



**PEACE WAPITI
PUBLIC SCHOOL DIVISION**

Educating Today for Success Tomorrow

THREE YEAR CAPITAL PLAN

2025 - 2028



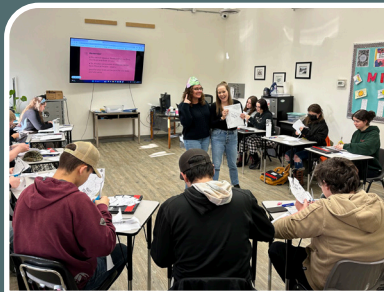
EDUCATING TODAY
FOR SUCCESS TOMORROW

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THE THREE-YEAR CAPITAL PLAN PRIORITIES

NEW SCHOOLS & MODERNIZATIONS

Replacement 8-12 Peace Wapiti Academy.....	5
New K-8 School in the Windsor Area north of Grande Prairie	14
New K-8 School in the Flying Shot Area	19
Modernization of Bonanza School.....	22
New 9-12 School in the County of Grande Prairie.....	23





Peace Wapiti Public School Division (PWPSD) seeks to provide the highest level of educational services for our students, including modern school facilities, enabling all students to achieve their potential to become productive members of a changing society.

To ensure a high-quality education for our students, PWPSD must address the urgent need for a suitable facility to accommodate the County of Grande Prairie's rapidly growing Grades 8-12 student population.



THE PROJECT



A CRITICAL PRIORITY:

Addressing continued growth at feeder schools in the County of Grande Prairie

1

Replacement 8-12 Peace Wapiti Academy, located north of Grande Prairie, with a proposed capacity of 1,200 students

This school would accommodate the rapid growth in student population in the Peace Wapiti Academy (PWA) attendance area. PWA is predicted to exceed 100 per cent utilization in 2025. Two modular classrooms added in September 2018 provided some temporary relief. Increased cohort sizes at Whispering Ridge Community School, Clairmont Community School and Penson School, combined with abundant residential development in the PWA attendance area indicate continued rapid student population growth.

Current enrollment at PWA is 670 students with 11 students coded as having severe educational needs. Based on data supplied by PWA's five feeder schools, enrollment for the 2024-25 school year will jump to 685 students, and 97 per cent utilized. Utilization is expected to continue to grow at 3% over the next five years, compounding the enrollment pressures at PWA.

A replacement school would accomplish important outcomes for PWPSD:

By providing high school service to PWPSD students who live in the County of Grande Prairie, ride times would be significantly reduced. The additional time required to transport students through the city would be eliminated, while simultaneously reducing early morning pick-up and late drop-off times for hundreds of other students at feeder schools.

PWPSD would gain a facility with a physical plant and location ideal to accommodate a growing population. The current PWA could be utilized by a neighbouring school division to meet possible enrollment needs.



PEACE WAPITI ACADEMY

A Growing Concern

PWA is expected to reach 100 per cent utilization in 2025, and the site offers little space for expansion or modular additions. PWPSD has requested two additional modular units for PWA and has explored leasing space in the community to accommodate programming needs.



TRANSPORTATION

The Unfolding Journey

Transitioning PWPSD students to schools outside the city of Grande Prairie would serve to achieve another, if not equally important objective – reducing needlessly long bus rides for hundreds of rural students.

As the city grows, the time required to move students through the city is extended. Some students board their bus shortly after 7:00 a.m., arriving home just prior to 5:00 p.m., logging two hours and 45 minutes of ride time per day. Locating our schools outside Grande Prairie will provide easier access to main transportation systems– a successful step in reducing ride times, improving the quality of life for rural families.

Reductions to bus ride times would be significant – an estimated 15 to 25 minutes per day, amounting to 46.5 to 77.5 fewer hours annually – improving their quality of life and family balance.

LOOKING AHEAD

Five Feeder Schools

When considering future enrollment projections, we are mindful of the pace of development in communities throughout the county of Grande Prairie. Understanding that capacity across the system may be considered, we examined utilization rates of five feeder schools in the PWA attendance area: Whispering Ridge Community School, Bezanson School, Clairmont Community School, Harry Balfour School and Penson School. In addition to the significant increase in ride times that would result from shifting PWPSD's rural attendance boundaries, the data for these schools shows sustained growth trends of their own, with one already approaching peak utilization.

**WHISPERING RIDGE
COMMUNITY SCHOOL:
UTILIZATION RATE: 94 PER CENT**

There is ongoing rapid residential development in this school community. The school received four modular units in July 2023, however with ongoing enrollment growth, this school will continue to increase in enrollment and utilization.



**BEZANSON SCHOOL:
UTILIZATION RATE: 81 PER CENT**

With the approval to relocate an additional modular classroom to Bezanson School in 2018, student populations are expected to show continued growth.



**CLAIRMONT COMMUNITY SCHOOL:
UTILIZATION RATE: 64 PER CENT**

Based on historical enrollment growth, projected enrollment is anticipated to continue to show gradual increases of 2.5 per cent annually.



**HARRY BALFOUR SCHOOL:
CONFIRMED PROJECT - Anticipated
opening Fall 2024**

Full funding for a replacement Harry Balfour School was confirmed by the Minister of Education on March 9, 2020. Replacing the existing Harry Balfour School has been the PWPSD Board's top capital plan priority for several years. Long term growth for this school community should remain steady in the coming years, at a projected rate of 2.5 per cent annually.

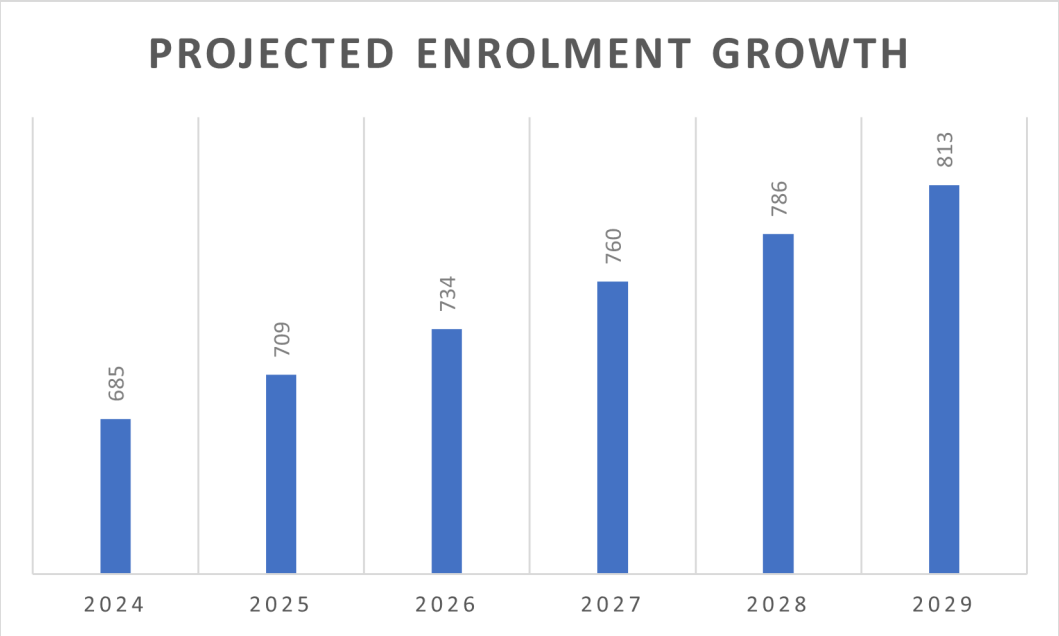


**PENSON SCHOOL:
UTILIZATION RATE: 50 PER CENT**

Future planned development in the Municipal District of Greenview is predicted to lead to modest enrollment increases in this school community.



Current enrollment at PWA for the 2023-2024 school year is 670 students, with 11 students coded as having severe educational needs. Based on data supplied by PWA's five feeder schools, enrollment for the 2023-24 school year will jump to 685 students, or 97 per cent utilization rate.



CURRENT STRATEGIES

STEP 1: Re-imagining and Retooling Existing Spaces

Staff conducted a review of the various programs offered to students and toured the school to determine where learning spaces could be re-imagined or retooled to meet the needs created by increasing enrollment. The following list provides suggestions for immediate solutions. The yellow highlighted areas in the floor plan below are deemed to be cost-effective options for creating additional learning spaces.

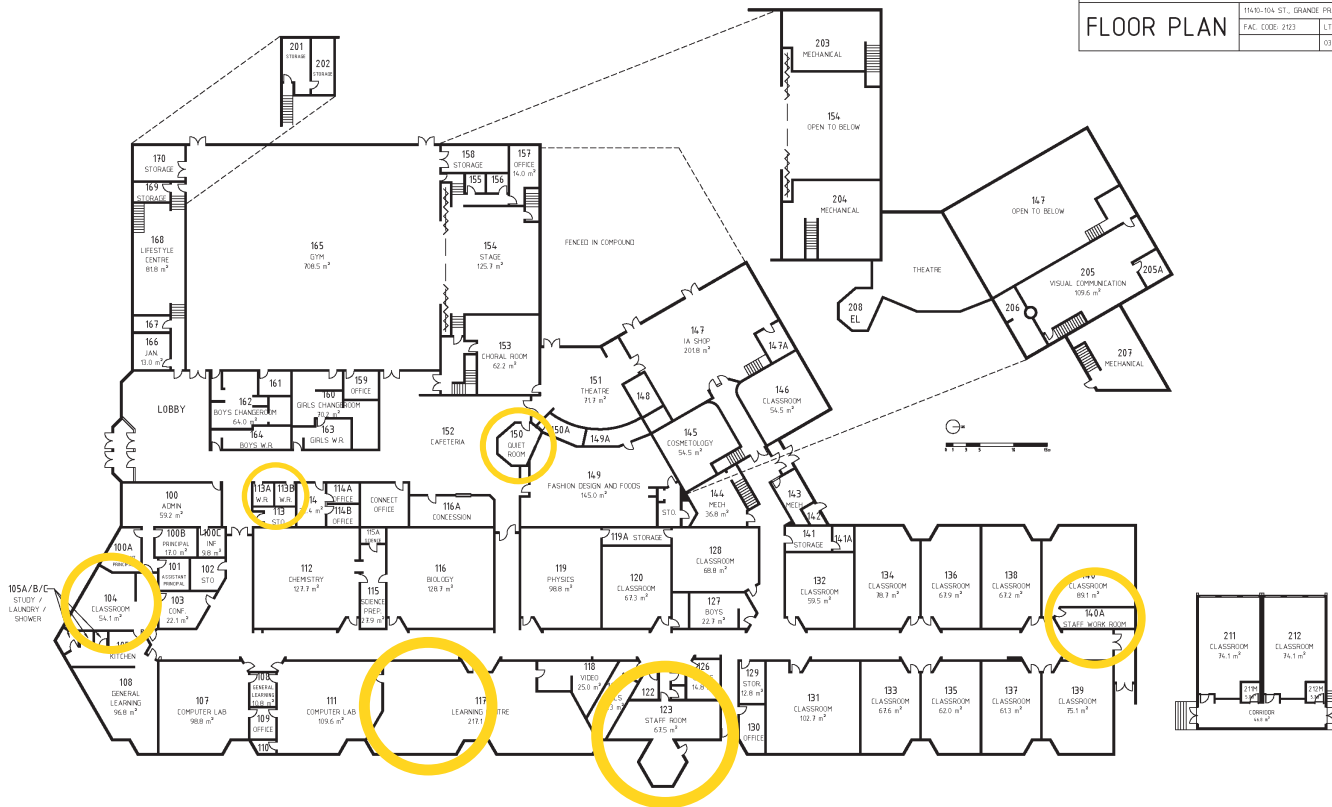
To access the Instructional Area Form supplied to Alberta Education that outlines all instructional spaces within Peace Wapiti Academy, visit:

<https://docs.google.com/spreadsheets/d/1dKGu3SxxOmet3ESC2y8DYugEwLxz3pWNI-GrWUmS7qs/edit?usp=sharing>

ROOM #	CURRENT USE	PROPOSED USE	STATUS
104	Staff Workroom	General Learning Classroom or K & E Classroom.	✓
117	Learning Centre	Install retractable wall to create classroom space in school.	✓
123	Staff Room	Leave as is and add computer stations from Staff Workroom 104 (see above).	✓
140A	Science Prep Room	Convert to Staff Workroom and place one photocopier here. Will also need to relocate door to classroom 140.	✓
150	Storage	Convert to student calming space	✓
113 A & B	File Room	Convert to barrier-free washrooms	✓

■ Cost-effective options.

PEACE WAPITI PUBLIC SCHOOL DIVISION NO.76		
PEACE WAPITI ACADEMY		
11635-104 ST., GRANDE PRARIE, T8B 2Z1		
FAC. CODE: 2123	L716 BLK6 PLAN722299	
03/03/2022		



CURRENT STRATEGIES



STEP 2:

Modular Classrooms

Two modular classrooms were added to PWA in August 2018, increasing the capacity of the building to 736 students. However, given the projected enrollment increases (see graph on page 8) and the pressures of required programming, PWPSD has requested two additional modular units for the 2023-24 school year. It is our belief that two additional units will allow us to maintain current programming for all students within inclusive learning environments, however, the student population will outgrow the available space and capacity for diverse student programming.

Immediate Considerations/Suggestions

- **COMPLETE:** Modular classroom request for the 2023-24 school year. This step is in addition to re-purposing identified spaces at PWA, which are outlined on page 9.
- **ACTIVELY PURSUING:** Additional learning spaces are being accessed in the community. The gymnasium and speciality programming spaces are over capacity and have begun to limit programming opportunities for students. PWA has moved to accessing off-site spaces for some programming options; this has increased programming costs due to transportation and access costs. The current physical building can no longer adequately facilitate the programming needs associated with the ongoing enrollment growth.

PEACE WAPITI ACADEMY: A GROWING CONCERN

Utilization is expected to reach more than 100 per cent in 2025.



A FIVE-YEAR STUDY

Peace Wapiti Academy Infrastructure Maintenance & Renewal (IMR) Projects

Asset Name	BID	System	Brief Description	Sub Category	Status	Funding Source	Fiscal Year	Cost
PEACE WAPITI ACADEMY	B3510A	Emergency Lighting	Remove Existing Generator Ph. II	Electrical	Completed	IMR21/22	2021	\$4,625.00
	B3510A	Fans: Exhaust**	Replace Roof Mounted Exhaust Fans	Heating Ventilating and Air Conditioning	Completed	IMR21/22	2022	\$12,604.00
	B3510A	Interior Construction	Install Washer, Dryer and Shower Stall in Existing Washroom	Interior Construction	Completed	IMR21/22	2022	\$11,120.00
	B3510A	Security Access**	Upgrade Security Panel	Electrical	Completed	IMR21/22	2022	\$601.00
	B3510A	Interior Wall Painting*	Paint Interior	Interior Finishes	Completed	IMR21/22	2022	\$204,281.00
	B3510A	Interior Construction	Welding Bay Expansion and IA Work Room Repair Ph. II	Interior Construction	Completed	IMR21/22	2022	\$6,364.00
	B3510A	Interior Construction	Build New Washrooms in Existing Storage Room Ph. II	Interior Construction	Completed	IMR21/22	2022	\$42,947.00
	B3510A	Emergency Lighting	Remove Existing Generator	Electrical	Completed	IMR20/21	2021	\$13,392.00
	B3510A	Interior Construction	Build New Washrooms in Existing Storage Room	Interior Construction	Completed	IMR20/21	2021	\$926.00
	B3510A	Interior Construction	Welding Bay Expansion and IA Work Room Repair	Interior Construction	Completed	IMR20/21	2021	\$8,543.00
	B3510A	Interior Finishes	Workroom Sewer Back Up Repair	Interior Finishes	Completed	IMR20/21	2021	\$8,105.00
	B3510A	Interior Lighting	Replace Wood Shop Lighting	Electrical	Completed	IMR20/21	2021	\$5,912.00
	B3510A	Resilient Sheet Flooring	Foods Room Upgrade	Interior Finishes	Completed	IMR20/21	2020	\$18,470.00
	B3510A	Building Systems Controls	Modular Controls Upgrade	Heating Ventilating and Air Conditioning	Completed	CMR 2019/20	2021	\$7,053.00

Asset Name	BID	System	Brief Description	Sub Category	Status	Funding Source	Fiscal Year	Cost
PEACE WAPITI ACADEMY	B3510A	Interior Construction	Remove and Replace Art Room Ceiling	Interior Construction	Completed	CMR 2019/20	2021	\$27,117.00
	S3510	Exterior Steps and Ramps*	Exterior Barrier-Free Access Ramp (North Modulares) Ph. II	Site Improvements	Completed	IMR20/21	2021	\$10,757.00
	S3510	Exterior Steps and Ramps*	Exterior Barrier-Free Access Ramp (North Modulares)	Site Improvements	Completed	IMR19/20	2020	\$13,255.00
	S3510	Traffic Barriers*	Jersey Barriers - North Parking Lot	Site Improvements	Completed	IMR19/20	2020	\$13,566.00
	B3510A	Interior Construction	Barrier-Free Change Room	Interior Construction	Completed	IMR19/20	2020	\$32,947.00
	B3510A	Air Distribution Systems	Duct Cleaning	Heating Ventilating and Air Conditioning	Completed	IMR19/20	2019	\$20,067.00
	B3510A	Accordion Folding Partitions	Library Accordion Wall Ph. II	Interior Construction	Completed	IMR19/20	2020	\$1,183.00
	B3510A	Built-Up Bituminous Roofing	Roofing Repair - Section H, I Ph. I	Roofing	Completed	IMR18/19	2019	\$72,997.00
	B3510A	Accordion Folding Partitions	Library Accordion Wall	Interior Construction	Completed	IMR18/19	2019	\$30,627.00
	B3510A	Interior Construction	Workroom 104 Conversion to Classroom	Interior Construction	Completed	IMR18/19	2019	\$32,528.00
	B3510A	Built-Up Bituminous Roofing	Roofing Repair - Section H, I Ph. II	Roofing	Completed	IMR19/20	2020	\$15,694.00
Peace Wapiti Academy Total								\$615,681.00

EQUITABLE EDUCATION FOR ALL

Inclusive Education Programming Needs

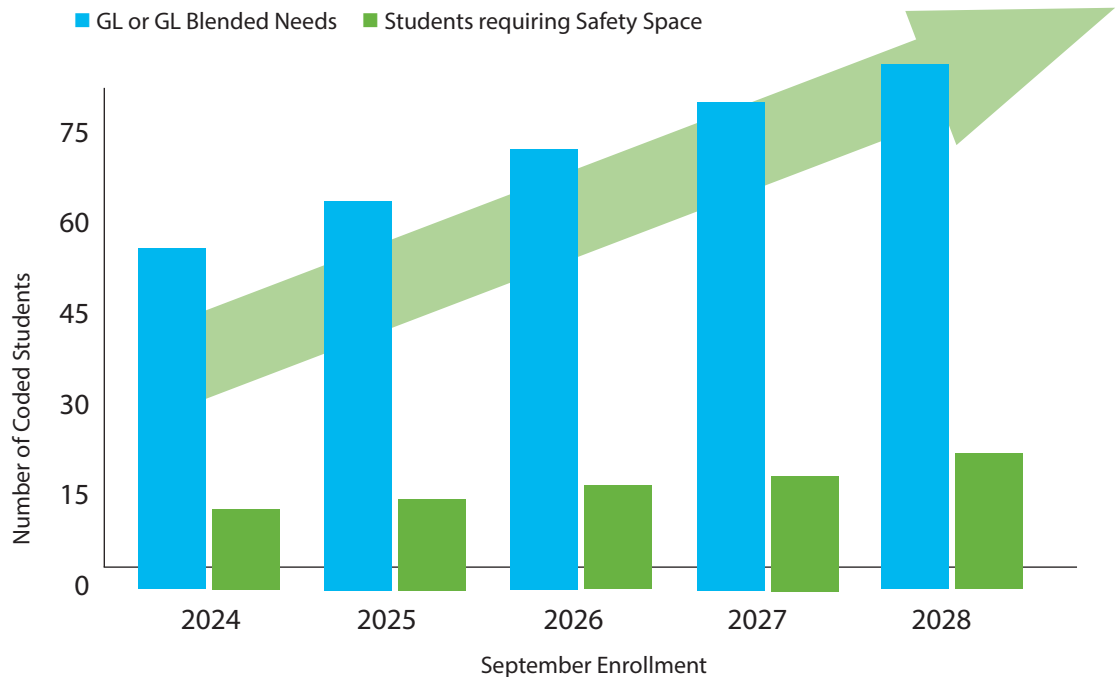
The projected increase in severe or blended inclusive education programming needs is outlined in the graph below. Data is based on current enrollments in PWA's five feeder schools, combined with an additional three students from outside PWPSD per year.

General Learning Support Program (GLSP): A life skills-based and completely alternate program to the mainstream. Participation in this program requires a standardized assessment identifying the current cognitive, social, emotional, behavioural, and physical abilities of the student.

Individual Program Plan (IPP): Informed consent from parents, input from specialists, collaboration with the Peace Collaborative Services Team, and ongoing evaluation and assessment are mandatory for this alternate placement.

Safety space is reserved and made available for students with social-emotional and/or behavioural challenges and concerns.

ALTERNATIVE PROGRAMMING SPACE NEEDS



THE PROJECT



A CRITICAL PRIORITY:

2

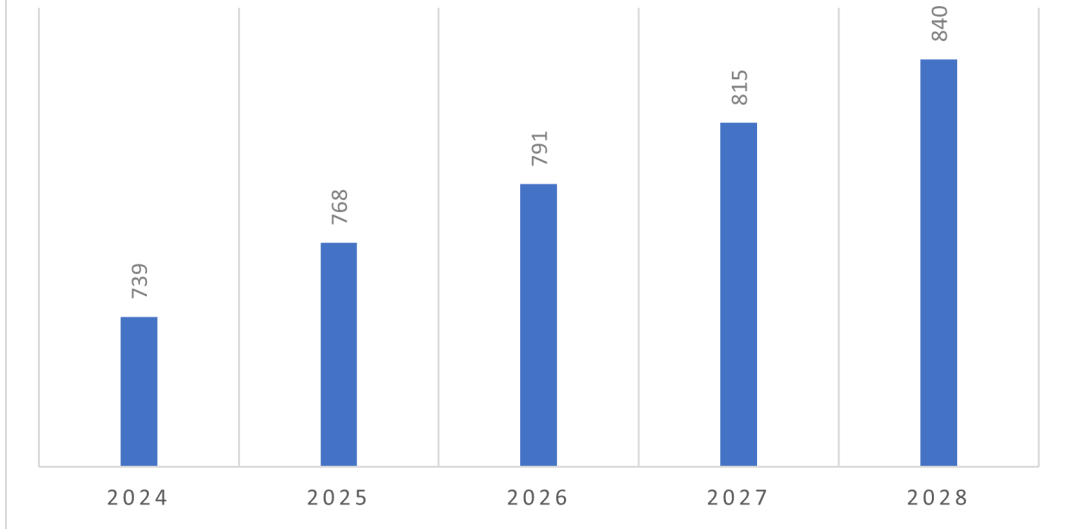
New K-8 school located north of Grande Prairie in the Windsor Area Structure Plan, near Whispering Ridge, with proposed capacity of 765 students

This school will relieve the enrollment pressure that is building at Whispering Ridge Community School due to continued population growth in the communities and the surrounding rural areas.

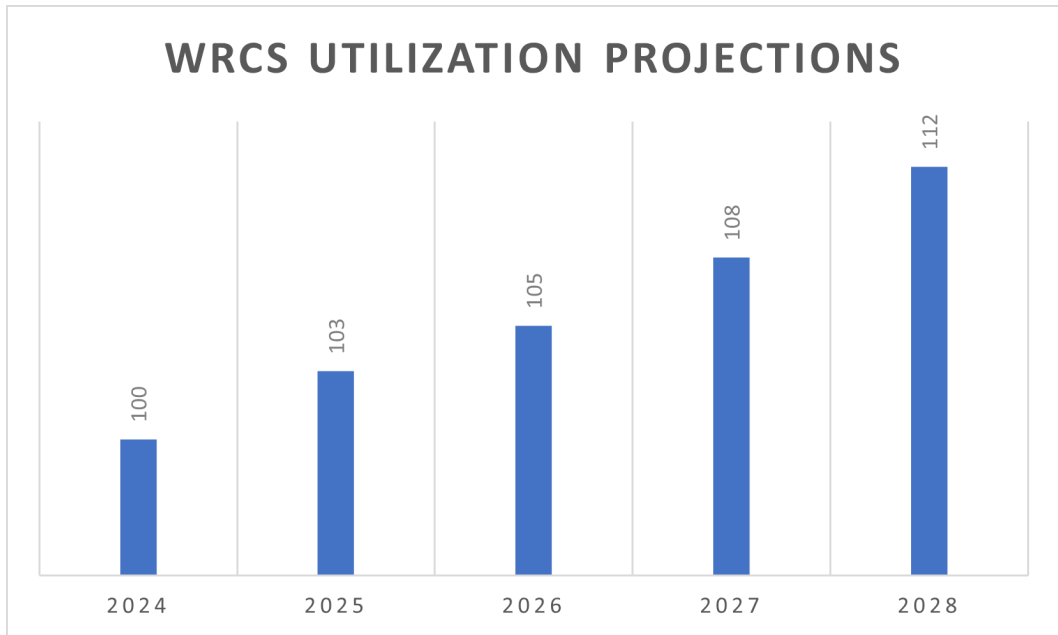
Whispering Ridge Community School currently has a population of 704 students and a utilization rate of 94%. Enrollment projections show continued substantial increase due to continued high-density residential development in the school's immediate attendance area. The Whispering Ridge subdivision, where Whispering Ridge Community School is located, is expected to increase in size from 902 residential lots with an average of 2.5 people per household, to 1,706 developed lots with the total subdivision population projected at 5,260 residents. Population growth of this magnitude will create a critical need for an additional K-8 school in the Whispering Ridge Community School attendance area. [Whispering Ridge Area Structure Plan](#)

This follows the pattern of consistent enrollment growth in this attendance area. Since the school opened in 2018, the average annual enrollment growth has been 10%.

WRCS ENROLLMENT PROJECTIONS



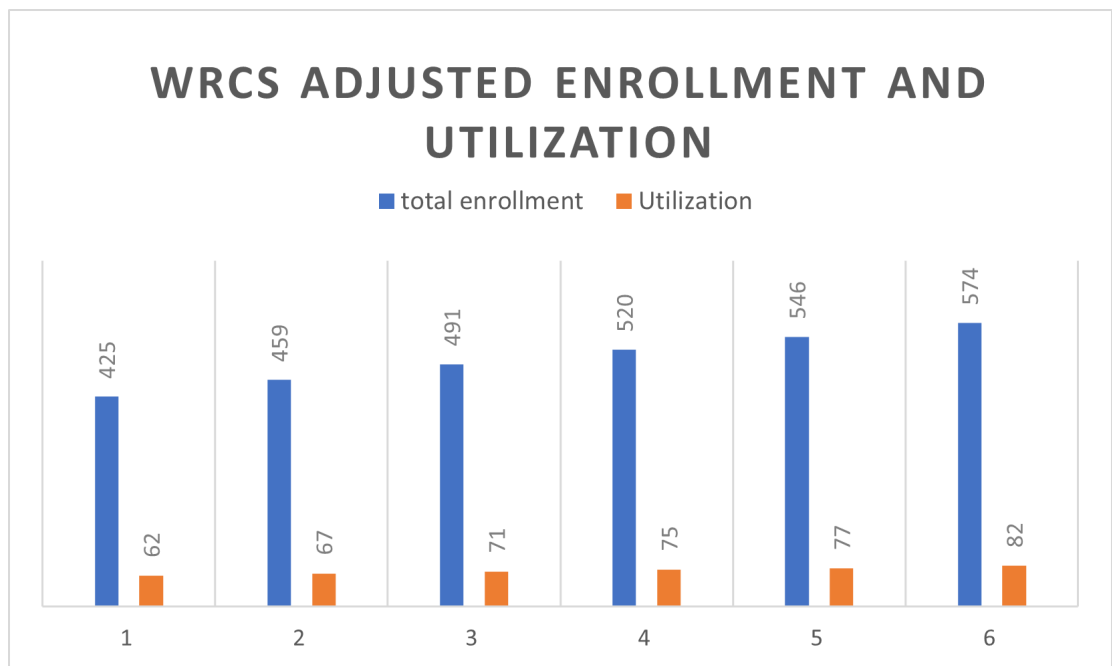
WRCS UTILIZATION PROJECTIONS

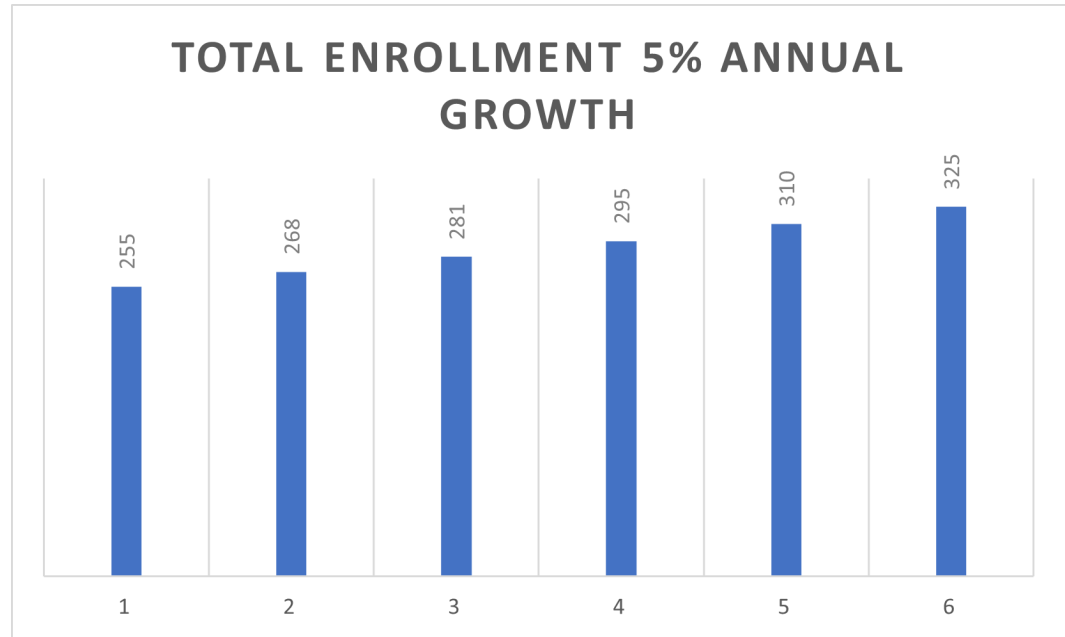


SCHOOL BOUNDARIES

Based upon the ongoing and projected growth within the Whispering Ridge Community School attendance area, Peace Wapiti Public School Division is requesting a new K-8 school to provide capacity for students in the Whispering Ridge Community School attendance area. The attendance area of Whispering Ridge Community School would be adjusted to alleviate the enrollment pressures being experienced at Whispering Ridge Community School. This new school would provide adequate space for students in our rapidly growing school community.

Projected impacted enrollment at Whispering Ridge Community School and a new K-8 school would be as follows:





INCLUSIVE EDUCATION

Equitable education for all

The increase in severe or blended inclusive education programming needs continues to grow with the student population. Students have increasingly complex cognitive, social, emotional, behavioural, and physical abilities within the congested school building.

There are currently approximately 120 students on Individual Program Plans (IPP) or Academic Action Plans (AAP) who require strategic programming, and there is not enough space to effectively provide it.

Safety spaces have been reserved and made available for students with social, emotional and/or behavioural challenges; however, given the number of students requiring these spaces at any given time, there are often dysregulated students in the hallways with no safe space to go.

PROGRAMMING

The programming that we have been able to offer at Whispering Ridge Community School has become increasingly limited due to overpopulation in the building. The school was built with learning common spaces, break out rooms, and a makerspace classroom in order to accommodate unique programming. With the current numbers, these spaces cannot effectively be used as they were intended. Spaces such as the staff workroom, conference room, learning commons, and storage closets have been converted into learning spaces, making it challenging to function day-to-day.

Each day staff find it challenging to even accommodate belongings such as shoes/boots, backpacks, lunches, personal belongings, and school supplies.

Whispering Ridge Community School's student numbers generate additional teaching FTE, librarian time, and office administration hours, however, the school is unable to capitalize on these given the lack of space to accommodate.

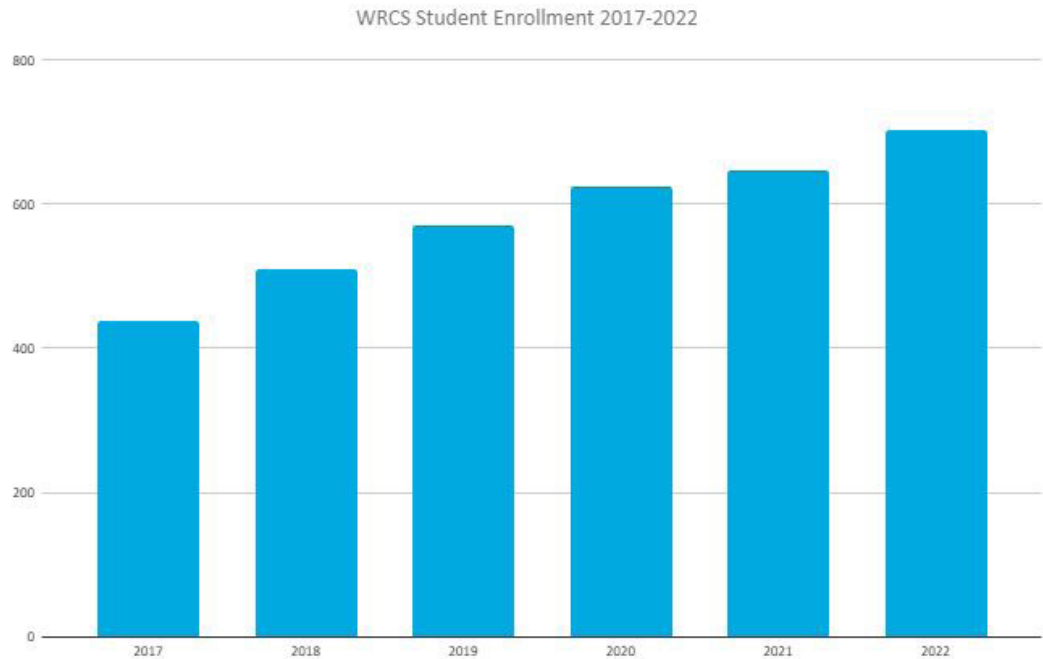
STUDENT AND STAFF WELLNESS

Operating in a building that is over capacity creates a notable level of increased stress on staff and students alike. The staff at Whispering Ridge Community School deal with an increase in behavioural issues due to crowding and students find it challenging to achieve self-regulation throughout the day.

There has been an increase in accidental injuries in the bootrooms, bathrooms, hallways, and gymnasium due to the sheer volume of students in these spaces. Many staff members have voiced their concerns about how increased student numbers result in a negative impact on their wellness. The building is crowded and busy all day long, in every possible space available. Teachers are displaced during their prep time, as there are no other locations for the students.

MODULAR CLASSROOMS

Four modular classrooms were added to Whispering Ridge Community School in the summer of 2023. This will increase the capacity of the building to 767 students. However, given the projected enrollment increases and the pressures of required programming, utilization in 2023-2024 will climb back to 100%. It should also be noted that there is currently room for one additional modular unit at Whispering Ridge Community School.



ANTICIPATED TIMELINES

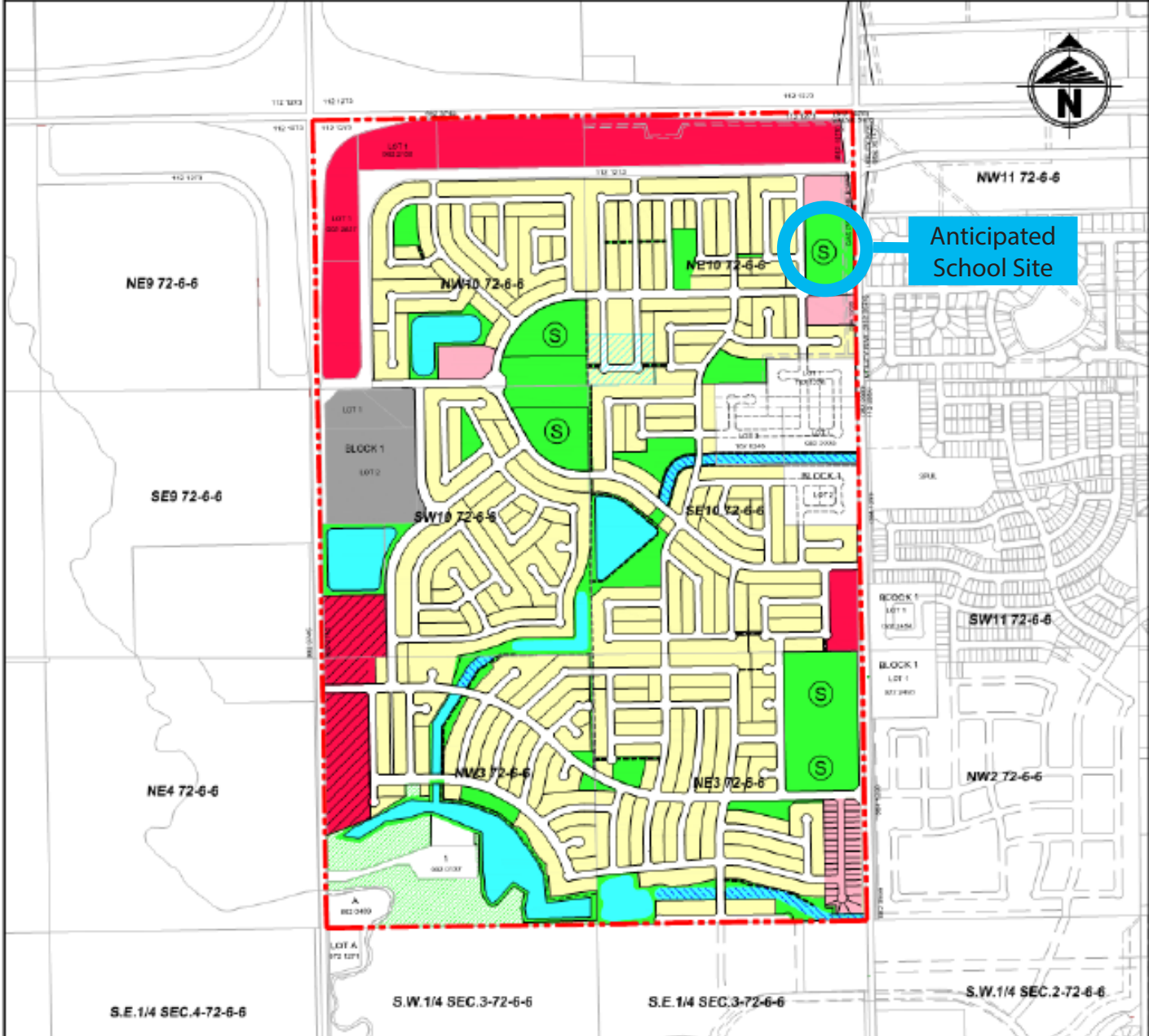
The County of Grande Prairie has set aside suitable land for several school sites within the Windsor Area Structure Plan to accommodate for additional K-8 public schools. The Draft Windsor Area Structure Plan is anticipated to be formally approved by the County of Grande Prairie in 2024. The location of the proposed new K-8 school would also accommodate future projected growth in the Southwest Clairmont area that will necessitate additional K-8 public schools in the rapidly growing community.

The Draft Area Structure Plan contains the following school enrollment projections:
[information provided by County of Grande Prairie Draft Windsor Area Structure Plan]

School enrollment projections are based on the following assumptions:

- Schools are based on K-8 and 9-12 models

Total population for the area at full build out is projected to be approximately 9,540 persons. It is projected that there will be **970 new students in K-8**. Based on these projections, to support the population within the Windsor Area Structure Plan alone, Peace Wapiti Public School Division would need two, 500-student K-8 schools within this development plan. This is in addition to ongoing development in Whispering Ridge and rural Southwest Clairmont, and taking into consideration that the Whispering Ridge Community School is already overcapacity.



Anticipated School Site

Map 5 - DEVELOPMENT CONCEPT

Legend

Plan Area Boundary	Medium Density Residential	Stormwater Management Facility
Commercial	Low Density Residential	Dry Ditch
Industrial / Commercial	Industrial	Alternate Stormwater Management Facility
Mixed Use	Green Space	School Site
	Environmental Reserve	Trail System



**WINDSOR
AREA STRUCTURE PLAN**

Location:
N/S-Sec 10-72-6-6
N-Sec 3-72-6-6

Scale: N.T.S.
January, 2023

THE PROJECT



A KEY PRIORITY:

3

New K-8 school located south west of Grande Prairie in the Flying Shot Area with proposed capacity of 600 students

This school will relieve the enrollment pressure that is building at Whispering Ridge Community School due to continued population growth in the communities and the surrounding rural areas.

Whispering Ridge Community School currently has a population of 704 students and a utilization rate of 94%. Enrollment projections show continued substantial increase due to continued high-density residential development in the school's immediate attendance area. The Whispering Ridge subdivision, where Whispering Ridge Community School is located, is expected to increase in size from 902 residential lots with an average of 2.5 people per household, to 1,706 developed lots with the total subdivision population projected at 5,260 residents. Population growth of this magnitude will create a critical need for an additional K-8 school in the area. [Whispering Ridge Area Structure Plan](#)

This follows the pattern of consistent enrollment growth in this attendance area. Since the school opened in 2018, the average annual enrollment growth has been 10%.

A new K-8 school in this area would alleviate enrollment pressures and significantly reduce bus ride times for our rural students.

THE PROJECT



A KEY PRIORITY:

4

Modernization of Bonanza School

Bonanza School opened in 1957, followed by additions in 1963 and 1965, and a modernization in 1986. The school is currently 62 per cent utilized.

While enrollment has been consistent over the years, the combination of an aging facility and a rising Facility Condition Index – currently sitting at 18 – necessitates updating the facility.



THE PROJECT



A KEY PRIORITY:

Addressing growth at feeder schools in the County of Grande Prairie

5

New 9-12 school, located east of Grande Prairie, with a proposed capacity of 650 students

A regional high school located east of Grande Prairie would reduce enrollment pressures at PWA and will accommodate ongoing student population growth in the current PWA attendance area. This new high school will also further alleviate lengthy bus ride times for students who reside east and southeast of Grande Prairie, while addressing ongoing current and future development in the area. The County of Grande Prairie's proposed medium density development southeast of Grande Prairie in Taylor Estates, Maple Ridge Estates and other areas continue to increase enrollment at PWA.

The new high school would be conveniently located at SW27 71-5-6, near the site of the confirmed replacement Harry Balfour School, and serve student populations from two feeder schools – Harry Balfour School and Bezanson School – that currently feed into PWA.

LOCATION

Providing service where families live – A rural-based high school to meet rural needs

The County of Grande Prairie's Five Mall Hall site design plan includes a commitment for municipal services and space for two additional schools beyond the confirmed replacement Harry Balfour School site. A staggered four-year entry process to introduce Grades 9 through 12 would see the annual school population increase by one grade level per year.

A NEW HIGH SCHOOL WOULD:

- Significantly reduce ride times for students from Harry Balfour School and Bezanson School who would normally progress to PWA, a school that is already near capacity.
- Reduce PWA's projected student population by an estimated 65 students per year, without accounting for population growth.

PEACE WAPITI PUBLIC SCHOOL DIVISION

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