



Evaluation of Lands and Buildings Surplus to Board Requirements

May 2022

Medicine Hat Catholic Board of
Education

Medicine Hat Catholic Board of Education
Evaluation of Lands and Buildings Surplus to Board Requirements
May 2022

This evaluation of lands and buildings surplus to the requirements for Medicine Hat Catholic Board of Education is prepared in accordance with Policy 19 – Surplus Lands and Buildings.

School Buildings

The current school buildings which Medicine Hat Catholic Board of Education owns and operates are the following:

1. Monsignor McCoy High School
2. St. Mary's School
3. Notre Dame Academy
4. St. Louis School
5. St. Francis School
6. St. Michael's School
7. St. Patrick's School
8. Mother Teresa School
9. École St. John Paul II School

The former École St. Thomas d'Aquin has been transferred to Prairie Rose School Division in May 2019 for a period of 10-years unless both parties agree to extend the timeline.

The 2022 Capital Plan identifies that only modest population growth is projected within the City of Medicine Hat and area over the next ten years. While the growth must be addressed, the current capacity of the schools would seem sufficient to address the growth. The projected development in the City of Medicine Hat is anticipated to cover the next 50-years of growth and MHCBE is anticipated to add 1389 students over the next 50-years according to the projection.

The current utilization of all schools is 70% which means there are 1,225 potential seats available in all schools combined. It is clear that across the division, MHCBE currently has sufficient seats to accommodate the 10-year growth projections, though these seats may not necessarily be in the right areas of the division to meet growth demands.

Given the above, there is no recommendation for disposal of any further school buildings at this time based on the existing capital plan.

Non-school Buildings

Medicine Hat Catholic Board of Education also owns and operates the following non-school facilities:

1. Catholic Education Centre
2. Warehouse – Building 1 (Maintenance)
3. Warehouse – Building 2 (Information Technology)



4. Child Care Modular – on St. Mary’s grounds for the provision of child care services in accordance with the requirements detailed from the Ministry of Child and Youth Services, currently leased to Crayon Academy Inc. until July 31, 2022 with plans to continue the lease.

All these non-school facilities remain in operation and are not currently surplus to the Board’s needs.

Reserve Lands

Medicine Hat Catholic has been allocated several lands for development of school buildings. These lands are designated as School Reserve or Municipal and School Reserve.

1. Cimarron

a. Details

- i. +/- 20 acres shared between Medicine Hat Catholic and Medicine Hat Public
- ii. Catholic Elementary and Public Elementary

b. Enrollment Trends

- i. Sector 5 continues with significant pressure in the sector schools (St. Patrick’s and Notre Dame Academy) as well as in Mother Teresa (out of sector). The south remains a high growth area with the development of Hamptons, Southlands and the impending development in Cimarron. Notre Dame Academy remains a grade 6-9 school. When Cimarron is developed a school site in the area will likely be needed.

c. Residential Development Progression

- i. No building has begun in the Cimarron development. The Area Structure plan call for high density residential buildings which could result in significant enrollment. This will be factored in when the need to school is included into the capital plan. The City of Medicine Hat is undergoing a review of the current Area Structure Plan.

d. Student Accommodation and Transportation Issues

- i. St. Patrick’s School is under capacity at 88% utilization and Ecole St. John Paul II School is at 82% capacity.
- ii. Transportation requirements would likely be increased to bus the students from this development to St. Patrick’s and/or Ecole St. John Paul II School until such time as a school is approved for and constructed in the development.

e. Capital Plan

- i. This area has not been included in the three-year capital plan. As indicated, building in this area has not started. It is reasonable to expect that the 10-year capital plan, in year 10 may need to have a school in this area if construction occurs according to plan.



- f. Other School Boards
 - i. Medicine Hat Public School Division has sites assigned to them in this sector. The Francophone School Board has constructed a school close to this area. The Charter School has a modernized school allocated to them.
 - g. Other Factors
 - i. None
 - h. Recommendation
 - i. **That the Board maintain this site as school reserve land at this point pending the development of the area.**
2. Ranchlands – Phase 4
- a. Details
 - i. In Ranchlands
 - ii. 10.7 (26.44 ac)
 - iii. Catholic Elementary and Public Elementary
 - b. Enrollment Trends
 - i. Schools in the North are experiencing moderate utilization. Continued growth in Ranchlands may place additional pressure at St. Michaels with 51% utilization and St. Francis Schools with 69% utilization. Both school shave a combined 216 spaces available for growth.
 - c. Residential Development Progression
 - i. Ranchlands is still developing and new houses are still to be constructed.
 - d. Student Accommodation and Transportation Issues
 - i. The school would reduce the pressure at St. Michaels and St. Francis and minimize transportation ride times.
 - ii. Transportation requirements would likely be cost neutral as most elementary students in Ranchlands would be within the Board directed walk distance to school. Certain students in the boundary for St. Michaels or St. Francis may be rezoned to the new school.
 - e. Capital Plan
 - i. A request for a new school in this sector has not been included in past and current capital plans as yet. The exact location for the school is to be determined.
 - f. Other School Boards
 - i. There is no indication that other school boards would need this reserve land. Medicine Hat Public has sites assigned to them in this sector. The Francophone School Board has not expressed a specific need in this area. The Charter School has a modernized school building.



- g. Other Factors
 - i. The site does not seem to have a specific land allocated to Medicine Hat Catholic. The City of Medicine Hat needs to be contacted to determine what area is assigned to Medicine Hat Catholic when the development begins.
 - h. Recommendation
 - i. **That the Board maintain this site as school reserve land at this point pending the development of the area.**
3. Burnside Estates
- a. Details
 - i. 4.4 ha (10.87 ac)
 - ii. Possible shared location for Catholic Elementary and Public Elementary
 - iii. Area Structure Plan completed however no indication on locations
 - b. Enrollment Trends
 - i. As per the potential demographics there could be a need for a location here for a school to services both Burnside Estates and Burnside Heights.
 - c. Residential Development Progression
 - i. The area is expected to have 2170 home/units with a population of 5210 per the ASP. This would translate to an expected 189 students (94 Elementary, 47 Middle School and 47 High School).
 - d. Student Accommodation and Transportation Issues
 - i. All students in this ASP would need to be transported out of the ASP to a designated school.
 - e. Capital Plan
 - i. A request for a new school in this sector has not been included in past and current capital plans as yet. The exact location for the school is to be determined.
 - ii. No indication on when the construction would begin, however it is on the books.
 - f. Other School Boards
 - i. There is no indication that other school boards would need this reserve land. Medicine Hat Public has sites assigned to them in this sector. The Francophone School Board has not expressed a specific need in this area. The Charter School has a modernized school building.
 - g. Other Factors
 - i. The length of time to have the site developed.
 - ii. The plan is from 2000 and may need to be readjusted
 - iii. Consideration of flood plain issues may be needed.



- h. Recommendation
 - i. **That the Board maintain this site as school reserve land at this point pending the development of the area.**
- 4. Burnside Heights
 - a. Details
 - i. 4.0 ha (9.88 ac)
 - ii. Possible shared location for Catholic and Public
 - iii. ASP completed however no indication on locations
 - iv. The original ASP from 1987 was for a K-9 school
 - b. Enrollment Trends
 - i. As per the potential demographics there could be a need for a location here for a school to services both Burnside Estates and Burnside Heights. And possibly Redcliff.
 - c. Residential Development Progression
 - i. The area is expected to have 2170 home/units with a population of 5778 per the ASP. This would translate to an expected 209 students (105 Elementary, 52 Middle School and 52 High School).
 - d. Student Accommodation and Transportation Issues
 - i. All students in this ASP would need to be transported out of the ASP to a designated school until such time as a school is developed.
 - e. Capital Plan
 - i. A request for a new school in this sector has not been included in past and current capital plans as yet. The exact location for the school is to be determined.
 - ii. No indication on when the construction would begin, however it is on the books.
 - f. Other School Boards
 - i. There is no indication that other school boards would need this reserve land. Medicine Hat Public has sites assigned to them in this sector. The Francophone School Board has not expressed a specific need in this area. The Charter School has a modernized school building.
 - g. Other Factors
 - i. The length of time to have the site developed.
 - h. Recommendation
 - i. **That the Board maintain this site as school reserve land at this point pending the development of the area.**



5. Brier Run

- a. Details
 - i. 11-15 acres
 - ii. K-9 potential site.
 - iii. Board of Trustees in June 2017 confirmed there was still a need for a school site in the area of the Brier Run site.
 - iv. Area Structure Plan not developed
- b. Enrollment Trends
 - i. Based on the long-term demographics there could be a need for a location here in the 10 to 50-year horizon. There is no junior high in the north of the city.
- c. Residential Development Progression
 - i. The Brier Run site along with the development of Ranchlands and future growth around the city including Redcliff over the long term may need more capacity.
- d. Student Accommodation and Transportation Issues
 - i. All students in this ASP would need to be transported out of the ASP to a designated school. This would accommodate these students and may allow for potential centralization of small schools into a more efficient larger school in the 30-40 year horizon.
- e. Capital Plan
 - i. A request for a new school in this sector has not been included in past and current capital plans as yet. The exact location for the school is to be determined as the ASP has not been completed.
- f. Other School Boards
 - i. There is no indication that other school boards would need this reserve land. Medicine Hat Public has sites assigned to them in this sector. The Francophone School Board has not expressed a specific need in this area. The Charter School has a modernized school building.
- g. Other Factors
 - i. The length of time to have the site developed.
 - ii. Siting could be well suited with access to the Blue Marble Go Centre.
- h. Recommendation
 - i. **That the Board maintain this site as school reserve land at this point pending the development of the area and longer-term plans looking to the 20-30 year horizon.**

6. WestVue 1&2

- a. These are reserve lands with no Area Structure Plan in place at this time. No school reserve land has been allocated. When the ASP is developed MHCBE will ensure sufficient land and location are considered.



Future

The Board continues to work with the Town of Dunmore and is working with the Town of Redcliff on ensuring adequate involvement with the development of ASP in those communities to ensure the needs of students in those areas and rural areas are adequately addressed.

There are no 4x4 processes in the works for other areas in the Medicine Hat Roman Catholic Separate School Region under the *Separate School Regions Establishment Order*.



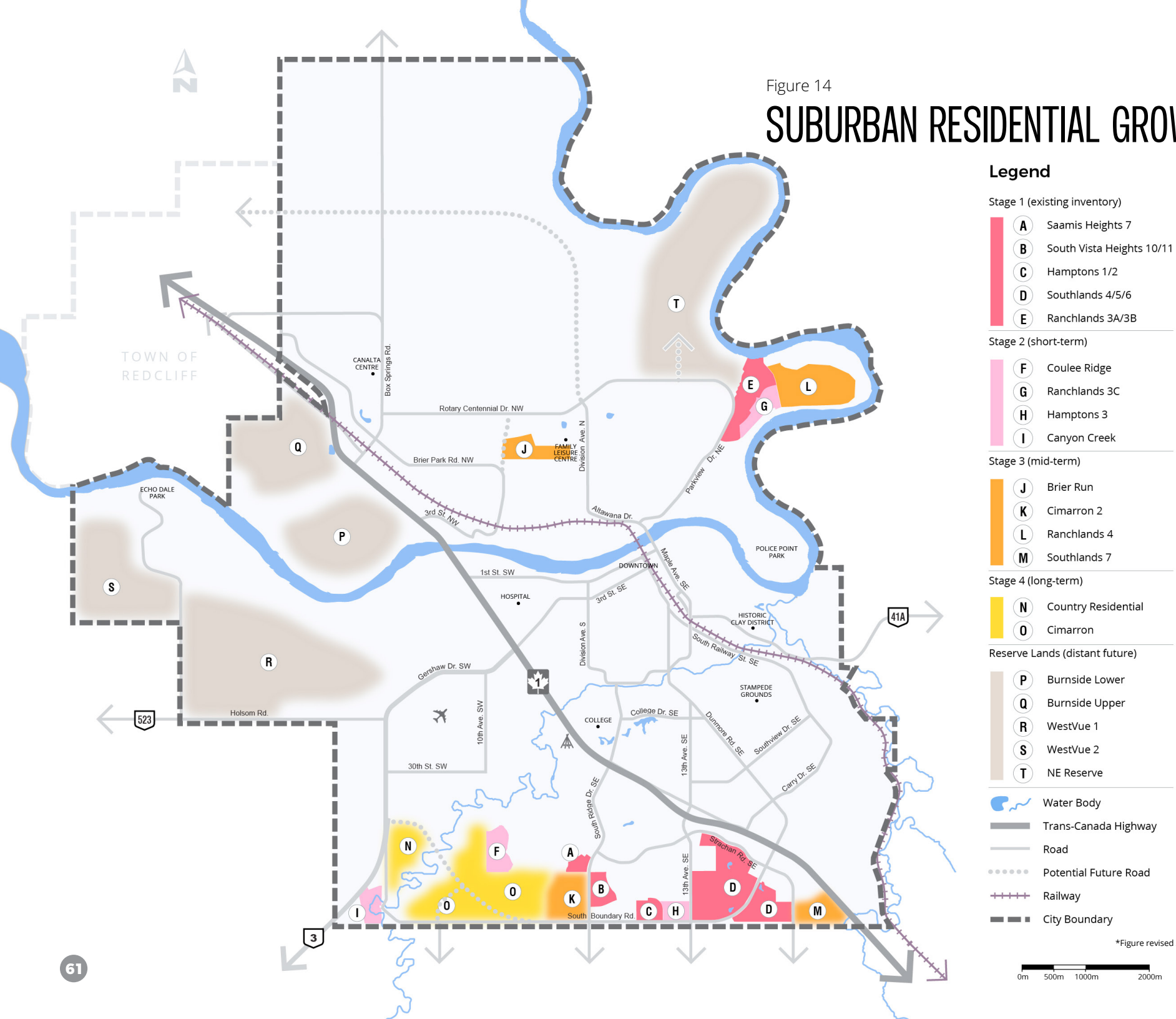
ANNEXES

1. City of Medicine Hat Suburban Residential Growth Map
2. City of Medicine Hat Residential Growth Areas



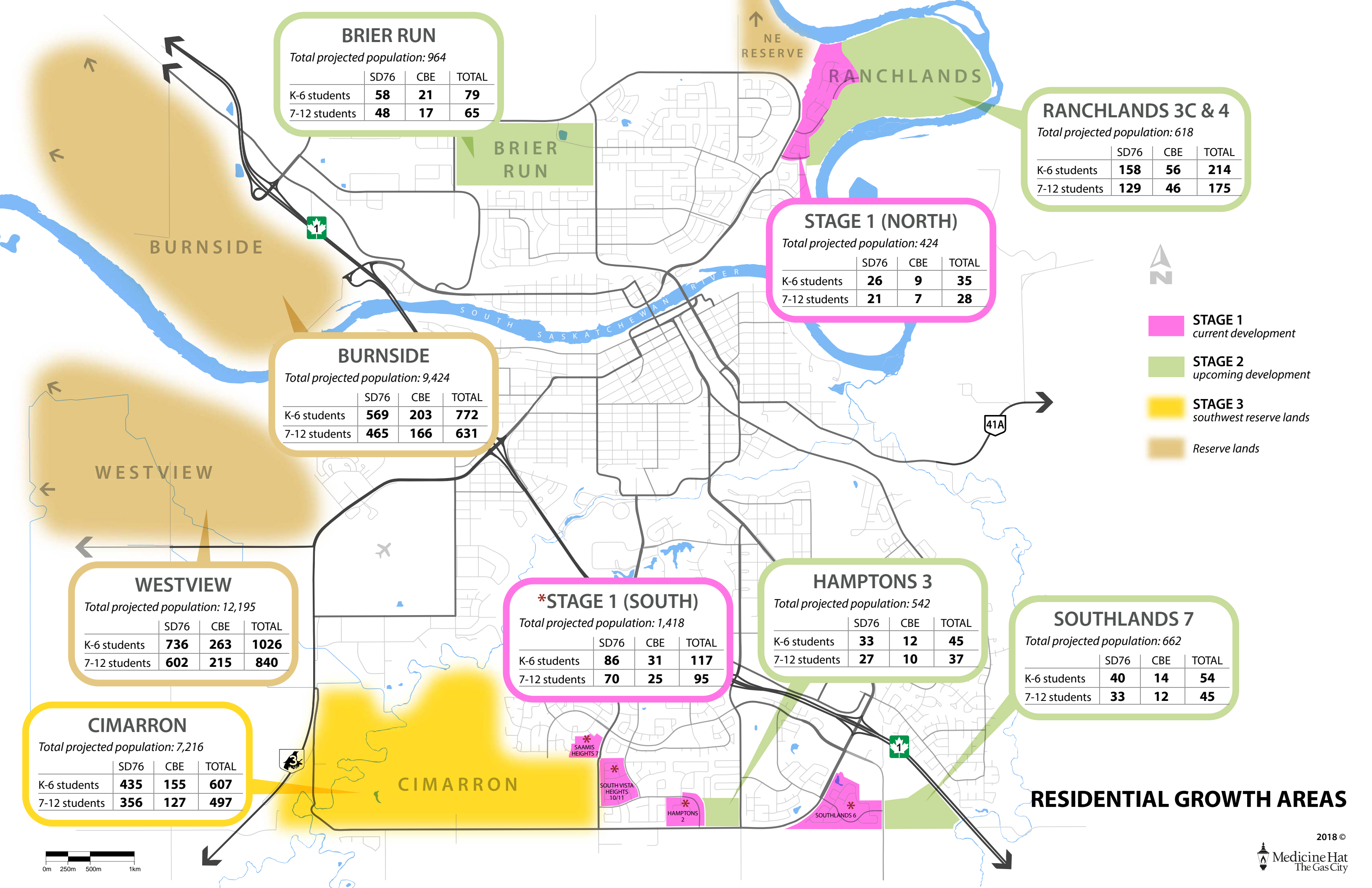
Figure 14

SUBURBAN RESIDENTIAL GROWTH*



*Figure revised April 12, 2021

0m 500m 1000m 2000m



BRIER RUN

Total projected population: 964

	SD76	CBE	TOTAL
K-6 students	58	21	79
7-12 students	48	17	65

RANCHLANDS 3C & 4

Total projected population: 618

	SD76	CBE	TOTAL
K-6 students	158	56	214
7-12 students	129	46	175

STAGE 1 (NORTH)

Total projected population: 424

	SD76	CBE	TOTAL
K-6 students	26	9	35
7-12 students	21	7	28

BURNSIDE

Total projected population: 9,424

	SD76	CBE	TOTAL
K-6 students	569	203	772
7-12 students	465	166	631

WESTVIEW

Total projected population: 12,195

	SD76	CBE	TOTAL
K-6 students	736	263	1026
7-12 students	602	215	840

CIMARRON

Total projected population: 7,216

	SD76	CBE	TOTAL
K-6 students	435	155	607
7-12 students	356	127	497

***STAGE 1 (SOUTH)**

Total projected population: 1,418

	SD76	CBE	TOTAL
K-6 students	86	31	117
7-12 students	70	25	95

HAMPTONS 3

Total projected population: 542

	SD76	CBE	TOTAL
K-6 students	33	12	45
7-12 students	27	10	37

SOUTHLANDS 7

Total projected population: 662

	SD76	CBE	TOTAL
K-6 students	40	14	54
7-12 students	33	12	45

- STAGE 1
current development
- STAGE 2
upcoming development
- STAGE 3
southwest reserve lands
- Reserve lands