAMALKA
	Kidston	
	Lavington	
BLOOM	Cherryville (K-6)	Charles BLOOM (G7-12)
	JW Inglis (K-6)	

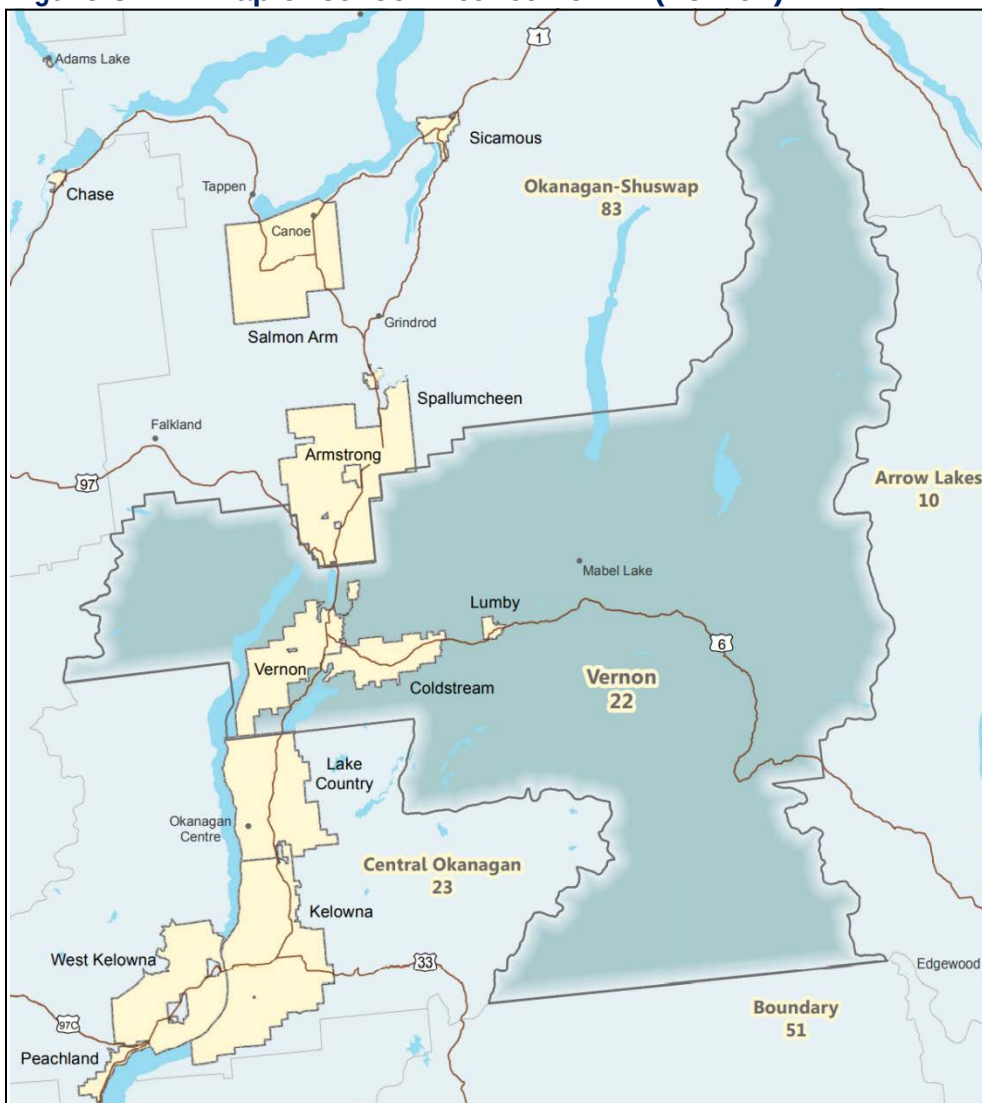
3. DISTRICT FACILITIES PROFILE

3.1 Overview

School District No. 22 (Vernon), located in the Okanagan Valley of south-central British Columbia, provides educational services to approximately 8,450 students in 2020/21. The district has an annual budget of approximately \$116,000,000 and employs approximately 700 certificated and 500 support staff.

It generally encompasses the municipalities of Vernon, Coldstream and Lumby, Electoral Areas "B", "C", "D" and "E", the Okanagan Indian Band Reserves in EA B, and some adjacent areas of Electoral Area F and Spallumcheen. To the east is SD10 (Arrow Lakes), to the north, SD83 (Okanagan-Shuswap), to the west, SD58 (Nicola-Similkameen), and south, SD23 (Central Okanagan).

Figure 3.1A - Map of School District No. 22 (Vernon)



3.2 District Facilities

These facilities are owned by the District:

- 14 elementary and 5 secondary schools:
 - o Alexis Park Elementary
 - o Beairsto Elementary
 - o BX Elementary
 - o Cherryville Elementary
 - o Coldstream Elementary
 - o Ellison Elementary
 - o Harwood Elementary
 - o Hillview Elementary
 - o JW Inglis Elementary
 - o Kidston Elementary
 - o Lavington Elementary
 - o Mission Hill Elementary
 - o Okanagan Landing Elementary
 - o Silver Star Elementary
 - o Charles Bloom Secondary
 - o Clarence Fulton Secondary
 - o Kalamalka Secondary
 - o Vernon Secondary
 - o WL Seaton Secondary
- Other facilities in use by the District:
 - o Board Office
 - o Maintenance Building
 - o Bus Garage
 - o Dorothy Alexander Centre
- Undeveloped School District Owned Sites
 - o Heritage Park Site - 5201 Heritage Drive, Vernon (2.34 Ha)
 - o Lake Ridge Site - 7001 Lake Ridge Drive, Vernon (2.27 Ha)
 - o N'Kwala Park site - 5440 MacDonald Road, Vernon (3.02 Ha)
 - o Middleton Mountain Site - 600 Mt. Ida Road, Coldstream (4.63 Ha)
 - o Field West of Dorothy Alexander Centre (Dorothy Alexander site is 1.28 Ha, the undeveloped field is approximately 0.97 Ha)
- Closed Facilities
 - o Whitevale Elementary School at Lumby

In addition, the SD22 leased some 4,700 square feet of area and 10 parking spaces at 3308 30th St. used for the Open Door Alternate Program and VLearn Secondary Program.

3.3 Facility Condition

As part of the Ministry of Education Capital Asset Management Services (CAMS) initiative, VFA Canada was engaged to conduct facility condition assessments for SD22. The purpose of these assessments is to determine the condition of each school facility, including their building systems in order to determine the amount of capital funding resources required to renew it.

The building systems assessed include:

- Exterior building envelope
- Interior construction and conveyance
- Electrical
- Heating, ventilation, and air conditioning
- Plumbing
- Structure

An overall facility condition index (FCI) is developed for each school facility to provide a comparative indicator of the condition of facility relative to other facilities in the District. The Facility Condition Index (FCI) is expressed as:

$$\text{Facility Condition Index} = \frac{\text{Cost to remedy maintenance deficiencies}}{\text{Replacement Value of Facility}}$$

The general facility condition index is expressed as a number below 0.05 (excellent) to above 0.60 (very poor). The relative measure of the condition of the facilities is usually categorized into a five-tiered condition scale ranging from Excellent to Very Poor, as follows:

Figure 3.3A

Rating	Condition	Remarks
0.00-0.05	Excellent	Near new; meets present and foreseeable future requirements
0.05 -0.15	Good	Meets all present requirements
0.15 -0.30	Average	Has significant deficiencies, but meets minimum requirements; some significant building system components nearing end of normal life-cycle
0.30 -0.60	Poor	Does not meet requirements; immediate attention required to significant building systems; some significant building systems at end of life-cycle
0.60-1.00	Very Poor	Does not meet requirements; immediate attention required to most significant building systems; most significant building systems at end of their life-cycle

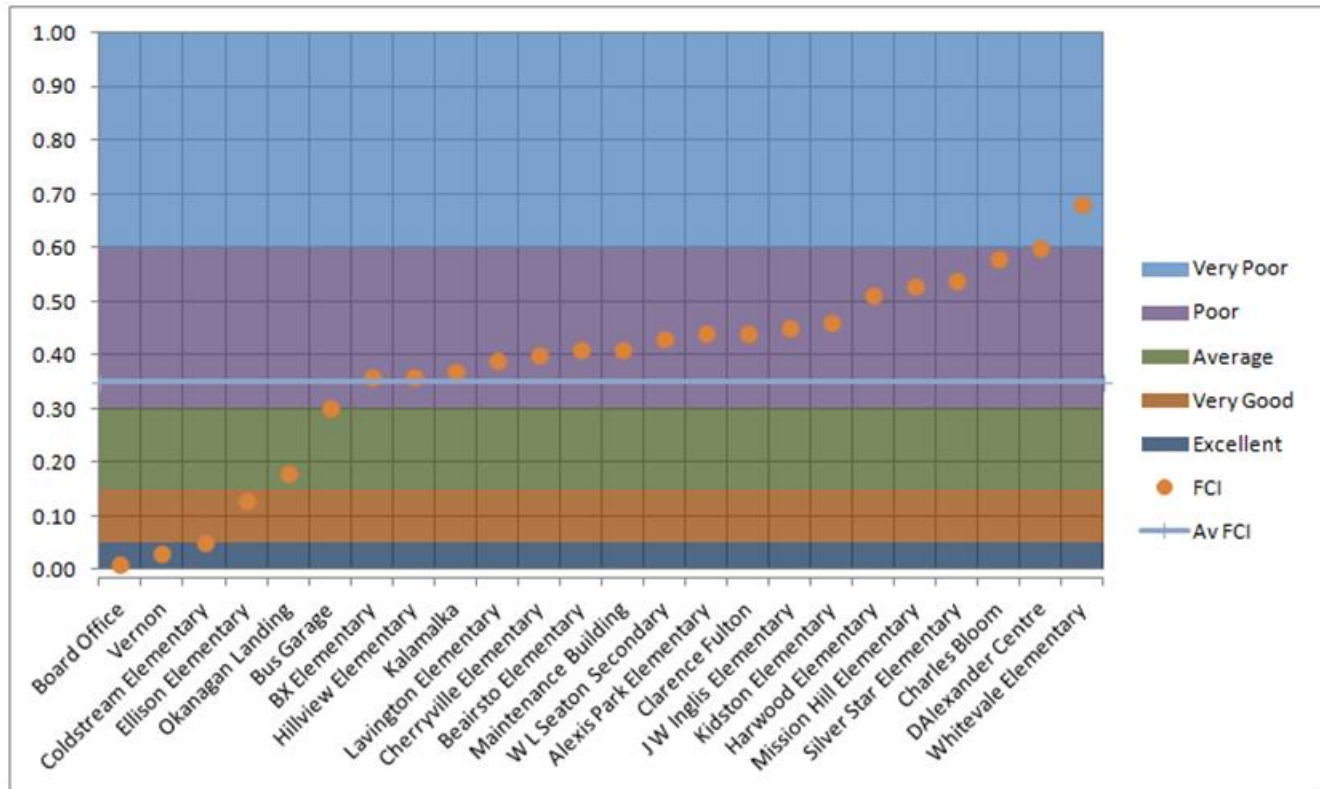
The following table and chart display the preliminary Facility Condition Index for SD22 prepared in February 2022:

Fig 3.3B: Table showing FCI of SD22 Facilities

Elementary Schools	FCI	Secondary Schools	FCI
Alexis Park	0.44	C BLOOM	0.58
Beairsto	0.41	C FULTON	0.44
BX	0.36	KALAMALKA	0.37
Cherryville	0.40	VERNON	0.03
Coldstream	0.05	WL SEATON	0.43
Ellison	0.13		
Harwood	0.51		
Hillview	0.36		
JW Inglis	0.45		
Kidston	0.46		
Lavington	0.39		
Mission Hill	0.53		
Okanagan Landing	0.18		
Silver Star	0.54		

District Facilities	FCI
BOARD OFFICE	0.01
BUS GARAGE	0.30
MAINTENANCE BLDG	0.41
D ALEXANDER CENTRE	0.60
Whitevale Elem (<i>closed</i>)	0.68

Figure 3.3C: Chart showing FCI of SD22 Facilities



3.4 Portables and Modular Buildings

As of Summer 2022, there will be a total of 20 portables on SD22 sites. Their location, number and use are shown in the following table:

Figure 3.4A

Location	Number	Use
Alexis Park Elementary	3	General Instruction
Kidston Elementary	3	General Instruction
Harwood Elementary	3	General Instruction
Hillview	3	General Instruction
JW Inglis Elementary	2	Music; Multi-Purpose
Mission Hill Elementary	2	Strong Start (1); vLearn (1)
Okanagan Landing Elementary	1	General Instruction
WL SEATON	2	General Instruction
Crossroads Learning Center	1	General Instruction
TOTAL	20	

In addition, childcare facilities in twin modular buildings, measuring 25' x 60' each, have been approved to be constructed at Ellison, Alexis Park, Mission Hill and Harwood.

3.5 Seismic

The National Building Code (NBC) divides BC into 7 seismic zones from 0 to 6. Zone 0 is characterized with a very low seismic hazard, whereas zone 6 is characterized with the highest seismic hazard. SD22 falls within Zones 1 and 2 which are considered fairly low.

A search of the Ministry of Education seismic mitigation current 3-year capital plan did not show any seismic project listed for SD22.

3.6 Capital Plan Submission

The following capital projects were submitted to the Ministry of Education via the annual Capital Plan Submission in June 2020:

Figure 3.6A

EXPANSION PROGRAM (ADD) PROJECTS			
Priority	Facility Name	Project Code	Project Description
1	Alexis Park Elementary	EXP	Four Classroom Addition
2	Silver Star Elementary	EXP	Three Classroom Addition
3	Hillview Elementary	EXP	Three Classroom Addition

BUILDING ENVELOPE PROGRAM (BEP) PROJECTS

1	Lavington Elementary	BEP	Building envelope Improvements
2	Kidston Elementary	BEP	Building envelope Improvements

SCHOOL ENHANCEMENT PROGRAM (SEP) PROJECTS

1	Charles Bloom Secondary	SEP	Mechanical Upgrade
2	Ellison Elementary	SEP	Major Replacement of Roof
3	Charles Bloom Secondary	SEP	Gymnasium Upgrade
4	Clarence Fulton Secondary	SEP	Mechanical Upgrade
5	WL Seaton Secondary	SEP	Mechanical Upgrade
6	Dorothy Alexander Centre	SEP	HVAC Replacement

CARBON NEUTRAL CAPITAL PROGRAM (CNCP) PROJECTS

1	Various Schools	CNCP	DDC Upgrades
2	Fulton & Harwood	CNCP	Lighting Upgrades
3	Mission Hill & Alexis Park	CNCP	Lighting Upgrades
4	Kalamalka & Kidston	CNCP	Lighting Upgrades
5	JW Inglis & Cherryville	CNCP	Lighting Upgrades
6	Silver Star & Coldstream	CNCP	Lighting Upgrades

PLAYGROUND EQUIPMENT PROGRAM (PEP) PROJECTS

1	Ellison Elementary	PEP	Playground & Equipment Upgrade
2	Okanagan Landing Elementary	PEP	Playground & Equipment Upgrade
3	Silver Star Elementary	PEP	Playground & Equipment Upgrade

BUS ACQUISITION PROGRAM (BUS)

1		BUS	Replacement of Buses
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4. COMMUNITY DEMOGRAPHICS

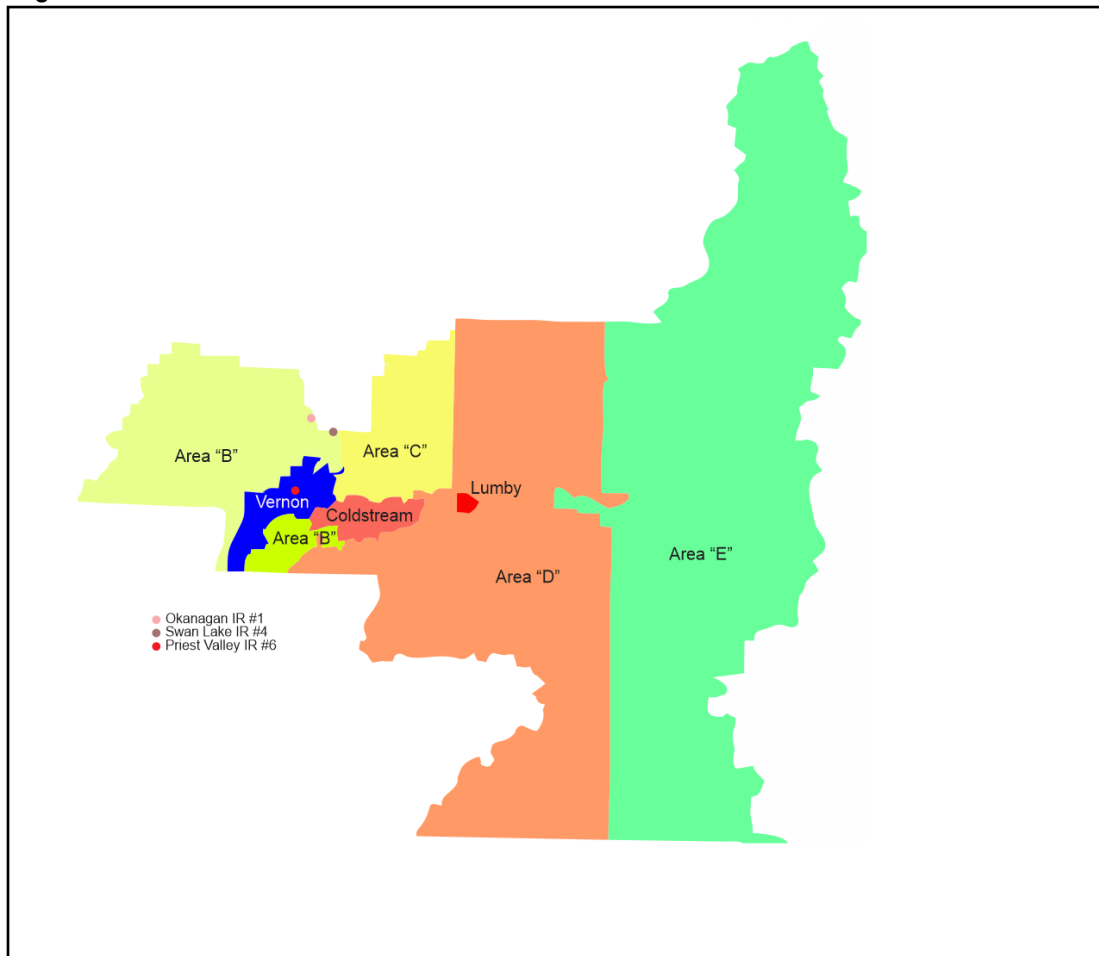
4.1 Introduction

Vernon School District No. 22 is in the traditional territory of the Okanagan Nation, land of the Syilx People. It is part of the Regional District of North Okanagan (RDNO) covering an area of approximately 5585 square kilometers and includes:

- the municipalities of Vernon, Coldstream and Lumby
- Electoral Areas "B", "C", "D" and "E"
- First Nation Reserves:
 - o Okanagan IR #1
 - o Swan Lake #4
 - o Priest Valley #6

The administrative boundary of the Vernon School District is shown below in Figure 4.1.

Fig 4.1



4.2 Population History

The population data as a whole for the School District area were accessed based on a combination of Provincial data sources (BC Stats, Vital Stats) and Federal data sources (Statistics Canada, Canada Census) and available data from the municipalities and Regional District of North Okanagan. The following table and chart depict the population from 2001-2021 of the jurisdictions in SD22 and their past growth trends.

Figure 4.2A - Table showing SD22 Population (2001- 2021)

Jurisdiction	2001	2006	2011	2016	2021	% Increase
Vernon CY	33494	35944	38180	40116	44519	32.92%
Coldstream DM	9106	9471	10314	10648	11171	22.68%
Lumby VL	1618	1634	1731	1833	2063	27.50%
EAs and IRs*	14438	15128	14991	16713	15906	10.17%
SD22	58656	62177	65216	69310	73659	25.58%

** Data for the population of the Okanagan Indian Band from 2001 to 2021 were not readily available or may have been suppressed for privacy reasons (due to small numbers of people). In 2016, there was a total of 3479 Okanagan Indian Band members in the RDNO, slightly more than half were residing on Reserves in Electoral Area B.*

The population distribution of SD22 in 2021 was as follows:

City of Vernon: 60.4%
 DM of Coldstream: 15.2%
 Village of Lumby: 2.8%
 EAs and IRs: 21.6%

The major portion of the population of SD22 is concentrated in the areas surrounding the town centres of the communities in the Greater Vernon area (including Coldstream, Electoral Areas B & C, and the Okanagan Indian Band, which StatCan delineates as the Census Area, CA).

Although recent population growth has been lower than the rate for BC as a whole, it is expected to increase due to its higher share of total net immigration to BC.

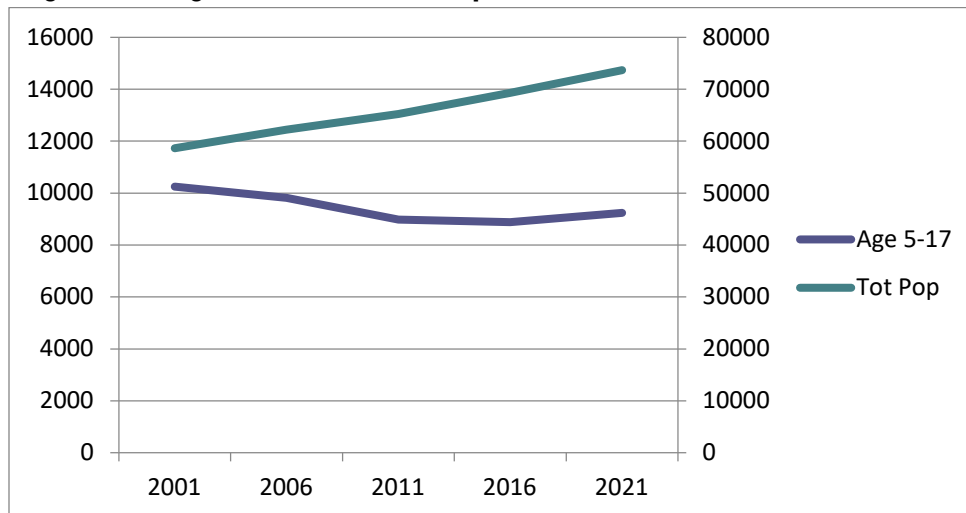
The population for SD22 has grown steadily from 58,656 in 2001 to 73,659 in 2016, an average annual rate of 1.28%. During this same period, it is significant to note that the age 5-17 group population has registered a decrease for each of the census years. Overall, the decrease for this age group has been from 10,241 in 2001 to 9,242 in 2021, a decrease of 999, despite an increase of 15,003 in the total population.

The following chart shows the age 5-17 population trend relative to that of the total population for 2001 to 2021.

Figure 4.2B - Table showing Change in Age 5-17 Population (2001- 2021)

Age Group	2001	2006	2011	2016	2021	2001-2021 Increase
Age 5-17	10241	9810	8973	8881	9242	-999
% Tot Pop	17.46%	15.78%	13.76%	12.81%	12.54%	-9.8
Tot Pop	58656	62177	65216	69310	73659	15003

Fig 4.2C - Age 5-17 and Tot Pop for 2001 to 2021



Source: BC Stats

As a percentage of the total population, the age 5-17 group dropped from 17.46% in 2001 to 12.54% in 2021. This trend which is typical for most Canada, and is expected to continue into the future as fertility and birth rate declines and life expectancy improves where growth of the total population generally indicates an increase in the age 65+ group, but not necessarily in the age 5-17 group.

Another important indicator trend to note is the Participation Rate (PR). This is a useful measure to estimate the future student enrolment from the age group population projections, and is typically lower than 1.00 as some from the age 5-17 group may be attending:

- programs offered by the School District at other facilities
- enrolled at independent schools;
- home-schooled; or
- neighbouring school districts.

From the table below, the PR for K-7 has been declining from 2016 to 2020; the PR for G8-12 has been fluctuating but has most recently increased in 2020. The average PR for K-12 from 2019 to 2020 has 89.23%.

Fig 4.2D - Participation Rates (2016 to 2020)

	2016	2017	2018	2019	2020
Age 5-12 Pop	5236	5386	5498	5640	5735
K-7 Students	4828	4941	4969	5041	5043
PR - K-7	92.21%	91.74%	90.38%	89.38%	87.93%
Age 13-17 Pop	3645	3689	3650	3681	3588
G8-12 Students	3169	3157	3213	3217	3276
PR - G8-12	86.94%	85.58%	88.03%	87.39%	91.30%
Age 5-17	8881	9075	9148	9321	9323
K-12 Students	7818	7923	8020	8098	8319
PR - K-12	88.03%	87.31%	87.67%	86.88%	89.23%

4.3 Indigenous Identity from Ministry of Education Data

For the Province as a whole, the percentage of the Indigenous students in the overall student population was 9.9% in the 2008/09 school year and 11.2% in the 2017/18 school year, considered a relatively stable percentage.

As a percentage of the overall school population, the number of students who self-identified as Indigenous have increased from 13.2% to 18.8% between the 2008/09 and 2017/18 school years. Though the numbers fluctuated, the statistics are clear that there is a trend showing that the number of students who self-identify as Indigenous will continue to grow. The following table Figure 4.7.1 summarizes this Provincial data. The general conclusions are as follows:

During the years 2010/11 to 2019/20, the percentage of students in SD22 who self-identified as being Indigenous has varied from a low of 14.7% to a high of 16.4%, and declining to 15.2% for an annual average of 15.75% for the decade, as compared to an average of 10.77% in the province for the same time period.

Figure 4.3a: Population History - Indigenous Identity (2010/11 to 2019/20)

School Year	BC Province			SD22		
	Total Students	Indigenous Students	%	Total Students	Indigenous Students	%
2010/11	579,110	58,834	10.2%	8429	1241	14.7%
2011/12	569,734	58,531	10.3%	8210	1291	15.7%
2012/13	564,529	58,717	10.4%	7982	1284	16.1%
2013/14	558,983	59,502	10.6%	7901	1294	16.4%
2014/15	552,786	59,382	10.7%	7996	1304	16.3%
2015/16	553,376	60,706	11.0%	8096	1322	16.3%
2016/17	557,626	61,799	11.1%	8134	1291	15.9%
2017/18	563,245	63,182	11.2%	8232	1275	15.5%
2018 /19	588,983	64,326	10.9%	8406	1294	15.4%
2019/20	575,998	65,214	11.3%	8507	1293	15.2%

Source: Aboriginal Report 2015/16 - 2018/19 - "How Are We Doing?" MOE November 2020 Report

4.4 SUMMARY OF COMMUNITY DEMOGRAPHICS IN 2016

The following table provides a summary of the community demographics for the population living in SD22:

Figure 4.4

	Vernon	Coldstream	Lumby	EAs & IRs	SD22
Population	40116	10648	1833	16713	69310
Aboriginal ID					
<i>First Nations</i>	1290	170	25	2468	3953
<i>Métis</i>	1395	245	105	550	2295
<i>Inuit</i>	40				40
Visible Minorities					
<i>Arab</i>	70	0			70
<i>Black</i>	105	35		25	155
<i>Chinese</i>	380	116	15	10	521
<i>Filipino</i>	335	30	10	30	405
<i>Japanese</i>	265	95		50	410
<i>Korean</i>	85	35		15	135
<i>Latin American</i>	155	0			155
<i>South Asian</i>	730	105		10	845
<i>Southeast Asian</i>	185	25		60	260
Median Age	49	49	42	50.0	49.0
Immigration					
<i>2006 to 2011</i>	465	220	10	105	800
<i>2011 to 2016</i>	465	115	15	65	660
Unemployment	8.0%	6.8%	11.0%	8.25	8.0%
Labour Force by Industry					
<i>Retail</i>	2765	700	95	890	4450
<i>Health Care</i>	2760	810	135	650	4355
<i>Accommodation</i>	1910	350	45	360	2665
<i>Construction</i>	1715	530	70	885	3200
<i>Manufacturing</i>	1555	410	115	646	2726
<i>Professional Services</i>	1150	395	15	385	1945
<i>Education</i>	1080	360	25	485	1950
<i>Agriculture</i>		215	85	585	885
<i>Others</i>					
Housing Construction					
<i>2006 to 2011</i>	1570	320	100	440	2395
<i>2011 to 2016</i>	710	225	30	225	1190
Number of Dwelling Units					
<i>Family Dwellings</i>	13295	3650	710	5950	23605
<i>Apartments</i>	4250	55	20	95	4520
Household Average Size	2.25	2.70	2.51	2.46	2.35

* Family Dwellings include: detached, semi-detached, row and duplex units

5. POPULATION ESTIMATES

5.1 Population Growth

The rate of population growth is the **rate of natural increase combined with the effects of migration**. Thus a high rate of natural increase can be offset by a large net out-migration, and a low rate of natural increase can be countered by a high level of net in-migration, as is the case for most communities in Canada.

There are a number of factors influencing this rate, the major ones being Fertility and Birth Rates, Mortality Rate and Life Expectancy, and Migration.

- **Fertility and Birth Rates:**

Fertility Rate measures the average number of children that would be born to a woman over her lifetime. It is obtained by summing the single-year age-specific rates at a given time. Fertility rates in BC have changed over the years, becoming relatively level in recent years. Historically, fertility rates increased after World War II through the decades of 1950 and 1960. There was a pronounced decline until the late 1970s. This declining trend slowed with some variations, until 2007 after which fertility rates have been levelling off. In general, the Fertility Rate for the females living in SD22 would follow the pattern of the province as a whole. In 2015, the Fertility Rate was about 10% below that of the province (1,360 versus 1,495 per 1,000 females, from the 2015 Annual Report of the Vital Statistics Agency).

The birth rate measures the number of live births per thousand of population per year. For BC, the birth rates have paralleled the trend of the fertility rates and are expected to also level off.

- **Mortality Rate and Life Expectancy**

The Mortality Rate measures the number of deaths per thousand of population per year. Based available data, the mortality rate for residents in SD22 is higher than the Provincial average, but generally mirrors the Provincial pattern which is expected to trend downward.

According to data from Statistics Canada, the average life expectancy at birth for the total population of BC in the 2013 to 2017 period was 82.5 years, and is expected to improve. For VERNON SD, life expectancy on the average has been about 5 years lower than that of the Province. For 2015, the Mortality Rate was just slightly higher than that of the province (7.35 deaths vs. 7.33 deaths per 1,000 from the 2015 Annual Report of the Vital Statistics Agency).

- **Migration**

Due to the low rate of natural increase, in-migration over time and is expected to be the main factor contributing to the population growth of SD22. Since 2014, there has

been an upsurge in migration intra-provincially from other places in BC, inter-provincially from other provinces and to a lesser extent, internationally. This trend is expected to continue into the future.

Circumstances that can influence the move into or out of a region are often referred to as “Push-Pull Factors”. Some of the common influences that are “Push- Pull factors include: jobs, affordable housing, lifestyle, natural environment, seasonal employment, culture and history, etc.

5.2 Cumulative Effect of Births, Deaths and Migration Factors

In considering all of the above factors together, the following can be observed:

- In-migration (intra-provincial and inter-provincial) will continue to be important sources for growth;
- Advances in health technology, will continue to contribute to survival trend rates and higher life expectancy
- The number of deaths and thus the death rates will be increasing in time due to the overall aging of the population. Provincial analysis suggests the number of deaths will increase more rapidly than the number of births. When the number of deaths exceed the number of births, the population will naturally decrease
- In-migration, although variable, will become the main source for growth as natural growth continues to decrease

5.3 Other Indicators of Population Growth

Employment Sectors: From the 2016 Canada Census data about the area’s labour force and employment, the top employment categories employ almost 85% of the labour force in:

- Retail trade
- Government, Education and Health
- Construction
- Manufacturing
- Agriculture and Forestry
- Accommodation
- Tourism

In addition to the government, education and health care agencies, some of the leading employers include:

- Kal Tire
- Sparkling Hill Resort & Spa
- Tolko Industries

- Okanagan Spring Brewery
- Kingfisher Boats
- KF Aerospace

Housing: The total number new housing between 2011 and 2016 totaled 1,200 and has seen fairly large increases in all the municipalities, as follows:

- Vernon: 710
- Coldstream: 225
- Lumby: 30
- EAs & IRs: 185

These numbers include the demolition and replacement of existing housing units and additional new housing units.

The two main types of housing considered are Family Dwellings (single family, semi-detached, row/town/duplex homes) and Apartments. The proportion of housing types for each of the jurisdictions varies and fluctuates from year to year. In 2016, the predominant type of housing unit was the single family dwelling unit, as shown in the following table:

Figure 5.3

	Family Dwellings				Apartments	
	SFD/Semi-Detached/ Row/TH/Duplex	%	Other	%	< 5-storey	%
Vernon	8820	50.30%	4475	25.00%	4250	24.60%
Coldstream	3255	87.80%	395	10.70%	55	1.50%
Lumby	540	74.00%	170	23.30%	20	2.70%
Other EAs	5555	91.89%	395	6.53%	95	1.57%
Tot for SD22	18170	64.83%	5435	19.39%	4420	15.77%

5.4 Population Projections

Population projection data were available from two sources:

- **Regional District of North Okanagan (RDNO)** provides a projection by jurisdictions.
- **BCStats** uses a model that generates population figures using a fairly sophisticated model known as P.E.O.P.L.E. (Population Extrapolation for Organization with Less Error). It results from the application of a “Component/Cohort-Survival” population model to assumptions dealing with fertility, mortality and net migration.

The following tables show the total population projections provided by the RDNO and BCStats.

Fig 5.4A: Table showing SD22 Total Population from RDNO and BCStats

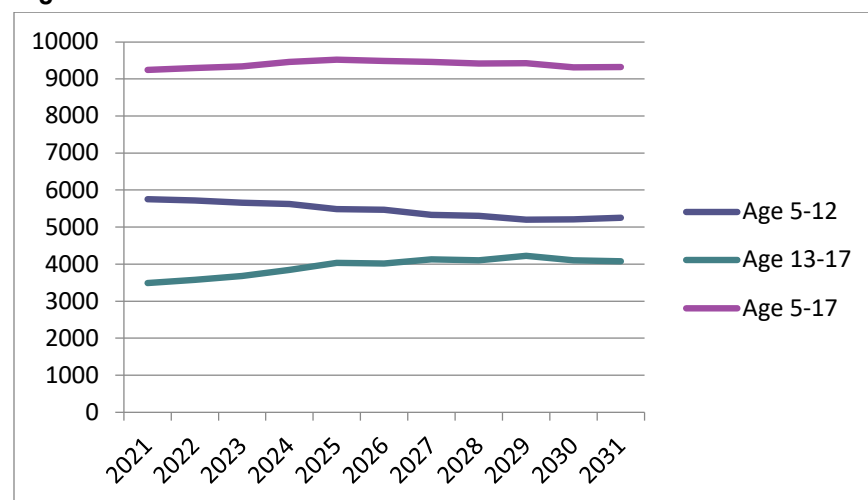
Jurisdiction	2021*	2026	2031
Vernon CY	42,392	44,798	47,340
Lumby VL	1,945	2,063	2,189
Coldstream DM	11,319	12,033	12,791
EAs and IRs	16352	15961	15735
SD22 Tot Pop (RDNO)	72,008	74,855	78,055

SD22 Tot Pop (BCStats)	73,659	77,521	81,496
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* from 2021 Census Population data

The Planning Projects Manager of RDNO has indicated that given the current rates of growth in the RDNO, their projections are considered conservative, and therefore the higher projections from BCStats will be used for our analysis. By analysing the student age groups and their numbers, the trends are shown in the following table and chart.

Fig 5.4B



Year	Age 5-12	Age 13-17	Age 5-17	Tot Pop
2021	5754	3488	9242	73659
2022	5721	3578	9299	74392
2023	5655	3682	9337	75194
2024	5620	3840	9460	75986
2025	5485	4037	9522	76750
2026	5466	4018	9484	77521
2027	5329	4127	9456	78318
2028	5308	4106	9414	79110
2029	5202	4225	9427	79909
2030	5209	4101	9310	80705
2031	5252	4074	9326	81496

Some of projection trends observed for the age 5-17 population are:

- The total population shows a steady increase from 73,659 in 2021 to 81,496 in 2031; the age 5-17 group increases slightly from 2021 to 2025 before declining by about 200 in 2030/2031
- The age 5 to 12 group shows a gradual decline to the year 2029 before recovering slightly; the age 13 to 17 group increases to peak at 4,225 by 2029 before showing some decline by 2031
- Generally, the bulge of 5-12 age group peaking in 2021, as they age, will be peaking as the age 13-17 group in 2029
- Trends of K-12 enrolment projections for SD22 will, to some extent, parallel those the age 5-17 population

5.5 New Housing

The new housing units expected to be completed by 2031, with regard to their numbers, types and locations were obtained through discussions with development planners from Vernon, Coldstream and the Regional District. The numbers are based on the estimated current applications and completions of units by 2031, and are further estimated in regard to their anticipated number of completions per year from 2021 to 2031.

In order to estimate the number of SD22 students that might be coming from the new housing, Yield Factors (YF) are used for the different housing types. This measures the approximate number of students coming from each housing type. By comparison with other school districts of similar demographics and average household size, the following yield factors can be expected:

- Single and Multi Family Units: 0.30 to 0.35
- Apartments and 2nd Homes: 0.10 to 0.12

The following table provides the particulars of the new housing in the next 10 years from discussions with the Vernon Long Range Planner, the Coldstream Director of Development Services and the RDNO Planning Projects Manager.

Fig 5.5A: Yield of Students from New Housing of Major Developments

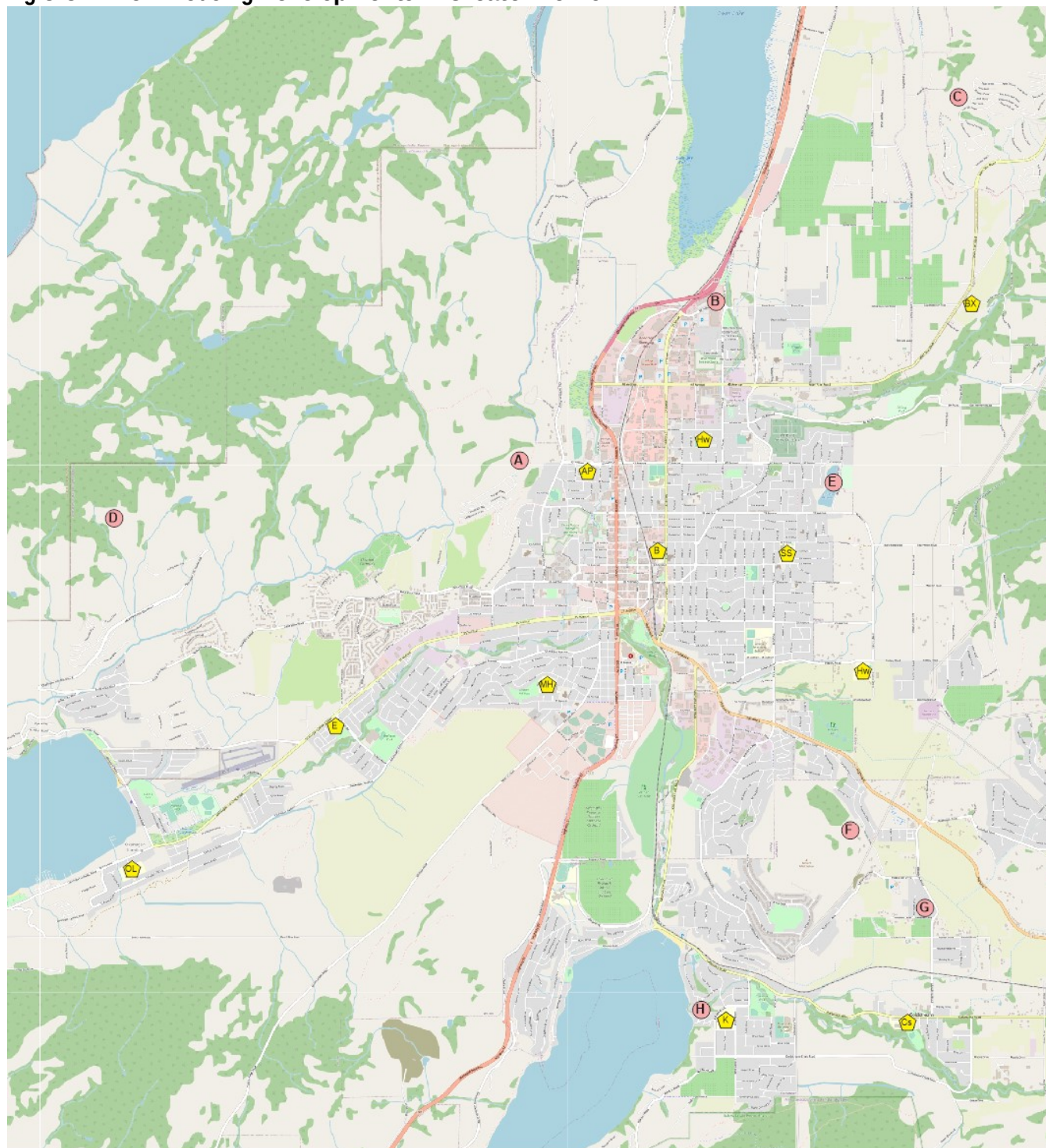
Location	Elem Catchment	Sec Catchment	Fam Dwell	APT	Est Yield*	Elem	Sec	Remarks
Turtle Mountain	Alexis Park	SEATON	200	60	75	47	29	
Village Green NBH	Harwood	SEATON		200	12	7	5	
Foothills	BX	VERNON	200		70	43	27	
East Hill Highland	Silver Star	VERNON	175		60	37	23	ON HOLD
Middleton Mtn	Hillview	VERNON	160		56	35	21	5-yr timeframe
The Rise	Mission Hill	FULTON	1000		60	37	23	2nd homes
Aberdeen Road	Coldstream	KALAMALKA	75		26	16	10	5-yr timeframe
Kalavista	Kidston	KALAMALKA	40		14	9	5	5-yr timeframe
Lumby	JW Inglis	BLOOM	70		13	8	5	

** Estimated Yield of students based on 90% participation in SD22 schools*

For the elementary and secondary schools that have major developments in their catchments, annual estimates of students from the new housing are used to augment the Baragar Enrolment Projections (without local knowledge) to 2031. New housing students from other catchments are assumed to have been captured as part of the normal growth in the retention rates used for determining the Baragar Enrolment Projections

The following map shows the location of the new major housing developments in relation to SD22 schools in the Greater Vernon area:

Fig 5.5B : New Housing Developments in Greater Vernon



A: Turtle Mtn	E: East Hill Highland
B: Village Green NBH	F: Middleton Mtn
C: Foothills	G: Aberdeen Road
D: The Rise	H: Kalavista

6. ENROLMENT PROJECTIONS

6.1 Overview

The reliability of an enrolment projection is dependent to a great extent on the accuracy of the available population projections. From these total population numbers, estimates of the age 5-17 group population are determined.

The next step is to apply the Student Participation Rate (expected K-12 enrolment in SD22 schools expressed as the percentage of the age 5-17 population) to provide order of magnitude estimates for the district enrolments for the years 2021 to 2031.

The final step is to review and adjust the Baragar enrolment projections (without local knowledge) which provide a useful source of base data for the distribution of students for each school to which the number of students from new housing developments for each year can be added by catchment.

6.2 Enrolment Projection

The enrolment projection is developed at a macro level to estimate the total enrolment for each school for the years 2021 to 2031. It relies on changes in the age 5-17 group population, in particular, the additional students from new housing and their catchment areas.

Further minor adjustments, where required, were made to schools where restrictions exist for out-of-catchment and out-of-district attendance in regard to the K intakes at elementary schools and G8 intakes at secondary schools.

The Enrolment Projections for SD22 – 2021 to 2031 are provided in the following table:

Figure 6.2A: Enrolment Projection of Elementary Schools for SD22 – 2021 to 2031

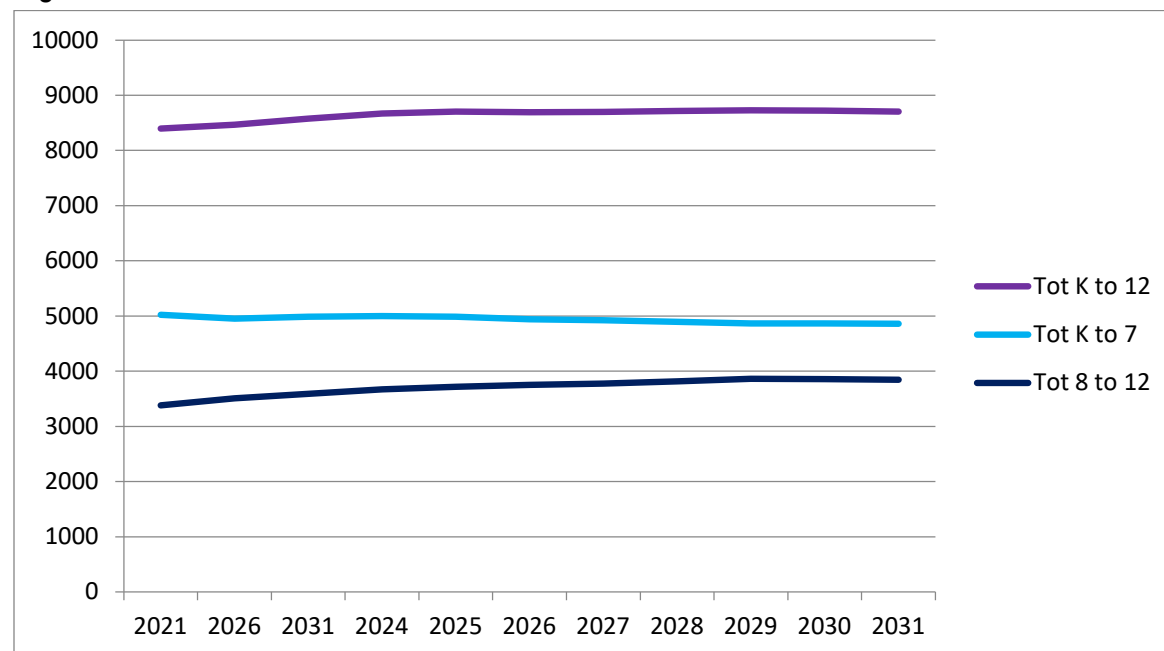
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Alexis Park	340	340	342	352	357	351	345	342	351	347	352
Beirsto	598	600	600	600	600	600	600	600	600	600	600
BX	459	443	441	448	450	459	464	473	477	486	487
Cherryville	79	78	75	74	78	71	73	72	73	72	73
Coldstream	335	318	325	322	321	321	325	317	320	322	322
Ellison	355	361	357	347	334	339	335	331	328	325	314
Harwood	457	448	452	465	468	468	468	472	466	470	479
Hillview	396	402	408	398	398	382	377	357	357	353	353
JW Inglis	387	383	400	406	398	389	384	383	383	374	368
Kidston	420	419	439	445	434	420	406	393	363	357	351
Lavington	168	174	166	168	165	157	155	156	152	147	149
Mission Hill	274	268	267	262	263	264	273	274	273	280	289
Okanagan L	335	325	314	307	323	316	314	325	324	324	319
Silver Star	417	398	400	404	401	404	403	402	399	406	405
Tot K to 7	5020	4955	4986	4997	4990	4940	4921	4897	4866	4863	4861

Figure 6.2B: Enrolment Projection of Secondary Schools for SD22 - 2021 to 2031

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
BLOOM	335	346	363	369	368	397	412	420	411	412	415
FULTON	659	679	706	732	735	719	721	716	705	697	704
KAL	564	607	609	653	666	705	690	720	735	725	703
VERNON	931	945	983	977	981	964	981	995	1019	1030	1035
SEATON	889	932	929	942	967	969	971	966	991	994	987
Tot 8 to 12	3378	3509	3590	3673	3717	3754	3775	3817	3861	3858	3844
Tot K to 12	8398	8464	8576	8670	8707	8694	8696	8713	8727	8721	8705

The following chart shows the enrolment trends for the elementary and secondary students in the District for 2021 to 2031:

Figure 6.2C



- The total enrolment for the District is expected to increase from 8,398 in 2021 to 8,727 by 2029 before a slight downturn to 8,705 by 2031
- The total enrolment of elementary schools is expected to be generally stable, fluctuating around 5,000 by 2025 before a gradual decline to 4,861 by 2031
- The total enrolment of secondary schools is expected to gradually increase from 3,378 in 2021 to peak at 3,861 by 2029 before a slight downturn to 3,844 by 2031

7. CAPACITY & UTILIZATION

7.1 DEFINITION

Nominal Capacity (NomCap) is the student capacity of a school based on the following capacities per instructional space:

- 20 students per classroom for Kindergarten
- 25 students per classroom for Grades 1 – 12

It forms a base line capacity which is to remain fixed, subject to additions and/or alterations made to the physical space that would affect the nominal capacity. It is also used to determine the total area allowable for its various space functions.

MOE Operating Capacity (Op_Cap) is the capacity of the school based on the average class size capacities for different grades as originally published in the Area Standards:

- 19 students per classroom for Kindergarten
- 22 students per classroom for G1 -3
- 25 students per classroom for G4-7
- 25 students per classroom for G8-12

Class Size Limits as per Collective Agreement

In 2002, the provincial government passed legislation that removed class size and class composition limits from the collective agreements. Following the decision of the Supreme Court of Canada in November of 2016, government was required to reinstate the class size limits, class composition provisions and staffing ratios that were removed in 2002. Class size limits that were reinstated vary from district to district, as specified in the local collective agreements, and vary slightly from those calculated from the MOE Operating Capacity guidelines, but overall are not significant.

The MOE record of Nominal Capacity for SD22 is shown below in Figure 6.1A :

Figure 7.1A

	Alexis Park	Beairsto	BX	Cherryville	Coldstream	Ellison	Harwood	Hillview	JW Inglis	Kidston	Lavington	Mission Hill	Okanagan L	Silver Star	BLOOM	FULTON	KALAMALKA	VERNON	SEATON	DIST TOT
K	20	0	80	20	40	40	40	40	40	40	20	40	40	40						
E	350	600	550	100	350	400	400	300	300	325	175	350	350	425						
S															550	950	650	950	850	9425

The MOE operating capacities are based on the average classroom capacities and grade structures as published in the 2002 Area Standards; the MOE operating capacities for the schools are recorded in the revised Design Aid Sheets.

The Operating Capacity for SD22 is shown below in Figure 6.1B :

Figure 7.1B

	Alexis Park	Beairsto	BX	Cherryville	Coldstream	Ellison	Harwood	Hillview	JW Inglis	Kidston	Lavington	Mission Hill	Okanagan L	Silver Star	BLOOM	FULTON	KALAMALKA	VERNON	SEATON	DIST TOT
K-7	322	559	588	111	364	411	387	317	314	341	182	364	341	434						8984
S															550	950	650	950	850	

The MOE operating capacities for the schools adjusted for Strong Start classrooms at: Alexis Park, Mission Hill and Okanagan Landing.

The average size of the elementary schools is 355, varying in operating capacity from 111 to 635, and for the secondary schools, the average size is 790, varying from 550 to 950.

The following table provides the calculated data for the Capacity Utilization from the 2021, 2026 and 2031 enrolment projections and their respective operating capacities:

Figure 7.1C

	2021				2026			2031		
	OpCap	Enr	Cap_Util	+ / -	Enr	Cap_Util	+ / -	Enr	Cap_Util	+ / -
Cherryville	111	79	0.71	-32	71	0.64	-40	73	0.66	-38
JW Inglis	314	387	1.23	73	389	1.24	75	368	1.17	54
BLOOM	550	335	0.61	-215	397	0.72	-153	415	0.75	-135
Ellison	411	355	0.86	-56	339	0.82	-72	314	0.76	-97
Mission H	364	274	0.75	-90	264	0.73	-100	289	0.79	-75
Okanagan L	341	335	0.98	-6	316	0.93	-25	319	0.94	-22
FULTON	950	659	0.69	-291	719	0.76	-231	704	0.74	-246
Coldstream	364	335	0.92	-29	321	0.88	-43	322	0.88	-42
Kidston	341	420	1.23	79	420	1.23	79	351	1.03	10
Lavington	182	168	0.92	-14	157	0.86	-25	149	0.82	-33
KALAMALKA	650	564	0.87	-86	705	1.08	55	703	1.08	53
Alexis P	322	340	1.06	18	351	1.09	29	352	1.09	30
Beairsto	559	598	1.07	39	600	1.07	41	600	1.07	41
Harwood	387	457	1.18	70	468	1.21	81	479	1.24	92
SEATON	850	889	1.05	39	969	1.14	119	987	1.16	137
BX	588	459	0.78	-129	459	0.78	-129	487	0.83	-101
Hillview	317	396	1.25	79	382	1.21	65	353	1.11	36
Silver Star	434	417	0.96	-17	404	0.93	-30	405	0.93	-29
VERNON	950	931	0.98	-19	964	1.01	14	1035	1.09	85

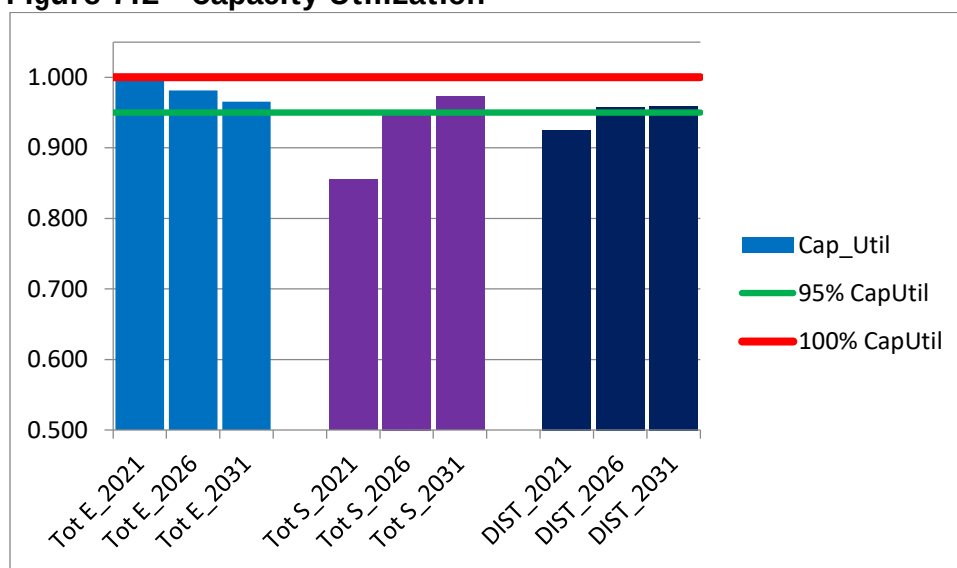
7.2 Capacity Utilization of the School District

Capacity Utilization (Cap_Util) is a measure of the level of occupancy of the school and is obtained by dividing the enrolment by the capacity, and expressed as a percentage. For the purpose of calculating the Capacity Utilization for SD22, the capacity established by the lower average class size limits in the Collective Agreement will be used (OpCap), i.e.

$$\text{School Cap_Util} = \frac{\text{Enrolment}}{\text{OpCap}}$$

Prior to 2016, school districts were required to reach a 95% capacity utilization to be eligible to receive capital funding for new capital expansion projects. Although unclear as to whether this requirement has been removed, the Ministry had indicated their willingness to assess funding requests from school districts on a case-by-case basis if below the 95% threshold. For SD22, the Capacity Utilization rates for the district as a whole are expected to be 92.5%, 95.5% and 95.9% for 2021, 2026 and 2031, respectively, as shown in the following table and chart.

Figure 7.2 - Capacity Utilization



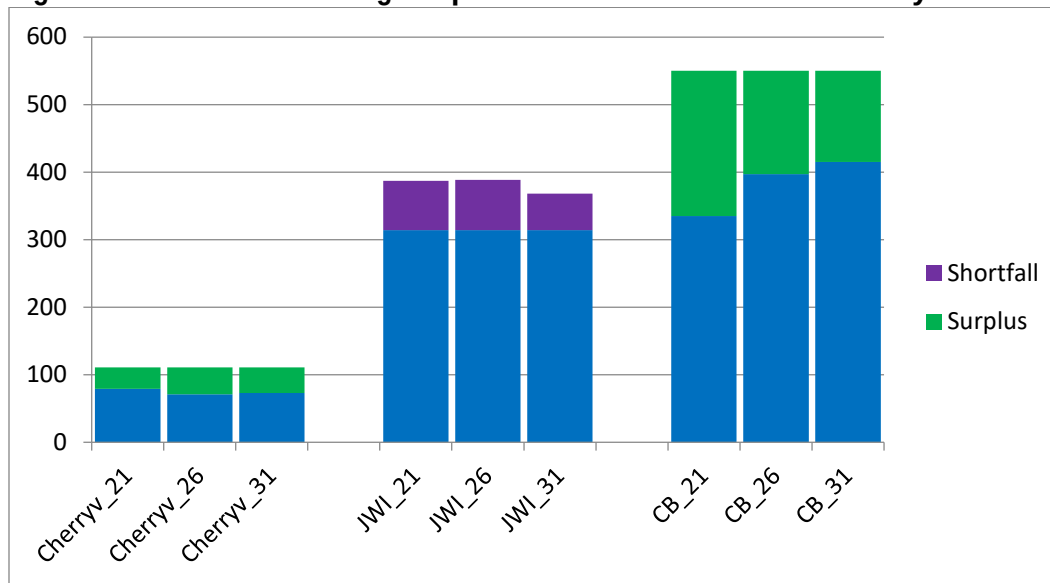
	Enr	OpCap	Cap_Util
Tot E_2021	5020	5034	0.997
Tot E_2026	4940		0.981
Tot E_2031	4861		0.966
Tot S_2021	3378	3950	0.855
Tot S_2026	3754		0.950
Tot S_2031	3842		0.971
DIST_2021	8398	8984	0.925
DIST_2026	8692		0.958
DIST_2031	8705		0.959

The following charts show the enrolment and surplus/shortfall organized by family schools in 2021, 2026 and 2031. A shortfall is shown as the red portion of the bar above the Op_Cap, and a surplus as the green portion below the Op_Cap.

The additional number of General Instruction spaces indicated is based on the estimated number of divisions that are required in excess of available classrooms at the elementary schools.

7.3 Charles Bloom Family of Schools

Figure 7.3: Chart showing Surplus/Shortfall for BLOOM Family

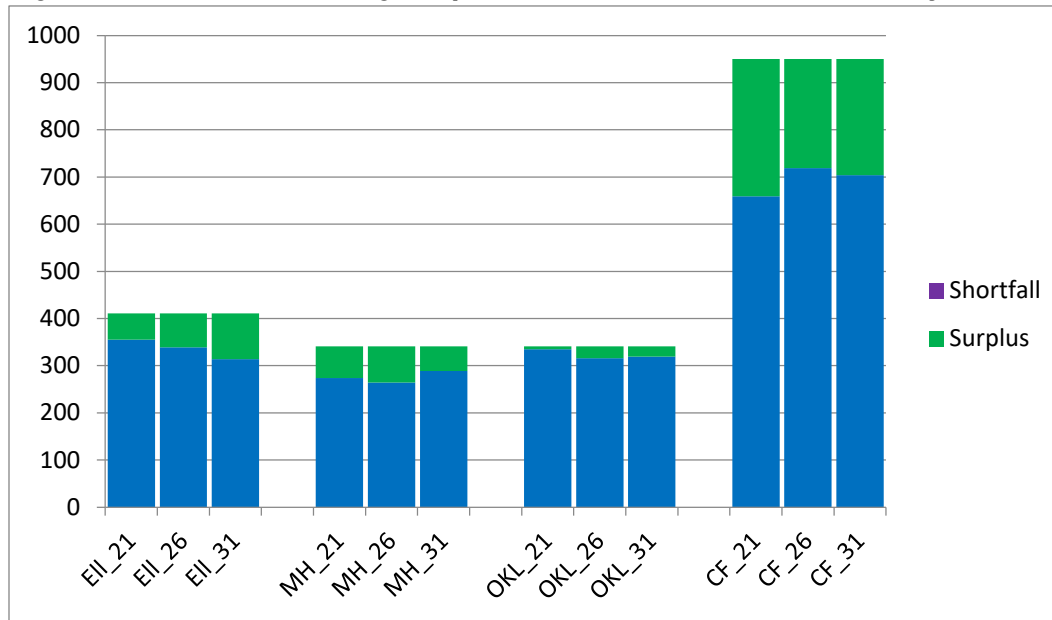


	Op Cap	Enr	Surplus	Shortfall	No of Reg CR	No of Div	+/- Reg CR
Cherryv_21	111	79	32		5	4	1
Cherryv_26		71	40			4	1
Cherryv_31		73	38			4	1
JWI_21	314	387		73	15	18	-3
JWI_26		389		75		18	-3
JWI_31		368		54		18	-3
CB_21	550	335	215				
CB_26		397	153				
CB_31		415	135				

- Cherryville has a surplus of 32 in 2021 increasing slightly to 40 in 2026 and 38 in 2031
- JW Inglis will require additional portables for general instruction in 2026 and 2031; 3 portables currently on site used for general instruction, Music and MP
- C Bloom has a surplus of 215 in 2021 which decreases to 153 in 2026 and 135 in 2031

7.4 Clarence FULTON Family of Schools

Figure 7.4: Chart showing Surplus/Shortfall for FULTON Family

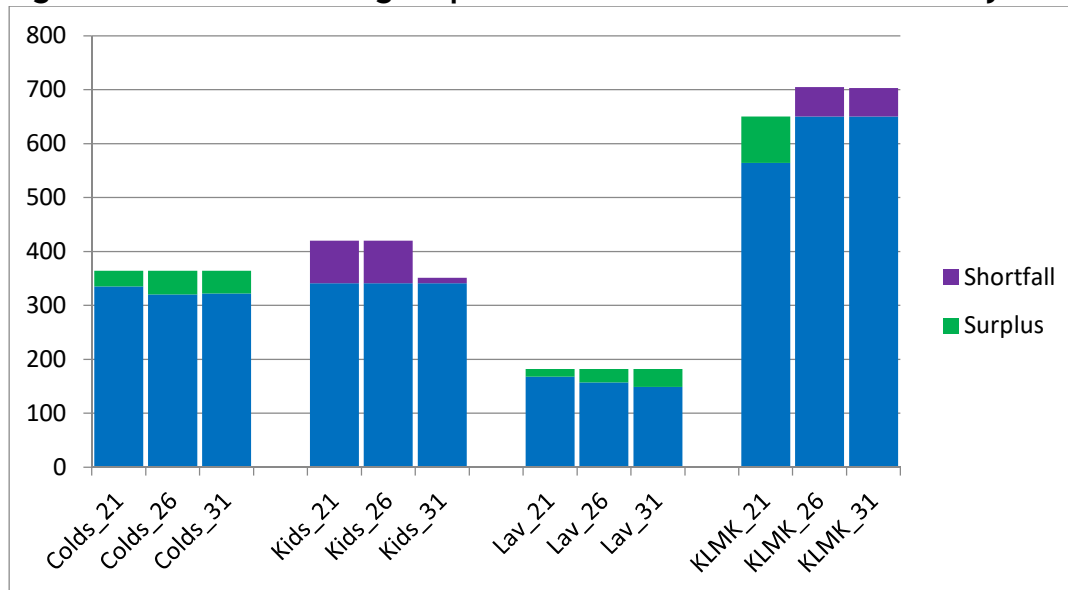


	OpCap	Enr	Surplus	Shortfall	No of Reg CR	No of Div	+/- Reg CR
EII_21	411	355	56		18	16	2
EII_26		339	72			15	3
EII_31		314	97			14	4
MH_21	341	274	67		17	12	5
MH_26		264	77			12	5
MH_31		289	52			13	4
OKL_21	341	335	6		16	15	1
OKL_26		316	25			14	2
OKL_31		319	22			14	2
CF_21	950	659	291				
CF_26		719	231				
CF_31		704	246				

- Surpluses at all three elementary schools from 2021-2031
- FULTON has a surplus of 291 in 2021, decreasing to 231 by 2026 and 246 by 2031

7.5 KALAMALKA Family of Schools

Figure 7.5: Chart showing Surplus/Shortfall for KALAMALKA Family

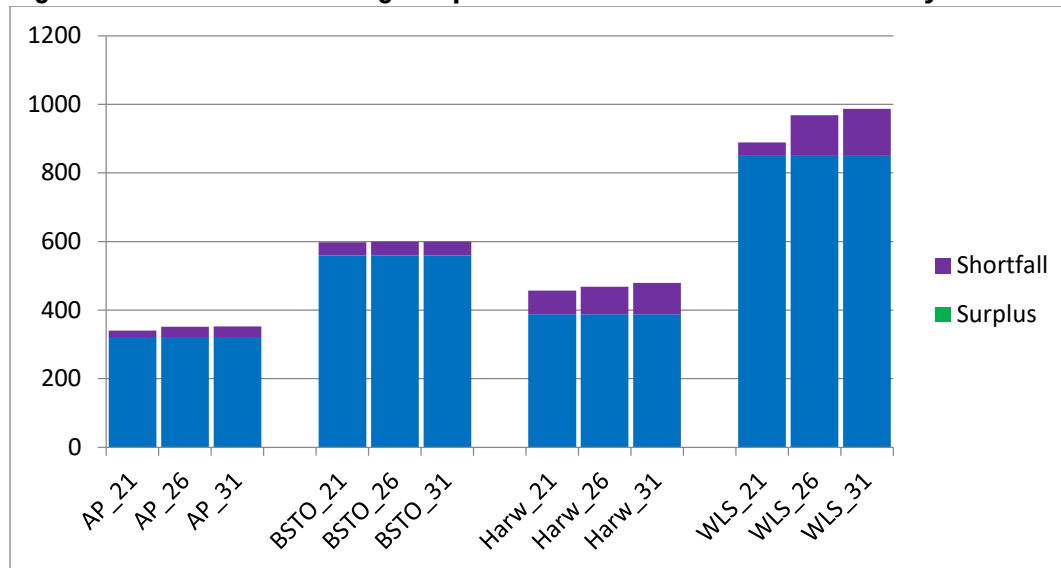


	OpCap	Enr	Surplus	Shortfall	No of Reg CR	No of Div	+/- Reg CR
Colds_21	364	335	29		16	15	1
Colds_26		321	43			14	2
Colds_31		322	42			13	3
Kids_21	341	420		79	15	18	-3
Kids_26		420		79		18	-3
Kids_31		351		10		16	-1
Lav_21	182	168	14		8	8	0
Lav_26		157	25			7	1
Lav_31		149	33			7	1
KLMK_21	650	564	86				
KLMK_26		705		55			
KLMK_31		703		53			

- Small surplus increasing to 42 by 2031 at Coldstream
- Small surplus increasing to 33 by 2031 at Lavington
- Shortfall at Kidston of 79 in 2021 decreasing to 10 by 2031; 3 portables already on site
- Surplus at KALAMALKA of 86 in 2021 turning into a shortfall of 55 by 2026 and 53 by 2031

7.6 WL SEATON Family of Schools

Figure 7.6: Chart showing Surplus/Shortfall for SEATON Family



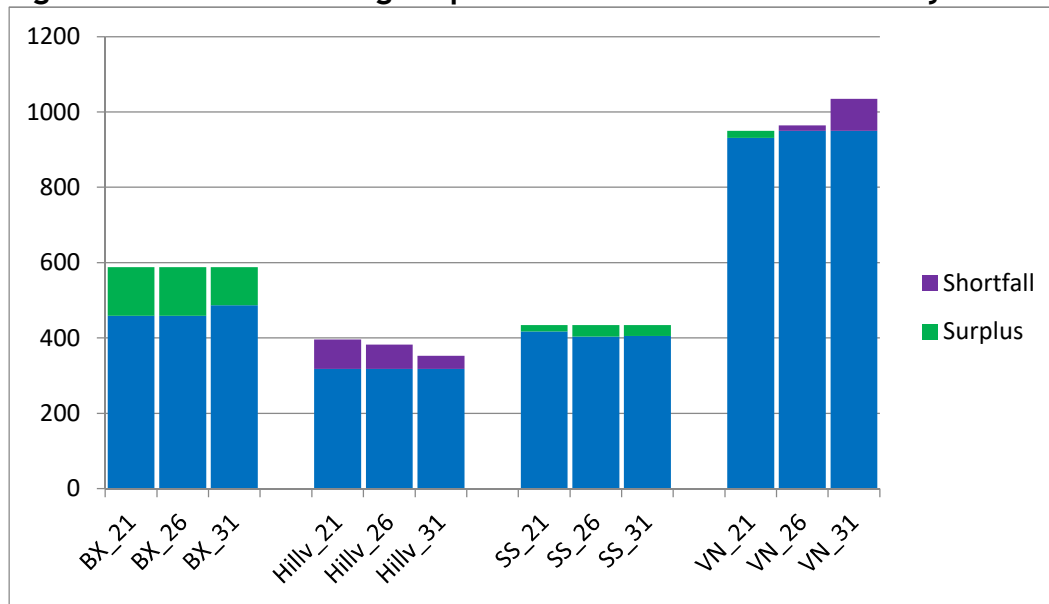
	OpCap	Enr	Surplus	Shortfall	No of Reg CR	No of Div	+/- Reg CR
AP_21	322	340		18	15	15	0
AP_26		351		29		16	-1
AP_31		352		30		16	-1
BSTO_21	550	598		39	26	26	0
BSTO_26		600		41		26	0
BSTO_31		600		41		26	0
Harw_21	387	457		70	19	20	-1
Harw_26		468		81		21	-2
Harw_31		479		92		21	-2
WLS_21	850	889		39			
WLS_26		969		119			
WLS_31		987		137			

* Beairsto FI enrolment capped at nominal capacity of 600

- AP and Harwood both show shortfall in 2021 - 2031;
- AP has other programs including 2 Early French Immersion K; 3 portables currently on site; Harwood has other programs including 2 EFI K and 1 G6/G7 LFI and Strong Start; 3 portables currently on site
- WLS includes approximately 400 FI; an increasing shortfall of spaces from 39 in 2021 to 119 in 2026, and 137 in 2031 expected; 2 portables to be added in Summer 2022

7.7 VERNON Family of Schools

Figure 7.7: Chart showing Surplus/Shortfall for VERNON Family



	OpCap	Enr	Surplus	Shortfall	No of Reg CR	No of Div	+/- Reg CR
BX_21	588	459	129		25	20	5
BX_26		459	129			20	5
BX_31		487	101			21	4
Hillv_21	317	396		79	14	18	-4
Hillv_26		382		65		17	-3
Hillv_31		353		36		16	-2
SS_21	434	417	17		20	18	2
SS_26		404	30			17	3
SS_31		405	29			17	3
VN_21	950	931	19				
VN_26		964		14			
VN_31		1035		85			

- OpCap at BX increased to 588 by 2-K and 10-CR addition; surplus of 129 in 2021 and 2026, decreasing to 111 by 2031;
- Shortfall at Hillview of 79 in 2021 decreasing to 65 by 2026 and 36 by 2031; 3 portables currently on site
- Small surplus of at Silver Star increasing from 17 in 2021 to 30 by 2026 and 29 by 2031
- Shortfall at VERNON of 14 by 2026 and 85 by 2031 expected

8. PROPOSED OPTIONS & RECOMMENDATIONS

Options reviewed to mitigate imbalances of shortfall and surplus spaces in schools include:

- Use of portables where space shortfall is less than 100
- Charles BLOOM Family of Schools
 - Addition of portables at JW Inglis
 - Reconfiguration of CB to create middle school component for relocation of G6 from JW Inglis as part of upgrade to CB
- Clarence FULTON Family of Schools
 - Repurpose of surplus spaces at FULTON for Neighbourhood Learning Centre (NLC)
 - Relocation of vLearn from leased space to FULTON
- KALAMALKA Family of Schools
 - Portable(s) at KALAMALKA in 2026, if required
- WL SEATON Family of Schools
 - Relocation of EFI program from Alexis Park and Harwood to BX (in VERNON Family)
 - Review of FULTON and SEATON families of schools and catchments to determine possible relocation of Alexis Park from SEATON family to FULTON family
 - Space shortfall to be re-assessed when OKIB K-12 school, near Komasket Park at Westside Road,,,,, completed prior to considering a 4-CR addition above Shop Wing
- VERNON Family of Schools
 - Removal of in-catchment attendance restrictions at BX to allow cross-boundary attendance from Hillview
 - Minor adjustment of catchment boundaries between BX and Harwood and Hillview
 - Monitoring of enrolment at VERNON to determine extent of shortfall

Recommendations to be considered include:

- The Capital Plan Applications for Addition to Alexis Park, Silver Star and Hillview may no longer be necessary. The District should consider submitting a Capital Plan application for an upgrade and renovation* to C BLOOM Secondary School to allow possible reconfiguration to include G6-8 middle school component and Neighbourhood Learning Community to maintain the smaller capacity required (preferred option from previous public consultation held several years ago)
- Review feasibility of required addition of classrooms and Shop at W.L. Seaton

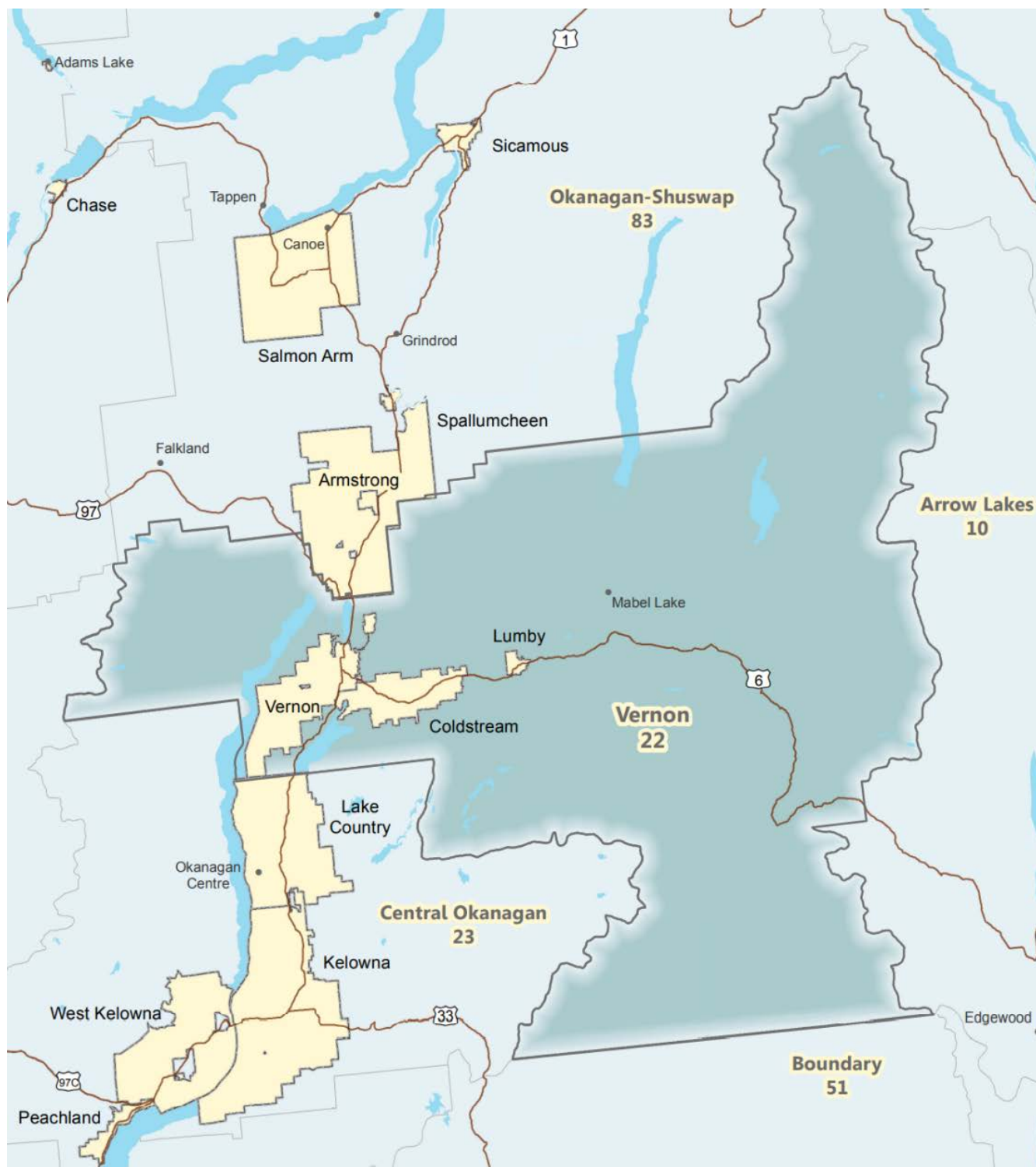
- Review of programs including French Immersion, Montessori and Academies to determine optimal locations at schools to address capacity imbalance issues; explore dual-track model at other schools
- Set as a goal to improve the average condition of the facilities from the current 0.35 to 0.30 by 2031 by developing a Strategic Plan to upgrade (and to adjust capacities), in the next 10 years, the buildings having an FCI rating higher than 0.45 which include:
 - D Alexander Centre (0.60)
 - C BLOOM Secondary (0.58)
 - Silver Star (0.54)
 - Mission Hill Elementary (0.53)
 - Harwood (0.51)
 - Kidston (0.46)
 - JW Inglis Elementary (0.45)

Adjustment of capacities should be considered as part of the upgrade.

- Consider relocation of Open Door Alternate School currently in leased space as part of upgrade and expansion of Dorothy Alexander Centre or replacement at school district-owned site

Other longer term recommendations include:

- Dispose vacant lands which are too small, not suitable nor required for educational purposes in accordance with the School Act
- Institute a School Site Acquisition Charge with the municipalities to collect a development charge for new housing to go toward the purchase of future smaller school sites adjacent to shared public parks located centrally in anticipated growth areas that may be required in future
- Work in close coordination with the Planning Departments of Vernon, Coldstream, and RDNO to share information on planning enquiries, applications, permit approvals for new housing to form an accurate basis of additional students from new housing for enrolment projections



	NomCap		Op Cap	
	K	1-7	8-12	K-12
Cherryville	20	100		111
JW Inglis	40	300		314
BLOOM			550	550
Ellison	40	400		411
Mission Hill	40	350		364
Okanagan L	40	350		341
FULTON			950	950
Coldstream	40	350		364
Kidson	40	325		341
Lavington	20	175		182
KALAMALKA			650	650
Alexis Park	20	350		322
Beairsto	0	600		559
Harwood	40	400		387
SEATON			850	850
BX	80	550		588
Hillview	40	300		317
Silver Star	40	425		434
VERNON			950	950
TOTAL DISTRICT	500	4975		8984

Chart showing FCI of SD #22 Facilities

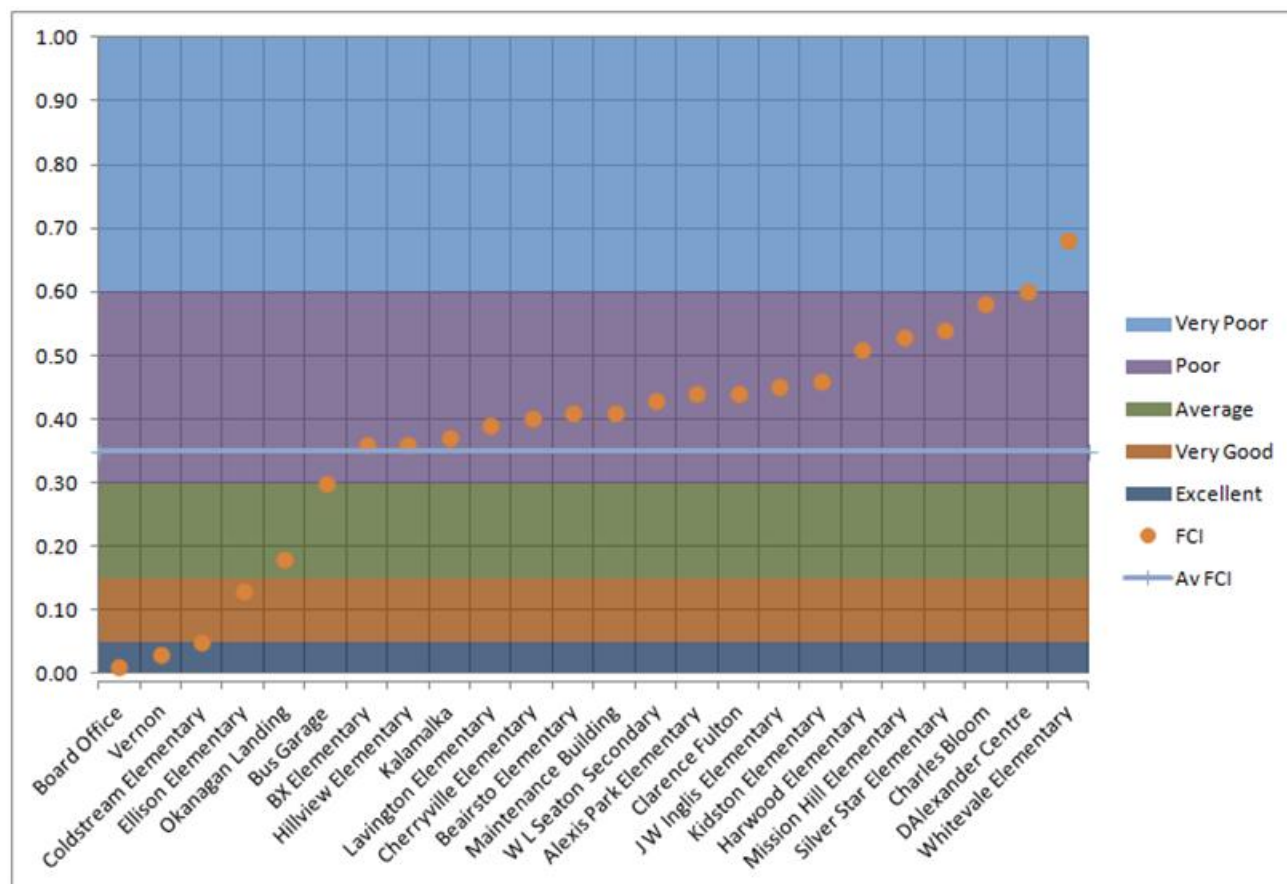


Table showing FCI of SD #22 Facilities

Elementary Schools	FCI
Coldstream Elementary*	0.05
Ellison Elementary	0.13
Okanagan Landing	0.18
BX Elementary*	0.36
Hillview Elementary	0.36
Lavington Elementary	0.39
Cherryville Elementary	0.40
Beirsto Elementary	0.41
Alexis Park Elementary	0.44
J W Inglis Elementary	0.45
Kidston Elementary	0.46
Harwood Elementary	0.51
Mission Hill Elementary	0.53
Silver Star Elementary	0.54

Secondary Schools	FCI
Vernon*	0.03
Kalamalka	0.37
W L Seaton Secondary	0.43
Clarence Fulton	0.44
Charles Bloom	0.58

District Facilities	FCI
Board Office*	0.01
Bus Garage	0.30
Maintenance Building	0.41
D Alexander Centre	0.60
Whitevale Elementary	0.68

* buildings replaced, upgraded or with new addition

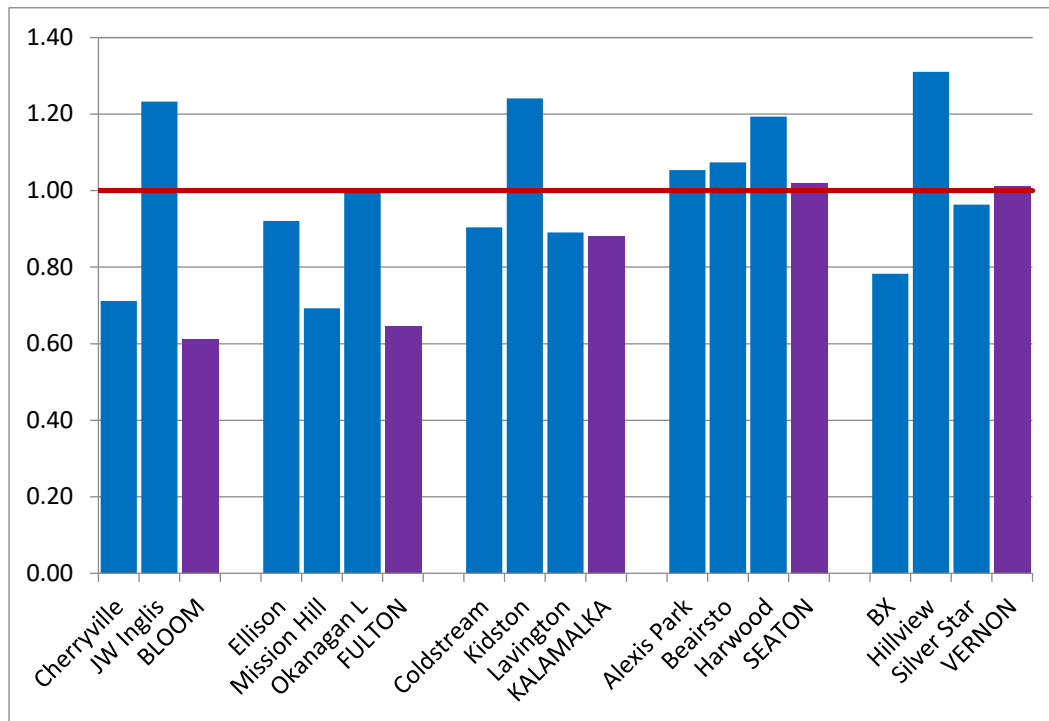
Enrolment Projection of SD #22 Schools- 2021 to 2031

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Alexis Park	340	340	342	352	357	351	345	342	351	347	352
Beairsto	598	600	600	600	600	600	600	600	600	600	600
BX	459	443	441	448	450	459	464	473	477	486	487
Cherryville	79	78	75	74	78	71	73	72	73	72	73
Coldstream	335	318	325	322	321	321	325	317	320	322	322
Ellison	355	361	357	347	334	339	335	331	328	325	314
Harwood	457	448	452	465	468	468	468	472	466	470	479
Hillview	396	402	408	398	398	382	377	357	357	353	353
JW Inglis	387	383	400	406	398	389	384	383	383	374	368
Kidston	420	419	439	445	434	420	406	393	363	357	351
Lavington	168	174	166	168	165	157	155	156	152	147	149
Mission Hill	274	268	267	262	263	264	273	274	273	280	289
Okanagan L	335	325	314	307	323	316	314	325	324	324	319
Silver Star	417	398	400	404	401	404	403	402	399	406	405
Tot K to 7	5020	4955	4986	4997	4990	4940	4921	4897	4866	4863	4861
BLOOM	335	346	363	369	368	397	412	420	411	412	415
FULTON	659	679	706	732	735	719	721	716	705	697	704
KAL	564	607	609	653	666	705	690	720	735	725	703
VERNON	931	945	983	977	981	964	981	995	1019	1030	1035
SEATON	889	932	929	942	967	969	971	966	991	994	987
Tot 8 to 12	3378	3509	3590	3673	3717	3754	3775	3817	3861	3858	3844
Tot K to 12	8398	8464	8576	8670	8707	8694	8696	8713	8727	8721	8705

* East Hill Highland housing development at Reservoir Road (ON HOLD) included in Silver Star enrolment above

EXISTING CONDITION

Chart showing Existing Capacity Utilization (2021)



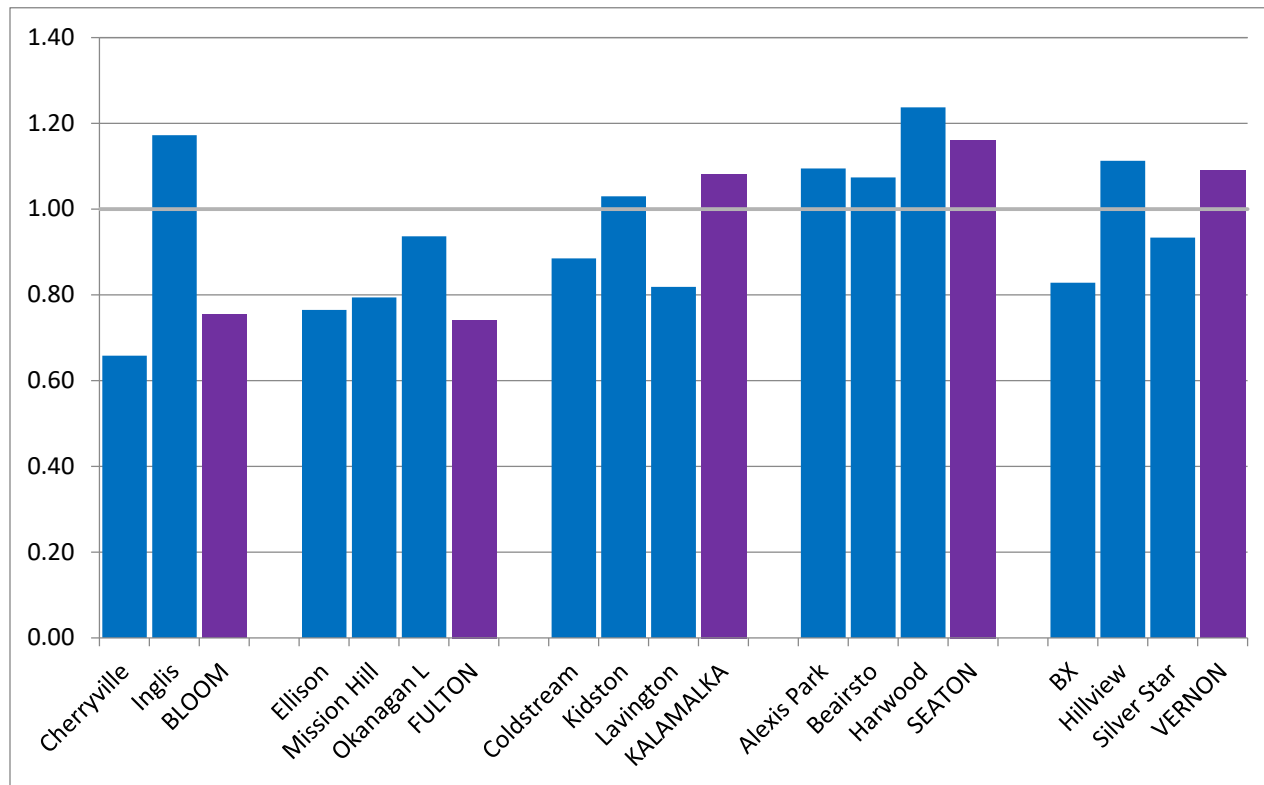
Enrolment, Capacity Utilization and Space Surplus/Shortfall in 2021

	Cherryw	JW Inglis	Ellison	Mission H	OK L	Coldstream	Kidston	Lav	Alexis P	Beairsto	Harwood	BX	Hillview	Silver S
Enr	79	387	378	252	339	329	423	162	339	600	462	460	416	418
Cap_Util	0.71	1.23	0.92	0.69	0.99	0.90	1.24	0.89	1.05	1.09	1.19	0.78	1.31	0.96
+/-	32	-73	33	112	2	35	-82	20	-17	-41	-75	128	-99	16

	BLOOM	FULTON	KAL	SEATON	VERNON
Enr	337	615	573	866	961
Cap_Util	0.61	0.65	0.88	1.02	1.01
+/-	213	335	77	-16	-11

FUTURE CONDITION

Chart showing Existing Capacity Utilization (2031)



Enrolment, Capacity Utilization and Space Surplus/Shortfall in 2031

	Cherryv	JW Inglis	Ellison	Mission H	OK L	Coldstream	Kidston	Lav	Alexis P	Beairsto	Harwood	BX	Hillview	Silver S
Enr	73	368	314	289	319	322	351	149	352	600	479	487	353	405
Cap Util	0.66	1.17	0.76	0.79	0.94	0.88	1.03	0.82	1.09	1.07	1.24	0.83	1.11	0.93
+/-	38	-54	97	75	22	42	-10	33	-30	-41	-92	101	-36	29

	BLOOM	FULTON	KAL	SEATON	VERNON
Enr	415	704	703	987	1035
Cap Util	0.75	0.74	1.08	1.16	1.09
+/-	135	246	-53	-137	-85