



PUBLIC SCHOOLS BRANCH SCHOOL STUDY REPORT

June 13, 2024

CHARLOTTETOWN FAMILY OF SCHOOLS

Prepared by Tracy Beaulieu, Director of the Public Schools Branch

1. INTRODUCTION

This School Study Report was commissioned by the Public Schools Branch Board of Trustees at their regular Board Meeting held at Morell Consolidated on April 11, 2024. Originating from the Review of Schools presented to the Board that evening, schools identified to participate in the Study included the Charlottetown Family of Schools with specific attention to L. M. Montgomery Elementary, St. Jean Elementary, West Royalty Elementary, Charlottetown Rural High and Colonel Gray High.

A number of factors identified in the Review of Schools underlie the urgent need for this Study:

- (a) the steady growth of enrolment at L. M. Montgomery and West Royalty;
- (b) the issue of current overcapacity in the two high schools;
- (c) the current construction of Stratford High School;
- (d) the increase in residential units being constructed in the City of Charlottetown and immediate surrounding communities; and,
- (e) the ever-increasing challenge of finding appropriate instructional and support spaces for our student population.

In response to these needs and system characteristics and as required by the provisions of section 4 of **PSB Policy GP14, School Review**, this School Study will focus on three primary areas:

- (1) **program issues** where a school has difficulty providing students with equitable access to appropriate educational programs or services;
- (2) **capacity issues** where there may be underutilization or overcrowding in a school; and,
- (3) **demographic issues** where there are projected increases or decreases in the population or student population in an area.

2. THE ISSUES FOR STUDY

Program issues arise in all schools due to construction design constraints. As most of our schools were built several years ago (11 of the 16 Charlottetown Family schools opened before the year 2000), they were designed to address prevalent instructional methods and support services of the day. The traditional design included a number of regular classrooms intended to each accommodate a teacher and 22 to 30 students (depending on grade), a few specialist areas such as a Library, Music Room, Gymnasium, perhaps a Resource Room (more recent years), a Guidance Office and ancillary areas such as the administration offices, health room, staff room and storerooms. Intermediate and high schools may have also included areas for Science (Lab),

Industrial Arts (Tech Ed), Home Economics (Family Studies), Art/Drama and a cafeteria. Over time, as schools offered additional programs and services to support student learning and accommodate special needs, school designs adapted to the current needs and architectural design took these changes into account. Spring Park Elementary which opened in 2013, the recent addition at Eliot River Elementary and the new Sherwood Elementary are good examples of a school designed to meet the needs of 2024 and beyond in that these schools have several small group spaces where our teachers, support staff and itinerant services can find dedicated space to deliver individualized support and services best serving many of our youth. However, the same cannot be said of the majority of our older schools where finding such dedicated space for these services remains a significant challenge. Just as our number of students requiring intervention or individual support have grown in recent years through improved diagnosis or the development of more appropriate programming together with increasing numbers of support personnel (particularly, educational assistants), the demands for space have increased significantly and are placing undue burdens on our school staffs to find appropriate accommodations. Acknowledging the number of Educational Assistants who work in our schools (approximately 800 as of March 2024) and who utilize these break-out spaces in addition to classroom support demonstrates the complexity and breadth of the space issues facing our schools. Over time, every school in the Charlottetown Family has made modifications to traditional classrooms or other non-instructional areas to create one-to-one breakout rooms or small group learning centres.

The **capacity and demographic issues** are closely intertwined. As residential developments flourish with increased numbers of children in our various catchment zones, two of the neighbourhood schools in particular have experienced steady growth and are nearing overcapacity. These two schools, L. M. Montgomery Elementary and West Royalty Elementary, have both had 10 classroom additions within the past 2 years and are already using every available classroom for regular class groups. It is the absence of specialized spaces for support, in conjunction with the prospective need for more regular classrooms due to projected enrolment growth, that drives the demand for more space in these two facilities.

At the same time, the movement of students from grade to grade obviously leads to higher numbers at the intermediate and high school levels in these same zones. While two of the intermediate schools (Birchwood and Stonepark) can accommodate classroom space in the short term, Queen Charlotte Intermediate is currently over its capacity but is the recipient of a \$17 million expansion with planning currently underway to determine what the addition will offer (a process that requires monitoring to determine the degree to which the project addresses all of the school's needs). All three Intermediate schools will need options for change to the status quo as populations continue to increase.

Meanwhile, Charlottetown Rural and Colonel Gray are both at overcapacity levels. However, with the construction of the new Stratford High School, the resulting student relocations from Charlottetown Rural to Stratford High will allow consideration of zoning changes to optimize spaces available at the two existing high schools and could address the current overcapacities.

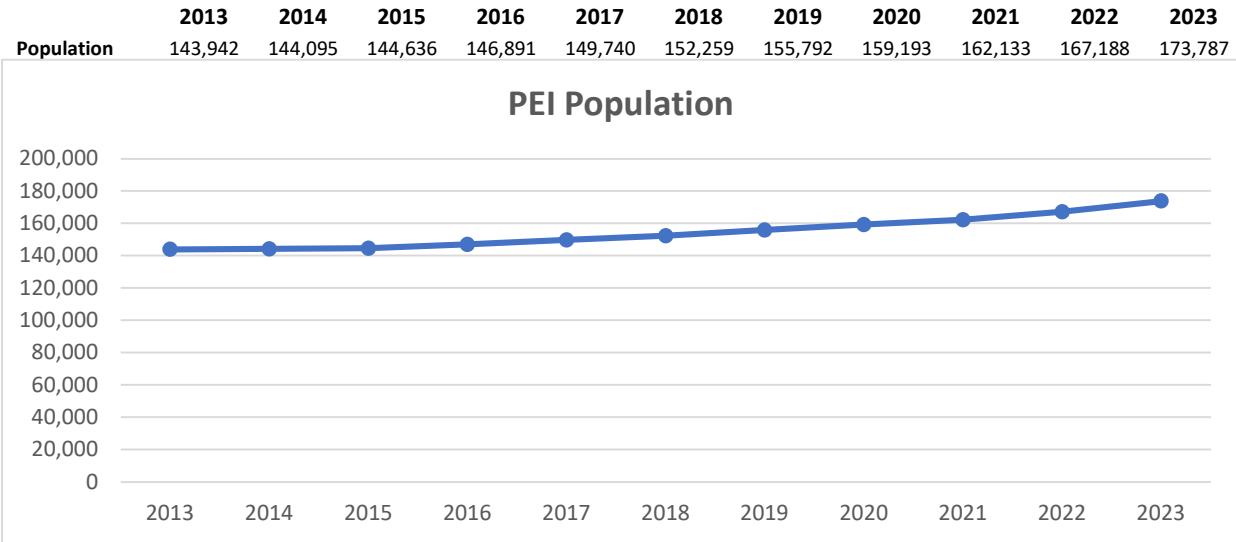
3. POPULATION GROWTH

This Study will review the history of population changes over time and also examine the history of residential development specific to Prince Edward Island. It will also consider past student enrolment records and utilize projected enrolments as a basis for recommendations addressing any deficiencies in current school capacities.

The history of PEI population numbers from 2013 to 2023 shows the rise of over 14% in the number of residents across Prince Edward Island. The trend is clear and, as will be noted in a series of media releases and reports below, several national and provincial initiatives have been designed to address current economic and housing concerns while continuing the promotion of this upward trend of population. Despite recent announcements regarding targeted human resource needs in the health field, trades and early childhood, the overall population is still expected to grow significantly over the next several years.

PRINCE EDWARD ISLAND POPULATION AS OF JULY 1, 2013-2023

Source: Statistics Canada - Preliminary Provincial Population Estimates (issued Sept 27, 2023)



NOTE:

1. From 2013 to 2023, there was a growth for the province in excess of 20%.

2. Provincial estimates indicate an expected total of 200,000 residents by 2030.

Moving focus from the provincial statistics to the specific municipal units for the Charlottetown Family of Schools (next table), there was a growth of over 11% within the City of Charlottetown and the neighbouring municipal areas between 2016 and 2021 while the provincial growth for the same years was 10%. As evidenced by the growth of school enrolment in the areas north of Charlottetown, the influx of residents new to this area since 2021 would further increase these numbers.

CENSUS POPULATION OF CITIES, TOWNS, VILLAGES & NATIVE RESERVES ON PRINCE EDWARD ISLAND, 2016 and 2021 (Charlottetown Family of Schools)

Source: Statistics Canada, Census of Population, 2016 and 2021.

*Charlottetown Family areas

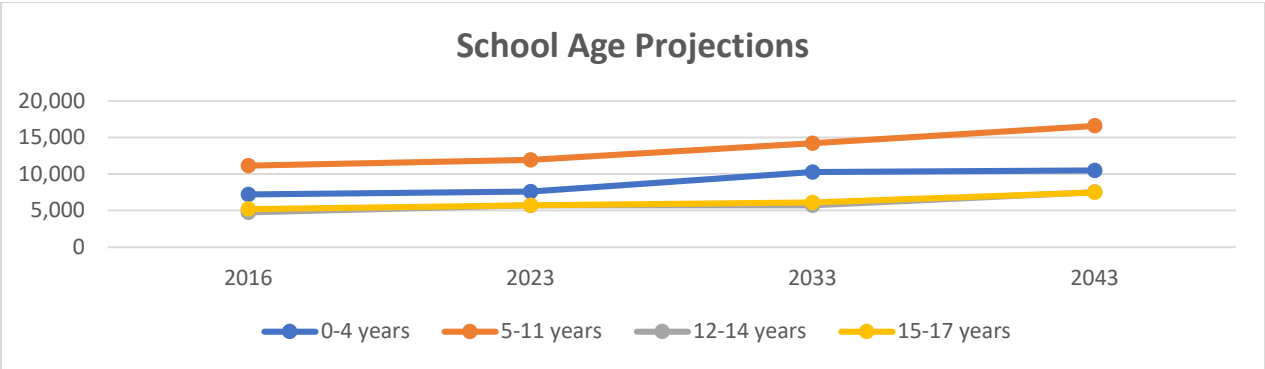
Community	2016	2021	Community	2016	2021
Alexandra	204	252	Miltonvale	1,158	1,196
Brackley	596	586	North Shore Fire District	1,406	1,475
Charlottetown	36,094	38,809	North Shore Municipality	2,152	2,500
Crossroads	1,746	1,859	Stratford	9,711	10,927
Hazelbrook	193	220	Union Road	204	213
Johnstons River Fire District	327	371	TOTAL AREA POPULATION	52,531	58,408
			Increase:		
			Charlottetown Family		11.2%

*NOTE: Growth in all municipal districts except Brackley.

Analyzing provincial data for school-age groupings, historical and projected, there is a significant increase projected in school population for the province.

Prince Edward Island Population by Age Group 2016, 2023, 2033 & 2043 (Statistics PEI)

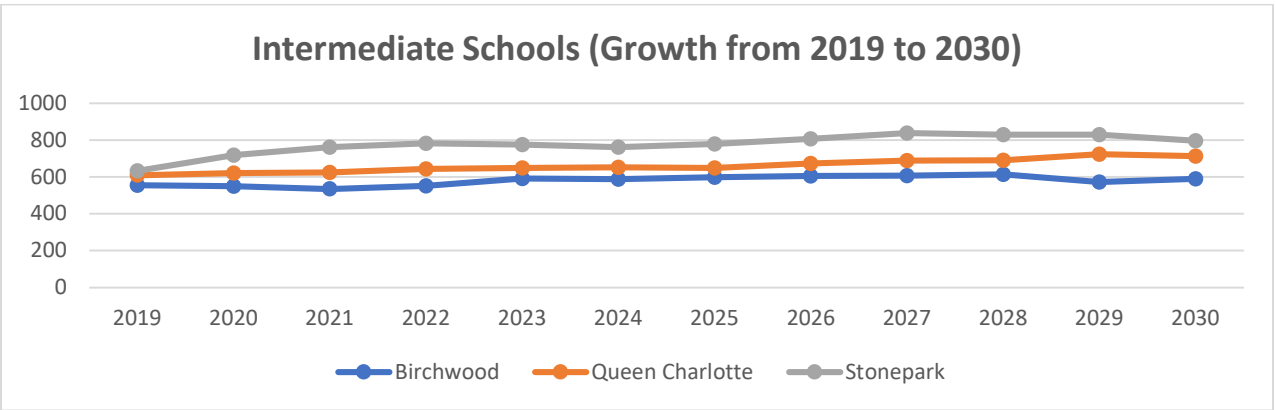
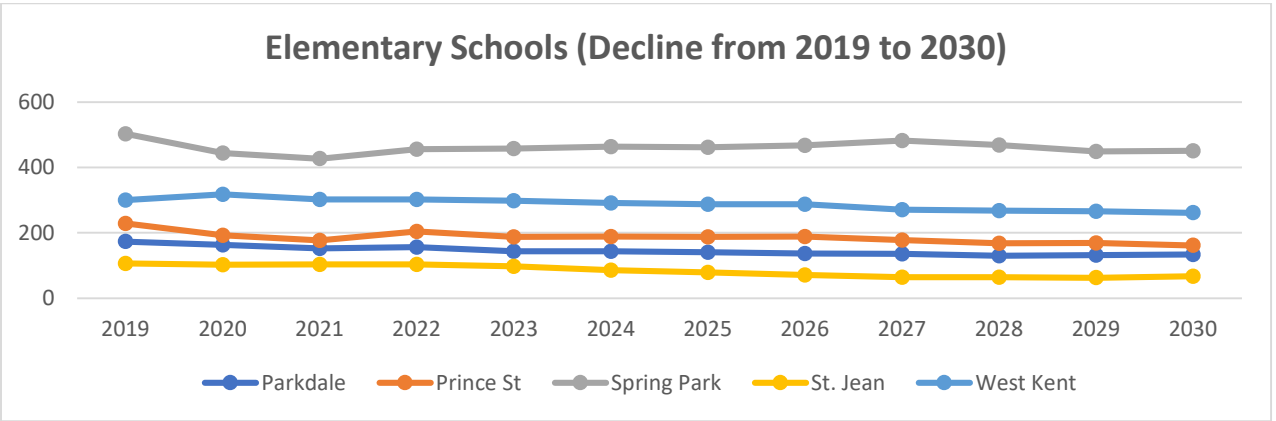
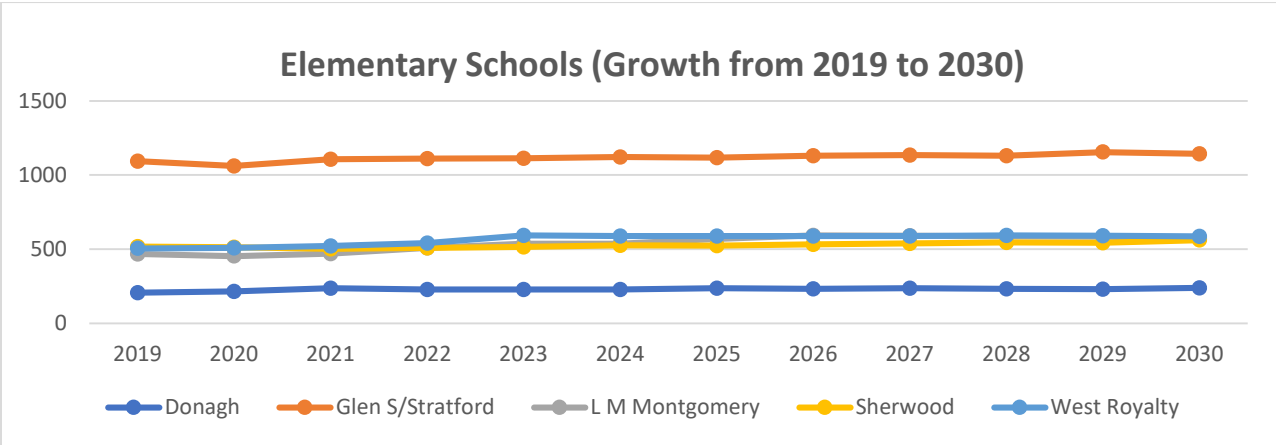
	2016	2023	2033	2043
0-4 years	7,214	7,602	10,288	10,495
5-11 years	11,147	11,938	14,220	16,606
12-14 years	4,759	5,714	5,715	7,533
15-17 years	5,221	5,715	6,113	7,493
TOTALS	28,341	30,969	36,336	42,127
Period Change (%) from 2023 to 2033 to 2043			17.3%	15.9%
Cumulative Change (%) from 2023 to 2043				36.0%

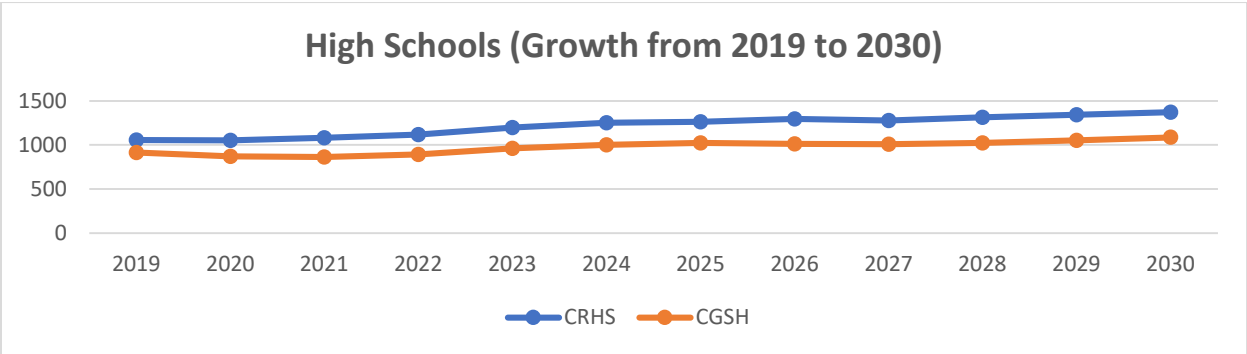


A review of historical and projected enrolments (as provided by Baragar Software) indicates enrolment growth in 10 of the 16 schools in the Charlottetown Family between 2019 and 2030. However, given the increasing number of residential developments across all catchment areas, even the five elementary schools presently showing a decline may see increased enrolments. As well, the rapid increase in residential developments may cause enrolments to surpass the projected enrolment numbers.

School Enrolments: Charlottetown Family 2019-2030

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Donagh	206	215	235	227	228	228	236	231	236	232	229	238
Glen S/Stratford	1093	1061	1106	1110	1112	1121	1116	1129	1134	1129	1155	1143
L M Montgomery	467	453	468	507	535	535	568	593	589	585	583	571
Parkdale	174	163	153	156	144	144	141	137	136	130	132	134
Prince St	229	193	177	204	188	189	188	189	178	168	169	162
Sherwood	516	512	502	508	515	525	523	531	537	545	543	561
Spring Park	503	444	427	456	458	464	462	468	482	469	449	451
St. Jean	107	103	104	104	98	86	79	71	64	64	63	67
West Kent	300	318	302	302	298	291	288	288	271	268	266	262
West Royalty	505	508	520	540	592	587	588	588	588	591	590	586
Birchwood	554	550	535	552	591	587	598	606	607	614	573	590
Queen Charlotte	610	620	624	643	648	652	648	673	689	690	724	713
Stonepark	633	718	762	783	776	761	779	807	838	829	829	797
CRHS	1056	1053	1081	1117	1197	1252	1261	1297	1278	1313	1344	1373
CGSH	913	869	865	893	960	1000	1024	1011	1009	1024	1054	1088





The growth of enrolment numbers in our schools is directly related to the efforts of government to increase the provincial population. As underpinnings for its population growth strategy, the Government of PEI stated on page 4 of the Executive Summary of **Growing Together: A Population Framework for Prince Edward Island:**

The key issues to shape the direction of the population framework for PEI are:

1. Expand critical infrastructure and public services;
2. Build and retain PEI’s workforce;
3. Support land use planning and environmental sustainability;
4. Enhance community connectedness and a sense of belonging; and,
5. Long-term planning and reporting.

****Author’s Note: Included in the first point under critical infrastructure would be public schools to serve the additional population. Following a number of years of population decline in PEI, the pendulum has shifted to steady increases every year since 2007 with a resulting need for additional classrooms and learning spaces.***

In the same Framework document and in recognition of the potential growth and the need for establishing guidelines applicable to this major undertaking, the Government of PEI provided the following five statements:

Examples of Current and Future Initiatives to Support Growing and Retaining a Diverse Population:

1. Increase the total number of Early Years Centres to 78 by the end of 2024.
2. Launch and operationalize priorities identified in the Early Years Inclusion Strategy in 2024.
3. Continue to revise programming and invest in new positions to support emerging and changing needs within the public education system.
4. Increase Black, Indigenous, and People of Colour (BIPOC) and diverse representation in all critical sectors and programming.

5. Ensure settlement and community organizations, including in rural areas, are adequately supported to deliver appropriate, responsive, and quality services to newcomers which is aligned to the province’s future growth.

****Author’s Note: With guideline #3, there would be an obligatory requirement to also account for physical space to deliver those programs for changing needs. The English as an Additional Language program (currently serving nearly 3,800 students across PEI) is but one specific example of the response to these new and growing needs.***

4. HOUSING

Specific to the Province of Prince Edward Island, it is important to note a number of federal and provincial housing initiatives that have emerged in the past few years that directly impact our schools. As various funding programs and incentives were brought to fruition and adopted by the commercial community of builders and developers, the increased number of residential units built to accommodate a growing population has indeed placed considerable strain on the ability of our schools to adequately serve their respective catchment areas. As evidenced by the following various public statements and reports, the success of these calls to action has created a need for school construction and/or accommodation not seen in many years.

In the ***Prince Edward Public Housing Corporation 2023-2025 Action Plan***, it was noted on Page 3 of the Executive Summary:

During the time period (April 1, 2022 to March 31, 2025) there will be a joint investment of \$5.632 million of federal funding that will be cost-matched with provincial funding to support Islanders facing affordable housing challenges.

The ***2023-2025 Action Plan*** also notes:

Prince Edward Island’s population report issued for the third quarter on 2022 is projecting the highest year over year percentage increase on current record with a yearly increase of 6,272 persons, a growth rate of 3.8%. PEI’s population growth is expected to continue and this will have an impact on housing going forward.

Table 2 of the ***2023-2025 Action Plan*** notes various housing programs:

Expected Number of Households for which Housing Need will be addressed by Initiative

	2023-2025 Cumulative Total
PEI Priorities Housing Initiative	2,614
Canada Community Housing Initiative	956
Canada Housing Benefit	544

	4,114
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Further evidence of the strategies to increase residential properties in the Charlottetown area may be found in the media release of the Central Mortgage and Housing Corporation on February 9, 2024:

Government of Canada and City of Charlottetown announced that they reached an agreement to fast track 300 housing units over the next three years. This will spur the construction of more than 1,000 homes over the next decade.

To better recognize the outcomes of these various federal and provincial programs designed to promote housing developments, the following summary of proposed and potential residential developments within the City of Charlottetown and immediate surrounding areas that comprise the Charlottetown Family of Schools illustrates the likelihood of significant student enrolment growth over the next several years. While we cannot predict actual increased numbers by grade, a statistical projection based on past history within our schools, the impact of the additional housing units, and the rates of immigration from within Canada or other countries around the world would suggest a need for additional classrooms as well as dedicated spaces for support programs and services.

The table of **PROPOSED AND POTENTIAL RESIDENTIAL DEVELOPMENTS: CHARLOTTETOWN FAMILY OF SCHOOLS (Appendix A)** indicates L. M. Montgomery Elementary and West Royalty will face significant challenges as the new developments located within their respective catchment areas are occupied. While there may also be growth in the other elementary school zones, current classroom space should suffice for the immediate future. However, the growing impact on our intermediate schools and high schools is a source of concern.

5. FINDINGS and RECOMMENDATIONS

This final section of the report provides a brief description of each school in terms of enrolment, functional capacity, current challenges and possible solutions or recommendations to address current or future challenges.

As will be indicated through the series of recommendations, the Public Schools Branch is faced with significant challenges within the Charlottetown Family of Schools in providing appropriate facilities for student learning. Whether it be the arrival of newcomers from other countries or other provinces, there is a steady increase in the number of students to be served in our schools as well as the ever-increasing pressures to address special student needs in a positive, successful manner that is dependent upon suitable space. The ingenuity of our school administrators and staff in creating these additional spaces has been truly outstanding but, as

many schools have stated, each year brings new challenges and less opportunities to address these structural changes within the current facilities. In some cases, it may be the recognition of a new building being required or perhaps a permanent or temporary addition as the preferred solution; in other cases, it may be further retrofitting existing buildings; and, in yet others, it may mean displacing other building users that currently occupy much needed space within the existing facility.

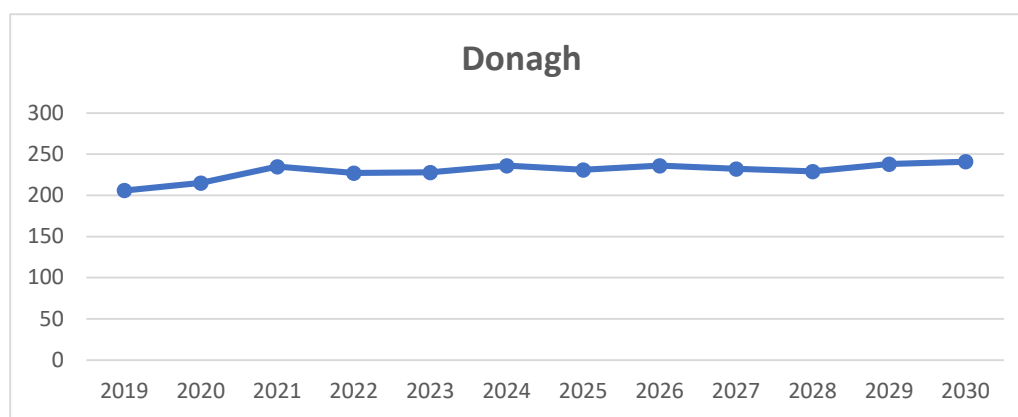
It should also be noted the current discussions concerning population strategies and the priority of candidates in the fields of healthcare, trades and early childhood for fewer permanent residencies may have a tendency to slow down the projected growth within PEI. However, the current shortage of housing for current residents and existing patterns of population growth will continue to impact our schools and require additional spaces beyond today's supply. At the elementary level, in particular, sufficient spaces in our neighbourhood schools will continue to be a priority need.

A. Donagh Regional School

Donagh Regional School has a student enrolment of 228 (September 2023) and a functional capacity of 244 suggesting it is currently undercapacity. However, despite a number of internal modifications (repurposing the former Computer Lab, Industrial Arts and Home Economics areas to classroom and small group/individual workspaces), the school is limited in finding sufficient spaces to accommodate the array of one-on-one and small group support services provided on a daily basis to students as well as assigned space for school staff and itinerant services from outside the school.

The chart of enrolments indicates moderate increases in total enrolments through 2030, an indication of additional single-family homes being constructed on an ongoing basis within the Donagh catchment area. Currently, there are a sufficient number of classroom spaces.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Donagh	206	215	235	227	228	236	231	236	232	229	238	241



RECOMMENDATION 1: It is recommended that, as circumstances require, physical modifications and modernizations be identified within Donagh Regional School to provide additional dedicated spaces for individual and/or small group services.

*As discussed with the school principal, there are limited opportunities to further repurpose current spaces without compromising current educational uses. Should additional spaces be required to serve students, a modular classroom may be required for either a classroom or small spaces for support programming.

B. Glen Stewart Primary School

With a September enrolment of 464 students and a functional capacity of 600, the school has sufficient classrooms to accommodate its current population as well as limited future growth.

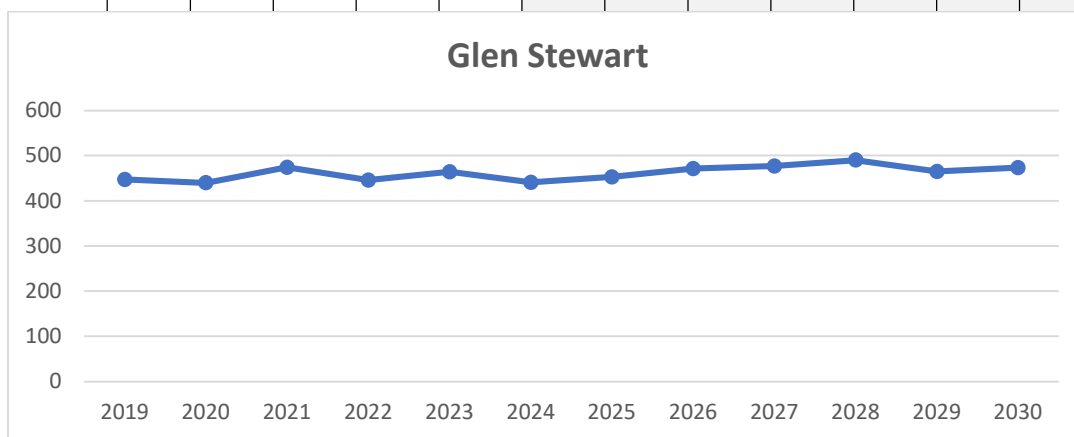
There are, however, concerns with finding sufficient space for its daily support services to students.

While the historical and projected enrolments show limited growth for Glen Stewart Primary through 2030, the school could use more space to accommodate the needs of support services. As well, the recent announcement of a major residential development (over 3,000 units within next 20 years) and the continuing expansion of Stratford and area neighbourhoods warrants a close monitoring of the population in the event of increased enrolment.

With respect to the existing building, an “open classroom” school constructed in 1975 with two subsequent expansions (6 ‘portable’ classrooms and another wing of 6 classrooms), the original structure has been repeatedly renovated over the years to add walls (thus removing the open classroom concept) and accommodate a steadily growing population. The building itself, due to the modifications, is a labyrinth to navigate with narrow highways and numerous steps/stairs.

An area of concern was identified with respect to the location and availability of space provided by the main office. If this area for the administrative assistants and school principal could be relocated to the main foyer (facing the main entrance), it would provide improved school security while increasing space for the administration staff and allow the current area to be redesigned as one-to-one or small group support spaces.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Glen Stewart	447	440	474	446	464	441	453	471	477	490	465	473



RECOMMENDATION 2a:

It is recommended that physical modifications and modernizations be made by relocating the administrative offices at Glen Stewart Primary to the front foyer for improved visitor visibility and work spaces while providing additional dedicated spaces for individual and small group services.

RECOMMENDATION 2b:

It is recommended that enrolments at Glen Stewart Primary be monitored with the expectation that additional classroom space will be needed in the Stratford community as enrolment increases.

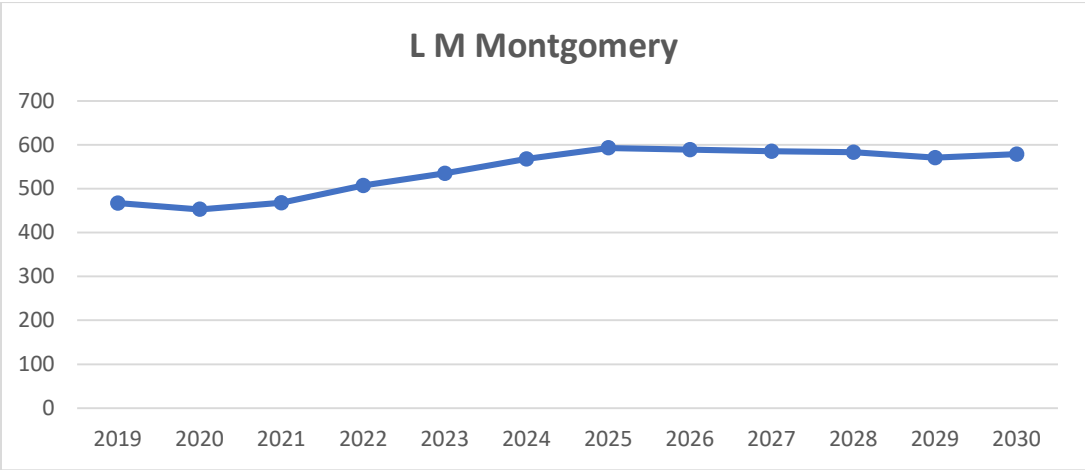
NOTE: A suggestion made by the school administration of replacing the 6 portables with a new two-storey addition of 12 classrooms (and individual/small group support spaces) would add more classrooms to accommodate growth. A suggestion of adding internal space by adding a second floor of classrooms above the current Library would also provide additional spaces but the feasibility of this suggestion would need to be properly assessed by a structural engineer.

C. Lucy Maud Montgomery School

As of March 13, 2024, the enrolment of L. M. Montgomery School had reached 548 students and all 30 classrooms were being used for classes. Although it has a functional capacity of 680, it is already beyond capacity with a severe lack of spaces for student support programs. It is dire need of both classroom and instructional support areas if it is to successfully meet the needs of a growing population given the enormity of current and proposed residential growth within the L. M. Montgomery catchment area.

Additionally, the recent government decision to establish a large subdivision of 1,200 to 1,400 units in Hillsborough Park will eventually create accommodation issues for students. St. Jean Elementary is the designated school for students from Hillsborough Park and it may struggle to accommodate the increased student population from such a large housing development. This Study is recommending a School Review be initiated for St. Jean to examine the viability of St. Jean being the designated school for this new development. Alternatively, there could be consideration of rezoning the Hillsborough Park neighbourhood to L. M. Montgomery where a new school could be constructed to address the overcapacity issues at L. M. Montgomery and simultaneously provide sufficient space for the students from Hillsborough Park. The new school, if constructed adjacent to the current L. M. Montgomery, would allow the possibility of having a K-2/K-3 and 3-6/4-6 arrangement between the two buildings. From a transportation perspective, students from both schools could utilize the same buses with one common drop-off/pick-up location.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
L M Montgomery	467	453	468	507	535	568	593	589	585	583	571	579



RECOMMENDATION 3:

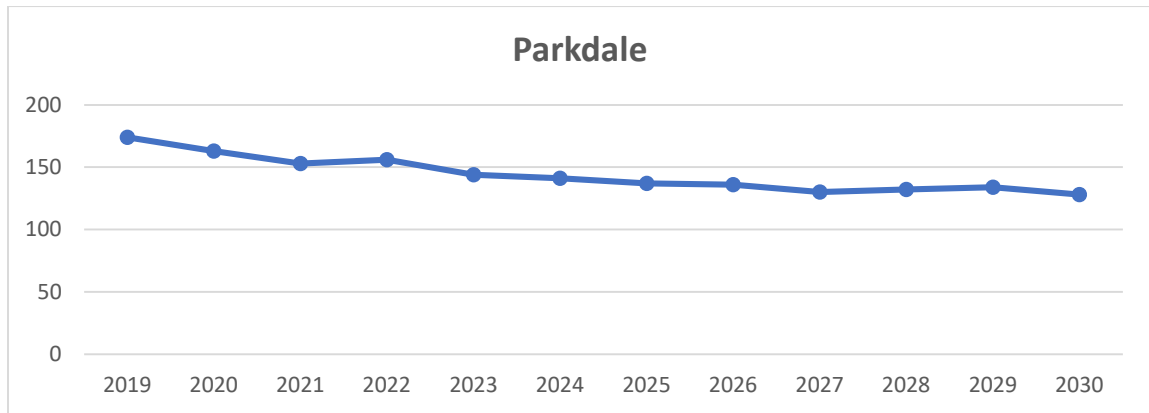
It is recommended the PSB immediately seek approval from the Government of PEI for construction of a new elementary school to serve the L. M. Montgomery catchment area and that the new school be constructed adjacent to the current facility.

D. Parkdale Elementary School

Parkdale Elementary had a February 2024 enrolment of 152, a slight increase of 8 students from September 2023. The functional capacity is 200 students. At present, there are sufficient classrooms to accommodate all classes but finding space for break-out rooms remains a challenge. To provide such spaces, a number of areas including the Physical Education office, Change Rooms and former classrooms have been repurposed and are now utilized for individual programming but the situation is not ideal in terms of privacy and/or avoiding distractions.

The table of historical, current and projected enrolments would indicate a gradual decline in the population of Parkdale. However, the recent growth of residential projects may have a positive impact on this school as a number of projects are within its catchment zone.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Parkdale	174	163	153	156	144	141	137	136	130	132	134	128



RECOMMENDATION 4:

It is recommended that physical modifications and modernizations be made within Parkdale Elementary to provide improved dedicated spaces for individual and small group services and that the school enrolment continue to be monitored.

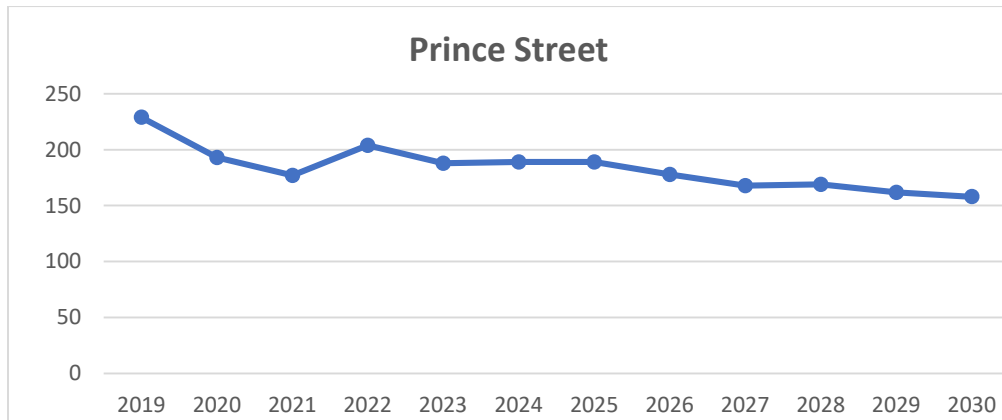
NOTE: Should additional space become a priority need, space could be found through placement of a modular classroom adjacent to the school.

E. Prince Street Elementary School

With a functional capacity of 358 and a February 2024 enrolment of 207, it is another school where space should be readily available. However, in serving their many students in need of support programs and services, Prince Street continues to struggle with finding adequate and dedicated spaces for these services.

With projected enrolments indicating a slight decline over the next several years, space within the school should be available for the needed individual and small group supports. However, as a number of announced large residential developments may be found in the catchment area for Prince Street School. It will be important to continue monitoring enrolments.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Prince Street	229	193	177	204	188	189	189	178	168	169	162	158



RECOMMENDATION 5a:

It is recommended that physical modifications and modernizations be made within Prince Street School to provide appropriate dedicated spaces for individual and small group services.

Recommendation 5b:

It is recommended that the Prince Street School enrolment continue to be monitored.

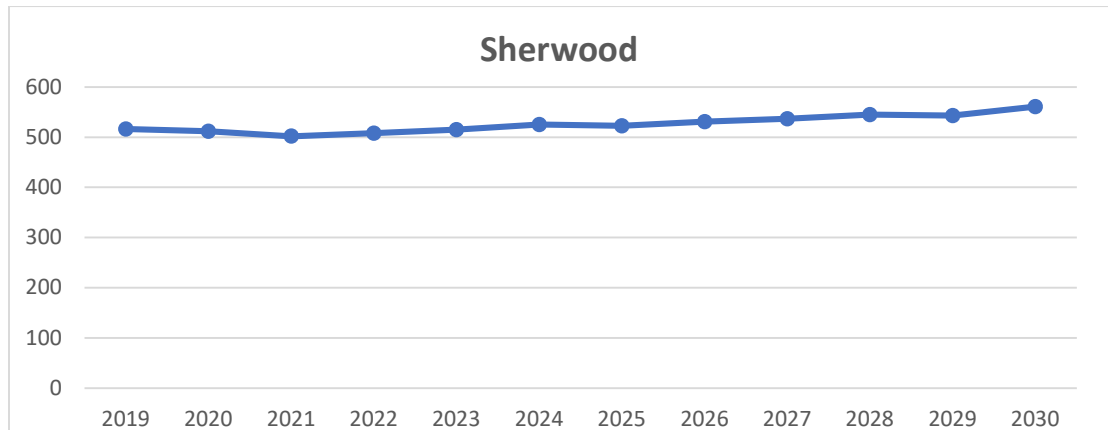
NOTE: If space becomes a priority need, options could include recovery of a room used for recreational activities, recovery of a classroom used for Breakfast Programming and/or the relocation of the CHANCES program from Prince Street Elementary School.

F. Sherwood Elementary School

The new Sherwood Elementary School is under construction and should be available within the next school year allowing students and staff to relocate from the current building to the new state-of-the-art facility. The floor plans include many dedicated spaces for support programs and places where staff will be able to work with individual students or small groups to provide the required services. In fact, the design of this new school is well worthy of serving as a model for future buildings.

The new school should satisfactorily address current and projected enrolments but the ongoing construction of residential units within the Sherwood Elementary catchment area will warrant continued monitoring of its enrolments as growth may surpass these projections.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Sherwood	516	512	502	508	515	525	523	531	537	545	543	561



RECOMMENDATION 6:

It is recommended the enrolments at Sherwood Elementary School continue to be monitored.

G. Spring Park Elementary School

Spring Park Elementary had an enrolment of 464 students in February 2024 and, with a functional capacity of 500, currently has sufficient space for classrooms and some space available for support programs, However, given the variety of student supports and services, Spring Park is challenged to provide sufficient space for all staff and students in the delivery of these supports.

With the relocation of students from the Lewis Point/Beach Grove area in 2020, the chart of school enrolments indicates some fluctuation in student numbers but within the school’s classroom capacity. As a school serving established neighbourhoods, potential growth is likely limited in this area.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Spring Park	503	444	427	456	458	464	462	468	482	469	449	451



RECOMMENDATION 7:

It is recommended that, as needed, physical modifications and modernizations continue to be made within Spring Park Elementary to provide additional dedicated spaces for individual and small group services.

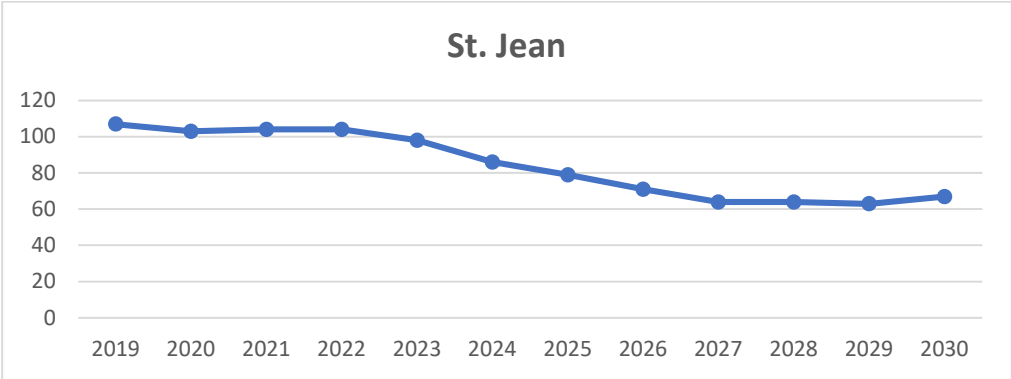
NOTE: Should additional classrooms be required in the future, there is an option to add a wing to the current building (a provision made at the time of construction in 2013). As well, it should be noted the school continues to use a “cottage” (added in 2018) as office space for Resource services to students, a Resource Library, and office spaces for the French Immersion Coach and French Literacy Support staff.

H. St. Jean Elementary School

The student population at the end of February 2024 was 90 students. The functional capacity of this school is 438. Over the years, St. Jean has experienced decreased student enrolment but has utilized the building space by accommodating numerous other users. The school currently hosts five (5) classes of the CHANCES day care, the offices and instructional areas for the PEI hearing and visually impaired services, a Student Well-Being Team and offices for the Autism Consultants. In addition, it is fortunate to have retained a number of spaces allocated for St. Jean student support services and programs. With the school utilizing its spaces for classes, student support and non-school agencies and groups, it is currently operating at 100% capacity. The recent government announcement of new housing growth in Hillsborough Park as well as the possibility of residential projects in the downtown are in areas currently served by St. Jean. This residential growth should be monitored as it may create an overcapacity situation at the school given its current occupancy.

Although the Baragar data shown in the table below predicts a declining student enrolment over the next several years, the recently announced plans for developments within the St. Jean catchment area will undoubtedly reverse this trend.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
St. Jean	107	103	104	104	98	86	79	71	64	64	63	67



RECOMMENDATION 8:

It is recommended that a School Study be commissioned for St. Jean Elementary School.

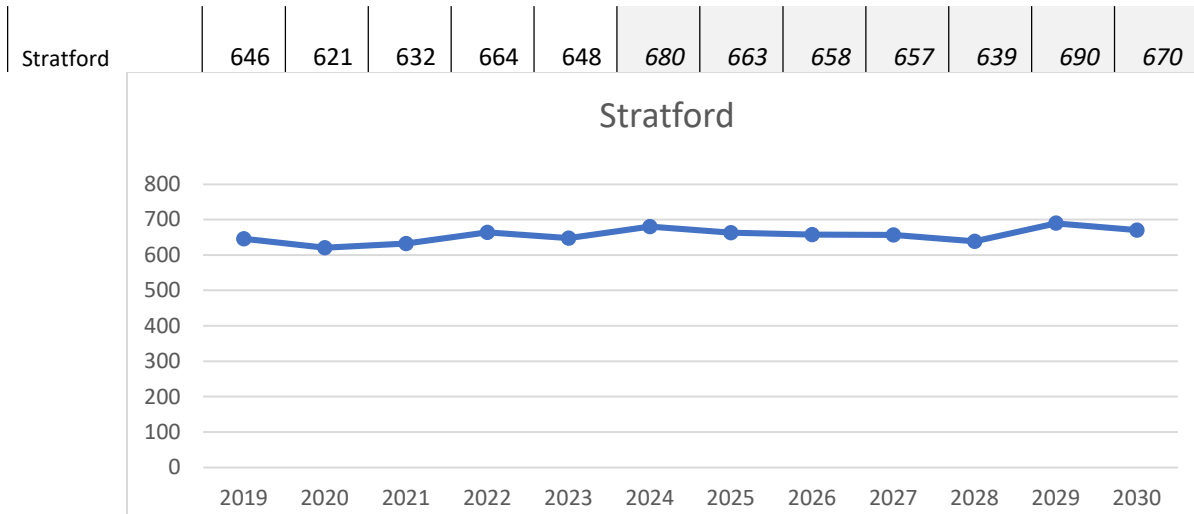
NOTE: This recommendation would warrant a full study in accordance with Board School Review Policy and the compulsory timelines for public consultation and decisions. In particular, there should be a detailed review of school capacity given the expected enrolment growth.

I. Stratford Elementary School

The September 30, 2023 enrolment was 648 students with a functional capacity of 693 students. While staff face the same concerns as other schools in finding sufficient and adequate spaces for individual and small group supports, the primary concern with this school is the announcement of planned new residential growth of more than 3,200 residential units over the next 20 years. This project, in concert with steady residential growth within existing subdivisions, causes ever-increasing enrolments.

While the historical and projected enrolments do not show significant growth for Stratford Elementary through 2030, the school could use more space to accommodate the needs of support services. As well, the recent announcement of a major residential development in Stratford warrants a close monitoring of the population in the event of increased enrolment growth and the need for more classrooms.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030



RECOMMENDATION 9a:

It is recommended that physical modifications and modernizations be made within Stratford Elementary to provide appropriate dedicated spaces for individual and small group services.

RECOMMENDATION 9b:

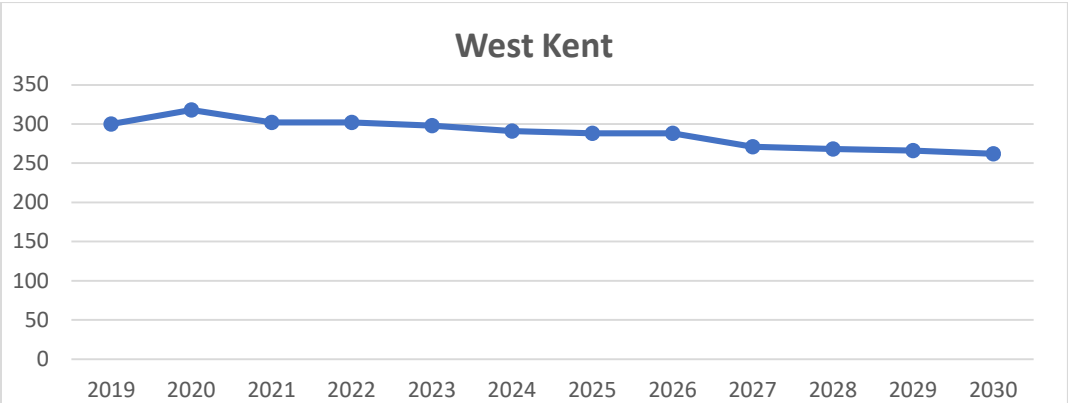
It is recommended that enrolments at Stratford Elementary School be monitored.

J. West Kent Elementary School

With 314 students enrolled as of February 2024 and a functional capacity of 376, the major concern is finding appropriate spaces to deliver support services and programs. Constructed in 1963, this school is critically short of small group and individual spaces, particularly with providing two programs (English and French Immersion).

Projected enrolment numbers are expected to decline slowly over the next few years providing additional space for student support services. As an established neighbourhood without pace for large residential developments, significant population increases are not expected.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
West Kent	300	318	302	302	298	291	288	288	271	268	266	262



RECOMMENDATION 10:

It is recommended that physical modifications and modernizations be made within West Kent Elementary to provide additional dedicated spaces for individual and small group services.

NOTE: One possible change to increase space for a classroom or individual/small group spaces would be to consolidate the Library from two rooms to one room and create additional small spaces in the room left available.

K. West Royalty Elementary School

The enrolment of West Royalty Elementary has reached 624 students (a net increase of more than 30 students since September 2023). Its functional capacity, courtesy of a 10-classroom addition in 2022, is approximately 700 suggesting ample space for student programming. However, the breadth and range of student support services and programs has more than surpassed current space availability such that a number of preparatory spaces have been repurposed and even hallways are serving as sites for support.

Given the extensive residential developments announced for the West Royalty Elementary school zone, a new school will be required. Such school should be within or near current school boundaries but situated where it could serve students from the outer geographic areas of the current school zone and also accommodate the new neighbourhoods being developed in Winsloe and surrounding areas. If located near Route 2 (perhaps on Royalty Junction Road), the new school could utilize the all or some of the same buses as West Royalty Elementary with minimal interruption in bussing schedules. Such location of a new school would also allow consideration of future rezoning of areas currently assigned to Sherwood Elementary and/or L. M. Montgomery as the location could be near those current catchment borders.

While awaiting approval and construction of the new school, the enrolment at West Royalty should be monitored in the event temporary solutions, such as the placement of modular classrooms, are needed.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
West Royalty	505	508	520	554	592	587	588	588	591	590	586	587



RECOMMENDATION 11a:

It is recommended the PSB immediately seek approval from the Government of PEI for construction of a new elementary school to serve the West Royalty Elementary catchment area.

RECOMMENDATION 11b: It is recommended that enrolments at West Royalty Elementary School be monitored.

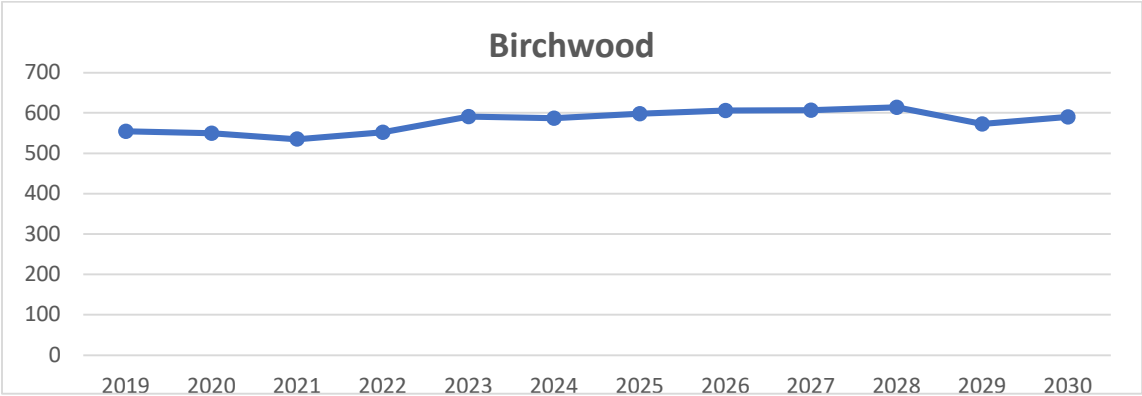
L. Birchwood Intermediate School

Birchwood Intermediate enrolled 591 students in September 2024. The functional capacity has been set at 594 suggesting the school is at capacity. In addition, it continues to face challenges in finding appropriate spaces for support services and individualized programming. As well, a non-Birchwood program (ELP) currently occupies space that the school could use for other needs.

The enrolment projections, in combination with forecast growth in its own catchment area or its primary feeder school, Stratford Elementary, clearly indicate the school will soon be overcapacity unless there is action to (1) add classroom and support spaces or (2) rezone. Given its scarcity of outdoor space (including the lack of a proper playfield or appropriate recreational space), a preferred solution to a retrofit with additional instructional spaces may be the construction of a new intermediate school in Stratford. Such a decision would provide much needed intermediate space within Charlottetown to allow rezoning from Queen Charlotte

Intermediate and Stonepark Intermediate thus assisting with overcapacity issues at those schools.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Birchwood	554	550	535	552	591	587	598	606	607	614	573	590



RECOMMENDATION 12a: It is recommended the PSB immediately seek approval from the Government of PEI for construction of a new intermediate school to serve the Stratford/Donagh catchment area.

RECOMMENDATION 12b: If Recommendation 12a is approved, there should be a School Review to determine the equitable redistribution of students from Queen Charlotte Intermediate and Stonepark Intermediate to Birchwood Intermediate.

RECOMMENDATION 12c: It is recommended ELP be relocated from Birchwood Intermediate to another facility thus providing much needed additional space for student programs within Birchwood Intermediate.

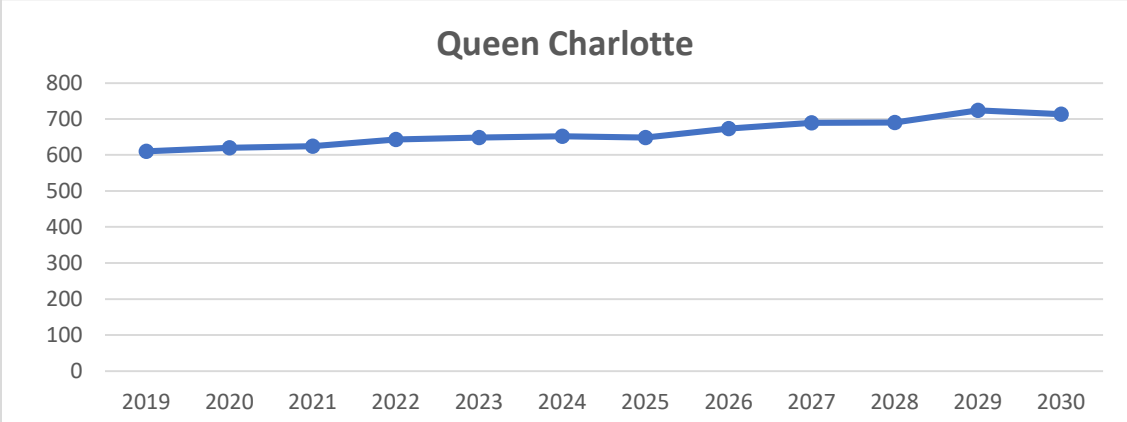
M. Queen Charlotte Intermediate School

Long recognized to have capacity issues, Queen Charlotte began 2023-24 with 648 and grew to 683 by February 2024 with additional students continuing to enrol on a weekly basis. Of note is the announcement of a \$17 million expansion which should serve to address a number of space constraints, regular classroom and support areas. There is, however, a question as to whether there will be upgrades to the remainder of the existing building to ensure today’s space requirements for appropriate programming and non-instructional uses can be met.

From a review of enrolment patterns and projected numbers, the growth at Queen Charlotte is expected to continue for the foreseeable future. Add the impact of the new residential

developments surrounding West Royalty Elementary and the issue of continued population pressures only becomes clearer. The question becomes: will \$17 million provide sufficient classrooms and auxiliary areas to accommodate the growing population? There may be a need to explore the option of relocation through rezoning of some students to Birchwood Intermediate provided the new school for Stratford is approved.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Queen Charlotte	610	620	624	643	648	652	648	673	689	690	724	713



RECOMMENDATION 13

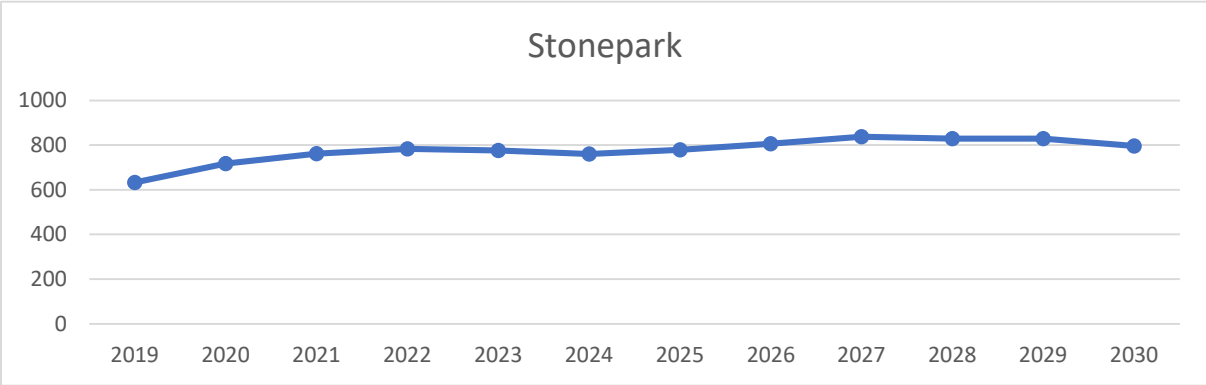
It is recommended that the enrolment, space requirements and modernization improvements at Queen Charlotte Intermediate School be monitored.

N. Stonepark Intermediate School

Starting 2023-24 with 776 students with a functional capacity of 810 would suggest space for individualized and small group support services is limited and this is indeed the situation. As the intermediate school serving the L. M. Montgomery catchment area, continued growth of enrolment is a certainty.

Projected enrolments continue to grow at Stonepark Intermediate suggesting it will soon exceed classroom capacity as well as require additional support spaces. To resolve this issue and allow for additional growth from increased numbers coming from feeder schools, an addition of at least 12 classrooms (300 students) is recommended if the new intermediate school proposed for Stratford is not approved. If the intermediate school proposed for Stratford is approved, rezoning part of the Stonepark catchment area to Birchwood Intermediate would address the issue.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Stonepark	633	718	762	783	776	761	779	807	838	829	829	797



RECOMMENDATION 14a

**If Recommendation 12a (a new Intermediate school for Stratford) is approved –*

It is recommended a rezoning of the current Stonepark catchment area be completed to have students rezoned to Birchwood Intermediate.

OR

RECOMMENDATION 14b

**If Recommendation 12b (a new Intermediate school for Stratford) is not approved –*

It is recommended an expansion of at least 12 classrooms be added to Stonepark Intermediate School. (Not a preferred recommendation due to resulting size of the school)

RECOMMENDATION 14c:

It is recommended the Student Well-Being Team offices be relocated to another facility so as to provide additional learning spaces for students at Stonepark Intermediate.

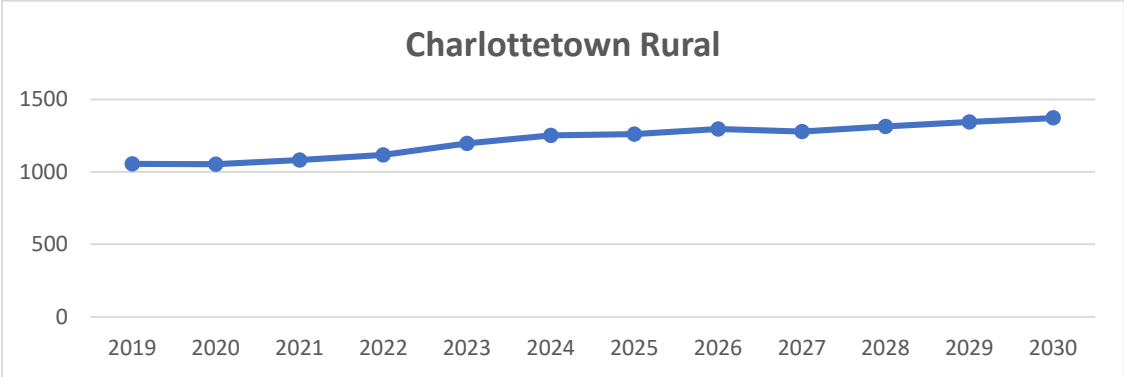
O. Charlottetown Rural High School

Charlottetown Rural started September 2023 with 1,197 students in a building with a functional capacity of 950. With years of experience in being overpopulated, the school has demonstrated great ingenuity in accommodating the large numbers and looks forward to the relief that will come with the opening of the new Stratford High School. This change will see a significant number of students resident in the Donagh and Stratford catchment areas attend Stratford High and provide much needed space to Charlottetown Rural.

The Rural has had significant enrolment growth over the years as evidenced by the enrolment numbers and continues to grow. Just as the elementary and intermediate schools experience greater numbers, so too the high school. As the recipient of students from the fastest growing

areas within the City of Charlottetown and its surrounding municipal units, Charlottetown Rural High School will experience the pressure of even greater numbers for the next year or so before it is granted relief through the opening of Stratford High School. Relocating students from the Donagh and Stratford school zones will have a significant impact as between 600 and 700 students make the initial change. This will provide the needed space at Charlottetown Rural and also open up the opportunity to review possible zoning changes between it and Colonel Gray which also experiences current overcapacity issues. Phase 2 of this Study will explore these options in greater detail for Board consideration in the fall of 2024.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
CRHS	1056	1053	1081	1117	1197	1252	1261	1297	1278	1313	1344	1373



RECOMMENDATION 15:

It is recommended, in response to the upcoming opening of Stratford High School, that possible zoning options be considered for Charlottetown Rural High School and Colonel Gray High School so as to provide space relief to Colonel Gray High School.

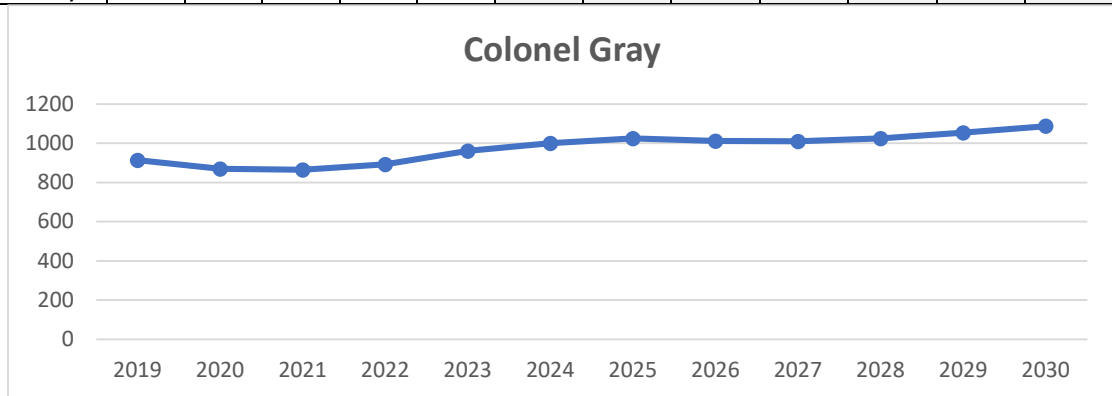
P. Colonel Gray Senior High School

In September 2023, the school opened with 960 students and grew slightly to 977 by February 2024, a growth that is characteristic of this school which has a functional capacity of 950. While it currently experiences restraints in finding space for support services, it will be further challenged as it receives increasing numbers of intermediate students.

Given the increasing developments within Charlottetown and population increases in those schools where students eventually attend Colonel Gray, it is not difficult to determine the source of their ever-increasing enrolment. Current and proposed residential developments may even exceed the population projections found in the following chart.

Help is on the horizon with the opening of Stratford High School. While Colonel Gray does not have the Stratford/Donagh area in its catchment area, the reassignment of 600-700 students from Charlottetown Rural to Stratford will allow the opportunity to review current high school catchment areas for the purpose of determining possible boundary changes and, coincidentally, providing relief to both existing high schools.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Colonel Gray	913	869	865	893	960	1000	1024	1011	1009	1024	1054	1088



RECOMMENDATION – see Charlottetown Rural Recommendation #15 (rezoning the catchment areas for Charlottetown Rural and Colonel Gray).

APPENDIX A: PROPOSED and POTENTIAL RESIDENTIAL DEVELOPMENTS:

City of Charlottetown & Surrounding Areas - updated June 3, 2024

School Zones: Glen Stewart – Stratford Elementary – Birchwood – Charlottetown Rural

	Info Source	Date Rptd	Development Address/Area	# units	Notes
1	Dept HLC (Challenge)	March 2024	Stratford	10	TBD (funding approved)
2	Dept HLC	March 2024	Crossroads Stratford	3,200	2024-2044
3	Dept HLC (Challenge)	March 2024	Greensview3 Stratford	15 (Sr)	TBD (funding approved)
4	Dept HLC (Challenge)	March 2024	Greensview4 Stratford	14 (Sr)	TBD (funding approved)

School Zones: Lucy Maud Montgomery – Stonepark – Charlottetown Rural

	Info Source	Date Rptd	Development Address/Area	# units	Notes
5	Dept HLC (Challenge)	March 2024	Pleasant Grove	2	TBD (funding approved)
6	Dept HLC (Challenge)	March 2024	Splendid Dr/ MacWilliam	41	TBD (funding approved)
7	North Shore Planner	March 2024	Tracey's Lane/ Pleasant Grove	13	Unknown
8	C'town Plan Web	Nov 30/23	Montgomery Hgts	90	Ongoing lot sales
9	C'town Plan Web	Apr 14/22	Horseshoe Estates/ behind LM	36	Ongoing lot sales
10	C'town Plan Web	Jul 10/23	160 Fairdale (Mont Hgts)	192 - Rezone Med to High Density	DENIED Mar 2024; Appeal to IRAC March 2024

School Zones: Parkdale – Birchwood – Colonel Gray

	Info Source	Date Rptd	Development Address/Area	# units	Notes
11	Dept HLC	March 2024	1911 Jail/113 Longworth Ave	300	No applic yet
12	Dept HLC	March 2024	Van Kampens/ 58 Allen St	300-500	No appli yet

13	Ctown Council Mtg	April 2024	199 Grafton St	158	Minister approved – appeal period expired Apr 30/24
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School Zones: Sherwood – Stonepark – Charlottetown Rural

	Info Source	Date Rptd	Development Address/Area	# units	Notes
14	Dept HLC	March 2024	Norwood Rd/Friar Dr	66 manufactured homes	Spring 2024
15	C'town Plan Web	April 2024	11 Pine Dr	41 apt units	Bldg permit issued April 2024
16	Dept HLC (Challenge)	March 2024	15 Ellis Rd	16 - 4 storey, (1 or 2 BR)	Summer 2025; funding approved
17	Dept HLC (Challenge)	March 2024	Mt Edward RD/Bypass	7 townhouses (1 or 2 BR)	Spring 2025 or earlier; funding approved
18	Dept HLC	March 2024	Behind Royalty Crossing	262 units (22 apt, 36 twnhse)	Ongoing builds
19	Dept HLC (Challenge)	March 2024	Behind Royalty Crossing	24	TBD (funding approved)
20	Dept HLC (Challenge)	March 2024	behind CanTire	24	TBD (funding approved)

School Zones: St Jean – Queen Charlotte - Colonel Gray

	Info Source	Date Rptd	Development Address/Area	# units	Est Completion
21	Dept HLC	Feb 27/24	Hillsborough Pk (1211to 1476 in 3 phases)*	300 initial single family	2029-2032

School Zones: Spring Park – Queen Charlotte – Colonel Gray

	Info Source	Date Rptd	Development Address/Area	# units	Notes
22	Char Coun, Dept HLC	March 2024	503 Univ Ave (MCC)	257 apts	Final Minister approval pending

School Zones: West Royalty – Queen Charlotte – Colonel Gray

	Info Source	Date Rptd	Development Address/Area	# units	Notes
23	C'town Plan Web	Jan 19/22	21 Royalty Rd	20	Proposed 2015
24	Dept HLC	March 2024	Hidden Valley/Hwy 2 Phase 1 – 50; Phase 2 – 47; Phase 3 - 600	697	2025/2027/ TBA
25	Dept HLC/ Ctown Council	April 2024	470 Malpeque Rd (Public Housing)	84	2025 tentative – lot consolidation pending approval
26	Dept HLC	March 2024	Calvary Church/ 9 Capital Dr	400	Unknown; may not proceed
27	Dept HLC	March 2024	Princess Auto/ Malpeque Rd	1200-1700	???
28	Dept HLC (Challenge)	March 2024	Queens Arms/ 24 Lwr Malpeque Rd	68 apts	Occupancy 2025
29	Miltonvale Pk Planner	March 2024	Apple Cross Dr/ off Royalty Rd	55	???
30	Miltonvale Pk Planner	March 2024	Dawn Dr/Royalty Rd	23	???
31	Miltonvale Pk Planner	March 2024	Heather Dr/ Sleepy Hollow	26	???
32	DeptHLS& Miltonvale Pk	March 2024	End of Sleepy Hollow (tiny houses)	30-100	???
33	C'town Plan Web	Jun 13/22	Sandalwood Park/Upton	48	???
34	C'town Plan Web	Dec 11/23	68 Royalty Rd/ Lwr Malpeque Rd	57 units (48 apt, 9 twnhse)	Approved by Minister – appeal expired Jan 2024
35	Dept HLC (Challenge)	March 2024	25 Capital Dr	36 – 4 storey, (1-2 BR)	2024 thru 2026

APPENDIX 2: SUMMARY OF RECOMMENDATIONS BY SUGGESTED ACTION

#	SCHOOL(S)	RECOMMENDATION	ACTION-TIMELINE
1	Donagh Regional	It is recommended that, as circumstances require, physical modifications and modernizations be identified Donagh Regional School to provide additional dedicated spaces for individual and/or small group services.	Responsibility of PSB Property Services
2a	Glen Stewart Primary	It is recommended that physical modifications and modernizations be made by relocating the administrative offices at Glen Stewart Primary to the front foyer for improved visitor visibility and work spaces while providing additional dedicated spaces for individual and small group services.	Responsibility of PSB Property Services (Board Capital Project)
2b	Glen Stewart Primary	It is recommended that enrolments at Glen Stewart Primary be monitored with the expectation that additional classroom space will be needed in the Stratford community as enrolment increases.	Responsibility of PSB Senior Administration & School Administration
3	L. M. Montgomery	It is recommended the PSB immediately seek approval from the Government of PEI for construction of a new elementary school to serve the L. M. Montgomery catchment area and that the school be constructed immediately adjacent to L M. Montgomery Elementary School.	Motion of Board to PEI Government seeking approval of new school
4	Parkdale Elementary	It is recommended that physical modifications and modernizations be made within Parkdale Elementary to provide improved dedicated spaces for individual and small group services and that the school enrolment continue to be monitored.	Responsibility of PSB Property Services
5a	Prince Street School	It is recommended that physical modifications and modernizations be made within Prince Street School to provide appropriate dedicated spaces for individual and small group services.	Responsibility of PSB Property Services
5b	Prince Street School	It is recommended that the Prince Street School enrolment continue to be monitored.	Responsibility of PSB Senior Administration & School Administration
6	Sherwood Elementary	It is recommended the enrolments at Sherwood Elementary School continue to be monitored.	Responsibility of PSB Senior Administration

			& School Administration
7	Spring Park Elementary	It is recommended that, as needed, physical modifications and modernizations continue to be made within Spring Park Elementary to provide additional dedicated spaces for individual and small group services.	Responsibility of PSB Property Services
8	St. Jean Elementary	It is recommended that a School Study be commissioned for St. Jean Elementary School.	Motion of Board to initiate School Study
9a	Stratford Elementary	It is recommended that physical modifications and modernizations be made within Stratford Elementary to provide appropriate dedicated spaces for individual and small group services.	Responsibility of PSB Property Services
9b	Stratford Elementary	It is recommended that enrolments at Stratford Elementary School be monitored.	Responsibility of PSB Senior Administration & School Administration
10	West Kent Elementary	It is recommended that physical modifications and modernizations be made within West Kent Elementary to provide additional dedicated spaces for individual and small group services.	Responsibility of PSB Property Services
11a	West Royalty Elementary	It is recommended the PSB immediately seek approval from the Government of PEI for construction of a new elementary school to serve the West Royalty Elementary catchment area.	Motion of Board to PEI Government seeking approval of new school
11b	West Royalty Elementary	It is recommended that enrolments at West Royalty Elementary School be monitored	Responsibility of PSB Senior Administration & School Administration
12a	Birchwood Intermediate	It is recommended the PSB immediately seek approval from the Government of PEI for construction of a new intermediate school to serve the Stratford/Donagh catchment area.	Motion of Board to PEI Government seeking approval of new school
12b	Birchwood/Queen Charlotte/Stonepark Intermediate Schools	If Recommendation 12a is approved (new Stratford Intermediate), there should be a School Review to determine the equitable redistribution of students from Queen Charlotte Intermediate and Stonepark Intermediate to Birchwood Intermediate.	Responsibility of PSB Board to authorize Review & Study
12c	Birchwood Intermediate	It is recommended ELP be relocated from Birchwood Intermediate to another facility	Responsibility of PSB Administration & School Administration

		thus providing much needed additional space for student programs within Birchwood Intermediate.	
13	Queen Charlotte Intermediate	It is recommended that the enrolment, space requirements and modernization improvements at Queen Charlotte Intermediate School be monitored.	Responsibility of PSB Administration & School Administration

14a	Stonepark Intermediate	It is recommended a rezoning of the current Stonepark catchment area be completed to have students rezoned to Birchwood Intermediate.	Motion of Board pending approval of new Intermediate school for Stratford
14b	Stonepark Intermediate	It is recommended an expansion of at least 12 classrooms be added to Stonepark Intermediate School. (Not a preferred recommendation due to resulting size of the school)	If new Intermediate school for Stratford is delayed or not approved, PSB Board to seek addition
14c	Stonepark Intermediate	It is recommended the Student Well-Being Team offices be relocated to another facility so as to provide additional learning spaces for students at Stonepark Intermediate.	Responsibility of PSB Administration & School Administration
15	Charlottetown Rural/Colonel Gray	It is recommended, in response to the upcoming opening of Stratford High School, that possible zoning options be considered for Charlottetown Rural High School and Colonel Gray High School so as to provide space relief to Colonel Gray High School.	Motion of Board a minimum of one school year in advance of opening of Stratford High School