

# Staff Report



October 10, 2023

**To** Board of Education (Public Meeting)  
**From** Ray Velestuk, Secretary-Treasurer/CFO  
**Re** **Proposed Boundary Review – High Street Village Development**

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## **RECOMMENDATION:**

THAT the Board of Education approve a boundary review of the Dave Kandal Elementary/Blue Jay Elementary catchment boundary.

## **BACKGROUND:**

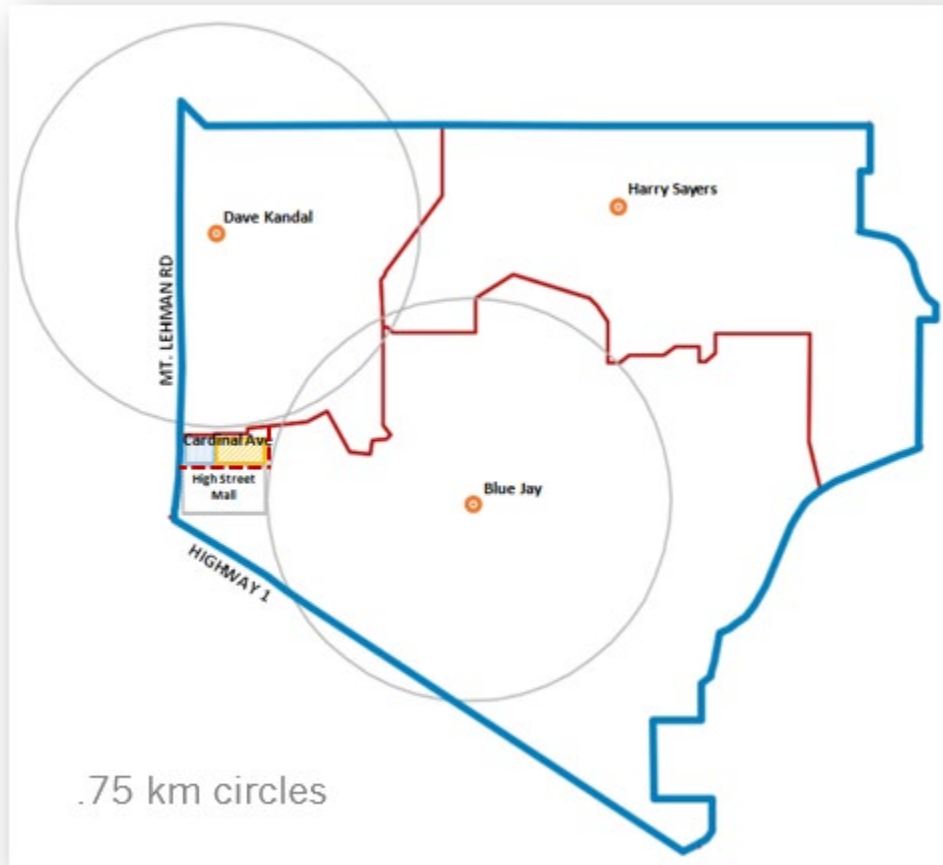
High Street Village is a large development of 700 townhomes and apartments that is currently under construction in the Blue Jay Elementary catchment. The property is located at Mt. Lehman Road and Cardinal Avenue, immediately north of High Street Mall.

Phase 1, 300 townhomes/apartments, is currently under construction with occupancy of the first units expected at the end of 2023. Phase 2 will be 400 apartments on the existing Fraser Valley Steel & Wire site. The entire project is estimated to yield 35 elementary students once build out is complete.

The Dave Kandal Elementary/Blue Jay Elementary catchment boundary runs along Cardinal Avenue on the north side of the development property. The proposed adjustment would move the boundary to the south side of the property and it would become part of the Dave Kandal Elementary catchment.

Blue Jay Elementary is a 377 capacity school. Ongoing residential development in the catchment has created enrolment growth and the school went over capacity in 2019. There is a very high population of 5-10 year olds living in this catchment and enrolment is projected to remain over capacity into the longer term. While development will slow in the coming years as available parcels of land are built out, there is a 61 unit townhouse project currently underway at Firhill Drive and Townline Road in addition to High Street Village.

Dave Kandal Elementary is a 241 capacity school that has been experiencing declining enrolment for several years. The population of 5-10 year olds living in this catchment has been declining and took a steep drop in 2021. The school is currently under capacity and enrolment is projected to remain below current levels into the longer term. There is no significant development expected in this catchment as most neighbourhoods are built out. There is a development application on file for a 26 unit townhouse complex immediately east of Heritage Alliance Church.



Staff intend to seek feedback on this proposal from affected stakeholders utilizing our online engagement tool. A final recommendation will be brought back to the Board before the end of the calendar year.