



EDMONTON PUBLIC SCHOOLS

# Three-Year Capital Plan

2026–2029

Approved April 1, 2025



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## EXECUTIVE SUMMARY

Edmonton Public Schools' Three-Year Capital Plan 2026–2029 outlines the urgent need for new school construction and modernization projects to accommodate significant and sustained student enrolment growth.

Student enrolment in Edmonton Public Schools is rapidly increasing. The Division is expected to welcome approximately 5,000 new students in fall 2025 with no new student spaces opening as the result of new school construction. The sustained surge in students continues to strain school capacity, with many schools operating at maximum or near-maximum capacity. Rapidly increasing enrolment is projected to push the Division to 90 per cent utilization by the 2025–2026 school year and 100 per cent by 2028–2029 (of note, as detailed in the Division's [Ten-Year Facility Plan 2025–2034](#), schools begin to feel full as they reach 80 per cent utilization, and space limitations begin to restrict programming flexibility at around 90 per cent utilization). High schools are particularly strained, with current utilization averaging 95 per cent and expected to exceed 100 per cent by 2026–2027. Continued growth will continue to necessitate measures such as closed boundaries and lotteries to manage enrolment, limiting student access to their preferred schools and increasing transportation demands.

A significant portion of the Division's schools (68 per cent) were constructed between 1950 and 1989, making them between 75 and 36 years old. This aging infrastructure, combined with insufficient funding for ongoing maintenance, has resulted in a substantial deferred maintenance backlog exceeding \$1 billion. Predictable, ongoing funding for modernizations, replacements and solutions is essential to address this growing deficit and ensure safe, high-quality learning environments for students.

To address these challenges, the Three-Year Capital Plan 2026–2029 prioritizes 16 new school construction projects, focusing on high-growth areas in the southwest, southeast, west, and north sectors of Edmonton. High school capacity remains a focus, with new schools planned in Riverview and Horse Hill areas. Additionally, an Autism Centre of Excellence (ACE) is a new capital priority intended to expand the options to serve the Division's growing number of students diagnosed with Autism Spectrum Disorder. Furthermore, 13 modernization or solution projects (not including the ACE) are included to address ageing infrastructure and improve learning environments in existing school communities. While the ACE is envisioned as a modernization project at an existing non-operational or operational school, considerations related to site availability and suitability are being investigated during project planning.

While recent funding announcements for new construction and replacement projects provide some relief, significant additional investment in both new construction and modernization projects is required to address burgeoning student enrolment growth and the Division's growing backlog of deferred maintenance. Facility condition evaluations inform the Division's capital priorities, and the requirement to rank new construction and modernization projects together creates challenges in balancing the needs of both growing and mature communities.

Edmonton Public Schools is requesting provincial funding to support the Three-Year Capital Plan 2026–2029 and to address the urgent need for new schools, modernization projects, and maintenance and renewal funding. This plan prioritizes addressing the needs of a growing student population while ensuring the long-term sustainability and quality of public education facilities in Edmonton.

## INTRODUCTION

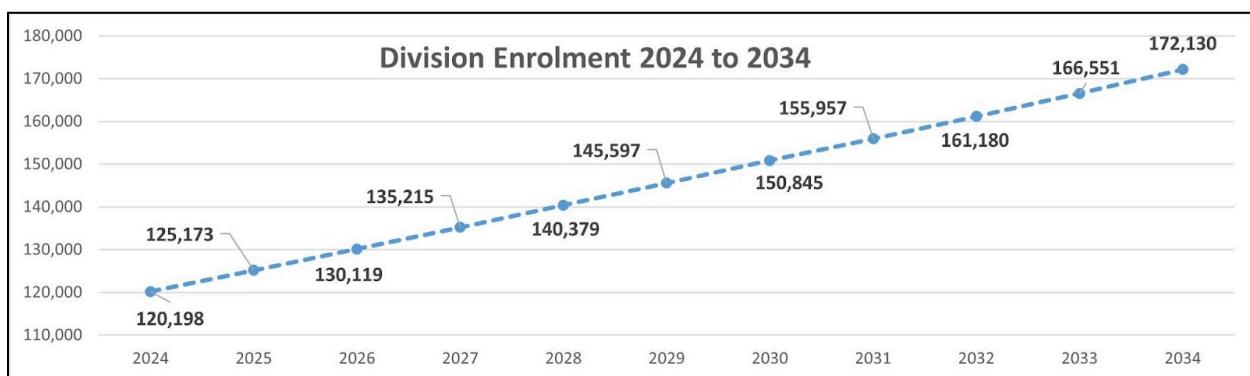
Edmonton Public Schools submits an annual Three-Year Capital Plan to Alberta Education outlining priority school construction and renewal projects. This plan informs the provincial government's overall capital plan, which is then considered by the provincial Treasury Board Committee during the provincial budget process. As outlined in the [School Capital Manual for the 2024/25 School Year](#), school capital priorities are assessed by the provincial government using project drivers focused on community renewal, efficiency solutions, enrolment pressures, functionality and programming, health and safety, and legal considerations.

## ENROLMENT GROWTH

The Division's enrolment on September 30, 2024, was 120,198 students, which represents a 4.2 per cent increase, or 5,022 new students from the previous year. This is the second largest student increase in the Division (the most being 2023–2024) since the City of Edmonton's annexation of the Town of Jasper Place in 1964–1965. Since the end of September, the Division has added over 2,000 students, which is an approximate 100 students per week so far this school year.

The Division anticipates a continuation of accelerated student enrolment growth, a trend that has been sustained since 2021. The 2025–2026 school year is projected to bring a 4.1 per cent increase in enrolment, amounting to 4,975 new students — an increase equivalent to approximately five K–9 schools at 950 students each. This projected growth is expected across all sectors of the city, including core, mature and newly developing areas. As a result, the Division must continue strategically refining its Three-Year Capital Plan to ensure the equitable allocation of capital resources, enabling all students to access quality educational opportunities through modernized infrastructure.

The Division is projected to experience a substantial 43 per cent growth in enrolment over the next decade, which translates to an average increase of 5,193 new students annually. The Division will be at 90 per cent utilization in September 2025. In order to maintain this utilization rate, the Division would need to add 42,458 student spaces by 2034, which is equivalent to opening 45 additional Kindergarten to Grade 9 schools (950 students each).

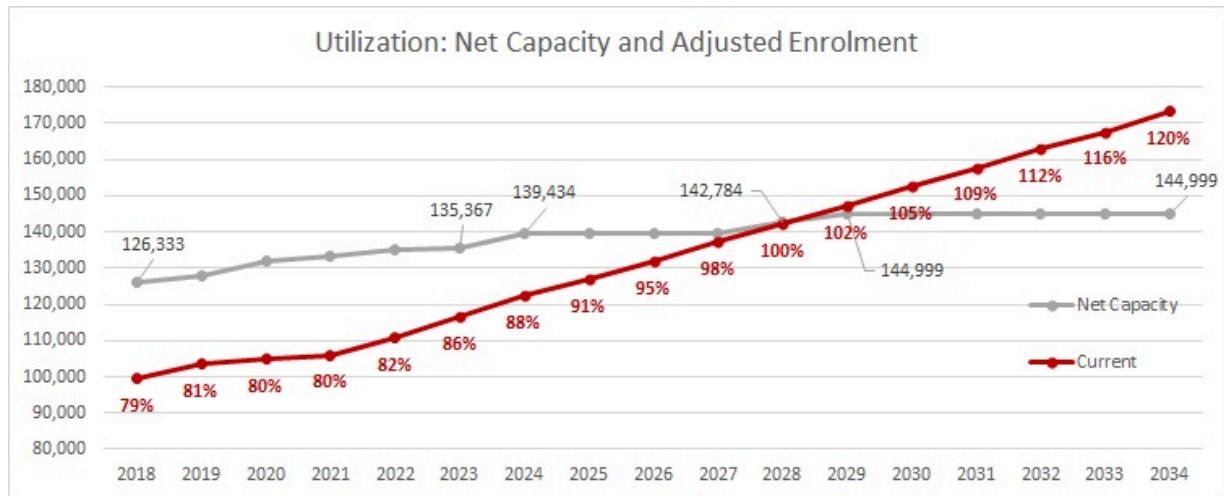


Additional design and construction funding announcements for new space are urgently required. Design and construction of a school typically takes three to five years to complete. From 2025 to 2030, the Division is expected to have grown by over 25,672 students; however, only 5,565 new student spaces are currently funded for construction. This represents a deficit of 20,107 student spaces over this period —

the equivalent of over 21 K–9 schools. Student spaces not yet approved for construction, even if funded for planning and design, are not included in these calculations as opening years are required in order to be reflected in these statistics.

## Capacity, Utilization and Growth Control

The Division's overall utilization has increased to 88 per cent for the current school year, which represents an increase of two per cent from the previous year. The Division is expected to reach 90 per cent utilization by the fall of 2025.



This level of utilization poses significant operational challenges for the Division. For instance, as additional enrolment growth occurs, the Division will not be able to deliver the corresponding expansion of Division centre special needs programs and alternative programs, meaning an increasing share of Edmonton's students may not have access to specialized educational opportunities. By 2028–2029, when utilization reaches 100 per cent, most schools may require closed boundaries or a lottery system to manage student enrolment. Moreover, newly designated overflow schools will be further away as nearby schools continue to be highly utilized. The transportation service model will face increasing strain to maintain current service levels as it already struggles to address driver capacity. Finally, the limited availability of dedicated lease space within schools presents an additional constraint on the Division's ability to effectively accommodate the growing student population along with community services that provide a mutual benefit to the school community, such as child care or in-school student support.

The increased enrolment pressures facing the Division have resulted in 135 schools now operating at or above 80 per cent utilization, a significant increase from 103 schools two years ago. To address this challenge, the Division has implemented the following strategies:

- In 2024–2025, requested provincial funding for 60 modular classrooms (56 new and four relocations).
  - Completing installation of all units that were funded (46 net new modular classrooms and the relocation of four existing units).
- For 2025–2026, the Division has requested provincial funding for 39 new modular classrooms to support 14 schools.

- Continued implementation of the [Growth Control Model](#):
  - Over the past five years, the Division has moved ten schools to Level 3 on the Growth Control Model and implemented a lottery process. Consequently, students who are not accepted at a Level 3 school through the lottery process can access their overflow designated school or a Level 1 school with space in planned classes.
  - The overflow designated schools for six lottery schools are located outside their sectors, meaning students must travel outside their sector of residence to access their overflow designated school.
  - The number of sectors utilizing the lottery process to manage enrolment has significantly increased from two (SE1 and SW2) in 2020–2021 to five (NW, SW1, SW2, SE1, SE2) for the 2025–2026 school year.

#### Schools at Level 3 (Lottery) on the Growth Control Model

Year Level 3 Implemented	Level 3 School and Associated Planning Sector	Overflow School(s) and Associated Planning Sector	
2020–2021	Svend Hansen (K–9)	SE1	Weinlos (K–6) SE1
			Daly Grove (K–6) SE1
			Kate Chegwin (7–9) SE1
2022–2023	Dr. Lila Fahlman (K–9)	SW2	T. D. Baker (7–9) SE1
			Johnny Bright (K–9) SW2
2023–2024	Dr. Margaret-Ann Armour (K–9)	SW2	McKee School (K–6) SC
			Vernon Barford (7–9) SW1
	David Thomas King (K–9)	NW	Youngstown (K–6) NW
2024–2025	Lillian Osborne School (10–12)	SW1	Michael Phair (7–9) NW
			Strathcona (10–12) SC
			Satoo (K–6) SE1
2025–2026	Jan Reimer (K–9)	SE2	kisêwâtisiwin (7–9) SE1
			Grace Martin (K–6) SE1
	Shauna May Seneca (K–9)	SE2	Edith Rogers (7–9) SE1
No schools were added or removed			
2024–2025	Donald R. Getty (K–9)	SW2	George P. Nicholson (K–6) SW1
	George H. Luck (K–6)	SW1	D. S. MacKenzie (7–9) SW1
2025–2026	Riverbend (7–9)	SW1	Nellie Carlson (K–6) SW1
			Avalon (7–9) SC

Limited funding for new construction has resulted in increased demand on the Division's student transportation system with designated schools now being further from where students reside. The Division's model of providing families with educational choices is also increasingly challenged, with enrolment pressures on existing schools meaning more schools have closed boundaries or use the lottery process to manage enrolment of resident students in their attendance areas. Choice in alternative or Division centre programming is also increasingly scarce, particularly in areas outside Anthony Henday Drive, where housing construction is accelerating.

Balancing capital expenditure to accommodate Edmonton's tremendous growth remains a significant challenge. The allocation of maintenance and renewal funding, as well as capital modernization programs, has been insufficient to address the Division's growing deferred maintenance, which increased to over \$1 billion during the 2024–2025 school year. This shortfall creates challenges for the long-term

sustainability of school infrastructure and hinders the Division's ability to provide equitable access to quality learning environments for all students. The increasing demand for new capacity and the requirement to prioritize new construction over modernization projects results in fewer modernization projects, further exacerbating deferred maintenance.

## **CAPITAL PLANNING METHODOLOGY**

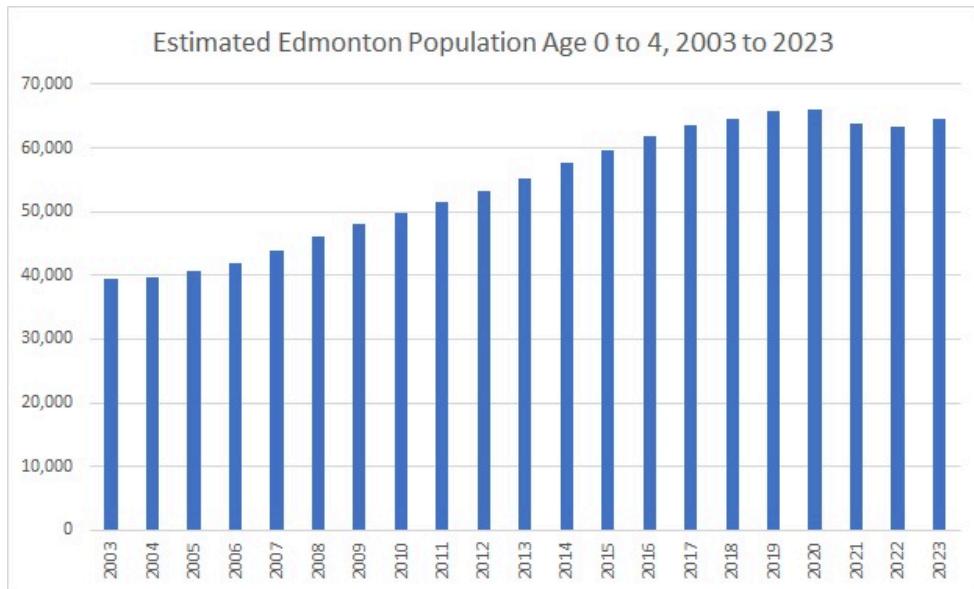
### **New Construction Considerations**

The proposed priorities for new construction and major additions are based on several factors. These factors include the following:

- a review of the City of Edmonton's development plans, policies and development data
- building, servicing and development insights from the development industry
- analysis of current and projected Division student residency
- the utilization rate of schools that students residing in the area attend
- the current and projected utilization rate of each Division sector
- the average distance travelled by students to their designated school
- the impact of recent or projected changes in nearby capacity (e.g., recently constructed schools)
- the readiness of sites as defined by the Province

An extensive analysis of student demographic and housing market trends provides the Division with insights into which areas of the city will require capacity immediately, and in future years. Although there is a continued need for capacity in developing areas of the city, the number of new students in core, mature and established neighbourhoods is also increasing.

Edmonton's student enrolment is expected to continue as the population of 0–4 year olds continues to rise. Despite a temporary slowdown in growth during the COVID-19 pandemic, the number of children aged 0–4 has rebounded, reaching an estimated 64,674 in 2023 and approaching the record high of 66,072 in 2020. The accelerated growth in 0–4 year cohorts suggests continued growth in Kindergarten and Grade 1 enrolment for the foreseeable future. This growth will gradually translate into increased enrolment in higher grades, impacting the entire school system.



Source: <https://open.alberta.ca/opendata/population-by-municipality>

Several factors may influence future student residency growth. The Federal Government's [Housing Accelerator Fund](#), by streamlining permitting and targeting development on former school sites, is expected to significantly increase housing supply. This, combined with municipal initiatives like the [Affordable Housing Investment Program](#) and the allowance of secondary suites, is driving housing growth. Additionally, the provincial government's [Stronger Foundations](#) affordable housing strategy supports these efforts.

While these initiatives aim to increase housing supply, the recent federal reduction in immigration targets, particularly the shift from family reunification to skilled worker programs, may potentially slow population growth. However, this potential impact may be offset by high migration rates from other parts of Canada due to greater housing affordability in Edmonton.

#### Student Residence by Neighbourhood Type

Year	Core	+/-	Mature	+/-	Established	+/-	Developing	+/-
2020–2021	2,174		27,693		49,683		22,813	
2021–2022	2,209	+35	27,439	-254	49,056	-627	25,511	+2,698
2022–2023	2,405	+196	28,448	+1,009	49,418	+362	28,430	+2,919
2023–2024	2,672	+267	29,809	+1,361	50,299	+881	31,363	+2,933
2024–2025	2,972	+300	31,408	+1,599	50,826	+527	34,291	+2,928

Note: Map of neighbourhood types can be found in Attachment II

There is a consistent and significant increase in student residency across all neighbourhood types from 2020–2024. Notably, developing neighbourhoods have experienced the most substantial total growth, with an overall growth of 11,478 total students throughout the period. While the mature and established neighbourhoods show more moderate total growth (3,715 and 1,143 total students respectively), the core neighbourhoods have also seen a steady increase (798 total students), indicating a growing student population in the city center. The Division's Central Sector has experienced a significant increase in utilization in recent years, rising from 66.3 per cent in fall 2021 to 91 per cent in fall 2024. This is partly due to residency increase but also due to the requirement to designate new areas to schools with

available space. This widespread growth underscores the need for a comprehensive and strategic approach to address the increasing demand for educational resources and infrastructure across all areas of the city. Meeting this demand requires a substantial investment in new school construction and major modernizations, and the strategic application of maintenance and renewal funding.

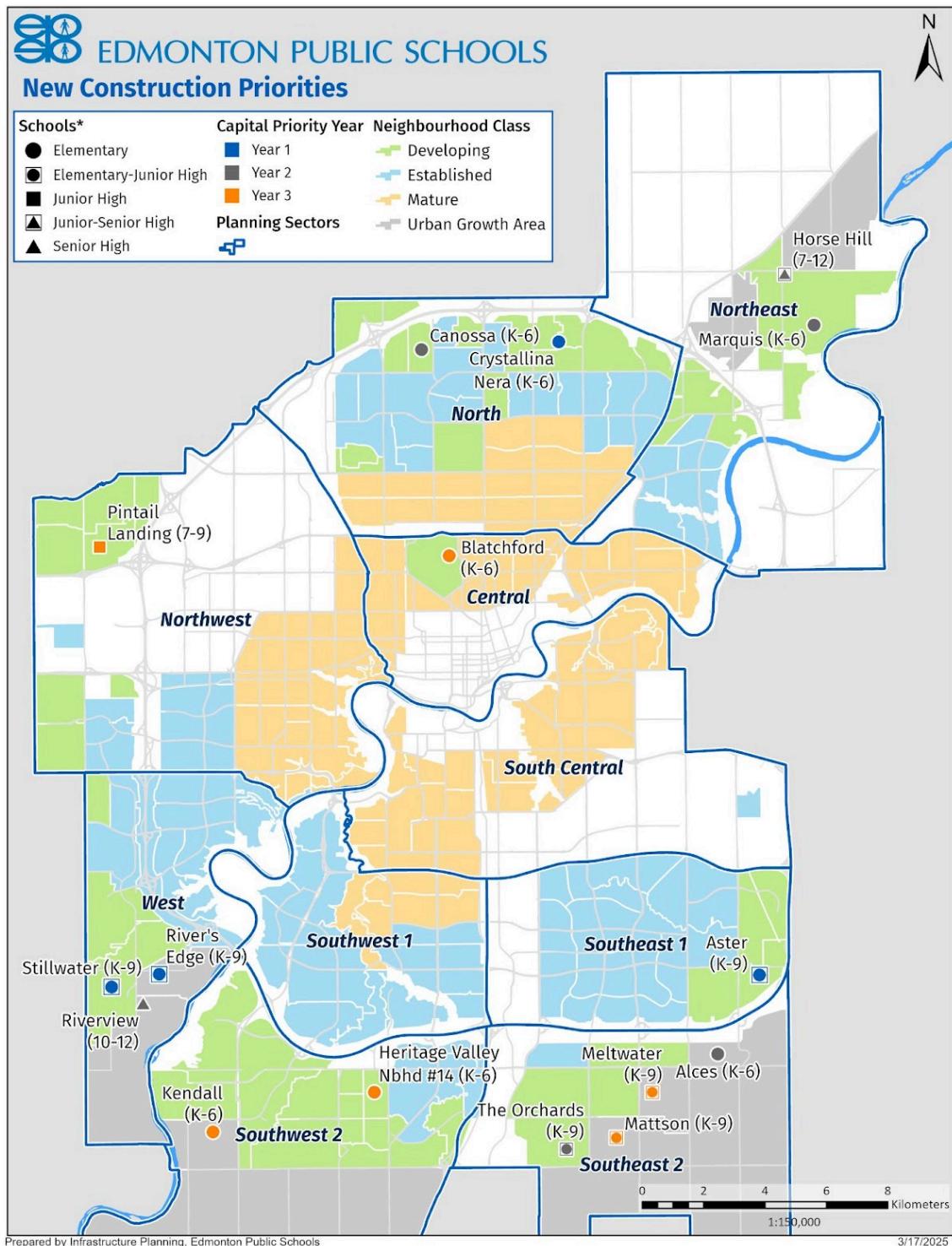
The majority of new school construction requests are located in newly developing neighbourhoods, primarily situated in the south, west, and north sectors of the city. As new neighbourhoods in the southeast (e.g., The Orchards, Mattson, Alces, Meltwater) and northeast neighbourhoods (e.g., Marquis, Quarry Ridge) get serviced and residents begin to move in, the Division will proactively prioritize school projects that are essential to accommodate the continued growth in these areas. While awaiting the necessary capital funding as outlined in the plan, students from rapidly developing areas will continue to be accommodated in schools within more established areas of the city where capacity permits.

Given anticipated growth, 16 new construction projects are recommended to be included as priorities in the Three-Year Capital Plan 2026–2029. Site readiness, which is determined by factors including completed or planned servicing, dedication to the City or Division, and suitable geotechnical conditions, informs the progression of new construction capital priorities. Specifically, year one sites are ready for design and construction, year two sites are nearing readiness, and year three sites require further development.

Priority (Previous Aggregated Priority)	New Construction Priority	Capacity	Sector	Cost (M)
<b>YEAR 1</b>				
1 (13)	Aster K–9	950	SE1	\$53
2 (22)	Stillwater K–9	950	W	\$53
3 (11)	River's Edge K–9	950	W	\$53
4 (14)	Crystallina Nera K–6	650	N	\$33
<b>YEAR 2</b>				
5 (21)	Alces K–6	650	SE2	\$33
6 (15)	The Orchards K–9	950	SE2	\$53
7 (27)	Canossa K–6	650	N	\$33
8 (29)	Riverview 10–12	2,410	W	\$142
9 (19)	Marquis K–6	890	NE	\$42
10 (20)	Horse Hill 7–12	2,410	NE	\$142
<b>YEAR 3</b>				
11 (23)	Heritage Valley Neighbourhood 14 K–6	650	SW2	\$33
12 (28)	Meltwater K–9	950	SE2	\$53
13(N/A)	Mattson K–9	950	SE2	\$53
14 (N/A)	Pintail Landing 7–9	765	NW	\$41
15 (N/A)	Blatchford K–6	650	C	\$33
16 (N/A)	Kendall K–6	650	SW2	\$33

Several projects, such as Aster K–9, Stillwater K–9 and Crystallina Nera K–6, have been added to year one to address rapid growth in developing communities, and because of their sites being construction-ready.

## Map of New Construction Priorities



New construction priorities in years two and three will soon be required as they approach advanced stages of site readiness.

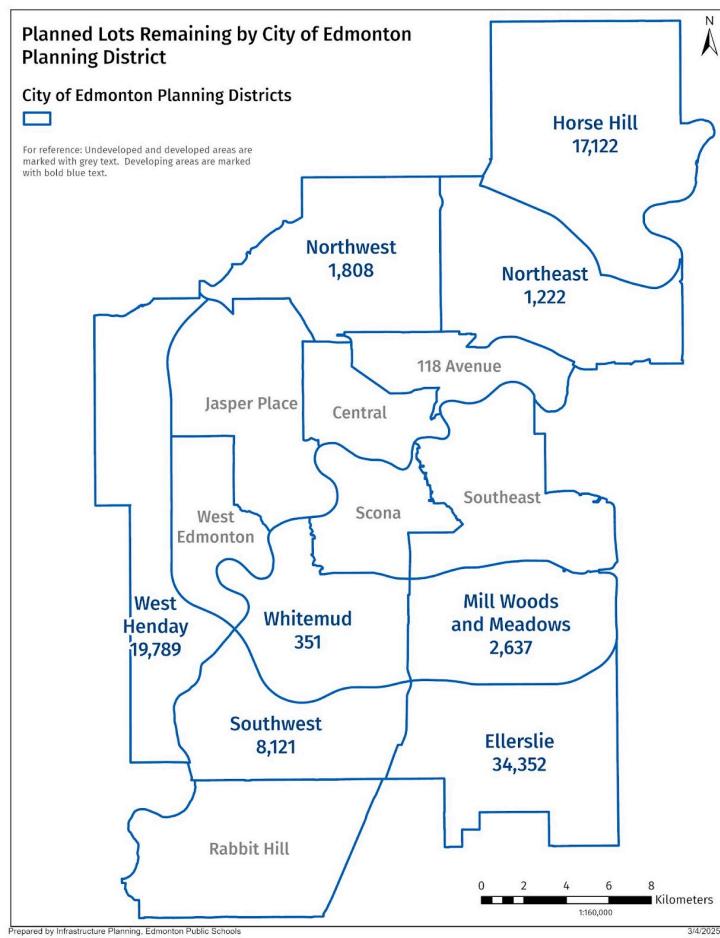
Additional information, specifically related to provincial project drivers, for the Division's most urgent priorities in year one can be found in Attachment IV.

## Growth Pressures by City District

Residential growth significantly impacts student enrolment. A key indicator of this growth is the rate of lots that are registered at the Land Titles Office for future development. As residential lot registration increases, development of these lots typically follows, leading to a rise in the overall population and, consequently, the student population. The Division examines lot registration rates across various neighbourhoods in Edmonton to understand the potential for future student growth and inform planning decisions accordingly.

The following map illustrates the number of lots remaining to be registered across city districts, based on planned areas. The Ellerslie District has the most growth capacity, primarily due to planned development in the Decoteau area. West Henday and Horse Hill also have significant growth capacity in the Riverview and Marquis areas, respectively. High utilization rates within city districts such as Northwest, Southwest, and Mill Woods and Meadows, means that even though there are relatively fewer lots remaining to be developed, the Division still faces student accommodation challenges in these areas. Despite strong enrolment growth over the past 15 years, Edmonton has developed only half of its approved residential land. Over 85,402 lots remain, representing substantial future growth — equivalent to over 18 neighborhoods the size of Chappelle. The Division will actively monitor factors like housing construction, immigration, and demographic shifts to proactively adjust planning and resource allocation to meet evolving student accommodation needs.

The City of Edmonton is divided into ten planning districts within the [City Plan](#), each with unique characteristics and development goals, to guide future growth and ensure a cohesive urban structure. The following data references city planning districts that still have developing neighbourhoods. Considerable growth pressures in the areas outside Anthony Henday Drive, west of Calgary Trail and 199 Street, are expected to continue — as such, five of the Division's 11 year one priorities are located in these Districts.



## Growth Pressures in Northwest Edmonton

Continued development in the Big Lake and Lewis Farms areas are placing enrolment pressures on the limited number of schools to the west of Anthony Henday Drive. Projects in the Northwest sector required for facility modernizations or replacements include Mayfield PK–3/Britannia K–9 Solution (priority 6), Grovenor K–6 Modernization/Addition (priority 9), and Winterburn K–6 Modernization/Addition (priority 14). The proposed priority in the Big Lake area, Pintail Landing 7–9, will ease enrolment pressures at David Thomas King K–9.

## Growth Pressures in West and Southwest Edmonton

The rapid development in southwest Edmonton, in particular, is expected to continue, as the Windermere Area Structure Plan had the highest annual activity relative to all area structure plans, with 842 lots serviced. Additionally, Glenridding Heights saw the most low-density lots added of any neighbourhood in the city, meaning the lots made available for development exceeded the original number of planned lots. Low-density lots tend to generate families with young children at a greater rate than medium and high-density lots. Lot registration is a precursor to home construction.

The Rosenthal K–6 and Glenridding Heights K–6 projects received construction funding on February 15, 2025. Development continues to accelerate in the West sector, with two year one priorities being included in the plan as Stillwater and River's Edge K–9 schools. These two new school projects are crucial to address rapid development in Riverview and the sustained development over several years in the Big Lake area. The schools serving these communities are located outside the Riverview area and are nearing or exceeding capacity. The proposed Stillwater and River's Edge K–9 schools will alleviate growing enrolment pressures at Centennial K–6 and S. Bruce Smith 7–9, which currently serve students from The Uplands and are experiencing significant enrolment pressure.

There are five priorities in the West sector: Stillwater K–9 (priority 2), River's Edge (priority 3), Riverview 10–12 (priority 18), Ormsby K–6 Modernization/Addition (priority 26) and Jasper Place 10–12 Modernization (priority 28).

There are four priorities in the Southwest sectors (Southwest 1 and Southwest 2): Brander Gardens K–6 Modernization/Addition (priority 8), Heritage Valley Neighbourhood 14 K–6 (priority 21), Keheewin K–6 Modernization/Addition (priority 25) and Kendall K–6 (priority 30).

## Growth Pressures in Southeast Edmonton

The opening of Elder Dr. Francis Whiskeyjack School in fall 2024 has provided much-needed relief to the rapidly growing communities in the Southeast 1 and Southeast 2 sectors, including new and future developments in neighbourhoods such as Alces, Mattson and Meltwater. A new K–6 school in the Silver Berry neighbourhood has received planning funding approval.

As development occurs and sites in these areas become assembled and serviced, Administration expects priorities such as Alces K–6 (priority 11), The Orchards K–9 (priority 12), Meltwater K–9 (priority 22) and Mattson K–9 (priority 23) to continue rising in priority. Construction-ready projects that saw increased priority include Aster K–9 (priority 1), and Ellerslie Campus Solution K–9 (priority 5). The need to invest in existing capacity in the southeast is shown through the request to modernize and expand Greenview K–6 School (priority 15).

The Ellerslie Campus Solution K–9, located on a construction-ready site, will provide a modernized K–9 facility which will replace two aging buildings on the campus site. This project addresses growing enrolment pressures from The Hills at Charlesworth, where student numbers are expected to increase, and from the northeast corner of Summerside, relieving pressure on Michael Strembitsky School. Notably, Charlesworth has already exceeded planned low-density lots by 160 units.

## Continued Growth in North Edmonton

The McConachie 7–9 project received construction funding by the Province on February 15, 2025. Further additional spaces are required in new construction priorities in Crystallina Nera (priority 4) and Canossa (priority 13).

The Crystallina Nera K–6 school has climbed several positions in the capital priority list, now ranking fourth compared to 14th last year. This significant increase reflects the escalating pressure on school capacity in the North sector, particularly due to ongoing development in the Crystallina Nera East/West neighbourhoods and the Schonsee neighbourhood. The designated school, Lago Lindo School, is already at 99 per cent utilization.

The Canossa K–6 school has climbed several positions in the capital priority list, now ranking 13th compared to 27th last year. This significant increase reflects the escalating pressure on school capacity in the North sector, particularly due to ongoing development in the Rapperswil neighbourhood and potential new development in Canossa North. The designated school for Rapperswil, Lorelei K–6, is already at 95 per cent utilization. Newly planned residential development in the Goodridge Corners neighbourhood, which will eventually be slightly larger than Rapperswill, is expected to put additional enrolment pressure on schools in North Edmonton. The designated school for the Goodridge Corners neighbourhood, which has not yet started residential development, is Baturyn K–6, which is already at 88 per cent utilization.

## Growth Pressures on High School Space

Families in the rapidly developing southwestern and northwestern portions of the city continue to face significant challenges in accessing high school space within their immediate communities. On March 19, 2025, the Province announced the following projects which will help address the growing pressure to accommodate high school students:

- design funding for an addition to Dr. Anne Anderson 10–12
- planning funding for a new Dunluce high school in north Edmonton on a construction-ready site (Castle Downs 10–12)
- planning funding for a new high school in the Hamptons in West Edmonton, where there is a construction ready site (The Grange 10–12)

Growth pressures on high schools continue to be acute in many parts of the city, and particularly prominent in the northwest, west, and southwest areas of Edmonton.

**Current Attendance Area and Special Program High Schools  
in Northwest, West, and Southwest Edmonton**

High School	School Utilization	Sector
Lillian Osborne	119%	SW1
Strathcona	115%	SC
Ross Sheppard	114%	NW
Harry Ainlay	103%	SW1
Dr. Anne Anderson	100%	SW2
Old Scona	99%	SC
Jasper Place	98%	NW

In the southwest, the Glenridding Heights 7–12 school, which is expected to open in fall of 2028, is expected to alleviate enrolment pressures at Lillian Osborne School (which is at Level 3 on the Growth Control Model) and Strathcona School (which is the overflow designated school for Lillian Osborne School). However, despite the anticipated 2028 opening, overall attendance area high school utilization across the city is expected to remain above 100 per cent.

The addition at Dr. Anne Anderson High School will continue to allow the fast-growing area of Heritage Valley to be accommodated locally as the school is already at capacity in its fourth year of operation. In addition, there are still approximately 2,768 low-density lots remaining to be developed in the attendance area, a number comparable to the entire Rutherford neighbourhood.

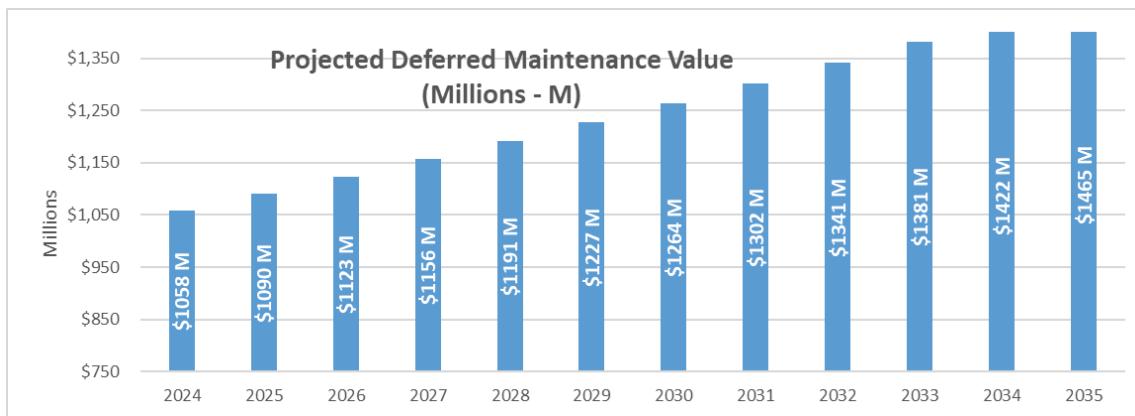
The high school in The Grange is needed quickly to alleviate pressure from new communities in The Grange, Edgemont, and Lewis Farms areas, as Jasper Place School, which is now a closed-boundary school, accommodates 3,058 students and is at 98 per cent utilization. Enrolment pressures are projected to increase even further without urgently needed capacity from a new west-end high school. In fact, the need is so great that another larger high school is also requested in the Capital Plan in Riverview (2,400 spaces).

A new high school in Castle Downs is also urgently needed as Ross Sheppard School is overutilized and has now instituted a closed boundary for the 2024–2025 school year. This is expected to contribute to an increase in the utilization of Queen Elizabeth School, which is already 96 per cent utilized. The new school in Castle Downs would be built on a construction-ready site in the Dunluce neighbourhood, and would relieve growth pressure in the North sector, where there are increasing accommodation pressures, coupled with deferred maintenance issues, at the existing Queen Elizabeth School.

Despite the additional capacity afforded by a Dunluce high school and the increasing deferred maintenance and building condition concerns at Queen Elizabeth High School, the Division will still require the capacity at Queen Elizabeth long-term and thus requests a school modernization project as priority 16. In addition, the Division requires modernization of the ageing McNally, Jasper Place and W. P. Wagner high schools in order to address mounting deferred maintenance and so they can continue to serve students long term.

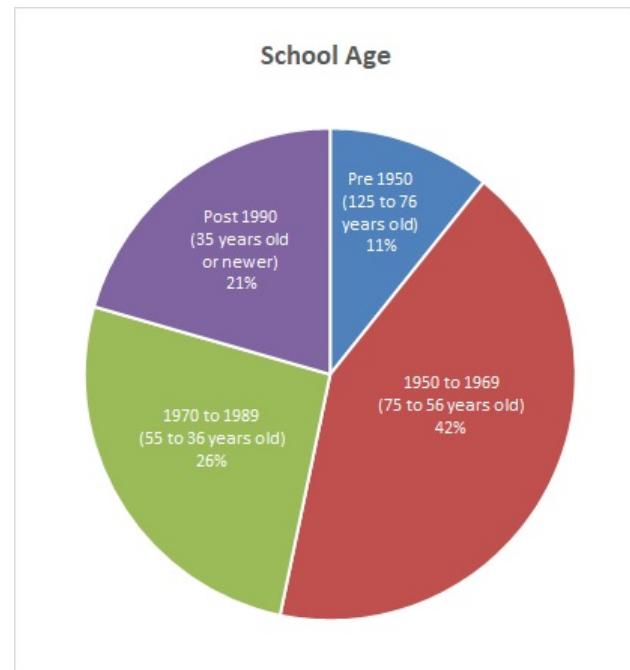
## MODERNIZATION, REPLACEMENT AND SOLUTION PROJECT CONSIDERATIONS

Funding for major modernization projects and crucial maintenance programs like Capital Maintenance and Renewal (CMR) and Infrastructure Maintenance and Renewal (IMR) has regularly fallen short of what is needed to address the Division's growing deferred maintenance. Historical and recent levels of funding have resulted in a significant and escalating maintenance burden, having reached \$1 billion in the 2024–2025 school year. To address this critical issue, the Division urgently requires increased funding to prevent further deterioration of its ageing infrastructure. The proposed Three-Year Capital Plan 2026–2029 outlines fourteen modernization or solution projects aimed at mitigating this pressing challenge.



A significant portion of the Division's buildings (68 per cent) were constructed between 1950 and 1989, while only 21 per cent were built more recently. This older infrastructure presents a significant challenge, as it accounts for a substantial portion of the Division's deferred maintenance backlog — approximately 84 per cent, or nearly \$918 million. Notably, all of the Division's current modernization or solution projects, representing over \$125 million in deferred maintenance, target buildings constructed within this era. The *School Age* pie chart to the right illustrates the percentage of the Division's school facility inventory constructed during various time frames.

The Division requires adequate and sustained funding to modernize, maintain and repair ageing building components while addressing growing deferred maintenance in a steady and predictable manner. There is a risk that component failures may occur concurrently or within a short timeframe across multiple schools constructed in the same era, requiring significant maintenance and renewal funding. The combination of ageing building components and insufficient capital funding to address them proactively contributes to the Division's mounting deferred maintenance challenges.



The need for modernization and replacement/solution priorities, as outlined in Attachment I, is further underscored by rising enrolment and student residency in core and mature areas, as well as the challenges associated with maintaining ageing infrastructure.

The recent funding for the design phase of the replacement projects for Spruce Avenue and Delton schools marks a significant milestone for the Division and many communities in Edmonton's core. These projects, which have been included in the Division's capital plans for nearly two decades, are critical to addressing longstanding issues of accessibility, safety, and ageing infrastructure. By replacing these schools, the Division can eliminate the high operational costs associated with maintaining these ageing buildings while reducing the Division's overall deferred maintenance backlog by an estimated \$10 million related to these two specific schools. This investment will also ensure that students in these mature and core communities have equitable access to modern, safe, and inclusive learning environments.

Solution projects, as defined by the Provincial School Capital Manual, are "integrated solutions" requiring construction activity at multiple school sites. The Ellerslie Campus K-9 Solution (priority 5) aims to address the critical needs of the Ellerslie school community. With continued growth-pressured high utilization (103 per cent) and increasing wear and tear on the existing 70-year-old facilities, the Ellerslie campus requires significant upgrades. To address these challenges, the project will explore options for consolidating the existing school buildings into a single, modern replacement facility. The Division has already added 16 modular classrooms to the campus, highlighting the urgent need for a more sustainable and long-term solution.

The Three-Year Capital Plan 2026–2029 continues to include a solution project in the mature area of Britannia (priority 6, up from priority 18). A preferred concept for the Britannia cluster was identified and approved by the Superintendent in the fall of 2018. The project was determined through comprehensive consultation with the community including an extensive review of current and projected student enrolment, school utilization, deferred maintenance, cost of utilities, accessibility and program suitability. The approved concept would consolidate Brightview, Britannia, Mayfield and Youngstown schools into a new Pre-Kindergarten to Grade 3 school on the Mayfield School site and a new Kindergarten to Grade 9 school on the Britannia School site. Continued delays in funding for this proposed consolidation will likely necessitate further community engagement, as the current student population and their families will/have aged out of the system, requiring renewed consultation with new families in the area.

The modernization of Queen Elizabeth, McNally, W. P. Wagner and Jasper Place schools remain a priority, driven by the significant deferred maintenance needs and the challenges associated with ageing infrastructure. A modernization project within an occupied and highly utilized high school building can be challenging in terms of staging the construction and providing the necessary programming spaces throughout construction. The Division will collaborate with the provincial government to explore the most efficient and effective approach to address the critical infrastructure needs at these schools, ensuring the best possible learning environment for students.

Where applicable, based on updated student demographic growth and school utilization data, the Division will seek additional capacity as part of modernization, replacement and solution projects. This is demonstrated in the modernization and addition requests for Lansdowne, Brander Gardens, Grovenor, Winterburn, Greenview, Keheewin and Ormsby schools.

## Growing Demand for Division Centre Programming

The significant growth in the Division's special needs programming is primarily driven by the demand for Interactions classes, which serve students diagnosed with Autism Spectrum Disorder (ASD). This growth is further compounded by the increasing number of new-to-Division families choosing Edmonton Public Schools for these specialized services, which highlights the need for dedicated facilities to meet the evolving needs of this student population.

Over the past six years, 75 per cent of all new Division centre classes established have been dedicated to the Interactions program. This is due to the steady growth — almost 350 students per year on average — in the number of Grade 1–12 students diagnosed with ASD in the Division. On average, 40 per cent of students diagnosed with ASD choose to enrol in Interactions Division centre programming, while the other 60 per cent choose to enrol in regular, alternative, or other Division centre programs.

The proposed Autism Centre of Excellence (Modernization) (priority 11) — envisioned as a modernization project at an existing school site (site selection to occur as part of ongoing project planning efforts) — is a new and urgently needed addition to this year's capital plan. The increasing demand for specialized support services, particularly for students with ASD, necessitates a broader expansion of the Division's current service delivery model for students with Autism. While the Division currently offers the Interactions Division centre program within existing school settings and accommodates students with Autism inclusively, there may be a growing number of families that desire the type of specialized supports that a dedicated environment can provide.

A dedicated school for students with ASD would offer several key advantages:

- **Enhanced Learning Environment:** A dedicated school would allow for the creation of a specifically designed learning environment tailored to the unique needs of students diagnosed with ASD, including specialized classrooms, sensory rooms, assistive technology, and outdoor spaces conducive to learning.
- **Increased Capacity:** A dedicated school would provide a sustainable and long-term solution for the growing number of students requiring specialized services and the school staff who support them.
- **Enhanced Program Delivery:** The school would facilitate the delivery of high-quality, specialized programs by providing access to dedicated resources and allowing for the creation of a supportive and inclusive community for students with ASD and their families. The opportunity to expand Division partnerships through the facility could also enhance program delivery on site, as well as more broadly across the Division.
- **Research and Staff Training Facility:** The centre would serve as a valuable research and training facility for Division staff including principals, teachers, educational assistants and consultants, enabling them to acquire specialized skills and knowledge in supporting students with ASD. These professionals can then implement their acquired expertise within their respective schools, enhancing the overall support for students diagnosed with ASD across the Division.
- **Student Transition Hub:** The school could serve as a transition hub for students diagnosed with ASD, where they may receive intensive support and develop essential life and academic skills within the dedicated environment. Subsequently, students may gradually transition into their community school setting. The transition hub can also examine additional ideas to support a student transition from K–12 learning into community living.

The increasing demand for specialized support services for students diagnosed with ASD, coupled with space constraints across the Division, necessitates a proactive approach. A dedicated school for students

diagnosed with ASD would provide a sustainable and effective solution, ensuring that all students have access to high-quality, equitable, and inclusive educational opportunities.

#### **Multi-stage assessment process for evaluating modernization and replacement projects**

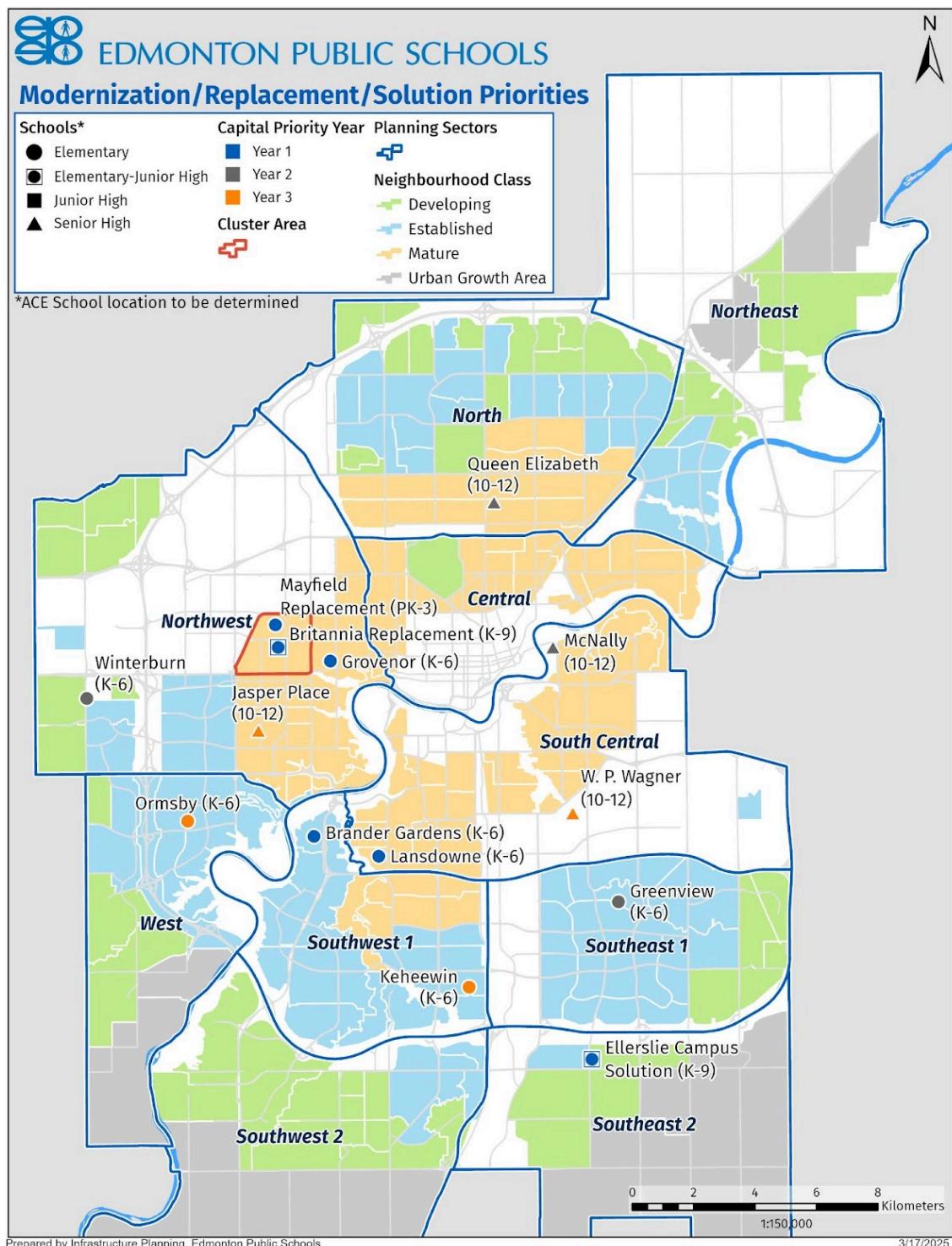
Schools ranked as modernization, replacement, or solution priorities have been rated with the highest need for capital investment relative to other school buildings. These schools are identified for improvements that are best addressed comprehensively by a capital plan modernization project.

The Division prioritizes school modernization projects using a multi-stage process. Initial ranking considers deferred maintenance and operating expenses, followed by an analysis of maintenance history and past/future capital spending. A final evaluation across key building categories, encompassing building systems, design, site conditions, structural integrity, electrical systems, suitability for programming, accessibility, and potential project complexities, informs the final prioritization. This ensures a data-driven approach to addressing capital investment needs.

The updated list prioritizes the Ellerslie Campus K–9 Solution due to the need to replace the two ageing facilities on the campus site, as well as rapid development in Charlesworth and high utilization of area schools. Other priorities have shifted following the funding of Delton and Spruce Avenue replacement projects. Facing both growing deferred maintenance and increasing enrolment pressures, Winterburn K–6, Greenview K–6, Keheewin K–6, Ormsby K–6, Jasper Place 10–12 and W. P. Wagner 10–12 have been added as modernizations in years two and three.

Priority (previous)	Modernization, Replacement, Solution Priorities	Capacity	Sector	Cost (M)
<b>YEAR 1</b>				
1 (3)	Ellerslie Campus K–9 Solution	1,100	SE2	\$62
2 (6)	Mayfield PK–3 and Britannia K–9 Solution	1,115	NW	\$69
3 (4)	Lansdowne K–6 Modernization/Addition	TBD	SC	TBD
4 (7)	Brander Gardens K–6 Modernization/Addition	TBD	SW1	TBD
5 (5)	Grovenor K–6 Modernization/Addition	TBD	NW	TBD
6 (N/A)	Autism Centre of Excellence (Modernization)	225	TBD	TBD
<b>YEAR 2</b>				
7 (N/A)	Winterburn K–6 Modernization	TBD	NW	TBD
8 (N/A)	Greenview K–6 Modernization	TBD	SE1	TBD
9 (9)	Queen Elizabeth 10–12 Modernization	TBD	N	TBD
10 (8)	McNally 10–12 Modernization	TBD	SC	TBD
<b>YEAR 3</b>				
11 (N/A)	Keheewin K–6 Modernization	TBD	NW	TBD
12 (N/A)	Ormsby K–6 Modernization	TBD	SE1	TBD
13 (N/A)	W. P. Wagner 10–12 Modernization	TBD	SC	TBD
14 (N/A)	Jasper Place 10–12 Modernization	TBD	NW	TBD

## Map of Modernization, Replacement and Solution Priorities



Autism Centre of Excellence (Modernization) location to be determined.

## AGGREGATED PRIORITIES

The Three-Year Capital Plan 2026–2029 includes 16 new construction priorities to accommodate growth in newly developing areas. It also includes twelve modernization and two solution priorities. This plan introduces Aster K–9, Stillwater K–9, and Crystallina Nera K–9 into year one of the Capital Plan due to significant progress in their site readiness and the sustained growth pressures that the southeast, southwest, and north areas of the city continue to face. Year one of the plan also includes the introduction of an Autism Centre of Excellence (ACE) project, envisioned as a modernization project at an existing school site. This priority is driven by the ongoing capacity challenges and high demand for the Interactions program. The Division has received planning funds for this priority, which will be used to determine a suitable location.

Year one new construction priorities are critically needed to meet growing enrolment. Year two priorities are requested to meet imminent needs, and year three priorities are intended to address anticipated needs strategically. All Division sectors have priorities represented in the Three-Year Capital Plan 2026–2029. The plan includes the following priorities by sector:

Sector	Number of Priorities	Project(s)
Central	1	New Blatchford K–6
Northeast	2	New Marquis K–6, New Horse Hill 10–12
North	3	New Crystallina Nera K–6, New Canossa K–6, Queen Elizabeth 10–12 Modernization
Northwest	5	New Pintail Landing 7–9, Mayfield PK–3 and Britannia K–9 Solution, Grovenor K–6 Modernization, Jasper Place 10–12 Modernization, Winterburn K–6 Modernization
South Central	3	Lansdowne K–6 Modernization, McNally 10–12 Modernization, W. P. Wagner 10–12 Modernization
Southeast 1	2	New Aster K–9, Greenview K–6 Modernization
Southeast 2	5	Ellerslie Campus K–9 Solution, New Alces K–6, New The Orchards South K–9, New Meltwater K–9, New Mattson K–9
Southwest 1	2	Brander Gardens K–6 Modernization, Keheewin K–6 Modernization
Southwest 2	2	New Heritage Valley Neighbourhood 14 K–6, New Kendall K–6
West	4	New Stillwater K–9, New River's Edge K–9, New Riverview 10–12, Ormsby K–6 Modernization
TBD	1	Autism Centre of Excellence (Modernization)

This list highlights the urgency and critical need for capital funding to accommodate students in communities across Edmonton. All of the year one priorities are urgently required to meet the accommodation needs of families. With schools in the southeast, southwest and west sectors already experiencing high utilization and long travel distances to designated schools, new residential development in these and surrounding neighbourhoods will continue to exacerbate accommodation pressures at existing school sites.

The Division will continue to monitor emerging new growth in the Decoteau, Horse Hill and Riverview urban growth areas, as well as planned future growth in southeast and southwest Edmonton. Notably, half of this year's priorities (14 of 30) are situated beyond the Anthony Henday Drive perimeter,

reflecting the expanding geographical scope of the Division's growth challenges. While the most significant pressures in recent years have been concentrated in the southeast and southwest areas, capital funding by the Province has not kept pace with increasing student enrolment. As a result, additional areas of the city, including core and mature areas, are now experiencing similar capacity challenges.

## Aggregation and Provincial Consideration

The Three-Year Capital Plan 2026–2029 outlines the Division's capital priorities for the next three-year period. The plan reflects capital investment in both mature areas and new growth areas. It includes a breakdown of project costs and demonstrates that all proposed priorities are positioned to be funded within a three-year period.

The requirement to amalgamate project priorities into a single, ranked list for large metro school divisions presents a significant challenge. This approach requires the Division to prioritize projects serving new communities against those serving established areas within the city, potentially impacting the Division's commitment to equitable access to modern, high-quality learning environments for all students, as outlined in the Division's Infrastructure Planning Principles Board Policy. Furthermore, this requirement does not align with the City of Edmonton's urban planning objectives, which emphasize coordinated intensification of mature areas and encourage a greater proportion of new residents, including families with children, to reside within these established communities.

Once approved, the Three-Year Capital Plan 2026–2029 will be submitted to Alberta Education and Alberta Infrastructure. Alberta Education reviews and prioritizes the Division's school capital projects among all school divisions in the province. The Ministry asks school divisions to consider the following project drivers for all capital priorities: building condition, community renewal, efficiency solutions, enrolment pressures, functionality and programming, health and safety, and legal. Additional information, such as regional plans and/or partnership opportunities can be entered into the evaluation system for consideration. The requirements are listed in the Government of Alberta School Capital Manual in Chapter 2.

## Aggregated Priorities

	Priority (previous)	Aggregated Priorities	Capacity	Sector	Cost (M)
YEAR 1	1 (13)	Aster K-9	950	SE1	\$53
	2 (22)	Stillwater K-9	950	W	\$53
	3 (11)	River's Edge K-9	950	W	\$53
	4 (14)	Crystallina Nera K-6	650	N	\$33
	5 (12)	Ellerslie Campus Solution K-9	1,100	SE2	\$62
	6 (18)	Mayfield PK-3 and Britannia K-9 Solution	1,115	NW	\$69
	7 (16)	Lansdowne K-6 Modernization/Addition	TBD	SC	TBD
	8 (24)	Brander Gardens K-6 Modernization/Addition	TBD	SW1	TBD
	9 (17)	Grovenor K-6 Modernization/Addition	TBD	NW	TBD
	10 (N/A)	Autism Centre of Excellence (Modernization)	225	TBD	TBD
YEAR 2	11 (21)	Alces K-6	650	SE2	\$33
	12 (15)	The Orchards K-9	950	SE2	\$53
	13 (27)	Canossa K-6	650	N	\$33
	14 (N/A)	Winterburn K-6 Modernization/Addition	TBD	NW	TBD
	15 (N/A)	Greenview K-6 Modernization/Addition	TBD	SE1	TBD
	16 (26)	Queen Elizabeth 10-12 Modernization	TBD	N	TBD
	17 (25)	McNally 10-12 Modernization	TBD	SC	TBD
	18 (29)	Riverview 10-12	2,410	W	\$142
	19 (19)	Marquis K-6	890	NE	\$42
	20 (20)	Horse Hill 7-12	2,410	NE	\$142
YEAR 3	21 (23)	Heritage Valley Neighbourhood 14 K-6	650	SW2	\$33
	22 (28)	Meltwater K-9	950	SE2	\$53
	23 (N/A)	Mattson K-9	950	SE2	\$53
	24 (N/A)	Pintail Landing 7-9	765	NW	\$41
	25 (N/A)	Keheewin K-6 Modernization/Addition	TBD	SW1	TBD
	26 (N/A)	Ormsby K-6 Modernization/Addition	TBD	W	TBD
	27 (N/A)	W. P. Wagner 10-12 Modernization	TBD	SC	TBD
	28 (N/A)	Jasper Place 10-12 Modernization	TBD	W	TBD
	29 (N/A)	Blatchford K-6	650	C	\$33
	30 (N/A)	Kendall K-6	650	SW2	\$33

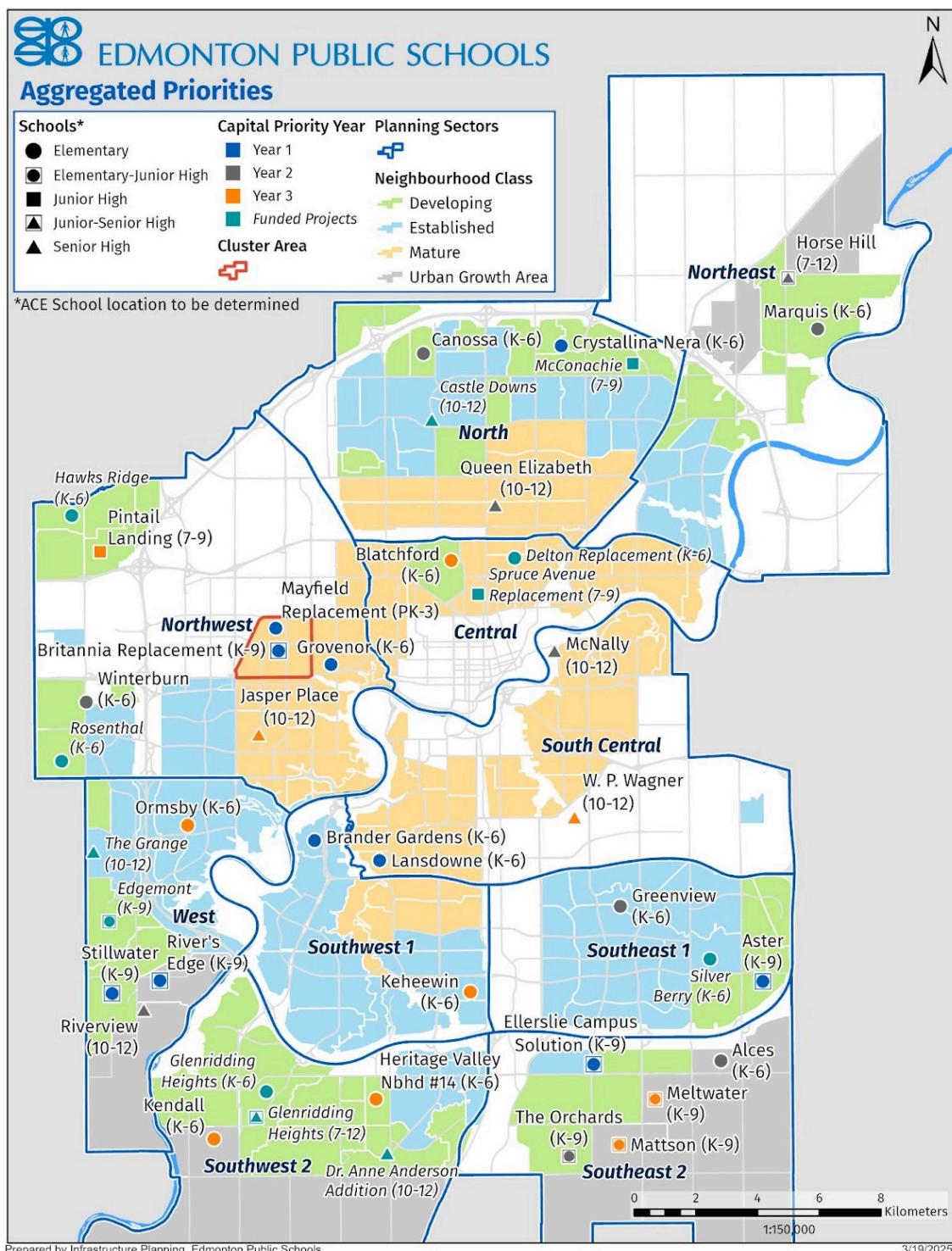
*Note: Projects already formally announced to receive planning, design, or construction funding, are not required to be listed on the aggregated list of priorities. For reference, currently funded projects are listed on the next page.*

## Currently Funded Projects

Project	Sector	Provincial Funding Type Approved	Anticipated Opening
Edgemont K-9	W	Construction	TBD*
Glenridding Heights 7-12	SW2	Construction	Fall 2028
Glenridding Heights K-6	SW2	Construction	Fall 2029
Rosenthal K-6	NW	Construction	Fall 2029
McConachie 7-9	N	Construction	Fall 2029
Delton K-6 Replacement	C	Design	Contingent on construction funding
Spruce Avenue 7-9 Replacement	C	Design	Contingent on construction funding
Dr. Anne Anderson 10-12 Addition	SW2	Design	Contingent on construction funding
Hawks Ridge K-6	NW	Design	Contingent on construction funding
Castle Downs 10-12	N	Planning	Contingent on construction funding
The Grange 10-12	W	Planning	Contingent on construction funding
Silver Berry K-6	SE1	Planning	Contingent on construction funding
Autism Centre of Excellence (ACE)	TBD	Planning	Contingent on construction funding

\* Originally anticipated to open in fall 2027, the Edgemont K-9 construction project has encountered delays due to geotechnical issues; completion date to be determined.

## Map of Aggregated Priorities



Autism Centre of Excellence (Modernization) location to be determined.