

SCHOOL FACILITIES STUDY

FINAL REPORT

June 25, 2007



Hold Fast Consultants Inc.
Victoria, BC

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EXECUTIVE SUMMARY

The Government of Yukon commissioned Hold Fast Consultants Inc. to review and make recommendations for the future facility needs for a new school in the Copper Ridge subdivision and the Whitehorse schools of F.H. Collins Secondary School and Porter Creek Secondary School.

Early in the study it became clear that, based on discussions with Ministry staff and a review of enrolment projections, Porter Creek Secondary School has sufficient capacity to handle enrolment growth in its catchment area. As a result, Hold Fast consultants Bruce McAskill and Jerry Mussio focused their attention on F.H. Collins Secondary and the new school in Copper Ridge.

Information for the study was gathered from: informal meetings with ministry staff and at public meetings held at F.H. Collins Secondary and Elijah Smith Elementary; opinion surveys of area residents; analyses of student enrolments and Yukon demographics; and, consultations with the Copper Ridge Advisory Committee.

Population and enrolment estimates

Population forecasts developed by the Yukon Bureau of Statistics are based on a series of assumptions – expressed as low, medium and high-growth models. Enrolments projections used in this study are based on the high-growth model.

- Regardless of which population forecast is used, Yukon's population is aging. By 2020, there will be a higher proportion of people in the 50+ age category and a smaller proportion of people of school age (5-19) category.
- There will be a decline in the school-age population over the next 10-15 years, even with the high-growth model. This reflects a Canada-wide decline in school enrolments.
- In 1997, 4777 students were enrolled in Whitehorse schools. By 2006, 3968 students were enrolled, a drop of 17% over the past nine years. By 2020, it is estimated that 3700 students will be enrolled in Whitehorse schools.
- It is estimated that Grade 12 enrolment in 2020 will be down by 33% from 2002, while kindergarten enrolments are projected to increase by 33%. If the assumptions underlying the high growth model prevail, these higher kindergarten numbers signal increases in overall student enrolments for the 2020-2030 period.

- Taken as a whole, Whitehorse schools are operating well below capacity levels and will continue to do so through to 2020. As of November 2006, there were 1237 vacant seats in Whitehorse schools (using ideal school capacity measures).
- Some schools, such as Elijah Smith Elementary and Holy Family Elementary, are operating at, or near, capacity. Other schools, such as Jack Hulland Elementary, Whitehorse Elementary, F.H. Collins Secondary and Porter Creek Secondary, are operating well below their capacity levels.

The government has announced plans to build a new school in Copper Ridge and to renovate or rebuild F.H. Collins secondary school. It should be clear that moving ahead with these projects, in a period of declining enrolments, could have a negative impact on other Whitehorse schools. It will be advisable to proceed with caution.

F.H. Collins Secondary

Earlier engineering studies indicate that, at the time of the writing of this report, F.H. Collins Secondary has exceeded its life span by four years. Estimated costs of refurbishing the school (in 1996 dollars) range between \$10,380,000 and \$12,100,000 while the estimated cost of rebuilding the school (in 1996 dollars) is from \$15,300,000 and \$15,900,000. Construction costs have tripled since 1996, from \$1,400/m² to approximately \$4,500/m².

Most area residents who responded to the questionnaire would prefer to see a new building built on the present site rather than refurbishing the existing structure.

The current school enrolment is 581 students, down from 1000 students in 1997, a 40% decline. Secondary school enrolments in Whitehorse are expected to continue to decline through to about 2016 and then level off.

Recommendations:

Hold Fast recommends that the Department of Education:

- Review the program directions of F.H. Collins Secondary and prepare a vision for the future

This is an opportunity to review the program directions of F.H. Collins and then define building requirements for the new school. The decision to build or refurbish can then be based on these new requirements with a final decision being determined by costs. It would be an error, in our judgment, to build a new school or launch a major renovation to the existing buildings without completing a review of the schools mission and how it relates to other schools in Whitehorse.

- ii. Complete the program review by December 2007 so that decisions can be incorporated in the spring 2008 budget.

New Copper Ridge School

Area residents are mixed concerning what type of school they wish to see at Copper Ridge.

The Copper Ridge Advisory Committee recommends:

- iii. That the decision concerning whether to build a school in the Copper Ridge area, as well what grade configuration any potential school should have, be delayed for up to 5 years.
- iv. That in order to address the population pressure presently experienced at Elijah Smith Elementary, the Department of Education immediately review and revise the school catchment boundaries of Elijah Smith Elementary and Takhini Elementary. Suggested neighborhoods to review include Valleyview and parts of Hillcrest.
- v. That once the catchment boundaries of Elijah Smith Elementary and Takhini Elementary have been revised, students presently attending Elijah Smith Elementary be "grandfathered" so they may stay at their present school if they so desire.
- vi. That the Department immediately begin a comprehensive review of all schools in Whitehorse. The review should consider factors including school programs, student population shifts within Whitehorse, as well as determine if, where, and when elementary and secondary schools be constructed. The intent is to ensure that discussions related to one school (e.g., F.H. Collins) or area (e.g., Copper Ridge) take into consideration the impacts on all schools in Whitehorse.
- vii. That decisions to build, rebuild, or refurbish schools occur only after the review is complete and a comprehensive long-term plan that addresses Whitehorse's future infrastructure needs has been developed.

Hold Fast Consultants also recommends the Department of Education:

- viii. Combine the review of F.H. Collins Secondary with the comprehensive review of all schools in Whitehorse.
- ix. Assign priority to the building needs of F.H. Collins once the program and facilities review is complete.

1. INTRODUCTION

The Government of Yukon commissioned Hold Fast Consultants Inc. to review and make recommendations for the future facility needs for a new school in the Copper Ridge subdivision and the Whitehorse secondary schools of F.H. Collins Secondary School and Porter Creek Secondary School.

Hold Fast was tasked to:

- Review relevant information on the infrastructure of F.H. Collins in order to make recommendations concerning its possible refurbishment or replacement.
- Review relevant information on the student catchment areas of Porter Creek Secondary, Takhini, the lower bench of Porter Creek and the endowment lands in order to make recommendations related to the need for extra classroom space in Porter Creek.
- In conjunction with an Advisory Committee from the Copper Ridge, Granger, McIntyre, Logan and Takhini subdivisions, begin a planning phase for a new school in the Copper Ridge area including the scope of the new school.
- Facilitate the development of recommendations to be made by the Advisory Committee as to the preferred options related to the Porter Creek issue.

Based on discussions with Ministry staff early in the study and a review of school enrolment projections, it was concluded that Porter Creek Secondary School has sufficient capacity to accommodate projected growth in the surrounding areas, including the lower bench, and no further analysis was required. Our study focused, therefore, on F.H. Collins Secondary School and the proposed Copper Ridge school.

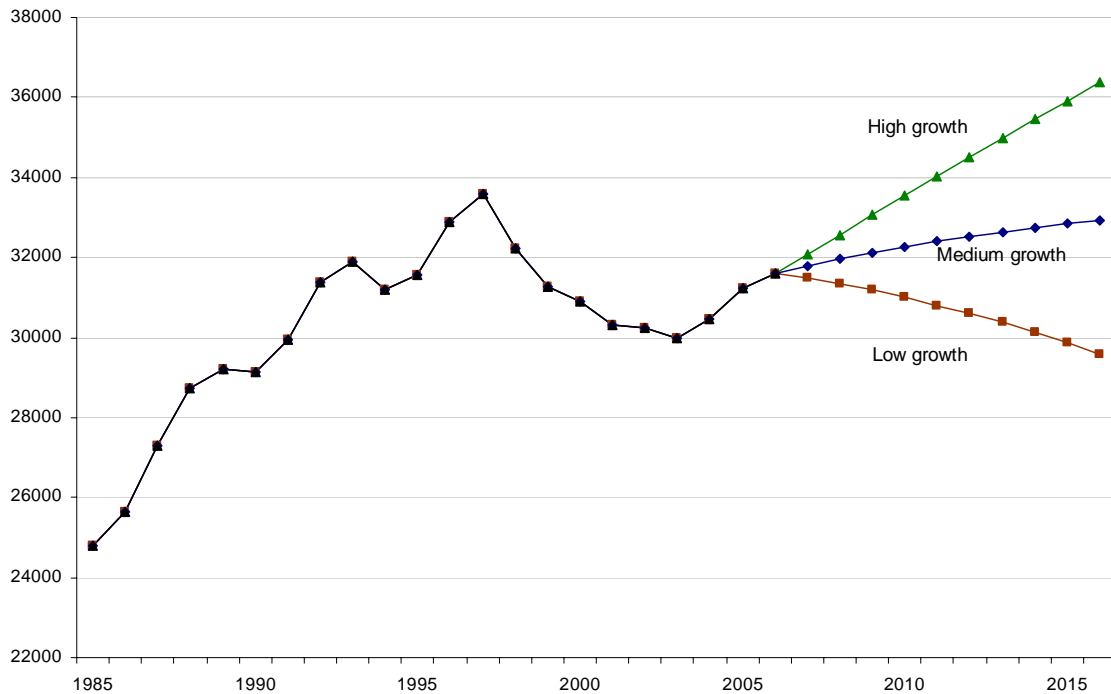
2. POPULATION TRENDS

2.1 Yukon Population¹

The current population of the Yukon (June 2006) is 31,608. The Yukon Bureau of Statistics has carried out three projections for Yukon's population in 2016:

- Low-growth: a population of 29,586;
- Medium-growth: a population of 32,914;
- High-growth: a population of 36,393.

Fig 1: Yukon population 1985-2006 and projections 2007-2015 based on three growth models¹



¹Data Source: Yukon Bureau of Statistics, 2006 (Table 1)

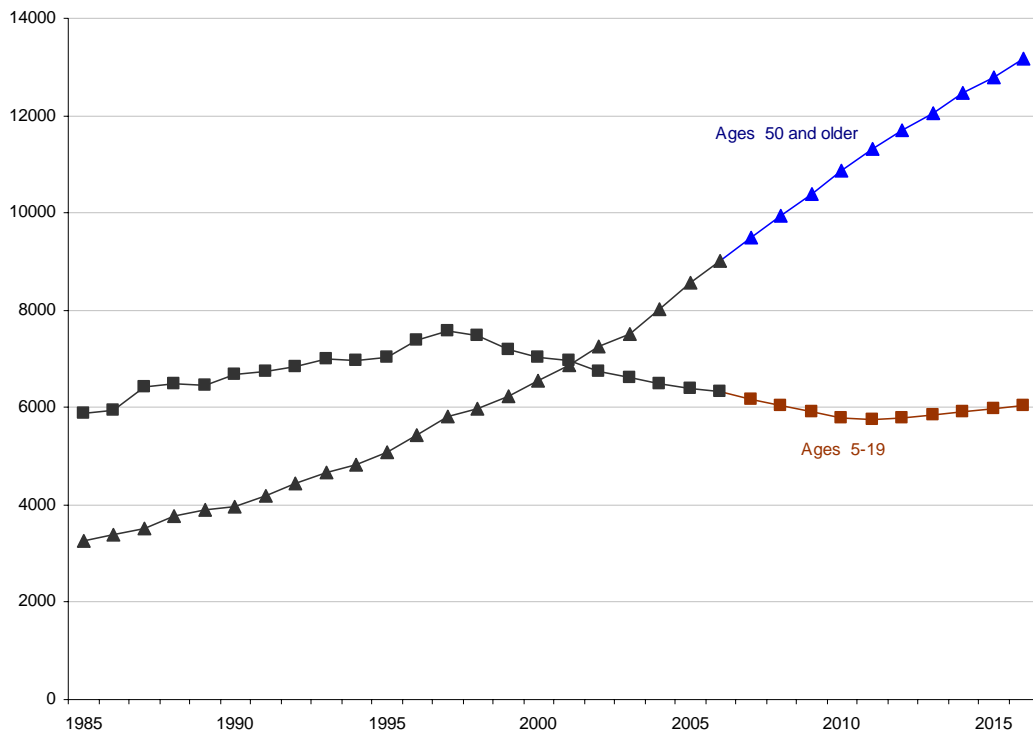
¹ Yukon Bureau of Statistics: Information sheet #66.10 – 2006.07

Each of the growth models (Figure 1) is based on a series of assumptions about fertility rates, mortality rates and immigration rates. Immigration rates to the Yukon are particularly sensitive to economic conditions in the territory and in Canada generally. For purposes of school planning in this report, we typically refer to the high-growth model to help ensure that any plans for new or refurbished buildings can accommodate modest upswings in student growth. Care should be taken as planning progresses to refer to the latest economic forecasts and population projections.

Each projection for Yukon’s population in 2016 shows an older population, and a school-age population that continues to shrink from current levels.

In the high-growth model shown in Figure 2, the over-50 population is projected to grow at a significant rate from about 9000 people today to over 13,000 in 2016. The school age population for the Yukon (ages 5-19) is projected to continue to drop from a high of 7560 in 1997 to about 6000 in 2015, a level similar to that of 1985.

**Fig 2: Yukon Projections Ages 5-19 and Ages 50+
High growth model¹ 2006-2015.**



¹Data Source: Yukon Bureau of Statistics, 2006 (Table 1)

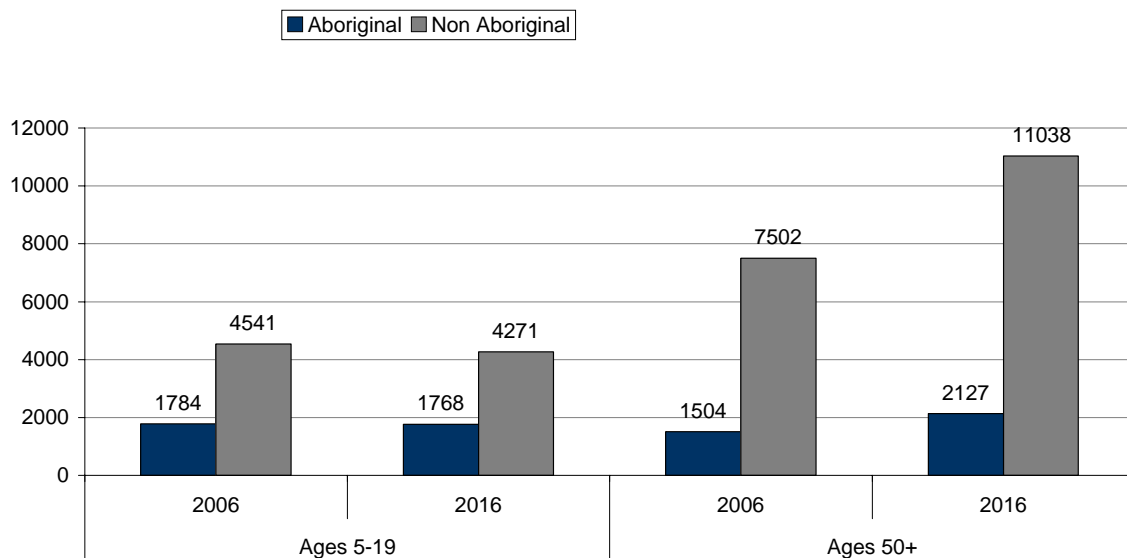
The pattern shown in Figure 2 reflects a Canada-wide trend where there is a decline in school enrolments as the result of demographic changes. The Canadian Council on Learning² reports that across Canada the last of the echo boomers (the large cohort of children born to the baby boomers between 1980 and 1994) are currently making their way through the final years in the kindergarten to Grade 12 system. The children taking their places, the Council notes, are part of a much smaller cohort

2.2 First Nations Population

In 2006, the overall Yukon population was made up of 22% First Nations. This proportion is not projected to change over the next ten years.

For the school-age population (5-19), the high growth model projects that by 2016, the number of First Nations students will stay about the same while the number of non-First Nations will drop by about 270. This means that by 2016, it is estimated that there will be a slightly higher proportion of First Nations students in the school system. At the same time, for people over 50 years of age, the number of non-First Nations is expected to increase by about 8900 people, compared to an increase of 623 First Nations of the same age; this means that the proportion of First Nations people in the 50+ population will decrease.

Fig 3: Aboriginal and Non Aboriginal Populations (High Growth Model)



² Canadian Council on Learning. Lessons in Learning. September 26, 2006.

2.3 Summary

Population forecasts developed by the Yukon Bureau of Statistics are based on a series of assumptions – expressed as low, medium and high-growth models. Regardless of which population forecast is used:

- Yukon’s population is aging.
- There will be a higher proportion of people in the 50+ age category and a smaller proportion of people of school age (5-19).
- There will be a decline in the school-age population over the next 10-15 years.

3. Student Enrolments – Whitehorse Schools

3.1 School Boundaries and Parent Choice

The availability of a range of fourteen schools, including Catholic schools, French schooling – both for francophone families and immersion students-- and an alternate school (Wood Street Centre), coupled with close access to Yukon College, all combine to form a rich set of education options available to Whitehorse youth.

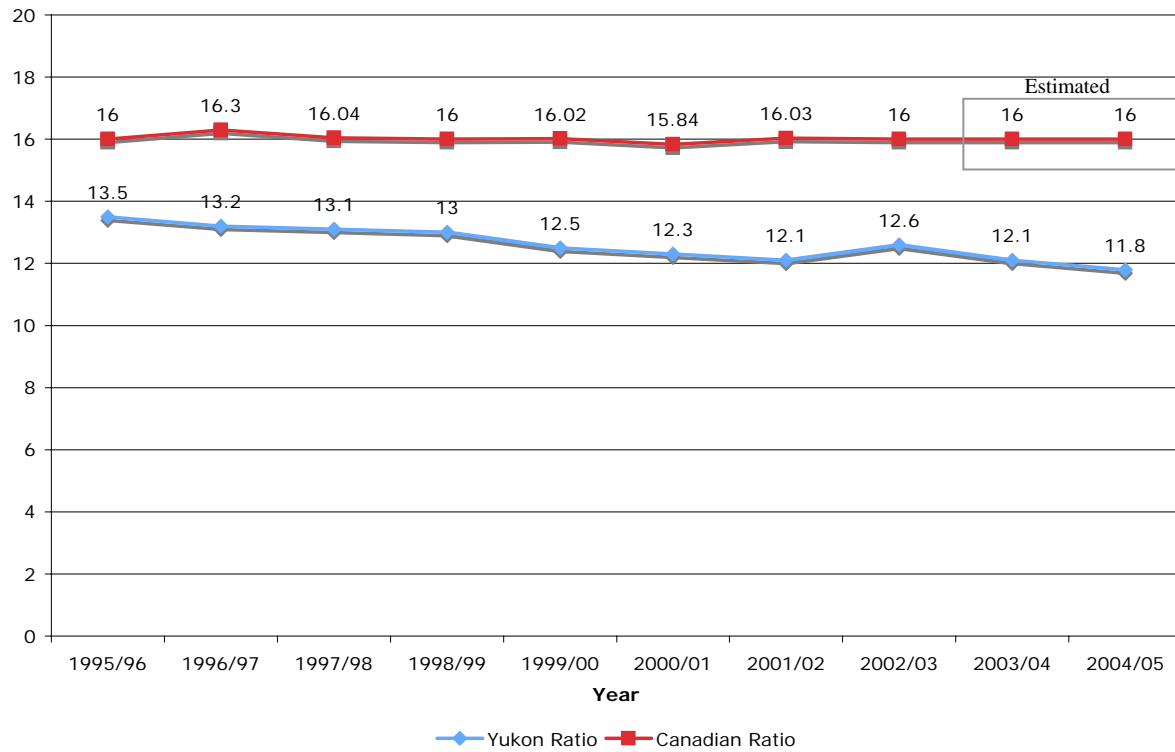
School attendance areas for Whitehorse are outlined in Box 1 (p. 10). While school enrolment boundaries are fixed, the Department seems to make every effort to help ensure that individual parent requests for school placement are accommodated. Parents commuting to work, for example, often find it more convenient to drop off their children at a school that is close to their workplace, and those accommodations are typically made if space is available at the preferred school.

So while Whitehorse has clearly defined school catchment areas, parents, in fact, exercise considerable choice in the selection of schools for their children.

3.2 School Resources

The Yukon enjoys the lowest (i.e. the most favourable) pupil teacher ratio of any Canadian educational jurisdiction. On average there is one teacher for approximately every 12 students (Figure 4). The lower rate has traditionally been associated with the need to staff rural schools based on programming requirements rather than on enrolment. However, the steady decrease in the ratio from 1997 is largely related to declining enrolment.

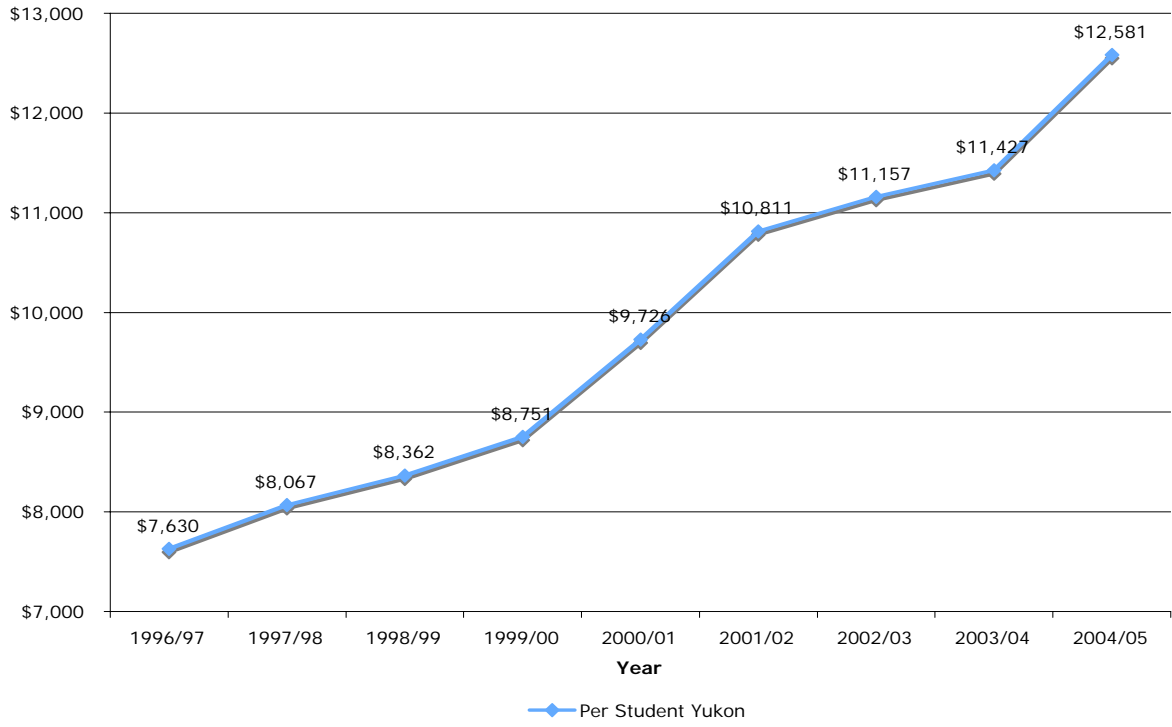
Fig 4: Pupil-Teacher Ratio as of March 31, 2005



Source: Yukon Department of Education (YT Ratio)
Centre for Education Statistics, Stats. Can. (Can. Ratio)

Expenditures per student (Figure 5) have been increasing since 1997 for a number of reasons. A large portion of the increase is associated with declining enrolment and the loss of staffing efficiencies. However, part of the increase is associated with significant increases in the cost of school utilities, such as heat and light, and on collective agreement salary increases. Expenditures per student include: Program Delivery, Program Support, Special Programs, Partnerships & Operations and Administration.

Fig 5: O & M Expenditures Per Student as of March 31, 2005



Source: Yukon Department of Education (YT Expenditure)

Box 1: Whitehorse School Attendance Areas³

<p><u>Elementary (K-7) Schools</u></p> <p><u>Christ the King Elementary</u> Kindergarten to Grade 7 for students of the Roman Catholic faith who live in the attendance area for downtown Whitehorse, the subdivisions of McCrae, Wolf Creek, McLean Lake, Mary Lake, Pineridge, Golden Horn, Hillcrest, Valleyview, Granger, McIntyre, Copper Ridge, Arkell, Logan, Paddle Wheel Village, Lobird Trailer Court, Canyon Crescent, South Klondike Hwy., Alaska Hwy., Atlin Road.</p> <p><u>Elijah Smith Elementary</u> Kindergarten to Grade 7 students from Granger, Arkell, Copper Ridge, McIntyre, Valleyview, Hillcrest, McLean Lake, McCrae, Lobird Trailer Park, Paddlewheel Village and Canyon Crescent.</p> <p><u>Golden Horn Elementary</u> Kindergarten to Grade 7 for students in the subdivisions of Judas Creek, Marsh Lake, New Constabulary, Old Constabulary, South McClintock, North McClintock, Golden Horn, Robinson, Cowley Creek, Mary Lake, Wolf Creek, Pineridge, Jakes Corner, Atlin Road, Kettley's Canyon, South Klondike Hwy, Bear Creek, Annie Lake Road, Alaska Hwy. South of McCrae.</p> <p><u>Grey Mountain Primary</u> Kindergarten to Grade 3 for students living in the immediate vicinity of the school.</p> <p><u>Hidden Valley Elementary</u> Kindergarten to Grade 7 students from MacPherson, Pilot Mountain, Hidden Valley, Mendenhall, Old Alaska Hwy., Echo Valley, Lake Laberge, Takhini Hot Springs Road, North Klondike Hwy., Alaska Hwy., and Scout Lake Road.</p> <p><u>Holy Family Elementary</u> Kindergarten to Grade 7 for students of the Roman Catholic faith who live in the subdivisions of Porter Creek, Crestview, Takhini, Kopper King, MacPherson, Pilot Mountain, Hidden Valley and Mendenhall, MacKenzie Trailer Court, Northland Trailer Park, Takhini Trailer Park, Yukon College Student Residence, Alaska Hwy., North Klondike Hwy.</p> <p><u>Jack Hulland Elementary</u> Kindergarten to Grade 7 students from Porter Creek, Crestview, MacKenzie Trailer Park, and the Alaska Hwy (from McIntyre Creek to 1.6 km before its intersection with the North Klondike Hwy.).</p>	<p><u>Selkirk Elementary</u> Kindergarten to Grade 7 for students living in Riverdale and Wickstrom Road except those attending Grey Mountain Primary.</p> <p><u>Takhini Elementary</u> Kindergarten to Grade 7 students from Takhini, Kopper King Trailer Park, Northland Trailer Park, Takhini Trailer Park, Crow Street, Swan Street, Fish Lake Road and the Yukon College Student Residence.</p> <p><u>Whitehorse Elementary</u> English Program: Students in Kindergarten to Grade 7 living in the downtown and Marwell areas. French Immersion Program: Students in Kindergarten to Grade 7 who live in the Whitehorse area.</p> <p><u>K-12 and Secondary (8-12) Schools</u></p> <p><u>École Émilie-Tremblay</u> Kindergarten to Grade 12 for students eligible for French First Language education.</p> <p><u>F.H. Collins Secondary</u> English Program: Grades 8 to 12 for students who live in the attendance area for Grey Mountain Primary, Selkirk Elem., Whitehorse Elem., and Golden Horn Elem. schools. French Immersion Program: Grades 8 to 12 for students who live in the Whitehorse area.</p> <p><u>Porter Creek Secondary</u> Grades 8 to 12 for students in the attendance areas for Takhini Elem., Jack Hulland Elem., Elijah Smith Elem. and Hidden Valley Elem.</p> <p><u>Vanier Catholic Secondary</u> Grades 8 to 12 for students of the Roman Catholic faith who live in the Whitehorse area.</p>
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³ Source: Yukon Department of Education Website, December 23, 2006.

3.3 School Capacity and Enrolments

School Capacity

The Department of Education calculates the *raw capacity* of a school by multiplying the number of classrooms by the number of students allowed per classroom under the Yukon Teachers' Association collective agreement.

The Department has determined that, from an education standpoint, elementary schools operate best at 80% of their raw capacity; this level is defined as the *ideal capacity* for an elementary school.

The Department has determined that secondary schools operate best at 50% to 80% of their raw capacity. Large secondary schools with a capacity of over 800 are more efficient at managing a large load of students so their *ideal capacity* is calculated by applying the larger usage factor of 80%. A usage factor of 50% is applied to the smallest secondary schools with raw capacities of less than 300.

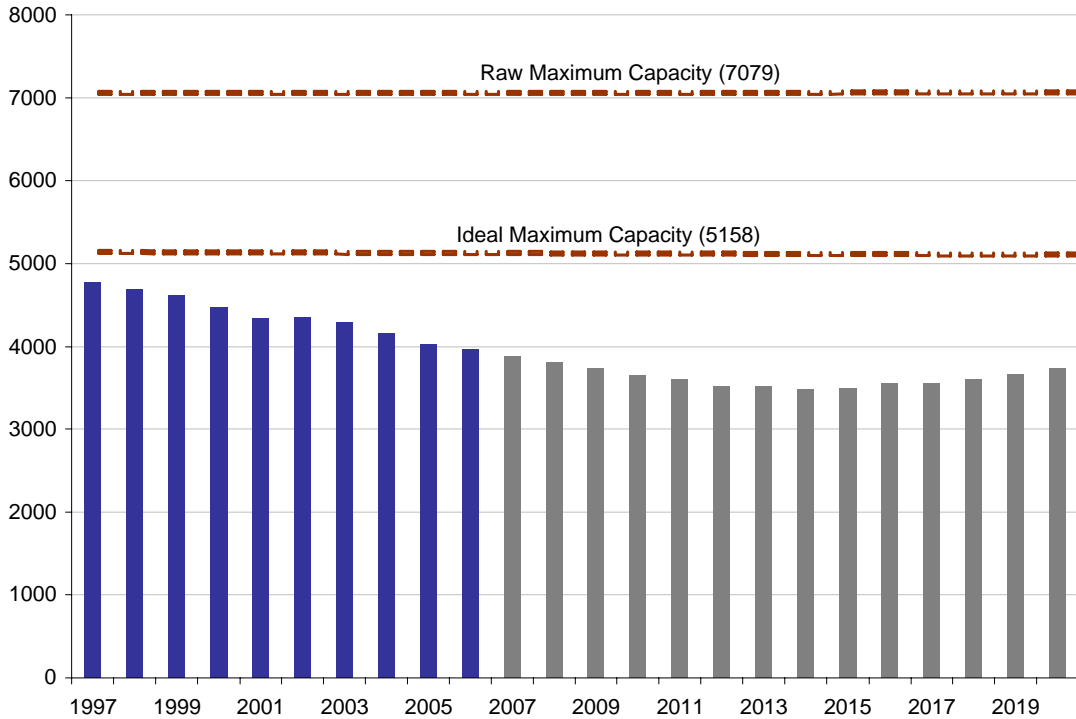
See Appendix 2 for a more complete summary of criteria used to calculate capacity levels.

3.4 Whitehorse School Enrolments

K-12 Enrolments

K-12 school enrolments in Whitehorse schools, reflecting the overall trends in the Yukon school-age population, have been dropping since the mid-1990s when they reached a peak (Figure 6). In 1997, 4777 students were enrolled in Whitehorse schools. By 2006, 3968 students were enrolled, a drop of 17% over a nine-year period.

**Fig 6: Student Enrolment and School Capacity
Whitehorse Schools^{1,2}**



¹ Actual enrolments 1997-2006. Projections 2007-2020 (high growth model)

² Data source: Yukon Department of Education, Table 2

Even with the high-growth model, school enrollments in Whitehorse are projected to decline to a low of 3500 students in 2014; from that low point, they are projected to increase slightly to 3700 students in 2020, still substantially lower (22%) than the 1997 peak. Medium and low growth models project greater rates of decline in the school age population by 2020.

Figure 6 displays the *Raw Capacity* and the *Ideal Capacity* of Whitehorse schools⁴, terms defined earlier in this section. The chart indicates that schools as a whole are operating well below capacity levels in Whitehorse and will continue to do so through to 2020. As of November 2006, there were

⁴ For illustrative purposes in Figure 6, we have calculated the capacity (raw and ideal) of Whitehorse schools as a whole by combining the capacities of individual schools.

1237 vacant seats in Whitehorse schools, using ideal capacity measures. (If all classrooms are considered (raw capacity), there are over 3100 vacant seats in Whitehorse schools.) Assuming no schools are closed, Whitehorse schools will continue to operate well below capacity levels through to 2020.

While school closure is a fact of life in many Canadian communities, successive governments in the Yukon have placed a high priority on local community schools and have avoided school closure. While this policy receives strong community support, it becomes very difficult to offer a full array of student programs in schools with low enrolments.

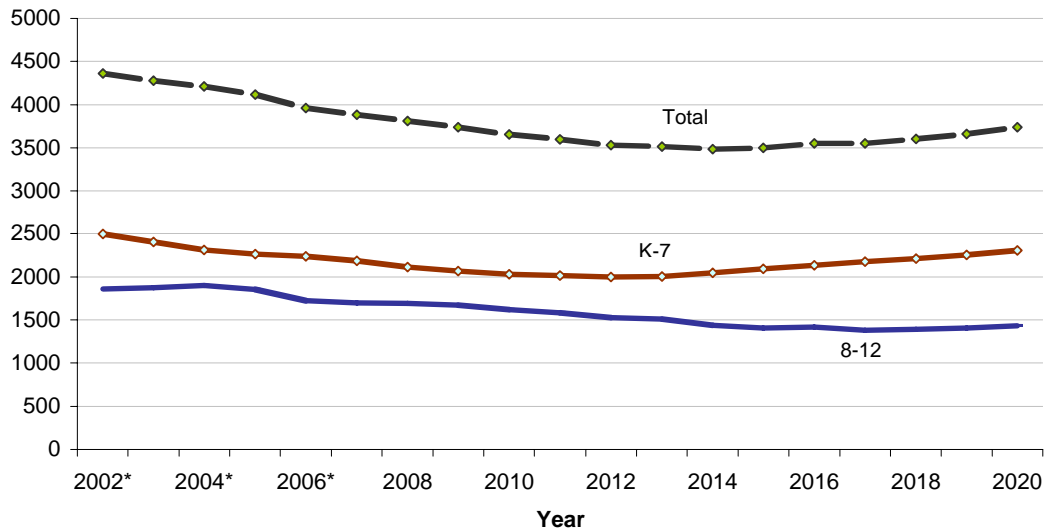
Each school requires a base of administrative support to operate (e.g. school principal, secretary, maintenance staff, heating costs, etc.). At what point is the community willing to amalgamate schools so that these costs can be mobilized and redirected to providing improved programs for students in fewer schools? Or, is government willing to generate funds necessary to provide the full range of services to every school, regardless of student enrolment?

The government has announced plans to build a new school in Copper Ridge and to renovate or rebuild F.H. Collins secondary school. It should be clear that moving ahead with these projects, in a period of declining enrolments, could have a negative impact on other Whitehorse schools. It will be advisable to proceed with caution.

Elementary and Secondary Schools

Figure 7 displays enrolments by elementary (K-7) and secondary (8-12) schools. Elementary school enrolment is projected to decline through to about 2012 and then slowly increase, signaling growth in school enrolments in the 2020-2030 period.

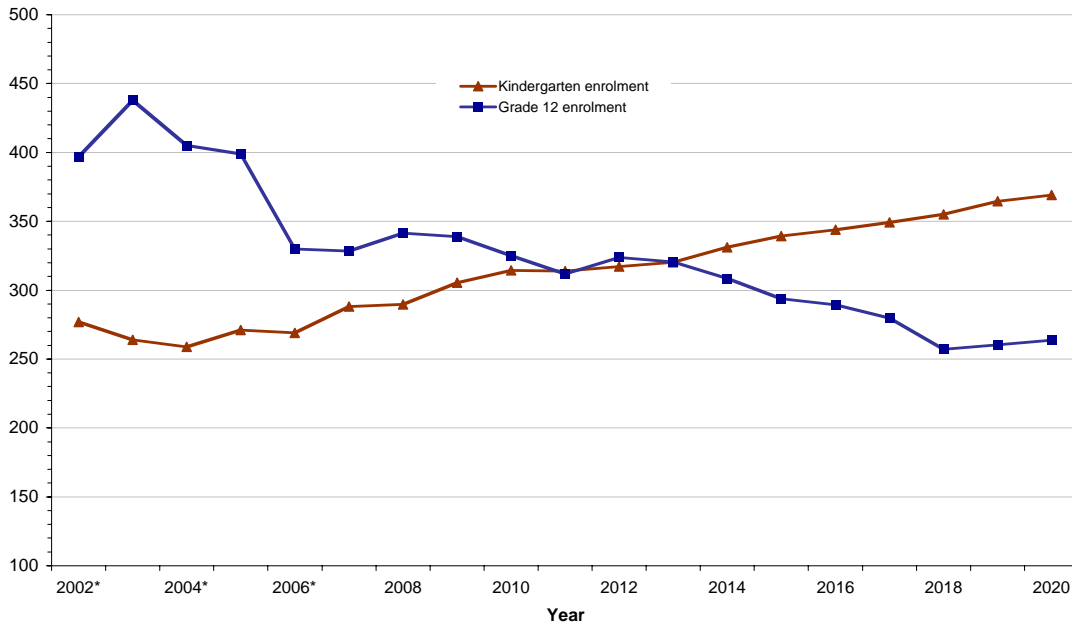
Fig 7: Projected enrolment: Whitehorse Elementary and Secondary Schools



3.5 Kindergarten and Grade 12

Another way to examine enrolment patterns is to compare the number of students entering kindergarten and the number expected to enroll at the exit level, grade 12. Figure 8 shows Grade 12 enrolment in 2020 down by 33% from 2002, while kindergarten enrolment shows a positive increase of 33%. Again, if the assumptions underlying the high growth model prevail, these higher kindergarten numbers signal increases in overall student enrolments for the 2020-2030 period.

**Figure 8: Enrolments for Kindergarten and Grade 12 Students
(High Growth Model)**

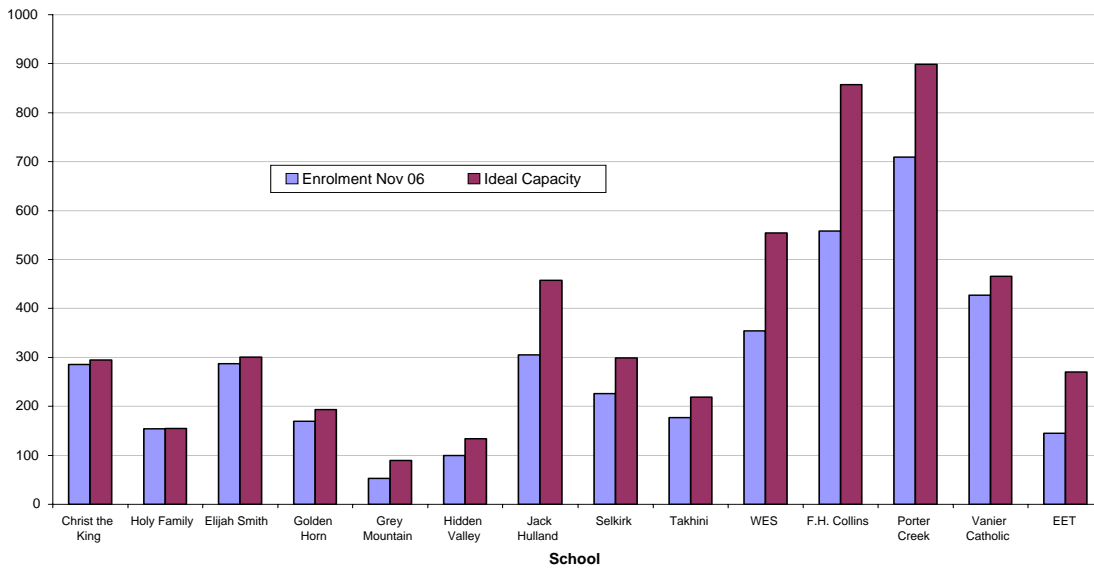


We noted at the outset that care should be taken in interpreting population projections as economic circumstances can significantly impact the movement of school age children in and out of the Yukon. The information at hand suggests that while school capacity in Whitehorse exceeds projected school enrolments through to 2020, that capacity may be required to accommodate student growth in the period 2020-40.

Enrolment and Capacity by School

When we examine available space by school across Whitehorse for the current school year (November 2006), we see that some schools are operating near their ideal capacity while others are considerably below their ideal levels (Figure 9). No school is operating above their ideal capacity level.

Figure 9: School Enrolment and Ideal Capacity Levels



Significantly, Jack Hulland Elementary can accommodate another 150 students and Whitehorse Elementary has room for an additional 200 students before reaching their ideal capacity levels. At the secondary level, the data indicates that Porter Creek Secondary can accommodate another 200 students before reaching ideal capacity. F.H. Collins Secondary can accommodate another 300 students, but because of its physical condition, the Department plans to either refurbish the school or rebuild.

3.6 Summary

- While Whitehorse has clearly defined school catchment areas, parents, in practice, exercise considerable choice in the selection of schools for their children.
- In the Yukon, on average, there is one teacher for approximately every 12 students, the best ratio in Canada. Expenditures per student have been increasing since 1997.
- In 1997, 4777 students were enrolled in Whitehorse schools. By 2006, 3968 students were enrolled, a drop of 17% over a nine-year period. By 2020, it is estimated that 3700 students will be enrolled in Whitehorse schools (high-growth model).
- It is estimated that Grade 12 enrolment in 2020 will be down by 33% from 2002, while kindergarten enrolments are projected to increase by 33%. If the assumptions underlying the high

growth model prevail, these higher kindergarten numbers signal increases in overall student enrolments for the 2020-2030 period.

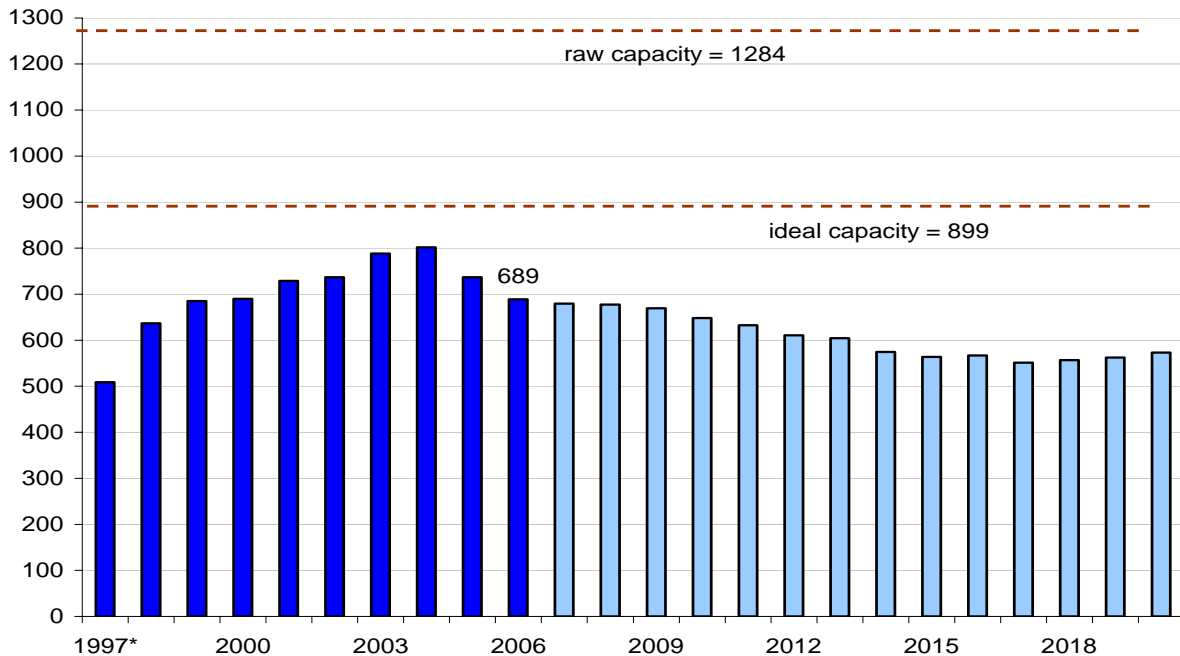
- Taken as a whole, Whitehorse schools are operating well below capacity levels and will continue to do so through to 2020. As of November 2006, there are 1237 vacant seats in Whitehorse schools (using ideal school capacity measures).
- Some schools, such as Elijah Smith Elementary and Holy Family Elementary, are operating at, or near, capacity. Other schools, such as Jack Hulland Elementary, Whitehorse Elementary, F.H. Collins Secondary and Porter Creek Secondary, are operating well below their capacity levels.

4. Porter Creek Secondary

Although Hold Fast was informed by the Department of Education that Porter Creek Secondary did not at this point warrant a detailed analysis, we examine here enrolment projections for the school.

Porter Creek Secondary expanded in 1997 to include grade 11 students and in 1998 to include grade 12 students. At that time enrolments grew to 637 students. Enrolments peaked in 2004 when 802 students were attending the school. By October 2006 there was a decline to 689 students, a 14% drop in enrolment.

Porter Creek Secondary: Projected enrolments



All enrolment figures are of October 31 each year, Data source: Yukon Dept of Education.

Assuming current school boundaries and applying Whitehorse secondary enrolment estimates to Porter Creek Secondary, school enrolments at Porter Creek are projected to continue to drop to a low of just over 550 students in 2017 and rise to about 570 students by 2020. These projections suggest that Porter Creek will operate well under capacity levels over the next decade or so.

Recommendation

- i. No additional classroom space be created at Porter Creek Secondary.

5. F.H. Collins Secondary School

Hold Fast has been asked to review relevant information about F.H. Collins Secondary in order to make recommendations concerning its possible refurbishment or replacement.

5.1 Facilities Studies

Two different facilities studies have been undertaken within Whitehorse since 1995. The first reviewed all schools within Whitehorse while the second focused exclusively on F.H. Collins Secondary.

1995 Whitehorse School Facilities Study

The Department of Education commissioned Poon Garrett Architects & Planners to conduct an analysis of the educational facility planning variables that existed in Whitehorse for the period 1995 to 1999. The study indicated that the space inventory in Whitehorse based on enrolment projections of 2.5%/year up to 1999, was adequate to meet its needs. Additionally, the report identified the following needs relative to F.H. Collins Secondary School:

- Upgrading of the bus drop-off is required;
- Fire separations are required to Service Rooms and between floors;
- Some space planning work was recommended;
- Stairway fire protection enclosure was required; and,
- An additional gymnasium was required if the student population remained at 1,000 (to meet BC Space Standards).

At that time the capital costs for the above noted renovations to F.H. Collins Secondary were estimated at \$5,593,000.

1996 F.H. Collins Facility Analysis

The Department of Education commissioned Form to Function Ltd. to conduct an analysis of the then existing conditions of F.H. Collins Secondary. This included an analysis of the architectural, structural, mechanical and electrical systems. The report estimated the remaining life of the building to be 7 years (i.e., 2003). The study recommended that:

- The 1962 portion of F.H. Collins (particularly the two story Classroom Wing and the Gym) be replaced within five years (i.e., by 2000);
- The 1969/70 Science Wing and 1975 Industrial Arts Wing both be modernized;
- All Life and Safety Code violations be remedied immediately; and,
- The work be undertaken in six phases for a total cost of between \$10,380,000 and \$12,100,000

The report noted that, although it would cost less to modernize the Classroom Wing and the Gym than replace them, the work would be extremely difficult to accomplish, particularly in the crawlspace. The report also estimated the replacement cost of the school would be between \$15,300,000 and \$15,900,000 based on construction costs of the day that ranged from \$1,350 to \$1,400/m². Present-day construction costs are triple these at approximately \$4,500/m².

Facility Changes 1996-2006

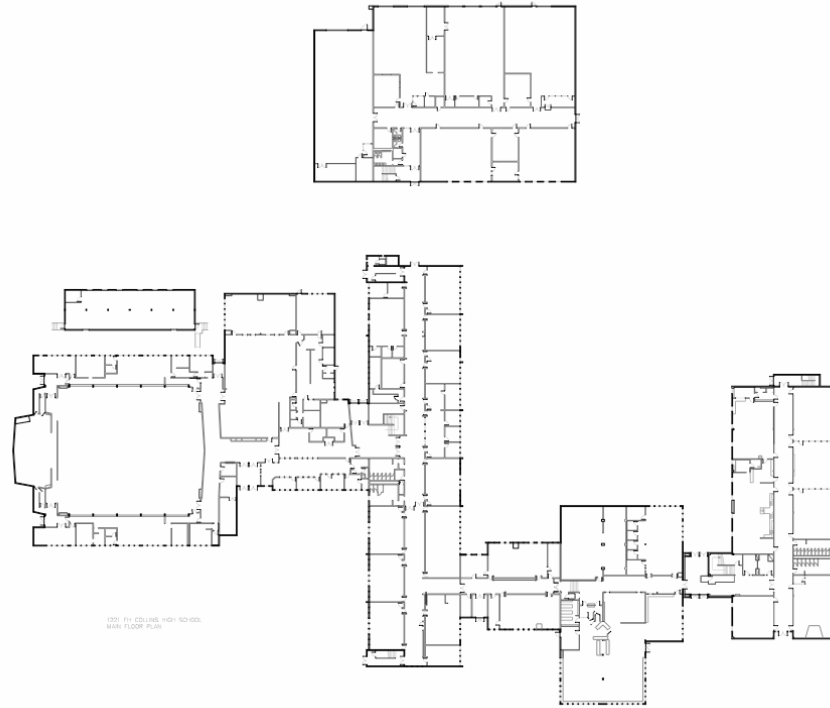
The following is a summary of changes made to the three high school facilities during the period 1996 - 2006.

F.H. Collins Secondary

Changes to F.H. Collins Secondary since 1995 include:

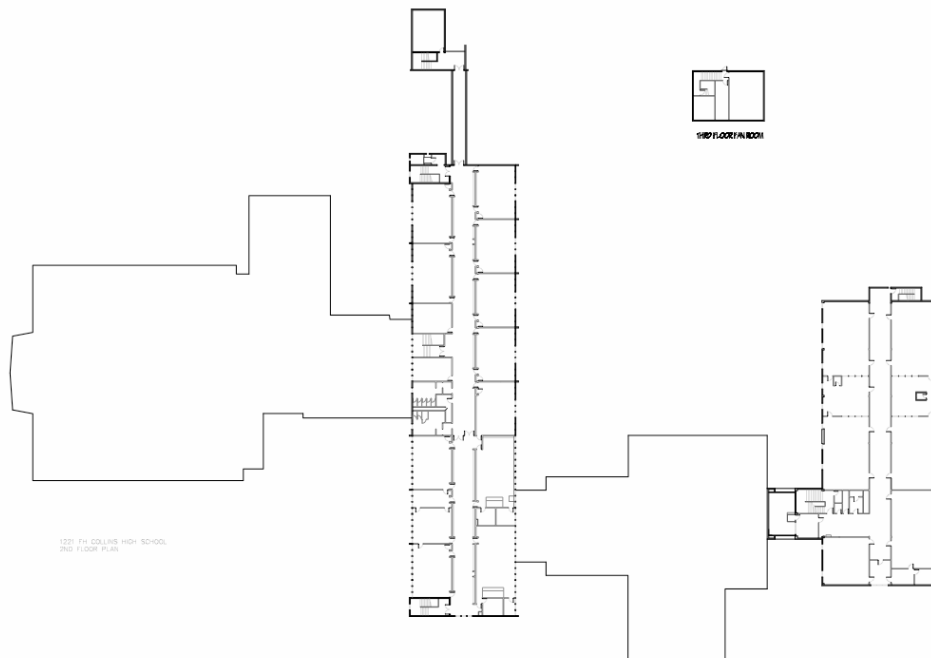
- Addition of a Portable Classroom outside of the Gym which contains a small workout center; weight lifting and other equipment; and,
- Renovation of the ventilation system in the Industrial Arts Wing to improve air quality (approximate cost of \$650,000).

Diagram 1: F.H. Collins Secondary - Main Floor Plan



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Diagram 2: F.H. Collins Secondary - Second Floor Plan

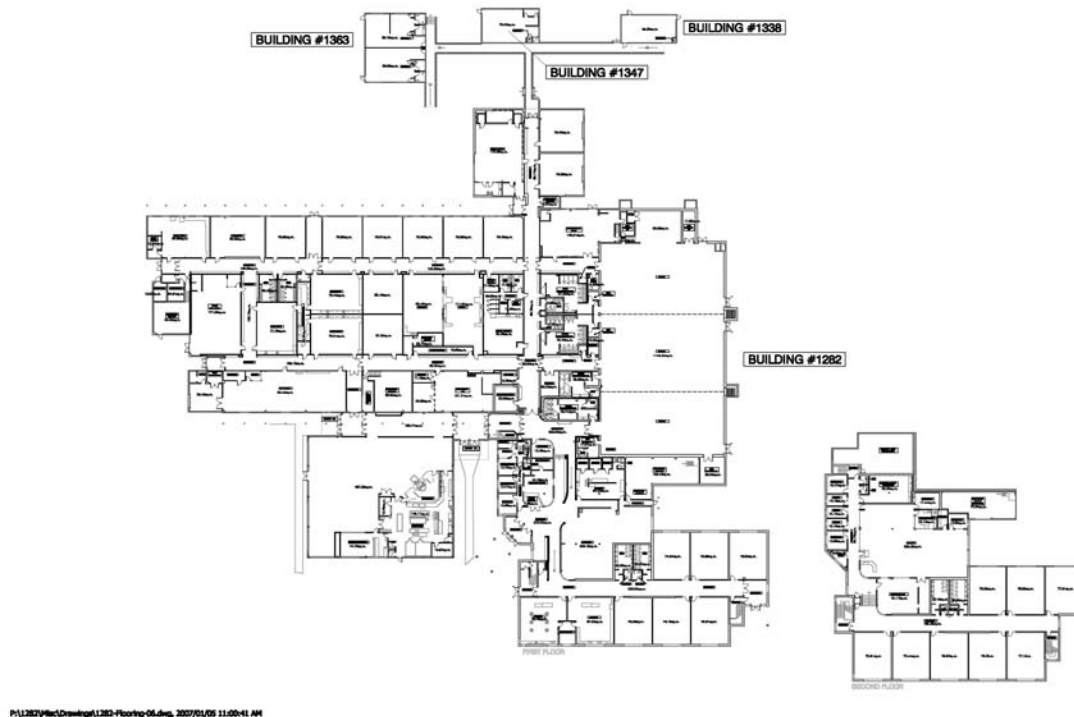


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Porter Creek Secondary

Below is the current layout for Porter Creek Secondary School. Other changes at this school since 1995 include the addition of a ball diamond.

Diagram 3: Porter Creek Secondary - Floor Plan

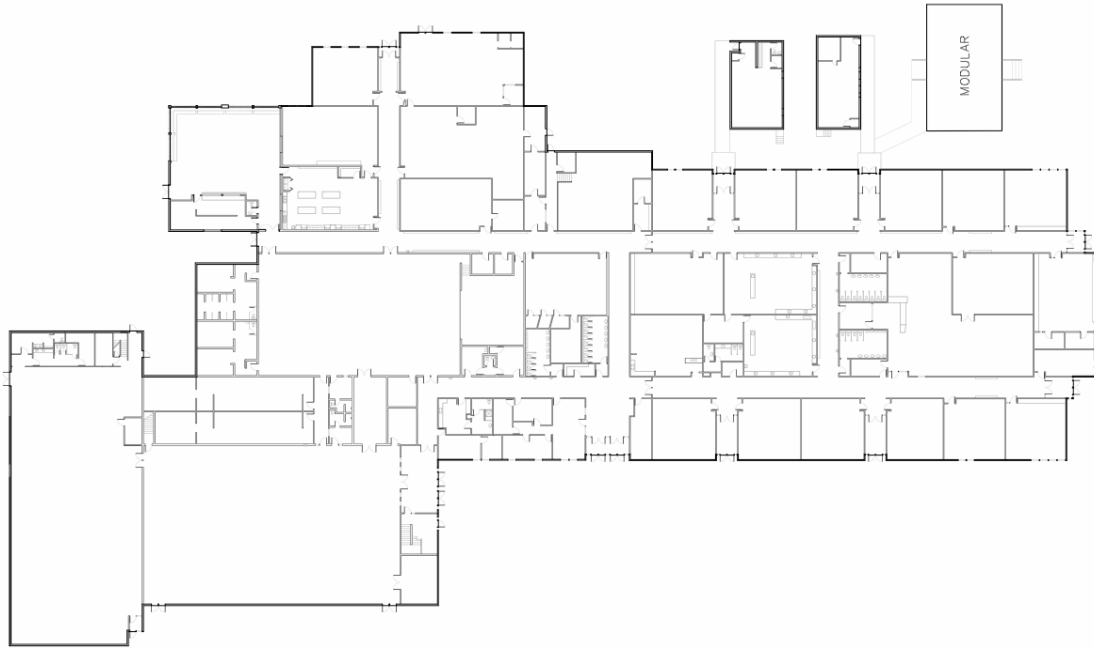


Vanier Catholic Secondary

Changes to Vanier Catholic Secondary (listed as Riverdale Junior Secondary in the Whitehorse School Facilities Study, 1995) since 1995 include:

- Addition of 2 single classroom portables;
- Addition of a 2-classroom portable;
- Addition of a Cafeteria c/w Kitchen
- Additional site improvements include a bus lay-by bay, outdoor basketball and beach volleyball courts.

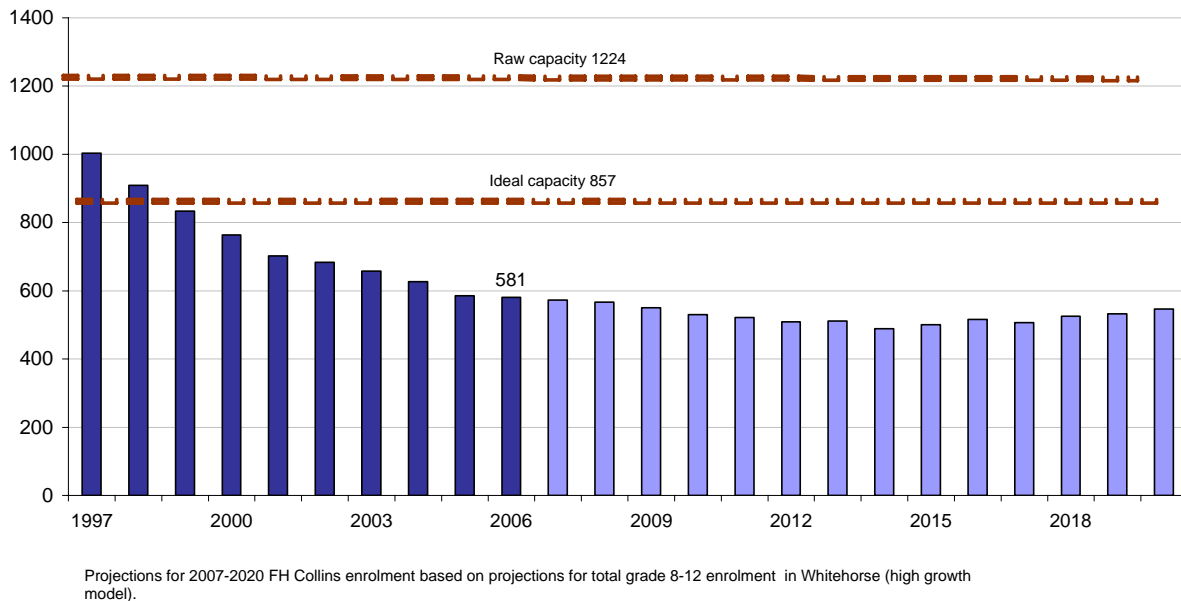
Diagram 4: Vanier Catholic Secondary - Floor Plan



5.2 F.H. Collins Enrolments

Student enrolments at F.H. Collins have been declining for a number of years. In 1997, 1003 students were enrolled at the school. By October 2006, 581 students were enrolled at the school, an enrolment drop of more than 40% over the nine-year period.

Fig 10: F.H. Collins Secondary School: Enrolment 1997-2006 and Projected Enrolment 2007-2020



Assuming current school boundaries and applying Whitehorse secondary enrolment estimates to F.H. Collins, school enrolments at F.H. Collins are projected to level off to about 550 students by 2020. Since there seems to be agreement that the current building requires significant upgrading, with consideration being given to simply building a replacement school, it is clear that this presents an ideal opportunity to clarify the future vision of F.H. Collins.

It would seem prudent to take time to clarify the vision of F.H. Collins as a secondary school and use that vision to guide the renovation or rebuilding of the school. Emerging needs for new technical training in the Yukon and opportunities to use new information technologies to deliver high quality education services to remote locations in the Yukon are trends that should be considered in designing the future direction of F.H. Collins.

5.3 Questionnaire Results

Hold Fast developed a questionnaire asking respondents to respond to two questions:

- 1) Should H.F. Collins Secondary School be refurbished or rebuilt?

- 2) If the school was to be rebuilt, should it be rebuilt on the existing school site or somewhere else in Whitehorse?

The questionnaire (see Appendix 4) was distributed to the parents of all students attending F.H. Collins. As well, it was posted on the Internet for the general public to respond to. Responses were collected for a period of approximately 2 months (February and March 2007). Additionally, Hold Fast attended two public meetings held by the Department of Education. The meetings served to provide the public with a venue for Hold Fast to share preliminary findings and for the collection of anecdotal information concerning the public's opinions on the fate of F.H. Collins Secondary.

Caution: Statistical significance cannot be assigned to the results of the questionnaires as respondents were self-selected rather than sampled randomly. Although the results are suggestive, they should not be relied upon as the sole indicator of public opinion.

The questionnaire received 248 responses with, not surprisingly the neighborhood of Riverdale having the largest representation was with 95 respondents (Figure 11). 171 of the respondents were parents of children attending Whitehorse schools. This sub-group of respondents represented 104 and 108 elementary and secondary students respectively (Figure 12).

Fig 11: F.H. Collins Survey: Number of Respondents by Neighborhood

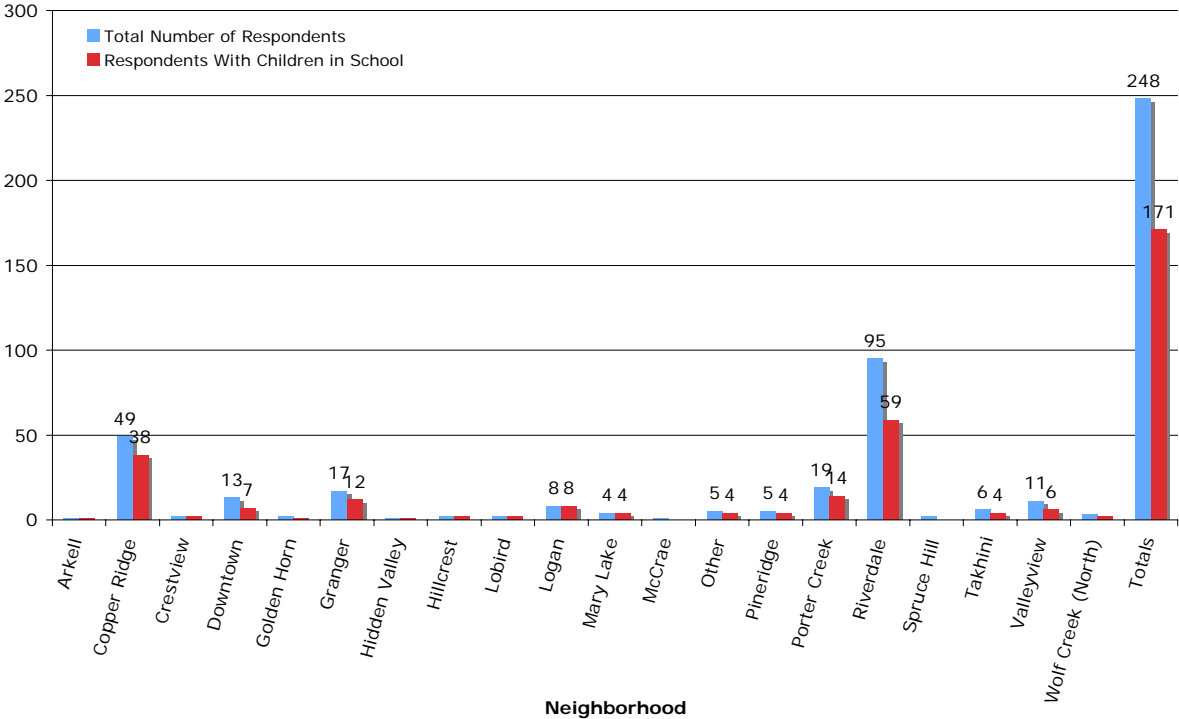
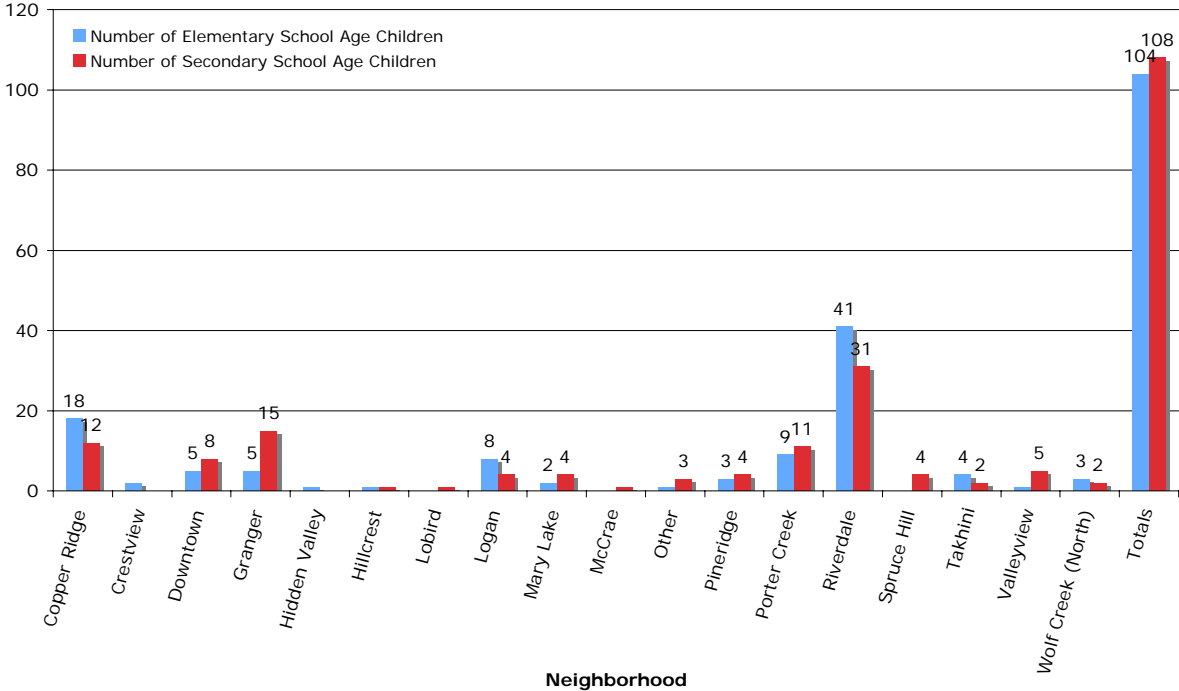


Fig 12: F.H. Collins Survey: Number of School Age Children Represented by Respondents



Should F.H. Collins Secondary be refurbished or rebuilt?

Overall 141 respondents indicated that they preferred to rebuild the school versus 71 that wanted to refurbish it (Figure 13). When the results are broken down by neighborhood (Figure 14) it is clear that the percentage of respondents favoring rebuilding F.H. Collins (67%) is consistent from area to area.

Fig 13: Rebuild or Refurbish F.H Collins School?

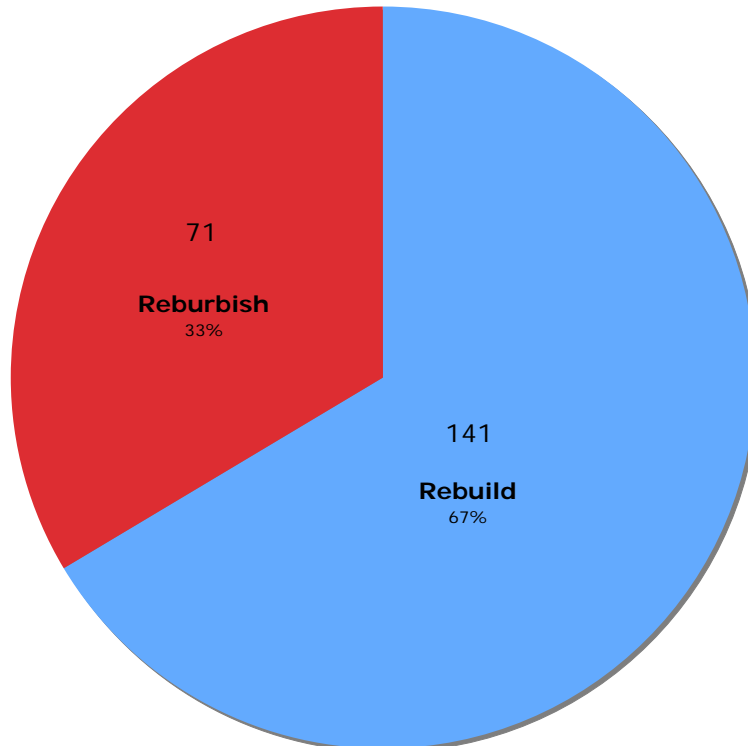
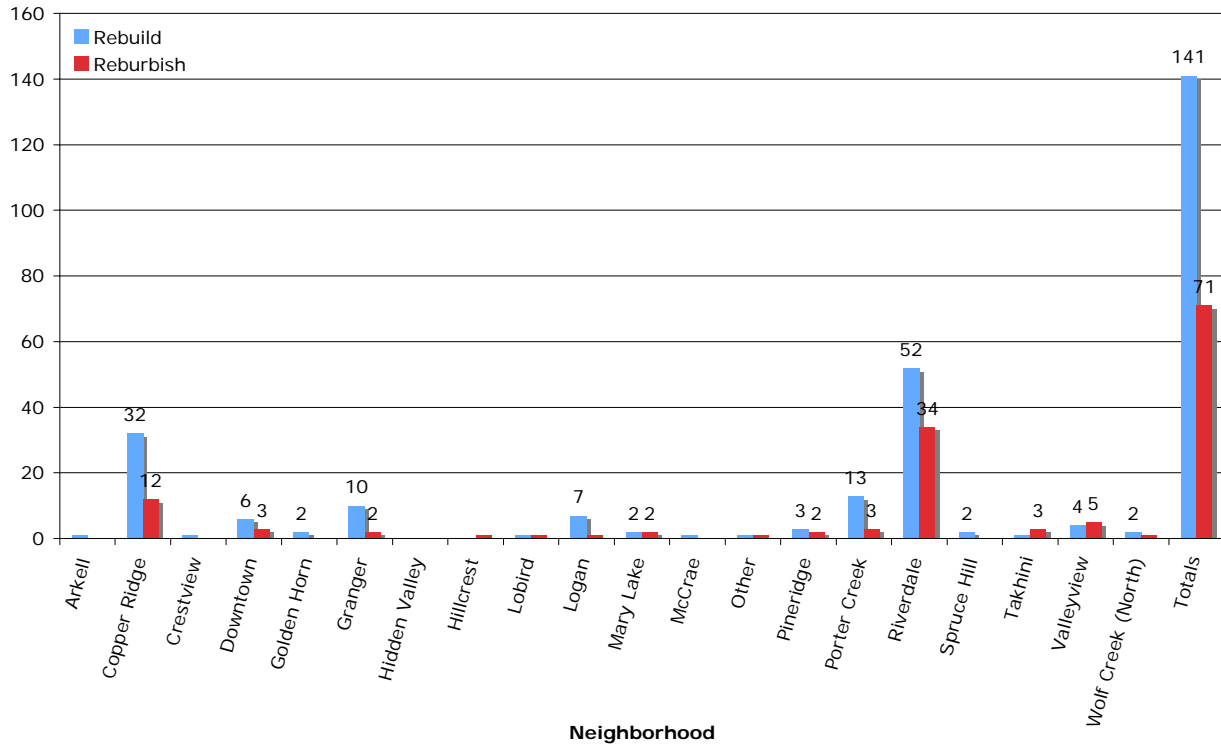


Fig 14: F.H. Collins Survey: Refurbish or Rebuild School by Neighborhood



Rebuild on the present site or another?

The responses to the question of whether, if F.H. Collins was to be rebuilt, should it remain at the present locations or be moved, were quite clear. The majority of respondents (175 out of 218 responding to this question) preferred to keep F.H. Collins at the present location in Riverdale. This supports the opinions expressed at the public meetings where those attending were unequivocal in stating that F.H. Collins Secondary was perceived as the centre of the community, and therefore should not be moved.

Fig 15: F.H. Collins Survey: Where to Rebuild?

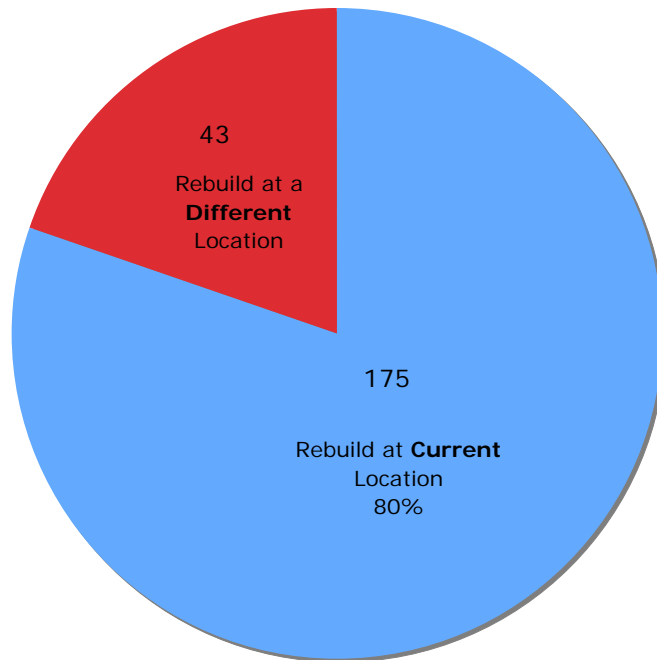
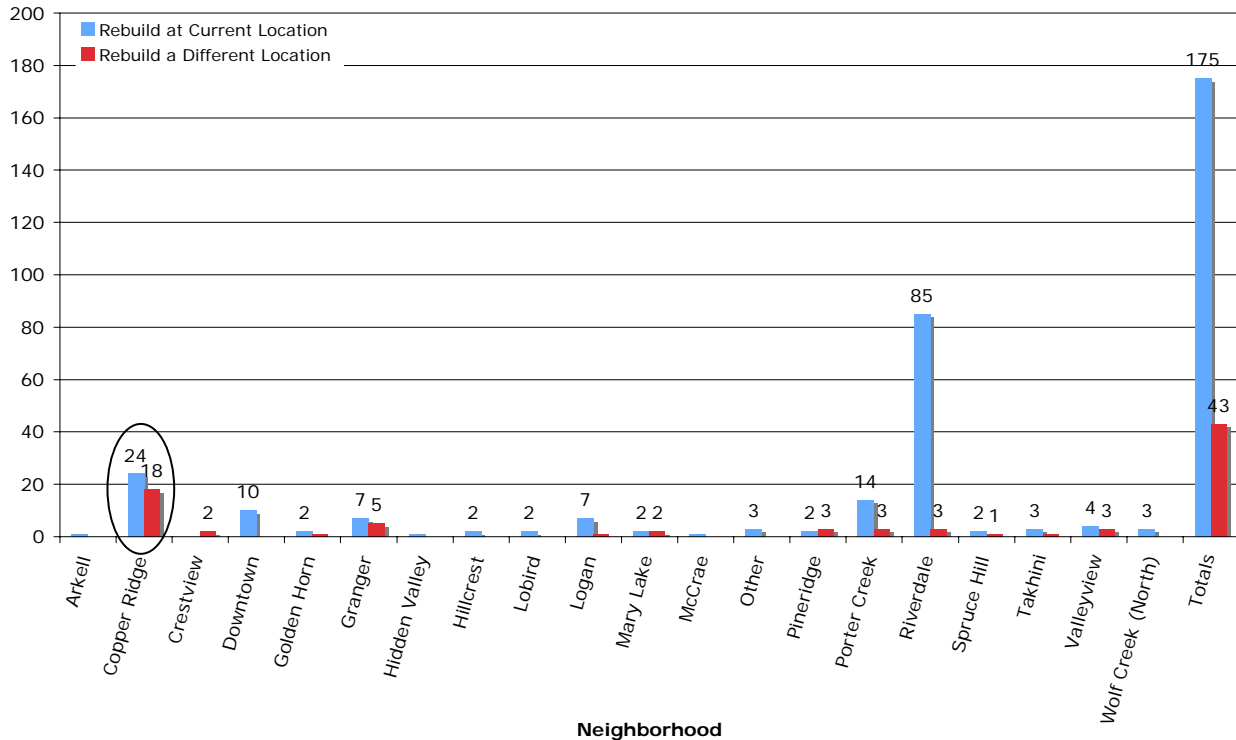


Figure 16 shows that those respondents that did not fully support keeping F.H. Collins at its present location were from the Copper Ridge area. It is likely that many of these respondents felt that the discussions related to a new school in the Copper Ridge area were connected to the fate of F.H. Collins Secondary and wished to make sure that their neighborhood gained a school.

Fig 16: F.H. Collins Survey: Location of School



5.4 Summary

- It is clear that F. H. Collins Secondary is in need of significant refurbishment or rebuilding. Much of the building has exceeded the lifespan identified in the *1996 F.H. Collins Facility Study*.
- F.H. Collins Secondary is viewed as an integral part of the Riverdale community - an opinion expressed by all Riverdale residents heard from, regardless of whether they had children attending the school or not.
- Two thirds of survey respondents indicated a desire to see the school rebuilt.
- Eighty percent of respondents, particularly Riverdale residents, prefer to rebuild the school at the present location.

Recommendations

- i. Review the program directions of F.H. Collins Secondary and prepare a vision for the future.

This is an opportunity to review the program directions of F.H. Collins Secondary – prepare a vision for F.H. Collins -- and then define building requirements for the new school. The decision to build or refurbish can then be based on these new requirements with a final decision being determined by costs. It

would be an error, in our judgment, to build a new school or launch a major renovation to the existing buildings without completing a review of the schools mission and how it relates to other schools in Whitehorse.

- ii. Complete the program review by December 2007.

6. Copper Ridge School Planning

In conjunction with an Advisory Committee, Hold Fast began a planning phase for a new school in the Copper Ridge area.

6.1 Copper Ridge Advisory Committee

The Copper Ridge Advisory Committee included the following individuals. Other representatives had been invited.

- Erik Blake - Valleyview Community Association
- Sharon Choy - Granger resident
- Kelly Collins¹ - Principal, Takhini Elementary School
- Leah Davy Ryckman¹ - Copper Ridge Community Association
- Teresa Earle - Granger Community Association
- Jeff Hunston - Chair, Elijah Smith Elementary School
- Judy Lightening¹ - Chair, Takhini Elementary School
- John Wright - Principal, Elijah Smith Elementary School

The Advisory Committee first met on January 11, 2007. The committee reviewed preliminary enrolment data and advised on the development of a questionnaire to be issued to residents. The committee met again March 21 and April 11, 2007 to review questionnaire results and more detailed school enrolment data. The committee concluded its work by preparing a set of recommendations for the Minister of Education.

¹ These Advisory Committee members attended all three scheduled meetings. The remaining committee members attended one or two meetings.

6.2 Copper Ridge Questionnaire Results

Hold Fast, in consultation with the Advisory Committee, developed a questionnaire (see Appendix 4) that was distributed to area residents. Residents were asked about the type of school that should be built in Copper Ridge (e.g. K-7; 8-12, etc.).

The questionnaire was distributed to parents of all students attending Elijah Smith Elementary and Takhini Elementary. The survey was also posted on the Internet for the general public to respond to. Responses were collected for the same period of time as the F.H. Collins Secondary questionnaire (February and March 2007). Additionally, Hold Fast attended two public meetings similar to those held by the Department of Education concerning F.H. Collins Secondary.

The questionnaire received 196 responses, of which 93 were from the Copper Ridge area (Figure 17). 145 of the respondents were parents with children attending Whitehorse schools. This sub-group of respondents represented 132 and 47 elementary and secondary students respectively (see Figure 18).

Fig 17: Copper Ridge Survey: Distribution of Respondents by Neighborhood

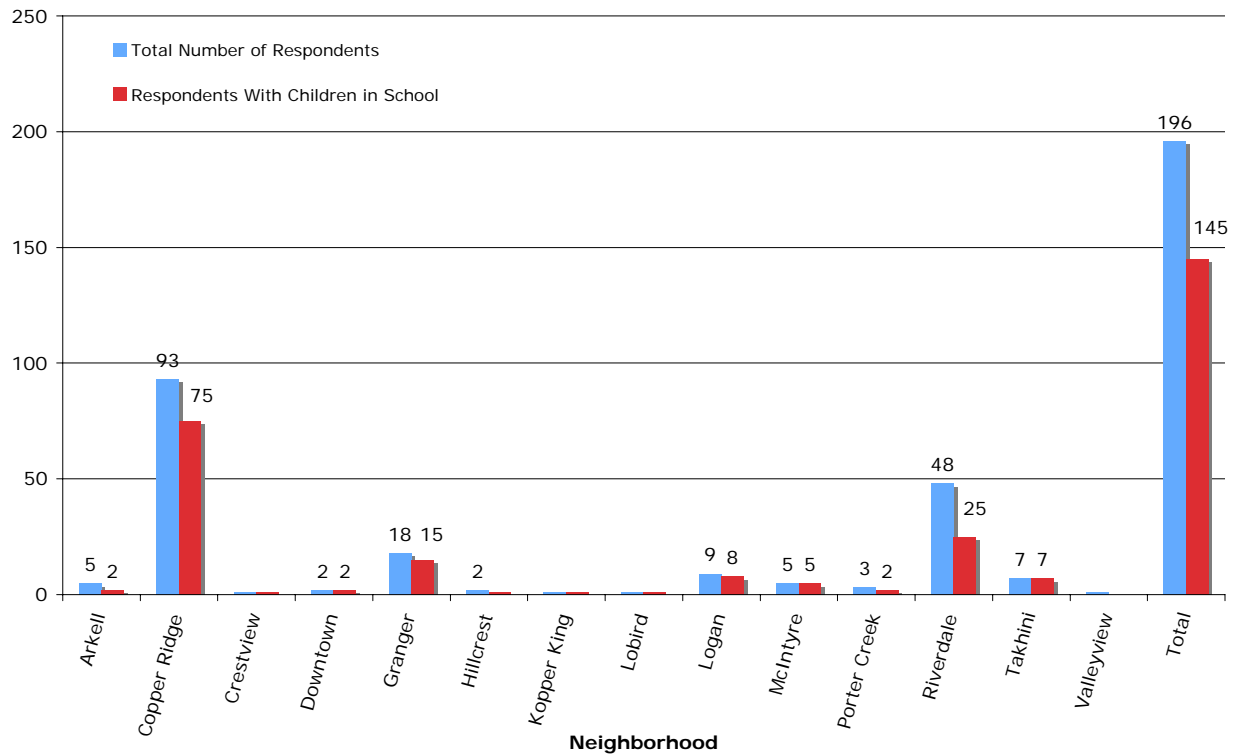
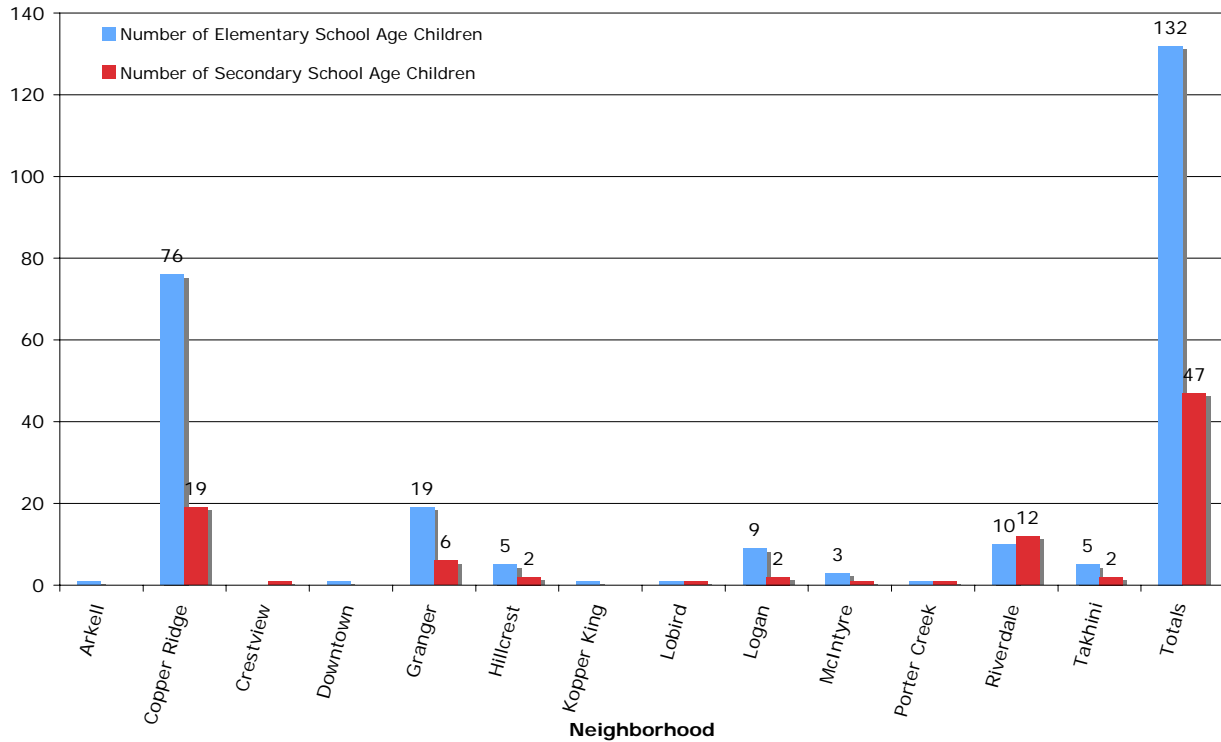


Fig 18: Copper Ridge Survey: Number of School Age Children Represented by Respondents



What grade configuration should a new Copper Ridge school have?

Responses to this questionnaire were somewhat ambiguous. Figure 19 shows that respondents appear to be evenly split between K to 7, K to 8, and 8 to 12 grade configurations. When the results are filtered to identify respondents who have children presently in the school system (Figure 20) the picture is somewhat clearer, particularly with respect to the Copper Ridge neighborhood itself. The minority preference is for a grade 8 to 12 school. It should be noted that this is not a statistically significant result as this was not a random survey - respondents were self-selected. As such, care must be taken when interpreting these results.

Fig 19: Copper Ridge Survey: Suggested School Type

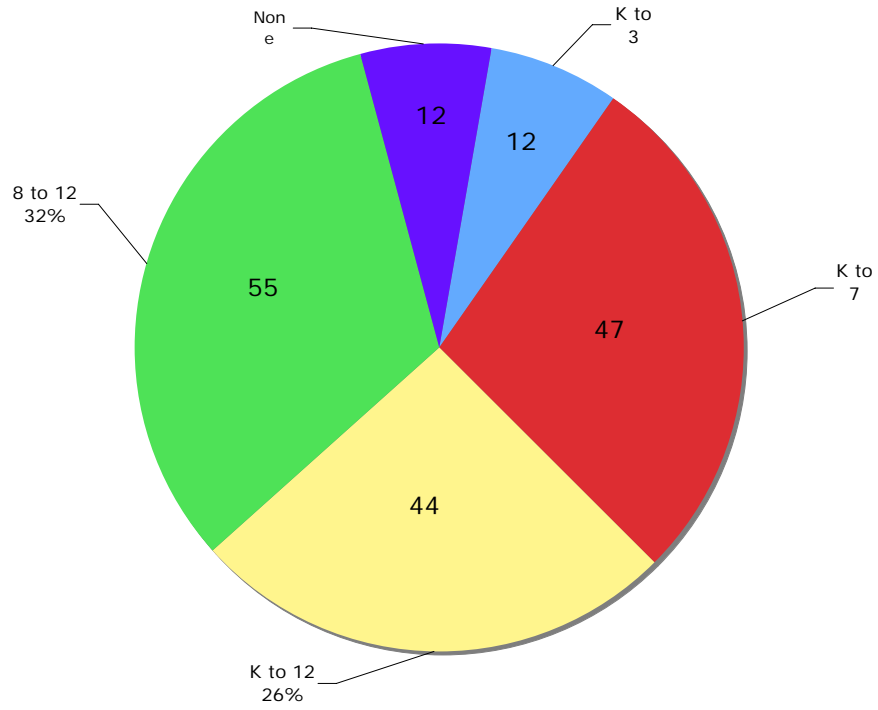
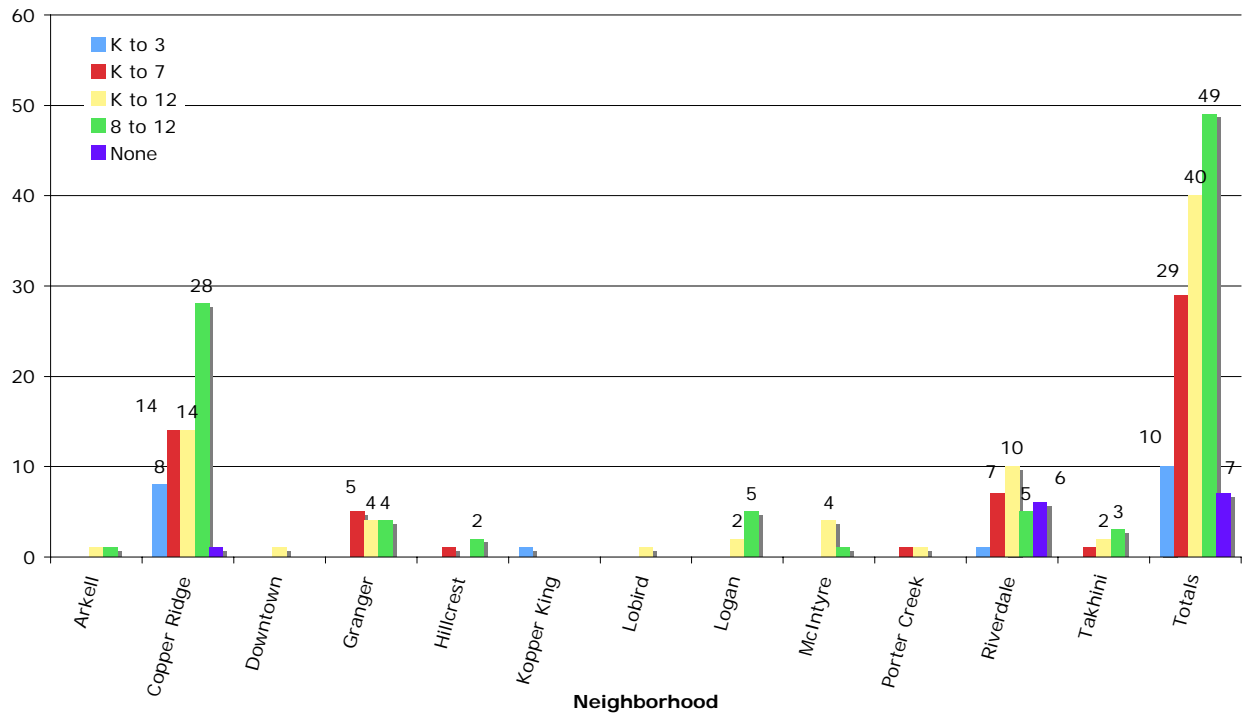
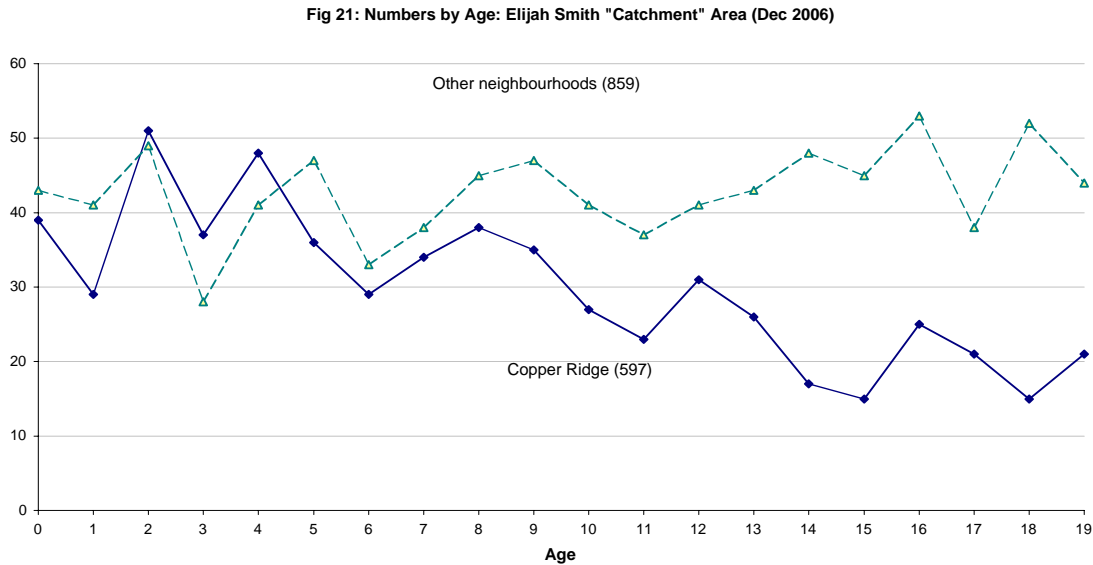


Fig 20: Copper Ridge Survey: (Respondents with Children in School) Suggested School Type by Neighborhood



6.3 Copper Ridge Enrolments

Figure 21 displays population numbers for ages 0-19-in Copper Ridge and other neighbourhoods in the Elijah Smith catchment area.



Catchment Area: Arkell, Canyon Cres, Copper Ridge, Granger, Hillcrest, Lobird, Loga, McCrae, McIntyre, Valleyview

Overall, it can be seen that the existing residences in the Copper Ridge area have a greater proportion of younger people compared to other neighbourhoods in the catchment area. For the 0-4 age group in Copper Ridge, the number of children appears to have leveled off, suggesting that there will not be a significant increase in school-age children from existing residences over the next 3-4 years (assuming current patterns of family movement in and out of the area do not change).

Future Housing at Copper Ridge -- Enrolment Projections

The Copper Ridge development began in 1996 with the release of 86 lots by the City of Whitehorse; the final 53 lots were released by the City in 2007. The Community Development Division reports that an additional estimated 188 lots were transferred to the Kwanlin Dunn First Nation as part of a Land Claim. It is not clear how this land will be developed by Kwanlin Dunn, but for purposes of estimating possible future enrolments we assume that the 188 lots will be released in 2008 and housed with a population similar to the current Copper Ridge development.

Table 1: Number of Lots Released: Copper Ridge

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Lots	86	72	56	39	34	50	80	78	117	179	112	53	188*	1144*

* estimated Source: Community Development Division, City of Whitehorse

For purposes of this analysis, we assume that all 791 lots released by the end of 2005 had houses built and occupied by 2006, and that children from these lots were included in population and school enrolment counts in the Fall of 2006. We know that the number of people in the age range 0-19 totaled 597 as of December 2006; this translates into .7547 people per lot who are in this age category. So when the land development is complete, we should expect to see about 863 people who are between 0 -19 years of age in the Copper Ridge area. We assume here that the development will be complete with all lots occupied by 2010.

Fig 22: Copper Ridge Estimated 0-19 Population: 201

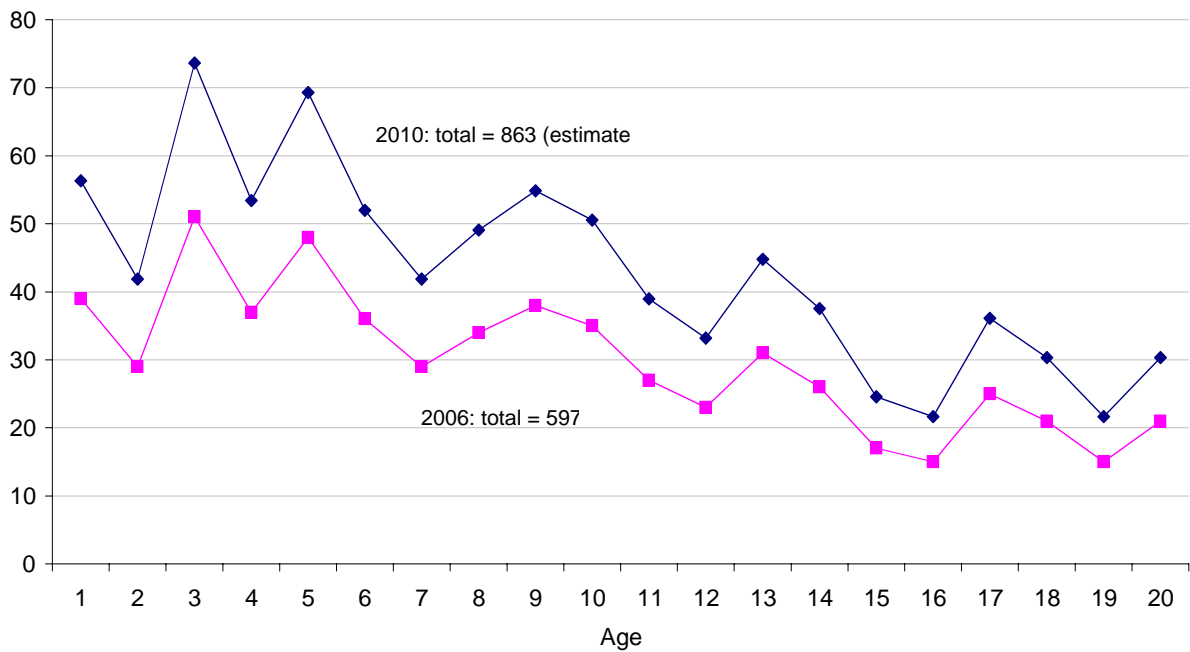


Table 2: Population Estimate: Future Copper Ridge Development

	Existing Copper Ridge Development (2006)	Completed Copper Ridge Development (estimated 2010)
Number of lots (assumed with houses)	791	1144 (est)
Population (0-19)	597	863 (est)*
School enrolment K-12	326	471 (est)
Number of Copper Ridge students attending Secondary Schools, French Programs, Catholic schools.	206	297 (est)
Number of Copper Ridge students attending standard K-7 schools (ESES, GMP, JHES, SELK, TAK).	120	174 (est)

*estimates based on the ratio of total number of lots to existing lots (1.4467).

Currently, out of a total 597 young people (ages 0-19) residing in Copper Ridge, 326 are attending elementary and secondary schools in Whitehorse. Of those students, 206 are attending a secondary school, the Francophone program, French immersion or a Catholic school. The remaining 120 Copper Ridge students are attending standard elementary schools with Elijah Smith having the highest Copper Ridge enrolment (97).

With the completion of the Copper Ridge development, school enrolments from that area are expected to grow from 326 to 471 students. Applying the existing enrolment patterns to the 2010 estimates, we would expect to see 174 students enrolled in standard elementary schools, an increase of 54 students over today's numbers. This works out to an average increase of about 7 students per grade level in K-7. These increased numbers can be accommodated by capacities of existing elementary schools in the area.

It should be noted, again, that because the overall school population in Whitehorse is declining, enrolment increases as a result of new housing in one part of the city will be at the expense of enrolment declines in

another part of the city. Consideration of building a new school to serve the Copper Ridge development should therefore include a detailed review of enrolment patterns throughout the city. In the meantime, based on our current estimates, existing elementary schools have the capacity to handle projected enrolment increases in the completed Copper Ridge development.

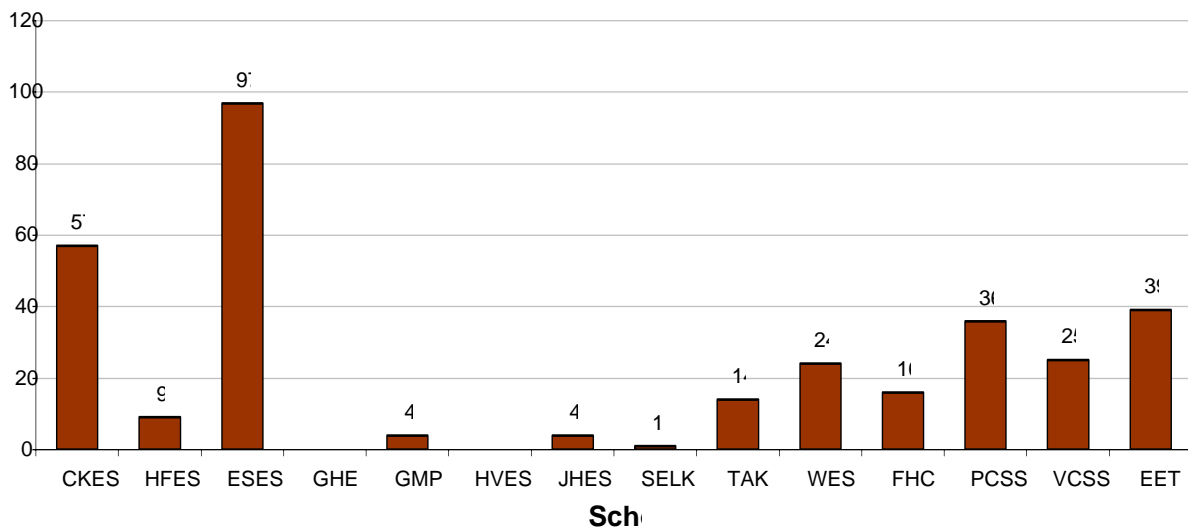
It should be emphasized that a number of assumptions have been made in this analysis. Changes in any of the assumptions will, therefore, alter the projections. Key among these are decisions regarding the release of future lots to be made by the Kwanlin Dunn First Nation.

Schools Attended by Copper Ridge Students

To gain a better understanding of the impacts of building a new school, we examined the number of Copper Ridge students attending the various schools in Whitehorse. About 325 students from Copper Ridge currently attend 12 different schools in Whitehorse. Ninety-seven students from Copper Ridge attend Elijah Smith Elementary, followed by 57 at Christ the King Elementary, 39 at Ecole Emile Tremblay, and so on.

At the elementary level, because Elijah Smith has reached ideal capacity levels at a number of grade levels, some students from Copper Ridge have been directed to other schools; this appears to be the case with 14 Copper Ridge students attending Takhini Elementary.

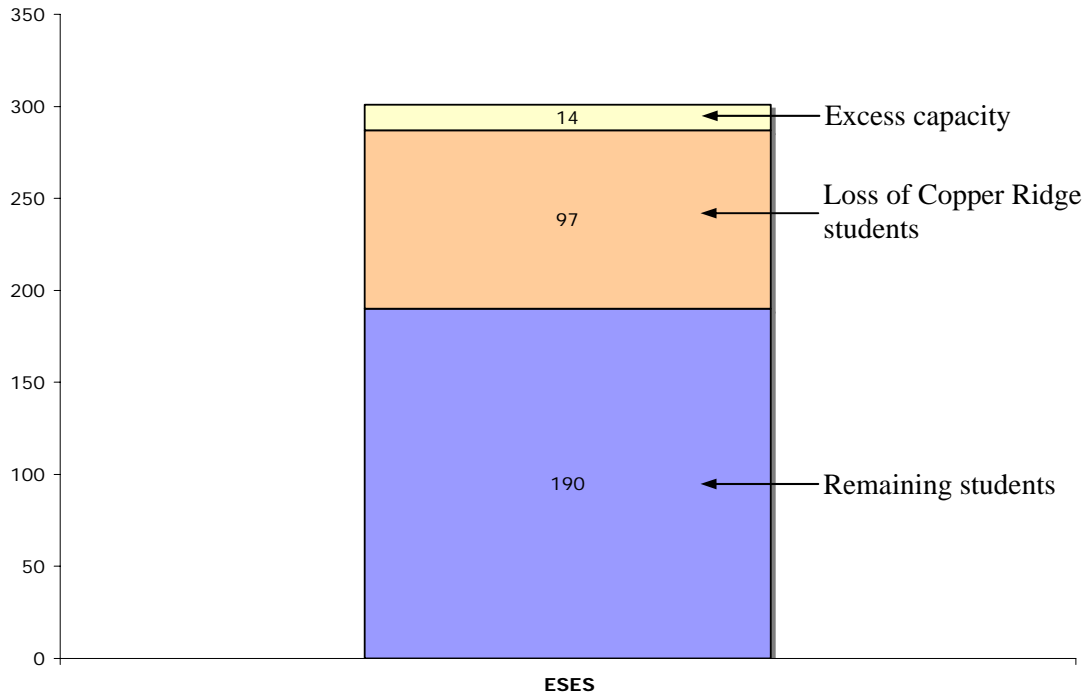
Figure 23: Number of Copper Ridge Students



Because Whitehorse enrolments are not increasing, a new school in Copper Ridge will draw students from other existing schools. If a K-7 school is built in Copper Ridge, the biggest impacts will be on Elijah

Smith Elementary where 97 Copper Ridge students are currently enrolled and, to a lesser extent Takhini Elementary, with 14 Copper Ridge students enrolled. It is assumed that Copper Ridge parents enrolling their children in Catholic schools and in schools offering Francophone and immersion programs will continue to do so.

Fig 24: Impacts on Elijah Smith Elementary



The potential loss of 97 students, coupled with 14 extra spaces available in the school, will leave Elijah Smith with 190 students and 111 vacant seats. As a result, community members have expressed the view that the current balance of First Nation and non-First Nation students will be disrupted and the socio-cultural nature of the school -- which is viewed as a great success by parents -- will change significantly.

6.4 Summary

- Results of the Copper Ridge questionnaire do not provide a clear picture as to residents' grade configuration preference for the proposed new school.
- Taking into account the 165 Copper Ridge lots that have been released since 2006 and assuming the 188 lots transferred to Kwanlin Dunn will be developed, it is expected that the K-12 enrolment in the final Copper Ridge development will increase by about 145 students. About two thirds of these students are expected to attend Catholic schools, secondary schools or schools offering

French programs. The remaining number, about 54 students, is expected to attend local elementary schools. This works out to about 7 additional students per elementary grade, well within existing capacity levels of area schools.

- A new elementary school in the Copper Ridge area will significantly decrease the school population of Elijah Smith Elementary (and to a lesser degree Takhini Elementary).
- A new school in the Copper Ridge area will significantly alter the balance of First Nations and non-First Nations students within Elijah Smith Elementary -- an important ingredient related to the success of this school.

Recommendations

The Copper Ridge Advisory Committee recommends:

- i. That the decision concerning whether to build a school in the Copper Ridge area, as well what grade configuration any potential school should have, be delayed for up to 5 years.
- ii. That in order to address the population pressure presently experienced at Elijah Smith Elementary, the Department of Education immediately review and revise the school catchment boundaries of Elijah Smith Elementary and Takhini Elementary. Suggested neighborhoods to review include Valleyview and parts of Hillcrest.
- iii. That once the catchment boundaries of Elijah Smith Elementary and Takhini Elementary have been revised, students presently attending Elijah Smith Elementary be grandfathered so they may stay at their present school if they so desire.
- iv. That the Department immediately begin a comprehensive review of all schools in Whitehorse. The review should consider factors including school programs, student population shifts within Whitehorse, as well as determine if, where, and when elementary and secondary schools be constructed. The intent is to ensure that discussions related to one school (e.g., F.H. Collins) or area (e.g., Copper Ridge) take into consideration the impacts on all schools in Whitehorse.
- v. That decisions to build, rebuild, or refurbish schools occur only after the review is complete and a comprehensive long-term plan that addresses Whitehorse's future infrastructure needs has been developed.

Hold Fast Consultants also recommends the Department of Education:

- vi. Combine the review of F.H. Collins Secondary with the comprehensive review of all schools in Whitehorse.

vii. Assign priority to the building needs of F.H. Collins once the program and facilities review is complete.

APPENDICES

APPENDIX 1: Data Tables

Table 1: Yukon Population 1985-2006 and Projections 2007-2016 (High Growth Model)

Year	0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39
1985	2423	1943	2002	1938	2235	2795	2918	2447
1986	2447	2049	1905	1990	2290	2854	3015	2621
1987	2650	2275	1993	2170	2282	2982	3183	2788
1988	2619	2338	1945	2200	2394	3190	3377	2946
1989	2499	2338	1923	2186	2474	3226	3338	3073
1990	2506	2521	2046	2113	2225	2965	3243	3145
1991	2567	2575	2105	2060	2297	2938	3333	3221
1992	2722	2604	2191	2060	2447	3052	3524	3351
1993	2663	2600	2384	2016	2411	2859	3475	3456
1994	2509	2507	2431	2024	2258	2582	3357	3322
1995	2442	2439	2512	2065	2209	2529	3289	3340
1996	2435	2557	2625	2194	2206	2663	3241	3501
1997	2352	2630	2644	2286	2242	2697	3172	3507
1998	2202	2540	2544	2392	1850	2465	2754	3367
1999	2082	2364	2427	2409	1811	2225	2497	3249
2000	1948	2244	2350	2433	1857	2104	2355	3006
2001	1834	2134	2389	2434	1727	1889	2256	2785
2002	1751	1984	2369	2398	1754	1837	2190	2582
2003	1726	1935	2315	2374	1778	1764	2126	2423
2004	1742	1907	2244	2329	1983	1750	2142	2305
2005	1801	1825	2235	2340	2077	1855	2200	2260
2006	1794	1821	2139	2365	2099	1933	2146	2319
2007	1892	1830	2079	2258	2163	2041	2180	2316
2008	1996	1841	2018	2167	2207	2139	2219	2324
2009	2105	1856	1957	2091	2227	2228	2258	2343
2010	2220	1873	1895	2031	2223	2305	2300	2373
2011	2308	1924	1831	1988	2195	2373	2345	2416
2012	2347	2024	1840	1924	2086	2440	2454	2452
2013	2384	2129	1851	1861	1990	2483	2556	2491
2014	2419	2238	1865	1796	1911	2504	2647	2533
2015	2452	2354	1880	1731	1847	2502	2727	2577
2016	2482	2444	1930	1665	1798	2476	2799	2624

Continued on next page

Table 1 (Cont'd): Yukon Population 1985-2006 and Projections 2007-2016 (High Growth Model)

Year	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 - 74	75 - 79	80+	Total
1985	1649	1184	1036	817	582	343	253	133	104	24802
1986	1778	1310	1029	851	605	381	257	148	112	25642
1987	2014	1448	1044	909	635	401	256	161	111	27302
1988	2329	1600	1132	1009	638	432	267	180	129	28725
1989	2503	1747	1142	1024	664	460	278	191	140	29206
1990	2601	1807	1205	1011	677	445	281	204	154	29149
1991	2791	1895	1340	980	721	475	294	204	165	29961
1992	2871	2115	1406	1000	753	464	300	208	327	31395
1993	3004	2369	1528	1054	840	508	335	204	199	31905
1994	2987	2406	1610	1073	834	526	370	201	200	31197
1995	3112	2565	1712	1147	850	572	360	213	213	31569
1996	3241	2798	1869	1254	858	634	379	228	220	32903
1997	3392	2856	2073	1319	883	666	397	241	229	33586
1998	3304	2828	2148	1366	894	669	400	253	233	32209
1999	3174	2809	2241	1418	897	702	433	279	262	31279
2000	3151	2897	2340	1513	962	699	465	271	301	30896
2001	3118	2893	2415	1618	1019	719	501	289	308	30328
2002	3132	2996	2481	1797	1094	731	532	305	323	30256
2003	3017	2996	2523	1900	1142	743	559	323	332	29976
2004	3025	3031	2645	2042	1274	775	577	339	359	30469
2005	2976	3086	2831	2151	1387	843	594	380	381	31222
2006	2851	3135	2858	2330	1486	922	613	402	395	31608
2007	2765	3084	2911	2420	1629	1010	653	425	434	32090
2008	2679	3036	2965	2511	1771	1094	692	446	466	32571
2009	2593	2992	3019	2607	1914	1177	727	467	493	33054
2010	2507	2952	3075	2704	2057	1259	761	486	514	33535
2011	2422	2914	3132	2804	2200	1336	793	504	532	34017
2012	2419	2829	3080	2855	2286	1471	874	539	578	34498
2013	2426	2743	3032	2909	2376	1605	952	572	616	34976
2014	2446	2659	2989	2962	2468	1738	1026	601	650	35452
2015	2475	2575	2947	3017	2561	1871	1097	628	679	35920
2016	2518	2492	2911	3071	2657	2003	1165	654	704	36393

Table 2: Yukon Population 1985-2006 and Projections 2007-2015 (Low, Medium and High Growth Models)

Year	Low growth	Medium growth	High growth
1985	24802	24802	24802
1986	25642	25642	25642
1987	27302	27302	27302
1988	28725	28725	28725
1989	29206	29206	29206
1990	29149	29149	29149
1991	29961	29961	29961
1992	31395	31395	31395
1993	31905	31905	31905
1994	31197	31197	31197
1995	31569	31569	31569
1996	32903	32903	32903
1997	33586	33586	33586
1998	32209	32209	32209
1999	31279	31279	31279
2000	30896	30896	30896
2001	30328	30328	30328
2002	30256	30256	30256
2003	29976	29976	29976
2004	30469	30469	30469
2005	31222	31222	31222
2006	31608	31608	31608
2007	31480	31785	32080
2008	31341	31952	32571
2009	31178	32111	33054
2010	31000	32259	33535
2011	30806	32393	34017
2012	30601	32527	34498
2013	30378	32636	34976
2014	30131	32747	35452
2015	29869	32838	35920
2016	29586	32914	36393

Source: Yukon Bureau of Statistics, 2006

Table 3: Yukon Population and Projections: Ages 5-19 and Ages 50+ (High Growth Model)

Year	5-19	50+	Total Population
1985	5883	3268	24802
1986	5944	3383	25642
1987	6438	3517	27302
1988	6483	3787	28725
1989	6447	3899	29206
1990	6680	3977	29149
1991	6740	4179	29961
1992	6855	4458	31395
1993	7000	4668	31905
1994	6962	4814	31197
1995	7016	5067	31569
1996	7376	5442	32903
1997	7560	5808	33586
1998	7476	5963	32209
1999	7200	6232	31279
2000	7027	6551	30896
2001	6957	6869	30328
2002	6751	7263	30256
2003	6624	7522	29976
2004	6480	8011	30469
2005	6400	8567	31222
2006	6325	9006	31608
2007	6167	9482	32090
2008	6026	9945	32571
2009	5904	10404	33054
2010	5799	10856	33535
2011	5743	11301	34017
2012	5788	11683	34498
2013	5841	12062	34976
2014	5899	12450	35452
2015	5965	12800	35920
2016	6039	13165	36393

Source: Yukon Bureau of Statistics, 2006

Table 4: Aboriginal and Non-Aboriginal Population by Age.

2006 Population

	Aboriginal			Non-Aboriginal			TOTAL		
	Female	Male	Total	Female	Male	Total	Female	Male	Total
0-4	326	364	690	559	545	1,104	885	909	1,794
5-9	310	285	595	603	623	1,226	913	908	1,821
10-14	323	310	633	719	787	1,506	1,042	1,097	2,139
15-19	265	291	556	874	935	1,809	1,139	1,226	2,365
20-24	291	304	595	779	725	1,504	1,070	1,029	2,099
25-29	236	214	450	814	669	1,483	1,050	883	1,933
30-34	261	239	500	898	748	1,646	1,159	987	2,146
35-39	266	242	508	947	864	1,811	1,213	1,106	2,319
40-44	334	290	624	1,190	1,037	2,227	1,524	1,327	2,851
45-49	235	184	419	1,352	1,364	2,716	1,587	1,548	3,135
50-54	206	175	381	1,182	1,295	2,477	1,388	1,470	2,858
55-59	209	189	398	902	1,030	1,932	1,111	1,219	2,330
60-64	119	132	251	516	719	1,235	635	851	1,486
65-69	93	94	187	293	442	735	386	536	922
70-74	72	55	127	228	258	486	300	313	613
75-79	44	38	82	140	180	320	184	218	402
80+	54	24	78	170	147	317	224	171	395
Total	3,644	3,430	7,074	12,166	12,368	24,534	15,810	15,798	31,608

Projected Population 2016 (High Growth Model)

	Aboriginal			Non-Aboriginal			TOTAL		
	Female	Male	Total	Female	Male	Total	Female	Male	Total
0-4	306	316	622	910	950	1,860	1,216	1,266	2,482
5-9	284	295	579	935	930	1,865	1,219	1,225	2,444
10-14	297	373	670	647	613	1,260	944	986	1,930
15-19	270	249	519	578	568	1,146	848	817	1,665
20-24	295	254	549	615	634	1,249	910	888	1,798
25-29	256	315	571	894	1,011	1,905	1,150	1,326	2,476
30-34	304	408	712	1,068	1,019	2,087	1,372	1,427	2,799
35-39	258	338	596	1,095	933	2,028	1,353	1,271	2,624
40-44	270	286	556	984	978	1,962	1,254	1,264	2,518
45-49	236	227	463	920	1,109	2,029	1,156	1,336	2,492
50-54	300	244	544	1,130	1,237	2,367	1,430	1,481	2,911
55-59	230	154	384	1,266	1,421	2,687	1,496	1,575	3,071
60-64	200	179	379	1,029	1,249	2,278	1,229	1,428	2,657
65-69	191	173	364	741	898	1,639	932	1,071	2,003
70-74	108	98	206	425	534	959	533	632	1,165
75-79	81	58	139	241	274	515	322	332	654
80+	62	49	111	348	245	593	410	294	704
Total	3,948	4,016	7,964	13,826	14,603	28,429	17,774	18,619	36,393

Source: Yukon Bureau of Statistics, 2006

Table 5: Whitehorse Enrollment (October 2002-2006) and Projection (2007-2020) (High Growth Model)

Grade Year	K	1	2	3	4	5	6	7	K-7	% Change Students
2002*	277	294	260	319	296	330	356	368	2500	
2003*	264	277	302	253	314	306	324	364	2404	-3.84%
2004*	259	265	270	294	258	327	313	326	2312	-3.83%
2005*	271	257	270	272	297	256	327	312	2262	-2.16%
2006*	269	268	253	270	280	296	270	332	2238	-1.06%
2007	288	233	231	266	265	284	265	353	2184	-2.41%
2008	290	248	201	245	261	268	253	347	2114	-3.23%
2009	306	251	213	213	243	266	240	333	2064	-2.33%
2010	314	263	215	226	212	249	239	316	2033	-1.53%
2011	314	270	224	229	224	218	224	313	2016	-0.81%
2012	317	269	231	238	226	228	196	296	2001	-0.74%
2013	320	275	230	245	236	231	205	262	2004	0.13%
2014	331	276	235	243	242	241	208	271	2048	2.18%
2015	339	285	237	249	240	247	219	276	2092	2.16%
2016	344	293	244	252	246	245	223	288	2136	2.11%
2017	349	298	251	259	250	252	221	294	2174	1.76%
2018	355	302	256	267	255	256	227	292	2210	1.68%
2019	364	307	259	271	262	261	231	300	2256	2.07%
2020	369	316	266	274	267	269	236	305	2304	2.12%

Table 5 (cont'd): Whitehorse Enrollment (October 2002-2006) and Projection (2007-2020) (High Growth Model)

Grade Year	8	9	10	11	12	8-12	% Change Students	Total	% Change Students
2002*	320	363	354	425	397	1859		4359	
2003*	388	310	385	351	438	1872	0.70%	4276	-1.90%
2004*	382	392	331	388	405	1898	1.39%	4210	-1.54%
2005*	335	374	403	342	399	1853	-2.37%	4115	-2.26%
2006*	315	339	361	378	330	1723	-7.02%	3961	-3.74%
2007	300	321	354	396	329	1699	-1.37%	3884	-1.96%
2008	319	305	340	390	341	1695	-0.27%	3808	-1.93%
2009	312	325	325	372	339	1674	-1.26%	3738	-1.85%
2010	300	317	323	355	325	1620	-3.19%	3653	-2.28%
2011	285	305	308	372	312	1582	-2.36%	3598	-1.50%
2012	283	286	273	363	324	1527	-3.44%	3529	-1.93%
2013	269	287	284	351	321	1511	-1.08%	3515	-0.40%
2014	238	275	282	332	309	1436	-4.96%	3484	-0.89%
2015	248	245	290	332	294	1409	-1.87%	3501	0.50%
2016	251	257	296	324	290	1417	0.56%	3553	1.48%
2017	262	258	289	290	280	1379	-2.67%	3553	0.00%
2018	267	270	299	300	257	1392	0.95%	3602	1.39%
2019	265	275	303	303	260	1407	1.02%	3662	1.67%
2020	272	272	310	315	264	1432	1.84%	3736	2.01%

The rate of change for each age as projected for the population of the Yukon was applied to the actual enrollment of that age for each grade in Yukon schools as of October of each year.

Table 6: Rate of Enrolment Change: F.H. Collins Secondary (High Growth Model)

YEAR	FHC	Enrolment	% Change
1997*	1003		
1998*	909		
1999*	833		
2000*	764		
2001*	702		
2002*	684		
2003*	657	689	
2004*	627	666	
2005*	585	612	
2006*	581	544	
2007	569	573	0.7%
2008	558	567	1.4%
2009	547	551	-2.4%
2010	535	530	-7.0%
2011	527	522	-1.4%
2012	517	509	-0.3%
2013	515	511	-1.3%
2014	510	489	-3.2%
2015	513	501	-2.4%
2016	520	515	-3.4%
2017	520	506	-1.1%
2018	527	525	-5.0%
2019	536	533	-1.9%
2020	547	546	0.6%

Rate of change for Whitehorse secondary enrolment (as a whole) applied to F.H. Collins.

Table 7: Enrolments in Whitehorse Schools by Neighbourhood (October 2006)

AREA	CKES	EET	ESES	GHE	GMP	HVE	F.H.E	JHE	SEL	TAK	WES	FHC	PCSS	VCSS	Total
Alaska Hwy N	1	1				13		3		1	5	2	16		42
Alaska Hwy S	5	1	1	10	1							4	1	3	26
Annie Lake Rd		4	1	4								3	2		14
Arkell	6	5	14				4	2			9	3	9	5	57
Carcross Rd				17							3	16	1	2	39
Carcross Road		6													6
Copper Ridge	57	39	97		4		9	4	1	14	24	16	36	25	326
Cowley Creek	1	1		22				1			1	11	5	3	45
Crestview	2	4	5		1		22	41			12	4	38	14	143
Downtown	11	1	6		4			3	33	14	26	35	22	13	168
Fish Lake Road													1		1
Golden Horn				17					1		3	12		9	42
Granger	27	6	45				4		3	8	44	17	39	30	223
Hidden Valley		1	1			15					2	1	29		49
Hillcrest	2	1	18					4	2	3	7	6	10	8	61
Hot Springs Rd		4				20	4				1	2	11	1	43
Judas Creek				4								5		1	10
KK Tr Cr				1			4			10			8	1	24
Kulan													1		1
Kulan Industria								2							2
Lake Laberge						2							3		5
Lobird Tr Cr	6		4						2		3	4	1	6	26
Logan	22	5	16					2	1	6	11	2	23	11	99
MacKenzie Tr Cr							1	1							2
MacPherson		1				8	1	2			1		5	1	19
Marsh Lake		2	1	22						1	1	11		2	40
Marwell				1							2	2	3		8
Mary Lake		4		33							6	20	4	8	75
Mayo Rd		1				20	2				1		13	2	39
McCrae				1							2	2		1	6
McIntyre	1		51							4	2	2	31	1	92
Mendenhall						5		1					4		10
Mountainview Pl										3			3		6
Mtnview Tr Cr								2					2		4
N/A	11	3	19			8	1	1	11	1	1	141	16	95	308
Northland Tr Cr					2		4	3		32			28	3	72
Pilot Mt						6					2	3	5	2	18
Pineridge	2	1		14							5	10		4	36
Porter Creek	5	18	5				82	229	2	7	46	29	242	63	728
Riverdale	129	16	3		42	1		2	170	2	92	183	19	95	754
Robinson Subdiv				5								1			6
Spruce Hills				3								4			7
Tagish		2		2									1		5
Takhini	4	10	4				13	3		53	22	11	39	9	168
Takhini Tr Cr		2					3	1		17			14	2	39
Valleyview		5	3	2					1	2	10	5	2	1	31
Wolf Creek		1		12							10	14	2	4	43
Total	292	145	294	170	54	98	154	307	227	178	354	581	689	425	3968

APPENDIX 2: Enrolment Capacities of Yukon Schools (Calculation Protocol)

This document helps to explain the process followed to determine the capacity of schools in Yukon. The attached spreadsheet “School Capacities” has been developed on the basis on these assumptions.

Elementary Level:

The capacity of the school is calculated by multiplying the *number of classrooms* by the *number of students* allowed per classroom under the Yukon Teachers’ Association collective agreement. This product will yield the *raw capacity* of the school.

The *number of classrooms* is based on the number of rooms which could be used as classrooms. Several specialty classrooms are excluded from the *number of classrooms*, including the library, computer room, and multi-purpose room (if the school has one). Often when a school is operating below capacity, empty classrooms tend to be adopted for certain specialty functions such as art, music, or languages. These rooms are still considered to be classrooms in the capacity calculation.

The allowable numbers of students per classroom as set out in the YTA collective agreement are the following:

Kindergarten	20
Primary (gr. 1 to 3)	23
Intermediate (gr. 4 to 9)	26
Secondary (gr. 10 to 12)	28
Industrial	16
Home Economics	16

School Resource Rooms are considered to have a capacity of 8 at the elementary level and 16 at the secondary. This number is somewhat arbitrary and is not based on collective agreement numbers.

Elementary schools operate best at 80% of their *raw capacity*. Therefore the *ideal capacity* of an elementary school is calculated by multiplying the *raw capacity* by a factor of 0.8. This factor is applied on all elementary schools.

Sample Calculation:

An elementary school has 1 kindergarten, 3 primary classrooms, and 4 intermediate classrooms. The *raw capacity* of the school would be 193 ($1 \times 20 + 3 \times 23 + 4 \times 26$). The *ideal capacity* would be $193 \times 0.8 = 154$ students.

Secondary Level:

The process for calculating secondary school capacities is similar to that of elementary. The only rooms excluded from the *number of classrooms* are the libraries. All other teaching spaces are considered to be classrooms. Gymnasiums equipped with a dividing wall or walls are considered to have additional teaching spaces.

The transition from elementary to secondary level, which occurs between grades 7 and 8, does not coincide with the transition from intermediate level to secondary level (as defined in the YTA collective agreement), which occurs between grades 9 and 10. Some of the secondary classrooms should have a capacity of 26 and some 28. Complicating matters, many classrooms serve both elementary and secondary level students. For simplicity’s sake, it is assumed that all secondary level classrooms have a capacity of 27.

As with elementary schools, secondary schools operate more effectively at less than 100% capacity. Therefore a *usage factor* is applied to the *raw capacity*. The *usage factor* is variable, based on the actual enrolment of the school. Larger schools are more efficient at managing a larger load of students, and are therefore assigned a higher *usage factor*. Smaller schools, such as those in the rural communities, would have a lower usage factor.

The *usage factors* used in this document are the following:

Enrolment	Usage Factor
0 to 300	0.5
300 to 500	0.6
500 to 800	0.7
800 and above	0.8

Sample Calculation:

A secondary school has 20 general classrooms, 3 industrial arts shops, 2 home ec. rooms, 1 resource room, and a gym with a divider for 2 phys. ed. spaces. The current enrolment is 445 students. The raw capacity of the school is 690 ($20 \times 27 + 3 \times 16 + 2 \times 16 + 1 \times 16 + 2 \times 27$). With an enrolment of 445, the *usage factor* would be 0.6. The ideal capacity would therefore be 414 (445×0.6).

APPENDIX 3 – Meeting Participants

Hold Fast consultants Bruce McAskill and Jerry Mussio met with the following individuals and groups at a series of meetings held in Whitehorse over the period December 11, 2006 to April 12, 2007.

December 11 & 12, 2006

Honourable Patrick Rouble (Minister of Education)
Gordon McDevitt (Deputy Minister, Dept. of Education)
Lee Kubica (Assistant Deputy Minister, Dept. of Education)
Rosemary Burns (Director, Dept. of Education)
Dave Sloan (Director, Dept. of Education)
Dale Enzenauer (Facilities, Dept. of Education)
Gord DeBruyn (Facilities, Dept. of Education)
Denise Horwood (F.H. Collins Secondary - interested parent)
Gordon Bradshaw (F.H. Collins Secondary School Council)
Wendy Boothroyd (F.H. Collins Secondary School Council)
Darren Hays (F.H. Collins Secondary Principal)
Ernie Swerhun (F.H. Collins Secondary Vice-Principal)
Bruce Thompson (F.H. Collins Secondary Vice-Principal)
Lesley Cabott (City of Whitehorse)
Michael Gau (City of Whitehorse, Senior Planner/Supervisor)
Scott Gilbreath (Yukon Bureau of Statistics)
Laurie Butterworth (Porter Creek Secondary School Council)
Vicki Irvine (Porter Creek Secondary School Council)
Bonnie Burns (Porter Creek Secondary School Council)
Kerry Huff (Porter Creek Secondary Principal)
John Reid (Porter Creek Secondary Vice-Principal)
Kelly Collins (Takhini Elementary Principal)
Glenna Howard (Takhini Elementary Vice-Principal)
Shirley Dawson (Takhini Elementary Guaranteed Rep)
Judy Lighting (Takhini Elementary School Council)
Tammy Gratham (Takhini Elementary School Council)
Kim Rumley (Takhini Elementary School Council)
John Wright (Elijah Smith Elementary Principal)

January 9 to 11, 2007

Honourable Ted Staffen (Speaker and MLA for Riverdale North)
Hounourable Elaine Taylor (MLA for Whitehorse West)
Elijah Smith Elementary School Council
F.H. Collins Secondary School Council
Open Meeting at F.H. Collins Secondary
Copper Ridge Advisory Committee
Ken Hodgins (Executive Director of Education, Kwanlin Dunn First Nation)
Pat Hogan (Director of Space Planning & Development, Yukon Highways and Public Works)

March 19 to 21, 2007

Copper Ridge Advisory Committee
Open Meeting at F.H. Collins Secondary
Open Meeting at Elijah Smith Elementary

April 11 & 12, 2007

Copper Ridge Advisory Committee

Attempts were made to meet directly with Council Members of the Kwanlin Dunn First Nation, but unfortunately were unsuccessful.

APPENDIX 4 – Questionnaires and Results

Questionnaire – F.H. Collins Secondary School

1. In which neighbourhood of Whitehorse do you live?

- | | | |
|--|--|--|
| <input type="checkbox"/> Arkell | <input type="checkbox"/> Kopper King | <input type="checkbox"/> Pineridge |
| <input type="checkbox"/> Canyon Crescent | <input type="checkbox"/> Lobird | <input type="checkbox"/> Porter Creek |
| <input type="checkbox"/> Copper Ridge | <input type="checkbox"/> Logan | <input type="checkbox"/> Riverdale |
| <input type="checkbox"/> Cowley Creek | <input type="checkbox"/> MacRae | <input type="checkbox"/> Spruce Hill |
| <input type="checkbox"/> Crestview | <input type="checkbox"/> MacPherson | <input type="checkbox"/> Takhini |
| <input type="checkbox"/> Downtown | <input type="checkbox"/> Marwell | <input type="checkbox"/> Wolf Creek & Wolf Creek North |
| <input type="checkbox"/> Golden Horn | <input type="checkbox"/> Mary Lake | <input type="checkbox"/> Valleyview |
| <input type="checkbox"/> Granger | <input type="checkbox"/> McIntyre | |
| <input type="checkbox"/> Hidden Valley | <input type="checkbox"/> Miles Canyon | |
| <input type="checkbox"/> Hillcrest | <input type="checkbox"/> Mount Sima Road | |

2. If you have children in school, please identify the schools they attend.

- | | |
|---|--|
| <input type="checkbox"/> Christ the King Elementary | <input type="checkbox"/> Holy Family Elementary |
| <input type="checkbox"/> Ecole Emilie Tremblay | <input type="checkbox"/> Jack Hulland Elementary |
| <input type="checkbox"/> Elijah Smith Elementary | <input type="checkbox"/> Porter Creek Secondary |
| <input type="checkbox"/> F.H. Collins Secondary | <input type="checkbox"/> Selkirk Elementary |
| <input type="checkbox"/> Golden Horn Elementary | <input type="checkbox"/> Takhini Elementary |
| <input type="checkbox"/> Grey Mountain Primary | <input type="checkbox"/> Vanier Catholic Secondary |
| <input type="checkbox"/> Hidden Valley Elementary | <input type="checkbox"/> Whitehorse Elementary |

3. In your opinion F.H. Collins Secondary School should be:

- Refurbished Rebuilt

4. If the school is to be rebuilt, where should it be located?

- At the current location Other location (please indicate) _____

5. If you have children, please respond to the following. Otherwise go to #6

5a. Please indicate the number of children by age:

	<i>Pre-School</i>				<i>School Age</i>			
	0 - 4 years		5 - 9 years		10 - 12 years		13 - 19 years	
Number of Children								

5b. In future, which secondary school will your children likely attend? Please check all that apply.

- F. H. Collins Porter Creek Vanier Catholic Not Applicable

6. Comments?

Table 8: Survey Results – F.H. Collins Secondary School

Neighborhood	Number of Respondents	Respondents With Children in School	Number of Elementary School Age Children		Number of Secondary School Age Children		Rebuild the School		Refurbish the School		With School Age Children		Number of Children in Age Group				Children Would Attend F.H. Collins		Children Would Attend a Different School	
			0 to 4	5 to 9	10 to 12	13 to 19	Rebuild at Current Location	Rebuild at Different Location	Rebuild at Current Location	Rebuild at Different Location	0 to 4	5 to 9	10 to 12	13 to 19	Children Would Attend F.H. Collins	Children Would Attend a Different School				
Arkell	1	1			1				1					2				1		
Copper Ridge	49	38	18	12	32	12	11	35	24	18	36	24	3	12	24	14				
Crestview	2	2	2		1			1		2					2					
Downtown	13	7	5	8	6	3	2	4	10		5	4	2	2	6					
Golden Horn	2	1			2			1	2	1	1	1			1					
Granger	17	12	5	15	10	2	2	8	7	5	1	2	8	18	11	3				
Hidden Valley	1	1	1						1				1		1					
Hillcrest	2	2	1	1		1	1		2		1	1	2	2	1					
Lobird	2	2		1	1	1	1	1	2					2	1					
Logan	8	8	8	4	7	1	1	7	7	1	4	4	1	3	4	3				
Mary Lake	4	4	2	4	2	2	2	2	2	2		3	3	4	4	1				
McCrae	1	0		1	1				1											
Other	5	4	1	3	1	1	1	2	3		1	1	1	3	3	2				
Pineridge	5	4	3	4	3	2	2	2	2	3	1	4		6	4					
Porter Creek	19	14	9	11	13	3	2	11	14	3	2	8	5	10	10	4				
Riverdale	95	59	41	31	52	34	20	33	85	3	15	41	18	49	55	4				
Spruce Hill	2	0		4	2				1	1										
Takhini	6	4	4	2	1	3	2	1	3	1		2	3		3	1				
Valleyview	11	6	1	5	4	5	3	3	4	3	1	5	4	3	5	1				
Wolf Creek (North)	3	2	3	2	2	1		2	3				2	2	2					
Totals	248	171	104	108	141	71	50	114	174	43	68	102	53	116	138	33				

Questionnaire – Copper Ridge School

1. In which area of Whitehorse do you live?

- | | | |
|--|--------------------------------------|--|
| <input type="checkbox"/> Arkell | <input type="checkbox"/> Hillcrest | <input type="checkbox"/> Miles Canyon |
| <input type="checkbox"/> Canyon Crescent | <input type="checkbox"/> Kopper King | <input type="checkbox"/> Mount Sima Road |
| <input type="checkbox"/> Copper Ridge | <input type="checkbox"/> Lobird | <input type="checkbox"/> Pineridge |
| <input type="checkbox"/> Cowley Creek | <input type="checkbox"/> Logan | <input type="checkbox"/> Porter Creek |
| <input type="checkbox"/> Crestview | <input type="checkbox"/> MacRae | <input type="checkbox"/> Riverdale |
| <input type="checkbox"/> Downtown | <input type="checkbox"/> MacPherson | <input type="checkbox"/> Spruce Hill |
| <input type="checkbox"/> Golden Horn | <input type="checkbox"/> Marwell | <input type="checkbox"/> Takhini |
| <input type="checkbox"/> Granger | <input type="checkbox"/> Mary Lake | <input type="checkbox"/> Wolf Creek & Wolf Creek North |
| <input type="checkbox"/> Hidden Valley | <input type="checkbox"/> McIntyre | <input type="checkbox"/> Valleyview |

2. If you have children in school, please identify the schools they attend.

- | | |
|---|--|
| <input type="checkbox"/> Christ the King Elementary | <input type="checkbox"/> Holy Family Elementary |
| <input type="checkbox"/> Ecole Emilie Tremblay | <input type="checkbox"/> Jack Hulland Elementary |
| <input type="checkbox"/> Elijah Smith Elementary | <input type="checkbox"/> Porter Creek Secondary |
| <input type="checkbox"/> F.H. Collins Secondary | <input type="checkbox"/> Selkirk Elementary |
| <input type="checkbox"/> Golden Horn Elementary | <input type="checkbox"/> Takhini Elementary |
| <input type="checkbox"/> Grey Mountain Primary | <input type="checkbox"/> Vanier Catholic Secondary |
| <input type="checkbox"/> Hidden Valley Elementary | <input type="checkbox"/> Whitehorse Elementary |

3. In your opinion, what type of school should be built in Copper Ridge?

Please check one.

- K-3 K-7 K-12 8-12 Other (please specify)_____

4. If you have children, please respond to the following. Otherwise go to #5

4a. Please indicate the number of children by age:

	<i>Pre-School</i>		<i>School Age</i>	
	0 - 4 years	5 - 9 years	10 - 12 years	13 - 19 years
Number of Children				

4b. If you were able to send your child (children) to a new Copper Ridge school would you do so?

- Yes No No Opinion

5. Comments?

Table 9: Survey Results – Copper Ridge School

Neighborhood					Preferred School Configuration					Number of Children in Age Group				Would Let Child Attend New School
	Number of Respondents	Respondents With Children in School	Number of Elementary School Age Children	Number of Secondary School Age Children	K to 3	K to 7	K to 12	8 to 12	None	0 to 4	5 to 9	10 to 12	13 to 19	
Arkell	5	2	1	0	0	0	2	1	1	1	2			1
Copper Ridge	93	75	76	19	8	23	16	31	1	51	64	26	20	59
Crestview	1	1	0	1					1					0
Downtown	2	2	1	0			1			1	2	1		0
Granger	18	15	19	6	1	5	5	5		6	13	6	9	12
Hillcrest	2	1	5	2		2		2		2	3	2	2	2
Kopper King	1	1	1	0	1						1			0
Lobird	1	1	1	1			1				2		1	1
Logan	9	8	9	2			2	6		4	7	1	3	6
McIntyre	5	5	3	1			4	1		2	4	2	2	4
Porter Creek	3	2	1	1		1	1					1	1	0
Riverdale	48	25	10	12	2	14	10	6	9	20	16	4	11	0
Takhini	7	7	5	2		1	2	3			11	1	1	2
Valleyview	1	0	0	0		1								0
Totals	196	145	132	47	12	47	44	55	12	87	125	44	50	87