Comox Valley Schools

A Community of Learners

INNOVATIVE • INQUISITIVE • INCLUSIVE

LONG RANGE FACILITIES PLAN

2021 – 2031

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A Community of Learners
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Long Range Facilities Plan

Valley View Elementary School, Courtenay, BC

A Report by Cascade Facilities Management Consultants Ltd

May 2021

TABLE OF CONTENTS

ATTACHED SCHEDULES

Note *– Schedules to the LRFP are for the convenience of the Ministry of Education as a sort of executive summary. The information is drawn from the main body of the Long Range Facilities Plan, not additional to it.*

1. INTRODUCTION

1.1 **Ministry of Education Requirements**. The Ministry of Education 2020/21 Capital Plan Instructions issued April 2019 require Boards of Education to develop and maintain a comprehensive School District Long Range Facilities Plan (LRFP). In the instructions, this requirement is defined as follows.

1.2 The Ministry of Education capital plan instructions on Page 7 stated:

> **1.5 Long-Range Facilities Plan**
>
> 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.

1.3 **Nature of the Plan**. Note that the LRFP is a *Facilities Plan*, not an educational study of the appropriate grade structure of schools, the appropriate placement of district programs, nor the viability/desirability of neighbourhood schools. The plan is 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 plan belongs to the school district, not the Ministry, and is a dynamic document. As circumstances and programs change over time, the plan can be amended.

1.4 **The Assignment**. In January 2021 School District 71 Comox Valley (SD 71) engaged Cascade Facilities Management Consultants Ltd (www.cascade-cslts.com) to prepare this School District Long Range Facilities Plan (LRFP).

2. DISTRICT VISION AND GOALS

2.1 PROVINCIAL POLICY

The Ministry of Education states its policy for student success, and five principles to achieve it at https://www2.gov.bc.ca/assets/gov/education/administration/kindergarten-to-grade-12/understanding_the_bc_policy_for_student_success.pdf . The fifth principle stated here is relevant to planning appropriate school facilities that support student success:

> "Healthy and effective learning environments – We will foster inclusive learning environments where all students feel that they are safe and belong – physically and emotionally –and where all students are inspired to explore their personal strengths and interests. To offer healthy learning environments where students, families, and educators can focus on supporting students achieve their learning outcomes, we will continue to enhance the construction of modern learning environments, enable flexible and virtual learning delivery, and enhance our efforts on physical literacy and best practices on nutrition."

2.2 HISTORY.

SD 71 has a long tradition of providing effective educational programming to students in the Comox Valley.

2.3 OBJECTIVES

The Objectives for the Long Range Facilities Plan are as follows:

a. To determine the 10 year enrolment projections by school;
b. To optimize district capacity utilization in schools, mindful of the Ministry of Education targets of 85% (enrolment up to 7,500 students) and 95% (over 7,500 students);
c. To consider aligning the district's school grade configurations with long-term district facilities planning; and
d. To plan and organize educational facilities to support school and district programs.

2.4 SCHOOL DISTRICT STRATEGIC PLAN

SD 71 has published a 2018 – 2023 Strategic Plan which includes the following Vision Statement, Mission, Values, Strategic Priorities, and Goals:

a. Vision

An inclusive community that embraces diversity, fosters relationship and empowers all learners to have a positive impact on the world.

b. Mission

To inspire engaged, compassionate, resilient lifelong learners and cultivate a collaborative community together.

c. Values

We Value and Believe In:

- Trusting relationships based on respect, integrity and ethical behavior;
- A commitment to Truth and Reconciliation with Indigenous peoples;
- Equity, inclusion, dignity, and acceptance for all;
- Global awareness and environmental stewardship;
- Innovation, creativity, problem solving, and critical thinking;
- Accountability and shared responsibility;
- Open and engaging communication; and
- Celebration of learning.

d. Strategic Priorities

Our Strategic Priorities are:

- Educational Excellence;
- Community Engagement:
- Organizational Stability and Environmental Stewardship; and
- Physical Health and Mental Well-being.

e. Goals

The Goal in the Strategic Plan which is directly relevant to this Long Range Facilities Plan is stated as follows:

- Optimize infrastructure to support learning.

Actions to support this Goal

- Ensure the Long Range Facilities Plan is aligned with 21st century practices;
- Maximize the use of school and community facilities to support learning.

2.5 DISTRICT ORGANIZATION

SD 71 has gone through several grade structure organizations over the past 25 years. Early in this period, schools were organized into elementary, middle, and secondary. When enrolments declined and some elementary schools had to close, the decision was made about 13 years ago to return to a previous organization of elementary (Kindergarten to Grade 7) and secondary (Grades 8 to 12).

It was not possible to completely change the district grade structure in all schools, resulting in the current 2020/21 organization which includes several elementary schools with varying grade structures, one Kindergarten to Grade 9 school, and one Grade 6 – 9 school. Refer to Section 4.

3. LRFP PRINCIPLES AND OBJECTIVES

3.1 PURPOSE.

The purpose of the Long Range Facilities Plan (LRFP) is to guide facilities development decisions by both the district and the Ministry over the coming ten year period. The annual Capital Plan should always address specific needs justified at the macro level by the LRFP.

3.2 PRINCIPLES

- The 2021-2031 LRFP must take into account changes in school enrolment, future growth or decline in school-age population, building condition, and district philosophy on grade structure organization;
- The LRFP must identify and support the facility needs of any grade structure that the district has set as its policy;
- The LRFP must recognize the importance of small rural schools as the heart of the community in isolated parts of the district;
- The LRFP should recognize Ministry of Education support for programs such as Full Day Kindergarten, Strong Start, and Neighbourhoods of Learning;
- The School District LRFP must support the unique Indigenous cultural and educational development needs.

3.3 Objectives

- Provide viable educational facilities capable of accommodating the catchment population;
- Provide school facilities capable of providing a successful educational environment for the assigned grade structure;
- Provide healthy and safe physical facilities as schools; and
- Provide accessible community spaces in support of the local population's educational and cultural needs, recognizing the importance of the school as a resource to the community.

3.4 Statement of Philosophical Underpinnings

During development of the previous 2017 LRFP with the Board's Facilities Committee, the following philosophical underpinnings guiding the Facilities Plan were identified as:

- Provide the best education for students;
- Neighbourhood schools are valued;
- The Board supports choice of schools;
- Travel time to school is important; and
- Rural schools may have a slightly different grade structure than urban schools.

4. EXISTING INFRASTRUCTURE AND PROGRAMS

4.1 AREA SERVED

SD 71 serves the urban centres of Courtenay and Comox, the village of Cumberland, and smaller unincorporated communities of the Comox Valley Regional District located in northeastern Vancouver Island. See Figure 4.1. The communities are mainly connected by Highway 19 (north-south). The population includes a small Indigenous population. In the smaller communities outside of the urban centre, the school is the main social centre. These include Miracle Beach, Royston, Hornby Island, and Denman Island.

Figure 4.1 – Comox Valley School District Geographic Location on the northeast coast of Vancouver Island, British Columbia

4.2 DISTRICT ZONES

For the purposes of planning, it is recommended that the school district be organized into two zones: **Urban** and **Rural**. This may vary from the political divisions and representation within the board of school trustees, but from the point of view of facilities management, is the most logical. Refer to the maps below.

a. Urban Zone includes all the schools in Courtenay and Comox (Figure 4.2a);

b. Rural Zone includes the outlying elementary schools: Miracle Beach and North Island Distance Education Centre (NIDES) in the north (Figure 4.2b), Cumberland in the southwest, and Royston, Denman Island, and Hornby Island in the south (Figure 4.2c).

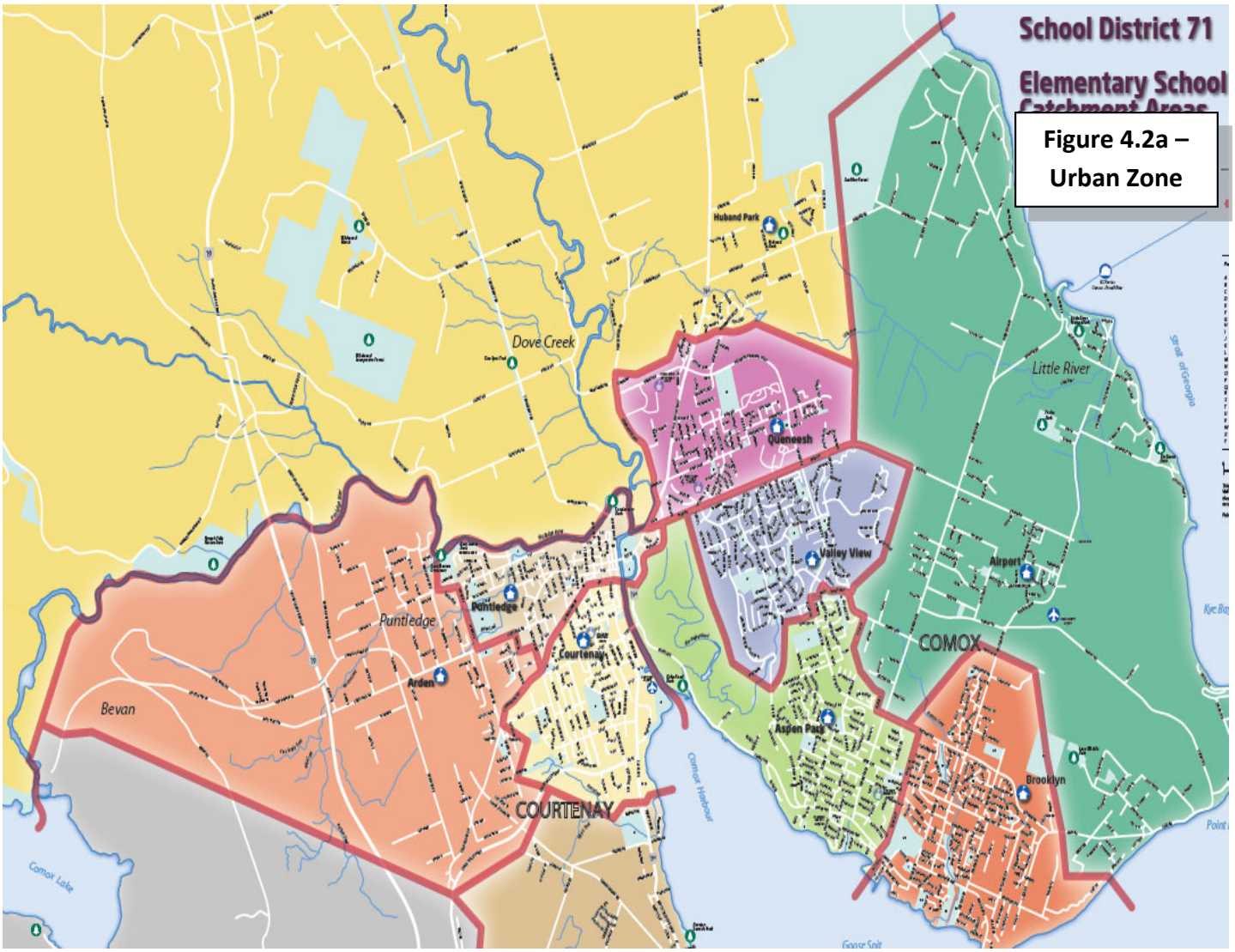


Figure 4.2a – Urban Zone

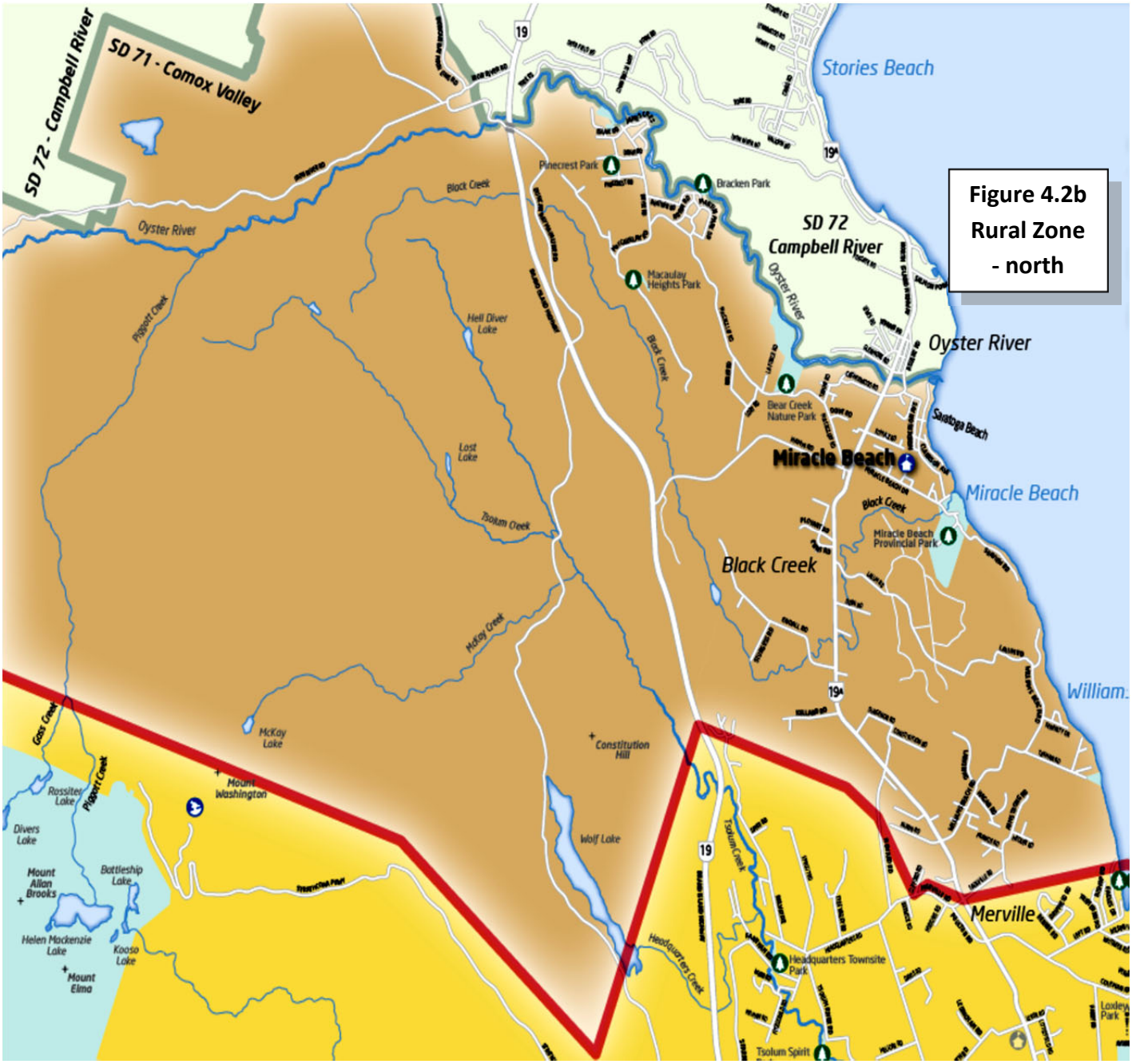


Figure 4.2b Rural Zone - north

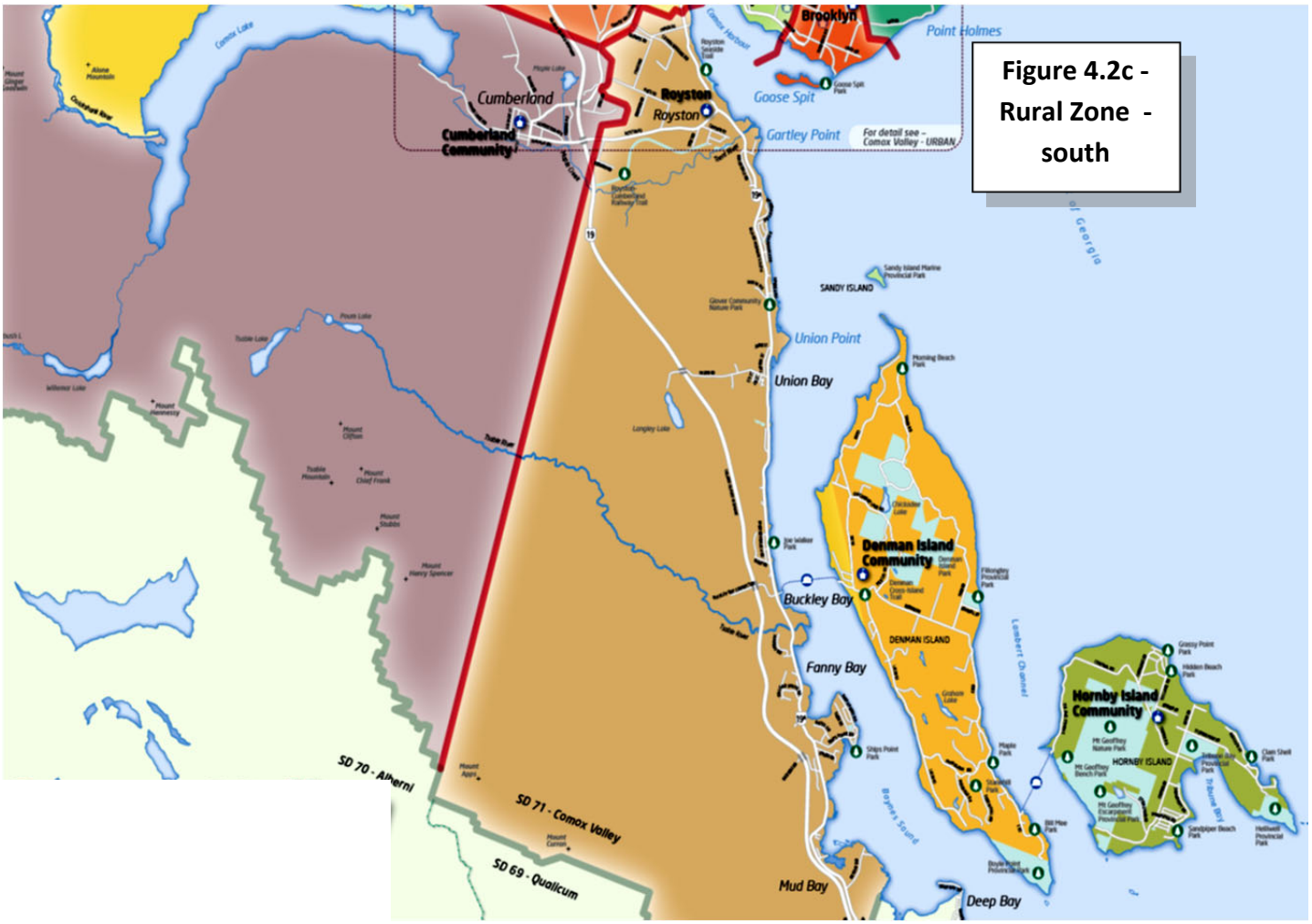


Figure 4.2c - Rural Zone - south

4.3 FACILITIES IN SERVICE

In 2020/2021 Comox Valley School District was operating and maintaining the following schools and other facilities:

- **ELEMENTARY** –
  - **Urban Zone**:
    - Airport Elementary (K-7);
    - Arden Elementary (K-5);
    - Aspen Park Elementary (K-7);
    - Brooklyn Elementary (K-7);
    - Courtenay Elementary (K-5);
    - Huband Park Elementary (K-7);
    - Ecole Puntledge Park Elementary (Dual Track with K-7 French Immersion, but K-5 for English stream);

- Queneesh Elementary (K-7);
- Ecole Robb Road Elementary (K-7 French Immersion);
- Valley View Elementary (K-7)

- **Rural Zone:**
  - Royston Elementary (K-6);
  - Cumberland Community School (K-9);
  - Denman Island Elementary (K-7);
  - Hornby Island Elementary (K-7);
  - Miracle Beach Elementary (K-7);

- **MIDDLE & SECONDARY –**
  - **Urban Zone:**
    - Lake Trail Community School (6-9)
    - Highland Secondary (8-12);
    - Mark R. Isfeld Secondary (8-12 Dual Track);
    - Georges P. Vanier Secondary (8-12);
    - Glacier View Secondary Alternate School (8-12).

  - **Rural Zone:** None

- **OTHER ACTIVE PROPERTIES –**
  - **Urban Zone:**
    - Sandwick Technical School, affiliated with Glacier View Alternate;
    - Nala'atsi Alternate Program (Indigenous Alternate) in two separate buildings on the Courtenay Elementary property;
    - School Board Office;
    - School District Facilities and IT Departments;
    - International Student Program, currently at Lake Trail, will move to modular building at Comox Elementary in June 2021.

  - **Rural Zone:**
    - North Island Distance Education (NIDES) (K – 12) and Fine Arts e-Cademy (FAE) (K - 8) occupying former Tsolum School.

Figure 4.3 – Relative Locations of Urban Schools in Courtenay and Comox

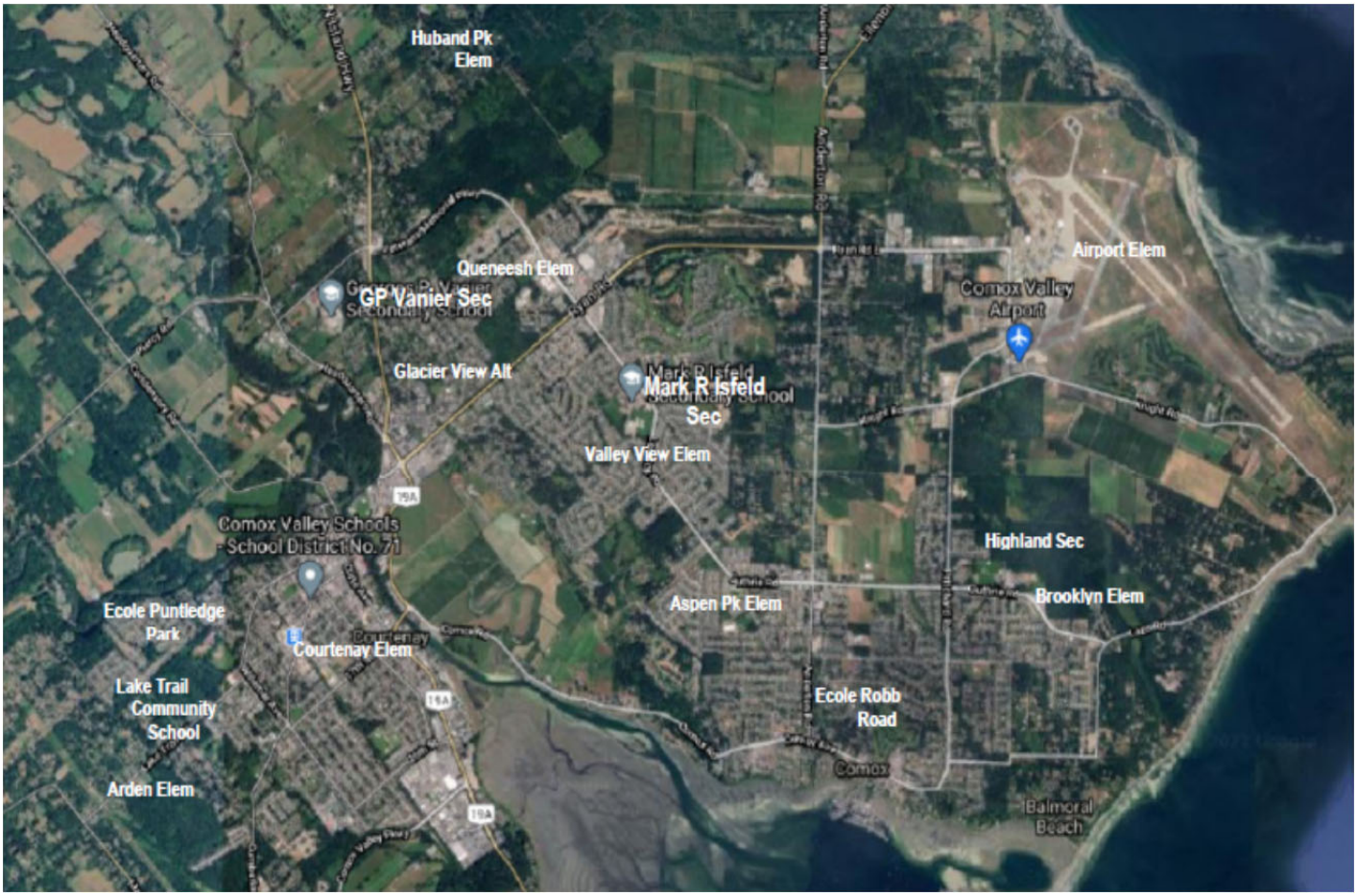


Figure 4.3 – Urban Schools

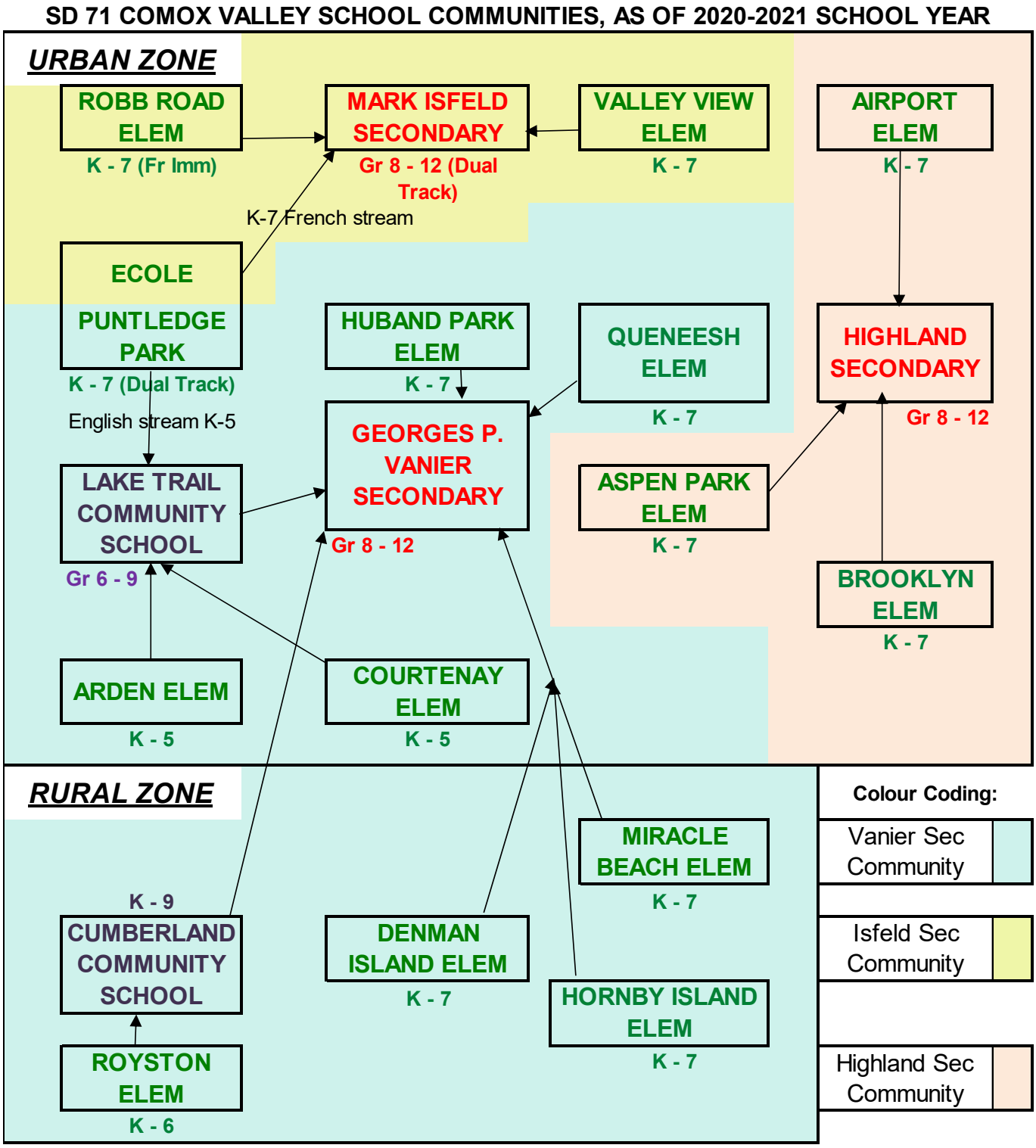
4.4 PHOTOS AND DESCRIPTIONS

Exterior Photos and descriptions of the schools are provided in **Schedule B – Facilities Inventory**. School building capacities are discussed in Section 6.

4.5 SCHOOL COMMUNITIES

The January 2021 district and school organization and the flow of students from elementary to secondary is shown in the following bubble diagram (Figure 4.5). Any potential changes to this school organization will be considered later in this report.

Figure 4.5 – Organization in January 2021



4.6 FACILITY CONDITION

The following Figure 4.6a shows the Facility Condition Index for each school as determined by the Ministry funded Capital Asset Management System (CAMS) building assessments.

In 2009 the Ministry of Education contracted VFA Inc, a Boston facility capital planning and asset management company, to complete a facility condition assessment of all schools in the province. Since then, all SD 71 schools were inspected by a team of engineers and facility experts several times, most recently in 2016. The broad building systems reviewed were:

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

The results of the building inspections culminated in a detailed report on the condition of each school with the key metric being the Facility Condition Index (FCI) which quickly reflects the condition on a scale of 0 to 1.00. It is based on the following formula:

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

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:

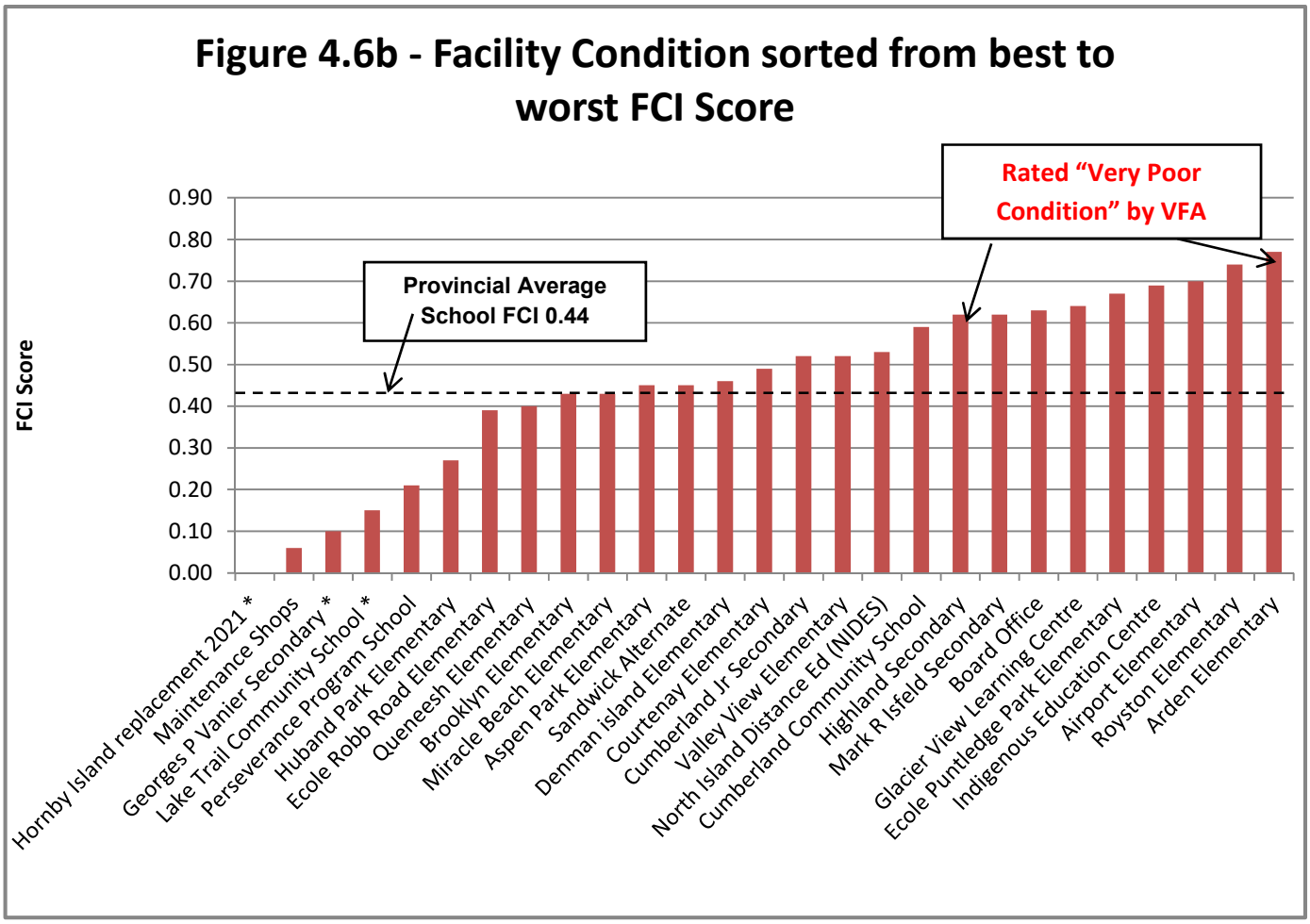
Facility Condition Index Interpretation

Rating	Condition	Remarks
under 0.05	Excellent	Near new; meets present and foreseeable future requirements
0.05 to 0.15	Good	Meets all present requirements
0.15 to 0.30	Average	Has significant deficiencies, but meets minimum requirements; some significant building system components nearing the end of their normal life-cycle
0.30 to 0.60	Poor	Does not meet requirements. Immediate attention required to some significant building systems. Some significant building systems at end of their life-cycle. Parts no longer in stock, or very difficult to obtain. High risk of failure of some systems.
over 0.60	Very Poor	Does not meet requirements. Immediate attention required to most significant building systems. Most significant building systems at end of their life-cycle. Parts no longer in stock, or very difficult to obtain. High risk of failure of most systems.

Figure 4.6a – Current Facility Condition Assessments scores by VFA in 2016

Figure 4.6a - Facility Condition			
Facility Code	**Name**	**Replacement Value ($,000)**	**FCI Score**
7171077	Airport Elementary	$ 6,705	0.70
7171060	Arden Elementary	$ 6,956	0.77
7171155	Aspen Park Elementary	$ 11,473	0.45
7171063	Brooklyn Elementary	$ 11,835	0.43
7171065	Courtenay Elementary	$ 8,077	0.49
---	Cumberland Community School	$ 5,720	0.59
7171053	Cumberland Jr Secondary	$ 12,254	0.52
7171067	Denman island Elementary	$ 3,484	0.46
7171071	Ecole Puntledge Park Elementary	$ 9,341	0.67
7171050	Ecole Robb Road Elementary	$ 12,594	0.39
7171040	Georges P Vanier Secondary *	$ 26,071	0.10
7171043	Glacier View Learning Centre	$ 5,782	0.64
7171041	Highland Secondary	$ 21,124	0.62
7171070	Hornby Island replacement 2021 *	$ 4,148	0.00
7171081	Huband Park Elementary	$ 8,752	0.27
7171052	Lake Trail Community School *	$ 13,952	0.15
7171054	Mark R Isfeld Secondary	$ 25,318	0.62
7171079	Miracle Beach Elementary	$ 7,004	0.43
7198008	North Island Distance Ed (NIDES)	$ 6,263	0.53
---	Perseverance Program School	$ 1,643	0.21
7171156	Queneesh Elementary	$ 10,968	0.40
7171072	Royston Elementary	$ 6,226	0.74
---	Sandwick Alternate	$ 728	0.45
7171080	Valley View Elementary	$ 9,176	0.52
--	Indigenous Education Centre	$ 727	0.69
--	Board Office	$ 1,901	0.63
--	Maintenance Shops	$ 1,901	0.06
	District Average FCI		0.46
*	The FCI for GP Vanier Sec, Lake Trail, and Hornby Island Elem has been adjusted to reflect the effect of current upgrade/replacement projects.		

Figure 4.6b – Facility Condition Assessments Graph



<u>Provincial Average FCI</u>. It should be noted that across the province the average FCI for public schools is 0.44. The SD 71 average FCI is only slightly above that, at 0.46. Comparison to the provincial average is a better indicator than the categorization used by VFA.

Current Projects Affecting FCI. Three current projects nearing completion GP Vanier Secondary seismic upgrade, Hornby Island Elementary replacement, and Lake Trail Community partial replacement, will result in these schools obtaining a revised FCI of close to zero. This is reflected in the above table and the graph.

4.7 CAPITAL PLAN SUBMISSIONS

As can be seen by the facility condition scores above, many of the school facilities are in need of improvement. A combination of capital projects and Annual Facilities Grant projects is identified each year to the Ministry. Figure 4.7 shows the projects that were submitted to the Ministry in the Spring of 2020:

Figure 4.7 - Most Recent Capital Plan Submission

Capital Plan 2020-2021 Submission of Spring 2020:

ADDITIONS

Facility No.	Priority	School	Description of Project	Capacity Change Nom/Op	PRFS	Estimate ($,000)
7171072	1	Royston Elementary	Construct Addition of 2 Kgn + 6 Classrooms	190/178	Yes	$ 5,250
106616	2	Cumberland Elementary	Construct Addition of 1 Kgn + 5 Classrooms	145/124	Yes	$ 5,300
7171054	3	Mark Isfeld Secondary	Construct Addition of 170 m2 Gym Activity, 4 Gen CRs + 4 Elective CRs	200/200	Yes	$ 9,620

REPLACEMENTS

Facility No.	Priority	School	Description of Project	Capacity Change Nom/Op	PRFS	Estimate ($,000)
7171071	1	Ecole Puntledge Park	Replace with new 80K/600 Elementary	0/0	No	$ 28,250

DEMOLITION

Facility No.	Priority	School	Description of Project	Capacity Change Nom/Op	PRFS	Estimate ($,000)
106616	1	Cumberland Elementary	Demolish the Annex, rated H1 high seismic risk, to make room for the Addition project	n/a	n/a	$ 100

SEISMIC UPGRADES

Facility No.	Priority	School	Description of Project	Seismic Rating	SPIR	Estimate ($,000)
7171065	1	Courtenay Elementary	Upgrade 2-storey classroom block	H1	Yes	$ 11,500
106616	2	Cumberland Elementary	Demolish the Annex, rated high seismic risk, to make room for the Addition project	H1	No	See Addition & Demolition projects
7171077, 7198008. 7171079	3	Airport Elem, NIDES, & Miracle Beach Elem	Seismic structural upgrades per SRG-3 requirements, bundled	H1 & H2	No	$ 7,900
7171071, 7171072. 7171043	4	Puntledge Elem, Royston Elem, & Glacier View Sec	Seismic structural upgrades per SRG-3 requirements, bundled	H1 & H2	No	$ 7,200

BUILDING ENVELOPE UPGRADES

Facility No.	Priority	School	Description of Project			Estimate ($,000)
7171053	1	Cumberland Jr Secondary	Building Envelope upgrades to roof, windows, and stucco exterior			$ 1,350

SCHOOL ENHANCEMENT UPGRADES

Facility No.	Priority	School	Description of Project	VFA Reference		Estimate ($,000)
7171054	1	Mark Isfeld Secondary	Roof Replacement	REQ 151701		$ 800
7171060	2	Arden Elementary	install fire protection sprinkler system	REQ 841644		$ 635
7171043	3	Glacier View Secondary	HVAC Upgrade	n/a		$ 490

CARBON NEUTRAL (CNCP) UPGRADES

Facility No.	Priority	School	Description of Project			Estimate ($,000)
7171063	1	Brooklyn Elementary	HVAC Upgrade			$ 175
7171155	2	Aspen Park Elementary	Electrical and DDC Controls Upgrade			$ 174
n/a	3	14 Elementary Schools	Replace lighting with LED			$ 141

4.8 SEISMIC UPGRADING.

The Seismic Risk Ratings and needed upgrades of SD 71 schools are shown in Figure 4.8.

Figure 4.8 - Seismic Upgrading Program - High Risk Facilities

Pri	Code	Facility	Block	Component of the Facility	Status	SRA RISK
1	7171065-2	**Courtenay Elementary**	2	1960 2-Storey Classrooms	PRFS submitted to Ministry of Education in the annual capital plan.	**H1**
2	7171066-3	**Cumberland Elementary**	3	Annex	submitted to Ministry in the annual capital plan as a demolition project.	**H1**
3	7171077-2	**Airport Elementary**	2	Classrooms - South Wing	submitted to Ministry in the annual capital plan as a bundled SRG 3 project.	**H1**
3	7171077-3	**Airport Elementary**	3	Classrooms - North Wing	submitted to Ministry in the annual capital plan as a bundled SRG 3 project.	**H2**
3	7171079-1	**Miracle Beach Elementary**	1	Gymnasium	submitted to Ministry in the annual capital plan as a bundled SRG 3 project.	**H2**
3	7171079-2	**Miracle Beach Elementary**	2	Classrooms	submitted to Ministry in the annual capital plan as a bundled SRG 3 project.	**H2**
3	7171074-2	**North Island Distance Ed (was Tsolum Elem)**	2	1955 Block	submitted to Ministry in the annual capital plan as a bundled SRG 3 project.	**H1**
3	7171074-3	**North Island Distance Ed (was Tsolum Elem)**	3	Annex	submitted to Ministry in the annual capital plan as a bundled SRG 3 project.	**H1**
4	7171071-1	**Ecole Puntledge Park Elem**	1	Classroom / Admin (North)	submitted to Ministry in the annual capital plan as a bundled SRG 3 project.	**H1**
4	7171071-3	**Ecole Puntledge Park Elem**	3	Classrooms / Library	submitted to Ministry in the annual capital plan as a bundled SRG 3 project.	**H1**
4	7171071-4	**Ecole Puntledge Park Elem**	4	Classrooms	submitted to Ministry in the annual capital plan as a bundled SRG 3 project. .	**H1**
4	7171069-1	**Glacier View - Sr Alternative**	1	Classrooms	submitted to Ministry in the annual capital plan as a bundled SRG 3 project.	**H3**
4	7171069-2	**Glacier View - Sr Alternative**	2	Classrooms/Administration	submitted to Ministry in the annual capital plan as a bundled SRG 3 project.	**H1**
4	7171069-3	**Glacier View - Sr Alternative**	3	Gymnasium	submitted to Ministry in the annual capital plan as a bundled SRG 3 project.	**H2**
4	7171069-5	**Glacier View - Sr Alternative**	5	Gym Change Rooms	submitted to Ministry in the annual capital plan as a bundled SRG 3 project.	**H3**
4	7171072-3	**Royston Elementary**	3	Classrooms - 1952/63	submitted to Ministry in the annual capital plan as a bundled SRG 3 project.	**H2**

Current Seismic Upgrading Projects

a. Cumberland Elementary Addition

The proposed addition to Cumberland Elementary would replace the existing Annex block which is the only High Seismic Risk H1 portion of this school. Therefore the addition project will eliminate one of the dangerous seismic risk situations in the district:

The project PRFS was submitted in Spring 2020 and is awaiting provincial approval.

b. Courtenay Elementary

Courtenay Elementary School is located at 1540 McPhee Avenue, Courtenay. The two-storey building was originally constructed in 1952, is approximately 4,000 m2 in size and is comprised of typical elementary school spaces including administration, classrooms and a gymnasium. The school also has a separate Band Building that was constructed in 1993.

Courtenay Elementary is a high priority project for SD71 because it has a High 1 (H1) seismic risk rating.

The school is comprised of three blocks:

- Block 1 (Gymnasium) has been confirmed to have Medium risk through Seismic Risk Assessment (SRA) conducted in May 2018.
- Block 2 (Classrooms) was assessed through a SPIR in 2015 with H2 risk under SRG2. This block has been reassessed through a SRA under SRG3, and now has been assigned H1 risk. This block makes up more than 75% of the school's area.
- Block 3 (Band Building) was constructed in 1993 and is assumed to have Medium risk.

A previous Project Request Fact Sheet (PRFS) was updated in June 2019.

c. Other High Risk Blocks

The remaining HI Risk blocks identified in Figure 4.8 are smaller value structural upgrades, which therefore are best addressed in bundled projects to achieve economies of scale. Their priorities are shown in the table above.

4.9 SURPLUS PROPERTIES

In the past, SD 71 has had to deal with declining enrolment at some schools and the resulting budget cuts. As a result, the board made tough decisions in past years to close a number of schools. Current surplus sites are:

a. Union Bay former school site, 5539 Highway 19A, 2.4 acres (PA-1) – school closed and building in "cold building" state, with no tenants. Possible sub-division could separate the Crown grant portion from the rest;

b. Comox Elementary former school site, 2085 Wallace Ave, Comox. Total site is 3.8 acres (PA-1) made up of three parcels: Lot 1 at 2.5 acres, Plan 40909 Road at 0.3 acres, and Lot 2 at 1.0 acres. – school closed and used for district storage only;

c. Atlas Road site – 5 acre property contiguous with a City of Courtenay 5 acre property. Reserved for future development;

d. Highland Secondary - soccer fields, Lot 1, Block E, at 3.9 acres;

e. Huband Elementary - unserviced adjacent lot on Mottishaw Road, 20.0 acres (PA-1);

f. Cumberland Elementary – raw timber lot adjacent on Egremont Road, 2.71 acres;

g. GP Vanier Secondary – northeast part of site: Parcel H, 4830 Vanier Drive, 11.7 acres. Remainder of 73.9 acre site comprises the school site and a city park site of 13.0 acres (dedicated in 2014).

The Ministry of Education provides policies for disposal of surplus properties. In many situations, the revenue from sale can be retained as capital reserve funds for new facility needs.

4.10 LOCATION OF PORTABLE CLASSROOMS

Portable classrooms are not included in the nominal capacity of the school at which they are placed. They provide flexibility in accommodating students at over-capacity sites, district programs, and swing space for seismic upgrades and other renovation projects.

Figure 4.10 – Portable Classroom Inventory

2020/21 PORTABLE/MODULAR INVENTORY BY SCHOOL

Effective as of 4-Sep-2020

	GENERAL STRUCTURE INFORMATION						
SCHOOL	School Facility Type	Structure Type	Number of Units	Current Asset Use	Portable Grade Range	Is the portable owned by SD 71	Comments
Nala'atsi Alternate Program	Middle-Sec	Portable	1	Non-Instructional	Other	Yes	Administration for Indigenous education
Airport Elementary	Elementary	Portable	1	Other Educational Instruction	Other	Yes	Music and Band room
Arden Elementary	Elementary	Full Day Kindergarten Modular	1	Full Day Kindergarten	Kindergarden	Yes	
Arden Elementary	Elementary	Full Day Kindergarten Modular	1	Full Day Kindergarten	Kindergarden	Yes	
Arden Elementary	Elementary	Portable	1	Other Educational Instruction	Other	Yes	Music and Band room
Aspen Park Elementary	Elementary	Portable	1	Childcare	Other	Yes	
Aspen Park Elementary	Elementary	Full Day Kindergarten Modular	1	Full Day Kindergarten	Kindergarden	Yes	
Courtenay Elementary	Elementary	Portable	1	Other Educational Instruction	Other	Yes	Music and Band
Cumberland Community School	Elementary	Full Day Kindergarten Modular	1	Full Day Kindergarten	Kindergarden	Yes	
Cumberland Community School	Elementary	Full Day Kindergarten Modular	1	Full Day Kindergarten	Kindergarden	Yes	
Cumberland Community School	Elem-Middle	Portable	1	General Instruction	4-7	Yes	
Denman Island Community School	Elementary	Portable	1	Non-Instructional	Other	Yes	Used by Denman Community as a resource room and food bank
Georges P Vanier Secondary	Secondary	Portable	1	General Instruction	8-12	Yes	
Georges P Vanier Secondary	Secondary	Portable	1	General Instruction	8-12	Yes	
Georges P Vanier Secondary	Secondary	Portable	1	General Instruction	8-12	Yes	
Georges P Vanier Secondary	Secondary	Portable	1	General Instruction	8-12	Yes	

2020/21 PORTABLE/MODULAR INVENTORY BY SCHOOL

Effective as of 4-Sep-2020

	GENERAL STRUCTURE INFORMATION						
SCHOOL	School Facility Type	Structure Type	Number of Units	Current Asset Use	Portable Grade Range	Is the portable owned by SD 71	Comments
Georges P Vanier Secondary	Secondary	Portable	1	General Instruction	8-12	Yes	
Georges P Vanier Secondary	Secondary	Portable	1	General Instruction	8-12	Yes	
Georges P Vanier Secondary	Secondary	Portable	1	Childcare	Other	Yes	
Highland Secondary	Secondary	Portable	1	Vacant	Other	Yes	
Highland Secondary	Secondary	Portable	1	General Instruction	8-12	Yes	
Huband Park Elementary	Elementary	Portable	1	Other Educational Instruction	Other	Yes	Music and band
Huband Park Elementary	Elementary	Full Day Kindergarten Modular	1	Full Day Kindergarten	Kindergarden	Yes	
Mark R. Isfeld Senior Secondary	Secondary	Portable	1	General Instruction	8-12	Yes	
Mark R. Isfeld Senior Secondary	Secondary	Portable	1	General Instruction	8-12	Yes	
Mark R. Isfeld Senior Secondary	Secondary	Portable	1	General Instruction	8-12	Yes	
Mark R. Isfeld Senior Secondary	Secondary	Portable	1	General Instruction	8-12	Yes	
Mark R. Isfeld Senior Secondary	Secondary	Portable	1	General Instruction	8-12	Yes	
Mark R. Isfeld Senior Secondary	Secondary	Portable	1	General Instruction	8-12	Yes	
Mark R. Isfeld Senior Secondary	Secondary	Portable	1	Other Educational Instruction	8-12	Yes	Life skills house for special education
Miracle Beach Elementary	Elementary	Portable	1	Other Educational Instruction	Other	Yes	Music and Band
Miracle Beach Elementary	Elementary	Full Day Kindergarten Modular	1	Full Day Kindergarten	Kindergarden	Yes	
Ecole Puntledge Park Elementary	Elementary	Full Day Kindergarten Modular	1	Full Day Kindergarten	Kindergarden	Yes	
Ecole Puntledge Park Elementary	Elementary	Full Day Kindergarten Modular	1	Full Day Kindergarten	Kindergarden	Yes	
Ecole Puntledge Park Elementary	Elementary	Full Day Kindergarten Modular	1	Full Day Kindergarten	Kindergarden	Yes	
Ecole Puntledge Park Elementary	Elementary	Portable	1	Other Educational Instruction	Other	Yes	Music and band
Queneesh Elementary	Elementary	Portable	1	Childcare	Other	Yes	
Ecole Robb Road	Elementary	Full Day Kindergarten Modular	1	Full Day Kindergarten	Kindergarden	Yes	
Ecole Robb Road	Elementary	Full Day Kindergarten Modular	1	Full Day Kindergarten	Kindergarden	Yes	
Royston Elementary	Elementary	Portable	1	Other Educational Instruction		Yes	Music and Band
Royston Elementary	Elementary	Full Day Kindergarten Modular	1	Full Day Kindergarten	Kindergarden	Yes	
Royston Elementary	Elementary	Full Day Kindergarten Modular	1	Full Day Kindergarten	Kindergarden	Yes	
Royston Elementary	Elementary	Portable	2	Childcare	Other	No	These two portables are not owned by the SD
Royston Elementary	Elementary	Portable	2	General Instruction	4-7	Yes	
Royston Elementary	Elementary	Portable	1	Non-Instructional	Other	Yes	Washroom block for the portable farm at the school
Valley View Elementary	Elementary	Portable	1	Other Educational Instruction	Other	Yes	Music and Band room. Portable owned by the SD
Valley View Elementary	Elementary	Full Day Kindergarten Modular	1	Other Educational Instruction	Other	Yes	Used as a special needs sensory room. Owned by the SD.
Valley View Elementary	Elementary	Portable	2	Childcare	Other	No	

4.11 DISTRICT PROGRAMS

The district supports a variety of programs at these locations:

Figure 4.11 - SD 71 District Programs in 2020-21

PROGRAM NAME	LOCATION	NO. OF STUDENTS	NOTES
Indigenous Education / Nala'tsi	Courtenay Elem	18	
Secondary Alternate Program	Glacier View Sec	120	Glacier View Learning Centre
Sandwick Technical Education	Glacier View Sec	20	
French Immersion Program	Ecole Robb Road	700	single track elementary
	Ecole Puntledge Park		dual track elementary
	Mark Isfeld Secondary	400	dual track secondary
Distance Education Program	Tsolum School	2100	North Island Distance Ed School (NIDES), Grades K-12
Fine Arts e-Cademy (FAE)	Tsolum School	125	North Island Distance Ed School (NIDES), Grades K-8
Montessori Program	Queneesh Elem	200	
	Courtenay Elem		
Lifeskills Program	Mark Isfeld Secondary	30	
PREP Program	Vanier Secondary	30	
Behaviour Resource Services	Ecole Robb Road	25	
Robotics Program (ENTER)	Aspen Park Elem	50	elementary program
	Highland Secondary		secondary program

5. COMMUNITY DEMOGRAPHICS

5.1 INTRODUCTION

SD 71 is located on Vancouver Island, sharing the same boundaries as the Comox Valley Regional District. This regional district was established in February 2008, following the restructure of the Comox Strathcona Regional District into two regional administrative areas: Comox Valley Regional District and the Strathcona Regional District. This change, along with adjustment to the Canada Census Division and Subdivision boundaries in each of the five census years of 1996 to 2016, has presented challenges in comparing data and undertaking trend analysis.

This year the next census will take place in July. The data regarding municipal populations from the 2021 Census will not be available until mid 2022 and the more detailed breakdowns, such as those for age group breakdowns, will not likely be published until late 2022 to early 2023.

For the period between census years, BC Stats produces population estimates and population projections. A population estimate is a measure based on current trends for each year following the census year. A population projection is a measure based on how indicators such as births, deaths and migration may change in future years after the current year estimate.

Comparing BC Stats 2019 projection (68,533) based on the 2016 Census (in the previous LRFP report) versus the later 2019 estimate (72,625) based on actual growth trends for Comox School District, the later 2019 estimate was 5.9% higher than previously projected. This aligns with the observed higher than expected number of pupils entering the school system between 2016 and 2019.

For this update, Cascade has chosen to use the 2020 population estimate generated by Statistics Canada at the end of January 2021. This is the data base used by BC Statistics in their modeling using PEOPLE (Population Extrapolation for Organizational Planning with Less Error). Although BC Statistics advised that the data may be adjusted; this data source is considered to be sound because it reflects the actual growth trends in the region since the 2016 census. It also considers the initial effects of the pandemic in 2020 on statistical indicators, such as migration.

5.2 BOUNDARIES

SD 71, the Comox Valley Regional District (CVRD), and the Courtenay Local Health District have the same boundaries and include the communities of Courtenay, Comox and Cumberland. A map of each administrative unit is shown below.

Therefore, demographic data that applies to these administrative units will simply refer to the whole Comox Valley.

Figure 5.2a

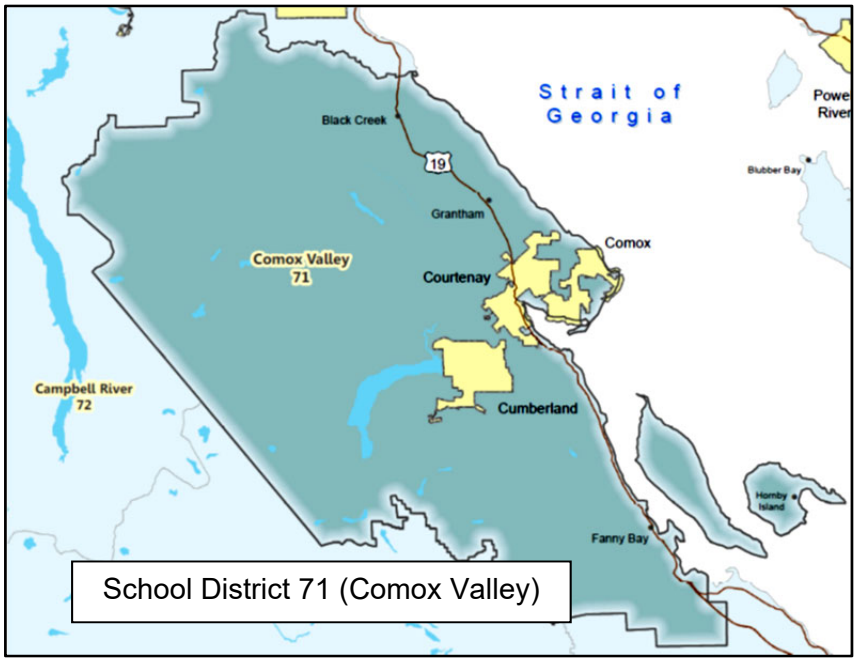


Figure 5.2b

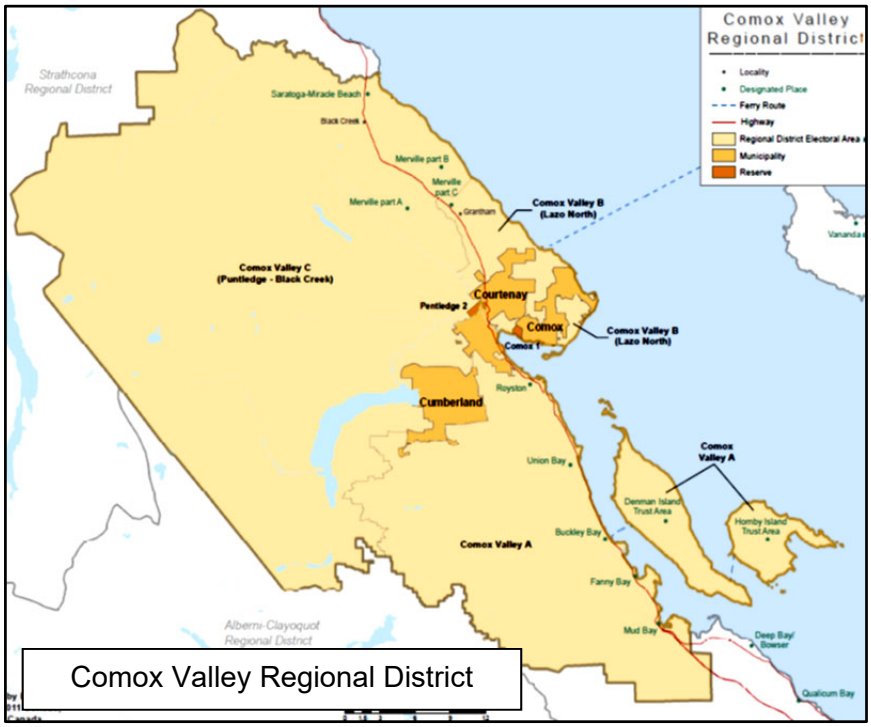
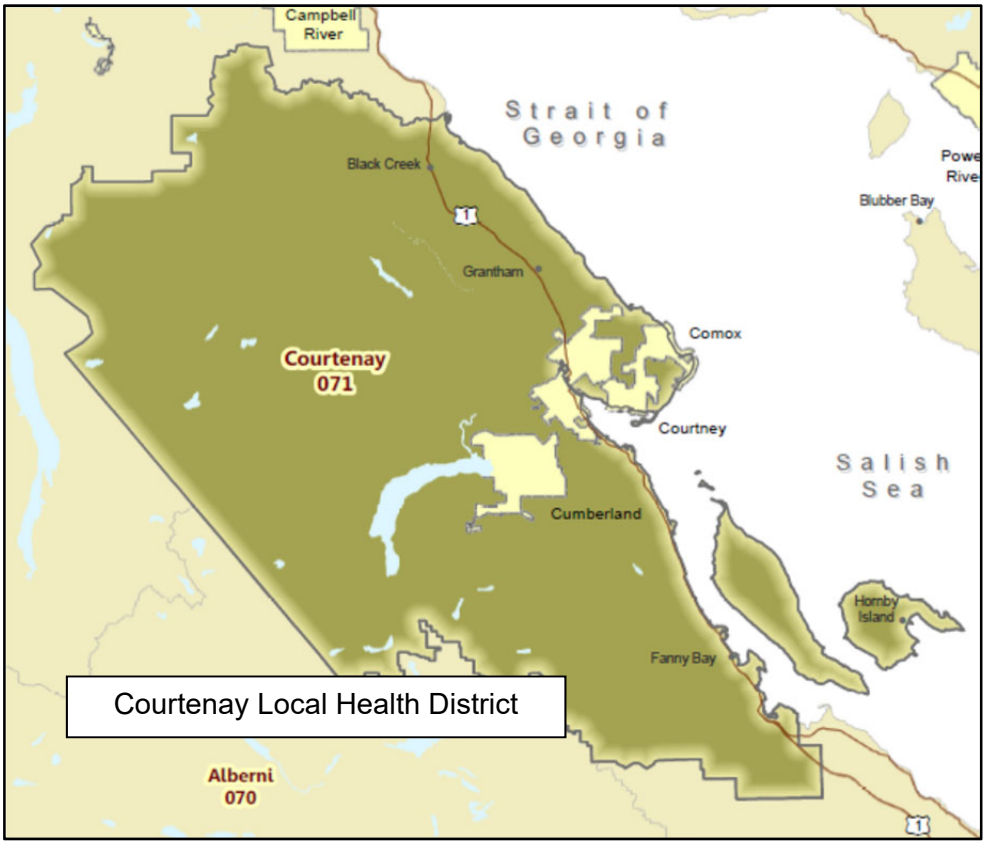


Figure 5.2c



5.3 HISTORIC AND PROJECTED POPULATION

Historic Populations of Incorporated Municipalities: Municipal population statistics are maintained by BC Stats using Canada Census for the urban centres over a significant period of time. These figures may not be exactly comparable due to changes such as annexations. An example is the population gain of 824 when land was annexed by Courtenay in 2002 (Source: City of Courtenay Official Community Plan).

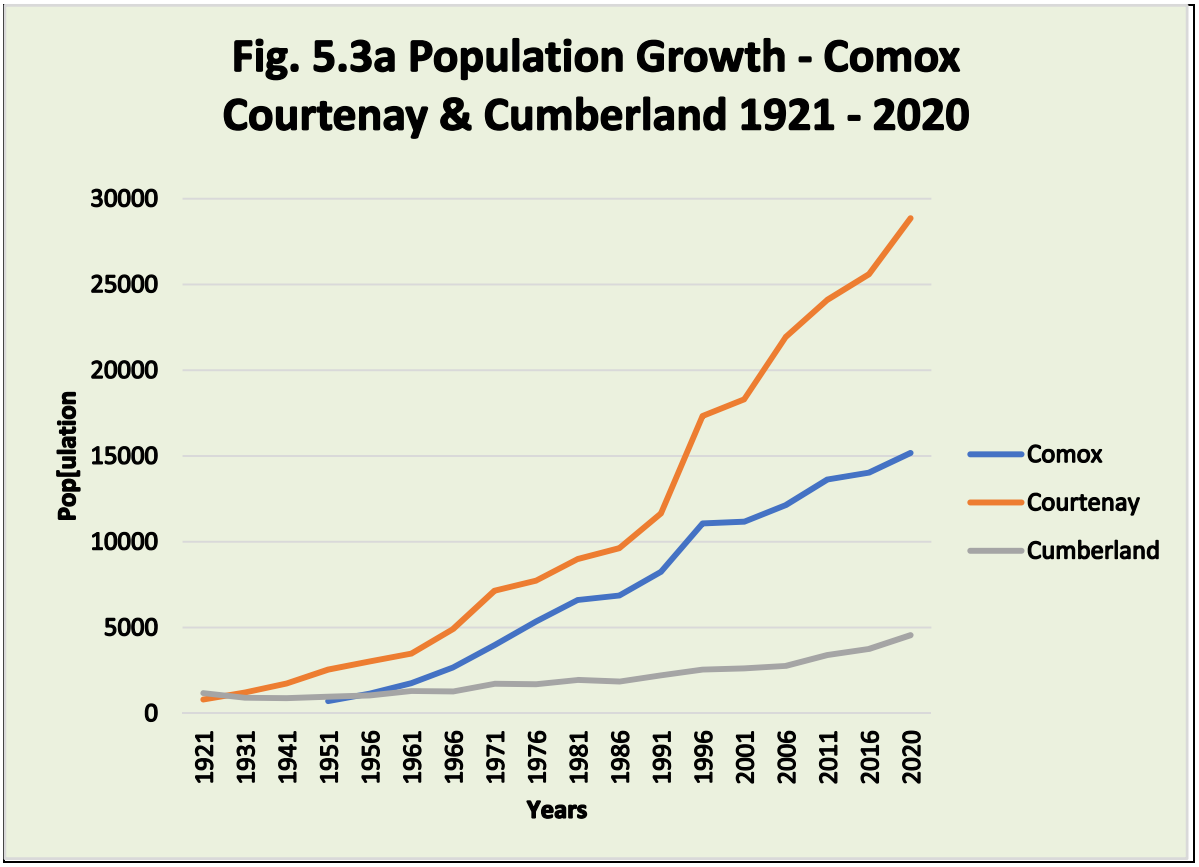
Notwithstanding such changes, the long period of time gives a good indication of the historic growth. Figure 5.3a below graphs the historic populations for Comox, Courtenay and Cumberland. Since about 1931, Courtenay has had the highest population of the three centres. Both Comox and Courtenay show a history of growth over many decades.

Since 2006 Cumberland's growth rate increased from its earlier historic flat rate. In the five years between 2001 and 2006, the increase was only 5.5%. More recently this changed dramatically as follows:

- Between 2006 and 2011, the increase was 23.0%;

- Between 2011 and 2016 it moderated to 10.4%; and
- Between 2016 and 2020, a shorter 4-year period, the increase was 21.4%.

Cumberland Growth. Although Courtenay remains the largest and fastest growing urban area in the Comox Valley, Cumberland has become an area of growth, doubling its rate from 10.4% in the five-year period of 2011 to 2016 to 21.4% for the four-year period of 2016 to 2020. If this trend continues, the 2021 Census may reveal a five-year growth rate close to 25%.



Population of Entire Regional District: BC Stats also developed tables based on Canada Census data for consistent comparison of Regional Districts, but not on a community level. The numbers are not the same as above, but are relatively close and are comparable for the Census years. The following Figure 5.3b shows BC Stats data for the Comox Valley for 1986 to 2016 and the population estimate from Statistics Canada for 2020:

Figure 5.3b: Population of the Region

	Population	% Change
1986	38,798	n/a
1991	45,653	17.7%
1996	56,914	24.7%
2001	56,371	-1.0%
2006	60,365	7.1%
2011	64,417	6.7%
2016	66,527	3.3%
2020	73,664	9.7%

The area has gradually grown over the period of 1986 to 2020 (as shown in Figure 5.3b). However, there is uncertainty if this variability is a statistical anomaly or due to repeated census boundary changes or other factors. The historic population line does generally follow a steady linear increase, with some evidence of slightly reduced growth following the 1996 census. Although the 2016 census statistics showed the growth rate was moderating, the current population estimate in fact reveals the opposite. There is an upsurge in growth, potentially rivaling or exceeding that of the 1990's.

The change in population for Comox Valley was compared with other areas as shown in Figure 5.3c. The growth has fluctuated over the 14-year period of 2006 to 2020, with growth slowing from 2011 to 2016, and rebounding to previous levels between 2016 and 2020.

Between 2006 and 2011, the population of the Comox Valley grew at a faster rate than that of British Columbia (6.1%) and Vancouver Island (5.6%). For the period of 2011 to 2016, the growth rate of the Comox Valley is almost half of what it was before (3.3%) and was less than both the provincial growth rate (5.6%) and Vancouver Island growth rate (5.3%).

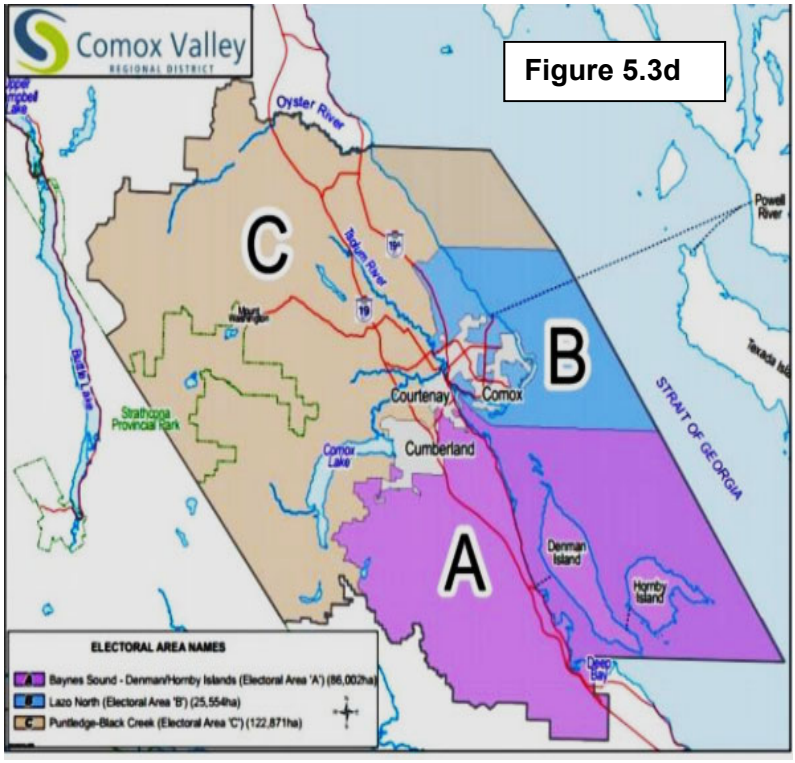
Between 2016 and 2020, this four-year period experienced an increase in population of 6.9%; higher percentage of growth than that of Vancouver Island (6.1%) or the Province (5.9%).

Figure 5.3c: Growth of Comox Valley Population Compared to Vancouver Island & BC

	Population increase 2006 to 2011	Population increase 2011 to 2016	Population increase 2016 to 2020
Comox Valley	6.7%	3.3%	6.9%
British Columbia	6.1%	5.6%	5.9%
Vancouver Island	5.6%	5.3%	6.1%

Municipal and Electoral Area Populations: The Comox Valley has a distinct urban and rural dichotomy.

Comox, Courtenay and Cumberland comprise the "urban population centre" for the Comox Valley Regional District. From the Census population tables below, the majority of the residents reside within this urban core, increasing from 62.5% urban dwellers in 2006 to 64.7% in 2011, to 65.2% in 2016. This follows the same pattern as in British Columbia as a whole, which increased, albeit more slowly, from 85% to 86% urban dwellers in the same period. Their rapid growth is evident from Figure 5.3e below.



This is contrasted by the populations for the rural area outside of the three municipalities. The rural areas are made up of three Electoral Districts shown on the Figure 5.3d map. Much of the land is within the Agricultural Land Reserve and is farmland. When 2006 and 2011 populations are compared, two of the three Electoral Areas (A and B) were in decline.

Between 2011 and 2016, the population of the three rural areas increased, representing a demand for more suburban and rural living. This increase in rural population does not appear to be large enough to alter the concentration of growth in urbanised areas. Once available in 2022, the 2021 Census statistics for provincial, national and local urban/rural growth may provide a more conclusive indication about the rural population changes. In the meantime, it is reasonable to focus separately on the urban and rural areas in assessing school facility needs.

Figure 5.3e: Populations of the Region and Communities

Location	Census Data									Statistics Canada Data	
	1996	2001	1996 - 2001 change (3)	2006	2001 - 2006 change (3)	2011	2006 - 2011 change	2016	2011 - 2016 change (4)	2020	2016 - 2020 change
Comox Valley				59,482		63,538	6.8%	66,527	4.7%	73,664	10.7%
Comox (1)	11,069	11,172	0.9%	12,385	10.9%	13,627	10.0%	14,028	2.9%	15,182	8.2%
Courtenay (1)	17,404	18,304	5.2%	22,021	20.3%	24,099	9.4%	25,599	5.7%	28,862	12.7%
Cumberland	2,548	2,618	2.7%	2,762	5.5%	3,398	23.0%	3,753	10.4%	4,558	21.4%
First Nations Reserves (5)				272		251	-7.7%			247	-1.6%
Comox Valley A (2)	6,988	6,762	-3.2%	6,973	3.1%	6,899	-1.1%	7,213	7.1%	7,837	8.7%
Comox Valley B (Lazo North) (1)	8,074	7,941	-1.6%	6,970	-12.2%	6,939	-0.4%	7,095	2.0%	7,677	8.2%
Comox Valley C (Puntledge - Black Creek)	8,615	7,584	-12.0%	8,099	6.8%	8,325	2.8%	8,617	3.2%	9,301	7.9%

Notations. The following notes apply to Figure 5.3e above:

(1) On-line data tables include notations that the boundaries of geographic areas may change from one census to another. Therefore, there may be a fair margin of error in comparing population figures between the Census periods.

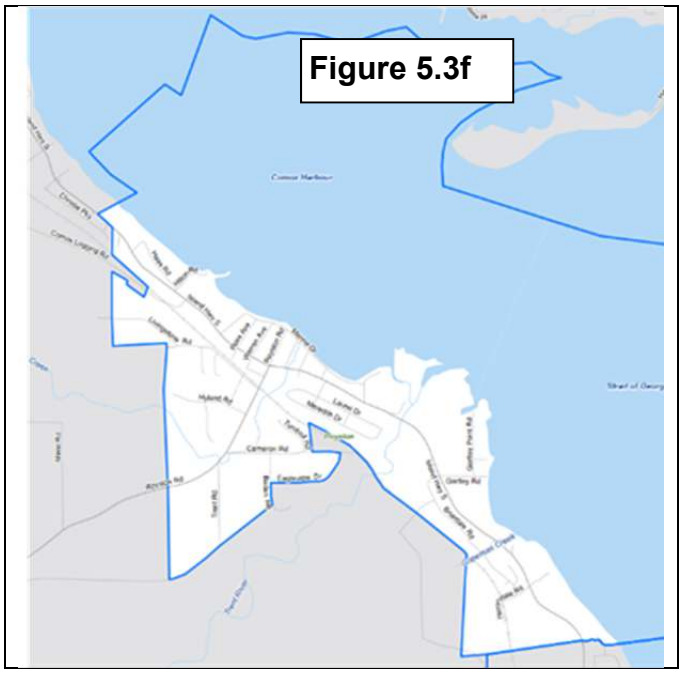
(2) For 1996 and 2001, this area has been estimated by Cascade by combining the statistics for Comox-Strathcona Areas A and K. These two areas are combined into Comox Valley Area A for the 2006 and 2011 Census. On-line data tables include notations that the boundaries changed over the four Census periods. Therefore, there may be a fair margin of error in comparing population figures between the Census periods.

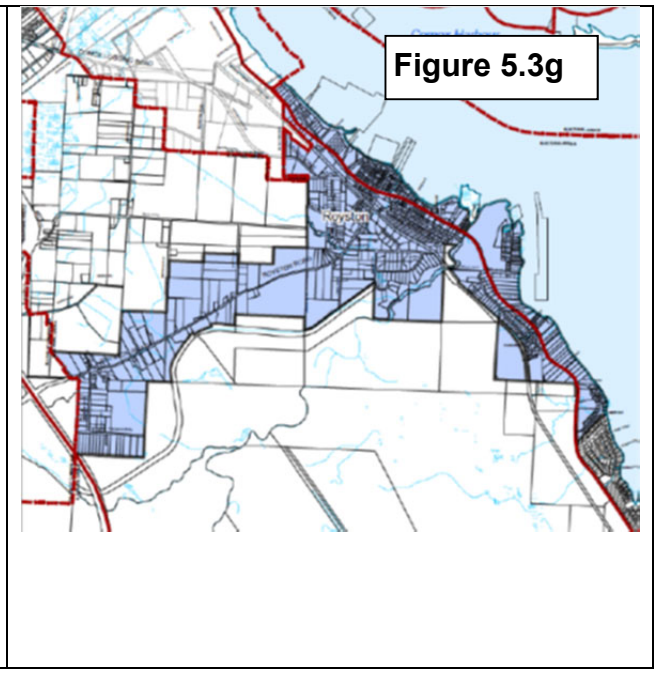
(3) May not be reliable because the boundaries of geographic areas may have changed.

(4) The boundaries between Courtenay and the three Electoral Areas have changed between the 2011 and 2016 Census. Some of the data sources have adjusted the 2011 census figures to follow the new boundaries; therefore, there may be minor inconsistencies in the figures for the same year quoted for these four areas in this report.

(5) There are two Census subdivisions for Indigenous areas (IRI). These are Puntledge 2 and Comox 1. Most of the population under this aggregated category is in Comox 1. In 2006, 2011 and 2016, there was no population reported in Puntledge 2.

Rural Settlement of Royston: The rural settlement of Royston, located in Electoral Area A, is considered by Statistics Canada as a Designated Place for statistical purposes. According to their definitions, a designated place is a small community that does not meet the criteria used to define municipalities or population centres (areas with a population of at least 1,000 and no fewer than 400 persons per square kilometre). They are created in cooperation with Statistics Canada because they are a concentration of growth that may be of interest to provinces and local authorities.





Limited statistics are available for Royston. Regional District planners report that any growth will arise from replacement of older housing and secondary dwellings. The map above in Figure 5.3f shows the boundaries used by Statistics Canada for this statistical area. Its boundaries are not consistent over census periods nor does the boundary reflect the actual geographic area locally associated with Royston. Figure 5.3g shows yet another boundary for Royston related to the water district. This uncertainty stems from different opinions as to what constitutes the historical boundary of the Royston community.

In 2006, the population of Royston was 1,718. It declined to 1,562 in 2011, but increased again in 2016 to 1,616. It is not possible to establish a trend until 2021 census data becomes available in 2022.

From the 2011 and 2016 data, it is possible to observe the youth population structure. It appears to be very stable. Each age group remained the same, except of an increase of 13% in the 15 to 19 age group. Again, no analysis is possible with respect to trends with the data available.

Figure 5.3h shows the youth population breakdown.

Figure 5.3h: Population for Rural Settlement of Royston		
Age Group	**2011**	**2016**
0 to 4 years	65	65
5 to 9 years	70	70
10 to 14 years	55	55
15 to 19 years	75	85
Total Youth	**265**	**275**

5.4 AGE OF POPULATION

In the Comox Valley Regional District, the age of the population for 2006, 2011 and 2016 is from Canada Census data, and for 2020 is from BC Statistics projection data. The data collected is shown in the Figure 5.4a below. The projection data is slightly higher that the figures used earlier in this section because current indicators have not been reflected in the projection data base.

Youth Age Groups Characteristics: Each of the youth age groups, as shown the bar graph in Figure 5.4b, have their own growth characteristics.

Of the three youth age groups, only the 0 to 4 year age group consistently grew between 2006 and 2020. The growth was highest in the 2006 to 2011 period (9.3%), a lesser growth at 1.4% between 2006 and 2011, increasing to 3.5%. If this four year (2011 to 2020) growth continues, the 2021 Census may reveal an increase closer to 4%.

For the three remaining youth age groups, each had initial declines that have more recently reversed. The 5 to 9 year age group declined by 4.7% between 2001 and 2006, but experienced an increase of 9% between 2006 and 2011, reversing and exceeding the 2001 group population level by 100. The growth has continued between 2011 and 2020, by a further increase of 6.4% over nine years.

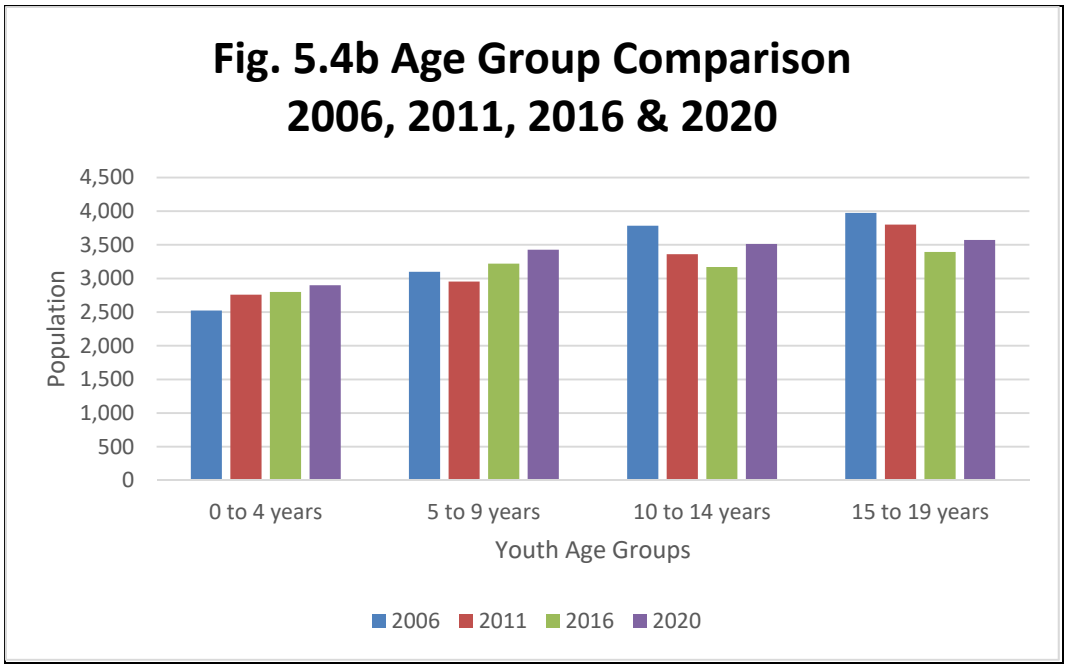
The 10 to 14 and 15 to 19 age groups both experienced decline from 2001 to 2016, but then increased from 2016 to 2020. The decline between 2006 and 2011 was 11.2% for the 10 to 14 year age group and 4.4% for the 15 to 19 year age group. Between 2011 and 2016, the decline was 5.7% for the 10 to 14 year age group and 10.7% for the 15 to 19 year age group. For the four year period of 2016 and 2020, the decline was reversed. Although there was no rebound to the 2001 population levels, there is currently a strong increase in the last five years of 10.9% for the 10 to 14 year age group and 5.2% for the 15 to 19 year age group. If

this growth is sustained, the percentage gains can be confirmed once data from the 2021 census is available.

Figure 5.4a: Population by Age Group
2006 - 2020

`	2006	2011	% Change 2001 - 2011	2016	% Change 2011 - 2016	2020	% Change 2016 – 2020 (1)
0 to 4 years	2,525	2,760	+9.3 %	2,800	+1.4 %	2,899	+3.5%
5 to 9 years	3,100	2,955	-4.7 %	3,220	+9.0 %	3,427	+6.4%
10 to 14 years	3,785	3,360	-11.2 %	3,170	-5.7 %	3,514	+10.9%
15 to 19 years	3,975	3,800	-4.4 %	3,395	-10.7 %	3,572	+5.2%
20 to 44 years	15,855	15,690	-1.0 %	16,035	+2.2%	19,503	+21.6%
45 to 64 years	18,875	21,375	+13.2 %	20,835	-2.5 %	21,416	+2.8%
65 years and more	10,745	13,585	+18.0 %	17,060	+25.6 %	20,052	+17.5%

Note: this is a comparison of a 4 year rather than a 5 year period.



Adult and Seniors Age Groups Characteristics: The 20 to 44 age group which declined slight by 1% between 2006 and 2011, grew by 2.2% between 2011 and 2016. Between 2016 and 2020, the growth rate in this group was significant – a 21.6% increase. As this is the family forming age group, a resulting increase has already been detected in the population of the 0-4 age group, driving future youth population pressures and facility requirements.

The growth for the 45 to 64 years age group declined significantly from 13.2% growth between 2006 and 2011 to 2.5% decline between the 2011 and 2016 census. However, this decline appears to have been reversed by a 2.8% increase between 2016 and 2020.

The age group showing the most consistent and the highest growth between 2006 and 2020, is the seniors age group of 65 years of age and over. During 2006 to 2011, this group had an 18% increase, 2011-2016 a 25.5% increase, and 2016-2020 a 17.5% increase. This is a shorter statistical period (a four year period) than the usual five year census period. At this rate of growth, the 2021 Census may show an increase in the seniors group close to 20%.

Once the 2021 Census is completed, age group data will be available to better determine the full five year trends. The population and age grouping data is expected to be released early in 2022.

5.5 INDIGENOUS POPULATION

A robust assessment of population and age characteristics is difficult. Not only do the boundary changes over the years affect the ability to compare numbers and establish trends, the statistics for some area are not reported. Statistics Canada suppresses all data for geographic areas with populations below a specified size for reasons of confidentiality. Where data is for communities over this size, it is randomly rounded either up or down to a multiple of 5 or 10. Therefore there is either no data or the total value may not match the sum of a list of values. This applies to data collected in each Canada Census or the 2011 National Household Survey. Estimates for 2020 are not available.

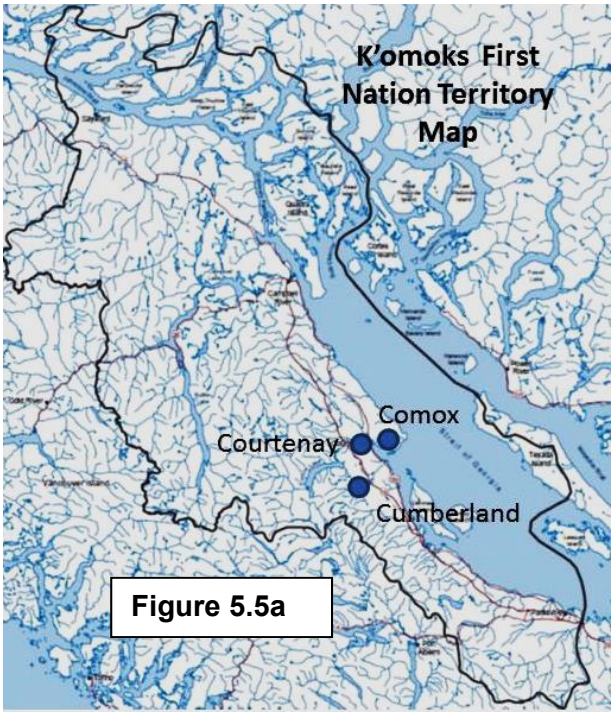


Figure 5.5a

The Comox Valley is located in the southern portion of the Territory of the K'omoks First Nation. The Figure 5.5a map shows the K'omoks Territory with the three urban areas of Comox, Courtenay and Cumberland within the Comox Valley.

The following Figure 5.5b shows the Indigenous populations in Courtenay, Comox and Cumberland (upper portion of the table) and the Indigenous populations in the overall rural area on reserves, and the total for the Comox Valley (lower portion of the table).

Courtenay. The Indigenous population in Courtenay has grown, making up a constant 5% of the total population of Courtenay in both 2006 and 2011, but increasing to 6.9% of the population in 2016.

Comox. In Comox, the Indigenous population increased in numbers as well as in percentage. In 2006, the Indigenous population was 360 or 2.9% of the population and more than doubling to 780 or 5.6% of the population ten years later in 2016.

Cumberland. For Cumberland, only the total Indigenous populations, but not the age characteristics were available. The 2006 population was 225 people or 8.1% of the total population. For 2011, this population declined to 175 people making up 5.2% of the total population of Cumberland. The numbers remained relatively unchanged in 2016, with a population of 180 or 4.8%.

Rural Areas. For the rural areas, the Indigenous population in Electoral Areas was grouped. The 2011 Indigenous population of 825 made up 3.3% of the population. This increased in both numbers and percentage to 975 and 4.3% in 2016.

For the entire Comox Valley, the Indigenous population was 2,910 people in 2011, making up 4.6% of the total population. Since then, this has increased, with the 2016 population at 3,825, which is 5.7% of the total district population.

Figure 5.5b (Part 1): Indigenous Population Statistics

	Courtenay			Comox			Cumberland		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Indigenous identity population	1,110	1,205	1,770	360	455	780	225	175	180
Indigenous Population as a percentage of total population	5.0%	5.0%	6.9%	2.9%	3.3%	5.6%	8.3%	5.2%	4.8%
0 to 4 years	105	105		25	0				
5 to 9 years	80	70		25	50				
10 to 14 years	125	95		50	55				
15 to 19 years	105	90		35	65				

Figure 5.5b (Part 2): Indigenous Population Statistics

	Comox Valley A, B and C		Comox 1 IRI			Comox Valley	
	2011	2016	2006	2011	2016	2011	2016
Total Indigenous identity population	825	975	270	251	222	2,910	3,825
Indigenous Population as a percentage of total population	3.3%	4.3%	n/a	n/a	n/a	4.6%	5.7%
0 to 4 years			10		15	170	
5 to 9 years			15		5	240	
10 to 14 years			15		10	255	
15 to 19 years			25		15	325	

Sources: Statistics Canada 2006 and 2016 Census and the 2011 National Household Survey. Note: Some statistics are not available for given years or age groups. Due to rounding, the totals may not add up.

A comparison of median age (defined in Section 5.6.2), summarised in Figure 5.5c, shows a striking difference between Indigenous and the overall Comox Valley population data with respect to median ages. The lower median age is indicative of the more youthful profile of the Indigenous community.

Figure 5.5c: Comparison of 2016 Median Age for the Total Population compared to the Indigenous Population

	Total Population	Indigenous Population
Comox Valley	50.8	31.5
Comox	51.8	28.3
Courtenay	48.3	28.4
Cumberland	39.9	29.5
Comox Valley Area A	56.9	42.2
Comox Valley B (Lazo North)	52.9	42.5
Comox Valley C (Puntledge - Black Creek)	51.0	34.0

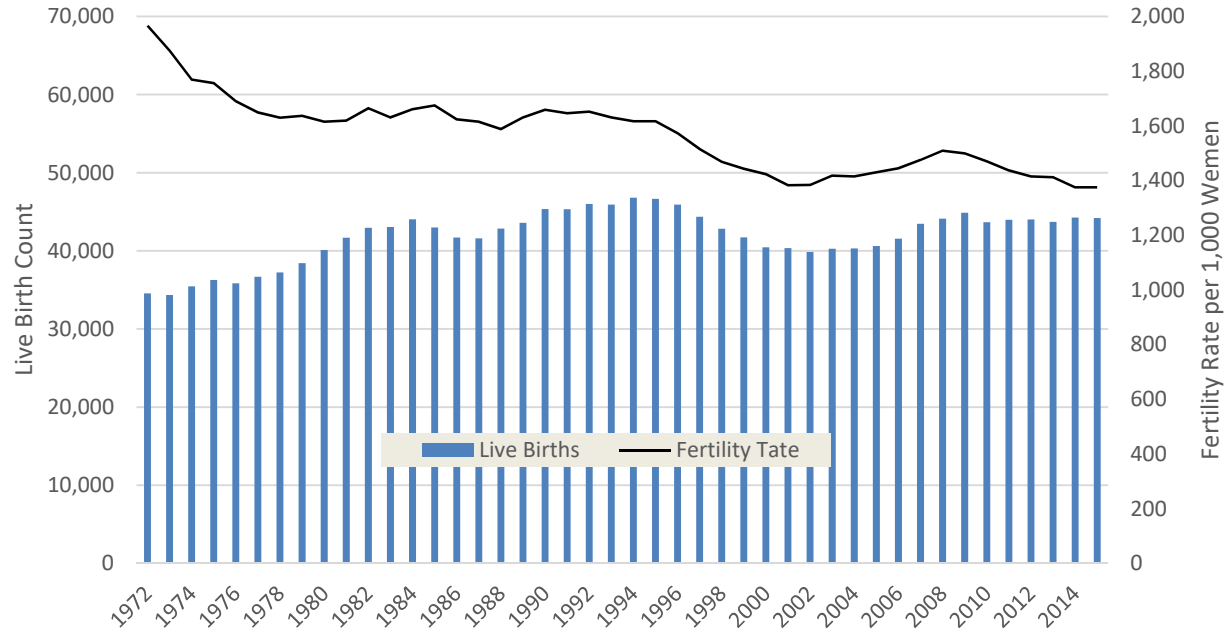
5.6 FACTORS INFLUENCING POPULATION

There are a number of factors influencing population growth.

5.6.1 Fertility rates in BC have changed over the years, becoming relatively level in recent years. Figure 5.6.1a concerning fertility rates and live births shown below is from data accessed. Historic fertility rates increased after World War II through the decades of 1950 and 1960. There is a pronounced decline until the late 1970s. This declining trend slowed with some variations until a low in 2002, then increased until about 2007, after which fertility rates declined again, before levelling off in 2013 - 2015.

In a report *Our Babies, Our Future: Aboriginal Birth Outcomes in British Columbia,* the authors observe that the younger population structure of Indigenous population in BC is linked to a higher fertility rate for Indigenous women compared to the non-Indigenous women. According to the 2005 report by V. O'Donnell *Aboriginal Women in Canada*, in the period between 1996 and 2001, the fertility rate of Indigenous women was 2.6 children compared to 1.5 for all Canadian women.

Figure 5.6.1a: Total Fertility Rates and Number of Live Births British Columbia, 1972 to 2015



Based on BC Statistic 1971 – 2018 Fertility, Birth and Death Estimates and Vital Statistics Annual Report (2015).

Considering birth rates, the Comox Valley Local Health Profile from 2019 indicates that the Comox Valley has birth rates lower than elsewhere on the Island or in BC. The local authority attributes this to fewer births for women in the category of 35 years and older.

The chart from their report in Figure 5.6.1b shows the decline generally and the lower rate for the Comox Valley (in pink). The rate for the Comox Valley is 7.8 per 1,000 population. This is less than the provincial average of 9.4 or the Island rate of 8.3.

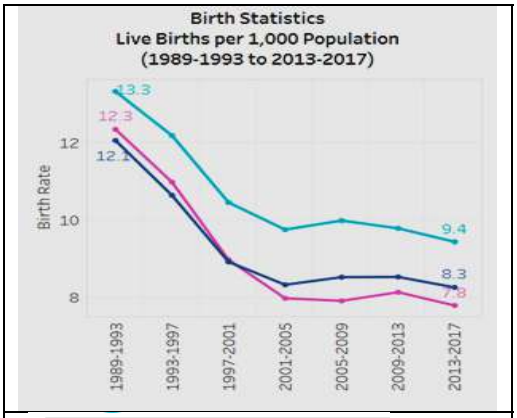


Figure 5.6.1b

Source: https://www.islandhealth.ca/sites/default/files/comox-valley-local-health-area-profile.pdf

5.6.2 Median Age. Median age is the exact age where half of the population is older and half is younger. In other words, it is the age where there are as many people over as there are under this age. Areas with lower median age tend to have higher population growth rates because there is a higher proportion of women in their childbearing age.

Using 2016 Census data, Comox Valley had a median age of 50.8 years, compared to the Vancouver Island/Coast Region median age of 47.8 years and all of BC of 43.0 years. Therefore, the population of the Comox Valley is slightly older in composition than the Island/Coast area and moderately older than the province in general.

Comparing median age for Comox Valley of the rural areas reveals the Electoral Area A has a median age of 53.9 years and Lazo North has a median age of 50.1 years, meaning both have a slightly older population than the average in the entire Comox Valley in general. Puntledge-Black Creek census area has a median age of 48.1, which is slightly less than that of the entire Comox Valley in general.

Median age data is not contained in the 2020 data set. As is the case for age group data, 2021 Census will establish and report the 2021 median age statistics towards the end of 2021 or the beginning of 2022.

The median ages for the communities in the Comox Valley area are shown in Figure 5.6.2 below:

Figure 5.6.2: Median Age by Community			
Community	**Census Year**		
	2006	**2011**	**2016**
Comox Valley Regl Dist	44.3	48.3	50.8
Cumberland	40.4	38.2	39.3
Comox	44.6	49.1	51.8
Courtenay	43.0	46.5	48.3
Comox Valley Area A	52.8	53.9	56.9
Comox Valley B	47.4	50.1	52.9
Lazo North	44.4	48.1	51.0

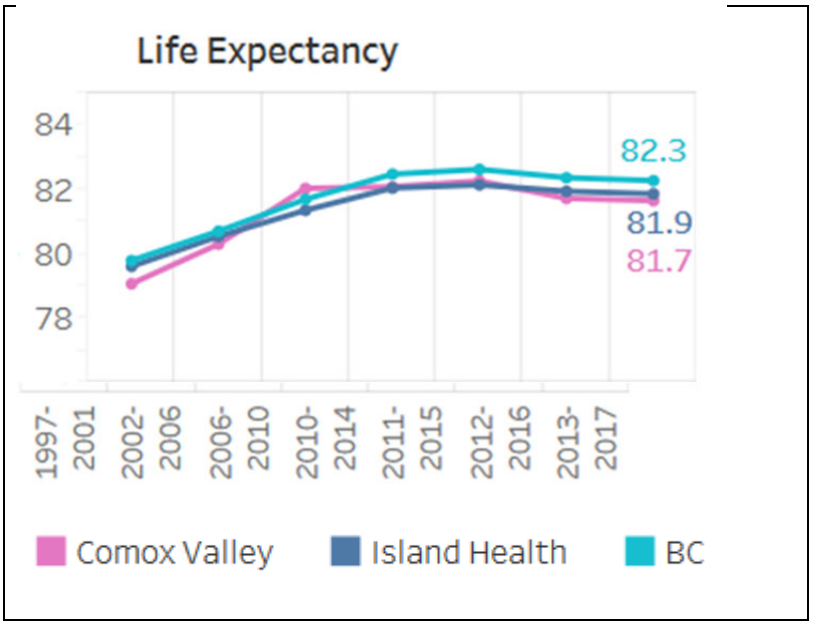
Note – 2006 figure for Comox Valley Area A was combined from two previous separate sectors

From these figures it is possible to observe:

- Cumberland can be characterised as the most youthful community, generally growing even younger over time;
- Comox can be considered the most aging community;
- The urban communities are more youthful than the rural areas; and
- The rural communities are becoming generally less youthful over time.

5.6.3 Life Expectancy. The increase in the **life expectancy** of residents in the Comox Valley mirrors that of Vancouver Island and the Province. From the same report produced by Local Health and noted earlier, it shows that the average life expectancy at birth has increased from about 79.0 years in 1997-2001 to 81.7 in 2013-2017. Refer to Figure 5.6.3.

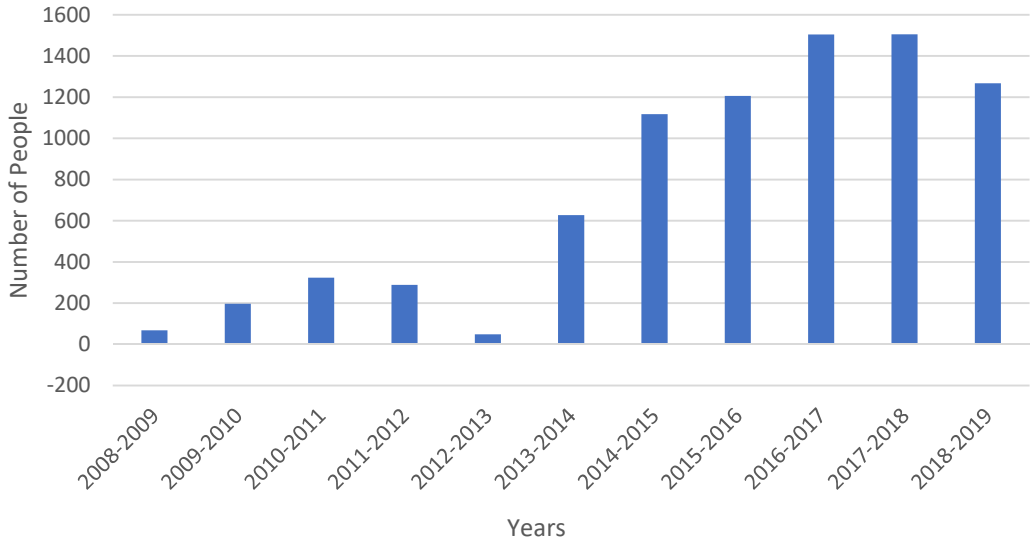
Figure 5.6.3 - Life Expectancy Comox Valley LHA



5.6.4 Migration

People migrating into the Comox Valley Regional District add to the local population. Figure 5.6.4 shows the migration trend (mainly in-migration).

Figure 5.6.4 - Comox Valley Regional District Migration



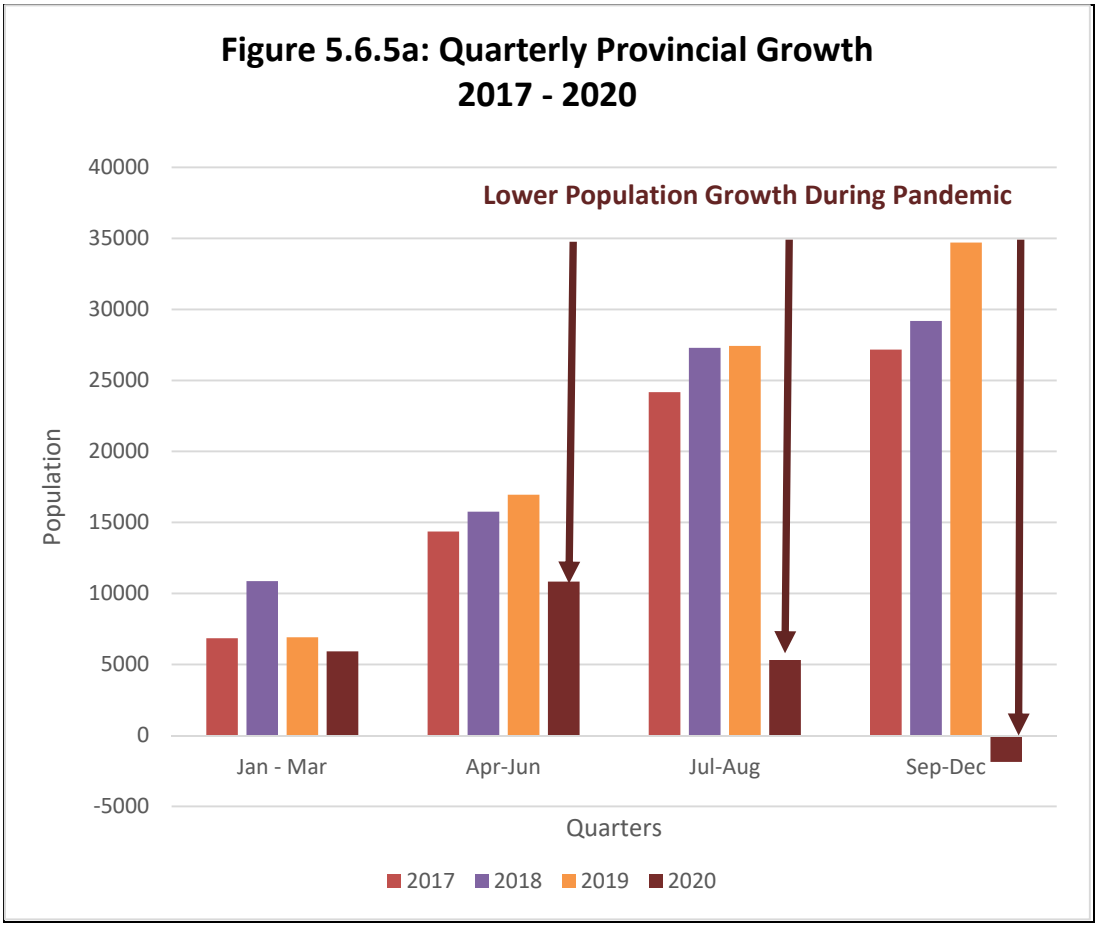
Source: BC Regional District Migration Components (Released 2020-02-13)

Comox Valley was the destination for a small and variable number of immigrants up to the statistical period of 2012-2013. Beginning in 2014 – 2015, the migration rate into the Comox Valley area increased substantially. Much of this growth was from net inter and intra provincial in-migration. For the period depicted in the graph, 83.1% of the immigrants originated from other places in BC or from other provinces.

5.6.5 Effects of the COVID Pandemic on Growth. Though there is limited statistical data, one year since the first cases and full or partial shutdowns, the COVID pandemic appears to be influencing various indicators. Anecdotally, this appears to stem from two reasons.

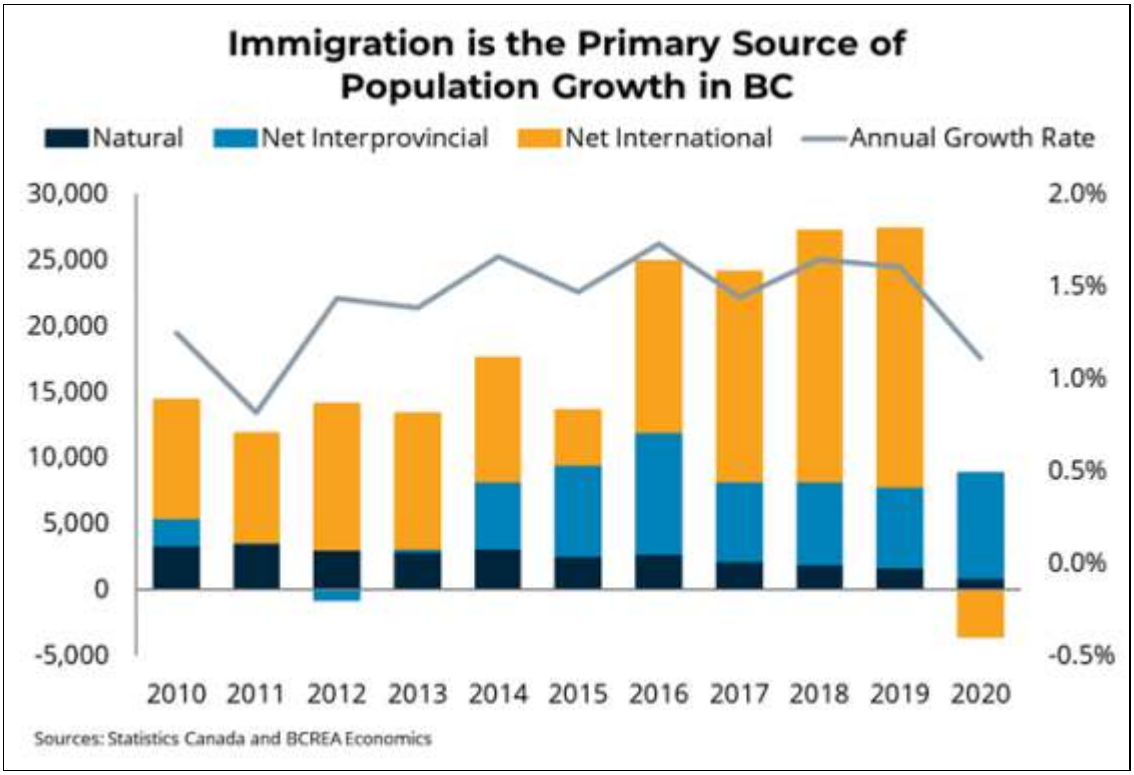
Travel restrictions have impacted migration into Canada from other countries. This impact on British Columbia is shown in Figure 5.6.5a based on the quarterly migration statistic published by Statistics Canada. Apart from natural growth, an important source of growth for the Comox Valley is from other areas in the province. The impact of this may not be as pronounced in the Comox Valley as it might be in other parts of the province.

Figure 5.6.5a: Quarterly Provincial Growth 2017 - 2020



The British Columbia Real Estate Association in a recent report also concluded that with immigration being the most important driver of population in BC, the global pandemic has resulted in the sharpest decline in immigration in 30 years. It is anticipated to be a short-term impact, however, as the Figure 5.6.5b below shows, with an effective leveling off in the annual migration since about 2014. The COVID impact has resulted in the annual growth rate in BC declining from about 1.6% to about 1.0% with no migration from outside of Canada to BC.

Figure 5.6.5b



Another impact of the COVID pandemic may be a decline in birth rates. There is early data that suggests the province is heading to a “baby bust” that might be attributed to the pandemic. The Province averages 3,600 births per month, but December 2020 saw a 20% decrease in the number of births. For the Comox Valley, the average number of births per month is about 40 babies. In January 2021, the number of births was 32 and in February the number of births was 19.

Quoting from an interview by Vancouver News on January 23, 2021, according to UBC Associate Professor Nathanael Lauster, the following comments were made about school projections:

> *"It's quite possible that we'll end up with a significant dearth, a drop in births throughout the whole year. Certainly, it affects at a very pragmatic level things like planning for how many kids are going to be in school. We may end up with school projections and understandings of how many kids we have to plan for that are significantly off."*

In the same article, Kate Choi, a family demographer and Associate Professor of Sociology at Western University in Ontario, cited a similar decline following the Spanish Flu of 1918. According to a December 2020 article in Frontiers in Public Health, from the start of other recent epidemics in Hong Kong (2002), Brazil (2015), and West Africa (2016), a reduction in birth rates was apparent for about 8–12 months and was followed by a noticeable upward trend in the birth rates that lasted for nearly two years after the beginning of each of these epidemics.

Therefore, it is anticipated that the decline from the historical birth rates in the Comox Valley area will continue through 2021, with recovery and possibly higher rates in 2022 - 2023.

5.6.6 Housing Affordability. Although the cost of housing is increasing in the Comox Valley, residential housing prices are more affordable than in other parts of the province. This can be one of the factors influencing decisions to move into the region.

Benchmark data is available from the Vancouver Island Real Estate Board and the Victoria Real Estate Board to compare housing process. Benchmarking means the price of a notional dwelling that shares a specific set of qualitative and quantitative attributes. The benchmark price for single residential housing in the Comox Valley was $620,100 in January 2021 and in Victoria was $948,200 in February 2021. This is a difference of approximately 41.8%.

According to Kevin Reid, the president Vancouver Island Real Estate Board, as reported in the local media in September 2020:

> *"A lot of family life is centred around the home, having a safe place to be, (and) the pandemic has highlighted safety and distance, so people are liking their single-family homes with a nice yard, close to some nice places to recreate where they are not in a very dense population, so we are seeing some migration out of major population centres, like cities, for example, moving to smaller communities."*

The benchmark single residence price advantage of the Comox Valley relative to other urban areas such as Victoria, and pandemic safety considerations, make the Comox Valley relatively affordable. Nonetheless the area's house prices are rising quickly as they are elsewhere in BC. The relative advantage of lower house prices as the incentive to migrate into the Comox Valley area may not last, at least in the short term.

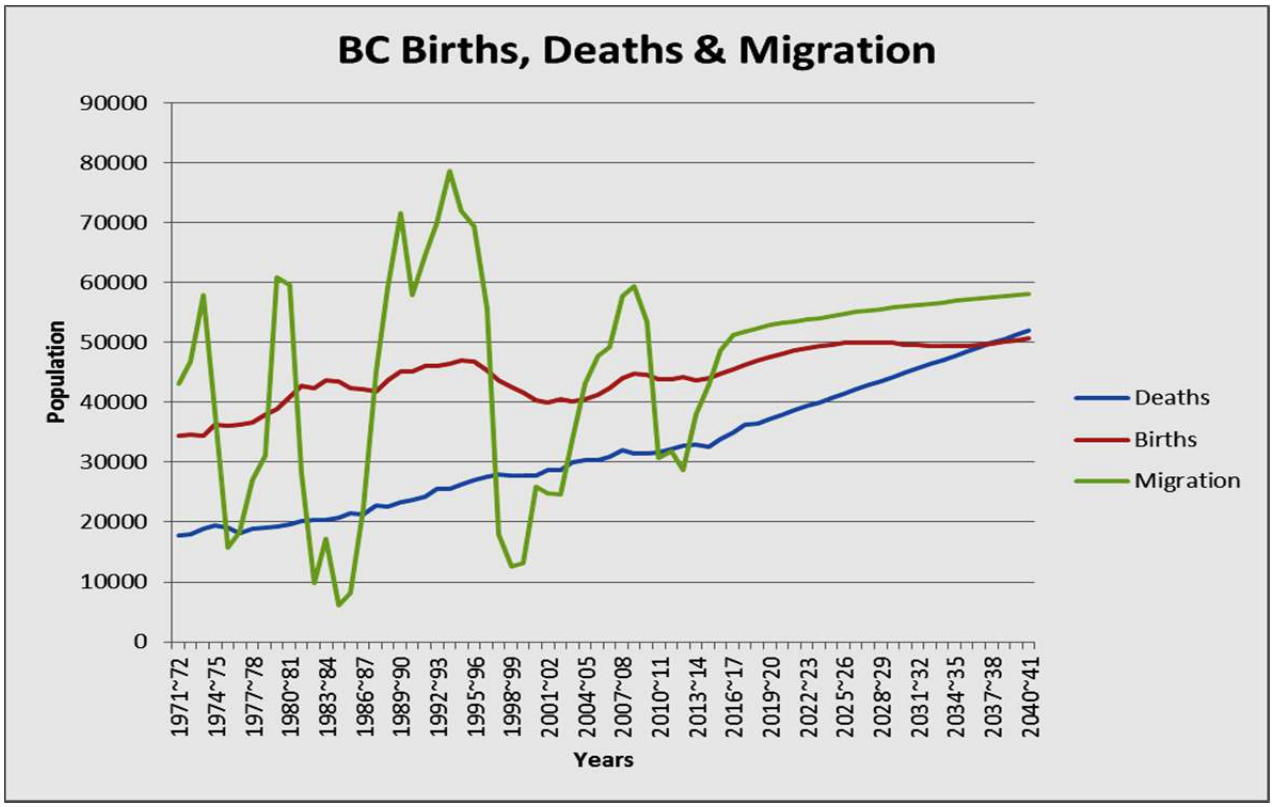
5.6.7 Provincial Trends: . The main determinants of growth are natural growth and migration. Natural growth consists of births adding to the population and deaths reducing the population. Provincial analysis predicts deaths will begin to exceed births with the aging population. Therefore, natural growth will become negative and the population will decline without in-migration.

Until the start of the pandemic in 2020, in-migration has been predicted to become the main source for growth in the province. This growth would offset the decline once natural growth becomes negative.

Provincial level data from BC Stats about BC births, deaths and in-migration was used to generate Figure 5.6.7 below. Cascade smoothed the initial projection data to reflect the most recent historic death statistics. For both projections, the number of deaths will become greater than the number of births in the 2030's and any further growth will be from migration into the province.

However, the extent and the duration of the pandemic effects on in-migration rates needs to be better understood to predict the longer term growth trends of the combined factors.

Figure 5.6.7



5.6.8 Conclusion about Births, Deaths and Migration Factors: In considering all of the above factors, the following is observed:

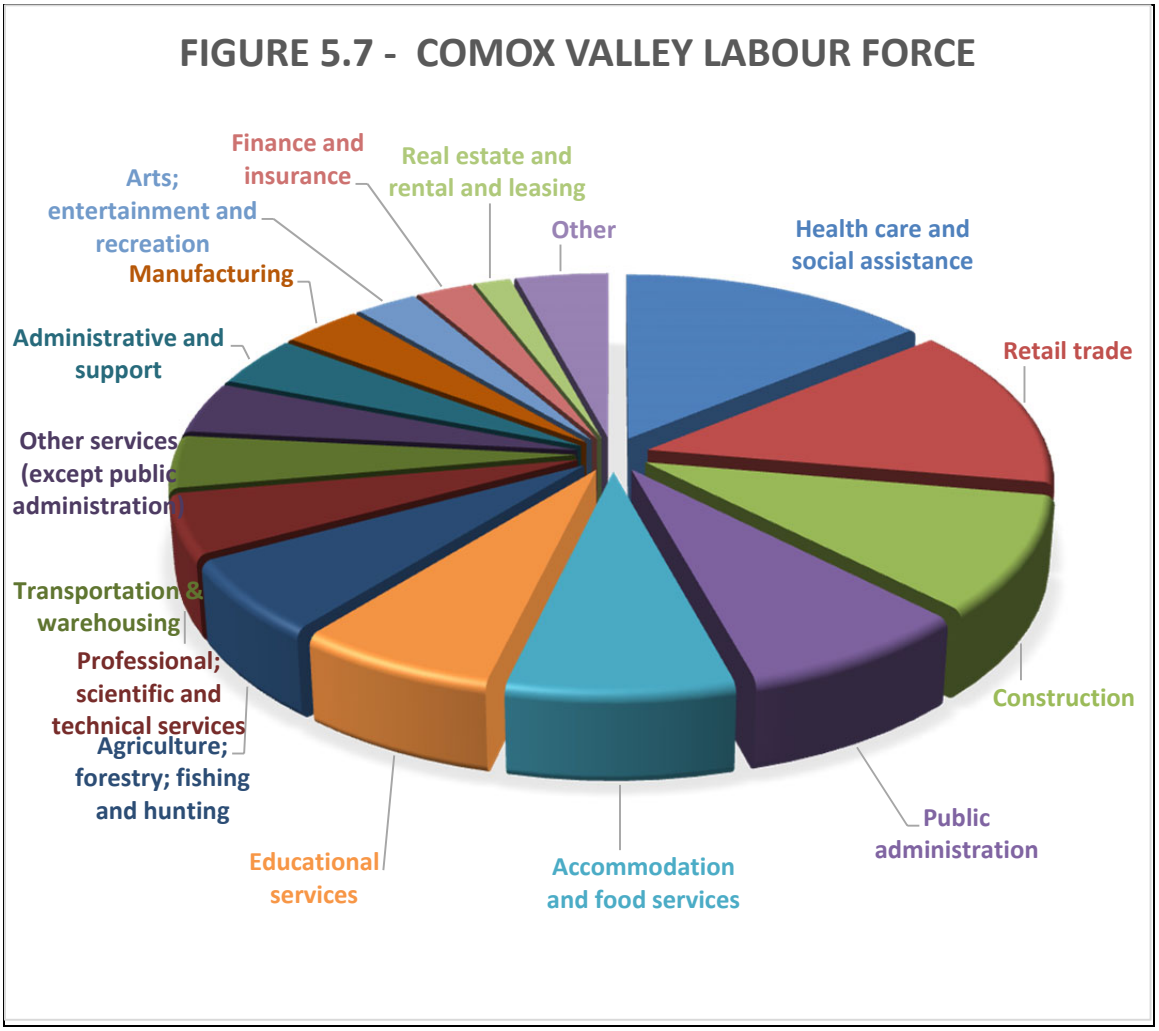
- Natural growth and in-migration are the two historical sources for growth in the Comox Valley area;
- The pandemic has affected migration rates, with inter-provincial and international movement being restricted. This is expected to be a temporary phenomenon until such time as higher levels of immunity allow for more typical migration patterns to re-establish;
- To the extent that the family-forming segment of the population moves into this region, the level of natural growth may be positively affected;
- Advances in health technology will continue to contribute to survival rates and higher life expectancy. However, life expectancy is slightly lower in the Comox Valley than on Vancouver Island as a whole or across the province, and the high proportion of seniors in the Comox Valley contributes to a higher death rate.
- Provincial analysis suggests the number of deaths will increase more rapidly than the number of births. By about 2040, the number of deaths will exceed the number of births and the population will naturally decrease (without in-migration). Given the proportion of seniors in the population, the same trend can be expected for the Comox Valley.

5.7 LABOUR FORCE

Based on the 2016 Census, the following is known about the area's labour force:

- The total labour force comprises 31,400 people;
- 81.0% of the total labour force work in the top ten labour categories; and
- The top three labour categories are:
  - Health care and social assistance;
  - Retail trade;
  - Construction.

The following Figure 5.7 displays the labour force sectors:



There are a number of major employers in the Comox Valley area.

Comox Valley School District 71 is the largest employer in the Comox Valley with 1,700 employees.

The 19 Wing Canadian Forces Base (CFB) Comox is the second largest employer in the region. According to information from Comox Valley Economic Development, CFB Comox currently employs more than 1,600 people, who earn a total of about $55 million per year. Indirectly, a further 2,100 permanent jobs are generated by CFB Comox.

Other employers include:

- The North Island Hospital Comox Valley;
- Mt. Washington Alpine resort; and
- The Comox Campus of the North Island College.

5.8 COMMUNITY LAND USE AND GROWTH

Municipalities and Regional District staff were contacted to gain some understanding of land use planning and growth potential. The following is a summary:

5.8.1 Courtenay

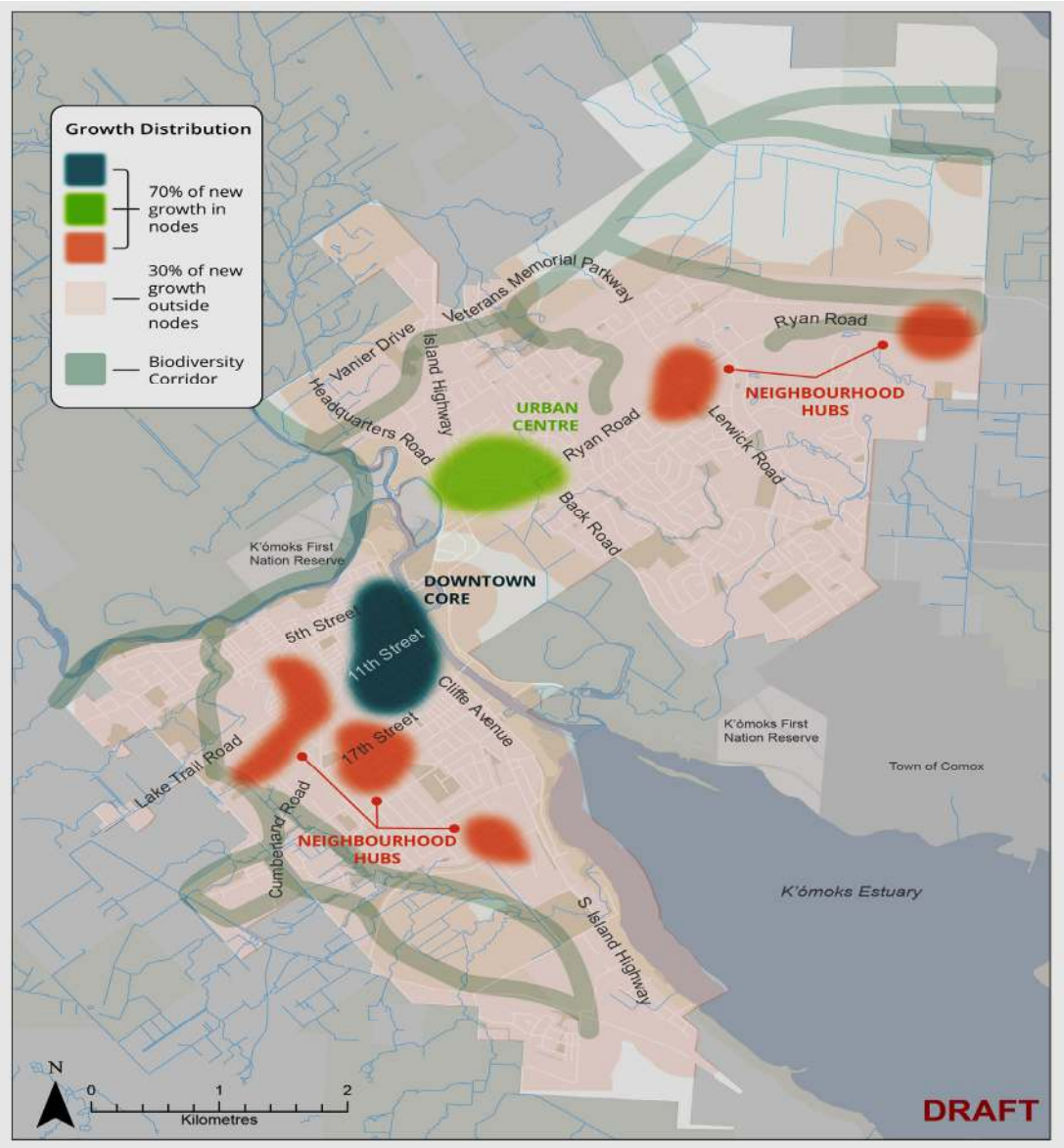
This municipality's Official Community Plan, dating back to 2005, is currently under review. As of March 2021, the public consultation process has been completed with general support given for intensification of growth in centres and through infilling. The generalized land use concept arising from this process is shown in Figure 5.8a. It envisions a 3-level hierarchy consisting of a Downtown Core (dark blue in Figure 5.8.1a), an Urban Centre (bright green), and a series of Neighhourhood Hubs (dark orange). Selected areas located between these would become candidates for infilling.

The new plan is expected to be considered by Council in 2021. Once prepared, the exact areas being designated for growth and infill will be identified. There will also be an estimate of the number of potential residential units by location to better understand the potential changes and locations to expect growth in family populations.

Urban growth may also take place on lands currently in the Regional District that could be amalgamated with the City of Courtenay, thus expanding the urban area. See the map of potential expansion areas for both Courtenay and Comox in Figure 5.8.2a in the section on Comox.

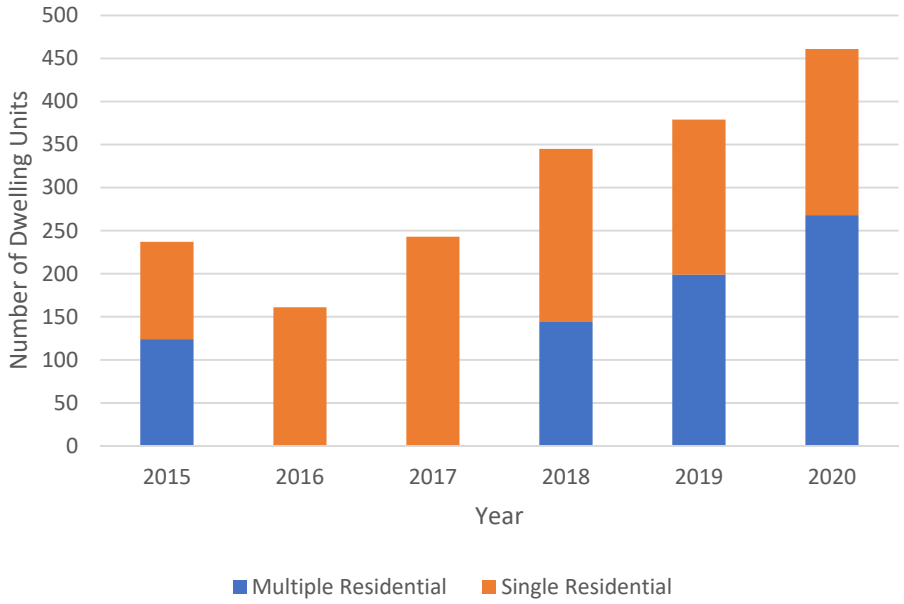
Once adopted by Council, the land use pattern, the potential number of residential dwelling units, and the resulting long term population potential will be established. This together with population statistics from the 2021 Census (expected in 2022), will allow for a sharper focus and understanding about the location and numbers of students expected in Courtenay in the coming years.

Figure 5.8.1a - Courtenay Growth Distribution (Draft from City)



Another measure of growth is the trend in housing starts. The following Figure 5.8.1b was derived from BC Statistics and the City of Courtenay Development Services Department (Building Division) data:

Figure 5.8.1b: - Courtenay Housing Single and Multiple Residential Starts 2015 - 2020



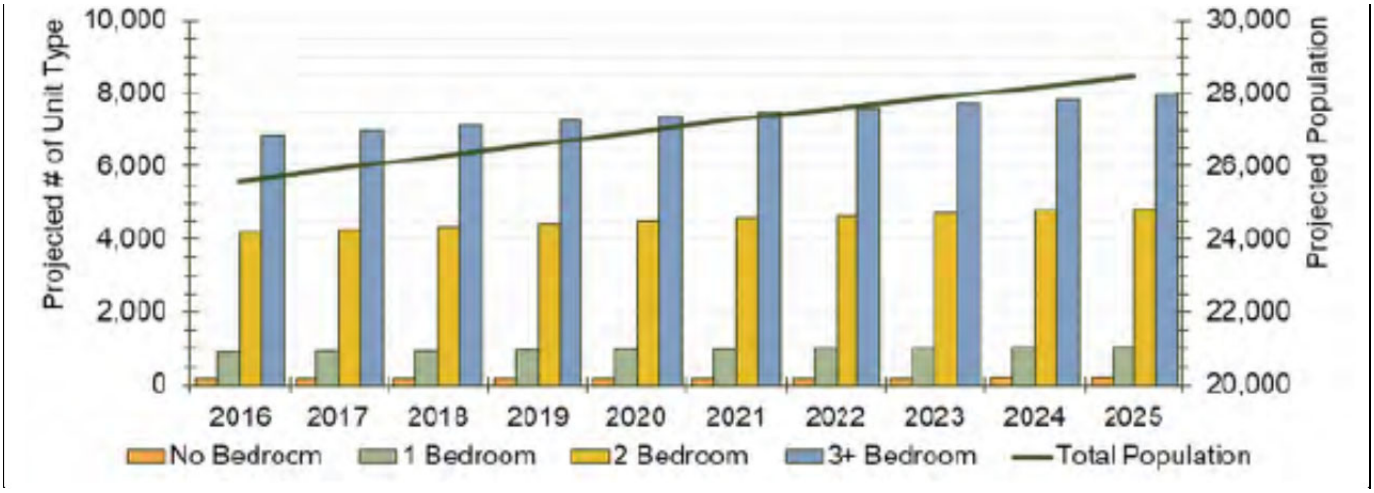
After declining between 2015 and 2016, the number of dwelling units being built is increasing each year. Part of the increase includes more multiple residential housing being constructed; however, the number of single family or infills (eg. duplex and 3 to 5 plex development) averaged an additional 150 dwelling units per year in the six years of 2015 to 2020.

The May 2020 City of Courtenay Housing Needs Report contains the following projection for the number of housing units required to accommodate the expected population by 2025 (Figure 5.8.1c). The population projections used may not match exactly, but are similar to the projections used elsewhere in this report.

The conclusion is that by the method the City used to generate this chart, housing demand in Courtenay can be expected to reach 14,030 units in 2025, an increase of 1,240 units over 2019 for an average annual increase of 207 units. Applying this average to the year of 2031, which is the projection end date used by Cascade in this report, there would be 1,242 more units or a total of about 15,272 units if the same trend continues to 2031. Of course, many of these housing units will likely be occupied by older couples or retirees.

Figure 5.8.1c - Courtenay Housing Growth

From the May 2020 City of Courtney Housing Needs Report



5.8.2 Comox

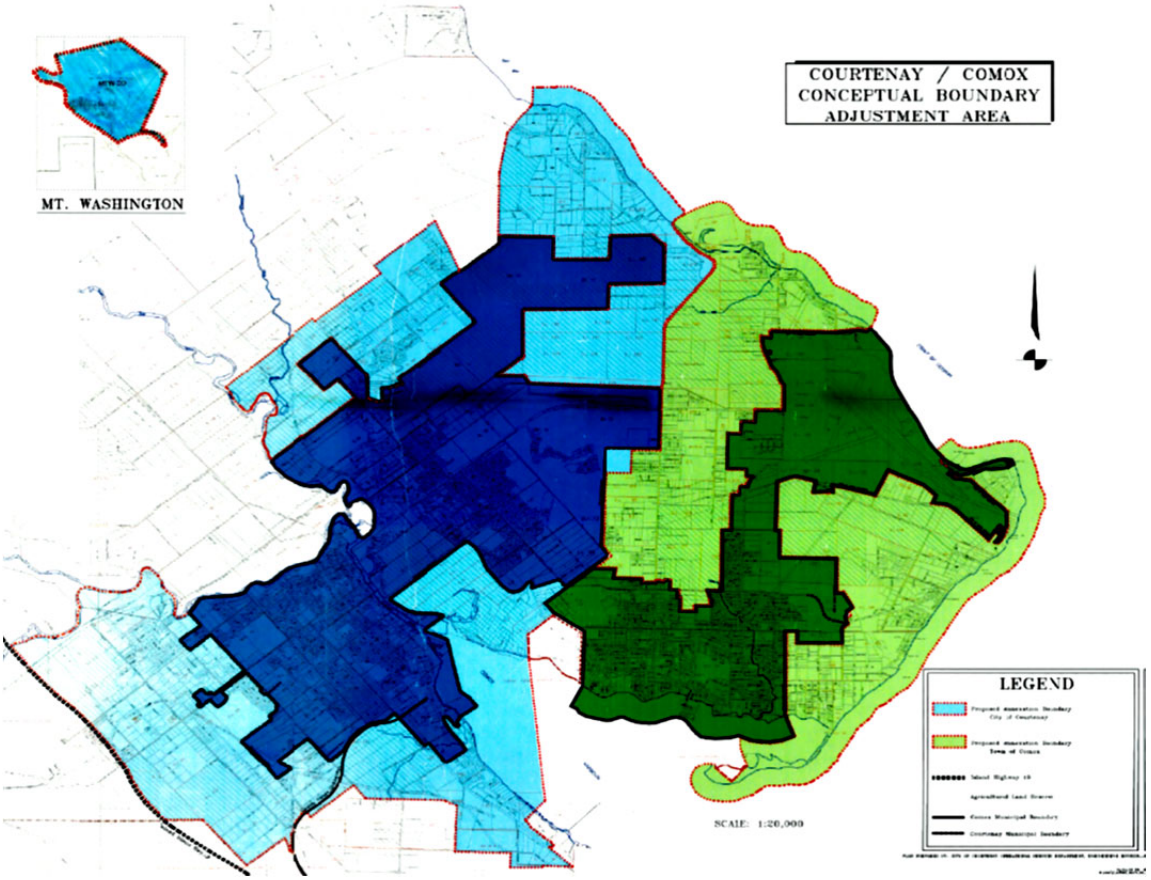
The Comox OCP dates back to 2011, providing a 20-year vision from 2010 to 2030. It anticipates a growth rate of between 1.3% and 1.6% annually. Growth is to be accommodated by densification within the existing municipal boundaries.

The plan also indicated growth could take place on lands added to the municipality through selective boundary extensions. Under the Regional Plan, existing land on the fringes of municipal may be identified that should eventually be incorporated through boundary extension provided they become serviced. The following Figure 5.8.2a, supplied by Comox Planning staff, shows areas in green that could become part of Comox and in blue areas that could become part of Courtenay.

These extension areas could be densified in the future from their current rural densities. Specifically, the Comox Planning staff anticipated that the lands parallel to Courtenay border (Anderton Road corridor up to Ryan Road) may be incorporated within next 30 years and a new school will be built to service the new neighbourhood.

A local area plan for each area added or an overall plan review would be necessary to determine the land use patterns and potential population, in order to anticipate any change in student populations and the impact on school facilities.

Figure 5.8.2a - Comox & Courtenay Areas for Potential Municipal Expansion



For Comox, the housing starts were:

- 57 in 2016;
- 792 in 2017;
- 132 in 2019;
- 128 in 2018; and
- 7 dwelling units as of the end of November 2020.

The number of units built in Comox is less than that in Courtenay, increasing to and then remaining relatively stable at about 130 dwelling units in each of 2018 and 2019, but declining to under 100 in 2020 based on year-to-date data.

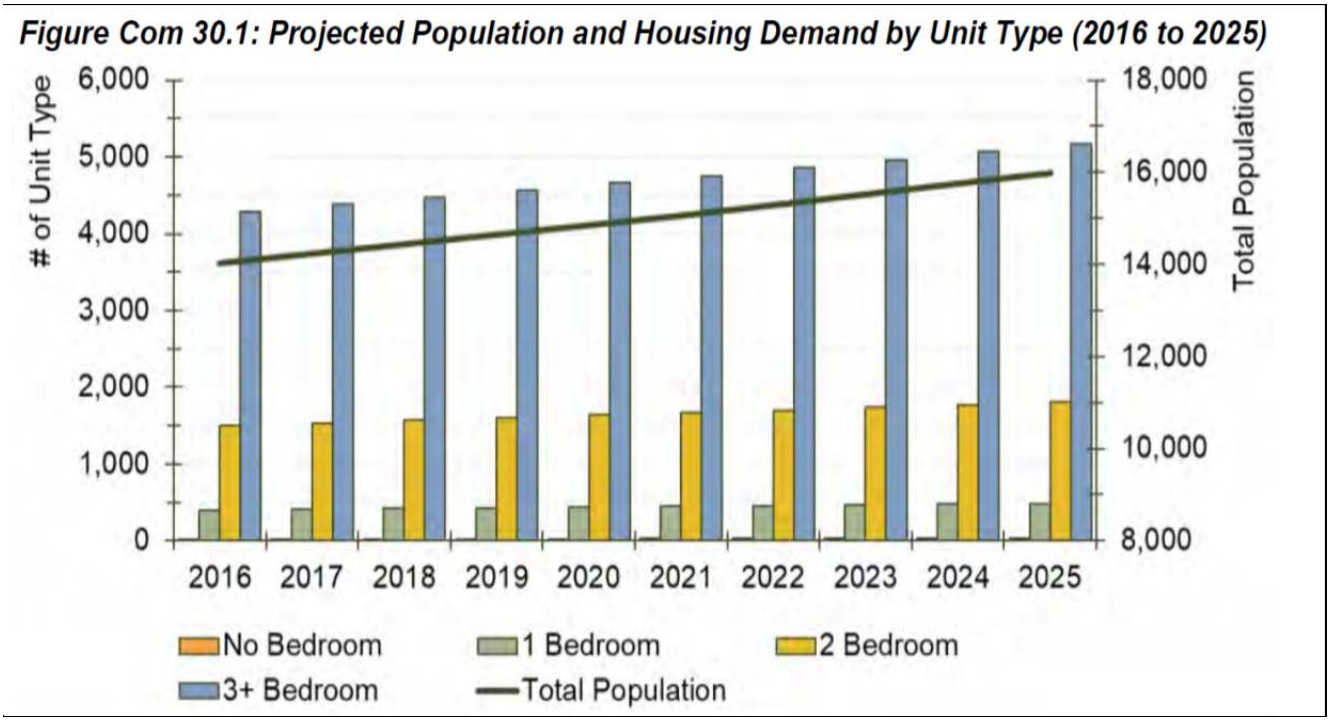
The May 2020 City of Comox Housing Needs Report, contains the following trend and projection for the number of housing units required to accommodate the expected population by 2025 (Figure 5.8.2b). As noted earlier, there may be differences in population projections due to Cascade's use of a more recent source.

The conclusion is that by the method employed to generate their chart, housing demand in Comox can be expected to reach 7,495 units in 2025, an increase of 865 units over 2019 for

an average annual increase of 144 units. Applying this average to the year of 2031, there would be 864 more units or a total of about 8,359 units if the same trend continues to 2031.

Figure 5.8.2b - Comox Housing Growth

From the May 2020 Town of Comox Housing Needs Report



5.8.3 Cumberland

One of the most significant development sites in Cumberland is Coal Valley Estates, a multiple phased development (see Figure 5.8.3a). It is located in the northwestern part of Cumberland. Based on a 2015 Council report, the residential component consists of the following:

- 253 single detached units (excluding secondary suites);
- 210 multiple dwelling units;
- 180 senior dwelling units; and
- 12 dwellings associated with other uses, such as retail units.

About half of the lots now have constructed homes and the Phase 4b multiple residential portion has been constructed. According to the Development Services Quarterly report of 31 December 2020, Phase 8 consisting of 22 lots is underway in a maintenance period ending in April 2024, and the environmental permit for Phases 10 and 11 (see Figure 5.8.3b) is being processed for an unspecified number of lots before subdivision approval.

Figure 5.8.3a: Coal Valley Estates Development Site

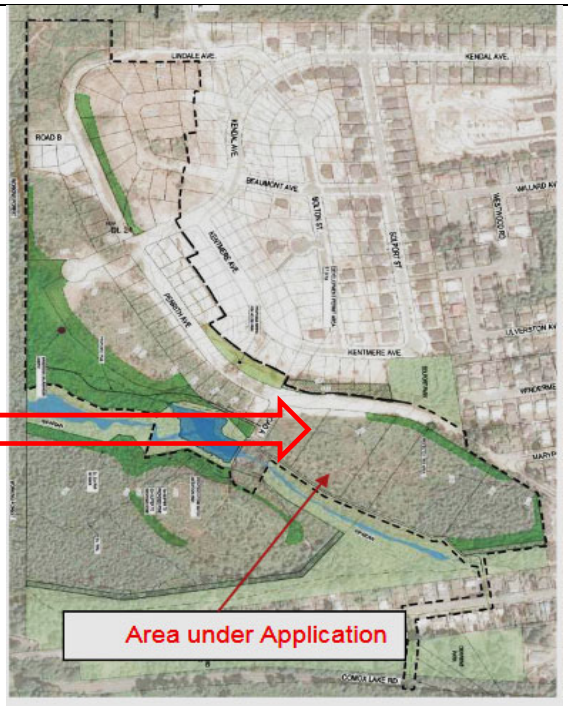
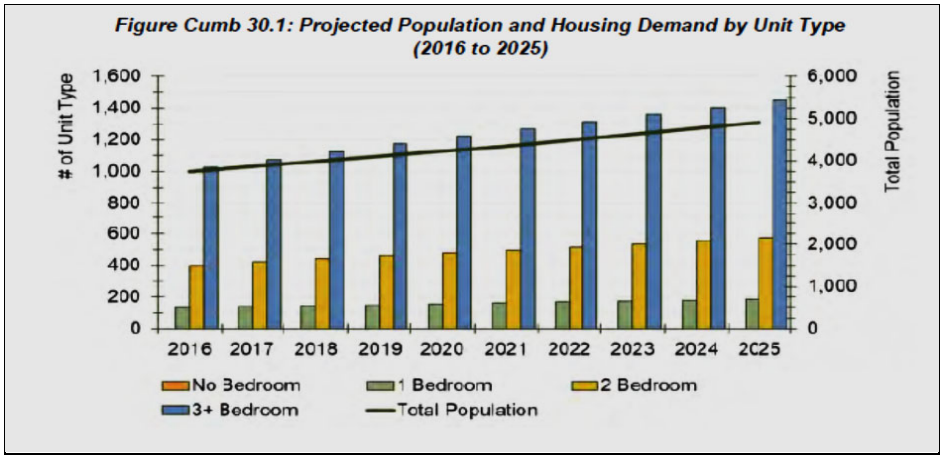


Figure 5.8.3b: Coal Valley Estates - Phases 10 and 11

The May 2020 Village of Cumberland Housing Needs Report contains the following trend and projection for the number of housing units required to accommodate the expected population by 2025 (Figure 5.8.3c). The conclusion is that by the method employed to generate their chart, housing demand in Cumberland can be expected to reach 2,210 units in 2025, for an average annual increase of 71 units. Applying this average to the year of 2031, there would be 426 more units or a total of about 2,636 units if the same trend continues to 2031.

Figure 5.8.3c: Cumberland Housing Growth

From the May 2020 Village of Cumberland Housing Needs Report



5.8.4 Rural Areas

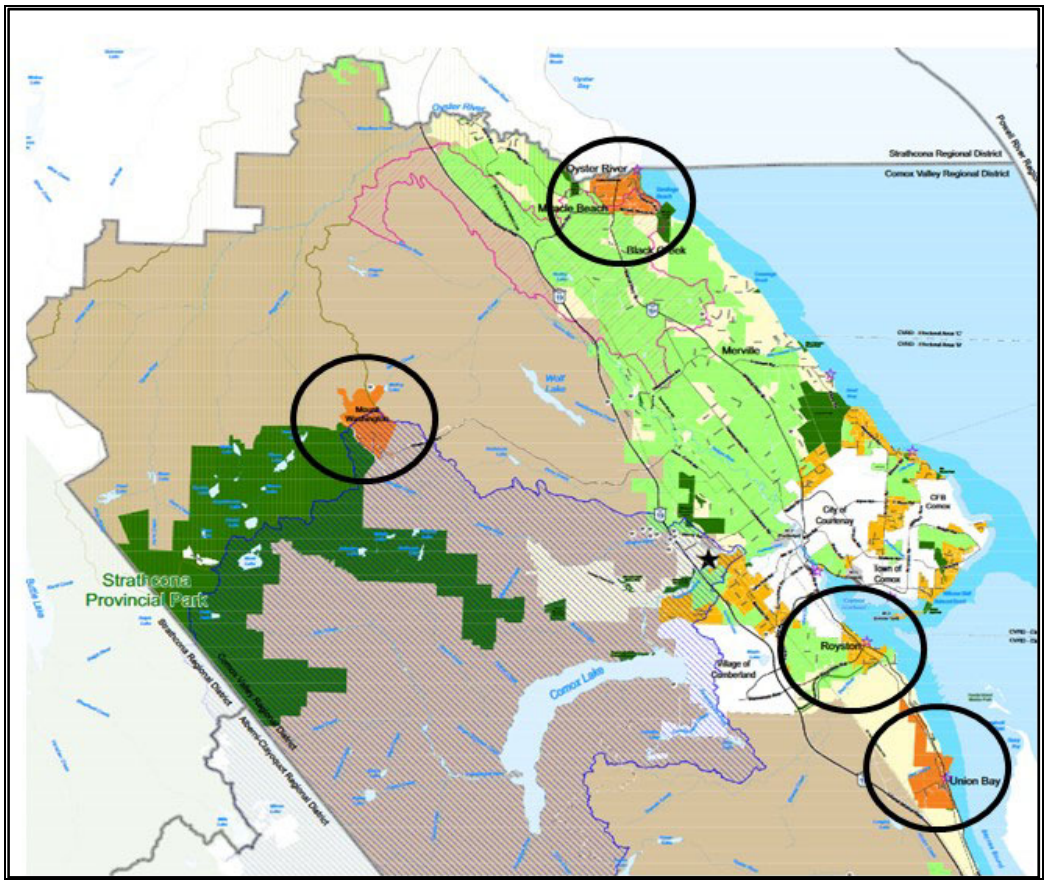
The Comox Valley Rural Community Plan governs growth and development in the areas outside of the three incorporated municipalities. These areas consist of three electoral areas shown in Figure 5.3d on Page 30.

In this plan, the Rural Areas have three development designations. These designations are: Settlement Node, Settlement Expansion Area and Rural Settlement Area. The Plan's policy objective is to direct 90 per cent of new residential development to Settlement Nodes.

The map below (Figure 5.8.4a) is the Land Use Designation map from the Regional Plan. The settlement nodes are either clustered north or east, or between the municipalities. In future, some of these may be annexed and become incorporated into the adjoining municipality as will be described earlier.

The remaining ones are identified by Cascade with black circles because they are geographically separate and do not directly abut the municipalities. Union Bay, Mount Washington and Miracle Beach areas are Settlement Nodes. Royston is a settlement Expansion Area and is one of the identified settlements outside the municipalities.

Figure 5.8.4a: Regional Land Use Map Showing Settlements and Expansion Areas



a. <u>Union Bay</u> is one of the identified Settlement Areas in the Regional Plan, which may be a major growth area in future years. The major stumbling block is the provision of services, mainly water and sanitary sewers. Whether it will become an incorporated municipality has not been determined. Currently the Regional District administers the land use plan and development proposals.

In 2010, followed by an amendment in 2017, the Comox Valley Regional Board approved a Master Development Agreement (MDA) for an area of about 309 hectares (764 acres), for a major land development in the Union Bay Settlement Area. Union Bay Estates, originally known as Kensington Island Properties was proposed to be developed with a range of uses, to accommodate up 2,889 residential units. This can be increased to 2,949 residential units as a density bonus by providing additional community amenities as part of the development application process. The housing form would include: houses, secondary suites, carriage houses, townhouses and apartments. The development also includes areas for commercial, institutional, recreational and resort land uses.

The specific designations and zoning of the development site is shown in Figure 5.8.4b.

There are the following the five Comprehensive Development Areas:

- CDA-1 - Golf Course-Residential (GCR)
- CDA-2 - Residential-Public Facilities (RPF)
- CDA-3 - Mixed-Use Commercial-Residential (MUCR)
- CDA-4 - Mixed-Residential (MR)
- CDA-5 - Mixed-Residential-Institutional (MRI)

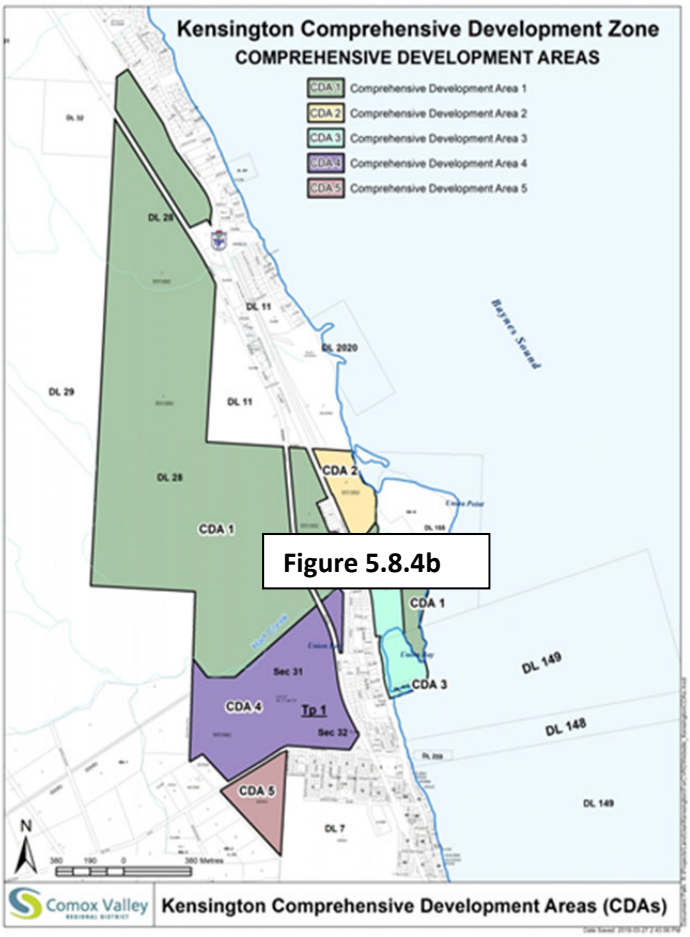


Figure 5.8.4b

The breakdown of housing types and their locations will evolve over the life of the project, expected to take place over the next 20 to 30 years. The main thrust of the MDA, is to set target densities in each of the CDA's for single family and multi-family residential densities, setting aside lots and units in certain minimum numbers for affordable housing.

The densities envisioned are as follows:

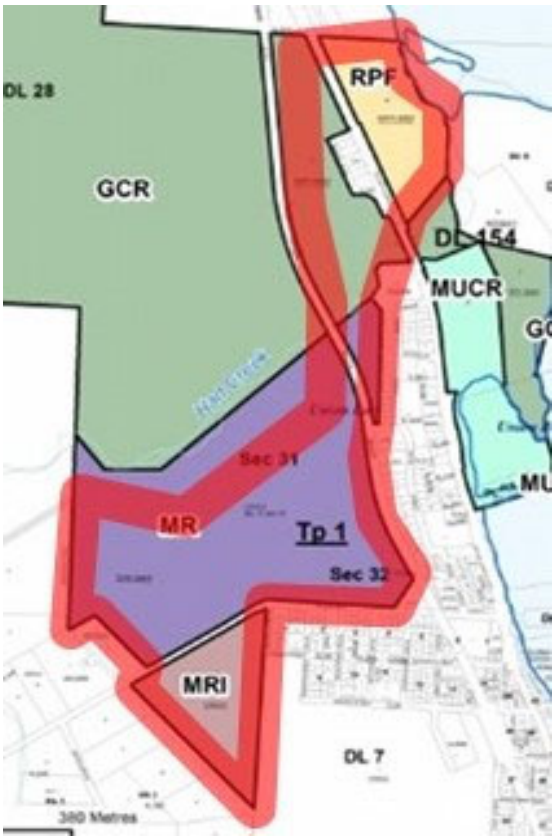
- CDA 1 (Golf Course-Residential Zone) will allow a maximum of 15 residential units per hectare for single-family and maximum of 40 residential units per

hectare for multi-family. A total combined limited commercial floor area of 3,251 square metres plus 3,716 square metres for golf course related buildings, excluding maintenance facilities, would be allowed. This would likely include houses on individual lots and mixed commercial/residential uses;

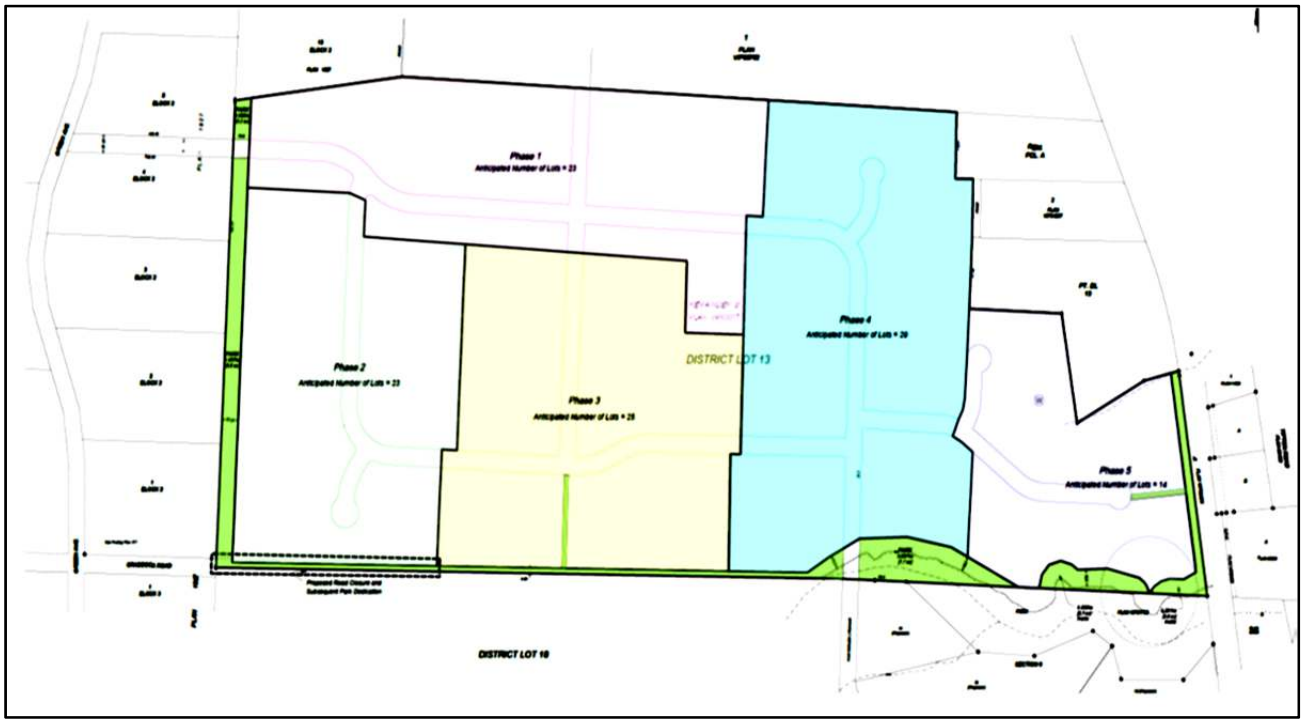
- CDA 2 (Residential Public Facilities Zone) will allow for more density that than in CDA 1, allowing a maximum of 20 residential units per hectare for single-family and 60 residential units per hectare for multi-family. There would be far less opportunity for commercial uses, but more recreational and assembly land uses. This may be an area where the development plans might be able to accommodate a school as an assembly use;
- CDA 3 (Mixed-Use Commercial-Residential Zone (MUCR)) would be the Village Core, with mixed uses and the principal commercial focus of the Union Bay Estates area. There will not be any single detached residential subdivisions in this area. The housing will be entirely of multi-residential, at the highest densities in the community. The maximum density is set at 90 units per hectare. Commercial uses within the MUCR zone shall not exceed 30,000 square metres;
- CDA 4 (Mixed-Residential Zone) is to provide a variety of residential use, congregate care, recreation facilities and assembly uses. Single detached will have a maximum density of 20 residential units per hectare like CDA 2, but a lesser multi-residential maximum density of 40 residential units per hectare. There will be limited neighbourhood commercial uses within this area, but not exceed 1,858 square metres;
- CDA 5 (Mixed Residential / Institutional Zone) is to provide for a mixture of uses. As in the CDA 4, single detached will have a maximum density of 20 residential units per hectare and multi-residential will have a maximum density of 40 residential units per hectare. Limited neighbourhood commercial uses within this zone are not allowed to exceed 929 square metres;
- Each of CDA 1, 2, 4 and 5 allows for accessory residential uses like carriage houses or secondary suites and assembly uses, and could include schools. CDA 2 and 5 allude most strongly to accommodating schools.

Based on the planned residential land uses and densities, and the environmentally sensitive areas that will not be developable, the area outlined in red in Figure 5.8.4c is likely to have a concentration of single residential dwellings, and will be more likely to attract families with school age children.

Figure 5.8.4c - Union Bay - Anticipated Single Family Residential Growth Concentration Area over the 20 – 30 years



An example of a subdivision in the Union Bay area is shown in **Figure 5.8.4d** below. This is a 5-phase development that will result in 105 lots.



b. <u>Mount Washington</u> is a settlement node, with its own local area plan, supporting the potential of growing substantially as a resort and recreation destination. Adopted in 2011, the figures in the plan indicated a build out of 681 residential units with a potential to expand to 2,200 units. A resort-related village with supporting uses and services in the form of mixed use commercial and residential is envisioned.

In the other settlements, residential growth is envisioned by subdivisions where the density (lot size) is determined by variety of factors such as soil conditions, environmental setbacks, dedication of greenspace or for environmental protection, ground water capability, septic approval, etc.

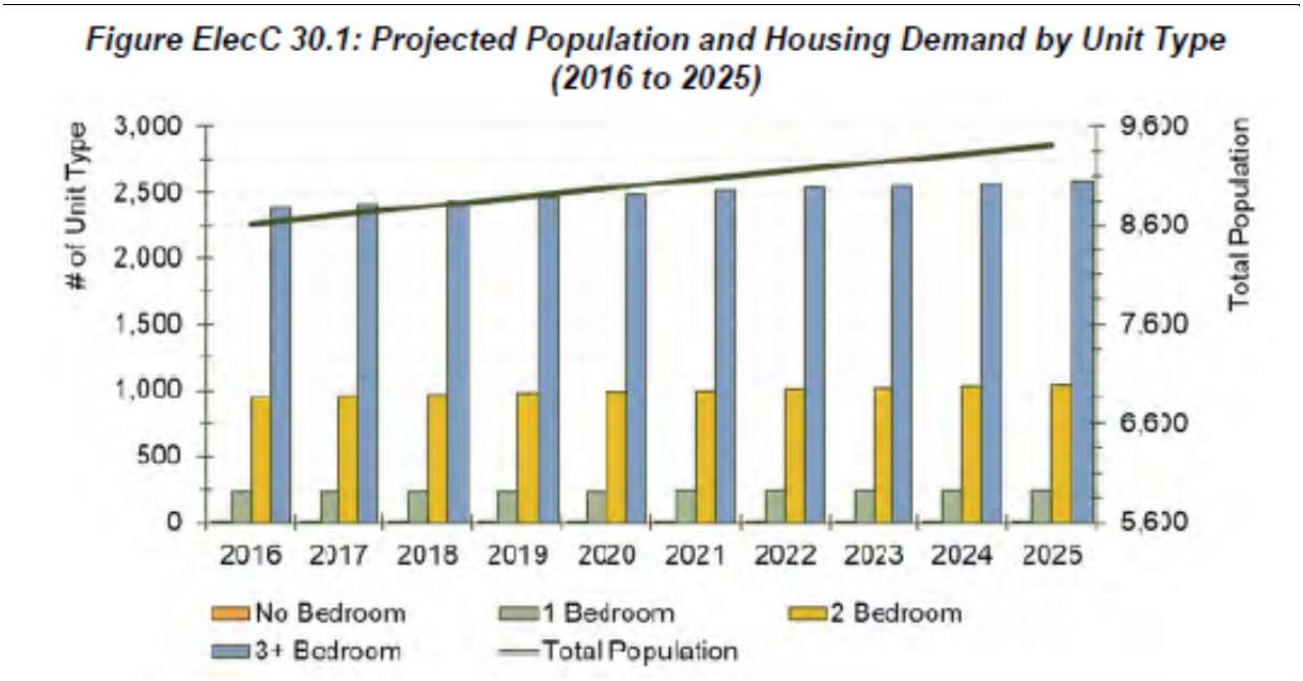
Of the three Electoral Areas, the northernmost Comox Valley C area (Puntledge - Black Creek), has experienced, and is expected to continue experiencing, growth due to their proximity to the urban centres of Cumberland, Comox and Courtenay.

These three Electoral Areas each have their own Housing Assessment Study completed in May 2020. Electoral Area C is showing the most demand for housing. Electoral Areas A and B remain steady or have slight decreases in number of dwelling units to be required to 2025.

The May 2020 CVRD - Electoral Area C Housing Needs Report, contains the following trend and projection for the number of housing units required to accommodate the expected population by 2025 (Figure 5.8.4e).

Figure 5.8.4e - CVRD – Electoral Area C Housing Growth

From the May 2020 CVRD – Electoral Area C Housing Needs Report



The conclusion is that housing demand in Electoral Area C can be expected to reach 3,880 units in 2025. This is an increase of 200 units over 2019 for an average annual increase of 33 units. Applying this average to the year of 2031, there would be 198 more units or a total of about 4,078 units if the same trend continues to 2031.

c. Royston. Royston, as a statistical area, was identified in the map in Figure 5.8.4a. Although it may appear as being an area exhibiting growth, in most cases, the existing housing is being upgraded or is being replaced by new stock. There is no multiple residential growth being drawn to the area; however, there is interest in building secondary suites. This area suffers from the same servicing constraints (e.g. lack of sanitary sewer and water) as other rural settlement areas in the Regional District. The main difference between the Royston and Union Bay areas is that Royston has a greater probability of amalgamating with Cumberland and/or Courtenay, thereby permitting the extension of services to support residential development. The density and type of development would be subject to a future servicing and land use review process.

5.8.5 Conclusion

Most growth will continue within the urbanised areas, and in those nearby rural areas which can be incorporated and serviced by the existing municipalities. Infill within the various communities is identified as another source of growth, in addition to new areas being opened up for development.

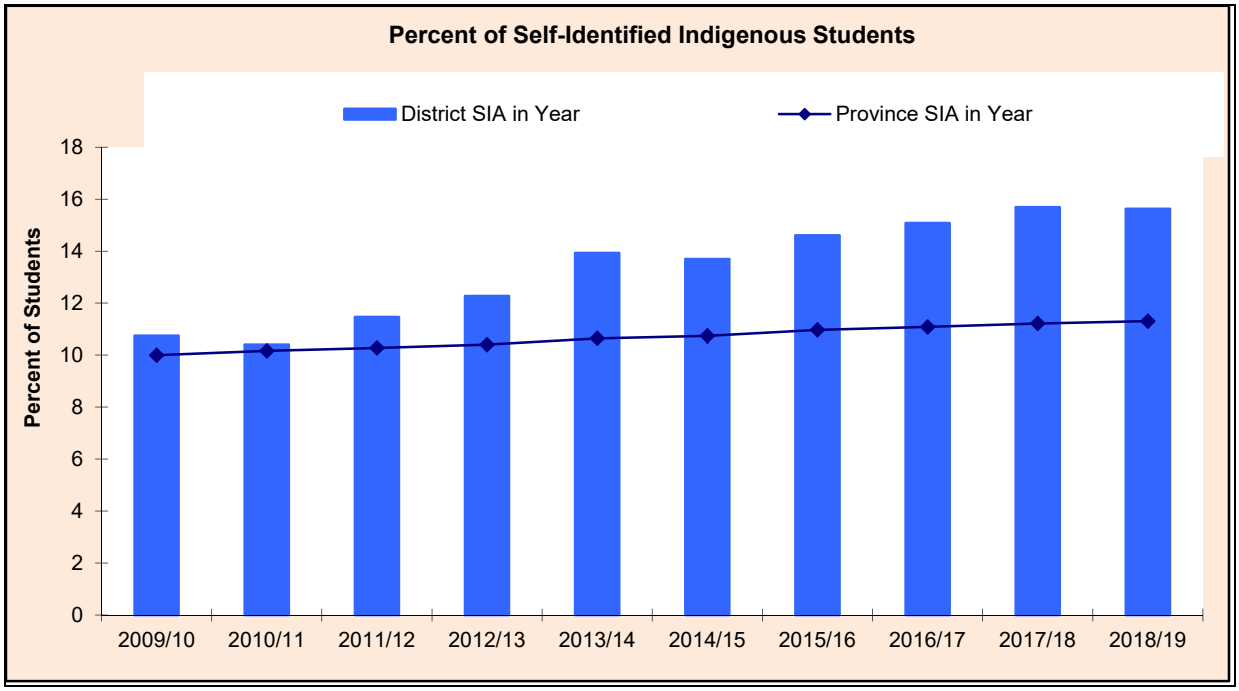
Applying the findings of the Housing Needs Studies, there could be demand for about 2,730 dwelling units to be added between 2021 and 2031 in the Comox Valley Area. Many of these will be occupied by existing residents upgrading from older housing stock and multi-family buildings.

5.9 INDIGENOUS STUDENT POPULATION

The Ministry of Education's report *Aboriginal Report 2014/15 - 2018/19 How Are We Doing?* reports on the Indigenous populations within various School Districts in BC, including SD 71. The Indigenous student population is increasing slightly, both in numbers (increasing from 1,000 to 1,436) and as a portion of the total student population (10.7% to 15.6%). in the 10 year period depicted in Figure 5.9.

This increase is partially due to the higher fertility rate of the Indigenous population compared to Canada as a whole. Indigenous students in SD 71 make up a higher percentage of the overall school population in comparison to British Columbia as a whole.

Figure 5.9



5.10 POPULATION PROJECTIONS

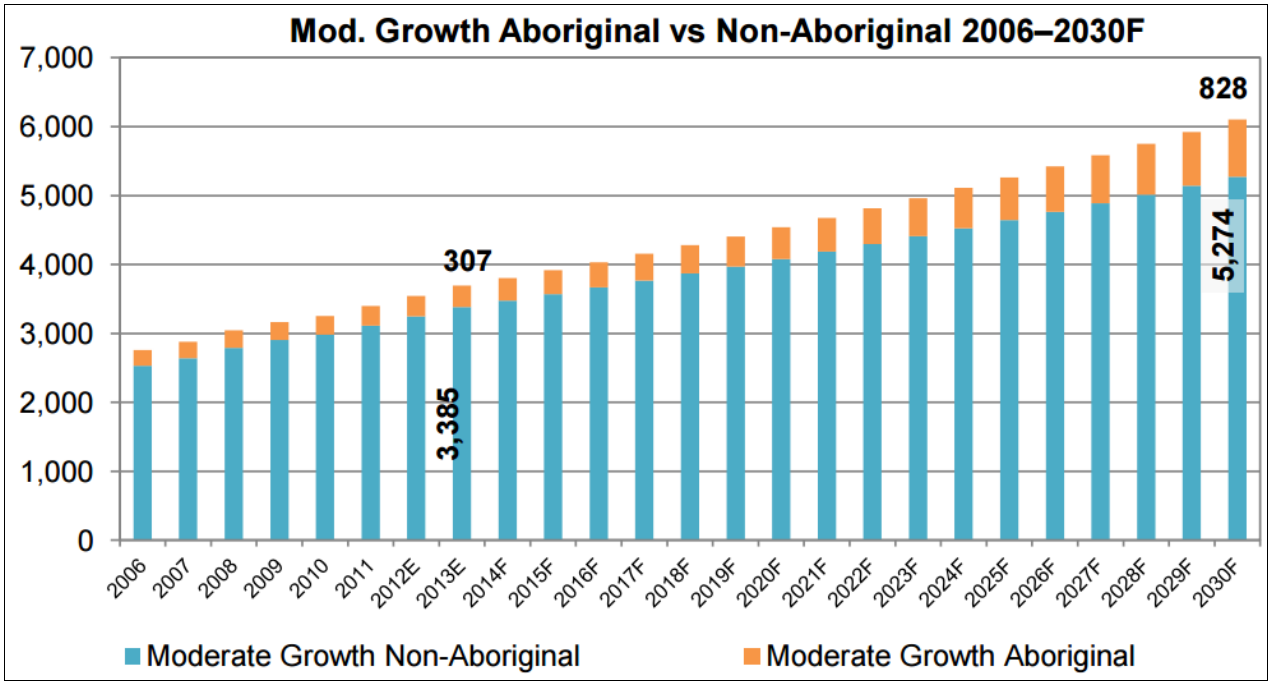
5.10.1 Indigenous Peoples

Growth is expected to continue in the general populations as well as in the Indigenous population.

Population projections for the Indigenous population are available at the national and provincial levels, but not at the community or school district levels, nor for youth age categories.

A glimpse at potential Indigenous population growth is provided in the Cumberland Official Community Plan (OCP). The Plan includes a graph for growth of Indigenous and Non-Indigenous populations shown in Figure 5.10.1. It is based on a growth rate of 6% in the Indigenous community and 3% in the general population.

Figure 5.10.1 - Graph from the Cumberland OCP



5.10.2 School Age Population Projection

Note that this Section develops the population projection for school-age children in the Comox Valley. It is not an enrolment projection for SD 71, which will be developed in Section 6 of the LRFP. The discussion below applies to all school-age children, some of whom will be unregistered in SD 71. These may be attending private schools, Francophone School District schools, Indigenous schools, adjacent school districts, or even be home-schooled without registration in SD 71.

BC Stats is a Provincial agency that collects and analyzes data, and provides estimates or projections of future populations, including the population of school districts. British Columbia provincial-level Population Projections, referred to as P.E.O.P.L.E., is a model that generates population figures based on trends and assumptions of future trends for the factors described in the previous section. P.E.O.P.L.E. population projection for the Comox Valley shown below in Figure 5.10.2a, were generated by BC Stats in November 2020.

School ages are extracted from Census data ranging between 5 to 19 years of age. Thus, the census categories of ages 5 to 9 years, 10 to 14 years and 15 to 19 years are assessed in this section.

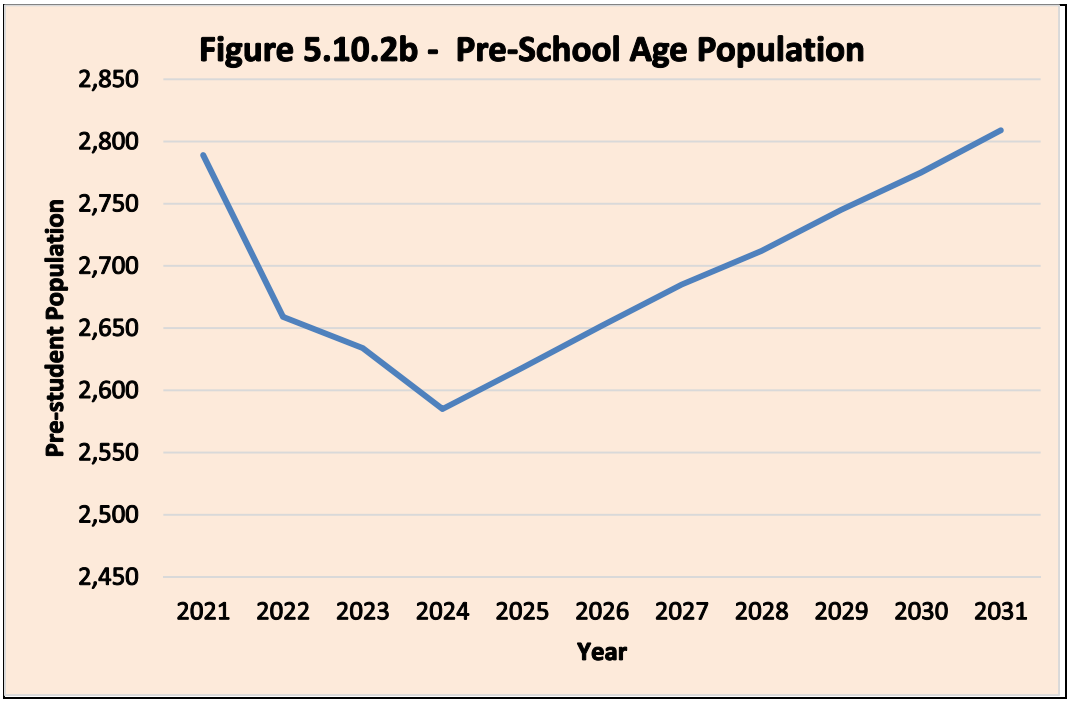
Knowing the number of students in these five-year age groups allows a better understanding of the numbers of school-age students that flow through the system and the capacity to accommodate them.

Tracking the trend for the preschool groups is valuable in determining the capacity needed for each year's incoming kindergarten students.

The figures for the Comox Valley generated by the P.E.O.P.L.E. model are shown in Figure 5.10.2a below and graphed in Figures 5.10.2b and c.

Figure 5.10.2a - Preschool and School Age Population Projections

Years	Under 5 years	5 to 9 years	10 to 14 years	15 to 19 years
2021	2,789	3,345	3,559	3,708
2022	2,659	3,333	3,624	3,780
2023	2,634	3,206	3,643	3,862
2024	2,585	3,218	3,614	3,871
2025	2,618	3,119	3,595	4,003
2026	2,652	3,034	3,530	4,029
2027	2,685	2,930	3,525	4,083
2028	2,712	2,928	3,405	4,087
2029	2,745	2,903	3,437	4,065
2030	2,775	2,933	3,344	4,047
2031	2,809	2,969	3,257	3,978



Pre-School Age Group Review: The graph in Figure 5.10.2b shows the numbers of pre-school age children declining from 2,789 in 2021, down to 2,585 in 2024, and then rebounding back to slightly higher than 2021 levels with 2,809 children after ten years.

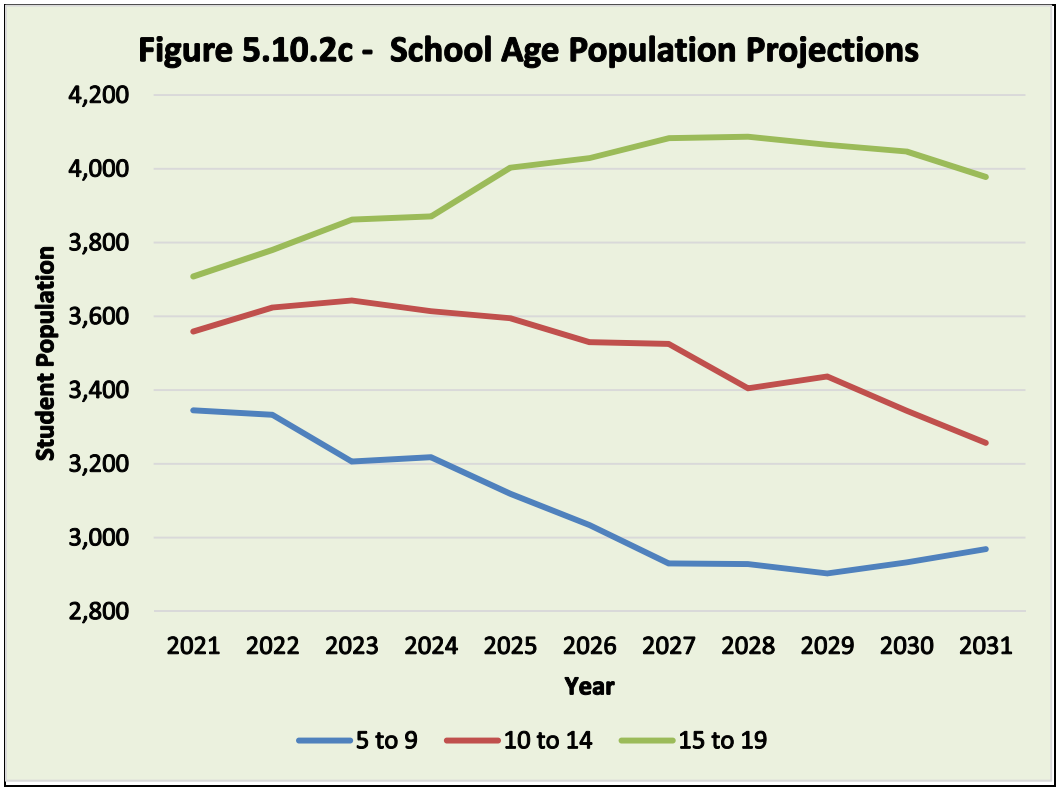
This declining or level pattern in the pre-school age cohort is supported by other data sources. SD 71 uses Baragar Systems of Surrey to identify current and future student populations by geographic area. The Baragar school enrolment projections for kindergarten show a similar decline for the number of students to be entering kindergarten. This means Baragar is also anticipating a decline in the number of students under 5 years old.

This trend reflects the potential “birth bust” due to the COVID pandemic based on UBC Sociologist and Demographer Nathanael Lauster and the Frontiers article on past epidemics and birth rates.

As the number of pre-school youth begins to grow again after bottoming out in 2025, the growing number of youth in the pre-school cohort should be evident in kindergarten enrolment figures beginning in 2029 – 2030.

School Age Groups Review: Each of the three school age groups have different patterns in their numbers in the projecting period of 2021 to 2031. See Figure 5.10.2c below. These trends are as follows:

- The 5 to 9 age group is generally declining over most of the 10 year projection period. In 2021, the population of this age group is 3,345. Two years later it levels out at 3,200, but then continues dropping to a low of 2,903 by 2028. Between 2030 and 2031, there is a slight increase to 2,969 students in this youth age group;
- The 10 to 14 year age group increases to maximum of 3,643 students in 2023 and then declines. There is some fluctuation in the latter portion between 2026 and 2031, with the decline reaching 3,257 in 2031;
- The 15 to 19 year age group rises from 3,708 in 2021, levels out at a high in the 4,080's in 2027 and 2028 and declines to 3,978 in 2031.



Reminder. This Section 5 reflects the population data, including school-age children, but not the enrolment in School District 71. Not all of these school age children will be enrolled in SD 71. They could be attending in other districts including the Francophone School District or distance-learning in other districts, attending First Nations or private schools, or home schooled without registration in SD 71.

6. ENROLMENT PROJECTIONS AND SCHOOL CAPACITIES

6.1 CONCLUSIONS FROM THE DEMOGRAPHIC ANALYSIS.

The Demographic Analysis in Section 5 leads us to the following conclusions as they affect public school enrolments:

a. School age population growth will continue but at a lower rate than some forecasts and optimistic municipal housing scenarios. General population growth will mostly occur in empty-nest families (singles and retirees);

b. The increases in school age population will occur mainly in the urban areas of Courtenay and Comox and the village of Cumberland, plus rural areas experiencing recent new housing such as Royston and to a lesser extent Miracle Beach;

c. The older school age population will experience greater increase than the younger school age population. The younger group is projected to level out and start to decrease;

d. New housing developments, in the urban area, are more likely to result in a shift of students within the district rather than any increase greater than our forecast;

e. The pandemic phenomenon (working at home) which has generated the current exodus from metropolitan areas to the suburbs and to a lesser degree to Vancouver Island is expected to wind down. While many businesses may be able to continue with a hybrid employment arrangement, most are expected to resume on-site attendance. Therefore caution is advised when predicting a future influx of families with school-age children based on in-migration which occurred during the past year.

6.2 CURRENT YEAR ENROLMENT.

The starting point for any enrolment projection is the current year enrolment. Different versions exist in any school district, based on when the count was taken and whether it is the funded FTE enrolment or the Headcount (physical bodies in seats). Another variable is whether to include home-schooled and distance-learning students, who are not physically in the buildings. Figure 6.2a shows the official headcount submitted on the 1701 form to the Ministry of Education effective 30 September 2020, and not including any registered students not attending in SD 71 buildings.

Projection for September 2021. This current year 2020-21 enrolment is considered unreflective of realistic enrolments because of the impact of COVID-19. It is believed that a number of students are not registered to a school this year and are doing home-schooling, or enrolled in distance learning elsewhere, or even dropped out of school. In the Spring of 2021, the school district has endeavoured to determine how many students will register at each school next September assuming the pandemic has ended. Figure 6.2b provides the district's best projection as of April 2021 for enrolment in September 2021. The LRFP projection will be based on the right-hand column of Figure 6.2b.

Figure 6.2a – Current Enrolment

BRITISH COLUMBIA

Ministry of Education - 1701 Verification (exported to Excel from MOE pdf)

DATE : OCT-05-2020 13:48 (FORM 1701) HEADCOUNT FOR SCHOOLS FUNDED WITHIN THE F.A.S. - AS AT :

DISTRICT SUMMARY : 071 Comox Valley ======

SCHOOL CODE	SCHOOL NAME	KGN FULL TIME	1	2	3	4	5	6	7	ELEM UNGR	8	9	10	11	12	SECN UNGR	GRAD. ADULT	TOTAL	HOME SCHL
07171040	Georges P Vanier Second	0	0	0	0	0	0	0	0	0	133	127	244	232	229	0	0	965	0
07171041	Highland Secondary	0	0	0	0	0	0	0	0	0	138	114	108	103	111	0	0	574	0
07171054	Mark R. Isfeld Senior S	0	0	0	0	0	0	0	1	0	180	156	172	199	163	0	0	871	0
07171050	Ecole Robb Road	59	59	56	46	62	54	43	70	0	0	0	0	0	0	0	0	449	0
07171052	Lake Trail Community School	0	0	0	0	0	0	88	103	0	77	73	0	0	0	0	0	341	0
07171053	Cumberland Community Sc	53	62	46	46	50	50	53	52	0	59	56	0	0	0	0	0	527	0
07171060	Arden Elementary	35	41	37	36	53	43	0	0	0	0	0	0	0	0	0	0	245	6
07171063	Brooklyn Elementary	35	39	35	36	50	44	59	53	0	0	0	0	0	0	0	0	351	2
07171065	Courtenay Elementary	34	26	36	27	29	30	0	0	0	0	0	0	0	0	0	0	182	1
07171067	Denman Island Community	7	9	7	11	2	10	6	6	0	0	0	0	0	0	0	0	58	3
07171070	Hornby Island Elementar	6	6	6	4	9	4	4	4	0	0	0	0	0	0	0	0	43	3
07171071	Ecole Puntledge Park El	70	64	65	57	51	60	54	37	0	0	0	0	0	0	0	0	458	7
07171072	Royston Elementary	34	33	46	39	32	44	34	0	0	0	0	0	0	0	0	0	262	1
07171077	Airport Elementary	25	21	12	16	19	20	18	8	0	0	0	0	0	0	0	0	139	0
07171079	Miracle Beach Elementar	29	31	35	33	31	30	24	43	0	0	0	0	0	0	0	0	256	2
07171080	Valley View Elementary	26	29	36	47	51	40	40	54	0	0	0	0	0	0	0	0	323	11
07171081	Huband Park Elementary	39	42	37	51	44	55	33	33	0	0	0	0	0	0	0	0	334	0
07171155	Aspen Park Elementary	27	35	32	40	50	31	57	64	0	0	0	0	0	0	0	0	336	1
07171156	Queneesh Elementary	53	50	44	60	46	53	37	45	0	0	0	0	0	0	0	0	388	8
	Total without Alternate Programs	**532**	**547**	**530**	**549**	**579**	**568**	**550**	**573**	**0**	**587**	**526**	**524**	**534**	**503**	**0**	**0**	**7102**	**45**
07171043	Glacier View Secondary	0	0	0	0	0	0	0	1	0	19	38	51	49	8	0	0	166	0
07171082	Navigate Academy	8	12	17	15	15	24	13	14	0	8	0	0	0	0	0	0	126	2
07199299	Nala'atsi Alternate Pro	0	0	0	0	0	0	0	0	0	0	0	0	8	10	0	0	18	0
07198008	North Island Distance E	173	182	179	196	171	176	171	171	0	151	148	435	574	1022	1	239	3989	15
TOTAL SUM OF ABOVE:		713	741	726	760	765	768	734	759	0	765	712	1010	1165	1543	1	239	11401	62
TOTAL REPORTED MOE ENROLMENT FOR SCHOOLS FUNDED WITHIN THE F.A.S.		713	741	726	760	765	768	734	759	0	765	712	1010	1165	1543	1	239	11401	62

NOTE: Report does not include students whose funding FTE = 0

Totals Excluding NIDES	from above table:		
Kindergarten total:	532		
Grade 1 - 7 total:	3896		
Elementary K-7 total	4428	Elem K-6 total:	3855
Grade 7 - 9 total:	1686	Middle 7-9 total:	1686
Secondary 8 - 12 total:	2674	Sec 10-12 total:	1561
Alternate Programs:	310	Alternate Programs:	310
Total without NIDES:	7412		7412
With NIDES:	11401		

Fig 6.2b - SD 71 Projected FTE Enrolment for 2021-22 - registered by April 2021

Facility Name	K	Gr 1	Gr 2	Gr 3	Gr 4	Gr 5	Gr 6	Gr 7	Total K-7	Gr 8	Gr 9	Gr 10	Gr 11	Gr 12	Total 8-12	2021-22 Projected by School & Registered	Baragar Projection	District reported to MOE in Feb
Ecole Robb Road Elementary	60	63	57	55	46	64	56	44	445						-	445	445	445
Arden Elementary	30	38	46	41	54	55	-	-	264						-	264	257	254
Brooklyn Elementary-school	42	40	41	40	42	56	49	62	372						-	372	362	369
Courtenay Elementary	32	33	26	35	29	33	-	-	188						-	188	197	189
Denman Island Community School	4	7	9	9	12	4	10	6	61						-	61	66	61
Hornby Island Elementary	7	6	6	6	5	12	3	5	50						-	50	52	50
Ecole Puntledge Park Elementary	59	74	68	73	64	55	58	54	505						-	505	509	512
Royston Elementary	47	42	40	51	46	35	44	-	305						-	305	294	304
Airport Elementary	24	23	22	15	17	21	18	20	160						-	160	160	154
Miracle Beach Elementary	28	32	34	41	37	35	33	27	267						-	267	256	267
Valley View Elementary	43	33	33	44	53	50	42	47	345						-	345	347	345
Huband Park Elementary	36	38	46	37	59	48	54	36	354						-	354	360	353
Aspen Park Elementary (+27 at Enter)	35	31	39	33	41	51	51	57	338						-	338	348	329
Queneesh Elementary	40	57	60	48	63	50	55	40	413						-	413	405	419
Cumberland Community School-Elem	54	56	65	50	49	54	52		380						-	380	399	380
Sub Total (Elementary)	**541**	**573**	**592**	**578**	**617**	**623**	**525**	**398**	**4,447**	-	-	-	-	-	-	**4,447**	**4,457**	**4,431**
Lake Trail Community School							107	86	193	103	83.0				186	379	374	374
Cumberland Community School-Middle								90	90	56	57				113	203	196	203
Sub Total (Middle School)	-	-	-	-	-	-	**107**	**176**	**283**	**159**	**140**	-	-	-	**299**	**582**	**570**	**577**
Georges P. Vanier Secondary										122	127	248	232	256	985	985	1,062	1,079
Highland Secondary										125	140	120	125	124	634	634	608	630
Mark R. Isfeld Senior Secondary									-	184	179	165	179	198	905	905	902	905
Sub Total (Secondary)	-	-	-	-	-	-	-	-	-	**431**	**446**	**533**	**536**	**578**	**2,524**	**2,524**	**2,572**	**2,614**
Glacier View Secondary Center								3	**3**	25	32	48	40	32	177	180	177	170
Navigate Academy	15	14	11	14	21	15	21	11	122	8	-	-	-	-	8	130	131	132
Nala'atsi Alternate Program									-	-	-	4	2	4	10	10	17	17
Sub Total (Alternate)	**15**	**14**	**11**	**14**	**21**	**15**	**21**	**14**	**125**	**33**	**32**	**52**	**42**	**36**	**195**	**320**	**325**	**319**
School Totals	**556**	**587**	**603**	**592**	**638**	**638**	**653**	**588**	**4,855**	**623**	**618**	**585**	**578**	**614**	**3,018**	**7,873**	**7,924**	**7,941**
NIDES	106	106	106	106	106	95	81	81	787	81	81	181	100	100	543	1,330	1,330	1,330
TOTAL ENROLMENT																**9,203**	**9,254**	**9,271**

6.3 BARAGAR ENROLMENT PROJECTION.

The SD 71 Enrolment Projection based on analysis by Baragar Systems has been relied upon by the school district for capital planning and the annual projection to the Ministry of Education for years. The Baragar enrolment projection is shown in Figure 6.3a.

In Section 6.7, this LRFP will offer an adjusted enrolment projection based on the school district projection for next September, Cascade demographic analysis, consideration of the Baragar projection, the Ministry of Education projection, and other local factors.

Figure 6.3a – Baragar Demographics Feb 2021 Enrolment Projection

Figure 6.3a - Baragar Projection for Total Enrolment by School

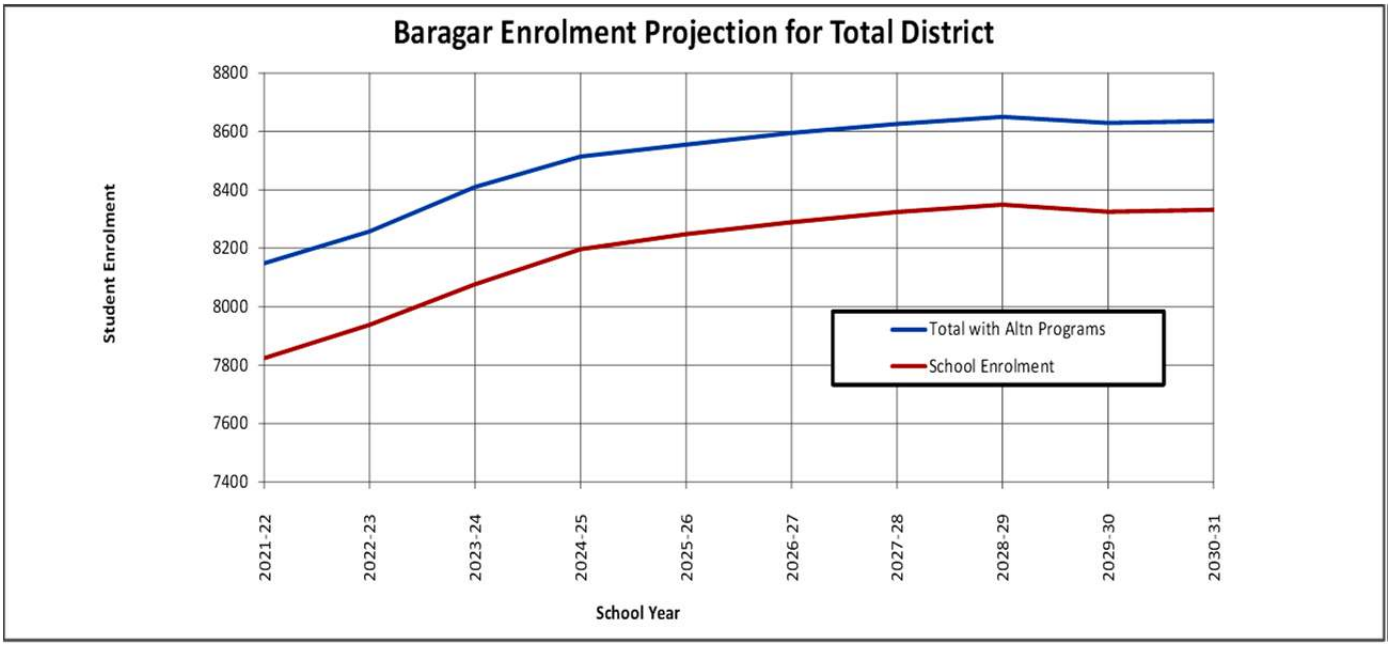
SCHOOL	ACTUAL REPORTED		PROJECTION									
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Airport El	134	139	160	160	161	167	172	182	176	174	170	173
Arden El	300	245	257	241	245	251	254	265	271	277	275	274
Aspen Park El	329	336	348	349	367	355	357	361	352	347	340	336
Brooklyn El	351	351	362	354	357	352	357	360	356	349	348	339
Courtenay El	185	182	197	206	210	208	219	225	219	217	219	222
Cumberland Comm	418	527	595	637	675	696	710	713	717	726	712	709
Denman Is El	48	58	66	72	72	78	73	71	67	64	65	64
Ecole Puntledge Pk	507	458	509	533	550	556	556	548	549	543	541	544
Ecole Robb Road	473	449	445	457	456	449	459	461	463	462	462	462
GP Vanier Sec	969	965	1143	1142	1193	1229	1287	1311	1336	1333	1339	1319
Highland Sec	559	574	684	724	729	765	750	745	753	781	777	794
Hornby Island El	36	43	52	52	55	56	59	61	63	65	64	67
Huband Park El	397	334	360	363	343	332	314	312	307	306	308	311
Lake Trail Community Sch	368	341	374	395	387	395	394	392	402	410	421	421
Mark Isfeld Sec	874	871	970	947	955	989	993	990	999	1008	1012	1012
Miracle Beach El	251	256	256	251	261	265	270	267	267	265	265	274
Queneesh El	427	388	405	417	410	403	384	378	369	360	357	350
Royston El	267	262	294	296	304	304	301	304	307	300	299	300
Valley View El	347	323	347	342	347	347	340	343	351	362	351	361
Total	7240	7102	7824	7938	8077	8197	8249	8289	8324	8349	8325	8332
Glacier View Alt	163	166	177	174	181	171	159	159	159	159	159	159
Nala'atsi Alt		18	17	15	18	18	18	18	18	18	18	18
Navigate Academy		126	131	131	134	128	129	129	125	124	127	127
Grand Total excl NIDES		7412	8149	8258	8410	8514	8555	8595	8626	8650	8629	8636

Source for 2019-20 enrolment: CP-3 for Cap Proj Submission 2020-21

Source for 2020-21 enrolment: 30 Sept 2020 in file "MOE 1701 Enrolment Headcount Verification Report as of 30 Sep 2020.xlsx"

This Baragar Enrolment Projection shows the student population predicted for each school by year. The simplified graph in Figure 6.3b summarizes the enrolment trend for the district using the Baragar Demographics models. It should be noted that these models do not include all "local factors" such as employment opportunities, housing availability, new developments, opening of new private schools, etc. Nevertheless the school district has found their projections to be useful and reasonably accurate in recent years.

Figure 6.3b – Baragar Demographics – Graph of Total Enrolment Projection 2021-2030



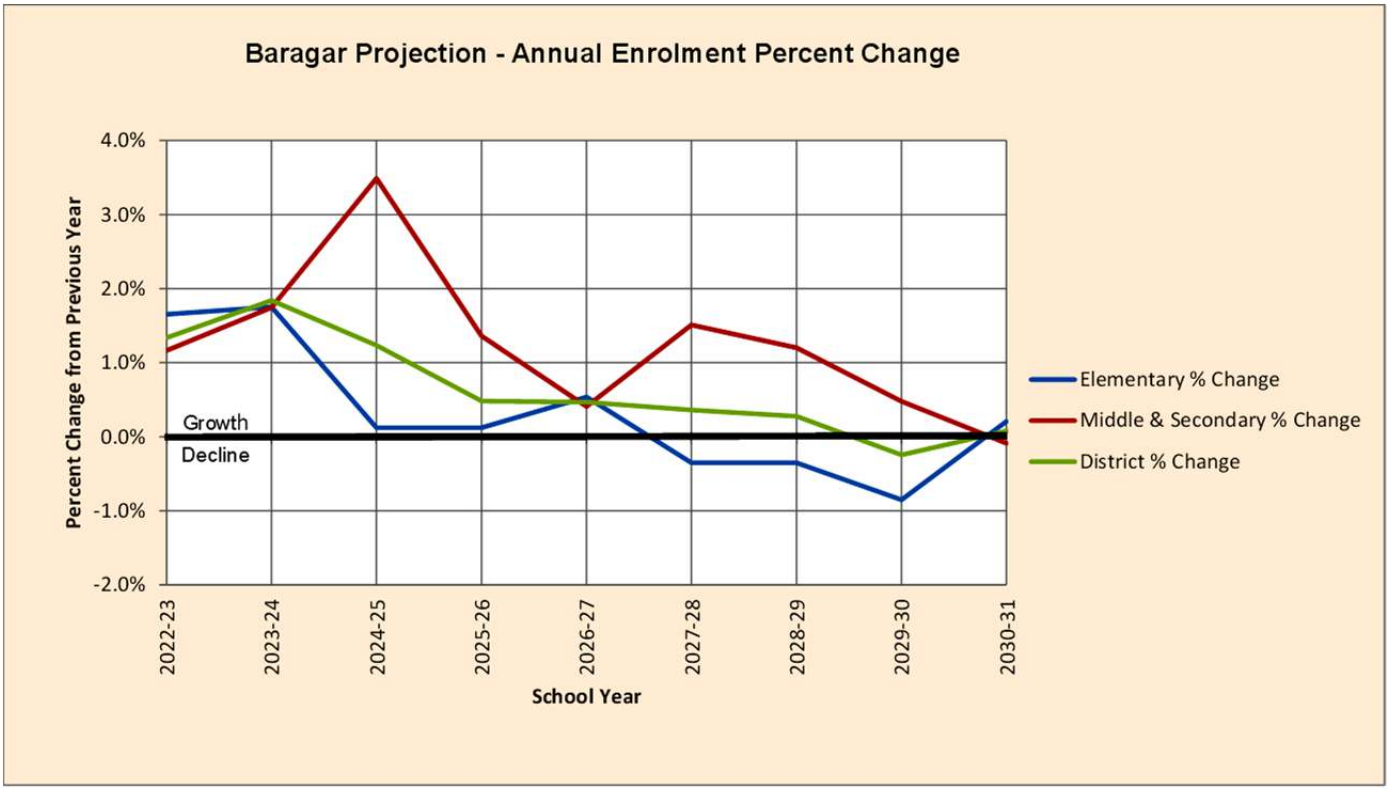
6.4 BARAGAR PROJECTION ANNUAL PERCENT CHANGE.

The annual percent enrolment change is the most interesting data for facilities planning. Figure 6.4 shows the percent change in enrolment for elementary, middle & secondary, and total district during the next ten years based on the Baragar Projection. Note that the total District includes Alternate Programs, but not NiDES.

The percent change from the current year 2020-21 to next year 2021-22 is not shown in this graph because the current enrolment base used by Baragar did not agree with the 1701 data in Figure 6.2a. Therefore this graph below starts with the percent change from next year to the year after (2022-23).

This graph shows quite weak elementary growth until 2024 and then enrolment decrease thereafter, with a blip in 2025. The secondary enrolment growth is stronger throughout the next eight years, but diminishes to zero growth late in the decade.

Figure 6.4 – Baragar Demographics – Graph of Annual Percent Change 2021-2030



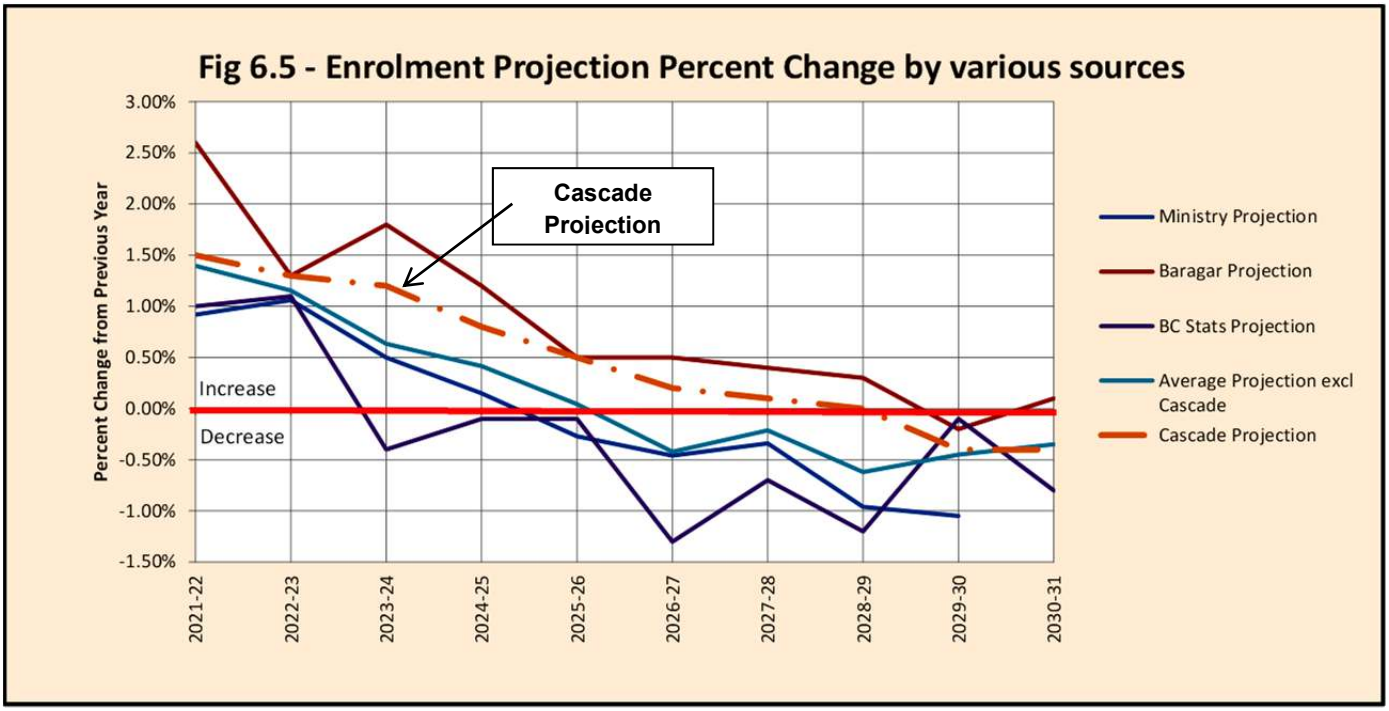
6.5 OTHER PROJECTIONS COMPARED

Three enrolment projections are available for consideration. These include:

- The Baragar projection presented in Section 6.3;
- The BC Stats School-age Population projection in Section 5; and
- The Ministry of Education (MOE) school district enrolment projection available on the MOE website.

Figure 6.5 shows the percent change in enrolment forecast by these three projections, the average of the three, and the projection that Cascade will use in this LRFP, presented in Section 6.7.

The Cascade projection line for the total district will trend downward from 1.5% increase to a decrease in enrolment at the end of the decade. This is a total district projection, but the enrolment forecast by school will be adjusted for growth and non-growth areas of the district. This is addressed in Section 6.7.



6.6 COMPARISON OF PROJECTIONS.

Analysis of the three different enrolment projections for the Comox Valley over the next five and nine years in Figure 6.6 show wildly varying percentage changes for the elementary and secondary school populations:

Figure 6.6 - Comparison of Projections - % Enrolment Change

YEARS	Baragar - SD 71 Enrolment			BC Stats Child-age Population			MOE - SD 71 Enrolment		
ELEMENTARY	Forecast	Change	% Change	Forecast	Change	% Change	Forecast	Change	% Change
2020 actual	4634			6300			4634		
2021	4653	19	0.4%	6192	-108	-1.7%	4875	241	5.2%
2025	4825	172	3.7%	5995	-197	-3.2%	4727	-148	-3.0%
2029	4776	-49	-1.0%	5608	-387	-6.5%	4531	-196	-4.1%
Elem change 2020 to 2029:		142	3.1%		-692	-11.0%		-103	-2.2%
MID - SEC	Forecast	Change	% Change	Forecast	Change	% Change	Forecast	Change	% Change
2020 actual	2988			3500			2988		
2021	3171	183	6.1%	3678	178	5.1%	3023	35	1.2%
2025	3424	253	8.0%	3921	243	6.6%	3285	262	8.7%
2029	3549	125	3.7%	3939	18	0.5%	3258	-27	-0.8%
Mid & Sec change 2020 to 2029:		561	18.8%		439	12.5%		270	9.0%

Elementary Enrolment. Over the next 9 years, for elementary school populations, Baragar projects a mere 3.1% increase while both BC Stats and the Ministry of Education actually project decreased populations.

Middle and Secondary Enrolment. Over the same period, for middle and secondary school populations, all three projections predict increased populations ranging from 9% to 18%.

With the current organization, accommodation pressures will occur at the middle and secondary level, and at a very small number of elementary schools in growth neighbourhoods.

6.7 CASCADE ENROLMENT PROJECTION.

From the demographic analysis and the Baragar projection, Cascade has developed a new Enrolment Projection, which also takes into account varying enrolment forecasts for potential growth or decline in different areas of the district. The new Enrolment Projection is presented in Figure 6.7a and b below.

Fig 6.7a - ENROLMENT PROJECTION % BY CATEGORY

SEP 30 OF YEAR	DISTRICT	ENROLMENT CHANGE CLASSIFICATION			
	BASELINE	BELOW DISTRICT BASELINE	AT DISTRICT BASELINE	SLIGHTLY ABOVE BASELINE	WELL ABOVE BASELINE
	Category ->	A	B	C	D
2021	1.5%	0.6%	1.5%	1.8%	3.0%
2022	1.3%	0.5%	1.3%	1.6%	2.6%
2023	1.2%	0.5%	1.2%	1.4%	2.4%
2024	0.8%	0.3%	0.8%	1.0%	1.6%
2025	0.5%	0.2%	0.5%	0.6%	1.0%
2026	0.2%	0.0%	0.2%	0.2%	0.4%
2027	0.1%	0.0%	0.1%	0.1%	0.2%
2028	0.0%	-0.1%	0.0%	0.1%	0.2%
2029	-0.4%	-0.5%	-0.4%	-0.1%	0.0%
2030	-0.4%	-0.6%	-0.4%	-0.2%	0.0%
Ten Yr:	0.5%	0.1%	0.5%	0.7%	1.1%

Schools by Enrolment Change Category:

A	Denman Island, Hornby Island, Huband Park Elem, Queneesh Elem
B	Airport Elem, Aspen Park Elem, Ecole Robb Road, Valley View Elem
C	Arden Elem, Brooklyn Elem, Miracle Beach Elem, Royston Elem, Mark Isfeld Sec
D	Courtenay Elem, Ecole Puntledge Pk, Cumberland Community School, Lake Trail Community School, GP Vanier Sec, Highland Sec

Figure 6.7b – Proposed Enrolment Forecast

Figure 6.7b - Cascade Projection and Percent Change for Total Enrolment by School

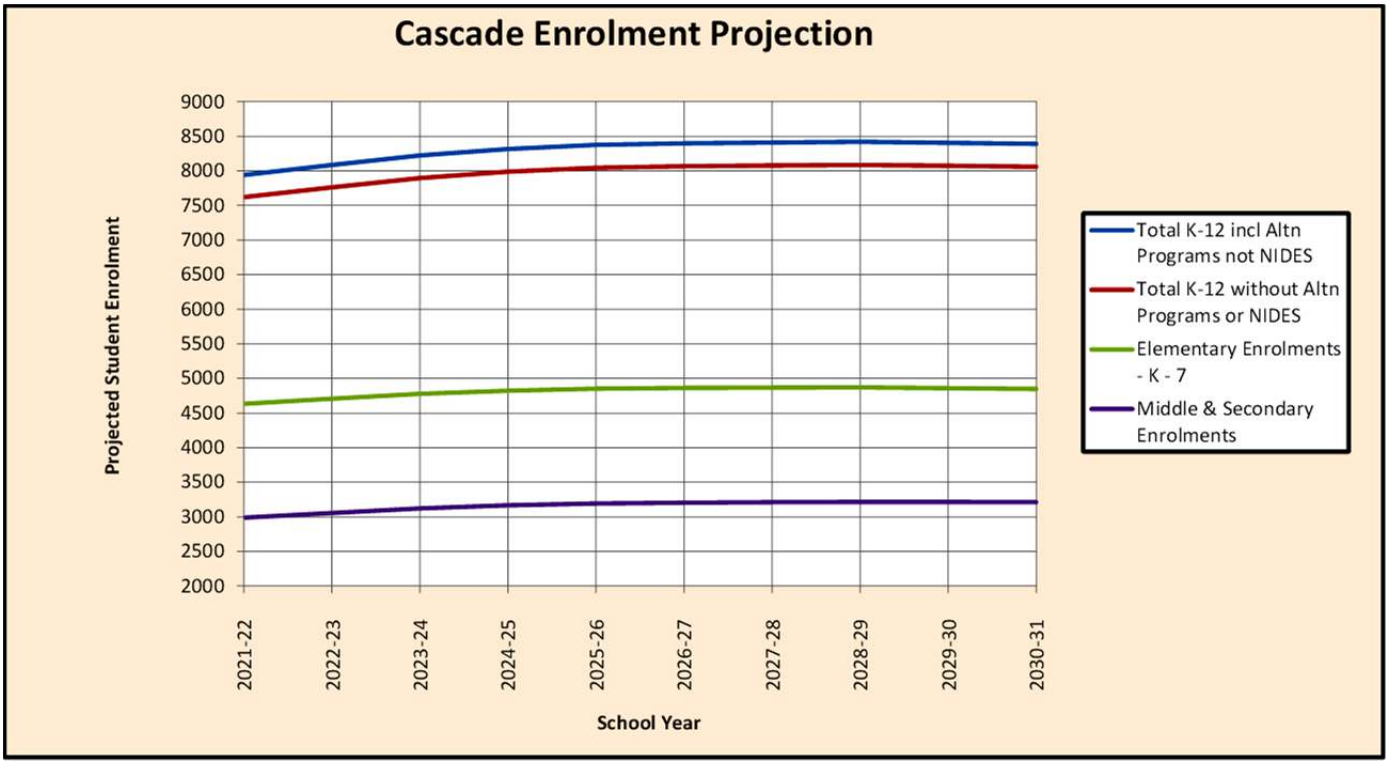
School	Classification	MOE 1701	SD Proj	CASCADE ENROLMENT PROJECTION BY SCHOOL AND YEAR										Overall Change	
		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Five Yr %	Ten Yr %
Airport El	B - Baseline	139	154	156	158	159	160	160	160	160	160	159	**3.9%**	**3.3%**
Arden El	C - Slightly Above	245	254	258	262	264	266	266	267	267	267	266	**4.6%**	**4.8%**
Aspen Park El	B - Baseline	336	329	333	337	340	342	342	343	343	341	340	**3.9%**	**3.3%**
Brooklyn El	C - Slightly Above	351	369	375	380	384	386	387	387	388	387	387	**4.6%**	**4.8%**
Courtenay El	D - Well Above	182	189	194	199	202	204	205	205	205	205	205	**7.8%**	**8.7%**
Cumberland Comm	D - Well Above	527	583	598	613	622	629	631	632	634	634	634	**7.8%**	**8.7%**
Denman Is El	A - Below Baseline	58	61	61	62	62	62	62	62	62	62	61	**1.5%**	**0.3%**
Ecole Puntledge Pk	D - Well Above	458	512	525	538	547	552	554	555	556	556	556	**7.8%**	**8.7%**
Ecole Robb Road	B - Baseline	449	445	451	456	460	462	463	464	464	462	460	**3.9%**	**3.3%**
Hornby Island El	A - Below Baseline	43	50	50	51	51	51	51	51	51	50	50	**1.5%**	**0.3%**
Huband Park El	A - Below Baseline	334	353	355	357	358	358	358	358	358	356	354	**1.5%**	**0.3%**
Miracle Beach El	C - Slightly Above	256	267	271	275	278	279	280	280	281	280	280	**4.6%**	**4.8%**
Queneesh El	A - Below Baseline	388	419	421	423	425	425	425	425	425	423	420	**1.5%**	**0.3%**
Royston El	C - Slightly Above	262	304	309	313	316	318	319	319	319	319	319	**4.6%**	**4.8%**
Valley View El	B - Baseline	323	345	349	354	357	358	359	359	359	358	356	**3.9%**	**3.3%**
Total Elementary (including Cumberland K-9)		4351	4634	4707	4776	4823	4852	4863	4869	4872	4861	4848	**4.7%**	**4.6%**
Middle & Secondary														
Lake Trail Community Sch	D - Well Above	341	374	384	393	399	403	405	406	406	406	406	**7.8%**	**8.7%**
GP Vanier Sec	D - Well Above	965	1079	1107	1134	1152	1163	1168	1170	1173	1173	1173	**7.8%**	**8.7%**
Highland Sec	D - Well Above	574	630	646	662	672	679	682	683	685	685	685	**7.8%**	**8.7%**
Mark Isfeld Sec	C - Slightly Above	871	905	919	932	941	947	949	950	951	950	948	**4.6%**	**4.8%**
Total Mid & Sec		2751	2988	3056	3121	3165	3193	3204	3209	3215	3214	3212	**6.8%**	**7.5%**
Total School Enrolment K-12		7102	7622	7763	7897	7987	8045	8067	8078	8087	8075	8060	**5.5%**	**5.7%**
Glacier View Alt	B - Baseline	166	170	172	174	176	177	177	177	177	176	176	**3.9%**	**3.3%**
Nala'atsi Alt	C - Slightly Above	18	17	17	18	18	18	18	18	18	18	18	**4.6%**	**4.8%**
Navigate Academy	B - Baseline	126	132	134	135	136	137	137	137	137	137	136	**3.9%**	**3.3%**
Grand Total excl NIDES		7412	7941	8087	8224	8317	8376	8399	8411	8419	8406	8390	**5.5%**	**5.6%**

Source for 2020-21 enrolment: 30 Sept 2020 in file "MOE 1701 Enrolment Headcount Verification Report as of 30 Sep 2020.xlsx"

Source for SD 2021-22 projection: "Dist reported to MOE in Feb" column in file "Fig 6.2b - April 2021 Enrolment Registrations-by school.xlsx"

***Note** - Cumberland Community School included with elementary count, even though it also has middle grades.*

Figure 6.7c – Proposed Enrolment Forecast Graph



6.8 CAPACITY UTILIZATION

The Ministry of Education manages the province-wide school infrastructure needs by examining Capacity Utilization, the percentage of occupancy compared to building capacity.

6.8.1 **Nominal Capacity**. Historically the Ministry established a school "Nominal Capacity" based on 25 students per classroom for Grades 1 – 12 and did not include Kindergarten. It was excluded because at that time it was a half-day program. This has changed with full day kindergarten which has resulted in more blended classes such as K-1 across the province. Nominal capacity now includes the Kindergarten classrooms. The Ministry record of Nominal Capacity of a school can be amended by submission of a Design Aid Sheet for the school, showing the feasible usage of all spaces.

6.8.2 **Operating Capacity**. The Operating Capacity is the effective capacity of the school recognizing mandated maximum class sizes of 25 students for Grades 4 – 12, 21 students for Grades 1 – 3, and 19 students for Kindergarten. Local collective agreements with teachers also affect the Operating Capacity.

6.8.3 **Capacity Utilization**. To determine Capacity Utilization, the Nominal Capacity of a school is used. The lower the capacity utilization, the less efficiently a district is using its facilities. It

is maintaining, heating, and cleaning “unoccupied” space. The Ministry calculates this for every school as well as for the total district.

Capacity Utilization Targets. The Ministry clarified its target capacity utilization factors in the 2016/2017 Capital Plan Instructions. For School District 71 (Comox Valley) the target average across the district was 85% capacity utilization. However, the threshold to a higher utilization factor of 90% is a district enrolment total of 7,500 students which is projected for next year. The Ministry instructions state: “for most areas, a forecast of 10 years is the standard for anticipating growth and should be included when assessing utilization.”

On September 27th, 2016, the Ministry issued a letter to school districts removing the District Average Capacity Utilization Guideline Table from the Capital Plan Instructions, and stated that districts still have to optimize available space to alleviate capital investment needs. Therefore it is important to report capacity utilization, especially in neighbouring schools, when seeking approval for a space related project.

The impact of a district being below the Ministry capacity utilization factor is that priority for capital projects from that district can be reduced when the Ministry assesses competing district submissions. To have capital projects accepted into the funding approval flow, it is very important to show high capacity utilization in the neighbourhood of schools surrounding the project site.

Projected Capacity Utilization factors in Comox Valley schools in 2021/2022 are shown in Figure 6.8.3a. Capacity Utilization below the new target of 90% is shown in red.

Figure 6.8.3a - CAPACITY UTILIZATION

SCHOOL	GRADES	NOM CAP	OPER CAP	2021-22 Projection	CAP UTIL against Oper Capacity	CAP UTIL against Nom Capacity
Airport Elem	K - 7	340	318	154	48.4%	45.3%
Arden Elem	K - 5	335	306	254	83.0%	75.8%
Aspen Park Elem	K - 7	390	364	329	90.4%	84.4%
Brooklyn Elem	K - 7	365	341	369	108.2%	101.1%
Courtenay Elem	K - 5	365	337	189	56.1%	51.8%
Cumberland Comm	K - 9	565	545	583	107.0%	103.2%
Ecole Puntledge Pk	K - 7	560	523	512	97.9%	91.4%
Ecole Robb Road	K - 7	560	523	445	85.1%	79.5%
Huband Elem	K - 7	390	364	353	97.0%	90.5%
Miracle Beach Elem	K - 7	220	205	267	130.2%	121.4%
Queneesh Elem	K - 7	580	542	419	77.3%	72.2%
Royston Elem	K - 6	220	205	304	148.3%	138.2%
Valley View Elem	K - 7	390	364	345	94.8%	88.5%
ELEM TOTAL		5280	4937	4523	91.6%	85.7%
Lake Trail Community Sch	6 - 9	500	450	374	83.1%	74.8%
GP. Vanier Sec	8 - 12	1125	1125	1079	95.9%	95.9%
Highland Sec	8 - 12	800	800	630	78.8%	78.8%
Mark Isfeld Sec	8 - 12	850	850	905	106.5%	106.5%
MID & SEC TOTAL		3275	3225	2988	92.7%	91.2%
Denman Island Elem	K - 7	115	89	61	68.5%	53.0%
Hornby Island Elem	K - 7	95	79	50	63.3%	52.6%
ISLAND SCHOOLS	***Denman & Hornby Elementaries not included in District Utilization Factor calculation***					
K - 12 TOTAL without Island Schools:	K - 12	8555	8162	7511	92.0%	87.8%
K - 12 TOTAL including Island Schools:				7622		

Notes

1. For district enrolments below 7,500, the target set by the Ministry of Educ is 85% utilization;
2. When enrolment exceeds 7,500, the target rises to 90%. SD 71 is just over 7,500 enrolment now.
3. Schools with Cap Util below 90% are shown in red;
4. Portable classrooms do not count toward school capacity.
5. The Ministry uses Nominal Capacity, not Operating Capacity, for Capacity Utilization.
6. Courtenay Elementary capacity is actually reduced by significant community use programming.

Sources:

1. 2021-22 enrolment projection: "Dist reported to MOE in Feb" column in file "Fig 6.2b - April 2021 Enrolment Registrations-by school.xlsx"

2. School Capacities "2021-03-17 - SD 71 Nom & Op Cap - DAS based.xlsx"

Conclusion Regarding Capacity Utilization. In the previous 2016 Long Range Facilities Plan, the district was divided into Rural and Urban in order to avoid having the district Capacity Utilization below the Ministry's target. Rural schools were exempt from meeting the target, so when only the urban schools were calculated, SD 71 met the Ministry target.

Now in 2020, some rural schools like Royston and Miracle Beach are so far over capacity that there is no advantage in separating rural and urban. Even if we do not include the two isolated schools on Denman and Hornby Islands, SD 71 falls just short of achieving the Ministry target of 90% utilization across the entire district (using Nominal Capacity). This could hinder getting Ministry of Education support for capital projects involving new space, such as additions and new schools. Notwithstanding the 2016 relaxation of the requirements for achieving the target utilization levels, Ministry staff have said that space-related capital projects will still be assessed against capacity availability in adjacent schools.

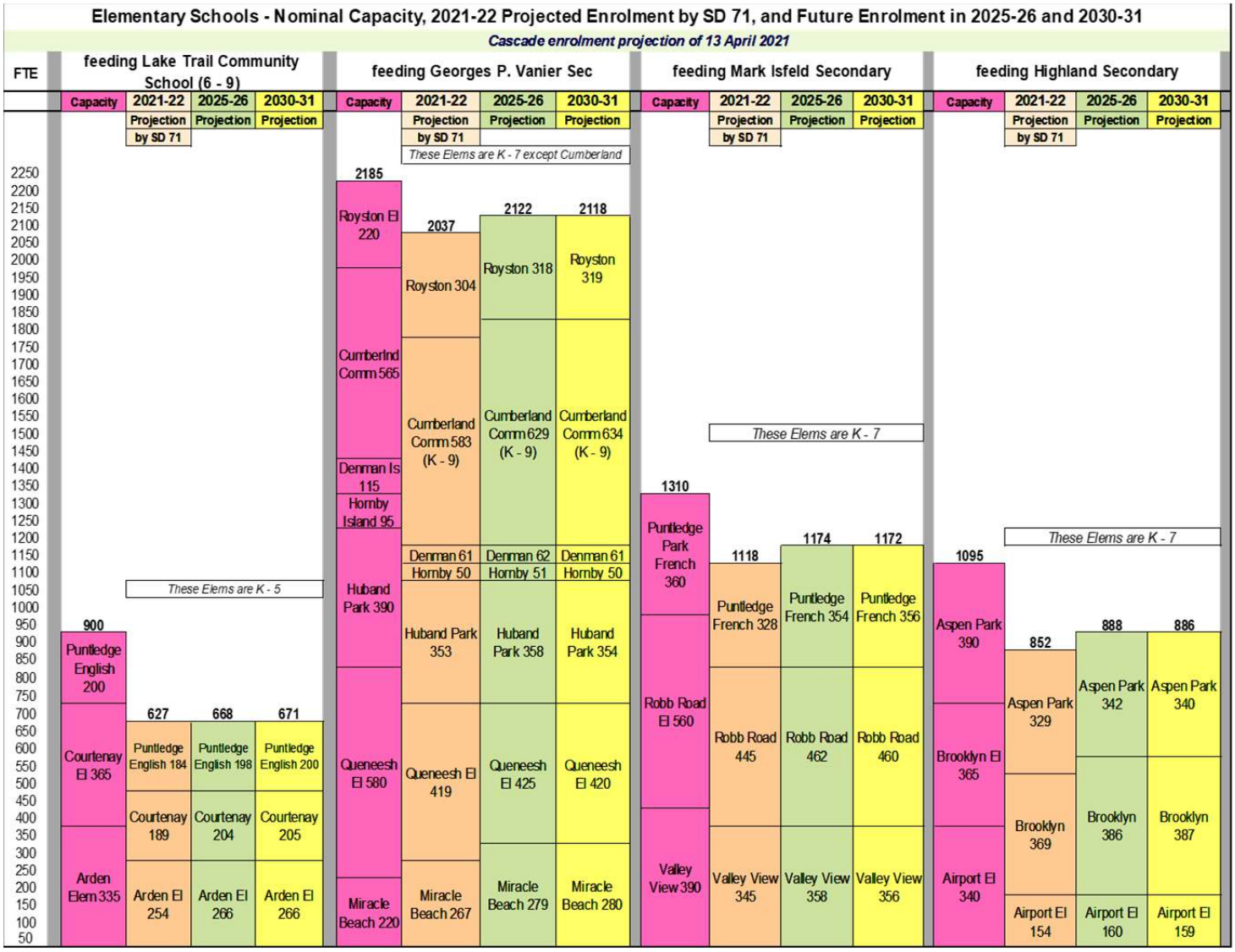
Capacity utilization is a concern in a few schools indicated in red in the above table.

- Elementary – Quite a few of the elementaries in the urban areas have low capacity utilization. However it is understood that some of them now accommodate district programs or other functions;
- Middle – Lake Trail Community School is currently under-capacity at about 75% occupancy. However with the current partial replacement and renovation project nearing completion, enrolment is expected to be higher. This will improve its capacity utilization;
- Secondary - The secondary school utilization is unbalanced, with excess capacity at Highland Secondary.

These issues could be improved between the schools by any or all of the following measures: boundary adjustments, feeder school assignments, grade structure changes, or relocation of programs of choice.

6.8.4 **Enrolment vs Capacity**. Within the Families of Schools, grouped into families based on the secondary schools and Lake Trail Community School, it is useful to compare current and future enrolment against the school Nominal Capacity. See Figures 6.8.4a and b.

Figure 6.8.4a – Elementary Capacity vs Enrolment – Current Organization (Sep 2020)

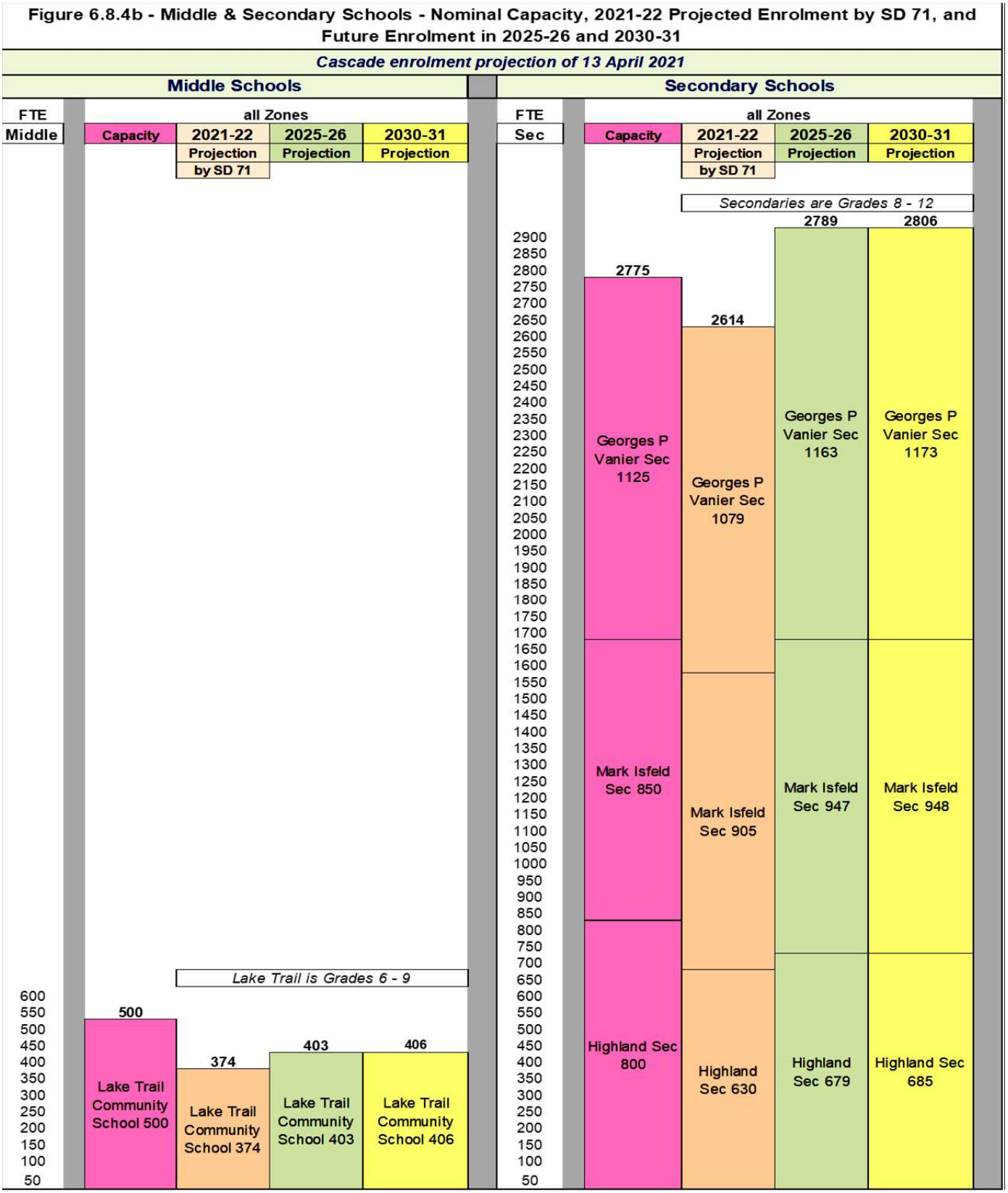


Elementary enrolment growth is projected during the first five years, but not in the second five years of the next decade.

Note that most of the current elementary excess capacity exists in the schools which feed Lake Trail Community School and Highland Secondary.

The groups of schools feeding GP Vanier Secondary and Mark Isfeld Secondary are approaching capacity but projections do not see their capacity exceeded in this 10 year planning period.

Figure 6.8.4b – Secondary Capacity vs Enrolment – Current Organization (Sep 2020)



Note that there will continue to be some excess capacity in Highland Secondary throughout the decade. However Mark Isfeld Secondary is already over capacity and it will get more over-crowded in the next five years. Vanier Secondary will also soon exceed capacity.

As with the elementary projections, these projections also show most of the growth will occur in the first five years and then level off for the second half of the decade.

6.9 OTHER FEEDS TO DISTRICT SCHOOLS.

It should also be noted that the francophone school run by SD 93 (Conseil Scolaire Francophone) known as Ecole Au-Coeur-de-l'ile is a K - 12 school. The CSF does provide secondary education in this area, but a small number of these Francophone students do decide to feed into Comox Valley secondary schools to take advantage of more program offerings. There are also some small private schools that feed a small number of secondary students into the public schools.

7. ANALYSIS OF EDUCATIONAL NEED

7.1 INTRODUCTION

Comox Valley School District serves a relatively compact geographic area, with the population concentrated in the two urban centres of Courtenay and Comox. The Village of Cumberland is an area transitioning from rural to urban, with Cumberland Community School providing excellent education opportunities in the elementary and middle grades. The rural areas to the north and south of these centres are served by small elementary schools. In particular Hornby and Denman Islands, connected to the main Vancouver Island by vehicle ferries, are each served by their own elementary school. These two schools are important social centres for the two islands, and must be retained to serve at least the younger grades of the local population. Miracle Beach Elementary and Royston Elementary similarly serve small rural communities and provide important social centres for the communities to the north and south of the urban area. These latter two communities are experiencing a relative increase in home construction which may impact school enrolment. Both Miracle Beach and Royston schools are now categorized as experiencing growth in the enrolment projection.

7.2 THREE THEMES IN THE FACILITIES PLAN.

Three themes have arisen in the analysis of SD 71 educational facilities needs. These will be elaborated upon in the next three sections. Briefly they are:

a. **Managing Enrolment Growth** – on average the school district enrolment will grow approximately 1.5% every year for the next three years and leveling out after that, with fluctuations depending on the local economy and housing. The growth by school is projected in Section 6.7. Accordingly, there is a continuing need to ensure there are student spaces to accommodate this growth. See Section 7.3 below;

b. **Rationalizing the Varied Grade Structure** – the school district has a wide variety of grade structures throughout the district. This complicates student matriculation from elementary to middle to secondary, hinders provision of district-wide programs, and reduces the effectiveness of staffing the schools. See Section 7.4 below;

c. **Addressing Facilities in Poor Condition or Having Deficiencies** – As shown in Section 4.6, this school district has quite a few facilities in poor condition, but has so far been able to keep these in operational service. Major capital projects plus limited minor capital funding via the Ministry of Education SEP, CNCP, and Seismic Upgrade Programs can continue to allow the district to address urgent facilities issues. See Section 7.5.

7.3 MANAGING ENROLMENT GROWTH

7.3.1 There is operating and organizational flexibility available to the district in considering adjusting the catchment areas of some schools and district programs. Similarly, given the relative proximity of the three secondary schools, there are some opportunities to change the assignment of feeder elementaries to particular secondaries and to vary the program offerings at the three secondaries to influence student enrolment choice.

7.3.2 **Elementary**. Looking at the elementary enrolment versus capacity in Figure 6.8.4a, the group of most concern comprises those schools currently feeding GP Vanier Secondary. This also includes Cumberland Community School and Lake Trail Community School which feed Vanier after Grade 9. Figure 6.8.4a shows that the following schools feeding GP Vanier will exceed capacity: Miracle Beach, Cumberland, and Royston.

Ecole Puntledge Park, with its French students feeding to Mark Isfeld Secondary and its English students to Lake Trail Community School, is currently below capacity but will approach capacity later in the decade.

7.3.3 **Middle and Secondary**. Considering the secondary situation in Figure 6.8.4b, the total capacity of the three secondary schools combined is adequate to accommodate the current and future secondary population. Individual secondary school overcrowding, such as in Mark Isfeld Secondary, could be addressed by catchment boundary adjustments, relocation of choice programs between the secondaries, closing it to out-of-catchment students, portables, or by a future addition to the school. Furthermore some pressure on the secondary schools could be eased by increasing secondary enrolment at the two schools with Grades 8-9:

- Lake Trail Community School (by adjusting its catchment boundaries and/or adding another feeder elementary) to also improve its capacity utilization; and/or
- Cumberland Community School's secondary grades (with the new addition requested in the Capital Plan).

7.3.4 **Improving Capacity Utilization**. The following schools, as seen in Figure 6.8.3a, are under capacity (below 90%), excluding the two island schools. Some of these schools are accommodating district programs in their excess space.

- Airport Elementary
- Arden Elementary
- Courtenay Elementary
- Queneesh Elementary
- Valley View Elementary
- Lake Trail Community School (District expects enrolment to increase following the current renovations)
- Highland Secondary

Some strategies for improving the capacity utilization of these schools include:

a. Relocating district programs from more crowded schools (if applicable);
b. Adjusting catchment boundaries;
c. Adding another French Immersion program;
d. Lowering the official capacity by closing part of a school building to all access and a "Design Aid Sheet" to the Ministry;
e. Introducing or moving a Strong Start program;
f. Leasing out the surplus space;
g. Possibly for Lake Trail Community School and Highland Secondary, redirecting one or more additional elementaries to feed this school.

7.3.5 **District Program Location**. During the development of the previous LRFP, consideration was given to moving one of the district programs located at the former Tsolum School: namely North Island Distance Education School (NIDES) (K – 12) or Fine Arts e-Cadamy (FAE) (K – 8).

The FAE program at NIDES uses 6 classrooms and a music room. If relocation to another facility was desirable, there are two locations that could provide the needed physical space, but there are negative considerations to both:

a. Courtenay Elementary – there are 6 rooms that are not core instruction at the school. They are dedicated to Strong start, Indigenous head start, Challenge, and Boost. It would be very difficult to pull those services from that school. Furthermore this school is in the West Courtenay area which is a fast growing enrolment area in the district. Therefore Courtenay Elementary space will probably be needed for future enrolment growth;

b. Highland Secondary – there could be 6 rooms made available. However the majority of the FAE students are elementary age students. Therefore, as a high school, Highland would not an appropriate location for FAE.

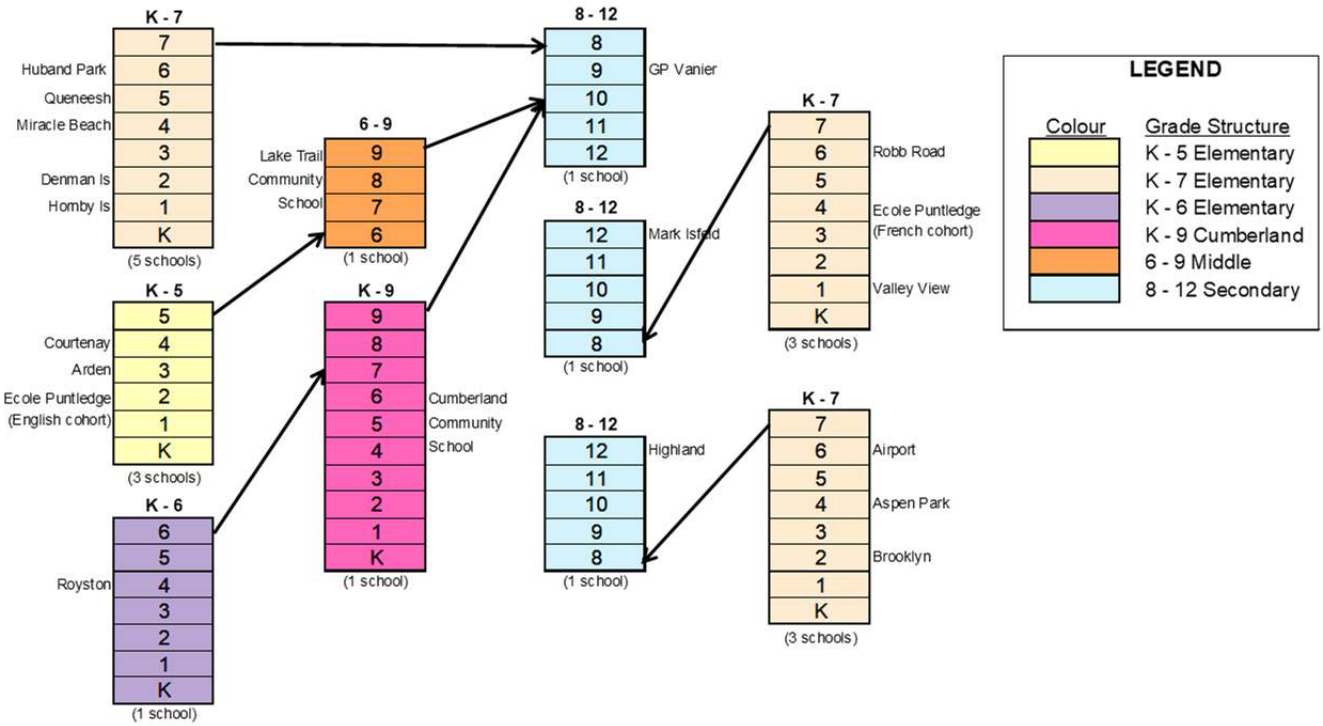
7.3.6 **French Immersion Secondary Program Location**. Mark Isfeld Secondary is the dual track secondary school for the district, accommodating the secondary level French Immersion program. Due to its popularity, the program attracts students from throughout the district and the school is over-capacity while Highland Secondary is below capacity. See Section 6.8.4.

However, moving the French Immersion students from Isfeld to Highland could create severe overcrowding with concomitant program, resources, and staffing disruption, therefore this potential option needs careful study to determine the implications.

7.4 RATIONALIZING THE VARIED GRADE STRUCTURE.

7.4.1 As shown in Figure 7.4.1, the district has a wide variety of school grade structures. This is usually considered to be a negative factor for student progression, program delivery, provision of school resources, and teacher staffing. Therefore, if the facility needs identified in this LRFP also provide a potential opportunity to improve the grade structure, such options should be given serious consideration.

Fig. 7.4.1 - Current District Grade Structure



7.4.2 **Sample Modified Grade Structure**.

The Long Range Facilities Plan provides an opportunity to consider modifying the grade structure to remove some of the complications for students, families, and staff as the student cohorts advance from kindergarten to graduation. Figure 7.4.2a shows just one such modified organization which is a K-7, 8-12 structure and Figure 7.4.2b shows a different one which is K-6, 7-9, and 10-12.

Fig. 7.4.2a - Possible Elem-Secondary Grade Structure

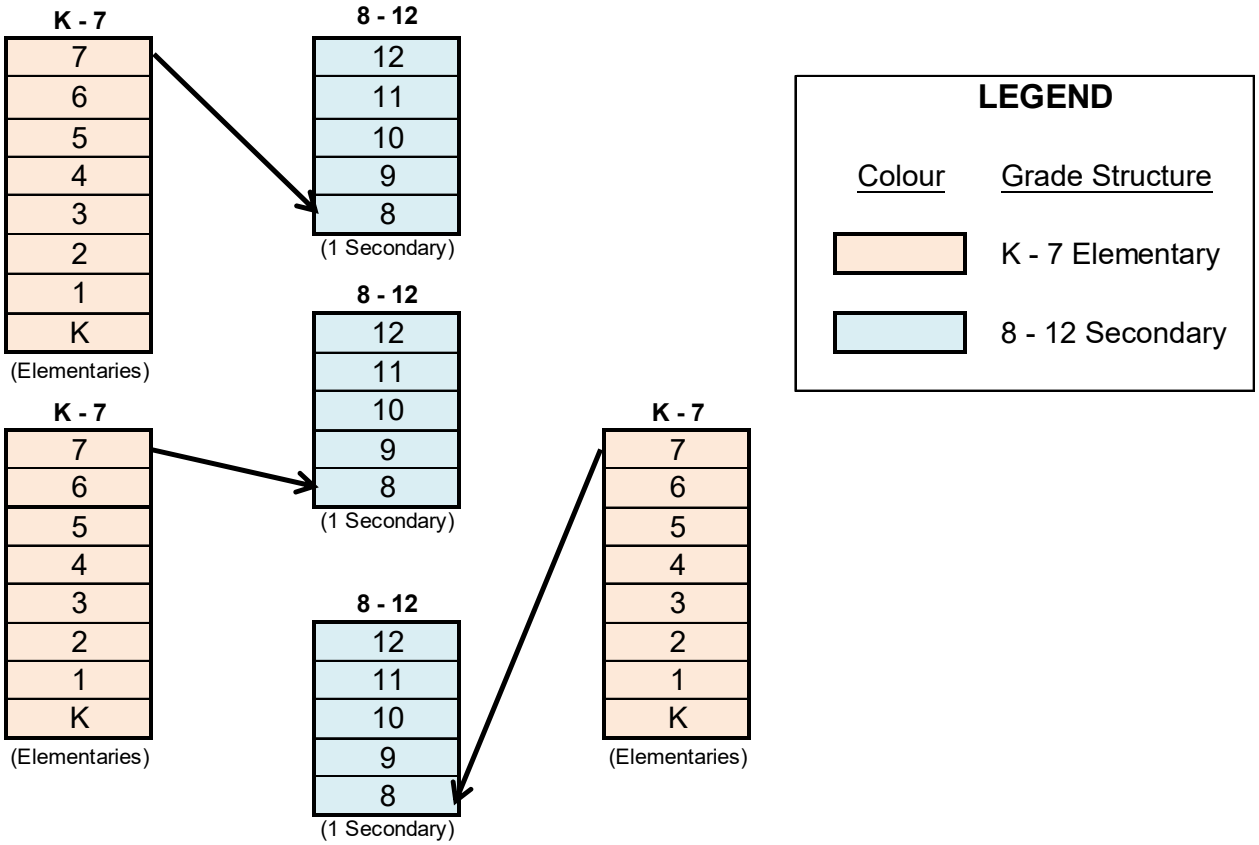
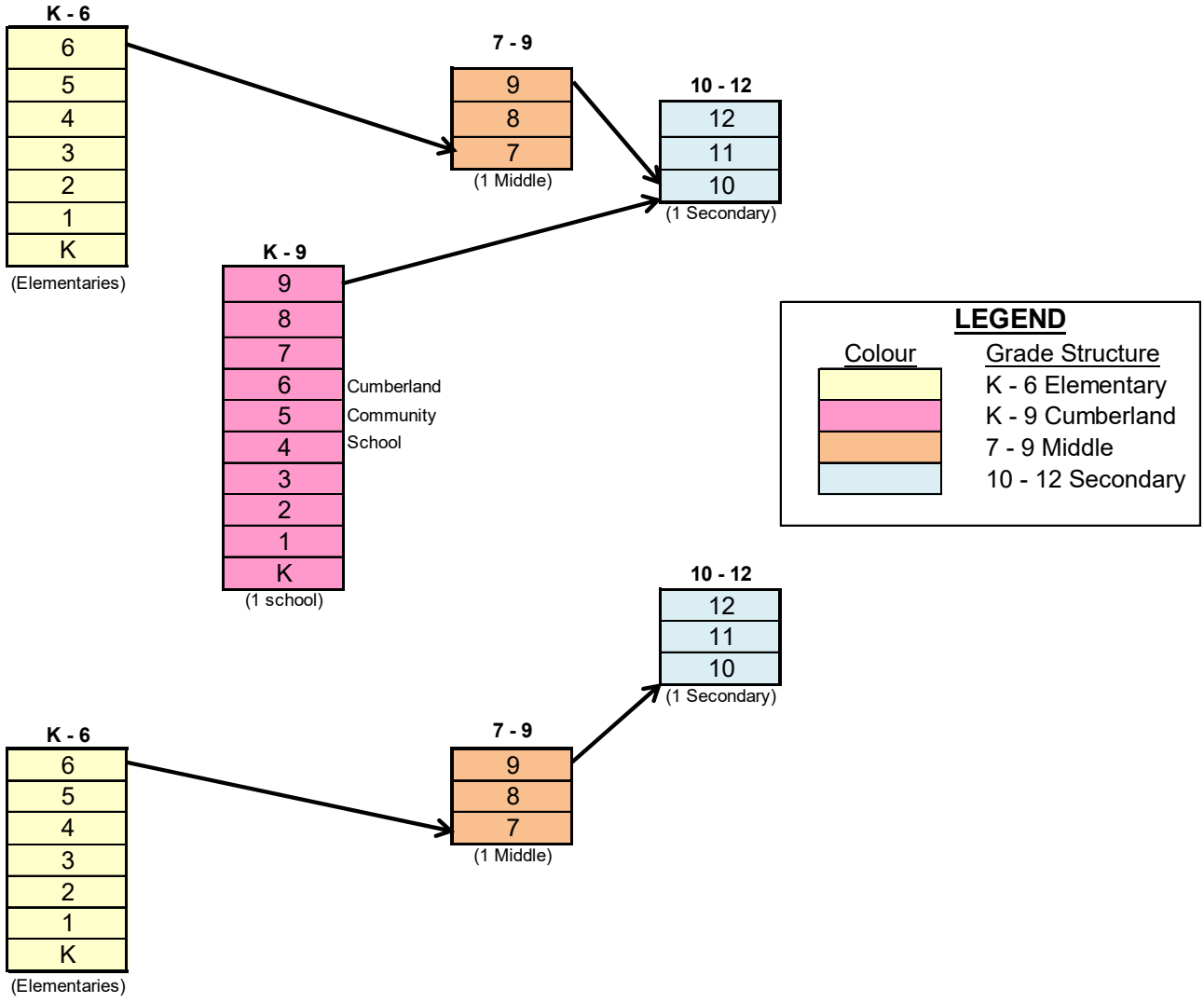


Fig. 7.4.2b - Possible Middle School Grade Structure



7.4.3 With the K-7 and 8-12 structure, the middle schools are eliminated. In considering phasing out one or both of the current middle schools in the district (Lake Trail Community School and Cumberland Community School senior grades), those Grade 8 and 9 would have to be accommodated in the current three secondary schools.

7.4.4 The development of Options in Section 8 will consider the enrolment versus capacity and facilities issues which arise in any consideration of grade configuration changes.

7.5 ADDRESSING FACILITIES IN POOR CONDITION OR HAVING DEFICIENCIES.

7.5.1 As shown in Figure 4.6b, nine school facilities are rated by the Ministry's facility condition assessment process to be in Very Poor Condition (FCI > 0.6). In every district, maintenance staff may have reason to dispute the FCI score on particular schools, but this is the data valued by the Ministry for capital project management. The following schools with FCI scores higher than 0.6 would get higher priority for replacement or upgrade, although they would have to compete with similar needs across the province:

- Arden Elementary – 0.77;
- Royston Elementary – 0.74;
- Airport Elementary – 0.70;
- Indigenous Education Centre – 0.69;
- Ecole Puntledge Park – 0.67;
- Glacier View Learning Centre – 0.64;
- School Board Office – 0.63;
- Mark R. Isfeld Secondary – 0.62;
- Highland Secondary – 0.62.

7.5.2 The most recent Capital Plan Submission is provided in Section 4.7. This LRFP supports the requested projects which will address the poor facility condition ratings:

- Additions. The additions to Royston, Cumberland, and Mark Isfeld would provide an opportunity to also upgrade and rectify many of the building deficiencies at the same time. The Cumberland addition would replace the Annex which is the worst part of the school;
- Replacements. The replacement of Ecole Puntledge Park would eliminate one of the very poor facilities;
- Seismic Upgrades. The seismic upgrades of Airport, Royston, Ecole Puntledge Park, and Glacier View will also provide an opportunity to address other deficiencies in these buildings; and
- Minor Capital Projects. A number of minor capital requests, if approved, would also reduce the FCI of these schools: Cumberland building envelope upgrade, Mark Isfeld roof replacement, Arden sprinkler system, and Glacier View HVAC upgrade.

7.5.3 It is recommended that observations in the VFA facility condition reports be reviewed carefully to ensure that future capital plan submissions, especially for the minor capital funding envelopes, address deficiencies identified by VFA inspectors.

7.6 SUMMARY OF EDUCATIONAL FACILITY NEEDS PRIORITIES

In summary, this Analysis of Educational Needs identified the following:

a. Manage Enrolment Growth (Section 7.3):

(1) Address the projected need for additional student enrolment space or adjustment of boundaries in schools feeding GP Vanier, especially Miracle Beach, Cumberland, and Royston;

(2) Address the increasing over-capacity at Mark Isfeld Secondary;

b. Rationalize Varied Grade Structure (Section 7.4):

(1) If this facilities plan also provides such an opportunity, address the dysfunctional nature of six different grade structures in the district, as depicted in Figure 7.4.1;

(2) Options can include a common district-wide grade structure such as “Elementary-Secondary” (K-7, 8-12) or “Middle School” (K-6, 7-9, 10-12).

c. Address Facilities in Poor Condition (Section 7.5):

(1) As noted, many of the schools rated Very Poor are already identified in the Capital Plan submission for various upgrades. However, the second worst school, Arden, is only getting a sprinkler system so its needs should be assessed;

(2) Highland Secondary should be reviewed for needed upgrades.

8. DEVELOPMENT OF OPTIONS AND SHORT-LISTING

8.1 OPTION DEVELOPMENT

The intent of developing options for the Board to consider was to see if the LRFP could provide a path to standardize the grade structure in the district. The current grade structure provides a middle school model in part of the district and an elementary-secondary model in another part of the district. There are advantages to standardizing the matriculation of students through the schools, especially with respect to program offerings, staffing specialist teachers, and optimizing choices and resources. Therefore the options developed, in addition to the "stability" option of keeping the current organization, were variations on providing consistent elementary-secondary grade structure or providing consistent middle school grade structure across the district. Even so, the possibility of retaining a community school at Cumberland and of perhaps allowing non-standard grade levels in the two remote island schools were maintained.

8.2 SHORT-LISTED OPTIONS

The following options have been short-listed by the SD 71 Senior Leadership Team from a longer list of Initial Options. Deleted Options can be viewed in Schedule E if required.

A. **Status Quo** – District continues with its current organization with Lake Trail as a 6 – 9 middle school, Cumberland as a K – 9 community school, and three secondary schools Grades 8 - 12. Royston feeds to Cumberland Community School after Grade 6. Puntledge English stream feeds to Lake Trail after Grade 5 and Puntledge French stream feeds to Isfeld Secondary after Grade 7. Some elementaries are K – 5, some K – 7, and one K – 6. See Figure 8.2a.

B. **Elementary-Secondary Model with one K – 9 School** – District converts Lake Trail Community School to an elementary K – 7 but retains Cumberland as a K – 9 school. Three secondary schools Grades 8 – 12 continue. All elementaries are K – 7 including Royston which feeds to Vanier Secondary. Ecole Puntledge continues as dual track with all students advancing together to Isfeld Secondary. See Figure 8.2b.

C. **Two Middle Schools and two K - 9 Schools** - District converts Highland Secondary to a middle school to join Lake Trail, both Grades 7 – 9, with Highland as dual track. All elementaries are K – 6. Only two secondary schools Grades 10 - 12: Mark Isfeld and GP Vanier. Cumberland continues as a K – 9 community school and feeds to GP Vanier for Grade 10. Royston feeds to Cumberland for Grade 7. Queneesh becomes a community school at K – 9. Ecole Puntledge continues as dual track with English and French students advancing together to Highland Middle. See Figure 8.2c.

D. **Three Middle Schools and one K - 9 School** – District converts Highland Secondary and Queneesh Elementary to middle schools to join Lake Trail, all at Grades 7 – 9.

Highland is dual track. All elementaries are K – 6. Only two secondary schools Grades 10 - 12: Mark Isfeld and GP Vanier. Cumberland continues as a K – 9 community school and feeds to GP Vanier for Grade 10. Royston feeds to Cumberland for Grade 7. Ecole Puntledge continues as dual track with English and French students advancing together to Highland Middle. See Figure 8.2d.

SHORT-LISTED OPTIONS QUICK SUMMARY SHEET

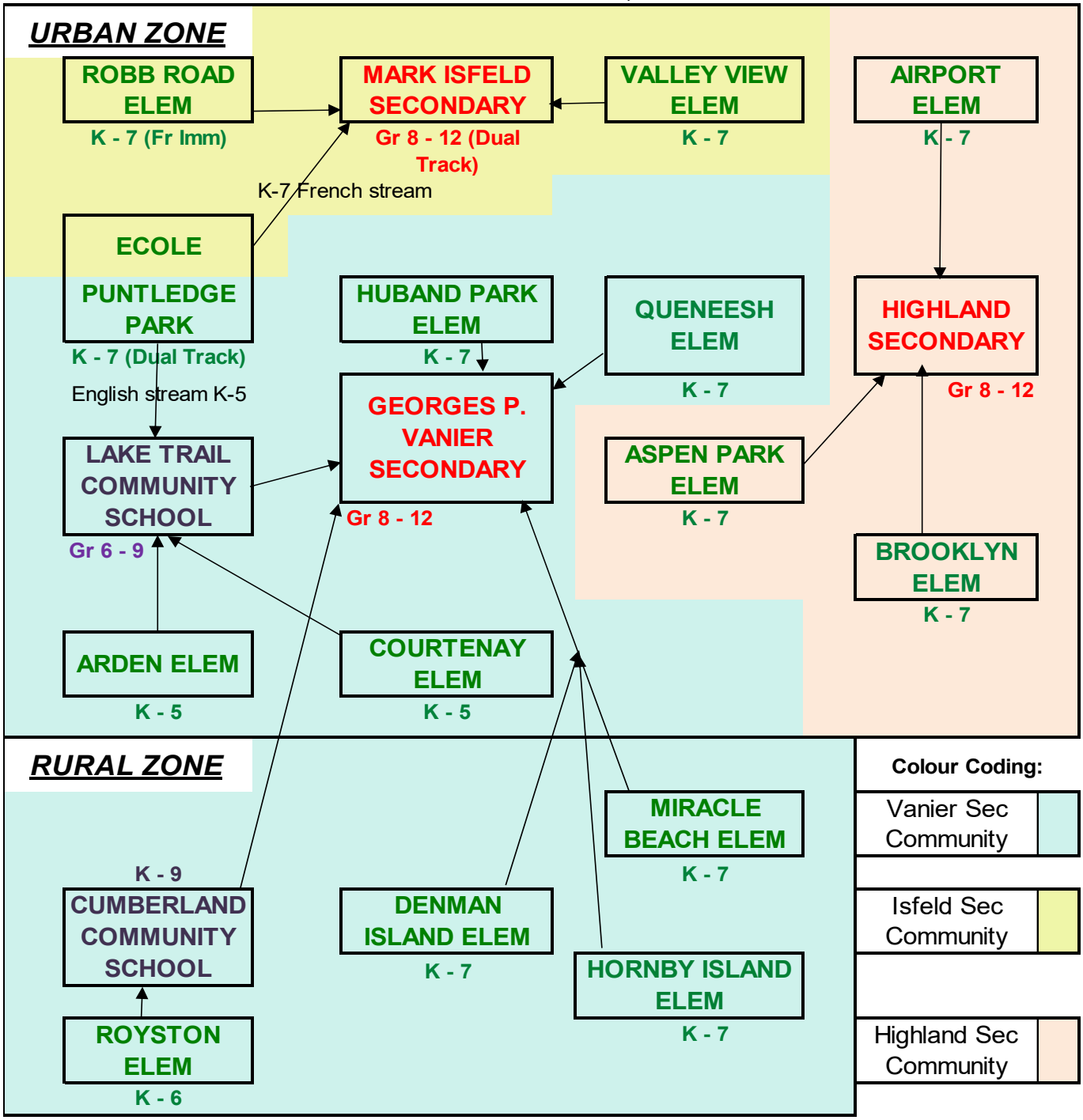
OPTIONS→	A	B	C	D
Description:	Status Quo	K-7, 8-12, one K-9	K-6, two K-9, two 7-9, two 10-12	K-6, one K-9, three 7-9, two 10-12
Elementaries:	14 with varied grade structures	15 with all at K-7 incl Lake Trail Community Sch	13 with all K-6	13 with all K-6
K - 9 schools:	one K-9: Cumberland	one K-9: Cumberland	two K-9: Cumberland & Queneesh	one K-9: Cumberland
Middles 7 - 9:	one 6-9: Lake Trail Community	none	two 7-9: Lake Trail & Highland	three 7-9: Lake Trail, Highland, Queneesh
Secondaries:	three 8-12: Vanier, Isfeld, Highland	three 8-12: Vanier, Isfeld, Highland	two 10-12: Vanier and Isfeld	two 10-12: Vanier and Isfeld
French Imm & Dual Track:	FI = Robb Road, Dual Track = Puntledge, Isfeld	FI = Robb Road, Dual Track = Puntledge, Isfeld	FI = Robb Road, Dual Track = Puntledge, Highland Middle, Isfeld	FI = Robb Road, Dual Track = Puntledge, Highland Middle, Isfeld
Royston Elementary:	Royston K-6 feeds to Cumberland	Royston K-7 feeds to Vanier	Royston K-6 feeds to Cumberland	Royston K-6 feeds to Cumberland
Ecole Puntledge Park:	Eng K-5 to Lake Trail, Fr K-7 to Isfeld	All students K-7 feed to Isfeld	All students K-6 feed to Highland Middle	All students K-6 feed to Highland Middle
Miracle Beach Elementary:	Miracle Beach K-7 feeds to Vanier Secondary	Miracle Beach K-7 feeds to Vanier Secondary	Miracle Beach K-6 feeds to Lake Trail Community School	Miracle Beach K-6 feeds to Queneesh Middle

Option Review Process *- During Option Analysis, two early options were removed from further consideration, as they were not found to be feasible. These were* ***X1 - Elementary-Secondary model*** *(K-7, 8-12) with no K-9 school; and* ***X2 - Middle School model*** *(K-6, 7-9, 10-12) with two middle schools and one K-9 school. The deleted options are in the Schedule E attachment to the LRFP.*

Figures 8.2 a to d - The following bubble diagrams depict these four options visually:

Figure 8.2a - OPTION A - STATUS QUO

SD 71 COMOX VALLEY SCHOOL COMMUNITIES, AS OF 2020-2021 SCHOOL YEAR

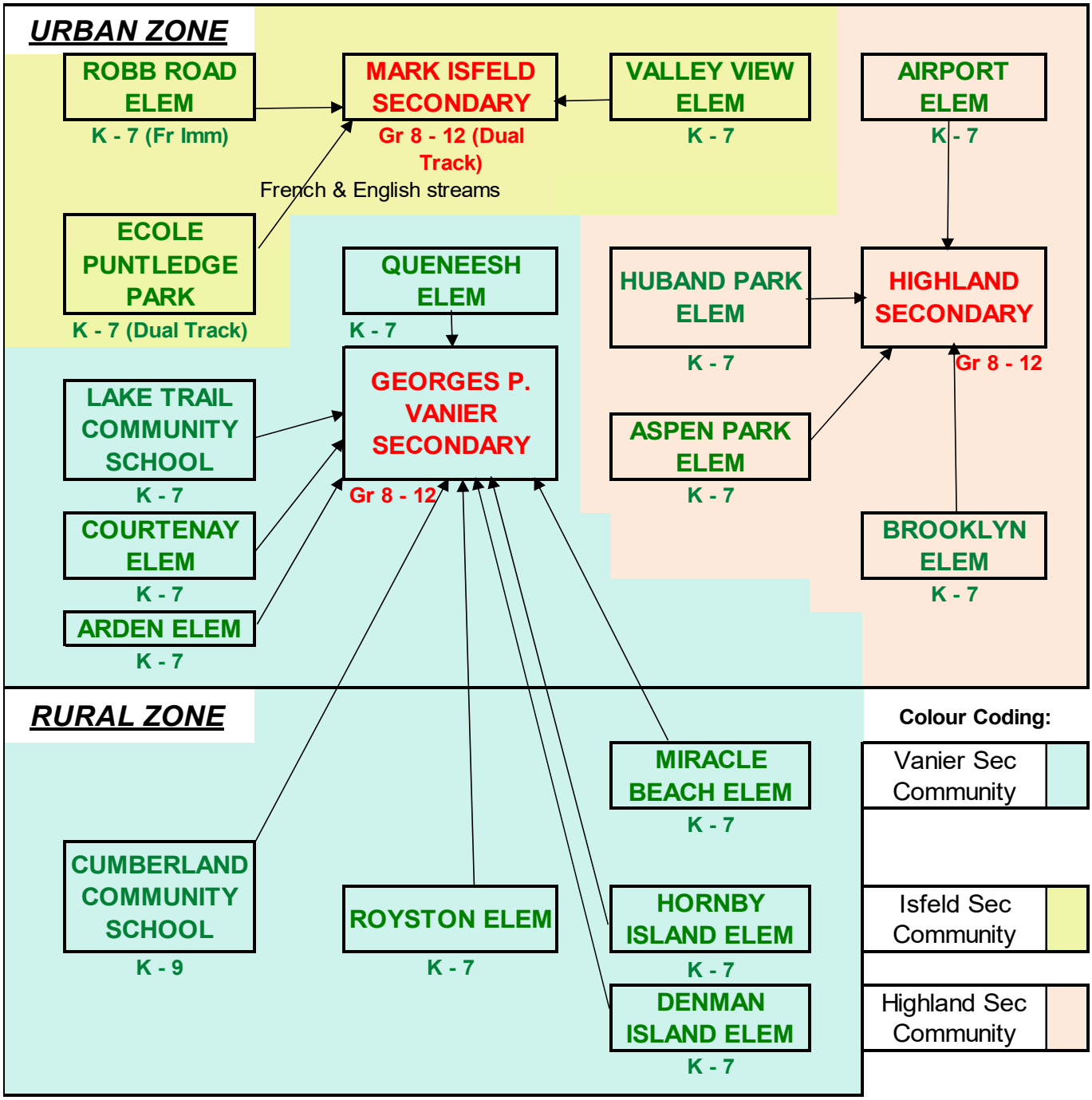


NOTES

- Excess space in some elementary schools
- Overcrowding in some elementaries and secondaries
- District has a mix of grade structures: K-5, K-6, and K-7, Middle for some but not all students
- Puntledge Park students split off to two different schools

Figure 8.2b - OPTION B - Elem-Secondary Model: K-7 and 8-12, one K-9

SD 71 COMOX VALLEY SCHOOL COMMUNITIES

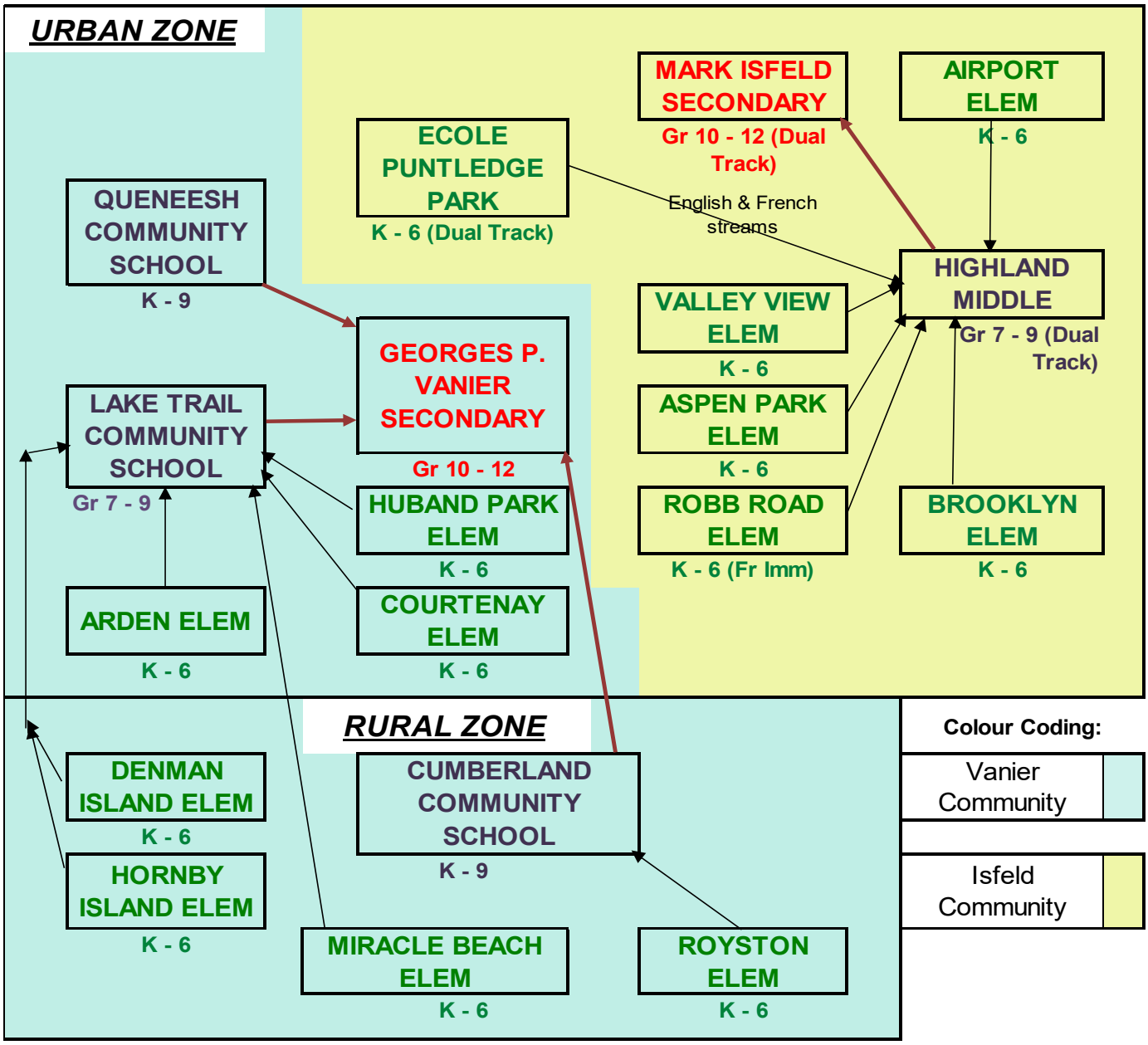


NOTES

- Lake Trail Community School converts from Middle to Elementary K - 7
- Cumberland continues as K-9
- Royston gains a grade and feeds to Vanier instead of Cumberland
- Miracle Beach feeds to Vanier Secondary
- All Puntledge students (Eng & Fr) go to Isfeld Secondary
- Vanier Secondary will be over-capacity, Highland and Isfeld will be under.

Figure 8.2c - OPTION C - K-6, two Middles 7-9, and two K-9

SD 71 COMOX VALLEY SCHOOL COMMUNITIES

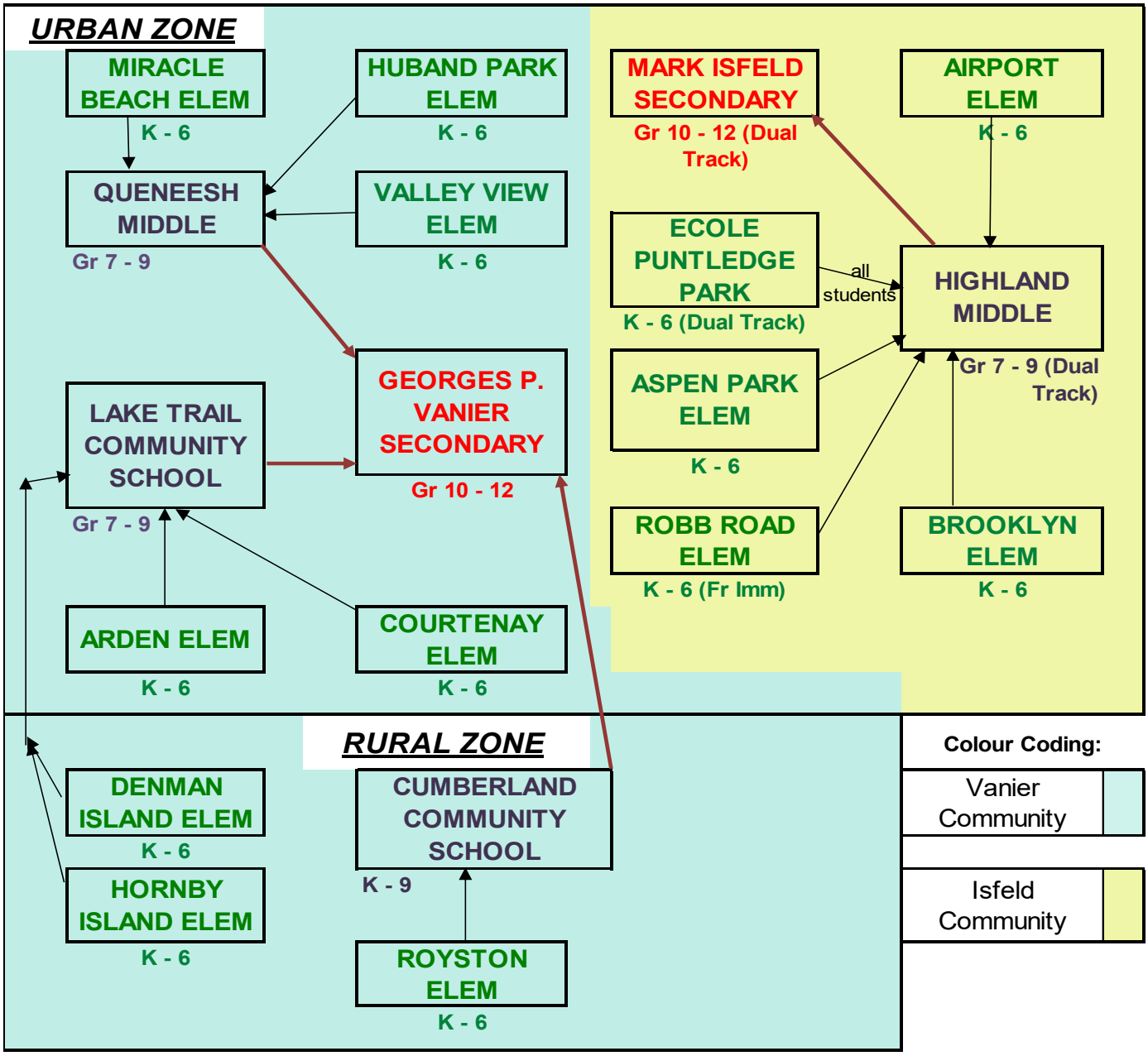


NOTES

- Highland joins Lake Trail as a Middle school 7-9, Highland dual track, not Lake Trail
- Only two secondary schools: GP Vanier and Mark Isfeld, with Gr 10-12
- K-7 Elementaries lose a grade, including the island schools, while West Courtenay elementaries gain a grade. All elementaries become K-6
- Cumberland and Queneesh are K-9 and feed to GP Vanier
- Royston at K-6 feeds to Cumberland Community School after Grade 6
- Miracle Beach at K-6 feeds to Lake Trail Community School
- All Puntledge students (Eng & Fr) go to Highland Middle
- Vanier quite under-capacity

Figure 8.2d - OPTION D - K-6, 3 Middles 7-9, and one K-9

SD 71 COMOX VALLEY SCHOOL COMMUNITIES



NOTES

- Three Middle schools 7-9 at Lake Trail, Highland, and Queneesh. Highland is dual track
- Only two secondary schools: GP Vanier and Mark Isfeld, with Gr 10-12
- K-7 Elementaries lose a grade, including the island schools, while West Courtenay elementaries gain a grade. All elementaries become K-6
- All Puntledge students (Eng & Fr) go to Highland Middle
- Queneesh K-6 students have to be distributed to other elementaries by catchment changes
- Miracle Beach, Huband Park, and Valley View at K-6 feed to Queneesh Middle
- Cumberland is K-9 and feeds to GP Vanier
- Royston at K-6 feeds to Cumberland Community School after Grade 6

8.3 Short-listed Options analyzed against existing School Capacities

The first consideration in considering these short-listed remaining options is whether existing schools could accommodate the proposed organization and enrolment. Figure 8.3 displays this calculation. The enrolment used is the District's projection for September 2021.

Figure 8.3 - OPTIONS ANALYSIS SUMMARY - ENROLMENT VERSUS CAPACITY

OPTIONS -->	A	B	C	D
Description:	**Status Quo**	**K-7, 8-12, one K-9**	**K-6, two K-9, two 7-9, two 10-12**	**K-6, one K-9, three 7-9, two 10-12**
Elementaries enrolment vs capacity:	Over capacity at Brooklyn, Miracle Beach, Royston. Under at Airport, Arden, Courtenay, Robb Road, Queneesh.	Over capacity at Brooklyn, Miracle Beach, Royston. Under at Airport, Courtenay, Robb Road, Queneesh, Lake Trail, Queneesh.	Elementaries at or below capacity, most having lost a grade.	Elementaries at or below capacity, most having lost a grade. Queneesh K-6 students can be accommodated in adjacent elementaries.
K - 9 schools enrolment vs capacity:	Slightly over capacity at Cumberland Community School.	Slightly over capacity at Cumberland Community School.	Slightly over capacity at Cumberland, slightly under at Queneesh as a K-9	Slightly over capacity at Cumberland Community School.
Middles 7 - 9 enrolment vs capacity:	Under capacity at Lake Trail Community School (6-9) by 81.	n/a	Lake Trail (as a 7-9) good, Highland Middle over by only 32.	Lake Trail, Highland Middle, & Queneesh Middle under capacity
Secondaries enrolment vs capacity:	Vanier and Isfeld will soon exceed capacity, Highland well under capacity.	Vanier and Isfeld will soon exceed capacity, Highland well under capacity.	Two secondaries at 10-12 have enough capacity.	Two secondaries at 10-12 have enough capacity.
Feasibility :	Yes	Yes	Yes	Yes

Meaning of Feasibility. The term "Feasibility" means that students and programs can be accommodated in the organization suggested in the Option. In some cases, minor adjustments to catchments or feeders would be advisable. The desirability and workability of the options will be considered in Section 8. Two options and a number of variations which were not feasible were eliminated during the short-listing process.

9. SELECTED OPTION AND RECOMMENDATIONS

9.1 CRITERIA FOR EVALUATING OPTIONS

Some method of choosing the best option is needed. Criteria for evaluating the options can be used to assess and select the best option. The following criteria are offered:

Fig 9.1a - CRITERIA FOR EVALUATING LRFP OPTIONAL COURSES OF ACTION

NO.	CRITERIA	DESCRIPTION
1	Students and programs accommodated	Can in-catchment students be accommodated in their neighbourhood school? Can district programs be accommodated at appropriate schools?
2	Family disruption minimized	Is the effect on parents and students daily lives minimized, avoiding issues such as changing schools, longer commutes, bypassing a neighbourhood school enroute to the school of attendance, etc.
3	Organization more consistent than existing	Is the proposed organization/grade structure more consistent across the district? Does it facilitate delivery of programs? Do student cohorts move together from school to school?
4	Capacity utilization improved	Are fewer schools either too full (over-capacity) or too empty (under capacity)? Is the number of portable classrooms needed minimized?
5	Cost for renovations and resources	Is the proposed organization/grade structure costly in terms of facility renovations and educational resource re-allocations?

These criteria can be used objectively in evaluating the short-listed options.

Criteria can be used to compare the four short-listed options in the following Figure 9.1b.

Figure 9.1b - DESCRIPTION, CRITIQUE, AND EVALUATION OF OPTIONS AGAINST 5 CRITERIA

EVALUATION

EFFECTS ON SD 71 - Green = Positive, Black = Neutral, Red = Negative. Use these symbols to depict evaluation: Pos / Neut / Neg

NO.	OPTIONS	DESCRIPTION	ORGANIZATIONAL CHANGE	CAPACITY ISSUES	CRITIQUE OF OPTION	STUDENTS & PROGRAMS ACCOMMODATED	FAMILY DISRUPTION MINIMIZED	ORGANIZATION MORE CONSISTENT	CAPACITY UTILIZATION IMPROVED	COST FOR RENOS & RESOURCES
A	**Status Quo**	Continue operating with current facilities, program locations, and organization.	1. Recommend that Huband Park Elem feed to Highland Sec instead of Vanier Sec.	1. Over capacity at Royston, Cumberland, Brooklyn, Miracle Beach. 2. Over capacity at Vanier and Isfeld Secondaries.	1. West Courtenay - Cumberland area has the capacity, but catchment boundaries would have to change. 2. Secondary enrolment is out of balance, overcrowded at Vanier and Isfeld, with surplus space at Highland. 3. The variety of grade structures across the district continues. 4. Puntledge students are still split up.					
B	**Elementary-Secondary model with K-7, 8-12, one K-9**	All elementaries are K-7, Cumberland continues as K-9, and the three secondaries continue as 8-12. There are no middle schools.	1. Lake Trail Community School reverts from 6-9 to K-7 elementary. 2. Royston becomes K-7 and feeds to Vanier Sec 3. Huband Park feeds to Highland Sec. 4. All Ecole Puntledge students K-7 (Eng & Fr) advance together to Vanier.	1. Secondary schools become more over-crowded with the current Lake Trail Middle Grade 8-9 moved to secondary. 2. Royston still over-capacity. 3. Ecole Puntledge will be over-capacity because of keeping the English Gr 6-7 cohort.	1. Lake Trail Community School has just been renovated and staffed as an up-to-date middle school. It should continue as such. 2. West Courtenay catchment boundaries would have to be adjusted to populate Lake Trail Elem, and also ease enrolment at Ecole Puntledge and Royston.					
C	**Middle School model with K-6, 7-9, 10-12, two K-9 schools**	All elementaries are K-5, Cumberland and Queneesh are K-9, Lake Trail and Highland are middle schools 7-9, and Vanier and Isfeld are the two secondaries at 10-12.	1. Highland Secondary reverts to a dual track middle school 7-9 which feeds to Isfeld Sec. 2. Queneesh Elementary is expanded to include K-9. (Note - the building was originally designed as a middle school). 3. Huband Park feeds to Lake Trail Middle. 4. All Ecole Puntledge students K-5 (Eng & Fr) advance together to Highland Middle (dual track). 5. Catchment boundaries for secondary would have to change.	1. Highland Middle will be at capacity or slightly over. 2. No capacity problems at the other elementary, middle, or secondary schools.	1. Renovations and resource allocations required at Queneesh to accommodate K-9. 2. Renovations and resource allocations required at Highland to change it from secondary to middle. 3. Secondary catchment boundaries should be abolished since Vanier and Isfeld are not that far apart, allowing students to choose.					
D	**Middle School model with K-6, 7-9, 10-12, one K-9 school**	All elementaries are K-5, Cumberland continues as K-9, Lake Trail, Highland, and Queneesh are middle schools 7-9, and Vanier and Isfeld are the two secondaries at 10-12.	1. Highland Secondary reverts to a dual track middle school 7-9 which feeds to Isfeld Sec. 2. Queneesh Elem is converted to a middle school 7-9. (Note - the building was originally designed as a middle school). 3. Huband Park feeds to Queneesh Middle which feeds to Vanier Sec. 4. All Ecole Puntledge students K-5 (Eng & Fr) advance together to Highland Middle (dual track). 5. Catchment boundaries for secondary would have to change.	1. No capacity problems at any elementary, middle, or secondary schools. 2. The current elementary students at Queneesh can be accommodated at Airport, Huband Park, and Valley View. These have lost their Gr 6 & 7 students.	1. Renovations and resource allocations required at Queneesh to become a middles school with Gr 7-9. 2. Renovations and resource allocations required at Highland to change it from secondary to middle. 3. Secondary catchment boundaries should be abolished since Vanier and Isfeld are not that far apart, allowing students to choose.					

9.2 SELECTION OF PREFERRED OPTION

9.2.1 During sessions with the SD 71, the Senior Leadership Team (SLT) reviewed and considered the four short-listed options. It was recognized that all four were "feasible" in the sense of accommodating students and programs with, in some cases, relocation of programs or adjustment of catchment boundaries.

9.2.2 The Senior Leadership Team decided to not support options which entail grade structure changes and building modifications. These are the concerns with these three options:

a. Option B would revert Lake Trail Community School to an elementary school after the district has spent considerable capital funds to create an excellent middle school facility, and assembled the appropriate staff and resources for a middle school program at that location;

b. Option C would downgrade Highland Secondary to a middle school, which probably could be achieved relatively easily, but would also convert Queneesh Elementary from K-7 to K-9, requiring creation of some middle school exploration spaces. Catchment boundaries would have to be adjusted at the middle and secondary level to feed only two secondary schools which would be Grades 10-12; and

c. Option D would also downgrade Highland Secondary to a middle school, and also convert Queneesh Elementary to a middle school. The elementary students in the Queneesh catchment would be divided among Airport, Huband Park, and Valley View. There would be enough capacity since all the elementaries would lose their Grade 7's, but these catchment boundaries would all have to change. Catchment boundaries at the middle and secondary level would also have to be adjusted.

9.2.3 **SLT Preferred Option**.

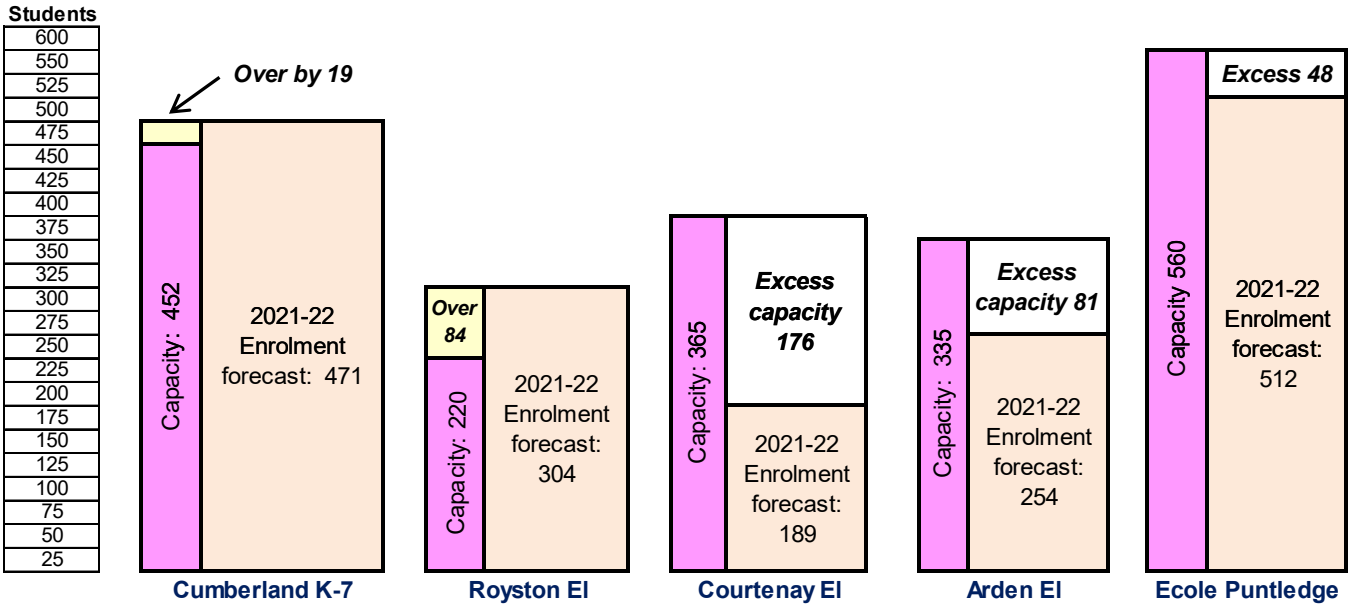
At this time, the option preferred by the SLT is Option A, the Status Quo, but with modifications. It is workable with some minor changes and minimizes the disruption which would be caused by options requiring grade structure changes or significant adjustment of communities of schools. It is also the least costly option in terms of facilities changes, educational resource allocation, and staffing changes.

9.2.4 **Concerns with Preferred Option**. The preferred option, Option A the Status Quo, has a few issues which could be addressed with modifications. The concerns are:

a. The West Courtenay – Cumberland area of the district is a growth area. Overall, the elementaries in the area can accommodate the enrolment but there is an imbalance with some of them over-capacity, and other below capacity. This is shown in Figure 9.2.4a below:

Figure 9.2.4a

COMMUNITY OF SCHOOLS - ENROLMENT VS CAPACITY
WEST COURTENAY - CUMBERLAND

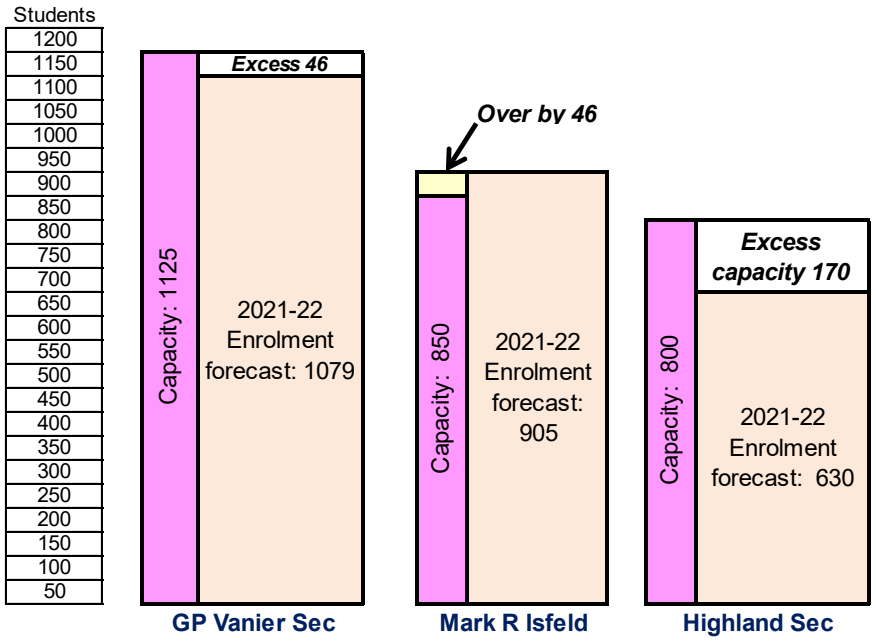


b. The secondary schools will see more enrolment growth in the next five years than the elementary schools. Currently Mark Isfeld Secondary is over-capacity and GP Vanier is almost at capacity now and will exceed it with two years. Part of the problem is that, with the secondaries relatively close to each other, and freedom of choice regarding attendance, students are attending their preferred secondary school. With Isfeld as the dual track school, some see it as "better" than Vanier and Highland. Others see Vanier as a better choice because its larger enrolment provides more program and sports options. This is shown in Figure 9.2.4b below:

Figure 9.2.4b

COMMUNITY OF SCHOOLS - ENROLMENT VS CAPACITY

SECONDARY SCHOOLS



c. Option A does not address the current variety of grade structures in the district, as discussed in Section 7.4. This will continue to be a frustration for some parents and students; and

d. In Option A, the Ecole Puntledge Park students are still split and sent to separate schools. The English students leave after Grade 5 to attend Lake Trail Community School and later GP Vanier Secondary while the French immersion students continue to Grade 7 and then attend Mark Isfeld Secondary. In the other three options, the students stay together through to secondary graduation.

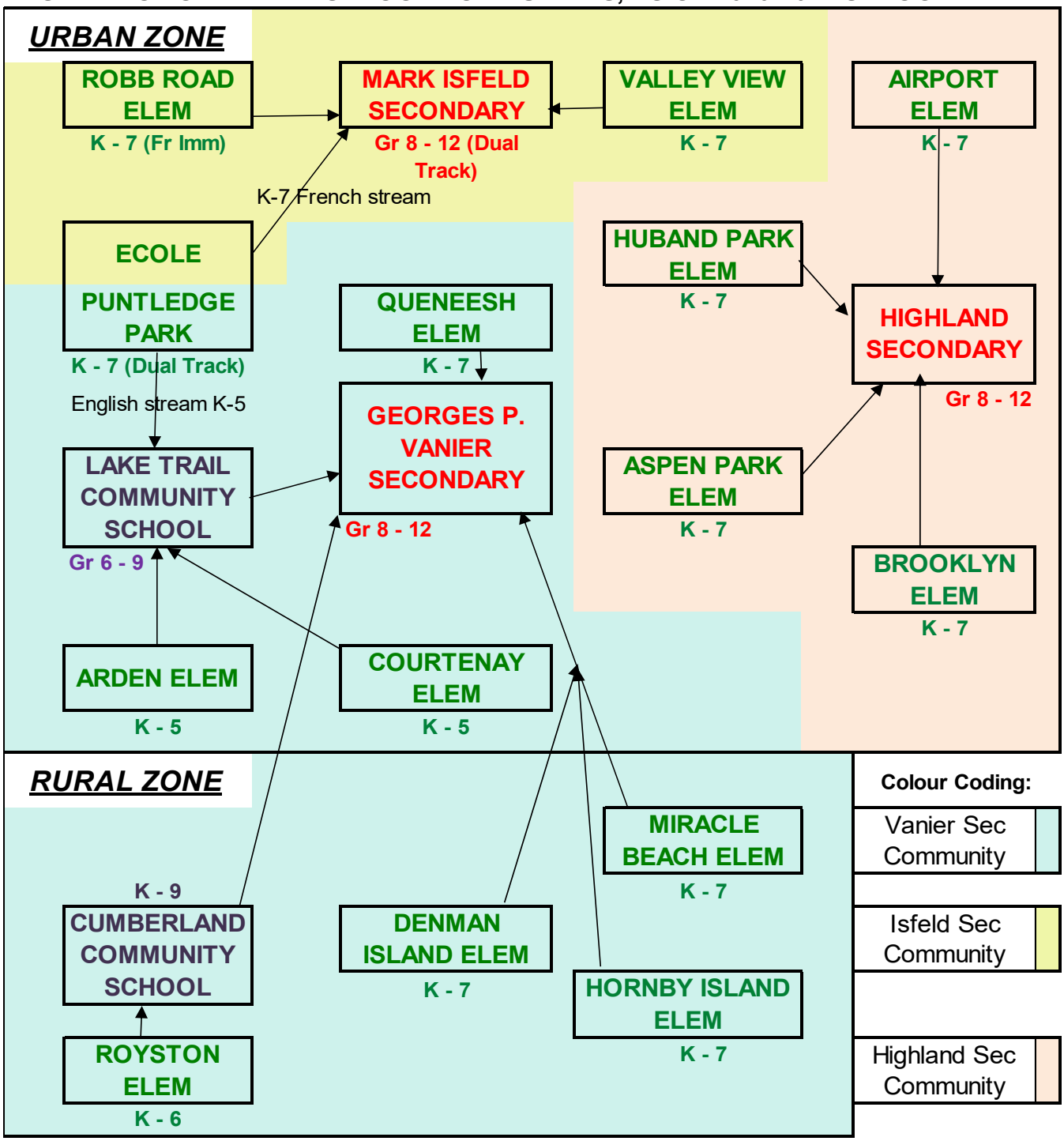
9.3 RECOMMENDATIONS

Based on the SLT preference for a modified Option A, the following actions are recommended:

a. Consider improving the enrolment balance between Vanier and Highland Secondaries. Changes to the elementary feeder schools offer potential solutions. One option would be to have Huband Park Elementary feed to Highland Secondary instead of to GP Vanier Secondary. This is depicted in the bubble diagram Figure 9.3a Modified Option A-1 below;

Figure 9.3a - OPTION A-1 - MODIFIED STATUS QUO

SD 71 COMOX VALLEY SCHOOL COMMUNITIES, AS OF 2020-2021 SCHOOL YEAR



NOTES

- Excess space in some elementary schools, over-crowding in others
- District has a mix of grade structures: K-5, K-6, and K-7, Middle for some but not all students
- Huband Park feeds to Highland Secondary instead of to Vanier Sec
- Puntledge Park students split off to two different schools

b. At Royston Elementary, address the current over-crowding by adjusting the catchment boundary to divert some of the Royston Elementary enrolment to a nearby elementary school with spare capacity. Reducing the enrolment at Royston will also somewhat ease the over-capacity at Cumberland;

c. In the Capital Plan, request a future addition to Royston to allow it to become a full K – 7 elementary, instead of K – 6;

d. Consider offering a program of choice at Highland Secondary (other than French Immersion) to attract more of the secondary students to that school; and

e. Review surplus properties owned by SD 71 and consider selling one or more to build up the capital reserve funds. Among the properties listed in Section 4.9, potential sales could include the following sites: Union Bay (2.4 ac), Mottishaw Road at Huband Park (20 ac), and Parcel H at Vanier (11.7 ac).

10. IMPLEMENTATION STRATEGY

10.1 IMPLICATIONS

Carrying out the Recommendations in Section 9.3 requires a varied amount of staff work, and in the case of catchment boundary or feeder school changes, consultation with stakeholders. While the previous Capital Plan submission has been validated by the work in this Long Range Facilities Plan, the new submission will be due this spring. Filing the final accepted version of this LRFP will help to support the capital projects awaiting Ministry of Education approval.

10.2 IMPLEMENTATION STRATEGY TIMELINE

The school district staff are well aware of the long lead time required for capital projects. Even if a school addition or replacement receives Ministry of Education support, meaning approval to proceed to the Project Development Report (PDR) stage, completion of such projects will take several years. The following Implementation Strategy timeline is suggested in Figure 10.2:

Figure 10.2 - APPROXIMATE TIMELINES FOR IMPLEMENTATION STRATEGY

PRI	PROJECT	2021	2022	2023	2024	2025	2026
CATCHMENT & FEEDER CHANGES							
1	**CATCHMENTS** - Adjust the catchment boundary for Royston Elementary	Internal consultation	Public consultation; Implement Sep 2022				
2	**FEEDERS** - Review feeder schools to the secondary schools to balance secondary school enrolments		Internal consultation	Public consultation; Implement Sep 2023			
CAPITAL PROJECTS							
1	**ADD** - Demolish Annex, construct addition to Cumberland Community School	Already in annual capital plan submission; PRFS has been submitted	MOE project support; PDR; Design/Development	Tender + Award; Construction	Addition opens		
2	**ADD** - Construct addition to Royston Elementary	Already in annual capital plan submission; PRFS has been submitted	MOE project support; PDR; Design/Development	Tender + Award; Construction	Addition opens		
3	**ADD** - Construct addition to Mark Isfeld Secondary	Already in annual capital plan submission; PRFS has been submitted		MOE project support; PDR	Tender + Award; Design/Development	Construction	Addition opens
4	**SEISMIC UPGRADE** - Seismic Upgrade 1-storey classroom block Courtenay Elem	Already in annual capital plan submission; SPIR has been submitted	MOE project approval; Design/Development	Tender + Award; Construction	Completion		
5	**REP** - Replace Ecole Puntledge Park	Enter in annual capital plan submission; PRFS		MOE project support; PDR	Design/Development; Tender + Award	Construction	New school opens; Demolition

11. CONCLUSIONS

11.1 SCHOOL DISTRICT FACILITIES

SD 71 provides regular K-12 instruction in 14 elementary, one K-9, one middle (6-9), and three secondary schools (total 19 schools). In addition there are three alternate program buildings (Glacier View, Nala'atsi (at the Courtenay Elementary site), and Tsolum), the School Board Office, and District Facilities and IT Yard. The photos and descriptions of these facilities are provided in Schedule B.

11.2 COMMUNITIES SERVED

SD 71 serves the urban communities of Courtenay, Comox, and Cumberland as well as rural areas to the north and south including the communities of Miracle Beach, Royston, Denman Island, and Hornby Island.

11.3 DEMOGRAPHIC ANALYSIS CONCLUSIONS

The Comox Valley has experienced steady growth over several decades, mainly due to in-migration to this beautiful area. The rate of growth has fluctuated depending upon the availability of local employment to support families. Analysis of the trends from the 2016 Canada Census and more recent projections by BC Stats resulted in the following conclusions:

f. School age population growth will continue but at a lower rate than some local forecasts and optimistic municipal housing scenarios. General population growth will mostly occur in empty-nest families (singles and retirees);

g. The increases in school age population will occur mainly in the urban areas of Courtenay and Comox and the village of Cumberland, plus rural areas experiencing recent new housing such as Royston and to a lesser extent Miracle Beach;

h. The older school age population will experience greater increase than the younger school age population. The younger group is projected to level out and then start to decrease in numbers;

i. New housing developments, in the urban area, are more likely to result in a shift of students within the district rather than any increase greater than our forecast;

j. The pandemic phenomenon (working at home) which has generated the current exodus from metropolitan areas to the suburbs and to a lesser degree to Vancouver Island, is expected to wind down. While many businesses may be able to continue with a hybrid employment arrangement, most are expected to resume on-site attendance. Therefore caution is advised when predicting a future influx of families with school-age children based on in-migration which occurred during the past year.

11.4 ENROLMENT PROJECTION

Three projections of future enrolment in SD 71 by BC Stats, Baragar, and the Ministry of Education all predict a diminishing growth rate, generally starting at 1.5% per year and declining to 0% growth in about five years. In this LRFP Cascade has adopted a slightly more optimistic growth rate than the average of these three. The district enrolment baseline percent change starts at 1.5% and diminishes to 0% in 2028.

Depending upon the school population and catchment area characteristics, each school was assigned to one of four classifications:

A. Below the Baseline;
B. At the Baseline;
C. Slightly Above the Baseline; or
D. Well Above the Baseline.

This methodology resulted in individual school enrolment projections over the life of the LRFP (ten years).

It must be cautioned that enrolment projections are very challenging – an art not a science. Many factors can cause families to move into our out of the Comox Valley, with the most important one being available employment for the parents.

11.5 THREE THEMES IN THE LRFP

Three themes have arisen in the analysis of SD 71 educational facilities needs:

d. **Managing Enrolment Growth** – on average the school district enrolment will grow approximately 1.5% every year for the next three years and leveling out after that, with fluctuations depending on the local economy and housing. Accordingly, there is a continuing need to ensure there are student spaces in the right locations to accommodate this growth;

e. **Rationalizing the Varied Grade Structure** – the school district has a wide variety of grade structures throughout the district. This complicates student matriculation from elementary to middle to secondary, hinders provision of district-wide programs, and reduces the effectiveness of staffing the schools. If facilities needs can also lead to more consistency in grade structure, this would be beneficial;

f. **Addressing Facilities in Poor Condition or Having Deficiencies** – As shown in Section 4.6, this school district has quite a few facilities in poor condition, but has so far been able to keep these in acceptable operational service. Major capital projects plus limited minor capital funding via the Ministry of Education SEP, CNCP, and Seismic Upgrade Programs can continue to allow the district to address urgent facilities issues.

11.6 OPTIONS CONSIDERED IN THE LRFP

The main concern arising in this analysis was the imbalance in enrolment and capacity utilization between schools. Generally, apart from the rural zone, the schools are relatively close together, therefore adjustment of catchment boundaries and the allocation of feeder schools is a tool that is available to better align enrolments to school capacities.

If the current district organization can be tweaked to reduce over-crowding and the need for portables, this should be one of the options. If an option exists which better matches enrolments to school capacities while also improving the varied grade structure, such an option should also be considered.

After reviewing the initial six options and many variations of these options, the following options were retained for consideration:

SHORT-LISTED OPTIONS QUICK SUMMARY SHEET

OPTIONS→	A	B	C	D
Description:	Status Quo	K-7, 8-12, one K-9	K-6, two K-9, two 7-9, two 10-12	K-6, one K-9, three 7-9, two 10-12
Elementaries:	14 with varied grade structures	15 with all at K-7 incl Lake Trail Community Sch	13 with all K-6	13 with all K-6
K - 9 schools:	one K-9: Cumberland	one K-9: Cumberland	two K-9: Cumberland & Queneesh	one K-9: Cumberland
Middles 7 - 9:	one 6-9: Lake Trail Community	none	two 7-9: Lake Trail & Highland	three 7-9: Lake Trail, Highland, Queneesh
Secondaries:	three 8-12: Vanier, Isfeld, Highland	three 8-12: Vanier, Isfeld, Highland	two 10-12: Vanier and Isfeld	two 10-12: Vanier and Isfeld
French Imm & Dual Track:	FI = Robb Road, Dual Track = Puntledge, Isfeld	FI = Robb Road, Dual Track = Puntledge, Isfeld	FI = Robb Road, Dual Track = Puntledge, Highland Middle, Isfeld	FI = Robb Road, Dual Track = Puntledge, Highland Middle, Isfeld
Royston Elementary:	Royston K-6 feeds to Cumberland	Royston K-7 feeds to Vanier	Royston K-6 feeds to Cumberland	Royston K-6 feeds to Cumberland
Ecole Puntledge Park:	Eng K-5 to Lake Trail, Fr K-7 to Isfeld	All students K-7 feed to Isfeld	All students K-6 feed to Highland Middle	All students K-6 feed to Highland Middle
Miracle Beach Elementary:	Miracle Beach K-7 feeds to Vanier Secondary	Miracle Beach K-7 feeds to Vanier Secondary	Miracle Beach K-6 feeds to Lake Trail Community School	Miracle Beach K-6 feeds to Queneesh Middle

11.7 OPTIONS ANALYSIS

The options were analyzed for their impact on five criteria:

NO.	CRITERIA	DESCRIPTION
1	Students and programs accommodated	Can in-catchment students be accommodated in their neighbourhood school? Can district programs be accommodated at appropriate schools?
2	Family disruption minimized	Is the effect on parents and students daily lives minimized, avoiding issues such as changing schools, longer commutes, bypassing a neighbourhood school enroute to the school of attendance, etc.
3	Organization more consistent than existing	Is the proposed organization/grade structure more consistent across the district? Does it facilitate delivery of programs? Do student cohorts move together from school to school?
4	Capacity utilization improved	Are fewer schools either too full (over-capacity) or too empty (under capacity)? Is the number of portable classrooms needed minimized?
5	Cost for renovations and resources	Is the proposed organization/grade structure costly in terms of facility renovations and educational resource re-allocations?

During the analysis, extra weight was given to the negative impact of disruption in terms of school grade structure changes or catchment boundary changes, and to the negative impact of additional costs related to renovations and resources needed to address proposed school grade changes.

The Preferred Option is Option A (Status Quo) because of the disruption and costs associated with Options B, C, and D. Nevertheless, the status quo also has some negative features which should be addressed in the Recommendations.

11.8 RECOMMENDATIONS

The options were analyzed for their impact on five criteria, resulting in the following recommendations:

a. Improve the secondary enrolment imbalance between Vanier and Highland Secondaries by exploring potential changes to the elementary feeder schools;

b. At Royston Elementary, address the current over-crowding by adjusting the catchment boundary to divert some of the Royston Elementary enrolment to another nearby school with spare capacity;

c. In the Capital Plan, seek approval for replacement of the Cumberland Annex (high risk seismic) with additional instructional space and for a future addition to Royston to allow it to become a full K – 7 elementary, instead of K – 6;

d. Consider offering a program of choice at Highland Secondary (other than French Immersion) to attract more of the secondary students to that school; and

e. Review surplus properties owned by SD 71 and consider selling one or more to build up the capital reserve funds. Among the properties listed in Section 4.9, potential sales could include the following sites: Union Bay (2.4 ac), Mottishaw Road at Huband Park (20 ac), and Parcel H at Vanier (11.7 ac).

11.9 CONCLUDING REMARKS

This LRFP analyzed the future population of the Comox Valley to determine school facility needs. It examined current SD 71 facilities condition and capacity and the school district organization of school catchment areas, grade structures, and feeder schools in the communities of schools.

Generally speaking, the current inventory of schools can accommodate enrolment growth over the next decade. With its preference for Option A (Status Quo), the district can focus on three initiatives. The Board of Education needs to address imbalances in enrolment and capacity utilization between nearby schools, complete its seismic upgrade program, and consider the desirability of reducing the variety of grade structures in the district.