

## Long Term Facility Plan Review

### *Why Review the Plan?*

The Long Term Facilities Plan was last completed in 2012 and does not address many of the current opportunities and challenges faced by the School District at present or in the future and is in need of significant revision. In addition, the School District has experienced substantial growth since 2014 that has placed pressure on school facilities in all areas of the Families of Schools.

### *What Will Happen in the Review?*

- The Long Term Facility Recommendations will be presented by the Long Term Facilities Plan Working Committee at the May 5, 2021 Planning and Facilities Committee.
- The Board of Education will receive the Draft Long Term Facilities Plan on May 26, 2021 for review and consideration.
- The community will be provided with opportunities to provide feedback:
  - Survey III (opens February 4, 2021): What are your thoughts and concerns on the considerations that have been presented on a plan.
  - Public Questions/Comments on May 5, 2021 Planning and Facilities Committee Meeting.

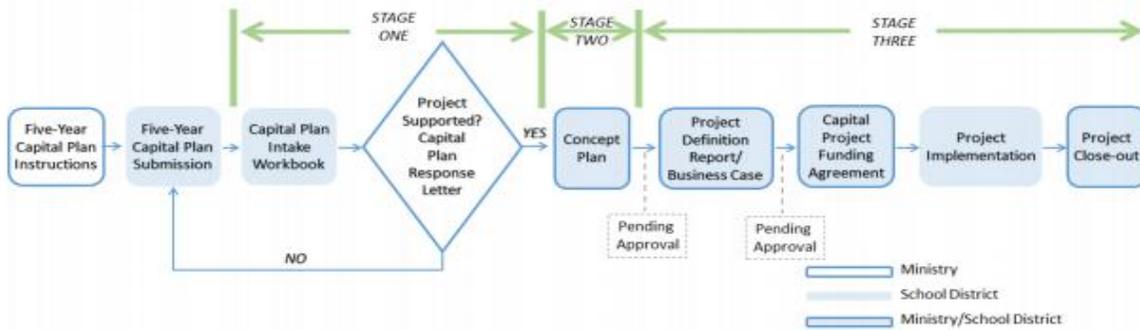
### *What is the Timeline for the Review?*

|                       |   |
|-----------------------|---|
| February 3, 2021:     | Present Considerations for LTFP Planning and Facilities Committee       |
| February 4, 2021:     | Public Survey III – on overall plan for LTFP                            |
| February 8 -19, 2021: | Public Zoom Townhalls – Overall Plan for LTFP                           |
| February 19, 2021:    | Survey III Closes   |
| February 24, 2021:    | Survey III Results published on LTFP Review Website                     |
| May 5, 2021:          | Present Draft LTFP for recommendation Planning and Facilities Committee |
| May 26, 2021:         | Board of Education review and consideration of LTFP                     |



### What is the Process to Approve Capital Projects?

All requests for a Major Capital Program project will undergo a more extensive three-stage process. Initial Ministry support for a qualifying project request will be based on the preliminary information provided in a Project Request Fact Sheet for Expansion and Replacement projects.



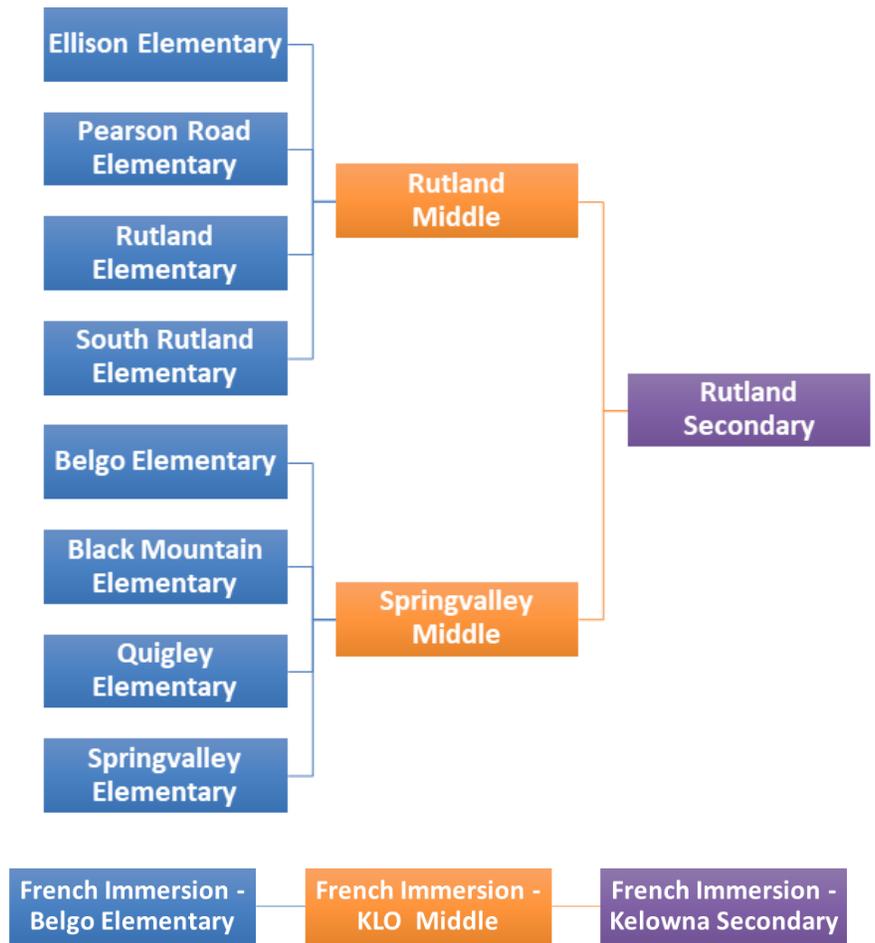
Under all processes, a board of education is responsible for using its local funds to cover the initial costs for any planning work and reports required to determine a proposed scope and preliminary cost estimates for a requested capital project.



## RUTLAND FAMILY

The Rutland Neighbourhood is within the City of Kelowna boundary. The family of schools include eight elementary schools (École Belgo Elementary, Black Mountain Elementary, Ellison Elementary, Pearson Road Elementary, Rutland Elementary, Quigley Elementary, Springvalley Elementary and South Rutland Elementary) and two middle school (Rutland Middle and Springvalley Middle). Both middle schools currently feed into Rutland Secondary.

**Community Population:** 45,186 (2019)  
**Student Population (0-17):** 7,519 (2019)  
**Student Enrolment:** 4,850 (2019)  
**Schools:** 8 Elementary, 2 Middle, 1 Secondary





### Residential Development

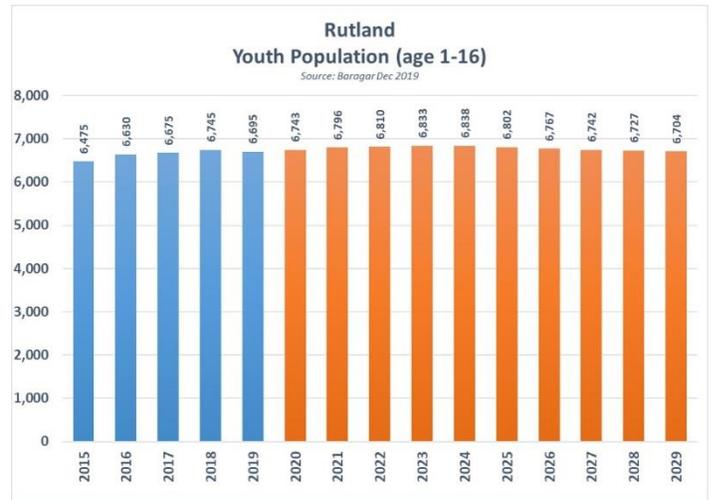
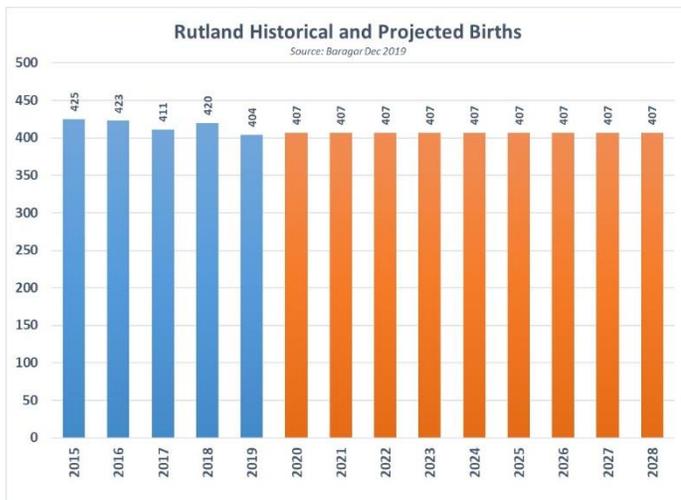
It is anticipated that 5,255 of new residential units will occur in the Rutland area. Of these, it is estimated 48% will be single family and 52% will be multi-family homes. The potential student yield from 5,255 units with this mix is estimated to be 750 to 1,000 students upon build-out (2030).

| Neighbourhood           | Single Family Unit | Multi Family Unit | Projected Total |
|-------------------------|--------------------|-------------------|-----------------|
| <b>Rutland</b>          | 35                 | 1800              | 1835            |
| <b>Black Mountain</b>   | 1350               | 200               | 1550            |
| <b>Tower Ranch</b>      | 640                | 50                | 690             |
| <b>University South</b> | 500                | 570               | 1070            |
| <b>Total</b>            | 2,525              | 2,620             | 5145            |

Source: City of Kelowna Official Community Plan (2011)

### Births and Youth Population

The Rutland area has a slowing decline in births over the last five years and it is anticipated births will be about 400 a year over the next ten years. Youth population has seen small increases; however, with the smaller amount on new family residential development in the area, the youth population is projected to remain a steady level.



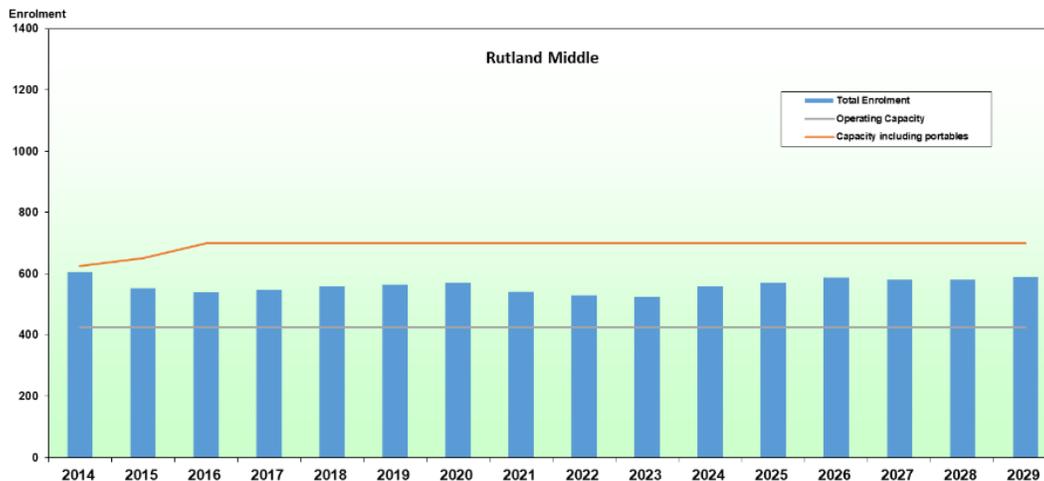
## Rutland Considerations

### 1. Middle School Capacity and Facility Life Cycle

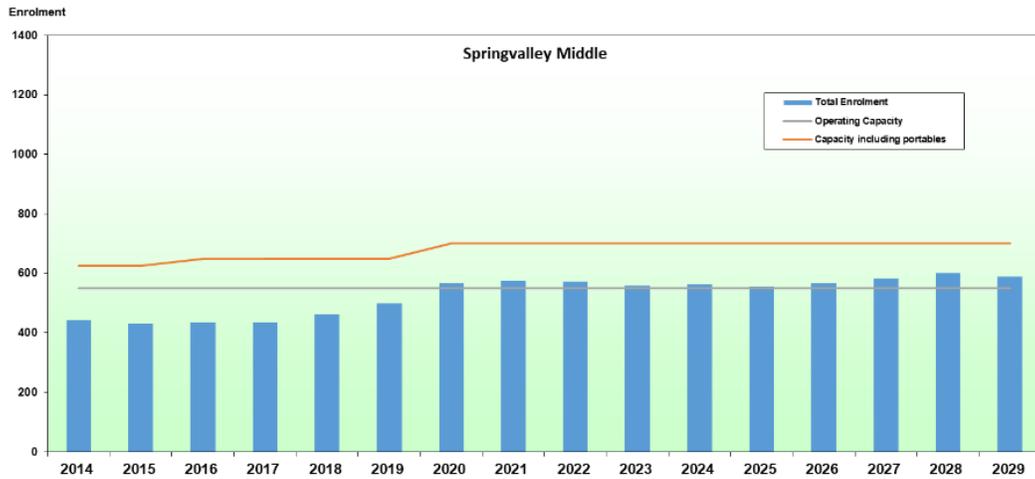
There has been significant enrolment increases within the School District over the last decade and the Rutland area is no exception. Enrolment pressures continue at the middle schools in the Rutland area and to accommodate the pressures, portables continue to be placed on the middle school sites. The middle school enrolments are beyond the school's building capacity as defined in the Ministry of Education Area Design Standards.

The replacement of Rutland Middle School has been a project that is identified as the number one priority in the Replacement Program on the School District's Capital Plan. The School District have had extensive discussions with the Ministry of Education's Capital Division staff regarding the middle school issues within the Rutland neighbourhood of Kelowna.

The current Rutland Middle School building capacity based on Ministry of Education area standards is 425. The current enrollment requires the school to have 22 classrooms. Within the school building are 17 classrooms and an additional five classrooms (portables) would be required to accommodate the enrolment. In addition, the Rutland area has a high level of designated students and the current language in collective agreements impacts the classroom sizes in the middle schools. To accommodate the designated students, the school requires an additional six classrooms for the current enrolment. With future growth and additional classrooms to accommodate designated students, the School District is requesting a 750 capacity middle school.



The similar case is needed at Springvalley Middle School. The current building capacity for Springvalley Middle School, based on Ministry of Education area standards, is 550 students. However, the school has required six portables to accommodate the enrolment. The current enrolment requires the school to have 22 classrooms plus six additional classrooms to accommodate designated students. Springvalley Middle School is identified for an addition to increase to a 700 capacity middle school to accommodate growth and designated students.



Overall, the current building capacity of middle schools in Rutland is an enrolment of 975. Currently, there are 17 portables on the two middle school sites. The Ministry of Education, Capital Division's calculation for building capacity should increase the middle schools capacity by 425, to a total combined 1,400 capacity for the Rutland middle schools. The projected growth should see middle school capacity increased to 1,450.



### Considerations

#### a) *Replace Rutland Middle School with a 750 Capacity New Middle School on Same Site*

The Rutland Middle School is beyond its building capacity and enrolment is projected to continue to grow. Eleven portables are located on the site and the School has utilized every possible location within the school to implement the curriculum; however, with the high use of the school, there is no space for special needs and small group learning. The replacement of Rutland Middle School is requested in the District's Capital Plan and would provide the expansion necessary to accommodate the area's growth as well as provide a modern learning environment that has been created in Canyon Falls Middle School and H.S. Grenda Middle School.



### Challenges

- Combined with increased enrolment, the middle school has added eleven portables and are expecting future needs for additional classrooms.
- Rutland Middle and Rutland Secondary Schools share the existing site on Rutland Road. The current site size is 7.9 ha (19.4 ac). The site size does not adequately accommodate the two schools, eleven portables, parking and playfields. There is only one full sports field and a shared half play field.
- Enrolment for both schools is expected to be over 2,000 students and teachers working on the site. The overcrowding creates challenges for vehicle and pedestrian traffic, sharing sports fields and implementing the new curriculum. If a replacement school is to be constructed on this same site there are limited locations and accommodating 2,000 students and staff on a site during construction of a new middle school will create additional challenges to implement education opportunities.
- It would be difficult to accommodate future enrolment growth for the schools as there would be limited locations on the site to construct additions.
- There is mechanical equipment in the Rutland Middle School that serves the secondary school that will need to be factored into any removal of the middle school from the site.



### *Actions Necessary*

- Advocate for the support of the District's current Capital Plan for replacement of Rutland Middle School.

### **b) Increase Rutland Middle School to a 750 Capacity by Addition/Renovation**

Additions are possible to the school; however, additions to an existing aging facility will require the construction to meet current building code requirements. The addition would increase building capacity to accommodate the current enrolment projections.

### *Challenges*

- The Rutland Middle School has been maintained for the past 71 years. The building needs significant renovations to meet current educational standards and building code requirements.
- Due to the complicated nature of the renovation, demolition and replacement, it cannot be achieved without the provision of at least twelve (12) portable classrooms to be used during the construction process. This is in addition to the eleven (11) portable classrooms already on site.
- Rutland Middle School is structurally sound. The building has the ability to continue as a middle school provided excessive and costly regular maintenance projects continue on the building. If the addition/renovation is completed efficiently and effectively, the addition/renovation should prolong the life of the building. An addition/renovation will need to incorporate the upgrades to bring the building up to current building code requirements.
- Rutland Middle and Rutland Secondary Schools share the existing site on Rutland Road. The current site size is 7.9 ha (19.4 ac). The site size does not adequately accommodate the two schools, eleven portables, parking and playfields. There is only one full sports field and a shared half play field.
- Enrolment for both schools is expected to be over 2,000 students and teachers working on the site. The overcrowding creates challenges for vehicle and pedestrian traffic, sharing sports fields and implementing the new curriculum. If a replacement school is to be constructed on this same site there are limited locations and accommodating 2,000 students and staff on a site during construction of a new middle school will create additional challenges to implement education opportunities.
- It would be difficult to accommodate future enrolment growth for the schools as there would be limited locations on the site to construct additions.

### *Actions Necessary*

- Advocate for the support of the District's current Capital Plan for an addition to Rutland Middle School.



### c) *Construct a New 750 Capacity Rutland Middle School on New Site*

A new middle school will provide a solution to the deficiency of classroom space. However, available land of adequate size is difficult to acquire.

#### *Challenges*

- The District has explored suitable properties in the Rutland area to build a new middle school. After extensive review, any suitable property for a middle school site lies within the Agricultural Land Reserve (ALR). Properties within the ALR require extensive application preparation and there is an extensive timeline for approval by the Agriculture Land Commission (greater than 12 months).
- Both the City of Kelowna and the Agricultural Land Commission (ALC) stated removal of properties would not be considered until all other options were exhausted. If exclusion by the ALC were achieved, the site would still need to be rezoned for a school by the City of Kelowna.
- The general uncertainty of property acquisition, application approvals, long timelines and potential high costs through the application process make this option undesirable.
- The existing Rutland neighbourhood is mainly an urban environment that is surrounded by the Agricultural Land Reserve (ALR). The ALR is shown as the green shaded area in the following picture.



- There is mechanical equipment in the Rutland Middle School that serves the secondary school that will need to be factored into any removal of the middle school from the site.

#### *Actions Necessary*

- Obtain services from a consultant to create a strategy to acquire land for a new middle school.
- Update Capital Plan to purchase new land.
- Advocate for the support of the District's current Capital Plan for replacement of Rutland Middle School.



### ***d) Construct an Addition/Renovation to Springvalley Middle School***

Springvalley Middle School is currently at its building capacity of 550. Future growth and student designations create challenges for the school to operate without portables. The current Capital submission identifies an addition to Springvalley Middle School to accommodate its capacity issues. Springvalley Middle School was constructed and opened in 1974. The one storey building will require additional renovations to accommodate an addition. The new middle school will need to be a multi-storey school to minimize the building footprint.

#### *Challenges*

- Although the site size for the Springvalley Middle/Elementary schools meets the minimum requirements, any addition to the middle school is challenging with the current layouts, parking restrictions and age of the building.
- Springvalley Middle and Springvalley Elementary share the existing site on Ziprick Road. The current site size is 6.0 ha (14.9 ac). The site size does not adequately accommodate the two schools, six portables, parking and playfields.
- The shared site with an elementary school will limit future school expansion of either school.
- Construction will need to displace students depending on design of an addition.
- Portables will be used for temporary accommodation during construction.
- Catchment Boundary Review will be required to change feeder schools and balance the enrolments for a new capacity middle school.

#### *Actions Necessary*

- Assess building to confirm the potential of an addition to the school.
- Modify Capital Plan to request addition to Rutland Middle School.
- Advocate for the support of an addition to Rutland Middle School.

### ***e) Construct New 750 Capacity Middle School on Quigley Elementary School site***

The Quigley Elementary School site is the largest site owned by the School District in the Rutland area. The potential to place a middle school on the site is possible and provides adequate playfields for the two schools. This will accommodate projected growth in the Rutland area and Quigley Elementary would continue to function as an elementary school. This consideration would be similar to two other sites in the Rutland area; Rutland Middle and Rutland Secondary, and Springvalley Elementary and Springvalley Middle. Building on the Quigley Elementary site would allow for the opportunity for a future addition at Rutland Secondary School.

#### *Challenges*

- The middle school sites are close to each other.
- Sharing a site may limit any growth potential/additions to the schools if necessary.
- The site is accessed off local neighbourhood roads and the increase of vehicle traffic may create conflicts with neighbours.
- Catchment Boundary Review will be required to change feeder schools and balance the enrolments for a new capacity middle school.
- There is mechanical equipment in the Rutland Middle School that serves the Secondary



School that will need to be factored into any removal of the middle school from the site.

### Actions Necessary

- Update Capital Plan to request a new Middle School on the Quigley Elementary School site.
- Advocate for the support of the District's current Capital Plan for new Middle School on the Quigley Elementary School site.



## SITE PLAN CONCEPT

Quigley Elementary School  
795 16th Ave, Courtenay, BC

SCALE: 1"=40'  
DATE: 2/27/18

P1.1

DESIGNED BY:  
CONSTRUCTION:  
DATE:  
BY:  
CHECKED BY:  
DATE:





**f) Construct a 900 Capacity Middle School on the Quigley Elementary School**

Similar to the previous consideration, increase the school to a 900 capacity. The increase would be able to accommodate the enrolment projections for both middle schools in Rutland. The site would be large enough to accommodate the elementary and middle schools.

*Challenges*

- The middle schools sites are close to each other.
- Sharing a site may limit any growth potential/additions to the schools if necessary.
- The site is accessed off local neighbourhood roads and the increase of vehicle traffic may create conflicts with neighbours.
- Catchment Boundary Review will be required to change feeder schools and balance the enrolments for a new capacity middle school.
- There is mechanical equipment in the Rutland Middle School that serves the Secondary School that will need to be factored into any removal of the middle school from the site.

*Actions Necessary*

- Update Capital Plan to request new middle school on the Quigley Elementary School site.
- Advocate for the support of the District's current Capital Plan for new middle school on the Quigley Elementary School site.



**CONCEPT RENDERING**

Quigley Elementary School  
150-1500-150-1500-1500

P1.0

Scale: 1:1000  
Date: 2014-10-14

City of Kelowna  
Department of Planning  
1100 - 1100 - 1100  
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CHPA

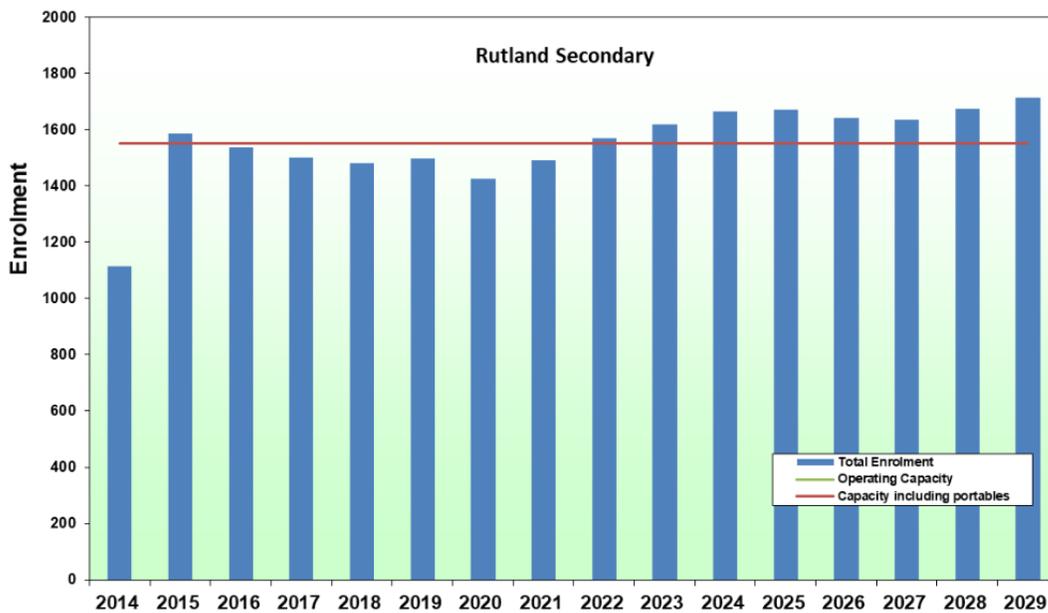


***g) Transport Students to Other Middle Schools***

The option to bus students to the nearest school with space would require additional buses. However, due to the growth in the Kelowna area, the nearest middle school with any additional space is located on the Westside or in Lake Country. This option is not practical due to growth in other areas and availability of space in other schools is very limited.

***2. Rutland Secondary School Capacity***

There has been significant enrolment increases within the School District over the last decade and Rutland area is no exception. Enrolment pressures will be seen at Rutland Secondary School. The secondary school enrolment is projected to be beyond the school's building capacity as defined in the Ministry of Education Area Design Standards by 2022.



Notes:  
- Enrolment projections at September 30, 2020

***Considerations***

***a) Construct a 6 Classroom Addition/Renovation to Increase Rutland Secondary School to a 1700 Capacity***

It will be necessary to make an addition to Rutland Secondary School to accommodate enrolment projections. The projections do not show significant growth in the school; however, City projections show the population will continue to grow by 1.4% to 1.6% per year over the next 20 years. An addition will accommodate the projections and finding another site for a secondary school will be extremely difficult in the Rutland area.

***Challenges***

- Rutland Secondary and Rutland Middle Schools share the existing site on Rutland Road. The current site size is 7.9 ha (19.4 ac). The site size does not adequately accommodate the two



schools, eleven portables, parking and playfields. There is only one full sports field and a shared half play field.

- Rutland Middle School would need to be resolved before an addition to Rutland Secondary School could occur.
- Enrolment for both schools is expected to be over 2,000 students and teachers working on the site. The overcrowding creates challenges for vehicle and pedestrian traffic, sharing sports fields and implementing the new curriculum. If a replacement school is to be constructed on this same site there are limited locations and accommodating 2,000 students and staff on a site during construction of a new middle school will create additional challenges to implement education opportunities.
- If Rutland Middle School continues to be located on the same site, it would be difficult to accommodate future enrolment growth for the schools as there would be limited locations on the site to construct additions.
- Enrolments in secondary schools can change timetables and courses to assist with accommodating future enrolments projections. Adjusting timetables and courses may reduce the number of courses offered.
- If growth is higher than expected this project may need to increase in priority.
- Renovation/Addition costs may be higher to meet current building code and municipal requirements.
- Ministry funding is required and it is unknown on potential timing for approval.
- Other expansion projects in the District are a greater need based on current enrolment projection.
- There is mechanical equipment in the Rutland Middle School that serves the secondary school that will need to be factored into any removal of the middle school from the site.

### *Actions Necessary*

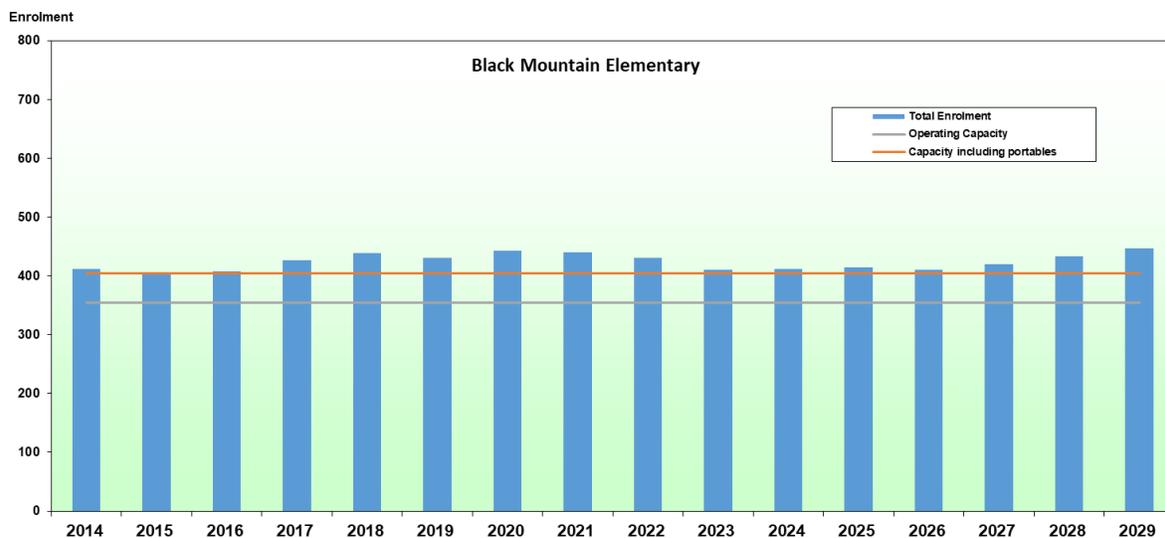
- Update Capital Plan to request expansion of Rutland Secondary School.
- Continue advocacy of the Ministry to support the project and funding.

### 3. Black Mountain Elementary School Capacity Issues

Black Mountain Elementary School was opened September 1976 with an operating capacity of 354 and currently at a 121% utilization rate. There are two portables on the site and may require more depending on the new housing and resale of existing residential units in the area. Enrolment projections show Black Mountain Elementary to continue to require the two portables. New growth and improving housing market may increase enrolment projections requiring more space to accommodate students. The area is averaging about 45 new single family units per year and approximately 24 students per year. Number of households in the Black Mountain Elementary catchment area has increased by 15.6% since 2012.

| POTENTIAL RUTLAND RESIDENTIAL DEVELOPMENT |              |               |              |
|---|--------------|---------------|--------------|
| Catchment                                 | Total Units  | Single Family | Multi Family |
| Open Rutland                              | 2,040        | 760           | 1,280        |
| Ellison                                   | 477          | 269           | 208          |
| Black Mountain                            | 782          | 542           | 240          |
| <b>Rutland Total</b>                      | <b>3,299</b> | <b>1,571</b>  | <b>1,728</b> |

The grade configuration changed to K-5 in 2016. Currently, the school is running 21 classrooms. The school was constructed for two kindergarten classrooms and 14 elementary classrooms. Since the school was built in 1976, interior renovations were made to create additional classrooms and two portables were added. The School's student population has grown over the last 10 years has impacted the availability of space in the school. Further, there is are projected to be continued growth at Black Mountain Elementary.





### *Considerations*

#### **a) Increase Black Mountain Elementary School to a 425-475 Capacity**

An addition to the school provides the needed classroom space and enables the school to recapture the core spaces that have been converted to classroom spaces. The school has the room to accommodate an addition. The projected residential units in the area will require additional capacity in the future. The current Capital Plan identifies the addition request.

#### *Challenges*

- There are undeveloped portions of the site that are sloping and will require fill. The current playground area may need to be relocated to accommodate the addition.
- The addition would not be supported by the Ministry if there is capacity within the neighbouring elementary schools.

#### *Actions Necessary*

- Continue advocacy of the Ministry to support the project and funding.

#### **b) Catchment Boundary Review**

The District may consider revising catchment boundaries to alleviate capacity constraints at Black Mountain Elementary and balance enrolment in the School Family. This will enable the school to gain some of the space it lost to accommodate classrooms. A catchment review can help to balance out the number of students in a school; create cohesive school communities around catchment schools; and create community within proximity to school.

Six of the eight elementary schools in the Rutland area lie within the urban centre of Rutland and are within walking distance of each other. For this reason, all the elementary schools in the Rutland area are within one large open boundary area. However, the boundaries help manage student enrolment and define transportation eligibility. As population trends and over-crowding or under-utilization of school facilities are occurring in the area, consideration should be given to reinstating individual school catchments to assist in balancing Rutland elementary schools enrolment.

#### *Challenges*

- Potential disrupt of families

#### *Actions Necessary*

- Initiate Catchment Review

#### **c) Transport Students**

The option to bus students to the nearest school with space would require additional buses. However, due to the growth in the Kelowna area, the nearest middle school with any additional space is located on the Westside or in Lake Country. This option is not practical due to growth in other areas and availability of space in other schools is very limited.



## **We want to hear from you!**

The draft Long Term Facilities Plan will be presented on May 5, 2021 based on these considerations and feedback received.

Please provide your thoughts on these considerations.

**Survey III (<http://bit.ly/LTFP-Rutland>)**

*What are your thoughts and concerns regarding the considerations for school facilities presented for the Rutland Family of Schools?*